NPS Form 10-900
Oct. 1990

O. .o. 10024-0018

United States Department of the Interior
National Park Service

NATIONAL REGISTER
LISTED

OCT 1 0 2007

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 Farmer's and Bankers' Historic District

Other name/site number Elks Lodge and Commercial Club

2. Location

Street & number Northeast Corner, 1st and Market Streets ☐ not for publication

City or town Wichita ☐ vicinity

State Kansas Code KS County Sedgwick Code 173 Zip code 67202

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.)

Patrick Zollner DSHPO 8/24/07

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:)

Farmer's and Bankers' Historic District
Name of Property

Sedgwick County, 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	
2		buildings
		sites
		structures
		objects
2		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)

SOCIAL: MEETING HALL
COMMERCE/TRADE: BUSINESS

Current Functions
(Enter categories from instructions)

COMMERCE/TRADE: BUSINESS

7. Description

Architectural Classification
(Enter categories from instructions)

COMMERCIAL STYLE

Materials
(Enter categories from instructions)

Foundation: CONCRETE
STONE
Walls: CONCRETE
BRICK
Roof: ASPHALT
Other:

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

Farmer's & Bankers' Hist. District
Name of Property

Sedgwick County, Kansas
County and State

8. Statement of Significance

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

- ☐ **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)

ARCHITECTURE

Period of Significance

1911-1950

Significant Dates

1911

1925

Significant Person
(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Architects--Keene & Simpson, Ed Forsblom, Overend & Boucher

Builders--Dieter & Wenzel, Siedhoff , Vollmer

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:

KANSAS STATE HISTORICAL SOCIETY

Farmer's and Bankers' Historic District
Name of Property

Sedgwick County, Kansas
County and State

10. Geographical Data

Acreage of Property LESS THAN 1 ACRE

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

	Zone	Easting	Northing
1	14	146700	4172320
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 Susan Jezak Ford

Organization Citysearch Preservation Date June 6, 2007

Street & number 3628 Holmes Street Telephone 816-531-2489

City or town Kansas City State Missouri Zip code 64109

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 FB & L, LLC (c/o Michael Elzufon)

Street & number 2736 Cheshire Lane N. Telephone 763-235-1780

City or town Plymouth State MN Zip code 55447

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

Farmers and Bankers Historic District Sedgwick County

200 East 1st Street (Wichita Club Building) (C);
212 North Market Street (Elks Club Building) (C)

Architectural Description
Overview
The Farmer's and Bankers' Historic District is located on the northeast corner of 1st and Market Streets in Wichita, Sedgwick County, Kansas. The two-building district is nominated to the National Register of Historic Places under Criterion C for ARCHITECTURE. The district's buildings, constructed in 1911 and 1925, are designed in the Commercial Style. The district contributes a significant presence to the streetscape of downtown Wichita.
The district's two buildings form a solid block. The buildings share party walls and complement each other in materials and design. The buildings are both five stories tall, have flat roofs and display tripartite façades faced with red brick and classical ornament. Primary façades face the busy Wichita thoroughfares of Market Street on the west and 1st Street on the south, fronted by sidewalks. The building's utilitarian elevations front a parking lot on the north and an alley on the east. Descriptions of the individual buildings, which retain very high degrees of integrity, are given below.

Wichita Club Building, 200 East 1st Street, 1911, Contributing.
The five-story building faces south to 1st Street. The reinforced concrete building is clad in red brick and sits on a raised stone foundation. The façade is 11 bays wide, with two three-bay pavilions projecting from the five-bay center portion. The tripartite façade has a rusticated brick base and molded terra cotta stringcourse above the first story. The upper four stories are smooth brick walls with raised brick lines that emphasize the building's height. A dentilled terra cotta cornice sits below a plain brick parapet. Modern metal double-hung windows have stone sills on the first story and terra cotta sills on the upper stories. The central entrance has a terra cotta surround, a marble transom and historic side lamps. Terra cotta ornaments also project below the fourth-story windows. The façade ornamentation continues to the four-bay west elevation facing Market Street and to the first two bays of the east side of the building. The east elevation contains original two-over-two double-hung windows. Basement entrances are located in bays two and four on the east. Bay three has a metal fire escape and bay four has pairs and triple sets of smaller double-hung windows.
The interior lobby of the building is paneled in light pink marble with marble floors. Brass doors in the lobby's north wall front an elevator and two utility areas. A central grated window originally served as an information booth. Moderne brass balustrades follow the stairway from the street level into the lobby and from the first story to the second story. The lobby also contains the building's original large brass mail drop. Upper stories have modern finishes, except for the gray stone stairway with an iron and wood balustrade and iron risers.

