NPS Form 10-900
Oct. 1990

OMB No. 10024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A) Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-9000a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name 800 West Douglas Block

Other name/site number 12573, 12574, 12575

2. Location

Street & number 809, 811 and 815 West Douglas ☐ not for publication

City or town Wichita ☐ vicinity

State Kansas Code KS County Sedgwick Code 173 Zip code 67213

3. State/Federal Agency Certification

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

Richard D. Pankratz, DSHPO 9/03/04

Signature of certifying official/Title 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 official /Title Date

State or Federal agency and bureau

4. National Park Service Certification

I herby certify that the property is — Signature of the Keeper — Date of Action

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

800 West Douglas Block
Name of Property

Sedgwick Co., Kansas
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- [x] private
- [ ] public-local
- [ ] public-State
- [ ] public-Federal

Category of Property
(Check only one box)

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

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

Contributing	Noncontributing	
3		buildings
		sites
		structures
		objects
3		total

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter Categories from instructions)

Commerce: Business & Specialty Store
Domestic: Single Dwelling

Current Functions
(Enter categories from instructions)

Commerce: Business & Specialty Store

7. Description

Architectural Classification
(Enter categories from instructions)

No Style

Materials
(Enter categories from instructions)

Foundation: Concrete & Silverdale limestone
Walls: Brick
Stucco
Roof: Composition: felt, tar, and aluminum
Other:

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

800 West Douglas Block
Name of Property

Sedgwick Co., Kansas
County and State

8. Statement of Significance

Applicable National Register Criteria
(Mark "X" in one or more boxes for the criteria qualifying the property for National Register

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

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

☐ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ **D** Property has yielded, or likely to yield, information important in prehistory or history.

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

Property is:

☐ **A** owned by a religious institution or used for religious purposes.

☐ **B** removed from it original location.

☐ **C** a birthplace or grave.

☐ **D** a cemetery.

☐ **E** a reconstructed building, object, or structure.

☐ **F** a commemorative property.

☐ **G** less than 50 years of age or achieved significance within the past 50 years

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

Areas of Significance
(Enter categories from instructions)

Commerce

Period of Significance

1897-1954

Significant Dates

1887

1906

Significant Person
(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

9. Major Bibliographical References

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

Previous documentation on file (NPS):
- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ Previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey #
- ☐ recorded by Historic American Engineering Record #

Primary location of additional data:
- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository:

800 West Douglas Block
Name of Property

Sedgwick Co., Kansas
County and State

10. Geographical Data

Acreage of Property 24,699 square feet

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

	Zone	Easting	Northing
1	14	645530	4171800
2			
3			
4			

☐ See continuation sheet

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

Name/title Dr. Pamela D. Kingsbury

Organization Historic Preservation Consulting Date March 13, 2004

Street & number 224 North Crestway Telephone 316-686-1731

City or town Wichita State Kansas Zip code 67208-3840

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 SHPO or FPO for any additional items)

Property Owner

Name Johnnie Bell

Street & number 801 West Douglas Telephone 316-265-8899

City or town Wichita State Kansas Zip code 67213

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16) U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503

1. **Current Address:** 809 West Douglas Avenue
Current Owner: Johnnie Bell Et ux
Current Usage: Commercial
Lot Number: Lots 54-56 Exc S 15 FT

Original Address: 807-809 West Douglas
Original Owner: Fred W. Israel (1853-1933)
Original Usage: Commercial & Residential
Date of Construction: 1906
Architect: Unknown
Builder: Unknown

This eight thousand five-hundred square foot, two-story brick building is laid in running bond, has twelve inch thick brick walls and is now painted ivory highlighted with tan. The north, front elevation faces West Douglas and has been severely altered through the years. The first floor is not original except for the four concrete piers supporting the second floor and the tin Corinthian entablalature separating the first and second stories. Originally two stores probably occupied the first floor that today is occupied by one, large store. A series of three sets of floor-to-ceiling plate glass display windows define the first floor. At the west a modern double-leaf glass door opens into the store. A modern glass door at the northeast corner opens to stairs that originally led to lodgings on the second floor. Today, the second floor is occupied with offices and a large meeting room. Dividing the first from the second floor is a finely detailed Corinthian entablature suggesting that it originally was supported by engaged columns. The entablature's cornice serves as the continuous sill for the four windows on the second story. The window openings are original and have brick soldier sills and segmental arched lintels. The four two-over-two windows are not original to the building. Completing the elevation are four rows of brick corbeling followed by a flat roof (Plate 1).

The west, elevation is a party wall with the building at 811 West Douglas. The south, rear elevation is brick that has been rendered in stucco and painted ivory. The first floor has a double-leaf door and one single door that are not original. On the second floor none of the openings are original. There are five modern one-over-one aluminum sash windows and a small modern one-over-one aluminum sash window as well as a door reached by stairs (Plate 2). The east, side elevation faces a parking lot where originally there was a commercial brick building. The elevation's original twelve inch thick brick wall now is covered with a series of expanded metal lathe concrete blocks rendered in plaster and painted ivory. An entrance door leads to the first floor (Plate 3).

2. **Current Address:** 811 West Douglas
Current Owner: Johnnie Bell Et ux
Current Usage: Commercial
Lot Number: Lot 50 & Lot 52 Exc S 15 FT

Original Address: 811-813 West Douglas
Original Owner: Levi Frank Means (1846-1918)
Original Usage: Commercial & Residential
Date of Construction: 1906
Architect: Unknown
Builder: Unknown

This two-story, eight thousand one-hundred and nineteen square foot building, is laid in a running bond and is now painted ivory highlighted with tan. On the first floor only the round-headed arched entrance consisting of three rows of soldier archivolts is original. The entrance divides the first floor into two stores now recessed from the front elevation. Each store elevation has a floor to ceiling plate glass front and a plate glass entrance. An exposed I-beam decorated with rosettes masking the rivets holding it in position

separates the first from the second floor. Four original double window openings with their original brick sills and lintels define the second floor and are now boarded shut (Plate 4). The original wooden staircase with its wooden wainscoting lead to the second floor where originally there were eight lodgings, albeit in a dilapidated condition. Today, only the wooden framing of the rooms, the window and door frames with their original door lintels decorated with an egg and dart molding remain.

The east and west elevations are party walls with 809 and 811 West Douglas. The south, rear elevation is brick rendered in stucco and painted ivory. Nothing is known about the original fenestration or portals of the rear elevation. Today, it is defined by one a single and a double door (Plate 3).

