NPS Form 10-900
(Rev. 10-90)

OMB No. 10024-0018

United States Department of the Interior
National Park Service

Amended: 9-2-09

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 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 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 N/A 155-2660-00956

other names/site number Downtown Core North Historic District [preferred]

2. Location

street & number Generally bounded by BNSF railroad tracks, 1st Av., west side of N. Main, and Poplar Street [n/a] not for publication

city or town Hutchinson [ ] vicinity

state Kansas code KS county Reno code 155 zip code 67501

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination ☐request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide X locally. (☐ See continuation sheet for additional comments.)

Richard D. Pankratz DSHPO June 2, 2004
Signature of certifying official Date

Kansas State Historical Society
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
  - ☐ See continuation sheet
- ☐ determined eligible for the National Register
  - ☐ See continuation sheet.
- ☐ determined not eligible for the National Register
- ☐ removed from the National Register
- ☐ other (explain): _____

Signature of the Keeper Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply)

[X] private
[X] 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

Contributing	Noncontributing	
~~27~~ 28	~~10~~ 9	buildings
		sites
		structures
1		objects
~~28~~ 29	~~10~~ 9	Total

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

Commercial & Industrial Resources of Hutchinson

Number of contributing resources previously listed in the National Register

4 (four)

6. Function or Use

Historic Functions
(Enter categories from instructions)

COMMERCE/specialty store
COMMERCE/warehouse
DOMESTIC/hotel
INDUSTRY/manufacturing facility

Current Functions
(Enter categories from instructions)

COMMERCE/specialty store
COMMERCE/business
DOMESTIC/multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Late Victorian
Late 19th & 20th Century Revivals
Other: One- & two-part Commercial block buildings
See continuation sheets

Materials
(Enter categories from instructions)

foundation Limestone, CONCRETE, BRICK
walls Limestone, BRICK, METAL, WOOD
roof OTHER
other Limestone, BRICK, Iron

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

See continuation sheets.

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)

[X] **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.

[ ] **B** Property is associated with the lives of persons significant in our past.

[X] **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.

Areas of Significance
(Enter categories from instructions)

Commerce
Architecture

Period of Significance
1886-1953

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 a 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.

Significant Dates
n/a

Significant Person
(Complete if Criterion B is marked above)
n/a

Cultural Affiliation
n/a

Architect/Builder
Boller Bros., Mann & Co., McCrackin & Hiett, Unknown

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 been requested.
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____

Primary Location of Additional Data:
☒State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☒Local government
☐ University
☐ Other

Name of repository:

10. Geographical Data

Acreage of Property 15.14 acres

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

	Zone	Easting	Northing		Zone	Easting	Northing
1	14S	594016	4212493	3	14S	593619	4212261
2	14S	594020	4212269	4	14S	593617	4212348

☒ 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 Deon Wolfenbarger/Preservation Consultant

organization Three Gables Preservation date April 30, 2003

street & number 320 Pine Glade Road telephone 303/258-3136

city or town Nederland state Colorado zip code 80466

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 the SHPO or FPO.)

name See continuation sheets

street & number _____ telephone

city or town _____ state _____ zip code

SUMMARY

The "Downtown Core North Historic District" of Hutchinson comprises that portion of the extant core of the historic central business district which lies directly south of the former Atchison, Topeka & Santa Fe railroad tracks (now the Burlington Northern Santa Fe, or BNSF). Due to alterations and demolitions over the years, a large contiguous area of eligible historic buildings in the downtown business district no longer remains. However, there are separate smaller collections of extant historic buildings remaining; this district represents one such collection. It is generally bounded by those tracks on the north, 1st Avenue on the south, Poplar on the east, and the alley west of Main on the west; see accompanying map for exact boundaries. Main Street is the primary north/south artery through the downtown. A grid-system of streets in Hutchinson's downtown runs to the four compass points.

Hutchinson's downtown is located on a generally level area which slopes gently down to the Arkansas River to the south. Diagonal parking is provided along the streets, and there are wide concrete sidewalks with curbs, light standards, and stop lights at intersections. The outside edges of the district are defined either by vacant lots and parking lots, most of which were formed by the demolition of historic commercial buildings; non-historic buildings; or historic buildings which have been irreversibly altered. Most of the extant buildings in this district have identical setbacks; i.e., most are constructed to the edge of the property line along the sidewalks. Primary building materials are brick and stone. The ends of the blocks tend to be anchored with larger buildings with more monumental appearances, and smaller one- to two-story buildings are situated in the center of the block. The vast majority of buildings in the district are the *commercial block* property type as outlined in Section F of the multiple property documentation form "Commercial and Industrial Resources of Hutchinson" (hereafter referred to as "MPDF"). These commercial buildings feature a distinction between the storefront level and the upper zone. Most of the storefront levels have large display windows flanking an entry which is generally recessed. Second story windows are usually narrower than those on the first floor. Most also have flat roofs with symmetrically arranged facades.

Within the boundaries of this district are four historic resources already listed in the National Register: the Fox Theater, the Terminal Station, the U.S. Post Office -- Hutchinson, and the Soldier and Sailor's Monument. Including these resources, there is a total of 38 resources within the proposed district: 27 contributing buildings, 1 contributing object, and 10 non-contributing buildings. Of the non-contributing buildings, a majority were constructed during the district's period of significance. Rehabilitation of these buildings may change their contributing status and

eligibility for rehabilitation tax credits; they are therefore included within the proposed boundaries.

ELABORATION

The Downtown Core North Historic District comprises the majority of extant buildings in Hutchinson's historic central business core which lie between the BNSF railroad tracks and 1st Avenue. This area has served as the center of Hutchinson's historic downtown since the platting of the city in 1871. The commercial core of Hutchinson historically covered a large area, with commercial buildings in Hutchinson extending along Main, Walnut, and Washington (and occasionally further east and west) from 7th Avenue south to Campbell Street. Main Street has remained the primary commercial thoroughfare in Hutchinson through at least the 1960s. However, demolition and urban renewal-type projects have led to the demise of many of Hutchinson's historic resources in its commercial center, so that a large contiguous concentration of intact historic buildings no longer exists along Main Street. Therefore, separate smaller historic district nominations are proposed for the downtown area; this is one of those districts.

The buildings along Main Street have an east or west-facing elevation and have identical setbacks; i.e., all buildings are constructed to the edge of the property line along the sidewalks. Some of the buildings on the corner also have a secondary entrance on the north or south. The buildings which face west have an even numbered street address, while those that face east have odd numbers. The buildings along 1st and 2nd Avenues and Walnut Street face north or south; the even numbered buildings face south, and the odd numbered buildings face north.

The boundaries of the proposed district are irregular, in order to include the greatest concentration of contributing historic resources. Nonetheless, within the boundaries are some non-contributing buildings which date from the period of significance for the district. In anticipation of future rehabilitation of these buildings, the proposed district therefore includes some non-contributing buildings, which may change their contributing status upon removal of incompatible changes. In general, though, just outside of the district's boundaries are either vacant lots, new construction, or historic buildings with irreversible alterations.

The commercial architectural styles in the proposed district range from those found in the late Victorian era through those of the early to mid-twentieth century, with some examples of Modern architecture as well. Even though constructed over a period spanning several decades, the majority of contributing buildings within the proposed district, however, share similar building

features, forms, and massing, as well as a shared history. Even the buildings which were constructed or altered in the mid-twentieth century share similar storefront arrangements as those constructed in the 1880s.

Although Main Street was planned from the outset at the prime commercial thoroughfare, the east/west cross streets were also laid out with a greater width than is typically found. This has allowed for various amenities to be placed on these streets over the years, one of which remains -- the Soldiers and Sailors Monument in the intersection of 1st Avenue and Walnut. Grassed medians have been removed, but diagonal parking in the center of these wide avenues remains in the downtown commercial district. Several of the streets retain their historic brick paving.

A list of the contributing and non-contributing buildings follows. Contributing buildings meet the property type description and registration requirements as defined in Section F of the MPDF for a variety of property types. These registration requirements note that buildings of this type have commonly undergone alterations over the years. The registration requirements further define the allowable alterations as: windows which are blocked but which retain original recessions; additions which are clearly subsidiary to the main building; alterations to non-street facing elevations; and storefronts alterations as long as transom lines and other major storefront divisions are evident.[1] Information specific to each building is found in the following list, including: present address, secondary addresses in brackets (secondary addresses would be those found for storefronts along the side streets of the large corner anchor buildings), construction and significant alteration dates in parenthesis, and historic name if known. A single building may have more than one address along its main elevation if it contains more than one business at the storefront level. The presence of unifying architectural details and materials on the upper stories serves as the determining factor as to whether or not storefronts are counted as single buildings or are grouped together as one. If applicable, each building is categorized by its property type as defined in Section F of the MPDF. Non-contributing buildings may not fit into such categories, however. Additionally, there may be a few singular buildings which do not prescribe to existing property type categories. Also included is a brief description of each building, including architectural style if applicable. Lastly, the building's contributing/non-contributing status is

[1]Deon Wolfenbarger, "Commercial and Industrial Resources of Hutchinson," National Register of Historic Places, Multiple Property Documentation form, Section F, pp. 10-11.

listed. For non-contributing buildings, it is possible that the removal of later alterations would change the status of a building to "contributing;" these buildings are so noted in the text.

NORTH MAIN

100-102 N. Main, Rorabaugh-Wiley Building. (1912; altered 1938, 1946, & c. 1950s) ***Key Contributing***
A Classical Revival example of a *two-part vertical block* building, as described by Richard Longstreth in The Buildings of Main Street.[2] This commercial building form is noted for the fact that the building is divided into two major zones which differ, yet relate to each other. The lower zone in this instance is one-story, but is taller than the remaining floors. It serves as a base for the dominant "shaft," or upper zone. The upper seven stories are treated as a unified whole, and its verticality is emphasized by the engaged pilasters which rise full height and divide the building into distinct bays. There are five bays on the west elevation, and nine on the south. The upper story windows are paired within each bay and are multi-paned. The building is clad in buff brick, with terra cotta detailing prevalent on the ground floor. Some of the storefronts have been enclosed, although the tall, fixed sash transoms are intact. There is a recessed entry on both the west and south elevation, and another entry on the north end of the front which leads to the upper stories. A dentil band is below the projecting course which separates the storefront from the upper stories. There is a ninth floor penthouse whose walls are setback from the main elevations.

101 N. Main, New Reno House. (1912-'13) ***Key Contributing***
A four-story example of the *Service facility: hotel* property type as defined in the MPDF. This red brick building has a tall first story, and an overhanging cornice and brick parapet at the roof edge. The front (east) facade is dividing into three bays by brick pilasters, with the end pilasters featuring brick dentils on the third story. The center bay has a single window, and the end bays have paired windows, although the upper story windows are shuttered. An overhanging stone lintel band separates the first story from the upper stories. The transom area is covered and used as a signboard. Original stone columns and kickplates delineate the display windows from the centered entry door. A flat canopy extends across the facade and partway around the south elevation, facing W. 1st Avenue. The stone cladding continues on the first level on the south

[2]Richard Longstreth, The Buildings of Main Street (Walnut Creek, CA: Alta Mira Press, 2000) p. 82.

elevation as well, with semi-elliptical arched window openings, most of which are presently closed down.

103 N. Main, Strand Theater. (c. 1913) ***Non-contributing***
An *Art Deco two-part commercial block* building with corrugated metal covering extending from the storefront side through the transom and covering part of a chevron decoration above. Rehabilitation of the storefront would reveal a contributing building. The remainder of the storefront has a centered recessed entry and display windows extending to the ground. The parapet edge of the roof has end pommels, and a large concrete panel in the cornice with the word "STRAND." Windows are very narrow with stone lintels aligned, but the sills are arranged in a stepped or ziggurat pattern so that the sill of the center shortest window is above the others.

105-107 N. Main. (c. 1938; altered c. 1970s) ***Non-contributing***
Originally three storefronts which all had two stories, the Sanborn maps reveal the northern two storefronts having only one-story by 1942, and the southern storefront losing its second story sometime after 1967. The entire cornice area has been stuccoed, with large recessed brick panels indicated the former divisions. These alterations have reduced the building's architectural integrity. The transom area has been covered with corrugated metal, and there is a single recessed entry with brick kickplates and columns.

106 N. Main. (c. 1880; altered 1936 & 1971) ***Non-contributing***
Removal of a second story and storefront remodeling c. 1971 have severely reduced the architectural integrity of this building. Currently a one-story building with a corrugated metal false mansard roof applied to the front over the transom and cornice areas. The storefront is recessed behind the plane of the adjoining storefronts.

108 N. Main. (c. 1905; altered 1939, 1971, & 1989) ***Non-contributing***
Alterations to this building, probably irreversible, have severely reduced this building's architectural integrity. A solid dark cladding has been applied to the entire two stories, with the only fenestration opening being a semi-elliptical arch on the ground level. The upper portion of this covering consists of concrete panels, while the lower arch is brick. A storefront is recessed behind this arched opening.

111-115 N. Main, Kress Building. (1933) ***Key Contributing***
An excellent *Art Deco* example of a *two-part commercial block* building, the three-story Kress building is noted for its polychromatic terra cotta details set off by the tan colored brick veneer. The parapet has floral terra cotta paneling dividing the cornice into large brick rectangular panels; the central panel has "KRESS" in terra cotta lettering. The ends of the building and the bays are divided by brick pilasters with terra cotta fluting and geometric capitals. There are paired windows in each of the six bays. The mezzanine level windows are small 2/2, double-hung, while the third floor windows are 4/4 double-hung. An elaborate terra cotta panel separates the windows on the two stories. Both storefronts appear historic, although one is not original. The north storefront has dark metal framed display windows, with a brown tile kickplate and marble enframement. The shallow transom area is covered. The south storefront has marble kickplate below the display windows, which curve in to meet the recessed entry. The transom here is used as a signboard.

114 N. Main. (1939; altered c. 1960s) ***Non-contributing***
A one-story commercial building with corrugated metal covering the transom and cornice area. The storefront is recessed, and has a single entry with paired doors flanked by display windows with brick kickplate. Square columns support the roof over the recessed entry. Removal of the metal covering may reveal a contributing building.

116-120 N. Main, Woolworth's Building. (1934; altered 1949) ***Contributing***
A good example of an *Early Twentieth Century Commercial* subtype of the *two-part commercial block.* The building is clad with tan brick veneer and terra cotta detailing. The simple lines of the second story and the windows have some references to the Classical Revival style. The building's corners, continuous projecting window sill course for the second story, and upper entablature are executed in smooth terra cotta tiles. Above the projecting cornice is a brick parapet, with terra cotta panels at each end with vase decoration, topped with a pommel. The second story windows feature a centered large fixed sash, with multi-paned transom above and flanked on both sides by a tall 6/1 double-hung window. There are two recessed entries at the storefront level, with flanking display windows featuring marble kickplates, and a covered transom.

117 N. Main. (c. 1900) ***Non-contributing***
A simple *Early Twentieth Century Commercial* example of a *two-part commercial block* building with facade of hard-fired brick. The cornice area is unadorned, and the second story

windows are 1/1, with continuous sill and lintel bands. The altered storefront has a covered transom area which has been recessed in the center, above the entry door. Display windows extend to the ground. Rehabilitation of the storefront would alter this building's contributing status.