Elks Club Building, 212 North Market Street, 1925, Contributing.
The five-story building faces west to North Market Street with a six-bay façade. The reinforced concrete building is clad in red brick. The tripartite façade has a stone base topped with a simple stone stringcourse. Engaged Corinthian pilasters rise between red brick walls in the central section, topped with a simple entablature. Sections of small terra cotta columns top each bay of the plain brick fifth story. The north first bay projects slightly to provide the building's main entrance, recessed with brass doors and a green marble surround. Bay one's second story has a multi-paned casement door with a transom and sidelights topped by an

arched stone panel. Metal balustrades front all windows on the second story. Pairs of multi-paned double-hung windows are located in the second and third stories. The fifth story of bay one has stone quoins surrounding two multi-paned double-hung windows topped with an ornamental stone medallion. Bay two has a recessed entrance with a pair of French doors surrounded with paneled wood. The second and third stories have multi-paned casement doors with transoms and sidelights. A stone panel is located between the two stories and the third-story window is topped with an arched stone panel. The fourth and fifth stories have pairs of double-hung windows. Bays three through six have large multi-paned windows surrounded by wood panels in the first story. Upper stories match those in bay two.

The building's north elevation consists of a U-shaped light courtyard in the top four stories with three-over-three double-hung windows on each wall. The west portion of the north wall is solid brick topped with a central elevator shaft. Two double-hung windows are located on either end of the fifth story in this section. The central portion of the first story is a solid brick wall. The east portion of the north wall is also solid brick, with a stepped section in the second story. The east side of the building is six bays wide. Most bays are filled with pairs or threesomes of three-over-three double-hung windows. The second story has pairs of six-over-six windows. The second bay from the north contains a metal fire escape.

The building's interior lobby is paneled in gray marble. Dark and light gray marble tiles form a checkerboard pattern on the floor. Brass Art Deco light fixtures hang from the ceiling. The north and south walls have two niches surrounded by engaged Corinthian pilasters near the entry vestibule. The north wall has two brass elevator doors. The south wall has a brass mail chute and a recessed entrance to the building's first story offices. The east wall has a marble stairway with an ornate metal and wood balustrade. The stairway above the second story has terrazzo floors. The second story lobby is quite large, with terrazzo floors, Art Deco light fixtures and engaged pilasters. Upper stories have many modern finishes, but all have Art Deco light fixtures

Statement of Significance
Overview
The Farmer's and Bankers' Historic District, located in downtown Wichita, Kansas, is an excellent example of an urban Commercial Style block. The district is nominated to the National Register of Historic Places under Criterion C for ARCHITECTURE as a cohesive example of the Commercial Style. The two buildings in the district—the Wichita Commercial Club and the Elks Club—were constructed in 1911 and 1925, respectively. Together they form one massive block that was eventually owned and operated by one company, the Farmer's and Bankers' Life Insurance Company. The well-preserved buildings represent two approaches to the Commercial Style that mesh well together. The district's period of significance, 1911-1950, encompasses the construction of the buildings, their renovations to office space under the Farmer's and Bankers' Life Insurance Company and the National Park Service's arbitrary cut-off date for historic properties.

Architecture
The Farmer's and Bankers' Historic District is designed in the Commercial style, a very popular style for downtown buildings in Wichita and throughout the Midwest. The district anchors its busy intersection as a compact block, presenting Classical façades to the busy thoroughfares of 1st and Market Streets. The district retains a high degree of integrity, retaining most original exterior appearances and many interior details. The exterior materials of red brick, stone and terra cotta are in excellent condition, displaying Classical Revival details that convey solidity and tradition to the buildings.

