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 Wichita Historic Warehouse and Jobbers District

Other name/site number Old Town

2. Location

Street & number: Bounded by the elevated railroad tracks, Douglas & Washington Avenues & Second Street ☐ not for publication

City or town: Wichita ☐ vicinity

State Kansas Code KS Country Sedgwick Code 183 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.)

Richard D. Pankratz 5/20/03

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:)

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	
46	13	buildings
		sites
		structures
		objects
46	13	total

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

Previously listed in the National Register
N/A

Number of contributing resources previously listed in the National Register
46

6. Function or Use

Historic Functions
(Enter Categories from instructions)

~~Industry / manufacturing facilities, processing site, industrial storage~~

~~Commerce / business, financial institutions, specialty stores, warehouse~~

Industry/Processing/Extraction: manufacturing, processing site

Commerce/Trade: warehouse, business

Current Functions
(Enter categories from instructions)

~~Industry / manufacturing facilities, processing site,~~

~~Commerce / business, professional, department store, restaurant, warehouse~~

Industry/Processing/Extraction: manufacturing, processing

Commerce/Trade: business, restaurant, speciality store

7. Description

Architectural Classification
(Enter categories from instructions)

~~No style~~

Late Victorian: Italinate

Late 19th & Early20th Century American Movement

Modern Movement

Materials
(Enter categories from instructions)

Foundations: concrete, limestone, brick

Walls: concrete, brick

Roofs: asphalt, wood, steel

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

See attachments

Wichita Historic Warehouse and Jobbers District — Sedgwick County, Kansas

Name of Property — 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

- [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.
- [ ] **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

Areas of Significance
(Enter categories from instructions)

Industry, Manufacturing, Commerce

Period of Significance

ca. 1897 to ca. 1950

Significant Dates

ca. 1897 to ca. 1950

Significant Person
(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Architects: Fred G. McCune; Mauran, Russell and Garden; Lorenz Schmidt; Glenn H. Thomas; Edward Forsblom.
Builder: George H. Siedhoff

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

9. Major Bibliographical References

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

Previous documentation on file (NPS):

- [ ] preliminary determination of individual listing (36 CFR 67) has been requested
- [ ] Previously listed in the National Register
- [ ] previously determined eligible by the National Register
- [ ] designated a National Historic Landmark
- [ ] recorded by Historic American Buildings Survey #
- [ ] recorded by Historic American Engineering Record #

Primary location of additional data:

- [X] State Historic Preservation Office
- [ ] Other State agency
- [ ] Federal agency
- [ ] Local government
- [ ] University
- [X] Other

Name of repository:

Wichita Eagle and Beacon, Sanborn Fire Maps, historic photographs, "East Douglas Avenue II Historic District Resource Survey Report."

Wichita Historic Warehouse and Jobbers District — Name of Property

Sedgwick, County, Kansas — County and State

10. Geographical Data

Acreage of Property 33

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

Zone	Easting	Northing
14	647500	4172100
14	647540	4172120
14	647580	4172340
14	647620	4172360

☒ 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:

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: See attachment

street & number: — telephone:

city or town: — state: — zip code:

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

The Wichita Historic Warehouse and Jobbers District

Introduction

The Wichita Historic Jobbers and Warehouse District is situated on thirty-three acres in downtown Wichita, Kansas. The district is bounded by the elevated railroad tracks on the west, Washington Avenue on the east, Douglas Avenue on the south and Second Street on the north. Well over half of the buildings that once comprised Wichita's Historic Warehouse District has been demolished only to be replaced by parking lots and a large plaza. Of the sixty-one buildings in Wichita's Historic Warehouse District to be considered under **Criterion A** for the National Register of Historic Places, eight are deemed to be key-contributing buildings, thirty-eight to be contributing, and fifteen to be non-contributing buildings. There were five types of businesses represented in Wichita's Historic Warehouse and Jobbers District: commercial, industrial, institutional, manufacturing, and residential. In some cases, buildings in the district were of mixed usage, either commercial and manufacturing scattered throughout the district or commercial and residential in the eight and nine hundred blocks of East Douglas Avenue. The majority of businesses were commercial, numbering forty-five, eighteen manufacturing, six residential, one industrial and one institutional concern. The period of significance for the forty-nine buildings ranges from ca. 1897 to ca. 1950. The buildings are presented according to the development of the district from west to east and from south to north (Plates 1 & 2).[1]