119 N. Main, Stallman Block. (c. 1889; facade alterations c. 1920) ***Contributing***
An example of an *Early Twentieth Century Commercial* subtype of the *two-part commercial block* category. The brick building has an overhanging metal cornice, and a centered rectangular panel of brick below. Two storefronts wide, it has two groups of three single sash windows each on the second story, which also features stone corner quoins. The windows have both continuous sill and lintels stone bands, which connect the two groupings. The two storefronts have recessed entries at the center of the building, display windows which angle back to meet the doors, and a freestanding display case in front of the doors serving as a support column. There is a metal canopy and covered transom area.

122 N. Main, Krous Building. (c. 1904, altered 1960; rehabilitated 1988) ***Contributing***
An example of a *two-part commercial block: Late Victorian Commercial* building with some architectural features which are transitional to the Classical Revival style details. The building features a wide, overhanging metal cornice, with brackets beneath and a pedimented parapet with "1988 PAYTON." This feature is typical of the late Victorian era. The red brick facade has two large fenestration openings on the second story, consisting of paired 1/1 windows with multiple narrow sashes in the transom above. The lintels are wide, flat stone, with simple stone lugsills. Each window pair is set within a recessed panel formed by corbeled brick above. The storefront is recessed, with flanking display windows, brick kickplates, and fixed glass sash transom. The entry retains historic tile floor, with "JONES-O'NEAL" in a tile panel. There is an additional entry, framed by fluted cast iron columns, on the south end leading to the second story offices.

123 N. Main, European Hotel. (c. 1888; brick facade c. 1925) ***Contributing***
A three-story example of the *Service facility: hotel* property type, as defined in the MPDF, constructed of limestone, but with a c. 1925 brick facade. The facade shows restrained detailing, typical of early twentieth century commercial buildings. It has a simple parapet which steps up slightly in the center, and a large rectangular panel formed by a raised brick header course. There are two groups of paired 1/1 windows on both the second and third stories. Each pair shares a stone lintel, while a continuous sill band extends the full width of the building. The storefront

has a centered recessed entry, with flanking display windows and wood kickplates. The fixed glass sash transom is covered with a vinyl awning. A side entry door leads to the upper stories.

125 N. Main. (c. 1888; altered c. 1960s; rehabilitated 1991) ***Contributing***
A brick example of an *Early Twentieth Century Commercial* subtype of a *two-part commercial block* building, with detailing harkening to the Classical Revival style. It has an overhanging cornice with dentil band, with three raised brick decorative panels. The second story had three 1/1 windows, with diamond-paned transoms and a continuous stone lintel band extending across the facade. The storefront has a recessed entry at the north end, with display windows angling in to meet the door. The transom is covered with a vinyl awning.

127 N. Main. (c. 1888; altered c. 1960s; rehabilitated 1991) ***Contributing***
A limestone *Italianate* example of a *two-part commercial block* building. It has a large overhanging cornice with paired brackets and a centered pediment with "1991 PAYTON-LONG"-- reconstructed after a c. 1960s metal covering was removed during rehabilitation.[3] There are large stone blocks beneath the cornice, and four semi-elliptical arched 1/1 windows with engaged stone columns separating. Quarry-faced stone pilasters enframe the second story, but the remainder of the second story cladding is dressed-face stone. The storefront has a recessed entry at the south end, and display windows which angle in to meet the door. The storefront corner and kickplates are granite tiles. The transom is covered with a vinyl awning. The north elevation, clad in quarry-faced ashlar limestone, has semi-circular arched openings at the rear, some of which have been filled with limestone. There are 1/1 double-hung windows on the second story. The first story storefront at the east end has been partly stuccoed over.

126 N. Main, Whiteside Building. (1904) ***Contributing***
A *Late Victorian* example of a *two-part commercial block* building which shows definite influences from the Classical Revival style in some of its architectural details. It is located on the southeast corner of N. Main and E. 2nd Avenue. The painted brick building is divided into three main bays on the west (front) elevation. These bays are formed by brick pilasters; the two end pilasters have a recessed panel. The cornice varies from the typical overhanging cornice of the *Late Victorian* era, and is instead elaborated with varied masonry work, including vertical recessed panels at the upper edge, a raised brick course, stone crosses below, and a dentil band

[3]Historic postcards reveal that the reconstructed cornice closely matches the original.

dividing it from the second story. The central bay is topped with a more elaborate entablature, featuring metopes separating by engaged classical columns. The fenestration openings on the second story are semi-circular arches -- a single arch in the central bay, and paired arches on either end. The windows have arched stone lintels, with the central featuring a keystone and similarly embellished voussoirs. The storefronts are recessed, with square brick columns supporting the entry roof. The transom area has been stuccoed. A historic white terrazzo entry floor has "Three Sisters" in red script terrazzo. The north elevation is separated into bays by engaged columns; each bay contains paired windows on the second story. All but two paired groups of second story windows have connected semi-circular arched lintels. There is a large skylight in one bay on the second story, with an entry door below. On the first story, there is a large semi-circular arched lintel remaining in each bay, but all except one of these windows have been bricked over. All lintels have fluted edges. The cornice area on the north has recessed brick panels, and the parapet for the three western bays is raised above those to the rear. The roof is edged with a metal cornice featuring a dentil band. The third bay has "WHITESIDE" in a cornice panel. There is a low, quarry-faced limestone sill at the building's base.

200 N. Main, Bank of Commerce Building/Higley Block. (1886) ***Key Contributing***
An imposing *Richardsonian Romanesque Revival* example of a *two-part commercial block* building, located on the northeast corner of N. Main and E. 2nd Avenue. This building is clad with quarry-faced limestone. The prominent angled corner entry has massive arches with stone voussoirs, with impost supported by smooth granite columns with acanthus leaf capitals and set on a large stone base. Above, a second story window is deeply recessed and flanked by stone pilasters. A pedimented parapet with an arm & hammer carving in the tympanum tops the corner entry, and features "BANK" and "1886" beneath. A wide, overhanging metal cornice is on both the west and south elevation, and features large brackets. On the south elevation, the second story 1/1 windows with transoms have semi-circular, double-recessed arched lintels, which connect to form a continuous lintel band across the two elevations. The projecting sill band is also continuous, and has dentils. First story windows on the south elevation have semi-elliptical arches with radiating stone voussoirs. The west elevation has semi-elliptical arched display windows on the first story, with luxfor glass transoms and dressed-faced stone kickplates. Dressed-faced stone columns with acanthus leaf capitals divide the two display windows. Second story windows have double recessed semi-circular arched openings.

202 N. Main, Higley Block. (1886) ***Key contributing***
Historically a separate building from 204 and 200 N. Main, this *Richardsonian Romanesque Revival* example of a *two-part commercial block* building is nonetheless virtually identical to the adjoining building on the north, and similar to nearby 8-12 E. 2nd Avenue. It is clad on the front elevation with smooth limestone, and is topped with a very wide, elaborate overhanging metal cornice with large brackets serving as markers for the storefront divisions below. Smaller brackets separate fan-decorated cornice panels. There are three tall, narrow windows on the second story with molded, semi-circular arched lintels featuring an elaborated keystone. Engaged fluted pilasters separate the windows, and terminate at the cornice. Other decorative stonework on the second story include decorated imposts, and a raised panel beneath the cornice. The storefront has columns with floral capitals separating the entry door and display windows. The transoms for both have luxfor glass, and semi-elliptical arched openings with radiating stone voussoirs. The display windows have stone kickplates. A single bay at the north end featured an entry door to the upper stories, but currently contains a small display window with stone kickplate.

204 N. Main, Higley Block. (1886) ***Contributing***
Historically a separate building from 202 N. Main, this *Richardsonian Romanesque Revival* example of a *two-part commercial block* building is nonetheless virtually identical to the adjoining building on the south, and similar to nearby 8-12 E. 2nd Avenue. It is clad on the front elevation with smooth limestone, and is topped with a very wide, elaborate overhanging metal cornice with large brackets serving as markers for the storefront divisions below. Smaller brackets separate fan-decorated cornice panels. There are three tall, narrow windows on the second story with molded, semi-circular arched lintels featuring an elaborated keystone. Engaged fluted pilasters separate the windows, and terminate at the cornice. Other decorative stonework on the second story include decorated imposts, and a raised panel beneath the cornice. The storefront has a centered entry, with flanking display windows and low kickplate. The transom is covered with a barrel shaped awning.

206 N. Main. (c. 1890; altered c. 1960s.) ***Non-contributing***
A one-story commercial building with flat roof. Alterations which impact its architectural integrity include a tile covering over the transom and cornice area, a flat metal canopy, and recessed entry and display windows.

208 N. Main, Pegues Building. (1911; altered 1952, 1956, & 1959) ***Contributing***
Formerly a Late Victorian two-part commercial block, alterations to this building are reflective of the *Modern Architecture* property type, as defined in the MPDF. These changes have become historic in their own right. Metal tiles cover the second story, and a large flush window with nine fixed sashes is centered. These details, coupled with the large horizontal cantilevered canopy, are reflective of the *International* style subtype. The storefront features a centered entry with paired double door, and display windows with low kickplate. Flanking the window on the second story are eighteen feet tall hammered iron wheat sculptures, designed by Bernard Frazier and Elden Tefft, professors at Kansas University. Consisting of 10,000 pieces of metal, they were begun in 1952 and completed in 1956. When fifty years of age, these objects could be considered as separately contributing to the proposed historic district.

216 N. Main, Wells Fargo Building. (1902) ***Key Contributing***
A one-story brick building with two story rear addition, this building has architectural detailing reflecting the Classical Revival style on commercial architecture, although the building does not have a typical storefront and therefore does not fit the registration requirements for a two-part commercial block. The west elevation has three semi-circular arched openings with radiating brick voussoirs and stone imposts. The center opening contains an entry door with sidelights, while the flanking openings contain multi-paned windows which extend to the ground level. The transoms have radiating sashes. The parapet roof edge rises to form a pediment. The cornice features decorative brick corbeling with stone accents. Windows on the one-story portion of the west elevation multi-paned with rectangular openings, while the majority of those on the two-story rear addition have semi-circular arches with radiating brick voussoirs. The two-story addition has a hip roof; roof edges of both portions have an overhanging metal cornice with dentil band. Another one-story addition with hip roof is at the rear of the lot. It features a small hip roof dormer over a bay window.

1ST AVENUE

14 W. 1st Avenue, Valley Building & Loan Company Building. (c. 1927) ***Key contributing***
An example of a *Modern Architecture* property type building with *Art Deco* influences. This two-story brick building has white terra cotta cladding on the front (south), which wraps partly around to the east elevation as well. It has a ground level entry door featuring a flat canopy awning, with interior steps leading up to the first floor. The building on a high foundation, and

the basement windows are glass blocks. First story windows on the terra cotta portion of the building are a grouping of three single fixed sashes, with three fixed sash transoms above. Second story windows are 2/2 and 2/4 double-hung. Tan terra cotta panels fill the area between the first and second story windows, and include fan and floral shapes. The parapet roof edge on the terra cotta portion has a Mission Revival influenced extension over the east end of the front elevation.

14-18 E. 1st Avenue, Fox Theater. (1930-'31. 1946-'47) ***Key Contributing***
An excellent example of the *Art Deco* subtype of the *Modern Architecture* property type, as defined in the MPDF, this four-story theater is constructed of reinforced concrete and steel. Due to the Depression, the building was built in two phases, but identical materials and compatible designs render the current appearance as a "whole." The front elevation is clad in sienna brick with a granite veneer for the foundation. Details, both geometric and floral, are executed in terra cotta and pressed aluminum. The Art Deco details include stepped terra cotta arches and capital blocks with floral and vegetable motifs, pressed aluminum panels with geometric designs, and a vertical emphasis to the facade formed by engaged pilasters, which divide the building into four bays. The bays recede and project, and the verticality of the eastern two bays is further emphasized with vertical rows of corbeled bricks. The westernmost bay connects the theater to the adjacent Rorabaugh-Wiley Building (100 N. Main) at the second through fourth levels, with the ground level open for alley traffic. Arches of varying geometry are used for storefront openings or terra cotta detailing above. The fourth story windows have tall, narrow, stepped geometric openings with glass blocks. A projecting, illuminated sign "FOX" hangs from the southeast corner of the building. The entrance is at this corner, featuring a flat canopy marquee. The east elevation has a two-story addition. ***Listed on the National Register on 09/07/1989.***

Intersection of E. 1st & Walnut, Soldiers & Sailors Monument. (1919) ***Key Contributing***
Located on a median in E. 1st Avenue, immediately east of the intersection of that street with N. Walnut, this monument features a large statue of Abraham Lincoln on a raised concrete base. On the four corners below are life-size statues of soldiers and sailors from the Civil War era. ***Listed on the National Register on 05/24/2002.***

100 E. 1st Avenue, Salt City Building & Loan Building. (1963) Non-contributing
This one-story building is an example of a *New Formalism* subtype of *Modern Architecture,* as described by Whiffen in American Architecture Since 1780.[4] This building may become eligible for National Register listing when it reaches fifty years of age. It is a free-standing, one-story block with the appearance of a symmetrical elevation, although an entry door is at one end. As noted by Whiffen, the skyline is level -- formed by the projecting edge of the flat roof. This edge is supported by square brick columns, separated by angular arches. The wall material is multi-colored brick veneer, and the aluminum-framed windows on the facade form a grid pattern.

128 E. 1st Avenue, Hutchinson U.S. Post Office. (1939; altered 1961) ***Key Contributing***
This two-story limestone Art Deco building is an example of the *Civic Building* property type, as defined in the MPDF. The main portion of the flat roofed building is five bays by nine bays, with a projecting three bay portion on the east facade. There is a one-story addition on the west, and a one-story vestibule addition on the east. Windows are grouped in vertical bands, with metal coverings separating the stories. The building is set back from the street edge, and there is a parking lot on the west. ***Listed on the National Register on 10/17/1989*** as part of a thematic resources nomination on Kansas Post Office Artwork (1936-1942).

2ND AVENUE

8-12 E. 2nd Avenue, Higley Block. (1886) ***Contributing***
A smooth limestone example of the *Richardsonian Romanesque Revival* subtype of the *two-part commercial block.* It was constructed as part of the "Higley Block" on N. Main. It is similar to the buildings at 204 and 206 N. Main. The building has a very wide, elaborate overhanging metal cornice with large brackets serving as markers for the three storefronts below. Smaller brackets separate fan-decorated cornice panels. Each storefront also corresponds to two tall, narrow windows on the second story. These windows have molded, semi-circular arched lintels with an elaborated keystone. Engaged fluted pilasters divide the second stories, and terminate at the stringer course of the arch. Other decorative stonework on the second story include decorated imposts, and a raised panel beneath the cornice. The storefronts have granite kickplates, large display windows, and recessed entries. The storefront transoms are covered.

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[4]Marcus Whiffen, American Architecture Since 1780 (Cambridge, MS: The M.I.T. Press, 1985) p. 257.

14 E. 2nd Avenue, Leon Hotel. (1929) ***Key Contributing***
A five-story brick example of the *Service facility: hotel* property type, as defined in the MPDF. This Classical Revival building features a smooth dressed-faced limestone base and first story cladding, with a semi-circular arched entry flanked by large multi-paned windows with transoms; one of these features a centered entry to a small storefront. The main entry is elaborated with stone carvings in the transom area consisting of a honeycomb pattern flanked by two trees, and "LEON" in the door lintel. The impost for the arch appears in capital form, and a crest tops the keystone. A dentil band terminates the top of the stone facing. Most windows are 3/3 with a simple stone sill. The two centered windows on the second story have stone block surrounds, and are topped with a stone balcony for the third story windows. Separating these two center windows on the remaining floors of the front elevation are patterned brick panels. The fifth floor, center windows have radiating stone voussoirs. The front cornice area consists of patterned brick panels, and a parapet edge which rises to form a small tower over the two central bays.