The Commercial style typically consists of a tripartite design applied to a rectangular multi-story building. The style, which includes a base of one to four stories, a multi-story shaft and a one- to four-story cap, was especially prominent from around 1875 to 1930. Chicago architects, especially, promoted the style for office and mercantile buildings through architectural journals. The district's two buildings demonstrate two interpretations of the style. The solidity of the 1911 Wichita Club's one-story base is emphasized by the recessed horizontal mortar lines topped by the wide stringcourse. The four-story shaft is topped by the protruding dentilled cornice. The end pavillions add further Classical style to the building. The 1925 Elks Club building's first story base originally contained display windows for the interior offices and businesses. Stone pilasters surround the bays, providing a base for the building. Arched stone plaques and pilasters give the appearance of extra height in the three-story shaft. The building's cap consists of the wide entablature above the fourth story and the columned ornament in the parapet above the fifth story.
American interest in Classical Revival architecture began in the 1880s. The nationally recognized firm of McKim, Mead and White often used the style for prominent urban buildings, such as New York City's Pennsylvania Station and Kansas City's New York Life building. Architects across the country borrowed freely from the style, applying arches, medallions and engaged columns or pilasters to their buildings, as seen on the buildings in the Farmer's and Bankers' district. The Classical Revival style worked well for the multi-story buildings of the early 20th century, providing an image of height coupled with a stable base and prominent cap. The style is common in downtown Wichita, seen on the 1918 Lassen Building, the 1921 Wheeler, Kelly, Hagny Building and the 1927 Brown Building, all located near the district.

The district features the work of several prominent architects and contractors. Keene and Simpson, the architectural firm that designed the Wichita Club, was from Kansas City, Missouri. The firm designed the 1930 Scottish Rite Temple, the 1932 Jackson County Truman Courthouse and contributed to the 1934 Jackson County Courthouse, all located in Missouri. The Wichita Club's contractor, Dieter and Wenzel, built the 1909 Kansas Steam Laundry, the 1909 Kansas Gas and Electric Company, the 1910 Forum Building and the 1912 Union Station Building. Ed Forsblom, the architect of the Elks Club building, is credited with designs for Morrison Hall at Wichita State University, built in 1939, and the 1937 College Hill Park bathhouse. The Elks Club contractor, George Siedhoff, built 12 Wichita buildings for the Standard Oil Company, as well as the Hillcrest Apartments, Broadview Hotel, Innes Warehouse and the US Post Office and Federal Building. Boucher and Overend designed renovations for the Elks club in 1946. The firm evolved from the firm of Schmidt, Boucher and Overend and designed the 1931 Allis Hotel (demolished), the 1944 St. Joseph Hospital and several Wichita schools.

The Farmer's and Bankers' Historic District contributes a weighty presence to downtown Wichita. Its location is just one block from East Douglas Avenue, a major east-west thoroughfare and home to towering structures from the early 20th century. The district is representative of buildings constructed during this time and in this area for shopping and entertainment, such as the 1922 Orpheum Theater at 200 N. Broadway, the 1929 Kress Building at 224 E. Douglas and the 1918 Lassen Hotel at 155 N. Market. The district is indicative of its era of construction, as a grouping of multi-story buildings with Classical Revival details.

The Elks Club (left) and the Wichita Club (right) buildings circa 1943.
(Wichita-Sedgwick County Metropolitan Area Planning Department)

History of the District

The Wichita Commercial Club, the forerunner of the Wichita Club was chartered in 1889 by a group of 25 civic-minded men as the Coronado club. As the city of Wichita and club membership both grew, the organization moved from one location to another. The group began planning the construction of its own building in 1908, when it purchased the northeast corner of First and Market Streets from the First Baptist Church. The Club paid the church's trustees $10,000 for the lot. Club members approved a design by the Kansas City architectural firm of Keene and Simpson in April 1909. Plans progressed during the summer and into the fall, when the contracting firm of Dieter and Wenzel was chosen and work began. Construction took one year and cost $120,000. Furnishings cost an additional $30,000. The completed building was five stories tall, set atop a raised basement.