[1] In Section Seven it would be impractical to document each reference with a footnote. All the information in Section Seven comes from the Wichita Sanburn Maps, *The Wichita Beacon* and *Eagle Newspapers*, *The Wichita Old Town Gazette*, "East Douglas Avenue II Historic District Local Historic Resource Survey Report," and from period photographs and other sources, all of which are cited in the bibliography.

1. **Current Address:** 700 East Douglas Avenue
Current Owner: Durrell Armstrong
Current Usage: Institutional
Lot Number: Lot 2 on Douglas Avenue
Status: Contributing

Original Address: 700 East Douglas Avenue
Original Owner: Hauser Garrison Dry Goods Company
Original Usage: Commercial
Date of Construction: 1915
Architect:
Builder:

This warehouse was built by the Hauser Garrison Dry Goods Company in 1915 four years after the company purchased the three-story McCormick Harvester Company building directly to the east. Needing more room than the McCormick building could provide for the company's dry goods line of overalls, shirts and other work clothes, Hauser Garrison erected a two-story brick building on a narrow plot of land between the west elevation of the McCormick building and the raised tracks of the Santa Fe Railroad immediately to the west.

The front elevation of this narrow two-story brick building faces south onto Douglas Avenue, and consists of red brick in running bond with flush mortar joints. The entrance has been modernized and has a door and the original paired two-over-six wooden sash windows with a concrete sill. A brick corbel table terminates the front elevation and wraps around the west elevation and stops, followed by a parapet and a flat roof (Plate 3).

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2. **Current Address:** 704 East Douglas Avenue
Current Owner: Player Piano Co. Inc.
Current Usage: Commercial
Lot Number: Lots 4 & 6 Exc. E 2 Ft.
Status: Key Contributing

Original Address: 704 & 706 East Douglas Avenue
Original Owner: McCormick Harvester Company
Original Usage: Commercial
Date of Construction 1901-1902 with a two-story addition in 1915
Architect:
Builder:

The McCormick Harvester Company of Chicago erected a three-story brick warehouse of red brick in common bond with raked red mortar joints to match the red bricks at an estimated cost of $50,000.00. Despite time and the changes of ownership and usage, the McCormick Harvester Company warehouse retains a high degree of its original integrity and forms the basis for the five-story Hauser Garrison warehouse that stands on the site today.

The south, front elevation faces Douglas Avenue and is original. The basement has its two original windows separated by steps leading to the recessed first-floor entrance with a transom above and flanked by large display windows. The original tin string course separates the first from the second floor, continuing around the west elevation. Springing from the tin string course are four brick pilasters that essentially support the warehouse and divide the upper two floors of the front elevation into three bays. All the fenestration is original and consists of two-over-six wooden sash windows. The second and third floors are identical and have three sets of paired sash windows separated by two brick pilasters that terminate at a deep cornice followed by a limestone-capped parapet and a flat roof (Plate 3).

The east elevation originally faced an alley and the west elevation of a one-story brick building at 710-712 East Douglas. The smooth red brick of the front elevation continues for about eight feet onto the east elevation, as does

the tin string course. Today, the fenestration on the east elevation has been bricked shut, but it is still possible to read the fenestration of the three-story McCormick warehouse. All of the fenestration on the east elevation of the three-story McCormick warehouse had paired or individual single-sash window openings with limestone sills and rowlock arches. Reading from left to right, the first floor has four paired single-sash window openings and two small single-sash windows. The second and third floors have the same fenestration consisting of five sets of paired single-sash windows. Judging from the 1903 Sanborn fire map, there was no fenestration on the north elevation.