3. **Current Address:** 815 West Douglas
Current Owner: Johnnie Bell Et ux
Current Usage: Commercial
Lot Number: Lots 46-48

Original Address: 817-819 West Douglas
Original Owner: Christian Kimmerle (1845-1914)
Original Usage: Commercial & Residential
Date of Construction: 1887
Architect: Unknown
Builder: Unknown

This is an eight-thousand square foot, two-story brick building laid in running bond. The brick walls are twelve inches thick and the building has a limestone basement and water table capped with cast iron. The front, north elevation faces West Douglas and retains much of its original character. Recently, the front elevation has been painted ivory highlighted with tan. Original brick pilasters are located at the east and west corners of the building

and extend from the ground through the second floor to the roof line. The first floor consists of two storefronts flanking a central door with its original transom. Cast iron pilasters flank the entrance and terminate at the beginning of the second floor where they support an I-beam faced with bricks. At their base is a cartouche bearing the inscription: "Christopher/&/Simpson/St. Louis, Mo." The two storefronts have large modern plate glass display windows with inner display windows curving toward the recessed entrance to each store. Slender, cast iron quarter-engaged fluted vernacular Doric columns are located at the corners of the display windows and terminate at the beginning of the second story. Each column has a ribbon entwined down the column shaft. On the pedestal of each column is a cartouche bearing the inscription: "John Seaton/Atch's/Kan." Above the display windows and the central door is a series of wood panels replacing the original glass paneling (Plate 6).

The second story retains its original seven window openings with brick sills and segmental brick arches, rusticated limestone imposts, end voussoirs, and bulging rusticated limestone keystones. The windows are modern additions consisting of one-over-one sash windows. In the arches of each window are cast iron decorations. A flat roof completes the elevation.

The concrete east, side elevation forms the party wall with the building at 811 West Douglas. The west, side elevation faces a parking lot where originally there was a commercial brick building. Originally, the entire west elevation was brick covered with plaster. With the collapse of the southwest corner of the west elevation in the winter of 2004, the originally brick was removed and replaced with cinder block plastered and painted ivory (Plate 7).

The south, rear elevation was originally brick that was at a later date

rendered in stucco and painted white. With the collapse of the southwest corner of the rear elevation in the winter of 2004, the entire brick wall was replaced with cinder blocks and painted ivory. Originally, the second story had five windows, but with the the new cinder block wall they were eliminated. All that remains are two modern doors, one on the first floor and the other on the second floor (Plate 8).

The 800 West Douglas Block, consisting of three, two-story commercial buildings sharing party walls and located at 809, 811 and 815 West Douglas, is being nominated to the National Register of Historic Places under **Criterion A** as a property that is associated with events that have made a significant contribution to the broad pattern of our history. The 800 West Douglas Block is a survivor from two of Delano's most prosperous economic periods. The building at 819 West Douglas, erected in 1887, is the only surviving commercial building in Wichita with its cast iron store front intact and the only surviving commercial building from Delano's real estate and building boom of the 1880s. The other two buildings at 809 and 811 West Douglas, erected in 1906, are two of a small number of Delano's surviving commercial buildings that document Delano's rising prosperity after the devastating economic collapse of the last decade of the nineteenth century (Plate 9).

The First Phase: The Early Development

Delano, located on the west bank of the Arkansas River across from downtown Wichita, was created in the shadow of its much more prosperous neighbor. In 1870, Wichita was incorporated as a city and two years later it was officially made a second class city. Wichita was a thriving center of trade, welcoming its first railway in 1872. With it Wichita became the principal headquarters for the Texas cattle business in Kansas. In anticipation of the cattle trade, Delano was platted as a township in 1871 by Samuel Hughes. In the following year the township was reorganized into a town, and given the name of Elgin. When it was realized that there was a town by that name, it was renamed Delano in honor of Christopher Delano, the Secretary of the Interior in President Grant's administration.

To promote business and to take advantage of the cattle trade that first entered Wichita in 1872, William Griffenstein and James, R. Mead, founders of Wichita, along with other businessmen formed a joint stock company to erect a wooden, eight-span bridge across the Arkansas River at a cost of twenty-seven thousand dollars. The bridge was completed in June of 1872, and joined Chicago Avenue (now West Douglas Avenue), Delano's main thoroughfare to East Douglas and the heart of downtown Wichita. Access to the bridge, known as the "Chisholm Trail" bridge, was on the Wichita side where tolls were collected and those wearing firearms were required to check them at the tollgate.

By 1873 there were sixteen businesses located on Chicago Avenue near the toll bridge. These businesses included six livery stables, two grocery stores, a meat market, a wagon making enterprise, two hotels, and two dance halls, one owned by the infamous "Rowdy" Joe Lowe and the other by Edward T. "Red" Beard. Judging from the 1873 bird's eye view of 1873 Wichita and Delano that focused on the toll bridge, all the buildings in Delano appear to be very modest wooden structures.

Delano was not capable of competing with Wichita's stronger economic base. Although Delano's early industries, during its cow town years of 1872 to 1877, were based upon the milling of corn and wheat, cracker factories and bakeries, its major economic base was vice. Drinking, gambling and prostitution, all of which were either banned or tightly controlled in Wichita, were given free rein in Delano. Because Delano was outside of Wichita's city limit, its liquor distributors and saloons were not subject to license fees as they were in Wichita nor were the prostitutes charged the ten dollar per month fee that their counterparts in Wichita were. By 1877 the Texas cattle trade had

moved farther west. The state legislature moved the quarantine line west beyond Wichita, and the Atchison, Topeka and Santa Fe Railroad reached Dodge City, replacing Wichita as the terminus of the Texas cattle trade. Led by a responsive police force in Wichita and Delano and by local churches, Delano's gambling, saloons and prostitution were eliminated. In 1880 Delano was incorporated into the City of Wichita as its fifth ward, and today it is known as "West Wichita."

The Second Phase: The Boom

The Golden Era of Delano's development and the period that gave the neighborhood its architectural character was Wichita's spectacular four-year real estate and building boom from 1885 to 1889. The short-lived real estate boom was fueled by eastern business syndicates' rapaciously purchasing real estate at exorbitant prices in downtown Wichita, in the neighborhood surrounding what is now Wichita State University and then known as Fairmont College, and in the meandering curves of the Little Arkansas River that today is the Riverside neighborhood. In 1887, at the height of the real estate boom and its ensuing building boom, there were around three thousand commercial, public and residential buildings erected in Wichita.

By 1887 there were two core areas of development radiating from the arterial thoroughfares of West Douglas and Maple Avenues connecting Delano with downtown Wichita. Robert E. Lawrence and Otto Martinson were the major financiers in Delano's extraordinary building boom that produced some of the finest commercial and residential architecture in the city of Wichita. Wichita's first architectural firm of Willis T. Proudfoot (1860-1928) and George W. Bird (1854-1953) was responsible for most of Delano's finest buildings

buildings (Plate 10).

The building of Garfield University, begun in 1886, was the catalyst for the commercial and residential development in an area four blocks south of West Douglas Avenue to McCormick Avenue and beyond, west on Maple Avenue and south on Seneca Avenue. The major owner of this land and the developer of this neighborhood was Robert E. Lawrence (1847-1911), who made his fortune in farming, ranching, real estate as well as investments and banking. In 1870 Lawrence settled in Wichita and purchased farmland west of Seneca and south of Maple Avenues. When the real estate and building boom hit Wichita in 1885, Lawrence is reputed to have spent seventy-five thousand dollars platting and selling most of his original farmland lot by lot, known as Lawrence's 6th Addition and Lawrence's Addition. He retained fifteen acres for a residence and sold one hundred and fifty acres at one hundred and twenty-five dollars an acre rather than the market price of four hundred dollars an acre to Garfield University for its campus.