The completed building opened to the public on February 2, 1911, when nearly 1000 formally attired guests toured during the evening. The building's first floor housed the club's offices, reception rooms and a ladies dining room for the members' wives. The second story was devoted to dining, with one general and several private dining rooms. Billiards, cards and chess were housed on the third story and the two upper stories held sleeping rooms. Shortly after the Commercial Club opened its new building, the club merged with the Wichita Chamber of Commerce, forming the Wichita Club in 1912. In 1920, the club explored adding two stories to the building but the exterior walls could not support the additional weight, so it was remodeled.

In 1923, the Wichita Benevolent and Protective Order of Elks began construction of Lodge No. 427 north of the Wichita Club building. The Elks chose a five-story design by Wichita architect Ed Forsblom for their future building. Contracts totaling $500,000 were awarded, including one to the Siedhoff Construction Company as the general contractor. Excavation began in December 1923, continued through 1924 and into 1925. The $450,000 building officially opened in May 1925 to reveal a massive facility. Most of the first story held a swimming pool and rental space. The second story had dining rooms, including the main room that could seat 450. The building also included a large lodge room, ladies' parlor and a gymnasium that filled the fourth and fifth stories.
The Elks membership could not support its building, so it was sold to the Ancient Order of United Workmen (A.O.U.W.) in 1938. Also in that year, the Wichita Club sold its building to the Farmer's and Bankers' Life Insurance Company and moved to the tenth and eleventh floors of the Lassen Hotel. The Farmer's and Bankers' company began a $155,000 remodeling of the Wichita Club building, including removing partitions and wood floors and adding new walls, marble floors, air conditioning, plumbing and an elevator. The front entrance was also altered. The insurance company opened in its new location on Monday, December 19, 1938.

The Farmer's and Bankers' Life Insurance Company purchased the Elks Club building from the A.O.U.W. in April 1946. A building permit for $75,000 in renovations was issued in December 1946. The Clarence E. Vollmer construction company oversaw the improvements designed by the Wichita architectural firm of Boucher and Overend. The building's major changes included replacing the gymnasium with offices and studios. Also included was general remodeling and decorations coordinating with the company's main building, the former Wichita Club. The district served as headquarters for Farmer's and Bankers' Insurance Company until the company sold the property in 1969 and moved to Baltimore, Maryland.

Sources

Peerless Princess of the Plains; Postcard Views of Early Wichita. Wichita: Two Rivers Publishing Company, 1978.

Roth, Leland. *American Architecture, A History*. Cambridge, MA: Westview Press, 2001.

Wichita Daily Beacon:
"Baptist Church Accepts Offer." 6 March 1908, p. 6.
"It's Five Stories." 29 April 1909, p. 10.
"Home of Wichita's Commercial Club." 21 July 1909, p. 1.
"Plans On Way For Commercial Club's Building."21 July 1909, p. 3.
"The Club in Ten Months." 15 October 1909, p. 12.
"A Thousand Saw New Club House." 3 February 1911, p. 10.
"The Commercial Club Is a Social as Well as a Business Organization of Leading Citizens." 13 May 1911, p.
"A.O.U.W. Takes Possession OF Elks Building." 15 September 1938, p. 2.
"We Are Now In Our New Home." (advertisement) 18 December 1938, p. 14A.