The west elevation faced Santa Fe Street and the Santa Fe Railroad tracks. Originally, the west elevation was defined by six windows on the first floor and later a loading dock that spanned the north half of of the elevation was added. All three floors of the west elevation still retain their six sets of paired single-sash two-over-six wooden windows. The tin string course separates the ground floor from the two upper stories and is the springing point for seven brick pilasters that alternate with the six windows.

In 1911, McCormick Harvester, now International Harvester, sold its warehouse to Hauser Garrison Dry Goods Company for $45,000.00. Needing more storage space, International Harvester built a much larger warehouse at Third Street and Mead Avenue and moved in to its new quarters in 1911. By 1915, Hauser Garrison also needed more space, so they added two stories to their warehouse at a cost of $15,000.00, The two new stories utilized the same bay system and brick pilasters, which now terminate in a brick corbel table followed by a stone parapet and a flat roof on the east and west elevations. At the same time, Hauser Garrison erected a two-story brick warehouse on the narrow plot of land between the west elevation of their warehouse and the railroad tracks which had been elevated in 1913. With the erection of this building, the ground and first floors of the west elevation were obscured but not destroyed and the fourth and fifth floors had the same six-bay fenestration as the McCormick warehouse, but followed by a tile-capped parapet and a flat roof. A tall brick water tower is situated at the northwest corner of the roof with a door on its south elevation and a logo and sign in faint white paint on its west elevation: "Work Garment/MFG By/Hauser Garrison/Dry Goods." The same sign and logo is repeated on the southwest corner of the elevation between the third and fourth floors.

Since the warehouse has had only three owners, the south and west elevations have retained their original integrity. But this is not the case with the east and north elevations which have been severely altered. On the south elevation there is a short line of a projecting sailor course at the base of what would have been the top of the original third floor, indicating that two more stories were added to the McCormick warehouse. Above, the fourth and fifth floors appear to have the same five-bay fenestration as the original three-story McCormick warehouse with five paired single-sash window openings with limestone sills and rowlock arches. Today, all the windows on the south elevation are bricked shut and one window on the fourth floor has an exhaust fan projecting from it. At the southwest corner between the fourth and fifth floors in a faint white is the sign: "The Hauser Garrison Dry Goods Company." The north, rear elevation has what would appear to be two of its original three loading docks; the third one is now covered with a cinder block shed. The four stories above the loading docks still retain two sets of paired single-sash window openings with limestone sills and rowlock arches. Like the south elevation, all the windows on the north elevation are bricked shut (Plate 4).

3. **Current Address:** 800 East Douglas Avenue
Current Owner: Nash LLC
Current Usage: Commercial & Residential
Lot Number: Lot 20 Exc N 52 Ft. Douglas Avenue. East Wichita Addition
Status: Contributing

Original Address: 800 East Douglas Avenue
Original Owner:
Original Usage: Commercial & Residential
Date of Construction: Ca. 1897-1903
Architect:
Builder:

The addresses 800, 802, 804 and 806 East Douglas Avenue comprise one brick building that is divided into four store fronts with apartments above and is now under dual ownership. 800 East Douglas is located at the corner of East Douglas Avenue and North Mead Avenue and is a two-story brick building in

orange-red brick in running bond with flush mortar joints. The first floor has been given a heavy coat of red paint.