Proudfoot and Bird designed the enormous five-story brick and limestone Garfield University, now Davis Hall of Friends University, that was completed in 1893 and served as the class rooms and administrative center for the university.[1] At the same time that they designed Garfield University and within a few blocks of the University on South Charles Street, Proudfoot and Bird designed a cottage of Silverdale limestone with wood trim for their stone mason, Gus Johnson. An anonymous reporter for *The Wichita Daily Eagle*, who made a peripatetic tour of Delano in 1887, captures the enormous economic

[1] The 1889 financial collapse forced the closing of Garfield University, named after President James A. Garfield. James M. Davis, a St. Louis, Missouri philanthropist, purchased the university, with its one building, campus and surrounding lots for $50,000.00. He then gave the university to the Kansas Yearly Meeting of the Society of Friends who opened it as Friends University in 1904. A Mr. Wails of Boston was hired to complete Proudfoot and Bird's building in October 1892.

impact that Garfield University and its neighborhood, University Place, had for the development of West Wichita.

> Retracing my steps I come upon a number of new houses facing a broad street. "What's this?" I asked of a man whom I met there. "This is the beginning of University Avenue. If you go through that corn field, which will soon be graded, you will strike a hundred foot avenue, which leads up to the Garfield University campus." From the corn rows I stepped into a well-graded avenue, which has for its grand terminus the university building, which is conceded by all, will be the largest and finest educational edifice in the state of Kansas. On the way up I saw several lots with building stone in place, and what surprised me more, a large number of fine houses, some already occupied, others nearing completion. At the university I found a large force at work on the basement and the partition walls, so that in a few days the walls proper will be looming up.
>
> From Rev. Hendrix (who established Garfield University) I learn that twenty-five houses would be built at University place this spring and that there was a great demand for lots.[2]

During his tour of Garfield University and its neighborhood the peripatetic reporter talked with a Mr. Timothy Coop of London, England, who informed the reporter that he:

> had just bought a portion of the Lawnfield addition which is located south of Garfield University, where all the trains would stop as soon as the college doors are thrown open—a great convenience for students as well as for West Side people in general. Then on Maple Avenue Mr. Coop had purchased a business site, and he is now having the plans for the block drawn up. The building will be occupied by stores, shops, a bank and as he laughingly said, "Of course a real estate office.[3]

Lawrence retained fifteen acres for his family residence, now located at

[2] "West Wichita: A Winning Wing of the Western Wonder," *The Wichita Daily Eagle* (January 22, 1887): 4.
[3] Ibid.

Seneca and Maple Avenues and commissioned Proudfoot and Bird in 1887 to design a baronial Romanesque Revival mansion, known as "Maplewood." The mansion built of Silverdale limestone at an estimated cost of thirty-four thousand dollars. Like so many of his fellow entrepreneurs, Lawrence was ruined by the crash of 1889. In 1896 he sold his home and its fifteen acres to the Kansas Masons for twenty-one thousand dollars. The Masons expanded the Lawrence residence and opened the building as the Kansas Masonic Home. On the evening of December 21, 1916, a disastrous fire destroyed the Kansas Masonic Home and with it Maplewood.

Lawrence owned the lion's share of property along Maple Avenue, and he and Martinson were the major investors in the Wichita City Railway Company. When the Maple Street bridge was erected over the Arkansas River in 1886, they had Maple Street widened to handle the anticipated street car traffic to the university and throughout Delano.

The proliferation of finely designed Proudfoot and Bird commercial buildings along Maple Avenue in 1887 was truly astounding. On the northeast corner of Maple and Seneca, M. Stanton, John Garrison and William H. Lawrence, the father of Robert and Charles hired Proudfoot and Bird to design the Stanton Block which was a two-story pressed-brick building with stone trim and plate glass windows. On Maple between Oak and Osage, Jonathan Garrison and Robert E. Lawrence had Proudfoot and Bird design the Garrison Block, a two-story pressed-brick, stone-trimmed building with a cellar and plate glass windows. C. B. Campbell hired Proudfoot and Bird to design the Campbell Block located on Maple near Osage. Like the Stanton and Garrison Blocks, the Campbell Block was a two story brick building, with stone trim and plate glass windows.

Farther to the south, between Marlboro and 29th street facing south Seneca, the Wichita firm of Terry and Dumont were commissioned to design a three building campus for John Bright University, a Friends affiliated school. C. W. Terry (1851-1931) executed the design for the main university building. By late 1887 the foundation of the main university building was completed, and by the winter of 1888 a substantial part of the basement had been laid. A lack of funds halted the completion of main building at the basement level. Although investors attempted to raise more funds, the financial collapse of 1889 was the death knell for the construction of the university.

In addition to designing Garfield University, Proudfoot and Bird designed two elementary schools in Delano during the building boom. One was the Franklin Elementary, located on Elizabeth between Texas and Pine, and erected in 1886-1887 in the Lawrence Addition, a few blocks from Lawrence's mansion Maplewood. Unfortunately, Franklin Elementary was demolished in 1909 to make way for a more modern school building. The other school that Proudfoot and Bird designed is McCormick Elementary, located at 855 South Martinson, and erected in 1889-1890. McCormick is now unique among Wichita's public schools in that it has a bell tower housing a large school bell. The school was placed on the National Register of Historic Places in 1978, and is one of only three surviving buildings of the many that Proudfoot and Bird designed for the Delano neighborhood.

During the 1880s the focal point of commercial development on West Douglas was the intersection of West Douglas and Seneca Avenues where Proudfoot and Bird were commissioned to design three of Wichita's most elegant commercial buildings. In 1887 the Norwegian immigrant Otto Martinson (1844-1922) hired Proudfoot and Bird to design the Martinson

Block, located on the northwest corner of West Douglas and Seneca in the Martinson Addition. The Martinson Block was a three-story brick building, richly embellished with limestone trim, housing a number of offices as well as the West Side Bank of which Martinson was the vice president.

Martinson built a number of other buildings in 1887. Prominent among them were the West Side Hotel located at 525 West Douglas Avenue, and the West Side Drugstore and several other buildings and apartment houses in Delano. For his family Martinson built what was described as a palatial residence at 313 North Seneca at an estimated cost of eleven thousand dollars. According to the *Wichita Eagle* the residence was "one of the show places of this ambitious community in a day when there was much rivalry in palatial dwellings, not only among the citizens, but between the competing sections of town."[4] In addition to his building activities, Martinson donated fourteen acres for the campus of Garfield University.