17 E. 2nd Avenue, Baker Hotel. (1951-'53) ***Key Contributing***
An *International* style example of both the *Service facility: hotel* and *Modern Architecture* property type, as defined in the MPDF. This twelve-story tan brick building has a two-story base, with a ten-story stack set back from the sides. Identifying features of the International style include the absence of ornamentation, smooth wall surfaces, and windows with minimal exterior reveal which in this case, give the appearance of turning the corner of the building. That effect is caused on the upper stories by two windows placed close to each of the building's four corners, with a dark metal plate actually wrapping around as the corner piece. Windows here are 1/1, and have metal frames. Almost flush with the building, they serve more as a continuation of the wall, rather than openings. A cantilevered canopy, another International style feature, wraps around the front elevation, which features a recessed storefront. In spite of the building's height, its horizontalness is emphasized not only by the canopy, but through the line of windows on the upper stories and the long band of grouped windows on the second story base.

18 E. 2nd Avenue. (c. 1925) ***Contributing***
A one-story brick example of the *Service facility: automobile facility* property type, as defined in the MPDF, with elements typical of a *one-part commercial block* building as well. The building has a brick parapet which steps up to the center. There is contrasting brick at the cornice edge, around the transom, and forming a rectangular pattern in the center of the cornice. The storefront

has a centered entry, flanking display windows, closed down transom, and a closed-down garage door at the east end.

22 E. 2nd Avenue.[5] **(c. 1925)** ~~*Non-contributing*~~ Contributing 9/2/2009 SJM
Formerly a *one-part commercial block* building, alterations have reduced this building's integrity. Removal of the overhanging wood panels on the upper stories may reveal a (panel removed) contributing building. The storefront has been altered as well, with new brick columns and kickplates, although it retains its display window configuration. The east wall retains its historic brick cladding, window openings with stone sills, and a stone course near the cornice area.

29 E. 2nd Avenue, B.P.O.E. Building. (1961) *Non-contributing*
A one story example of *Modern architecture*, this building was constructed after the proposed district's period of significance. Clad with tan brick similar to the adjoining Baker Hotel building, it has a flat roof, an absence of windows over most of the 2nd Avenue elevation, and a corner entry.

101 E. 2nd Avenue, Missouri-Kansas Telephone Co. Building. (1910; altered 1952, 1968) *Non-contributing*
This three-story brick building has been irreversibly altered from its historic appearance by large additions, removal of an ornate cornice and parapet, and window alterations. The original portion at the northwest corner can be distinguished by its alternating bands of recessed bricks. An additional seven bays was added on the east; this portion contains a one-story, flat roof enclosed entry bay.

111 E. 2nd Avenue, Arkansas Valley Interburan Terminal Station. (1915) *Key contributing*
A two-story, flat roofed, red brick building with elements of the Prairie style found in the horizontal emphasis of the widely overhanging cornice over the second story and the canopy over the first story. Beneath the cornice is an egg and dart molding band. Other typical Prairie style features include the massive square corner columns which extend slightly beyond the second story window lintels, and the contrasting window sill band on the first story. There are additionally squat square columns, partially engaged, on the corners of the building at the first

[5]Formerly addressed as 20 E. 2nd.

story. Windows are paired, 1/1, with multi-paned transoms above. ***Listed on the National Register of Historic Places on 10/13/1983.***

117 E. 2nd Avenue.[6] **(c. 1913)** ***Contributing***
This simple brick *one-part commercial block* building has engaged pilasters which extend full height to form end battlements, and a parapet edge which steps up in the center. The storefront has a centered entry door, flanked by two 1/1 double-hung windows.

119 E. 2nd Avenue, Santa Fe Garage.[7] **(c. 1922)** ***Contributing***
A one-story brick example of the *Service facility: automobile facility* property type, as defined in the MPDF. It features a parapet stepped up in the center bay, which corresponds to brick pilasters at the storefront level. The center bay has a garage door with fixed glass sashes, while the east bay (possibly another garage bay) is currently blocked in. The west bay had two covered windows. The east elevation of the building has an entry door, facing onto a parking lot.

126 E. 2nd Avenue, Sentney Wholesale Grocery Building. (1904) ***Key contributing***
A rare extant example of a large *Warehouse/Light Manufacturing Facility* property type, as defined in the MPDF, with details typical of late Victorian commercial buildings. This three-story brick building has a high quarry-faced limestone foundation with basement windows on the front elevation, and steps leading to a central entry door. The first story has deeply recessed, semi-elliptical fenestration openings, with windows and transoms on the bays flanking the centered entry. The arched lintels have radiating brick voussoirs topped with an arched stone course. A wide stone entablature separates the first story from second on the front third of the building, and also serves as the sill course for the second story windows. The front elevation windows are presently boarded over, but retain their distinctive openings. The second story windows have semi-elliptical lintels, while the third story windows have semi-circular lintels comprised of double-recessed rows of brick voissoirs. These windows have limestone sills and corner accents. The cornice features large corbelled brick brackets, and a center flat stepped parapet. The front elevation is five bays, while the side is thirteen bays. The rear two-thirds of the building is constructed of soft-fired brick, in contrast to the darker hard-fired brick of the

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[6]Formerly addressed as "115."

[7]Formerly addressed as "117."

front portion. Windows on the east elevation are 1/1 or 6/6, double-hung. There is a one-story brick addition on the west with three garage bays, divided by full height brick columns, and a false mansard tile roof on the front elevation. The west side of this garage addition has large, multi-paned windows.

WALNUT

114 N. Walnut. (c. 1912) ***Contributing***
One of the smaller extant examples in Hutchinson of the *Warehouse/Light Manufacturing Facility* property type, this one-story, flat roof brick building has no architectural ornamentation. There are two semi-elliptical arched window openings on the west elevation, and a door on the north.

SUMMARY

Hutchinson's Downtown Core North Historic District is significant under Criterion A in the area of ***Commerce*** and under Criterion C in the area of ***Architecture.*** The district comprises that portion of the extant core of the historic central business district of Hutchinson, Kansas which lies between the railroad tracks formerly belonging to the Atchison, Topeka, and Santa Fe Co. and 1st Avenue. The buildings in this district are associated with all of the historic contexts outlined in the Multiple Property Documentation Form "Commercial and Industrial Resources of Hutchinson" (hereafter referred to as "MPDF"). These contexts clearly establish that a variety of commercial activities fueled the city's growth from 1872 to the 1950s and beyond. Hutchinson was a key regional and national agricultural, commercial, and industrial center from the late nineteenth century through both World Wars. Its role as a large regional wholesale distribution center, as national grain and agricultural processing center, as one of the nation's largest producers of salt, and its brief period as an oil center, brought economic prosperity to this city on the Arkansas River. As such, there was naturally a wide range of commercial operations both directly or indirectly associated with these varied industries in Hutchinson.

The buildings which are associated with these enterprises represent a variety of commercial and industrial building types and styles, depending upon the means and tastes of the business owners as well as the buildings' intended uses. As befitting a prominent commercial and industrial center, many buildings are high-style representatives of various popular styles from their period of construction; some of these are architect-designed. Other buildings which housed smaller local businesses are simple, vernacular commercial construction typical of that found throughout the country. A number of the extant buildings in the proposed Downtown Core North Historic District date from the late nineteenth century. However, several of these were later altered in the early twentieth century in an attempt to update the appearances of the buildings. Furthermore, new buildings were constructed to replace earlier, outdated commercial buildings. This redevelopment represents the continuing strength of the downtown as a commercial center throughout the twentieth century.

There are thirty-nine contributing resources within the proposed boundaries for the district. Twenty-seven are contributing buildings (including three already listed on the National Register, and ten potentially individually eligible for listing), one contributing object (already listed), and eleven non-contributing buildings. Of the non-contributing buildings, a majority were constructed during the district's period of significance. Rehabilitation of these buildings may change their contributing status; they are therefore included within the proposed boundaries. Due

to the district's continuous role as the center of commerce throughout the twentieth century, the period of significance for the district extends from 1886, the construction date for the oldest extant, intact commercial building in the district, through 1953, construction of the last major hotel downtown.

ELABORATION

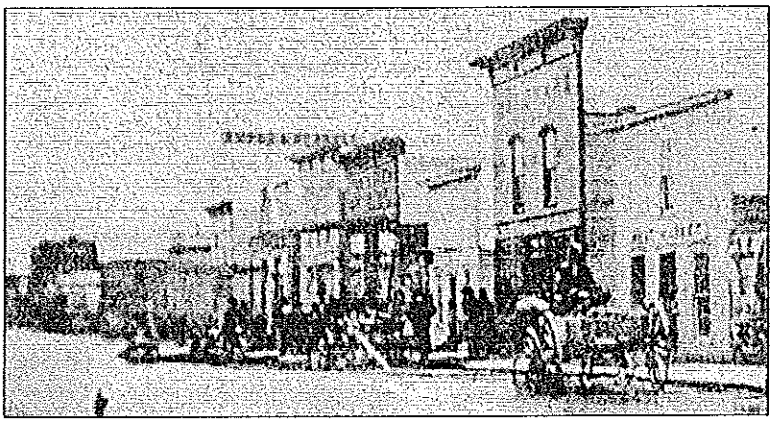
Commerce

C.C. Hutchinson, a United States Indian Agent, arranged with the Santa Fe Railroad to lay out a community where the railroad crossed the Little Arkansas River in 1871. Both Hutchinson and the railroad were to share equally in the profits from the land sales in the town. He aligned Main Street with the north star, and named the principal east/west street Sherman after his intended bride, Gertrude Sherman. Main Street was planned as the primary commercial thoroughfare of Hutchinson, and the lots along Main were the first to sell and develop. The county rented a small shack at Avenue B and Main for use as the courthouse, and businesses quickly sprang up along Main Street between this and the railroad tracks. Just one year after its platting in November 1872, the Hutchinson News reported that the fledgling city contained a bank, newspaper, two livery stables, two paint shops, three bakeries, two hotels, two butcher shops, a daguerrean gallery, five boarding house, two drug stores, three dry goods stores, three exclusive grocery stores, one furniture store, two lumber yards, two coal yards, one stone and lime yard, one brick yard, and various offices to serve a population of between 500 and 600. It further noted that most of these early commercial buildings were constructed of pine, but that "all of the stores are open fronts, several of them two stories high."[8] Their appearance was much like the view below, dated c. 1876.

Disaster struck just a few years after town was platted, however. The grasshopper invasions of 1874 dealt a blow to the expansion of the new town, at least in the short term. Although the insects returned in fewer numbers in the following years, the assaults lasted for another three years. The national coverage of this disaster deterred prospective settlers from back east. One bright note to this was the grasshopper relief money which was sent to Hutchinson, of which approximately $35,000 was spent on new buildings in 1875. This went a long way towards

[8] In "Downtown Historic Resources Survey," (City of Hutchinson, KS: 1990) p. 2-54.

altering Hutchinson's "Wild West" appearance as more substantial masonry buildings were constructed. The earliest of these were built of locally-fired soft red brick, which was eventually realized to be an inferior building material. Several of the buildings constructed in the 1870s had to be rebricked a decade later.[9] In general, though, there was not a lot of commercial growth in Hutchinson from the mid- to late 1870s. As noted in the MPDF, in addition to grasshopper plague, a drought and national recessions all played a part in depressing commercial growth in Hutchinson at this time.



From Willard Welsh's Hutchinson: A Prairie City (1946) showing a combination of false-front wooden buildings and small brick stores.

A bird's eye view map of Hutchinson from 1878 shows that Main Street from 2nd Avenue south to the river was nearly completely filled with buildings, most of them commercial.[10] The actual extent of this development is called into question when comparing this to the Sanborn map of 1884, which shows that some artistic license was used in the bird's eye view map of 1878. Although development was definitely focused along Main Street, only the block between 1st Avenue and Sherman was completely developed in 1884. By the mid-1880s, large masonry buildings, two- and three-stories tall, had replaced the small wood buildings on both corners of

[9]Pat Mitchell and Linda Laird, "Early Residences," ed. Todd Davis (*The History of Hutchinson Web Site*, http://www.hutchgov.com/hutchinson_history/early_residences.htm, cited 7/23/2002).

[10]Hutchinson, Kansas 1878: County Seat Reno Co, Bird's Eye View Map of Hutchinson (1878).

the west side on the north 100 block, but the east side still contained a number of one-story wood buildings. The businesses found here were typical of small town commerce: two banks, three groceries, four dry goods, three drug stores, a bakery, two milliners, a jewelry store, furniture store, two restaurants, a butcher, two barbers, and some professional offices.[11] Furthermore, the majority Main Street's development in 1884 extended just a short distance north and south from the key block of Main between 1st and Sherman Avenues. The block immediately north of 1st Avenue was anchored on the south ends by the Reno Hotel and the Opera House. The other commercial buildings on this block were smaller, wood, and contained a number of grocery stores. Although the west side was nearly completely infilled by this time, the east side still had approximately fifty percent of its lots vacant.

At the north edge of downtown, the lots between 2nd Avenue and the railroad were apparently not as desirable at this point for commercial development -- at least, for retail sales. There were lumber yards, a flour mill, and storage buildings located here. South of Avenue A, there was even less development in the 1884, certainly not extending south to the river as shown in the 1878 bird's eye map.

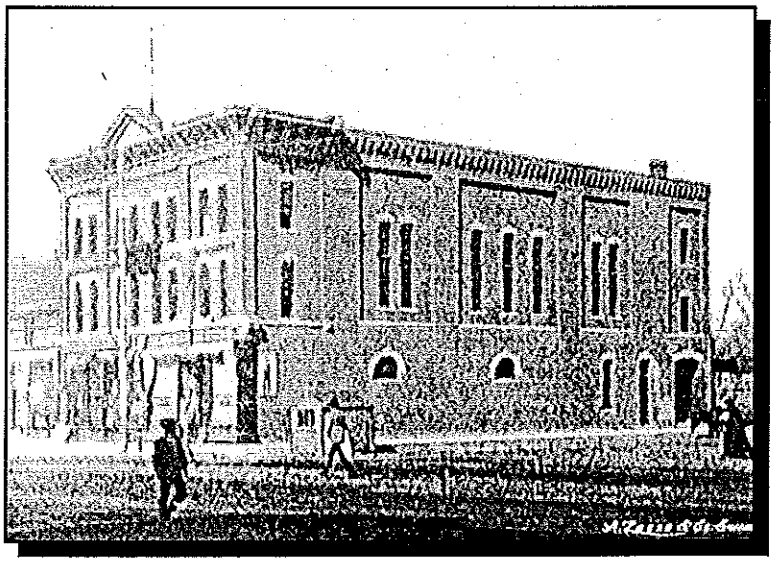
The pace of new construction downtown picked up in the 1880s, though. An Opera House was built at the northeast corner of 1st and Main in 1882. Three arc street lights, the first in Kansas, were installed on Main Street that same year and attracted the curiosity of passengers on the Santa Fe trains coming through Hutchinson.[12] Curbs and guttering were constructed along Main Street in 1884, and all board sidewalks on certain Main Street blocks were ordered taken up and replaced with either stone or concrete.[13] In 1886, John Severance was granted a twenty-one year franchise for the Rapid Transit Company, and street cars (small horse and mule-drawn cars) were

[11] Hutchinson, Kansas (New York: Sanborn Map Company) 1884.