The south, front elevation faces East Douglas. The five-bay first floor, which is probably not original to the building, consists of a door, now boarded shut, a large display window that is not original, a recessed entrance with an hexagonal tile floor followed by another display window that is not original and a second door leading to apartments on the second floor. The original two skylights in the complex of shops illuminating the two sets of stairs to the second floor are still in place. The second floor retains its original character. There are two pairs of paired single-sash one-over-one windows with rusticated limestone sills and arches decorated with bulging keystones and carved wooden oxbows in the window spandrels. At the corner there is a brick pilaster decorated with a rusticated limestone band followed by two other brick pilasters that divide the second floor into two sections. Above is a continuous rusticated limestone band followed by a corbel course, another continuous limestone band and a brick parapet with a flat roof (Plate 5).

The west elevation faces North Mead Avenue and it has been painted a deep red. The five-bay first floor has one original door opening boarded shut, two original single-sash window openings bricked shut and two original rectangular window openings boarded shut. The five-bay second floor has fared much better. It retains four of its original one-over-one single-sash windows with the fifth single-sash original window opening. Three brick pilasters that terminate in chimneys divide the second floor and above the windows and between the brick pilasters is a corbel course. The north elevation has been severely altered and has been painted red. The two-bay first floor has one original window opening and a modern door. The two-bay second floor has one original window opening with the second window opening now a door leading to a fire escape.

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4. **Current Address:** 802 East Douglas Avenue
Current Owner: Nash LLC
Current Usage: Commercial & Residential
Lot Number: S 85 Ft Lot 22. Douglas Avenue. East Wichita Addition
Status: Contributing

Original Address: 802 East Douglas Avenue
Original Owner:
Original Usage: Commercial & Residential
Date of Construction: Between 1897-1903
Architect:
Builder:

The shop front of 802 East Douglas is probably original and it is by far the most interesting of the four shop fronts that comprise the building. The shop front has an iron frame made by the Wichita Iron Works and is now painted yellow. It consists of three bays: one large display window, a recessed entrance with double doors which are not original and a second display window. Above each bay is an iron-framed transom. On the west transom in black paint is the sign: "Men's Shoes/and/Boots" and on the next ransom in black paint is the sign: "Sam's/Sample/Shoe/Store." The two-bay second floor is the same as 800 East Douglas. The north elevation has been severely altered. All the fenestration has rusticated limestone sills and rowlock arches. The three-bay first floor has two original window openings, with the third window opening transformed into a door. The three-bay second floor has its original paired single-sash window openings and one single-sash window opening (Plate 5).

5. **Current Address:** 804 East Douglas Avenue
Current Owner: David W. Dunn
Current Usage: Commercial & Residential
Lot Number: Lot 24 Douglas Avenue. East Wichita Addition
Status: Contributing

Original Address: 804 East Douglas Avenue
Original Owner:
Original Usage: Commercial & Residential
Date of Construction: Between 1897-1903
Architect:
Builder:

The shop front of 804 East Douglas Avenue is modern and consists of three bays with two display windows and a recessed entrance. The second floor is the same as 800 and 802 East Douglas Avenue. The rear, north elevation has been covered with concrete and all its fenestration has rusticated limestone sills and rowlock arches. The two-bay first floor has one original window opening and a new door. The two-bay second floor has its original paired single-sash window opening and a small rectangular window now boarded shut (Plate 5).

6. **Current Address:** 806 East Douglas Avenue
Current Owner: David W. Dunn
Current Usage: Commercial & Residential
Lot Number: Lot 26 Douglas Avenue. East Wichita Addition
Status: Contributing

Original Address: 806 East Douglas Avenue
Original Owner:
Original Usage: Commercial & Residential
Date of Construction: ca. 1897-1903
Architect:
Builder:

This is the last of four shops with apartments above that comprise this brick building. The shop front of 806 East Douglas Avenue is modern and consists of five display windows and an entrance. The second floor is the same as 800, 802 and 804 East Douglas Avenue. The rear, north elevation abuts a new brick building. The second floor of the west elevation is partially visible and consists of common orange brick in common bond with flush mortar joints and has one original window opening bricked shut. The second floor of the north elevation has two original window openings bricked shut (Plate 5).