Like so many businessmen who invested in the building boom of the mid-1880s, Martinson lost his money in the economic downturn that always follows a boom period. In 1898 the Martinson Block was purchased by a New England philanthropist who gave the building to the Sisters of St. Joseph. The Sisters converted it into the Wichita Hospital, which opened in January of 1898 and remained open until 1953. Martinson was forced to sell his three-and-a-half story palatial residence to future Wichita city mayor Benjamin F. McLean. Ultimately, the Martinson residence became the nurses' homes for the Wichita Hospital.

The northeast and the southwest corners of West Douglas and Seneca

[4] Susan Hund-Milne, "Otto Martinson: Early West Side Settler, Major Developer of Wichita." *A History of West Wichita* (April, 1991) : 5-6.

were developed by Robert E. Lawrence and his brother Charles (1855-1932). Robert, along with another Delano businessman, R. D. Seaman, commissioned Proudfoot and Bird to design the elegant three-story Palace Block, an office building on the northeast corner of West Douglas and Seneca. The Wichita contractor C. H. Elliot built the Palace Block, which was erected in 1887 at an estimated cost of twenty-nine thousand dollars. The building was constructed of pressed brick, limestone and granite and had an open interior courtyard with a skylight. Each of the two upper stories was defined by nine bay windows with stained glass. The first floor housed retail businesses and the two upper floors housed business firms.

On the southwest corner of West Douglas and Seneca Robert and his brother Charles Lawrence hired Proudfoot and Bird to design the Sunflower Block. In comparison to the other two Proudfoot and Bird buildings at the intersection of West Douglas and Seneca, the Sunflower Block was a modest building. It was two stories with a cellar and was made of pressed brick with stone trim and plate glass windows. The building was erected in 1886-1887 at a cost of twenty thousand dollars by C. H. Elliott, who was the builder for the other two buildings at the intersection of West Douglas and Seneca. On West Douglas near the present-day Sycamore Street, Rodolph Hatfield commissioned Proudfoot and Bird to design a two-story brick block at an estimated cost of eight thousand dollars.

With the wave of commercial buildings being erected along West Douglas in 1887, the southeast corner of South Handley and West Douglas was developed along with the lots immediately to the east of it. Ben Kelsch, who had extensive real estate holdings in Delano, commissioned Wichita architect J. J. Crist (1844-1907) to design a two-story pressed brick building with a cellar

which was erected toward the end of 1887 for an estimated cost of nine thousand dollars. At the same time the first of three commercial buildings that constitute the 800 West Douglas Block was erected. In 1885 Wichita business man George Kimmerle purchased lots 48 and 50 at 817-819 Chicago Avenue, now 815 West Douglas. Two years later in 1887, Christian Kimmerle, probably a son or brother of George Kimmerle, had a two-story brick block with a cellar, built at an estimated cost of five thousand dollars. By May of 1887 the Kimmerle building was almost complete and the cornice was being installed.

Judging from the survival of cast iron columns and pilasters on the north, front elevation of Kimmerle's building, an architect probably designed the building, but an extensive search of the available primary documents has not revealed the architect's name. Kimmerle's building has a free standing concrete exterior wall on the west and a division wall separating the interior into two shops. A central entrance with a staircase leads to the second floor where the lodgings were located. In 1887 a grocery store occupied the east half of the building and the western half was occupied by an establishment entitled "Who Commin." Abutting the building to the west was a meat market and bakery. By July 1897, the West Side Racket Shop, a general store occupied the eastern half of Kimmerle's building and the western half was occupied by Shreve's Market, founded by Ezra Shreve, a Delano resident (Plate 11). By 1902, Shreve's Market had moved to 825 West Douglas, where it remained until it was sold in 1971 to Kline's Meat Market. The West Side Racquet Store occupied the west half of the building until 1906. Today, Christian Kimmerle's building is the only nineteenth-century building in Wichita to retain its original cast iron front elevation.

The Third Phase: The Bust

The decade of the 1880s was an economic roller coaster ride going from boom to bust by 1889. The economic depression continued for the remainder of the nineteenth century, reaching a nadir with the national financial panic of 1893. Wichita found itself with far too many buildings and no tenants to occupy them. Many of the grand mansions built in the boom years of the 1880s were abandoned or left in disrepair only slowly to be resuscitated by the end of the century and into the twentieth century. Business entrepreneurs like Robert Lawrence and Otto Martinson were ruined.

The Fourth Phase: The Recovery

The first decade of the twentieth century saw Wichita's economy rebound at a healthy pace. The vacant buildings were once again filled and new buildings erected. New businesses that would have a lasting impact on the city's future and its economic development were established. A. A. Hyde expanded his Yucca Soap Company and then changed to manufacturing a salve called "Mentholatum," and in 1901, W. C. Coleman arrived in the city with his Hydro Carbon Company which would become the Coleman Lamp and Stove Company with a worldwide clientele. The Cudahy Packing Company opened a plant in the city and the Dold Meat Packing Company recovered from a devastating fire to rebuild and become a leader in the meat packing industry. During the first decade of the century Wichita's broom corn industry began its rise to become the national leader of that market. The early part of the twentieth century also brought the rise of the aircraft industry to a position of prime importance for Wichita's economy.

The first decade of the twentieth century saw older buildings expanded and new structures erected and Delano growing to the west. In June 1909, a broad two lane reinforced concrete bridge replaced the aging, decrepit toll bridge spanning the Arkansas River, joining downtown Wichita to West Douglas, Delano's commercial district.

All Hollows Academy at 3100 West Douglas, designed by Wichita architect J. J. Crist and erected in 1886-1887, changed its name to Mt. Carmel Academy, when a three story south wing, designed by Wichita architect C. W. Terry, was added in 1901. In 1902 forty acres were purchased to establish a large park surrounding Mt. Carmel along with a curving boulevard. Mt. Carmel continued to grow. A north wing, also designed by C. W. Terry, was added to the academy in 1906, and in 1922 a girls dormitory was erected at an estimated cost of one hundred and thirty-five thousand dollars.

In 1904 the Kansas Sanitarium at 3200 West Douglas was underway and by 1921 a new twenty thousand dollars building was planned along with ten thousand dollars worth of improvements to the old buildings. The Masonic Home added a new addition in 1909. Another institutional addition to Delano was the Children's Service League Home, located at Glenn and Maple, one block east of Friends University. The home, designed by Wichita Edward Forsblom (1875-1961), a junior partner of C. W. Terry, was erected in 1910.

One of the most important ventures that had an enormous impact on Delano's economy in a number of ways was the opening in 1906 of Wonderland on Ackerman Island as a pleasure park. The island was essentially a large sand bar in the middle of the Arkansas River extending north from the Douglas Avenue Bridge to the mouth of the Little Arkansas River. Joseph Ackerman

(d.1934) purchased the island in 1887 at the height of the real estate and building boom. At about the same time that Ackerman purchased the island, the Second Avenue bridge was erected. The bridge crossed toward the northern portion of the island, making it accessible to all and open for development. Initially, he lived on the island and opened a packing plant in Delano opposite the island in ca. 1890-1891. When the packing plant was destroyed by a fire four years later, he operated a sand company, selling the sand from his island for such projects as the paving of Douglas Avenue and for the construction of St. Francis Hospital.