[12] Pat Mitchell and Linda Laird, "1880's," ed. Todd Davis (*The History of Hutchinson Web Site,* http://www.hutchgov.com/hutchinson_history/1880's.htm, cited 7/23/2002).

[13] Pat Mitchell & Linda Laird, "Buildings and History," Legacy (Spring 1991) p. 22.

carrying passengers on Main Street that same year.[14] All of these developments reveal the increasing urbanity of Main Street as Hutchinson grew from a small town to a city.

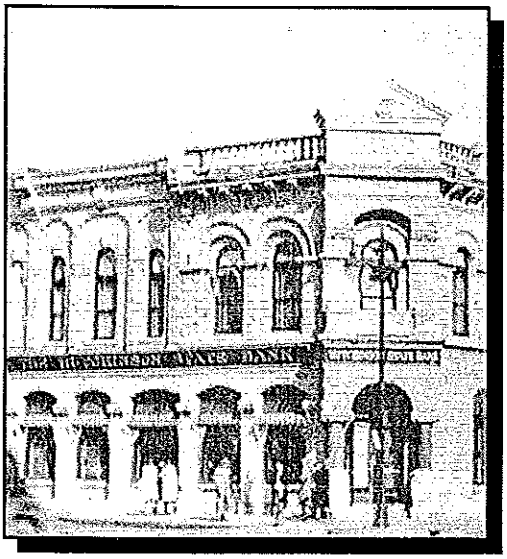


Culture arrived in Hutchinson with the construction of the Opera House in 1882.

One of the most ambitious development projects was the Higley Block on the northeast corner of Main and Second Avenue. This was built of limestone by attorney A.J. Higley, a prominent figure in Hutchinson's early commercial development, for the Bank of Commerce. The bank was organized as a private bank in June 1886, and broke ground for their new building in August 1886. They moved into the corner building in February 1887. Later occupants included the Citizen's Bank, also a private bank organized in 1892, the Hutchinson State Bank in 1932, and the Hutchinson National Bank & Trust Co. in 1957. After this bank moved to a new building on

[14]Pat Mitchell and Linda Laird, "Public Services," ed. Todd Davis (*The History of Hutchinson Web Site,* http://www.hutchgov.com/hutchinson_history/public_services.htm, cited 7/23/2002).

W. 2nd in 1969, the building has housed commercial enterprises.[15] The Higley Block today remains as one of the most significant extant examples of Hutchinson's early commercial limestone construction.



The Higley Block, ca. 1930s when it housed the Hutchinson State Bank.

Several factors in the mid-1880s led to a burst of commercial development in Hutchinson. First, Hutchinson was affected by the nationwide real estate boom, which led to properties increasing greatly in value in a short time period. Many people took advantage of these increases to speculatively develop commercial properties. There were also local factors which promoted commercial growth, such as the discovery of salt in 1887, and the growth in agricultural industries, particularly grain storage and milling. These factors are outlined in the historic commercial presented in Section 7 of the MPDF. All of these helped Hutchinson to grow in population between 1880 and 1890 from 1,540 to 8,682.[16]

The 1892 Sanborn reveals a very different looking Main Street. Within the boundaries of the proposed district, there were now four solid blocks of commercial buildings along Main at this time, extending from the AT&SF tracks south to A Avenue. The east/west streets also contained commercial buildings, particular 1st, 2nd, and Sherman Avenues. Most of the corners were anchored with larger, three story buildings, and virtually all of the buildings downtown were

[15] "Bank of Commerce," Kansas Historic Resources Inventory Form, February 1990; Sheridan Ploughe, History of Reno County Kansas: Its People, Industries and Institutions (Indianapolis: B.F. Bowen & Company, Inc., 1917) p.250.

[16] Pat Mitchell and Linda Laird, "Building with Limestone," ed. Todd Davis (*The History of Hutchinson Web Site,* http://www.hutchgov.com/hutchinson_history/limestone.htm, cited 7/23/2002).

masonry. Several of these commercial buildings were quite large, and covered multiple storefronts. In addition to the Higley Block at 200 N. Main, within the proposed district's boundaries there was the Stallman Block at 119-121 N. Main, and the Union Block at 118-120 N. Main. These "blocks" represented the investments of speculative developers more than the financial circumstances of an individual entrepreneur. The real estate boom of the mid- to late 1880s, coupled with the hopes for commercial growth fueled by the salt and agricultural industries, was responsible for the tremendous increase in large-scale commercial construction downtown. However, this rapid increase in commercial development in the 1880s led to an overbuilding of commercial properties that could not be supported by local businesses during the following decade. Downtown remained virtually unchanged between the 1892 and the 1899 Sanborn maps, a span of seventeen years.[17] In addition to the overbuilding that had occurred, factors such as the end of the real estate boom, a nationwide recession, and too many salt plants in operation (causing several to close), all played a part in an economic downturn in Hutchinson in the 1890s.

After the slowdown of the 1890s, a combination of several fortuitous factors led to the stabilization and subsequent growth of several industries and commercial ventures after the turn of the century. Described more fully in the MPDF, Hutchinson became one of the region's leading wholesale and jobbing centers; the salt industries consolidated and took off; and grain storage and milling continued to grow until the city was a national railroad shipping point. In 1900, 14,000 railroad cars of wheat and 12,000 carloads of salt were shipped out. The local flour mills had an annual production of 220,000 barrels of flour. Due in part to the large number of railroad tracks, passenger, and freight depots located downtown, a renewed commitment to building downtown occurred. By this time, limestone had fallen out of favor as a building material, and hard-fired brick was shipped into Hutchinson for use in the new commercial buildings that were built after the turn of the century.

A portion of this new construction was due to various catastrophes in the early twentieth century. Although Hutchinson's downtown was hit by various floods throughout the years, the 1903 flood was viewed as the most expensive for Hutchinson. The foundations of several downtown buildings were damaged by the rushing waters, and required repair or replacement. The downtown streets were paved with brick as a result of the flood as well. In 1904 there were a

[17] Hutchinson, Kansas including South Hutchinson, (New York: Sanborn Map Company, Oct. 1892 and 1899).

total of sixty-one fires in Hutchinson, several of them in the commercial core. After the buildings at the southeast corner of Main and 2nd Avenue burned, Houston Whiteside spent $18,000 to build the "New Whiteside Building." Already the owner of the Whiteside-Penney building, this was another significant addition to downtown. He purportedly had slept in his wagon on this corner upon the night of his arrival in Hutchinson in 1872. Whiteside later bought the lot in 1898. The November 18, 1904 Hutchinson News reported that "The cream color brick makes a difference with the looks of the Main street buildings architecture. The exterior will be much more attractive than the usual structure. It will be an imposing block when finished."[18] A large skylight on the north side of the building was designed to accommodate McInturff's Photographic Gallery on the second floor.[19]

Also destroyed in the same fire was the commercial building at 122 N. Main, constructed by A.D. Krous in 1899. A two-story brick building was rebuilt immediately south of the Whiteside Building for $6,000 in 1905. The Krous family dealt in real estate and insurance, and kept offices on the second floor through at least 1941. In the late 1920s, J.W. Jenkins and Sons Music Company occupied the first floor, when the Jones-O-Neal Shoes business moved in; they remained here until the mid-1980s. The facade was covered in the 1960s, and removed during rehabilitation when Payton Optical moved in. This rehabilitation, which restored the topstone, received a Kansas Main Street award.[20]

Another fire in 1904 damaged the wood buildings north of the Higley Block in the 200 block of N. Main. Not damaged in the fire was a brick building at 216 N. Main. which had been constructed c. 1902 by the Wells Fargo Express Company. This building later housed several offices; in 1909, a brokerage company, architect/engineer, a typewriter company, and real estate company all shared the building with Wells Fargo.[21] Although the adjoining wooden buildings were repaired, another fire in 1910 completely demolished the buildings. C.H. McBurney built a dry goods store on the site in 1911, but sold the business the very next year to the Pegues-Wright

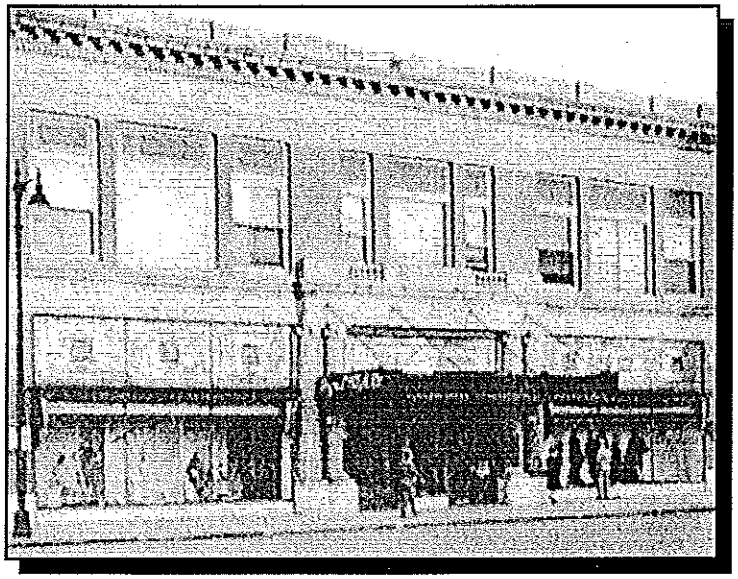
[18]Mitchell & Laird, p. 23.

[19]"Whiteside Building," Kansas Historic Resources Inventory Form, February 1990.

[20]"Krous Building," Kansas Historic Resources Inventory Form, February 1990.

[21]"Wells Fargo Office," Kansas Historic Resources Inventory Form, February 1990.

Dry Goods Company. This company began operations in Junction City in 1901. In 1912, they purchased McBurney's stock and opened a store in the one-year old building in October of that year. Pegues-Wright, later renamed Pegues, remained a dominant retail force in downtown Hutchinson throughout the remainder of the century.[22]

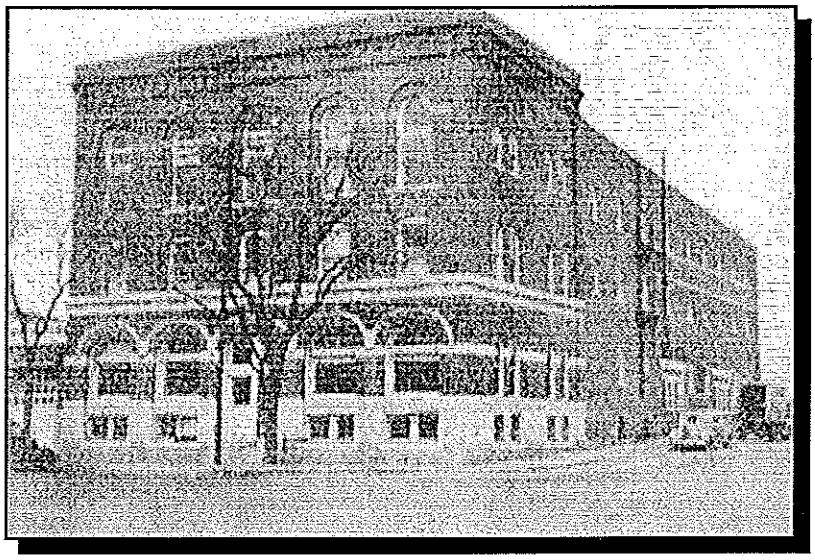


This building was constructed at 208 N. Main for the Pegues-Wright Dry Good Company after a fire destroyed the previous building at this site.

Within the boundaries of the proposed district, most of the other building activity after the turn of the century on N. Main was redevelopment of existing commercial properties; new construction was occurring primarily.on the vacant lots further south on Main or on the east/west streets. A significant addition on E. 2nd Avenue was the construction of the Sentney Wholesale Grocery warehouse building at 126 E. 2nd in 1904-1905. The company was established in 1900 as the "Home of the Faust Brand," and began operating out of a warehouse at the northwest corner of S. Main and Avenue C. The success of the company in wholesaling paralleled the growth of this

[22]"Pegues, Inc.," Kansas Historic Resources Inventory Form, February 1990.

industry in Hutchinson, and in a few short years they required a new building. Construction began for a new $35,000 structure in December 1904, and opened on March 31, 1905. The Hutchinson News reported that the "New Building is said by those who ought to know to be the best building in Kansas."[23] Varied wholesale and manufacturing companies have occupied the building over the years, which has clear associations with the context "*Wholesale Distribution & Manufacturing: 1879-1956.*"

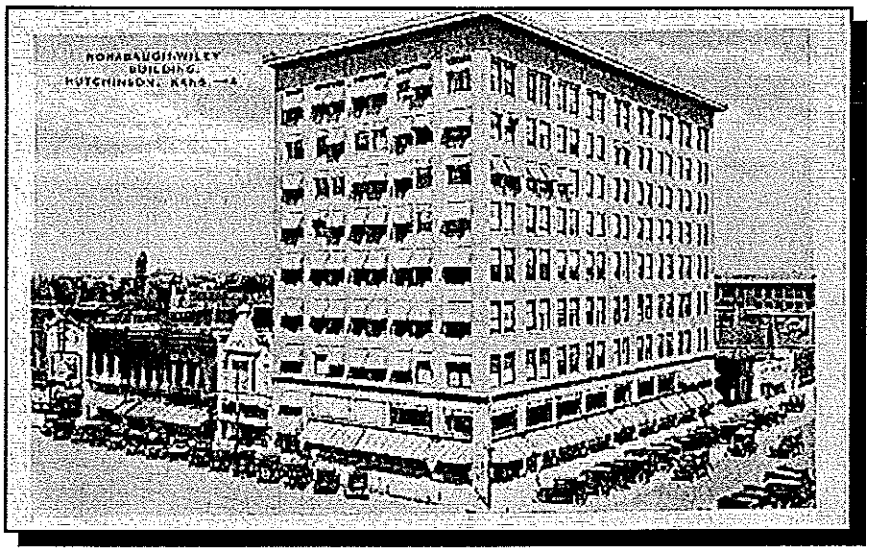


The Sentney Wholesale Grocery Building, probably c. 1940s when it housed the J.H. Wagner Cigar & Candy Co. as well as W. J. Shellenberger, Fruits Co., and Pioneer Foods.

Although most of the grain elevators and mills were located outside of the proposed district, several buildings within the boundaries have strong associations with the context "*Grain & Agricultural Industries: 1875-1956.*" The Hutchinson Board of Trade was organized in May 1910 in order to more effectively manage the increasing amounts of grain being handled in Hutchinson. Realtor James Hoke constructed the tall, narrow Hoke Building at 27 E. 1st Avenue

[23] "Sentney Building," Kansas Historic Resources Inventory Form, February 1990.

that same year, primarily to house the offices of the new grain organization.[24] This organization later moved to the Rorabaugh-Wiley Building constructed a few years later.