7. **Current Address:** 808 East Douglas Avenue
Current Owner: David W. Dunn
Current Usage: Commercial & Residential
Lot Number: Lot 28 Douglas Avenue. East Wichita Addition
Status: Contributing

Original Address: 808 East Douglas Avenue
Original Owner: John Grady
Original Usage: Commercial & Residential
Date of Construction: 1906
Architect:
Builder:

This brick building shares a party wall with 806 East Douglas Avenue. John Grady owned a one-story frame building that housed his bakery on the site of 808 East Douglas Avenue. In 1906, he decided to enlarge his bakery by erecting a two-story brick building around the one-story frame building, which ultimately was torn down. The estimated cost of the new brick building was $5,000.00. The main entrance was on East Douglas Avenue with doors on Rock Island Street, which was paved during the winter of 1906 and the early months of 1907.

The bakery is a brick building of buff-colored brick, an unusual color for Wichita's Historic Warehouse District, in common bond with flush mortar joints. Like the building to its immediate west, the bakery has been given a thick coat of red paint. The shop front of 808 is modern. Of the four bays only the door opening leading to the apartments on the second floor is original. The

other three bays consist of two display windows and a recessed door. Terminating the first floor is an I-beam lying on its side with anchor rosettes. The second floor has two paired single-sash windows with rusticated limestone sills and lintels. Above each window are three rows of dog-tooth courses followed by a corbel course, a brick parapet and a flat roof (Plate 5).

The east elevation which faces Rock Island has common red bricks in common bond with flush mortar joints. Like the front elevation, all windows have rusticated limestone sills and lintels. The six-bay east elevation is severely altered. All that remains are three original window openings and one door opening. The eight-bay second floor has four original single-sash window openings and four original paired single-sash window openings. Nine brick pilasters alternate with the window with six of them breaking through the roof line.

At some point between 1903 and 1914, Grady added a two-story addition in a smooth, red brick in common bond with flush mortar joints to the north elevation of his bakery. The first floor of the east elevation has been severely altered. Of the four bays only one window opening is original and is bricked shut. The four-bay second floor retains all four of its original single-sash window openings followed by a corbel course alternating with four brick pilasters that break through the brick-capped parapet followed by a flat roof. The north elevation faces an alley and its first floor has been covered with gunite and painted red. The three-bay second floor is in better condition and has two of its original single-sash window openings, with the third window turned into a door. The first floor of the west elevation abuts the new brick addition of the east elevation of 806 East Douglas Avenue, and the second floor is covered with concrete.

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8. **Current Address:** 904 East Douglas Avenue
Current Owner: Ty Issa
Current Usage: Commercial
Lot Number: Lot 44-46-48 Douglas Avenue. East Wichita Addition
Status: Non Contributing

Original Address: 904 & 906 East Douglas Avenue
Original Owner: James C. Smyth Hyde Company
Original Usage: Commercial and Manufacture
Date of Construction: 1914 for 904 East Douglas Avenue & between 1914-1922 for 906 East Douglas Avenue
Architect:
Builder:

This one-story brick building has been altered so many times that it bears no resemblance to Smyth Hyde Company building. The most dramatic alterations came when the building was remodeled as a restaurant, Prior to that it housed Modern Cleaners and on its east front elevation it had two large display Windows and two entrances. Now it has two altered display windows and one entrance. The west elevation has new fenestration and a door as well as the addition of a trellised area. A large EIFS (exterior insulation and finish system) addition was added to the northeast corner of the building, doubling the size of the north, rear elevation.