After Ackerman's death in the early twentieth century, the Wichita Amusement Company purchased the land north of the Second Street bridge and created Wonderland, a fantastic amusement park that attracted thousands of families to the island. On May 23, 1906 Wonderland opened for business, offering rides, such as a roller coaster and carousel, concessions, a theater, and a skating rink. In 1911 the "Big Thriller," reputedly the largest roller coaster in the nation, replaced the Figure-8 roller coaster. Later the Wichita and Southern Fair Association purchased the south half of the island and built stables, a race track and grandstand.

Several important commercial businesses were erected during the first decade of the twentieth century. In the spring of 1909 the Wichita Creamery Company erected a building at Handley and Pacific Streets. On the nine hundred block of West Douglas diagonally across the street from the Kimmerle Block, two, two-story brick blocks were begun in the autumn of 1906, at 905 and 907 West Douglas. They joined another brick block at 901 West Douglas at the corner of Handley and West Douglas. A block west of the 800 West Douglas Block, the West Side branch of the International Order of Odd Fellows built its

third lodge in Wichita, a two-story brick building at the northeast corner of West Douglas and Walnut Avenues in 1911 (Plate 12).

During this climate of economic prosperity, two businessmen, Levi Frank Means (1846-1918) and Fred W. Israel (1853-1933), developed the two remaining commercial sites that today along with the Kimmerle building constitute the 800 West Douglas Block. L. Frank Means, who severed several terms as councilman for the 5th district that included Delano, owned lots 52 and 54 at what is now 811 West Douglas Avenue. In the late summer of 1906, he had erected a sixty-foot long, two-story brick building at an estimated cost of five thousand dollars. Like so many buildings on east and west Douglas Avenue, Means reserved the first floor for commercial use. To maximize his profit, he subdivided the first floor with a division wall down its center to create two shop spaces. The second floor was designed with eight lodgings. Today, only the wooden framing of the rooms, the window and door frames with their original door lintels decorated with an egg and dart molding remain. On June 5, 1918, Means died in his rooms on the second story of 811 West Douglas.

Also in 1906, Wichita real estate developer Fred W. Israel, who owned lots 56 and 58 at what is now 809 West Douglas in the 800 West Douglas Block, was building what is described in a *Wichita Eagle* article of August 11, 1906 as "a substantial two-story brick and stone building—without partition walls on the ground floor, thus making a fine store room 50 x 90 feet. The second floor will be arranged with suites of office and living rooms." Israel's two-story building was estimated to cost ten thousand dollars.

Another significant addition to Delano was the Midland Valley Railroad passenger depot, a handsome two-story Romanesque Revival, erected at 515 West Douglas and facing the Arkansas River. The Midland Valley Railroad began operations in 1903 and in 1911 came to Wichita. The Midland Valley served Fort Smith, Arkansas and Muskogee, Oklahoma, where it connected with the Kansas, Oklahoma and Gulf Railway.

Like Wichita and the rest of the country, Delano prospered during the Roaring 20s. In 1920 the Wichita Hospital purchased Ben McLean's residence, originally the Martinson mansion, and remodeled it for living quarters for the St. Joseph nurses working at the hospital. The year 1923 was a banner one for building expansion in Delano. The Kansas Masonic Home, located on the site of Robert Lawrence's Maplewood Mansion, added four additional wings to the home at a cost of $150,000. A three-story red brick convent building designed by Wichita architect Lorenz Schmidt for St. John's Institute located near Meridian Avenue was erected. The Wichita Creamery Company constructed an ice cream plant to the north of its creamery at Handley and Pacific at an estimated cost of $15,000.00. In 1927 the Westlink Golf Course, now Rolling Hills County Club and located on the western outskirts of Delano, was opened and was soon followed by an upper-class suburb. In 1927-1928, the Church of Christ commissioned Wichita architect Ellis Charles (1893-1986) to design a church for its parishioners at Glenn and West Douglas.

The Fifth Phase: An Inner City Neighborhood

While the first two decades of the twentieth century were economically prosperous for Delano, there were other economic indicators that would eventually lead to its economic decline. During the first decade and a half of

the twentieth century the consolidation of the railway lines in what is now the Wichita Warehouse and Jobbers District and the subsequent concentration of the industrial and wholesale activity in the warehouse and jobbers district meant that none of this business was available to Delano. From 1915 onward the development of the aircraft industry, even with the small manufacturers, like Swallow and Stearman, occurred east of the river and to the south of Wichita, but not in Delano. The flight to the suburbs that began in earnest in the 1920s dealt a serious blow to Delano's economic development and health. The automobile replaced the street car and suburb developments, such as the West Link neighborhood far to the west of Delano, depleted its upper class neighborhoods and affected its retail businesses. In addition, the constant flooding of the Arkansas River, like the horrendous flood of 1904, completely submerging Delano, encouraged its residences to flee to higher ground in College Hill and other neighborhoods east of downtown Wichita.

The 1920s provided to be the last time that Delano enjoyed the fruits of economic prosperity. The Depression and the ensuing Dust Bowl and drought had a devastating effect on Wichita, but it signaled the death knell for Delano from which it has never really recovered. In 1932 a flu epidemic hit Wichita and the city was battered by the first of many dust storms. The Midland Valley Railroad was out of business by 1931. Another economic blow to Delano's welfare was the removal of Ackerman's Island by a WPA labor force in 1933, Although some retail businesses opened in the 1930s in Delano, such as the Civic Theater and Lawrence baseball stadium (now Lawrence Dumont Stadium), Delano's economy remained severely depressed.

Although it was not immediately apparent, other subtle shifts in Wichita's economy effected Delano adversely. Beginning in the 1920s the

private educational institutions in Delano were being challenged. Fairmount College, founded in 1892 as the "Vassar of the West" by the Congregational Church of Boston, became a municipal university in 1926, and changed its name to the University of Wichita. With this important change, the University of Wichita slowly became the dominant educational institution in the city and south central Kansas. In the 1930s, it reaped the benefits of its public status, having several buildings erected with WPA funding. By contrast, Friends University and Sacred Heart, because of their private, religious status could not encourage growth nor did they have the economic means to challenge Wichita University's ascendancy.[5]

The Second World War had an enormous impact on Wichita, changing its economic and business environment, municipal politics along with the growth of the city's population. By 1946 the aircraft industry and military installations quickly became the dominant economic force in the city. Together they fostered the creation of government housing developments such as Hilltop and Plainview with their own commercial centers of development and in turn drawing the economic center of gravity from Delano to east, south Wichita and beyond.