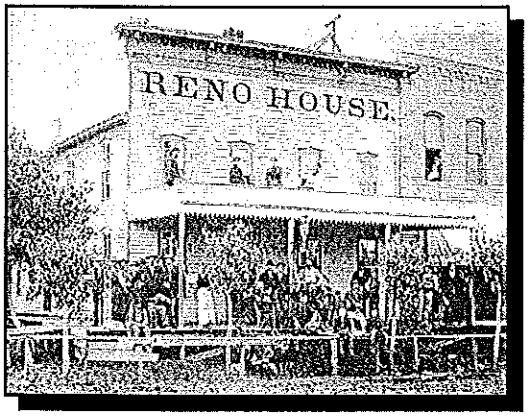


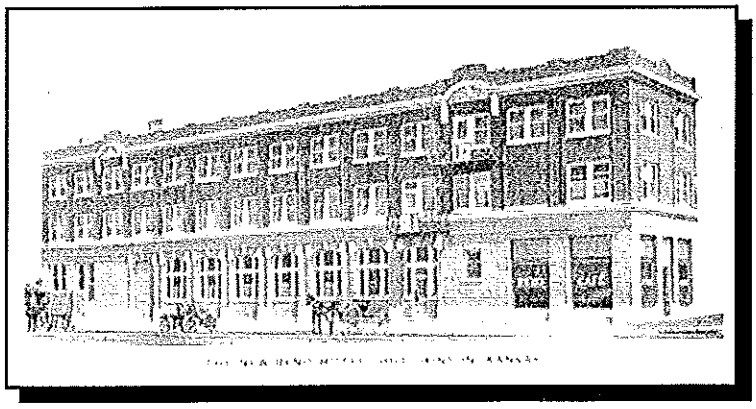
The Rorabaugh-Wiley Building towers over the other two-story commercial buildings in the 100 block of N. Main.

Redevelopment along Main Street continued into the 1910s. Vernon Wiley purchased the old Opera House on the northwest corner of Main Street and 1st Avenue in 1912 with plans to build a skyscraper. Along with A.O. Rorabaugh, he began a dry goods business in Hutchinson in 1901 in a small building at 124 N. Main. The company shortly outgrew that space, and moved in 1904 to larger quarters at 118-122 N. Main. Wiley dreamed of an even bigger building, though. In 1911, he began working with various architects to design a structure using concepts "far advanced at the time." His plans for the $350,000 building were viewed skeptically by potential borrowers, though, until he received a phone call from a representative of the Chase Manhattan Bank. Wiley was told that "if he had the nerve to build an eight story skyscraper in the middle of a prairie, in a town of less than 20,000 people, then he guessed their bank had nerve enough to

[24]Mitchell & Laird, "1900's."

lend him the money."[25] It was necessary to first raze the opera house. During construction of the basement, the water underflow in the basement proved a difficult hurdle to surmount; the pumps ran continuously while laying the foundation. This led to the discovery of the potential for agricultural irrigation in the Arkansas Valley. When completed in 1913, Rorabaugh-Wiley's moved into the first four floors, with the remaining four floors rented out as offices. A ninth floor penthouse was added in 1937 to house the Kansas State Grain Inspection offices, and the local grain exchange moved here as well, giving the building associations with the historic context "*Grain & Agricultural Industries: 1875-1956.*" Rorabaugh was dropped from the company's name in 1933, and Wiley's Department Store closed in 1990. It has remained the most visible and prominent commercial building in downtown Hutchinson since its construction.





The first Reno House (c. 1871) and the New Reno House Hotel (1912-1913)

By 1910, Hutchinson was well regarded for its hotel accommodations with rooms for 1,500 persons.[26] The majority of these hotels were found within the boundaries of the proposed district, although several have since been demolished, including the renowned Bisonte Hotel on E. 2nd Avenue, which belonged to the Harvey House system. In 1913 the New Reno House Hotel was completed on the northwest corner of 1st Avenue and Main, adding to the number of hotels that

[25]Mitchell & Laird, p. 23.

[26]News. Co. Printers, Hutchinson, 1910: The Salt City Industrial Review (Hutchinson, KS: Author, 1910) n.p.

could be found in downtown Hutchinson. It was built on the site of the first Reno House Hotel, which dated back to 1871. It was a two-story frame building with false wooden front; the new Reno House Hotel was a significant departure both in style and size.

South of the proposed district's boundaries, but nonetheless serving to encourage continued development along S. Main, were buildings associated with the salt and agricultural historic contexts (see MPDF). The Carey Salt Works greatly expanded an existing building at the northeast corner of Main and C Avenue, and several mills were located south of C Avenue. One of the most prominent, the Wm. Kelly Milling Co. flour mills, was located at the southeast corner of Main and D Avenue.

The economic engines of Hutchinson were not the only section of the city that was growing. The city's population had grown to 16,384 in 1911, making Hutchinson the fifth largest city in Kansas. In 1913, multi-globed streetlights were installed on Main Street, now called "The White Way."[27] In December 1916, the paving of several streets with hard fired brick pavers was begun. However, a serious shortage of bricks halted the project. The secretary of the Western Paving Brick Manufacturing Association made a personal trip to the Coffeyville, Kansas brick plant in order to secure enough bricks to at least complete the project on Main Street -- the prime commercial thoroughfare in Hutchinson.[28] The Soldiers & Sailors Monument, located at the intersection of 1st and Walnut, was dedicated in 1919 to the soldiers and sailors of all wars. It was a significant point of civic pride, with funds coming from G.A.R. And Women's Relief Corps drives, as well as a county tax. It features Abraham Lincoln surrounded by life-size figures of soldiers and sailors of the Civil War Era at each corner. At the time of its construction, the island was part of a block-long park area.[29]

With virtually all of the lots filled along Main Street with commercial buildings, new development downtown continued to expand east and west along the cross streets. Between 2nd and the north side of A Avenues, from Washington to Walnut, were solid blocks of commercial

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[27]"Downtown Hutchinson: Historic Overview," p. 8.

[28]Pat Mitchell and Linda Laird, "Streets," ed. Todd Davis (*The History of Hutchinson Web Site,* http://www.hutchgov.com/hutchinson_history/streets.htm, cited 7/23/2002).

[29]"Soldiers & Sailors Monument," Kansas Historic Resources Inventory Form, February 1990.

buildings. Service and industrial buildings tended to be located west of Main Street, and civic and commercial buildings on the east side.[30] Hutchinson's population grew by 6,000 from 1910 to 1920, reaching 23,298. Not only did this the growing number of local residents continue to conduct their business downtown, but the city also expanded its role as a regional shopping center into the twenties. Regional commerce was aided by the interurban railway system, which allowed residents from nearby communities to shop in Hutchinson. The arrival of the Arkansas Valley Interurban in Hutchinson in 1915 had been greeted with great anticipation. The Hutchinson Gazette reported that:

> The celebration was gigantic, it was such a triumphal procession as will never again be witnessed in this city. Three thousand excited people crammed into the Convention Hall after the procession, which heralds a new future for the city of Hutchinson.[31]

The interurban system was originally a Wichita project, which first headed north to Newton. With several years of planning, it finally arrived in Hutchinson. The solid red brick depot building, which features design elements borrowed from the Prairie style, was located at 111 2nd Avenue East, across from the Bisonte Hotel. Completed in 1915, the contractor was quoted as saying:

> This is one of the best and staunchest railway stations I have ever seen. The president of the company said he wanted a depot that would stand there as long as the railway lasted, and he'll have it.[32]

The interurban railway system also unfortunately provided the means for shopper to bypass Hutchinson and take their business into Wichita instead. In order to keep attracting customers to Hutchinson during the 1920s, business owners remodeled many storefronts downtown in an attempt to keep their place of commerce looking up-to-date. Ornate cornices, bay windows, and trim were removed and storefronts rebricked; window were also changed from the typical late Victorian appearances (tall and narrow, with ornate hoods) to grouped, squat windows.

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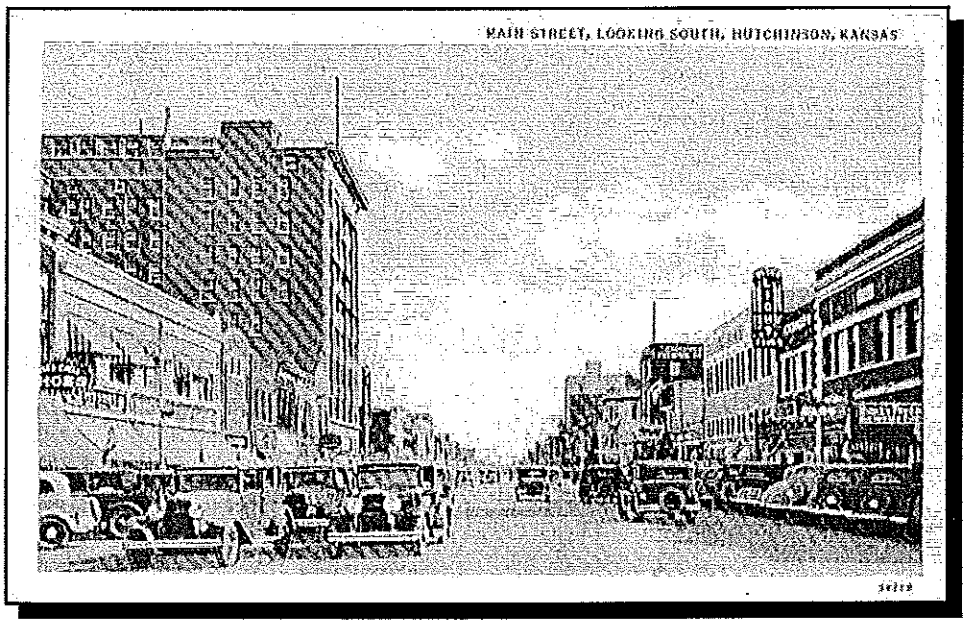
[30] Hutchinson, Kansas including South Hutchinson, (New York: Sanborn Map Company, 1915).

[31] In Stuart Awbrey, "The Arkansas Valley Interurban," Hutchinson News (18 December 1977).

[32] Deborah Carol Wells Aukee, "Terminal Station," National Register of Historic Places Inventory-Nomination Form (11 April 1983) Section 8.

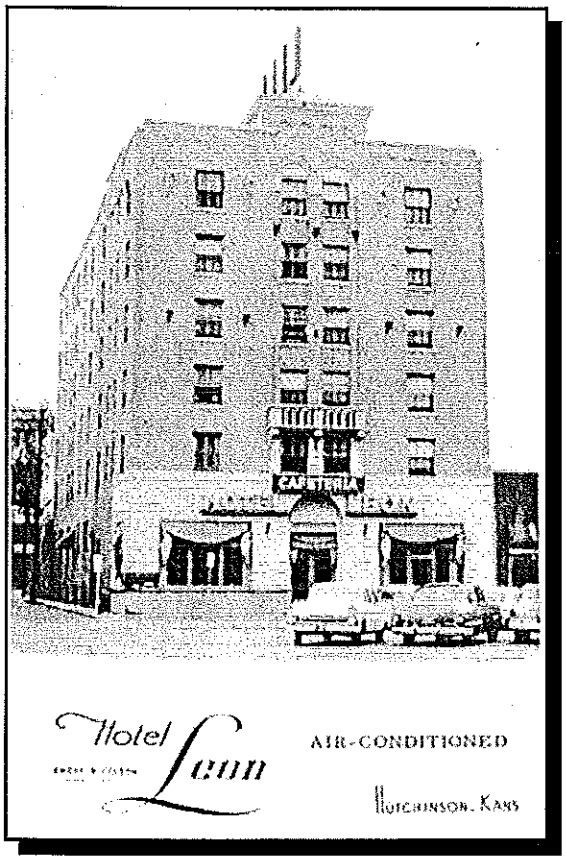
It was also a fairly common practice in Hutchinson at this time to remove upper stories from late Victorian era buildings. Three-story buildings became two-story, or two-story buildings were reduced to one. Several possible factors have been mentioned for this common practice. First, many of the earlier commercial buildings had been built with the poor quality local brick. Second, foundations had been damaged from the many floods downtown, and some buildings were unable to support several stories. Lastly, during the uninhibited 1920s, the upstairs rooms along Main Street were notorious for the women known as the "Sewing Circle." Practitioners of the world's oldest profession, these women were always found sitting quietly sewing during any raids by law officials.[33]



The 100 block of N. Main Street in the late 1920s, showing the change from ornate Italianate and late Victorian buildings to simpler, sleek detailing at the cornice and windows.

One of the factors contributing to Hutchinson's continued population growth in the 1920s was the arrival of a new industry. The oil industry, outlined in the "*The Oil Boom: 1922-*

[33]Pat Mitchell and Linda Laird, "Oil Boom," ed. Todd Davis (*The History of Hutchinson Web Site,* http://www.hutchgov.com/hutchinson_history/oil_boom.htm, cited 7/23/2002).



The Hotel Leon, c. 1950s

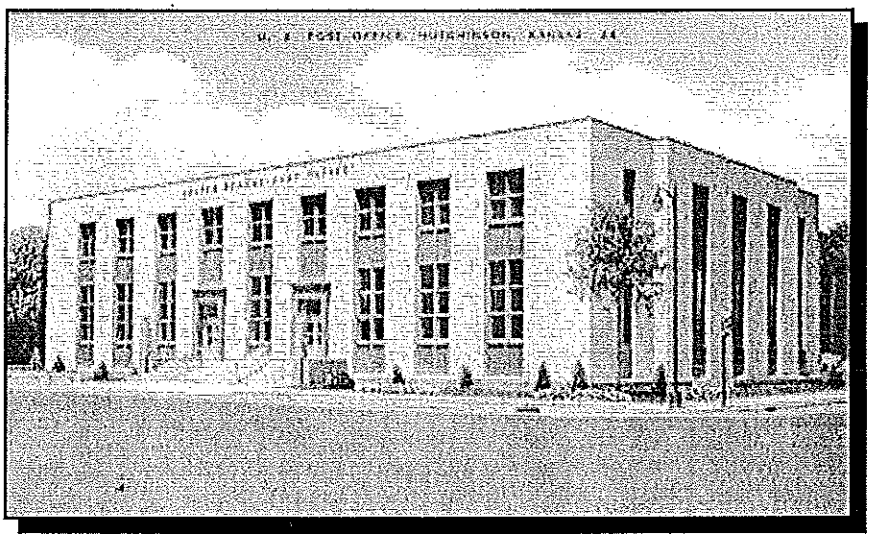
*1945"*context in the MPDF, brought a rapid influx of oilmen, drillers, speculators, and their families to Hutchinson, and the town's economy boomed. The rise of the oil industry has been credited for the rise in numbers of automobile-related businesses, although most of these buildings were located just outside of this district's proposed boundaries. Within this district's boundaries, however, the construction of the Leon Hotel is associated with this period of growth. The Edwards brothers, owners of the property, had announced in 1919 that they planned to build a big hotel on the lot as soon as oil was struck in Reno County. Although they never realized their plans at this site due to changes in their circumstances, Emery Colon finally construction the $175,000 hotel at 14 E. 2nd Avenue in 1929. He had arrived in Hutchinson at age 18, working first as a bellboy at the nearby Midland Hotel. Through partnerships with his brother, he later also owned the Midland as well as the Chalmers Hotel.[34] The Leon was the realization of Colson's dream, and another significant addition to the already numerous hotels in Hutchinson, all found within a short distance of the intersection of N. Main Street and 2nd Avenue.