The Wichita (Morning) Eagle:
"Add Two Floors To Wichita Club Within 3 Months." 27 March 1920, p. 5.
"Will Remodel Club." 10 April 1920, p. 5.
"Decide To Build Six Story Home For Elks." 9 June 1922, p. 1.
"Siedhoff Construction Company Will Build Wichita's New Half Million Dollar Home For Elks." 9 October 1923, p. 11.
"Start Work on New Elks Home." 18 December 1923, p. 11.
"Resume Work On Elks New Home." 27 July 1924, p. 8.
"New Home Of Elks Nears Completion." 19 October 1924, p. 2.
"Elks formally open New Home." 14 May 1925, special section.
"Wichita Elks May Add 3 Stories To Present Building." 9 June 1928, p. 5.
"Remodel 2 Floors Of Lassen Hotel For Wichita Club." 25 January 1938, p. 5.
"Building Permits Of $155,000 Value Issued Thursday." 9 September 1938, p. 5.
"Story Of Wichita Club Outlines City's Growth." 29 October 1939, p. 15.
"Farmers & Bankers Company Purchases Five-Story Building." 21 April 1946, p. 5.
"$75,000 Commercial Building Permit Is Issued Wednesday." 19 December 1946, p. 2.

Verbal Boundary Description
The Farmer's & Bankers' Historic District occupies Lots 50, 52, 54, 46, 58, 60 and 62, on Market Street, in Greiffenstein's Addition to the Town, now City of Wichita. The property is bounded by North Market Street on the west, East 1st Street on the south, an alley on the east and the property line on the north.

Boundary Justification
The boundaries include the city lots historically associated the Wichita Club and Elks Club buildings.

Photographic Information
The following information is the same for all of the photographs:
1. The Farmer's & Bankers' Historic District
2. Sedgwick County, Kansas
3. Susan Jezak Ford
4. May 2007
5. Digital disk located at Kansas State Historical Society

The following information is applicable to individual photographs:
6. Northeast View
7. #1