By the 1950s Wichita was moving west. In 1952 the new Wichita Mid Continent Airport was located on West Douglas and shortly thereafter the Kellogg Avenue Bridge was erected over the Arkansas River in downtown Wichita. Kellogg was rapidly becoming a major east/west thoroughfare, and Highway 50 was removed from Maple Avenue, one of Delano's major commercial streets, and reassigned to Kellogg. Responding to the increased volume of traffic on the Kellogg Avenue Bridge and West Kellogg Avenue, a

[5] Wichita University, now Wichita State University, became part of the state university system in 1965.

second elevated bridge over the Arkansas River replaced the original ground level Kellogg Avenue Bridge in the 1960s. With the new elevated bridge came the elevation of West Kellogg from the bridge to Seneca. Twenty years later West Kellogg from Seneca to the airport was elevated. The result of elevating Kellogg was to severe the southern portion of the Delano from the rest of the neighborhood. Like the inner city neighborhood that it has become, Delano had little room for expansion. To the south Kellogg Avenue is a formidable barrier and to the east and north the Arkansas River is also an effective barrier.

By the 1970s Delano had lost its strong economic base and was sustained by a handful of small retail establishments, some car dealerships, neighborhood churches and to a much lesser extent, Friends University. Gone were the Martinson Block, which was the Wichita Hospital since 1889, demolished in 1972, and Martinson's mansion, which served as the nurses lodgings for the Wichita Hospital, demolished in 1961. The Sunflower Block was gone by 1970 and the Palace Block in 1972 (Plate 13), and they were joined by the Garrison, Hatfield and Stanton Blocks. The handsome Midland Valley Railroad passenger station was razed in 1964. The Mt. Carmel Academy and its many buildings were razed in 1965 to be replaced three years later by a two-hundred and twenty-two unit housing project sponsored by the Tabernacle Baptist Church. Also gone were the Children's Service League home, the Kansas Sanitarium and Watkins Steel factory, one of Delano's few industrial establishments that opened for business during the Second World War.

All that remains of the glorious architecture of Proudfoot and Bird and other Wichita architects and the businesses they housed, such as banking, realtors, lawyers and doctors, is Davis Hall at Friends University, the Gus

Johnson Cottage and McCormick Elementary School, now closed. The other two surviving institutions are the Odd Fellows Lodge and the Kansas Masonic Home, which has been enlarged several times.

Joining this group of survivors is the 800 West Douglas Block consisting of three contiguous, two-story commercial/residential buildings that have been continually occupied with shops on the first floor and today, offices and meeting rooms on the second floor. The 800 West Douglas Block now stands alone in the middle of its block. To the east at the corner of West Douglas and Osage is a parking lot, and to the west at the corner of West Douglas and Handley, Ben Klech's two-story brick building, designed by Wichita architect J. J. Crist, is gone (Plate 14). Today, West Douglas, Delano's major commercial thoroughfare, is defined by vacant lots, parking lots, a few two-story and many one-story commercial brick buildings, many of which are empty, fast food eateries, a used car lot and small retail establishments and several churches (Plate 15).

The Sixth Phase: The Renaissance

In response to a seriously deteriorated neighborhood and a depressed economy, citizens of Delano took action. By 1999 they had formed three neighborhood associations: the Delano Neighborhood Association; the Delano Business Association; and the Delano Ministerial Association. The City of Wichita responded with a three million dollar first phase of a multi-phase improvement program for neighborhood. During 2002-2003, the City addressed the infrastructure of West Douglas from the fifth through the nine-hundred block, installing new sewers, streets, curbs, and side walks with art work imbedded in them. At the gateway to Delano near the Douglas Avenue bridge

linking downtown Wichita to Delano, an *etoile* was erected in the middle of the intersection of Sycamore Avenue and West Douglas. At its center there is a clock tower and each side of the clock tower are four large sculptures depicting Delano's history (Plate 16).

Amid Delano's rejuvenated West Douglas Avenue sits the 800 West Douglas Block as a reminder of the neighborhood's thriving commercial history and of the magnificence of its built heritage. The Kimmerle building, erected in 1887, is the only nineteenth-century building in Wichita to retain its original cast-iron front elevation The 800 West Douglas Block, comprised of the Kimmerle, Israel and Means buildings, is one of Delano's few two-story brick commercial and residential blocks. By the early twentieth-century East and West Douglas were lined with these buildings. Today, all that remains is the 800 West Douglas Block and a series of commercial/residential brick buildings on the eight and nine hundred blocks of East Douglas, now part of the Wichita Historic Warehouse and Jobbers National Register Historic District.

Delano's built heritage has been decimated and with this loss has gone any awareness or understanding of the neighborhood's prosperous commercial past and vibrant history. The 800 West Douglas Block, comprised of the Kimmerle, Israel and Means buildings, stand as a monument to the real estate and building boom of the 1880s and the ensuing prosperity of the early twentieth century.

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Verbal Boundary Description

809, 811, 815 West Douglas occupy 24,699 square feet in the Delano neighborhood of Wichita, Kansas bound by West Douglas on the north, Osage Street on the east, Texas Street on the south, and Handley Street on the west.

Boundary Justification

This boundary includes all of the property historically associated with 809, 811, and 815 West Douglas.

Photographs

Plate 1.
Photographer: Pamela D. Kingsbury
Date of Photograph: July 14, 2004
Location of the Original Negative: Pamela D. Kingsbury
View and Its Direction: North, Front Elevation of the 809 West Douglas Building

Plate 2.
Photographer: Pamela D. Kingsbury
Date of Photograph: July 14, 2004
Location of the Original Negative: Pamela D. Kingsbury
View and Its Direction: South, Rear Elevation of the 809 West Douglas Building

Plate 3.
Photographer: Pamela D. Kingsbury
Date of Photograph: July 14, 2004
Location of the Original Negative: Pamela D. Kingsbury
View and Its Direction: East, Side Elevation of the 809 West Douglas Building

Plate 4.
Photographer: Pamela D. Kingsbury
Date of Photograph: July 14, 2004
Location of the Original Negative: Pamela D. Kingsbury
View and Its Direction: North, Front Elevation of the 811 West Douglas Building

Plate 5.
Photographer: Pamela D. Kingsbury
Date of Photograph: July 14, 2004
Location of the Original Negative: Pamela D. Kingsbury
View and Its Direction: South, Rear Elevation of the 811 West Douglas Building

Photographs

Plate 6.
Photographer: Pamela D. Kingsbury
Date of Photograph: July 14, 2004
Location of the Original Negative: Pamela D. Kingsbury
View and Its Direction: North, Front Elevation of the 815 West Douglas Building

Plate 7.
Photographer: Pamela D. Kingsbury
Date of Photograph: July 14, 2004
Location of the Original Negative: Pamela D. Kingsbury
View and Its Direction: West, Side Elevation of 815 West Douglas Building

Plate 8.
Photographer: Pamela D. Kingsbury
Date of Photograph: July 14, 2004
Location of the Original Negative: Pamela D. Kingsbury
View and Direction: South, Rear Elevation of 815 West Douglas Building

Plate 9.
Photographer: Wichita-Sedgwick County Metropolitan Area Planning Department
Date: NA
Location of Negative: NA
View and Its Direction: Aerial View of 809, 811 & 815 West Douglas Avenue, Wichita, Kansas

Plate 10. Copy of the Sanborn Fire Map of Delano, 1897.