The stock market crash of 1929 and the Great Depression slowed, but did not end, commercial development in Hutchinson's central business district. Considering how hard the town was hit by the Depression, it is surprising to find that new construction and alterations to existing building still continued. Businesses catering to the need for escapism were probably the most profitable during the "Dirty Thirties" (as the decade was known locally), however. One of the

[34]Pat Mitchell, The Fair City: Volume Two (Topeka, KS: Jostens Printing and Publishing Division, n.d.) #243.

most significant buildings constructed in this era was the extravagant Art Deco Fox Theater. Constructed on E. 1st Avenue in 1931, plans did have to be scaled back due to the economic conditions. Designed by the Boller Brothers architectural firm, it was originally planned as an eight story building. Only two were finished in 1931, with an additional two stories added in 1947. Also changed from the original plans were large areas of pressed aluminum cladding, much of which was replaced with metallic glazed terra cotta.[35]

The other exceptions to the slowdown in commercial construction were a surprising number of new replacement buildings constructed in the 100 block of N. Main. The new Kress Building was built in 1933 on the site of their previous building at 111-115 N. Main. With construction estimates between $75,000 to $100,000, no expense appears to have been spared for the Art Deco store, from its elaborate polychromatic terra cotta tiles to the curved glass storefronts. Contrasting with the Kress Building, a far more conservative building was planned that same year across the street to house the Montgomery Ward Building.



The Post Office: one of the many WPA projects during the 1930s

[35]"Fox Theater, "Kansas Historic Resources Inventory Form, February 1990.

The federal Work Progress Administration (WPA) programs in the mid-1930s put men back to work on construction in Hutchinson for public projects. The municipal airport, several State Fairgrounds buildings, bridges, and a new Police Station at 18 Avenue B East were among the projects completed by the program. Another federal project, a new United States Post Office, was completed in 1940. As "the last word in modern efficiency and beauty," the building featured brown marble wainscoting, a monolithic concrete ceiling, floors with granite, marble, and limestone, and a mural painted by Lumen Martin Winter of Cincinnati.[36]

Though Hutchinson's economy began to recover in the early 1940s due to nearby war time industries, there was little construction activity downtown, in part because most of the lots had already been developed. Immediately after the war, the local business economy in various sectors was stalled, and several actions were taken in an attempt to jumpstart the local economy. As a result, during the 1950s there were several storefront alterations on existing businesses, and well as construction of some significant examples of Modern architecture downtown. These changes by individual business owners taking action resulted in the continuing "modernization" of downtown. Physical representations of individual business owner adopting new retailing strategies and applying them to an existing building include the Pegues-Wright Dry Goods Company. The company's name had changed to Pegues in the mid-1940s after the death of O.F. Wright). To modernize the store after the war, the company hired Mann & Co., a local architecture firm, to design a new storefront and remodel the interior. By the time Pegues held a formal opening in 1952 for a "completely new store . . . The remodeling had progressed for nearly two years."[37] In addition to extensive interior remodeling and air conditioning, a third floor had been added to the rear, and new metal cladding was attached to the front elevation. The new storefront included two eighteen foot tall iron wheat sculptures, consisting of 10,000 pieces of metal and designed by art professors from the University of Kansas, Bernard Frazier and Elden Tefft.[38] (see accompanying photograph no. 2)

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[36]Mitchell & Laird, p. 25; Martha Hagedorn-Krass, "Hutchinson United States Post Office," National Register of Historic Places Registration Form (21 February 1989), Section 8.

[37]In Mitchell & Laird, p. 23.

[38]"Pegues, Inc.," Kansas Historic Resources Inventory Form, February 1990.

Local businessmen didn't act alone to improve Hutchinson's business economy after World War II. As early as the fall of 1942, businessmen and interested local citizens has formed a "Post War Planning Commission." A survey undertaken by this group resulted in a "wish list" of nineteen community improvement projects, including railroad crossings, a fire station, public toilets, parking areas, sewers, remodeling of convention hall, and a new auditorium.[39] Not on this list, but nonetheless viewed as key to the revitalization of downtown Hutchinson's economy was a "convention-type" hotel. This type of project, however, was viewed as a private investment rather than a municipal project. In order to accomplish something of this magnitude, there were several years of planning and hard work by local citizens. As the Hutchinson News-Herald reported after the opening of the new Baker Hotel in 1954:

> The story of this preparation for the now-completed Baker hotel is one of hard work, heartbreak, insurmountable objects that were surmounted and a community spirit that once sparked would not die.
>
> Shortly after Word War 2, a group of Hutchinson businessmen, industrialists and professional men took a look around them, saw a city, growth of which was stalled by the war, and decided it was time to move ahead if Hutchinson were to assume a place of leadership in Central and Western Kansas.[40]

In May 1948, the Chamber of Commerce hired a Pennsylvania consulting firm to conduct a survey on this topic. A report completed three months later revealed that Hutchinson needed a hotel with 150 to 200 rooms, a ballroom with banquet facilities for around 500, and other meeting rooms typically required by conventions. It was estimated that such a hotel would cost approximately $1,750,000, with over $1,000,000 needing to be raised locally. Consequently, city planners formed the Hutchinson Metropolitan Hotel Inc. corporation. At the same time, an executive committee was formed to spearhead the community effort to raise $1,050,000. The drive started in 1949, with $500,000 already raised by the advance committee. In March of that year, the subscriptions quickly rose to $971,000, but couldn't quite reach the proposed goal. Nonetheless, an option was taken on the Midland Hotel site on E. 2nd. A setback occurred with the outbreak of the Korean War caused significant shortages in materials and drove up

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[39]John McCormally, "Hotel a Part of City's Plan," The Hutchinson News-Herald (14 February 1954) p. 4.

[40]"Baker Hotel Was Long in Planning Stage: Many Pitfalls Were Cleared," The Hutchinson News-Herald (14 February 1954) p. 2.

construction costs. At first, the National Production Authority turned down the application for steel to be used for the construction of the building. By the time it was finally approved, the corporation had to call off the letting of the contracts.[41]

A second steel allocation was received in 1952, but by this time, costs had risen and it was necessary to plan a second fund drive. Construction finally began that year on the twelve-story hotel. Designed by the architectural firm of McCrackin & Hiett, the "Baker" was a modern hotel which spearheaded the convention industry for Hutchinson. As the News-Herald reported, "With the opening of the Baker hotel Hutchinson stands on the threshold of a new business that can bring untold prosperity to this community." In anticipation of the opening of the hotel, the Chamber of Commerce worked to attract numerous conventions for 1954, with over 25,000 visitors and $1,000,000 added to the local economy expected for that year.[42]

From the construction of the earliest extant intact building within the boundaries of the proposed historic district in 1886, and up through the 1950s, the buildings in the proposed Downtown Core North Historic District of Hutchinson are collectively eligible under criterion A in the area of ***commerce*** as a historic district. The proposed district is the intact remnant of the central core of commerce that was focused on Main Street between the AT&SF railroad tracks and 1st Avenue. Commercial buildings eventually extended east and west along the wide cross streets, which are also included in this district. Although demolition or inappropriate alterations have eroded some of the district's edges, the proposed district still contains key retail operations, office buildings, and hotels which were significant in the history of commerce in Hutchinson. Various buildings within the district have associations with one or more of the historic contexts defined in the MPDF: "*Grain & Agricultural Industries: 1875-1956,*" "*Wholesale Distribution & Manufacturing: 1879-1956,*" "*'Salt City': 1887-2001,*" "*The Oil Boom: 1922-1945,*" and "*Commercial Center of Reno County: 1878-1966,*" while the district as a whole has strong associations with all of the contexts.

The buildings within the proposed district did not remain static after their construction. Many of the physical alterations which occurred in the first decade of the twentieth century, and again in the 1920s and 1950s are directly associated with Hutchinson's role as a regional shopping center,

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[41]Ibid.

[42]"Big Convention Year is Ahead," The Hutchinson News-Herald (14 February 1954) p. 5.

described in the MPDF historic context "*Commercial Center of Reno County: 1878-1966.*" The alterations to existing buildings have become historic in their own right, while the new construction in the district reflected nationwide trends in retailing, merchandising, and Modern architecture.

Many of the buildings in the district, although not possessing individual significance, collectively represent the breadth of commercial activities found in the city's central core. Smaller buildings provided space for a variety of services and retail stores. Together the modest buildings found within the proposed district present a complete picture of commercial activities in Hutchinson. Nonetheless, as the prime commercial location in town, several of the commercial buildings in the proposed "Downtown Core North Historic District" would be individually eligible in the area of ***commerce*** due to their association with significant businesses, which in turn are associated with one or more of the historic contexts identified in the MPDF for Hutchinson's commercial and industrial resources. The following buildings have potential for individual listing in the National Register for their commercial significance to Hutchinson:

- **100-102 N. Main, Rorabaugh-Wiley Building. (1912; altered 1938, 1946, & c. 1950s)**

As the most prominent office building in downtown Hutchinson, the Rorabaugh-Wiley building is clearly associated with the context "*Commercial Center of Reno County: 1878-1966.*" The department store was located on the first four floors, with offices on the remaining floors. The Rorabaugh-Wiley's Dry Goods business began in 1901 in a small building at 124 N. Main, and eventually became a regionally prominent department store. After constructing this building, Wiley also built the Fox Theater to the east, then added an arched area over the alley to connect the two buildings. This building is also associated with "*Grain & Agricultural Industries: 1875-1956*" due to the grain exchange offices location in the top floor.

- **101 N. Main, New Reno House. (1912-'13)**

One of the many hotels located downtown, which were key in the convention business as well as for the numerous traveling salesmen working for the wholesaling firms in town. This building replaced the old Reno Hotel, which was the first building in Hutchinson to serve solely as a hotel. It is associated with the contexts "*Commercial Center of Reno County: 1878-1966*" and "*Wholesale Distribution & Manufacturing: 1879-1956.*"

- **200 N. Main, Bank of Commerce Building/Higley Block. (1886)**

This is one of the earliest extant speculative commercial blocks built downtown, and is associated with the context "*Commercial Center of Reno County: 1878-1966.*" The corner building on the block held the offices of Bank of Commerce, which was organized as a private bank in June 1886. The Citizen's Bank moved into the building in 1893, and in March 1932, the Hutchinson State Bank. Mergers resulted in another financial institution, the Hutchinson National Bank & Trust Co. operating from this address from 1957 through 1969.

- **202 N. Main, Higley Block. (1886)**

One of the earliest extant speculative commercial blocks built downtown which is associated with the context "*Commercial Center of Reno County: 1878-1966.*" Though built as part of the Higley Block, it was considered a separate address from the Bank of Commerce building until 1924, when Citizen's Bank demolished the wall separating the two buildings.

- **216 N. Main, Wells Fargo Building. (1902)**

A good example of a building associated with the businesses that depended upon the excellent rail service found in Hutchinson. The Wells Fargo Express Company purchased the land in 1901, and finished construction on the building the next year. In 1909, the building also housed the offices of Forsha-Peterson Brokerage Co., A.R. Mann (an architect and civil engineer), L.C. Smith & Brothers (a typewriter company), and W.T. Stout Real Estate. The Express Company became American railway Express c. 1920; some version of the company remained there until 1968. In 1969, the building became "Pegues Place," part of Pegues Department Store adjacent on the south. It is associated with the context "*Commercial Center of Reno County: 1878-1966.*"

- **14 E. 2nd Avenue, Leon Hotel. (1929; addition 1937)**

For many years the site of the Kansas Lumber Co., whose owners announced in 1919 that they planned to build a large hotel on the lot as soon as oil was struck in Reno county. This did not occur until the mid-1920s, and it was up to someone else to take over the dream. Emery Colon took out a building permit for the Leon in March 1929, officially opening the hotel on September 10, 1929. A penthouse was added in 1937. It was a significant addition to the already numerous hotels located in downtown Hutchinson, and is associated with the historic context "*Commercial Center of Reno County: 1878-1966.*" Constructed during the oil boom, it is also associated with "*The Oil Boom: 1922-1945.*"

- **17 E. 2nd Avenue, Baker Hotel. (1951-'53)**

The last major hotel constructed in downtown during the historic period of significance, the Baker was the end result of years of planning and efforts by local citizens to secure a convention hotel for Hutchinson. It is associated with the historic context "*Commercial Center of Reno County: 1878-1966.*"

- **111 E. 2nd Avenue, Arkansas Valley Interurban Terminal Station. (1915)**

Although also significant in the area of ***transportation***, this building is associated with the historic context "*Commercial Center of Reno County: 1878-1966*" for the role it played in encouraging commercial growth in downtown Hutchinson. It served as the Hutchinson headquarters of the Wichita-based Arkansas Valley Interurban Company, which was chartered in the first decade of the twentieth century. Linking Wichita, Hutchinson and Newton to a large, commercially prosperous area allowed the businesses in these communities to serve a greater population.

- **126 E. 2nd Avenue, Sentney Wholesale Grocery Building. (1904)**

The Sentney Wholesale Grocery Company was established in 1900 as the "Home of the Faust Brand." The firm began building a new $35,000 structure on the corner of Second Avenue and Walnut on Dec. 19, 1904 and opened on March 31, 1905. The Hutchinson News reported in 1904 that the "New Building is said by those who ought to know to be the best built in Kansas." A later edition stated that "Sentney will have the most up-to-date wholesale grocery in the state."

In 1939, the building was occupied by the J.H. Wagner Cigar and Candy Company, the Barnett Warehouse Co, and W.J. Shellenberger Fruits. It had been purchased in 1938 by Ella Benscheidt, whose family owned the Hutchinson Cider and Vinegar Works. The Benscheidt's expanded their brand name Western Food Products into the Sentney Building. This company produced pickles, vinegar, salad dressing, mustard, condiments, apple butter, peanut butter, preserves, jellies, jams, canned tomato products, green beans, peas, pork & beans, syrups and orangeades. The company moved their food processing plant to South Hutchinson in the early 1970s, and converted 126 E. Second Avenue into a plastic bottling plant.[43] This building is a key extant representative of the historic context "*Wholesale Distribution & Manufacturing: 1879-1956.*"

Architecture

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[43]Mitchell & Laird, "1900's."

The commercial buildings found in the proposed Hutchinson Downtown Core North Historic District represent a range of building types, varying in size, scale, and level of detailing. This range was dependent upon not only the means and tastes of the business owners, but also on the building's intended use as well as its period of construction. As befitting a regionally prominent commercial center, many buildings are high-style representatives of various popular styles from their period of construction. Other buildings which housed smaller local businesses are simpler and are typical of vernacular commercial construction found throughout the country.

A common element of virtually all the commercial buildings within the proposed district is their masonry construction. There are no examples of the earliest brick commercial buildings in Hutchinson within the district's boundaries. Captain Williams manufactured the first bricks in Hutchinson in the first year after the town was platted; shortly there were several local brick plants. However, these early bricks were soft-fired, and proved to be an unstable building product because of their tendency to deteriorate in the weather. Thus very few of these soft brick buildings remain today anywhere in the city.[44] Most of the remaining commercial examples from this period were rebricked and do not retain their appearance from their time of construction.

When bricks became more readily available, the city passed an ordinance that no building could be constructed on Main Street between the railroad and the courthouse except of brick or stone.[45] After it had been discovered that the local bricks were unsatisfactory, cut sandstone and limestone were the building materials of choice for almost a decade.[46] One of the most prominent group of buildings constructed of these materials during this period was the Higley Block on the northeast corner of Main and 2nd Avenue. By the turn of the century, hard fired brick was being shipped to Hutchinson, and this remained the building material of choice for all commercial buildings through the 1960s.[47]

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[44]"Downtown Historic Resources Survey," p. 2-55.