9. **Current Address:** 910 East Douglas Avenue
Current Owner: Redstone Design Development
Current Usage: Commercial & Residential
Lot Number: Lot 50 East Douglas Avenue. East Wichita Addition
Status: Contributing

Original Address: 908 East Douglas Avenue
Original Owner: Edward O. Juengling
Original Usage: Commercial & Residential
Date of Construction: 1917-1918
Architect: Edward Forsblom (1875-1961), Wichita, Kansas
Builder:

In 1917, Wichita businessman Fred Bissantz proposed to Edward O. Juengling, who owned the lot at 908 East Douglas Avenue to the west of his own double lot at 912 & 916 East Douglas Avenue that they erect their buildings simultaneously with matching facades. The buildings were to have retail businesses on the ground floor with apartments above. Both agreed and they hired Wichita architect Ed Forsblom to design their two separate buildings with a unified front elevation. Juengling's building was erected at the same time as Bissantz's building at an estimated cost of $8,000.00.

This two-story brick building consists of red brick in running bond with raked mortar joints. Brick pilasters at the corners frame the facade and break through the roof line and have limestone caps. The three-bay first floor is new and has two display windows and a recessed entrance between them and a door at the west corner leading to the apartments on the second floor. All the fenestration has limestone sills and soldier lintels over steel lintels. The two-bay second floor has two pairs of original paired single-sash window openings. Above is a brick corbel table supporting a limestone band followed by a limestone capped parapet with a limestone pediment in the center and a flat roof. The east, west and north elevations have their brick facades covered with raked concrete and are painted red. The three-bay first floor of the north elevation is new and the three-bay second floor is new. The east elevation on the first floor abuts the west elevation of 916 East Douglas and the seven-bay

second floor has six pairs of the original paired single-sash window openings and one original single-sash window opening. The first floor of the west elevation abuts the east elevation of 904 East Douglas Avenue and the second floor is a solid brick wall (Plate 6).

10. **Current Address:** 916 & 916 East Douglas Avenue
Current Owner: Redstone Design Development
Current Usage: Commercial & Residential
Lot Number: Lot 52-54 East Douglas Avenue. East Wichita Addition
Status: Contributing

Original Address: 912 & 916 East Douglas Avenue
Original Owner: Fred Bissantz
Original Usage: Commercial & Residential
Date of Construction: 1917-1918
Architect: Edward Forsblom (1875-1961), Wichita, Kansas
Builder:

In 1917, Bissantz proposed to Edward O. Juengling, who owned the lot at 908 East Douglas to the west of his own double lot, that they erect their buildings simultaneously with matching facades. Both agreed, and they hired Wichita architect Ed Forsblom to design their two separate buildings with a unified front elevation. The estimated cost of Bissantz's building was $12,000.00 because it occupied two lots.

The south, front elevation of the building faces east Douglas Avenue and consists of red brick in running bond with raked mortar joints. All the fenestration on this elevation has limestone sills and soldier lintels supported by steel lintels. The seven-bay first floor is new and has two sets of two large display windows with a recessed shop entrance. Between the two sets of display windows is a door with a limestone lintel leading to the second floor apartments. Above the door are five limestone blocks that form an abstract pattern. A continuous limestone band separates the first from the second floor and over the central door it forms a shallow pediment. The four-bay second floor consists of four pairs of original paired single-sash windows. Above is a brick corbel table supporting a continuous limestone band followed by a

limestone capped parapet and a flat roof (Plate 6).

The north elevation consists of brick laid in common bond with flush mortar joints and is painted red. This three-bay elevation has been severely altered and all that remains is two window openings with rusticated limestone sills and rowlock arches. The new three-bay second floor has its brick facade covered with raked concrete and is painted red. The brick facades of the east and west elevations have been covered with raked concrete and are also painted red. The first floor of the east elevation abuts the west elevation of 918 East Douglas and the character of the second floor cannot be determined. The first floor of the west elevation abuts the east elevation of 910 East Douglas and its seven-bay second floor retains three pairs of its original paired single-sash window openings, one original single-sash window opening, two pairs of paired single-sash window openings closed and one new window with glass blocks.