6. Southeast View
7. #2

6. Northwest View
7. #3

6. Southeast View
7. #4

6. Southwest View
7. #5

6. Northwest View, Wichita Club building entrance
7. #6

6. East View, Elks Club building fifth-story medallion
7. #7

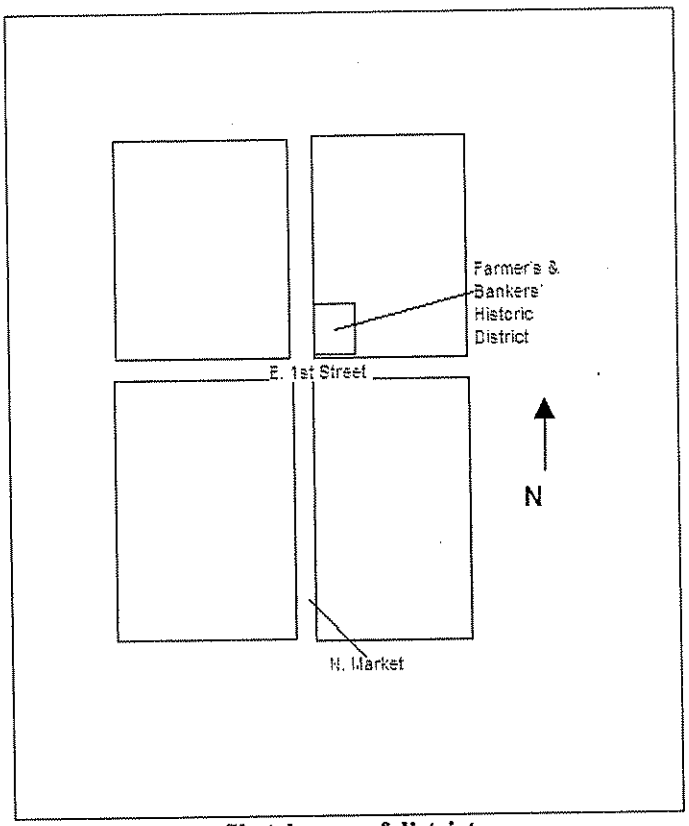
6. North View, Wichita Club lobby
7. #8

6. Northwest View, Wichita Club lobby
7. #9

6. East View, Elks Club lobby
7. #10

6. Southwest View, Elks Club lobby
7. #11

6. East View, Elks Club second-story lobby
7. #12

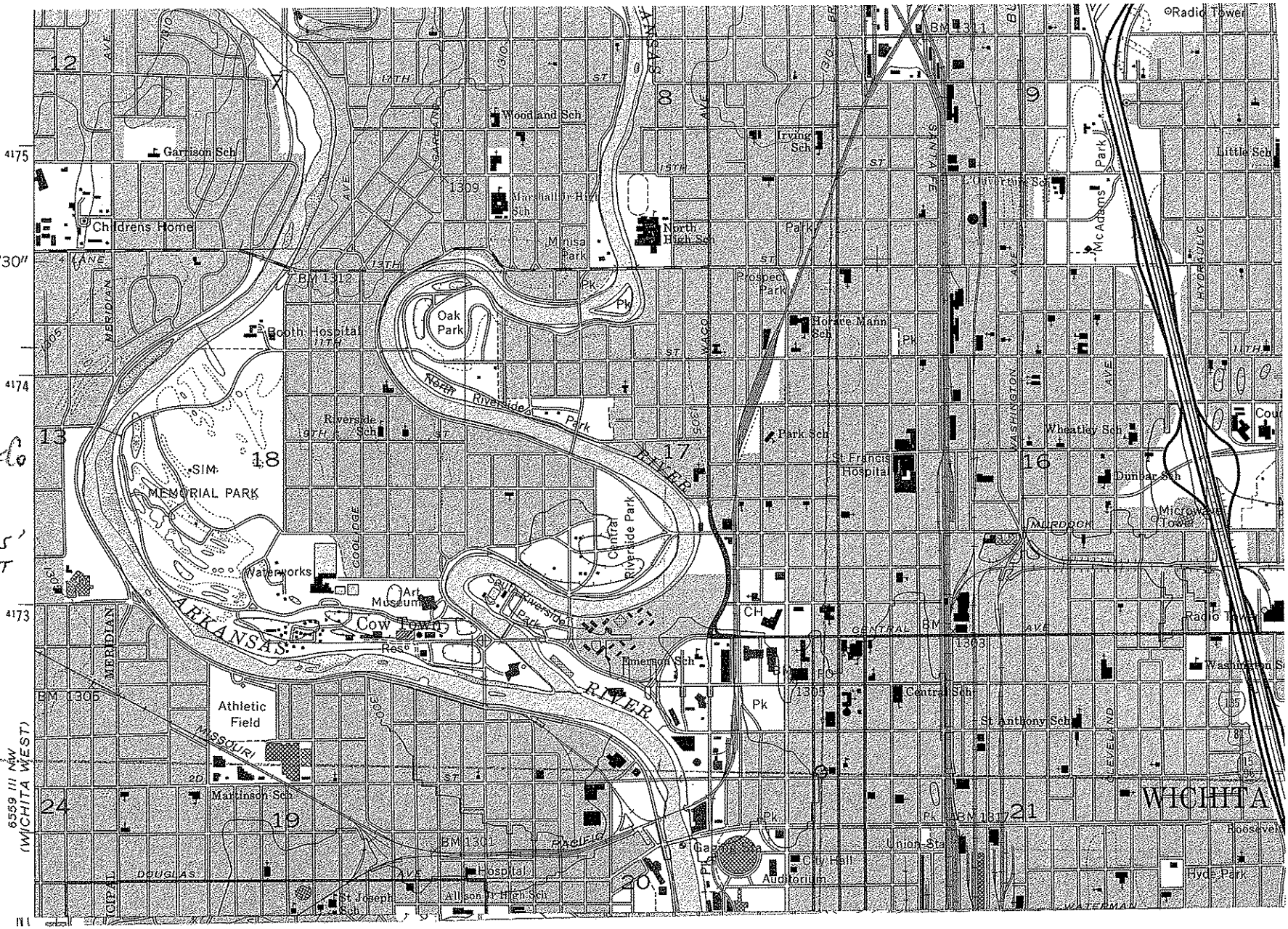


Sketch map of district
(Susan Jezak Ford; not to scale)

Market

Wichita Sedgwick Co
Kansas

FARMERS' & BANKERS' HISTORIC DISTRICT
UTM COORDINATES

EASTING
14 646700

NORTHING
4172320