[45]Ibid.

[46]"Downtown Hutchinson: Historic Overview," p. 5.

[47]"Ibid.," p. 6.

The vast majority of buildings within the proposed historic district are representatives of the *one-* or *two-part commercial block* property types as defined in Section F of the MPDF "Historic Resources of Hutchinson;" their significance is discussed in that document. These buildings can have one- or two-stories, and have flat roofs with symmetrically arranged facades. More importantly, they feature a distinction between the storefront level and the upper zone. Most of the storefront levels of *commercial block* buildings have large display windows flanking an entry which is generally recessed. Second story windows are usually narrower than those on the first floor.

Stylistic features of the *commercial blocks* vary depending upon the period of construction for each individual building. The Italianate style was once the most dominant architectural vocabulary employed for commercial buildings during the 1880s in Hutchinson, but few intact examples remain within this district. One of the dominant features of commercial Italianate buildings is the decorative overhanging cornice. Many of these cornices were constructed of sheet metal, and often contain a decorative frieze and brackets. Decorative window lintels are another common feature of Italianate commercial buildings; most have either segmentally or round arched lintels, often with labels or keystones. The building at 127 N. Main was successfully rehabilitated back to its original circa 1888 Italianate appearance in 1991. The elaborate cornice with pedimented topstone was reconstructed, and the semi-elliptical second story windows were rehabilitated. The building also retains the quarry-faced stone pilasters, which enframe the brick second story. This was a typical design element during the Victorian era, in order to avoid a flat, monotonous surface was another prevalent design feature. While residential buildings of this period were able to utilize multiple rooflines and projecting bays and additions to the basic footprint, commercial buildings were usually confined to rectangular shapes and flat roofs. Thus to avoid monotony in the wall surface and provide architectural interest, commercial buildings from this era often feature varying window treatments on the different stories of the building. Decorative brick, stone, or terra cotta were also utilized in order to vary the surface texture while still keeping within the restraints of a rectangularly lot filled by the building's footprints.

Romanesque Revival commercial buildings often shared many of the same features as Italianate commercial buildings, but are distinguished by prominent arched windows, usually with stone surrounds. The Higley Block in the 200 block of N. Main and the unit block of E. 2nd Avenue is one of the few remaining examples of this style in Hutchinson, and the only one within the proposed district. Prominently located on the corner of N. Main and E. 2nd Avenue, this

imposing Richardsonian Romanesque building is clad with quarry-faced limestone on N. Main, and smooth-faced stone along E. 2nd Avenue. The prominent angled corner entry has massive arches with stone voussoirs, with impost supported by smooth granite columns with acanthus leaf capitals and set on a large stone base. The second story windows have semi-circular, double-recessed arched lintels, which connect to form a continuous lintel band across the two elevations, while first story windows on the south elevation have semi-elliptical arches with radiating stone voussoirs. Numerous classical details are executed in stone.

An example of a *Late Victorian* subtype of the *two-part commercial block* is 125 N. Main. Like its adjoining neighbor to the north, is was also built circa 1888 and rehabilitated in 1991. It features detailing somewhat more subdued than typically found on commercial buildings from the late Victorian era, but nonetheless still features an overhanging cornice with dentil band and decorative raised brick panels.

The scarcity of Victorian era commercial buildings within the district's boundaries is due to the fact that the majority were later altered over the years, changing their appearance with more simple detailing typical of early twentieth century commercial buildings. Some of these alterations take their design cues from Modern architecture, with pared down detailing and sleeker lines. Other storefronts from the early twentieth century are vernacular, and are distinguished more by their form than any architectural styles. The simple buildings in the district are good examples of the *two-part commercial block* property type as defined in the MPDF. Their modest appearance can be attributed in part to the influence of the Modern architecture movement, but also to the function of the building. Automobile-related businesses, for example, tended to have buildings with less ornamentation. As noted in the registration requirements, it was typical for the earliest commercial buildings to undergo some degree of alterations over the years; these changes do not diminish their architectural integrity, but instead have become historic in their own right.

116-120 N. Main, the Woolworth's Building, is a good example of a *two-part commercial block: Early Twentieth Century Commercial* subtype building. It has tan brick veneer and terra cotta detailing, with simple lines on the facade. The building's corners, continuous projecting window sill course for the second story, and upper entablature are executed in smooth terra cotta tiles. Above the projecting cornice is a brick parapet, with terra cotta panels at each end with vase decoration, topped with a pommel. Due to alterations to the storefront, 117 N. Main is currently non-contributing. However, its second story is a good example of the *two-part commercial*

block: Moderne subtype. Clad in hard-fired brick, the cornice area is unadorned. Its second story windows share continuous sill and lintel bands.

There are several good *Art Deco* examples within the district. Some of these feature Art Deco stylistic features applied to a *two-part commercial block* building, while others are high-style Art Deco representatives which, although commercial in use, do not utilize this basic form. Examples of the latter include the WPA Post Office and the Fox Theater, both located on E. First Avenue. The Post Office is a restrained example of this style, while the Fox Theater is exuberant in almost all elements of its design, from its varied materials of brick, glazed terra cotta, metal, and glass, to its chevron and floral designs.

Other Art Deco examples in the district are found on typical commercial block buildings. Although presently non-contributing, the *two-part commercial block* Strand Theater at 103 N. Main retains many Art Deco elements, and rehabilitation would reveal a contributing building. Still visible are the chevron decorations above the storefront, and the upper story windows which are very narrow. They have aligned stone lintels, but the sills arranged in a stepped or ziggurat pattern so that the shortest window is centered in the facade. The parapet edge of the roof has end pommels, and a large concrete panel in the cornice features "STRAND."

The Kress building at 111-115 N. Main is the most significant example of a *two-part commercial block: Art Deco* subtype. This three-story building is noteworthy for its polychromatic terra cotta details set off by the tan colored brick. The parapet has floral terra cotta paneling dividing the cornice into large brick rectangular panels; the central panel has "KRESS" in terra cotta lettering. The ends of the building and the bays are divided by brick pilasters with terra cotta fluting and geometric capitals. An elaborate terra cotta panel separates the windows on the two stories. The south storefront has curved display windows.

Many of the commercial buildings located within the district are good examples of works of professional architects. As a metropolitan city, Hutchinson's business owners not only had local architectural firms to choose from, but often employed firms from nearby Wichita or Kansas City. The First National Bank Building was designed by the nationally prominent architect Daniel Burnham of Chicago in 1911. A significant remodeling in 1973 was designed by the Hutchinson firm of Mann & Co., so it is not presently included within the district due to its age. However, there are several other examples of work by Mann & Co. located downtown.

Nearly a century old, Mann & Co. began in 1908 when Arthur entered into partnership with an already established Hutchinson architectural firm; the new firm was called Mann & Kelso. In 1910, the firm was known as Kelso, Mann and Kelso, and in 1915, as Kelso, Mann and (Ted) Gerow. In 1924, Gerow moved to Oregon and the firm became Mann & Co. Mann's son Robert entered the firm in 1932 after graduating in architecture from the University of Kansas. This was during the Great Depression, when the firm only had one project on the boards -- a small local filling station. Robert became a partner in 1937 when the economy began to recover. Norman Mann, son of Robert's cousin Horace, graduated from the University of Nebraska in 1956, and after two years of designing projects for the U.S. Army, returned to Hutchinson to join the firm. Arthur retired in 1964, and Norman became a partner in 1966. Robert Mann retired in 1977; by this time, the firm had designed 216 schools, 44 churches, 35 hospitals and medical facilities, 14 municipal buildings, 11 county buildings, 15 federal buildings, 94 commercial structures, and 23 residential structures. In Hutchinson, the firm's significant works included the First National Bank Center remodeling in 1973, the Elks Lodge, the Prudential Insurance Building, Central State Bank, Hutchinson junior and senior high schools, the Dillon Nature Center, Hutchinson Sports Arena, and several churches including the Trinity United Methodist Church.[48] The firm also worked on several education buildings across the state, including the remodeling and addition to the University of Kansas Student Union in Lawrence and Colby High School in Colby, Kansas. Within the proposed district, the firm worked on the modern 1956 alterations of the Pegues building at 208 N. Main, and the rehabilitation of the Fox Theater building.[49]

Another Hutchinson architectural firm which has work featured in this district is McCrackin & Heitt. Otho McCrackin and Russell Hiett were prominent in Kansas architecture for several decades. McCrackin began his architectural career in 1917 after completing schooling. Hiett started in the profession in 1926; the two joined forces in 1930. In addition to the Baker Hotel, other significant local projects include the Garden Plaza housing addition, the Hutchinson Junior College, and the J. S. Dillon & Sons grocery warehouse.[50]

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[48]"Robert Mann Sells to Norman," Hutchinson News (16 January 1977) p. 30.

[49]Joel E. Haag, [joel@mannandcompany.com], "Notable projects," Private e-mail message to Deon Wolfenbarger, [threegables@mric.net] (13 January 2004).

[50]"Architects Had a Complex Job," The Hutchinson News-Herald (14 February 1954) p. 23.

The Kansas City architectural firm of the Boller Brothers, the designers of the Fox Theater, was one of the earliest and best-known theater design firms in the country. Initially focused on local vaudeville houses, they specialized in theater design and were the architects of movie houses throughout the Midwest between 1902 and the 1950s. They also designed several theaters in Nevada and the Southwest. Carl Heinrich Boller began his architectural practice about 1902 in St. Joseph, Missouri, doing designs of theaters for vaudeville circuits. In 1905, he opened an office in Kansas City, Missouri, and within a year brought his younger brother, Robert Otto into the business as a draftsman. After service in the United States Army Corps of Engineers, Robert returned to the practice in 1919 as a full partner and the firm name changed to Boller Brothers. With the boom in building movie theaters throughout the country, the brothers' work expanded to the point that they established an office in Oklahoma in 1920 to handle business in that state. In the next year, Carl moved to Los Angeles, California, with Robert remaining in Kansas City. Most of the Boller Brothers theaters in the Midwest after 1920 can be assumed to be Robert Boller's creations. The firm was responsible for or consulted on numerous important theaters in the Midwest including the Electric Theater in Kansas City, Kansas (1922); the Kimo Theater in Albuquerque, New Mexico (1927); the Missouri Theater in St. Joseph, Missouri (1927); and the Landers Theater in Springfield, Missouri (1909).[51]

Other known architects for buildings located within the proposed district include the Ohio architectural firm of Richards, McCarthy & Bulford. Designers of the Rorabaugh-Wiley Building, they were responsible for several Carnegie Library designs in the Midwest in the first decades of the twentieth century.

Collectively, the buildings in the "Downtown Core North Historic District" meet criterion C for significance in ***architecture*** as one of the largest collection of extant historic commercial property types in Hutchinson, and include a range from one of the oldest commercial/industrial buildings to numerous examples of Modern Architecture. Individually, some buildings are excellent representatives of a particular style or type, represent the work of the master, have high artistic value, or exhibit excellent craftsmanship and method of construction. Many of the same buildings which would be individually eligible under criterion A in the area of ***commerce*** are also individually eligible in ***architecture***. The buildings which would be individually eligible in the area of ***architecture*** are:

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[51]Boller Brothers Architectural Records (KC065)," [http://www.umkc.edu/whmckc/Collections/IKC065.HTM], January 2004.

- **100-102 N. Main, Rorabaugh-Wiley Building. (1912; altered 1938, 1946, & c. 1950s)**
Designed by the Ohio architectural firm of Richards, McCarthy & Bulford, this building serves as a key visual landmark in downtown Hutchinson, not only as one of the few skyscrapers, but also for its distinctive tan brick and terra cotta detailing and clean Classical Revival lines.

- **111-115 N. Main, Kress Building. (1933)**
This building is a rare Hutchinson example of the Art Deco style, and is noted for its polychromatic terra cotta detailing. It retains an intact curving display window on one storefront; while the other storefront's alterations have achieved their own significance.

- **200 N. Main, Bank of Commerce Building/Higley Block. (1886)**
A Romanesque Revival building, which is one of the most intact examples of the limestone construction which was prolific in commercial construction in Hutchinson in the mid- to late 1880s. The building's chamfered corner entrance features a pediment above a semi-circular arched opening and is flanked by polished granite columns set on stone piers.

- **202 N. Main, Higley Block. (1886)**
A Romanesque Revival building, which is one of the most intact examples of the limestone construction which was prolific in commercial construction in Hutchinson in the mid- to late 1880s. The building was originally a separate storefront, although in the 1920s, an interior wall was demolished and it was used by the adjacent bank on the south.

- **216 N. Main, Wells Fargo Building. (1902)**
As a singular example, this building does not fit into any of the defined property types. Its architectural details reflect the Classical Revival influence on commercial architecture, although the building does not have a typical storefront. The west (front) elevation has three semi-circular arched openings, with the center opening containing an entry door with sidelights. The flanking openings contain multi-paned windows which extend to the ground level. There is a parapet roof on the west which rises to form a pediment.

- **14 E. 2nd Avenue, Leon Hotel. (1929)**
A Classical Revival example of the *Service building: Hotel* property type, its elaborate stone carvings are notable design elements. The facade is virtually intact, retaining original storefront elements.

- **17 E. 2nd Avenue, Baker Hotel. (1951-'53)**

Designed by the Hutchinson architectural firm of McCracken & Hiett in association with the Kansas City form of Neville Sharp & Simon, this building is an excellent example of the International style. It represents both the *Modern Architecture* and the *Service building: Hotel* property types as defined in the MPDF. The use of slate on the corners to give the appearance of corner windows (a typical International style feature) is notable. The two floors serve as a base for the twelve-story hotel, and feature a cantilevered canopy. The interior is virtually intact as well, retaining many Modern design features and materials in the main public areas.

- **126 E. 2nd Avenue, Sentney Wholesale Grocery Building. (1904)**

A virtually intact example of a large *Warehouse/Light Manufacturing Facility* property type, this building has elements which illustrate the transition in commercial architecture at the turn of the century, retaining nineteenth century architectural elements such as arched windows and a cut stone foundation and twentieth century elements such as a patterned brick cornice and concrete belt row.

- **14 W. 1st Avenue, Valley Building & Loan Company Building. ©. 1927)**

An example of a *Modern Architecture* property type building with Art Deco influences. This two-story brick building has white terra cotta cladding on the front (south), which wraps partly around on the east elevation.

- **14-18 E. 1st Avenue, Fox Theater. (1930-'31, addition 1946-'47)**

Another rare Art Deco example of the *Modern Architecture* property type, as defined in the MPDF, this four-story theater is constructed of reinforced concrete and steel. The metallic terra cotta and pressed aluminum trim serve to emphasize vertical elements in the design of the building. The building is already listed on the National Register. It was designed by the prominent movie theater design firm of the Boller Brothers, with Mann & Co. serving as the supervising architects. Mann & Co. also designed the 1947 addition.

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N.A. "Downtown Historic Resources Survey." City of Hutchinson, KS: 1990.

Wolfenbarger, Deon. "Commercial and Industrial Resources of Hutchinson." National Register of Historic Places, Multiple Property Documentation Form. 19 May 2003.

UTM Coordinates (cont.)