Plate 11.
Photographer: Unknown
Date of Photograph: 1900
Location of Original Negative: Unknown
View and Its Direction: North Front Elevation of 815 West Douglas Avenue

Plate 12.
Photographer: Pamela D. Kingsbury
Date of Photograph: March 19, 2004
Location of Original Negative: Pamela D. Kingsbury
View and Direction: South, Front Elevation of the Odd Fellows Lodge
Northeast Corner of West Douglas and Walnut Avenues

Plate 13.
Photographer: Pamela D. Kingsbury
Date of Photograph: March 19, 2004
Location of Original Negative: Pamela D, Kingsbury
View and Direction: Intersection of West Douglas and Seneca Avenues Looking West.

Plate 14.
Photographer: Pamela D. Kingsbury
Date of Photograph: March 19, 2004
Location of Negative: Pamela D. Kingsbury
View and Its Direction: Looking Northwest Down West Douglas Avenue
Between Walnut and Handley Avenues

Plate 15.
Photographer: Pamela D. Kingsbury
Date of Photograph: March 19, 2004
Location of Negative: Pamela D. Kingsbury
View and Direction: View from the Arkansas River Looking West Down West Douglas Avenue

Plate 16.
Photographer: Pamela D. Kingsbury
Date of Photograph: March 19, 2004
Location of Negative: Pamela D. Kingsbury
View and Direction: View of the *Etoile* and the Clock Tower at the Intersection of West Douglas and Sycamore Avenues Looking Southeast

Plate 9.

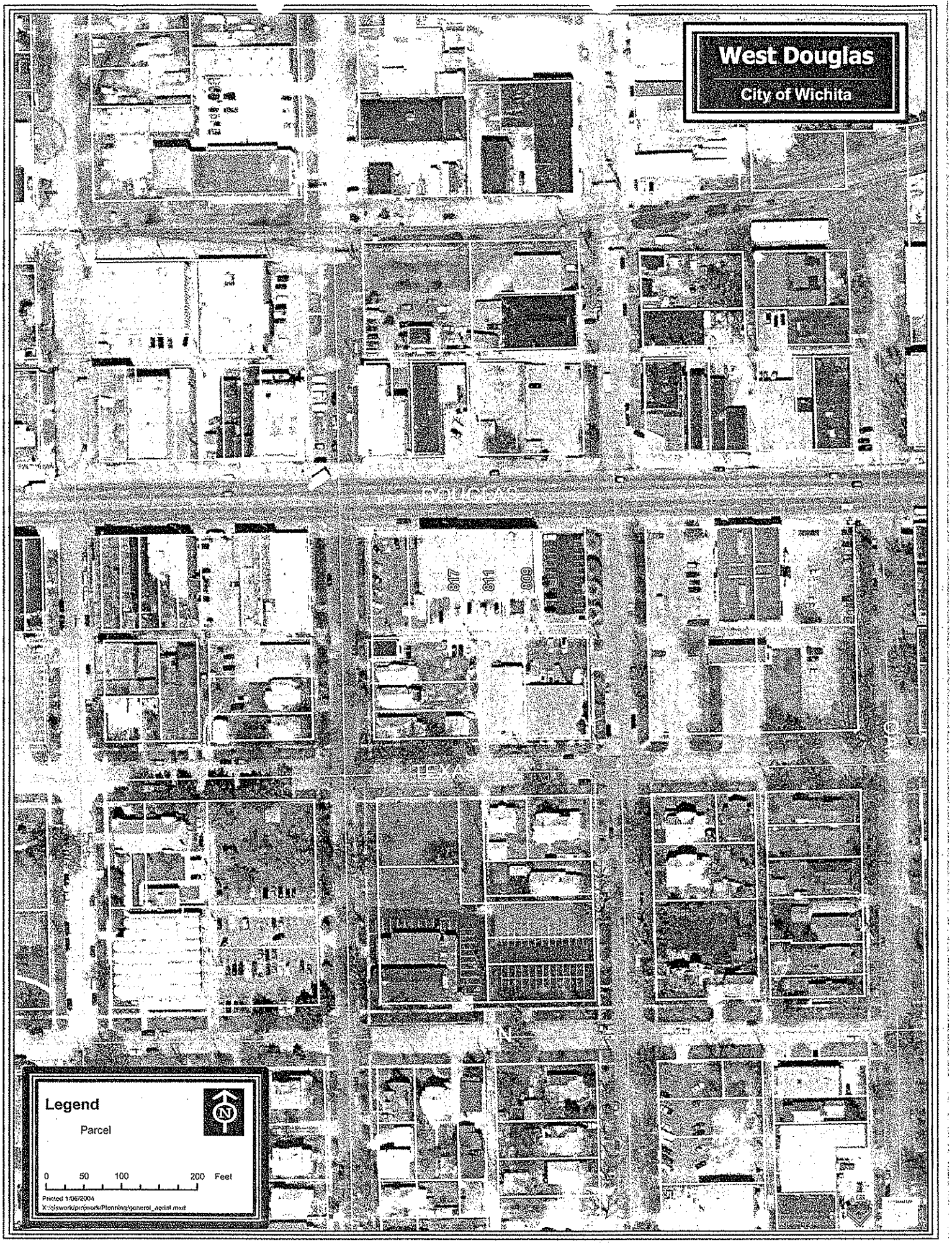
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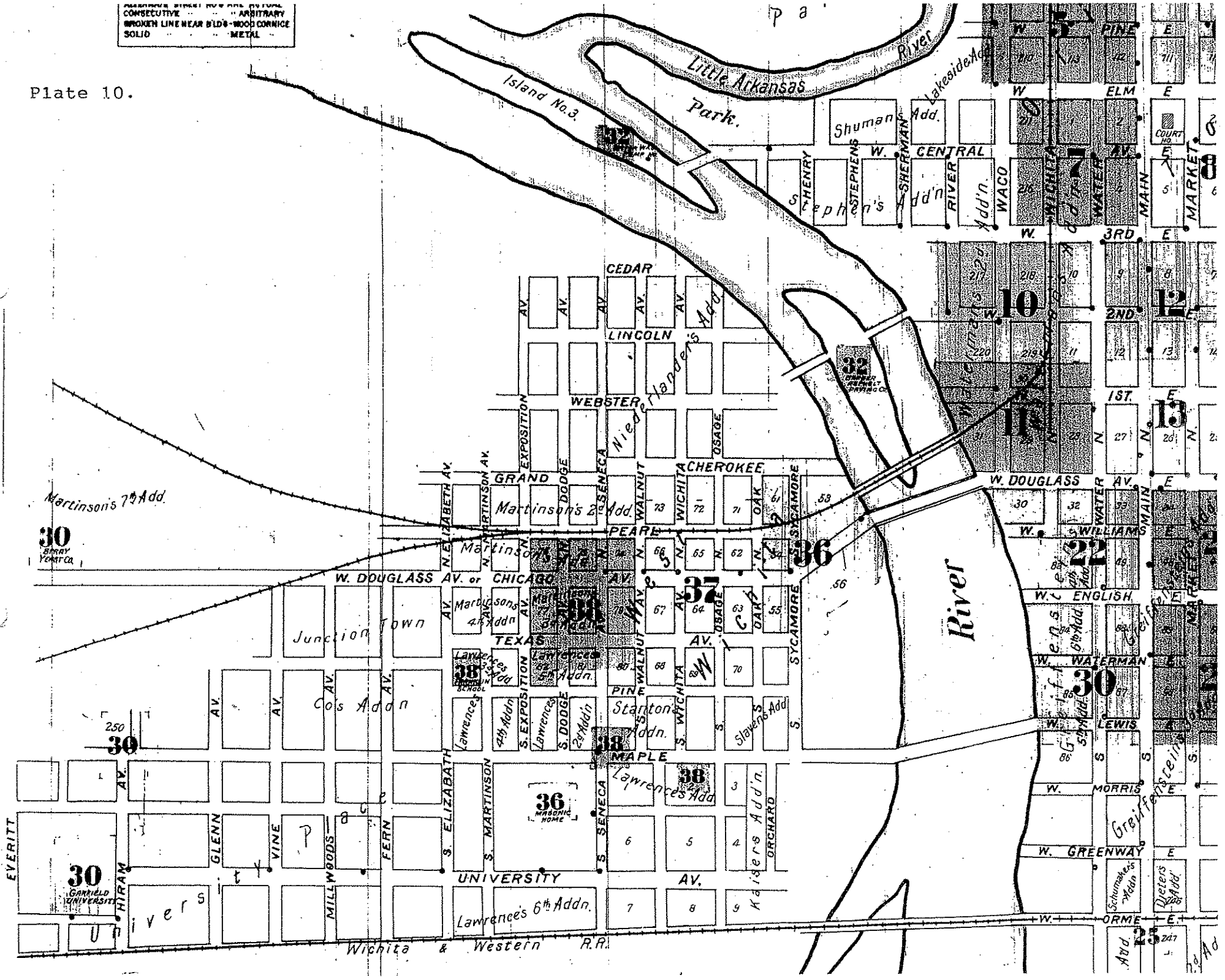
Plate 10.