11. **Current Address:** 918 East Douglas Avenue
Current Owner: Redstone Design Development
Current Usage: Commercial & Residential
Lot Number: Lot 60, 62, 64 Douglas Avenue. East Wichita Addition
Status: Contributing

Original Address: 918 East Douglas Avenue
Original Owner: Albert H. & Robert C. Bolte
Original Usage: Commercial & Residential
Date of Construction: 1912-13
Architect:
Builder: Frank. C. Borden (ca. 1908-1917 & 1920-1923), Wichita, Kansas

In 1912, the Bolte brothers, Albert H. and Robert C. intended to erect a building at 918 East Douglas Avenue in conjunction with Fred Bissantz, who planned to erect a building on two lots directly to the west of the Bolte brothers at 912 and 916 East Douglas Avenue with matching facades. Because of Bissantz's prolonged convalescence from pneumonia, the Bolte brothers proceeded without him and erected a two-story brick building on their property at 918 East Douglas Avenue. The ground floor was for retail businesses with

apartments on the second floor.

The building consists of red brick in running bond with raked mortar joints. The south, front elevation has a four-bay first floor that is new and has two large display windows with a recessed entrance in the center. The three-bay second floor has its original three single-sash windows one-over-one with limestone sills and lintels. There are brick pilasters at the corners. Above is a brick corbel table followed by a crude brick dentilated entablature, a limestone-capped parapet and a flat roof. The original brick of the north elevation has been painted red and is laid in common bond with flush mortar joints. The three-bay first floor retains two original single-sash window openings with soldier sills and rowlock arches. The two-bay second floor retains the original single-sash window opening and the original door opening. The first floor of the east elevation abuts the one-story west elevation of the brick building at 920 (Plate 6).

12. **Current Address:** 920 East Douglas Avenue
Current Owner: Redstone Design Development
Current Usage: Commercial
Lot Number: Lot 59
Date of Construction: 2000
Status: Non Contributing

This one-story brick building is the first structure on this site. Originally, the site was an alley used for a small parking lot. The building was erected in 2000 and uses the brick walls of the buildings to the east and west of it as its interior walls.

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13. **Current Address:** 922 East Douglas Avenue
Current Owner: Redstone Design Development
Current Usage: Commercial & Residential
Lot Number: Lots 62-64 Exc. Douglas Avenue. East Wichita Addition
Status: Contributing

Original Address: 922 East Douglas Avenue
Original Owner: E. T. Battin
Original Usage: Commercial & Residential
Date of Construction: 1912
Architect:
Builder:

Wichita City Commissioner of Finance E. T. Battin had a two-story brick building erected with a large plate glass front with apartments above. The building was first occupied by the Furniture and City Undertaking Company owned by Charles E. Lahey and Earl P. Martin. The south, front elevation faces East Douglas Avenue and has textured brick in running bond with flush mortar joints. The three-bay first floor has two large modern display windows, a modern recessed door with the original tile floor and the original white tile bricks below the display windows. The three-bay second floor has three original single-sash window openings, with limestone sills and lintels. Above is a crude brick dentilated entablature followed by a limestone capped parapet and a flat roof (Plate 6). There is no east elevation to this building. The smooth common orange brick wall in common bond with flush mortar joints is the building's interior east wall and is the exterior wall of the Weber Building. A brick addition was added to the rear, north of the building between 1912 and 1914. and an L extending to the east was added between 1914 and 1935. Today, all that remains of the L-shaped addition is a fourth of the north addition. The three-bay north elevation has a new rear entrance. All that remains are the two original window openings and one-door opening with soldier sills and rowlock arches. The two-bay second floor has its two original window openings now closed. The west elevation's serves as the party wall to 920 East Douglas, a building recently erected in the cleared space. Originally, the second floor had seven bays, but all that remains is three original window openings and four window openings bricked shut.