	Zone	Easting	Northing
5.	14S	593646	4212404
6.	14S	593727	4212500

Verbal Boundary Description

The nominated property is generally bounded by the BNSF railroad tracks, E. 1st Avenue, the west side of N. Main and Poplar Streets. Beginning at the southeast corner of the district, the boundary runs from the center of E. 1st Avenue and Poplar Street north to the BNSF railroad tracks. The boundary runs west along the northern property line of Lots 36, 38, 40, and 42 E. 2nd Avenue and south along the western property line of Lot 42 E. 2nd Avenue. The boundary then follows a line west down the center of E. 2nd Avenue to the W. 15 feet of E. 32 feet of Lot 8 E. 2nd Avenue, where it runs north along the western boundary of this property to Santa Fe Street. The boundary line proceeds west along Santa Fe Street, where it proceeds north along the western property line that "COM AT SW COR Lot 72 N MAIN TH N10" FOR POB TH CONT N 144.05' TO A PT THAT IS 20' SLY TO CENTERLINE OF RR THE SE 377.46'," and then west along the northern boundary of this property to the center point of North Main Street. The boundary proceeds south on North Main Street to a center point on E. 2nd Avenue, where it then proceeds west down the center of E. 2nd Avenue. At the juncture of the first alley to the south, the boundary proceeds south along the western property boundaries of Lots 55, 53, 51, 49, 47, 45, and 43 North Main to the juncture of an alley, where the boundary proceeds west along the northern property line of Lots 2, 4, and E 9 Ft. of Lot 6 W. 1st Avenue and the south along the western property line to the center of E. 1st Avenue. The boundary then proceeds east along the center of E. 1st Avenue, jutting out slightly to the south, then east, and then north to include the Soldiers and Sailors Memorial (listed individually on the NR), and continuing east to the intersection with Poplar Street, the point of beginning.

Boundary Justification

The boundary includes one of the highest concentrations of contributing historic resources that have historically been part of Hutchinson's commercial center, between the former Atchison, Topeka and Santa Fe tracks on the north and 1st Avenue on the south. While there are a number of historic buildings in the blocks of Main street immediately adjacent to the south of this district, there is not a sufficient concentration of buildings which maintain their historic integrity as outlined by the registration requirements in the MPDF "Commercial and Industrial Resources of Hutchinson." Logical boundaries, such as streets or alleys, were used for edges where there were a sufficient number of contributing buildings contained within a block. This does result in some non-contributing buildings located on the interior edges of the district's boundaries. Outside of the district's boundaries are non-contributing buildings (either altered or non-historic), parking lots, and vacant lots. Future rehabilitation of buildings immediately outside of the proposed district's boundaries may warrant a boundary adjustment.

The following information applies to all photographs:
Location of original negative:
City of Hutchinson
Planning and Development Department
125 East Avenue B
P.O. Box 1567
Hutchinson, Kansas 67504-1567

The following information applies to photographs 2-3, 17:
Name of photographer:
Deon Wolfenbarger
Date of photographs:
17 April 2003

The following information applies to photograph 14:
Name of photographer:
Deon Wolfenbarger
Date of photographs:
09 December 2002

The following information applies to photographs 1, 4-8, 11, 13, 15-16:
Name of photographer:
Doug Hintzman
Date of photographs:
29 December 2002

The following information applies to photographs 9-10, 18-19:
Name of photographer:
Doug Hintzman
Date of photographs:
01 October 2002

Further information is listed in the following:

Photograph number, Description of view

1. Looking southeast towards the east side of the 200 block of N. Main.
2. Detail, looking east towards 208 N. Main.
3. Looking southeast towards the east side of the 200 block of N. Main
4. Looking northeast towards the north side of the unit block of E. 2nd. Avenue.
5. Detail, looking northeast towards 200 N. Main.
6. Looking northwest towards the north side of the unit block of E. 2nd Avenue
7. Looking northwest towards the north side of the unit block of E. 2nd Avenue
8. Looking southwest towards the south side of the unit block of E. 2nd Avenue
9. Looking southwest towards the south side of the 100 block of E. 2nd Avenue.
10. Looking north towards 126 E. 2nd Avenue.
11. Looking southeast toward the east side of the 100 block of N. Main.
12. Looking southwest towards the west side of the 100 block of N. Main.
13. Looking northwest towards the west side of the 100 block of N. Main.
14. Looking west/southwest towards the west side of the 100 block of N. Main.
15. Looking east along the unit block of E. 1st Avenue towards Walnut.
16. Looking northeast towards 100 N. Main.

17. Detail, looking north towards 100 N. Main.

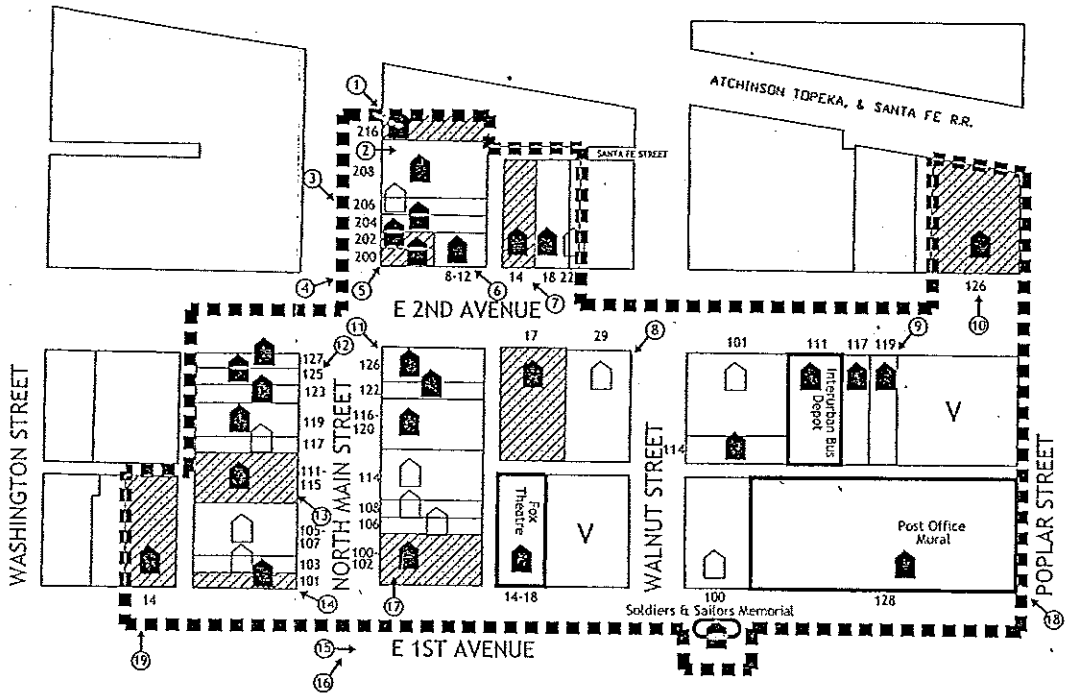
18. Looking northwest towards 128 E. 1st Avenue.

19. Looking north towards 14 W. 1st Avenue.

Fox Theater	18	E 1ST AVE	18 E 1ST AVE	HUTCHINSON, KS	67501	N
United Methodist Health Ministry	100	E 1ST AVE	1803 LANDON ST	HUTCHINSON, KS	67502	N
Property Owner	128	E 1ST AVE	128 E 1ST AVE	HUTCHINSON, KS	67501	N
Property Owner	8	E 2ND AVE	8 E. 2ND AVE	HUTCHINSON, KS	67501	N
Jane Siebert	14	E 2ND AVE	21007 S WHITESIDE ROAD	PRETTY PRAIRIE, KS	67570	N
Jane Siebert	17	E 2ND AVE	21007 S WHITESIDE ROAD	PRETTY PRAIRIE, KS	67570	N
Property Owner	18	E 2ND AVE	18 E 2ND AVE	HUTCHINSON, KS	67501	N
Hutchinson Vending Co	22	E 2ND AVE	416 N MAIN	HUTCHINSON, KS	67501	N
Property Owner	29	E 2ND AVE	29 E 2ND AVE	HUTCHINSON, KS	67501	N
Southwestern Bell	101	E 2ND AVE	ONE BELL CENTER RM 3552	ST. LOUIS, MO	63101	N
Ricky Arnold	111	E 2ND AVE	319 E. 17TH	HUTCHINSON, KS	67501	N
Robert Boyd	117	E 2ND AVE	219 N MONROE	HUTCHINSON, KS	67501	N
Property Owner	119	E 2ND AVE	119 E 2ND AVE	HUTCHINSON, KS	67501	N
Old Hutch Housing	126	E 2ND AVE	7301 MISSION RD, STE 212	PRAIRIE VILLAGE, KS	66208	N
Gurmeet Nerhan	100	N MAIN ST	109 S HUACHUCA BLVD	HUACHECA, AZ	85616	N
John Crutcher	101	N MAIN ST	125 W 22ND	JEFFERSON, NC	28640	N
John Crutcher	103	N MAIN ST	125 W 22ND	JEFFERSON, NC	28640	N
Jim Gruver	105	N MAIN ST	1300 BRISTOL	HUTCHINSON, KS	67501	N
Ad Astra Per Aspara	106	N MAIN ST	106 N MAIN	HUTCHINSON, KS	67501	N
Phyllis Long	108	N MAIN ST	310 W 28TH	HUTCHINSON, KS	67501	N
Robert Ging	111	N MAIN ST	P O BOX 2537	SANTA FE, NM	87504	N
Phyllis Long Trust	114	N MAIN ST	310 W 28TH	HUTCHINSON, KS	67501	N
Robert Ging	116	N MAIN ST	P O BOX 2537	SANTA FE, NM	87504	N
Daniel & Maryland Burdette	117	N MAIN ST	309 W 9TH AVE	HUTCHINSON, KS	67501	N
Max Ontjes Trust	119	N MAIN ST	P O BOX 913	HUTCHINSON, KS	67501	N
James Payton	122	N MAIN ST	122 N MAIN	HUTCHINSON, KS	67501	N
Russell Fallis	123	N MAIN ST	7017 VALLEY RD	HUTCHINSON, KS	67501	N
Property Owner	125	N MAIN ST	125 N MAIN ST	HUTCHINSON, KS	67501	N
Property Owner	126	N MAIN ST	126 N MAIN ST	HUTCHINSON, KS	67501	N
P&L	127	N MAIN ST	122 N MAIN	HUTCHINSON, KS	67501	N
Jim Strawn	200	N MAIN ST	1700 NICKERSON BLVD	HUTCHINSON, KS	67501	N
Property Owner	202	N MAIN ST	202 N MAIN ST	HUTCHINSON, KS	67501	N
Ted Nieciecki	204	N MAIN ST	126 E. 15TH	HUTCHINSON, KS	67501	N
Lori Wright	206	N MAIN ST	908 CHEYENNE	INMAN, KS	67546	N
Robert Ontjes	208	N MAIN ST	1700 W 5TH AVE	HUTCHINSON, KS	67501	N
Robert Ontjes	216	N MAIN ST	507 N. WHITESIDE	HUTCHINSON, KS	67501	N
Property Owner	114	N WALNUT ST	114 N WALNUT ST	HUTCHINSON, KS	67501	N
William Leslie Trust	14	W 1ST AVE	P O BOX 460	HUTCHINSON, KS	67501	N

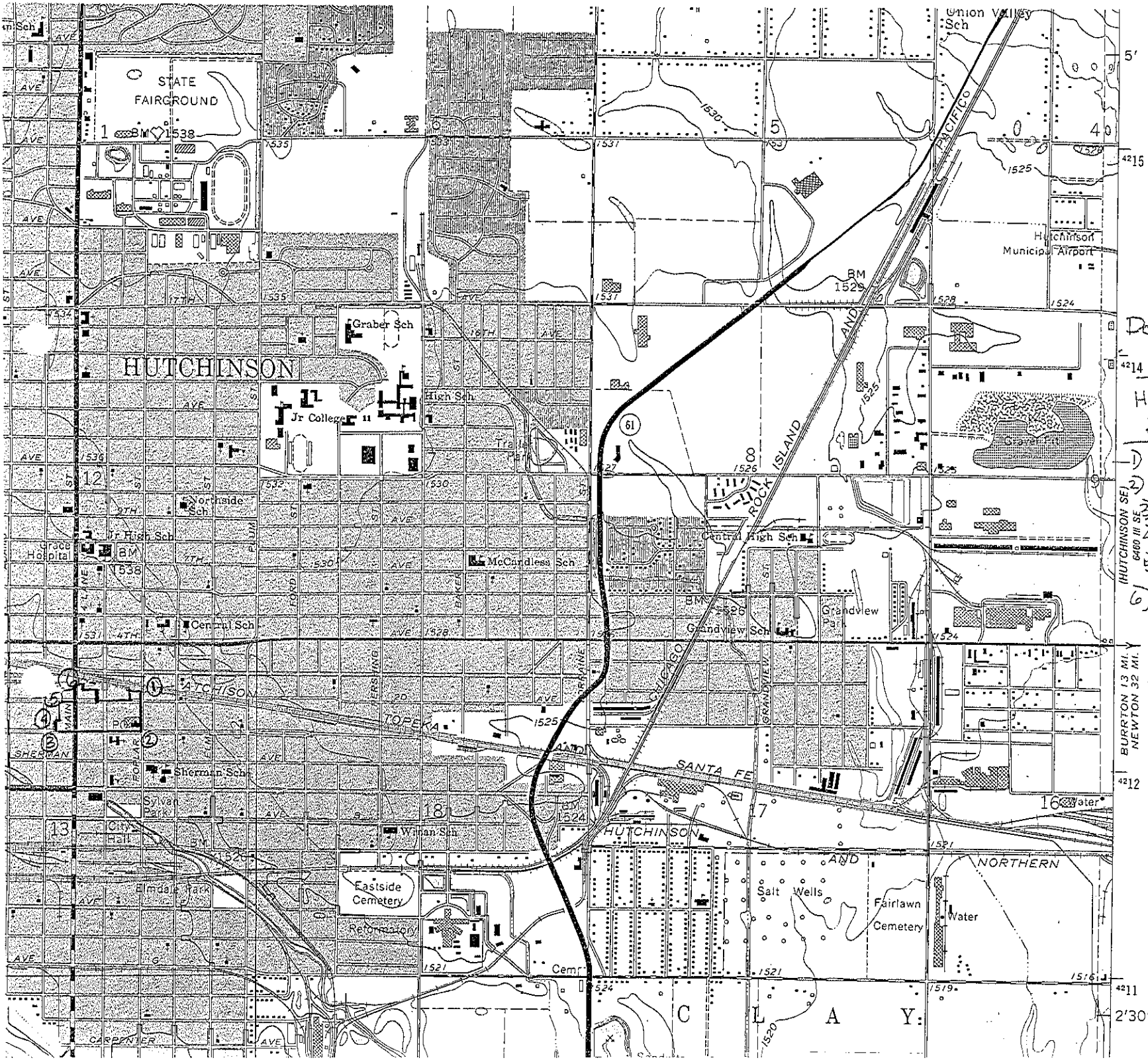
Downtown Core North National Register District

City of Hutchinson, Kansas



Legend

- Contributing building
- Non-contributing building
- Boundary
- Photo numbers
- Vacant lot
- Properties individually listed on the National Register



Downtown Core North Historic District

Hutchinson, Reno Co., Kansas

1) 14S 594016 4212493
2) 14S 594020 4212269
3) 14S 593619 4212261
4) 14S 593617 4212342
5) 14S 593646 4212404
6) 14S 593727 4212500