CONSECUTIVE ARBITRARY
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SOLID METAL
Little Arkansas River
Park.
Island No. 3.
Lakeside Add.
Shumans Add.
Stephen's Add'n
W. CENTRAL AV.
W. 3RD E
W. 2ND E
W. 1ST. E
W. DOUGLASS AV. E
W. WILLIAMS E
W. ENGLISH E
W. WATERMAN E
W. LEWIS E
W. MORRIS E
W. GREENWAY E
W. ORME E
PINE
ELM
COURT HO.
CEDAR
LINCOLN
WEBSTER
CHEROKEE
GRAND
PEARL
W. DOUGLASS AV. or CHICAGO AV.
TEXAS AV.
PINE
MAPLE
UNIVERSITY AV.
Niederlander's Add.
Martinson's 7th Add.
Martinson's 2d Add.
Martinson's 4th Add.
Martinson's 3d Add.
Lawrences 3d Add.
Lawrences 5th Add.
Lawrences 4th Add.
Lawrences 2d Add.
Lawrences Add.
Lawrences 6th Add.
Stanton's Add.
Slavens Add.
Kaisers Add'n.
Junction Town
Cos Addn
Greiffensteins Add.
Greiffensteins 6th Add.
Schumaker's Addn.
Dieters Add.
Wichita & Western R.R.
River
Wichita
Wesley
Park
University Place
EVERITT
HIRAM
GLENN
VINE
MILLWOODS
FERN
S. ELIZABETH
S. MARTINSON
S. EXPOSITION
S. DODGE
S. SENECA
S. WALNUT
S. WICHITA
S. OSAGE
S. SYCAMORE
S. ORCHARD
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N. OSAGE
N. OAK
N. SYCAMORE
WICHITA
WATER
MAIN
MARKET
HENRY
STEPHENS
SHERMAN
RIVER
WACO
30 BERRY YEAST CO.
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32 BARBER ASPHALT PAVING CO.
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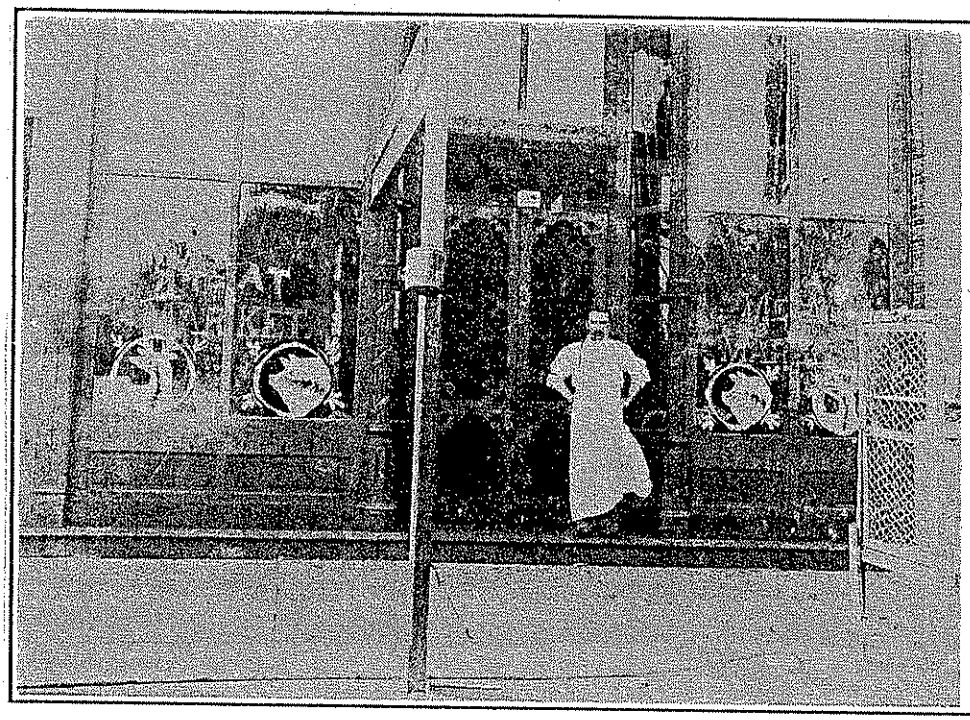

Plate 11.

Ezra Shreve in front of his meat shop. Photo taken in 1900.