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14. **Current Address:** 924 & 926 East Douglas Avenue
Current Owner: Redstone Design Development
Current Usage: Commercial & Residential
Lot Number: Lots 62-64 Exc. East Douglas Avenue. East Wichita Addition
Status: Key Contributing

Original Address: 924 & 926 East Douglas Avenue
Original Owner: Charles F. Weber
Original Usage: Commercial & Residential
Date of Construction: 1906
Architect:
Builder:

In 1906, Charles F. Weber purchased the property at the corner of Douglas and Washington Avenues for $8,200 and erected a two-story brick building known as the Weber Building for an estimated cost of $12,000.00. The newly organized Wichita State Bank was the first tenant of the building, occupying the corner space for a little more than a year, and Weber had his office in the building.

The brick on the Weber Building is laid in common bond with flush mortar joints and has been painted red with the exception of the new brick and limestone on the first floor. The south, front elevation of the building faces East Douglas Avenue and is modern. The main entrance to the building was placed at the corner facing the intersection of Douglas and Washington Avenues and, thus, eliminating the traditional right-angle corner and creating in its place a forty-five degree angle corner. All the fenestration retains its original limestone sills and lintels.

The entrance door faces the intersection of Douglas and Washington Avenues and is is flanked by brick pilasters that continue through the second floor and support the tin dentilated entablature, now painted yellow, that continues down the front elevation and wraps around the northeast corner, stopping above the first window bay. Sitting on top of the entablature is a tin panel flanked by short piers capped with small stepped pyramids. In the center

of the panel is inscribed "Weber" for Charles F. Weber, the owner of the building.

The five-bay first floor was and still is dominated by two shop display windows. Next to the main entrance was a large display window with a transom followed by a door with a transom leading to stairs and the second floor apartments. Completing the elevation were two large display windows with transoms divided by a recessed shop door. Above the display windows are the original I-beams with rosette anchors. Today, there are new shop windows and an entrance door with new transoms. The three-bay second floor retains its original three window openings. Instead of a window over the first floor door, there was and still is a recessed brick panel, having the same dimensions as the windows and like them, it has a limestone sill and lintel. Above each window is a individual brick corbel table followed by the entablature, a limestone-capped parapet and a flat roof.

The east elevation faces Washington Street and originally had eight bays defining the first floor, two of which at the southeast corner have been replaced by a large display window with a transom. The remaining six bays consist of four windows now filled with glass blocks and the original door opening with its transom The last two bays at the northeast corner are flanked by brick pilasters that break through the roof line and are capped with limestone. The second story retains its original six window openings. In order to give the impression of a unified transition between the south and east elevations, the southeast corner window, like the fenestration on the south elevation, has a brick corbel table above its limestone lintel followed by the tin entablature which does not continue beyond the window. The north elevation is painted red, the smooth brick is laid in common bond with flush mortar joints and all the windows have rowlock sills and arches and the doors have rowlock arches. The three-bay first floor is not original except for the rowlock arches over the two windows and door. The four-bay second floor has one original window opening, with the other two windows extended at the bottom and one door and transom with their original openings. The west elevation abuts the east elevation of 922 East Douglas (Plate 7).

The front elevation faces north onto East Second Street with an entrance which is modern. All five stories are defined by thirteen enframed bays. A two band concrete cornice followed by a parapet and a flat roof terminates the warehouse. The last two bays on the west have replacement frames and windows for they originally were garage doors. Above the second bay from the west is a remnant of the painted sign: "Pack..." At the northeast corner from below the cornice to the bottom of the third floor is a new green sign: "Innes Station."

The east elevation has six bays. The second window from the south on the ground floor is lower than the others windows because it originally was a loading dock with its original steel sill in place. The south elevation was originally the loading dock area for the Innes warehouse, but today it has lost some of its original integrity because it is now serves as the entrance to the Innes Station Apartments. A fire escape now occupies all five floors of the third bay from the east and the loading dock area serves as a terrace for the first floor apartments. The short end of the L is located at the southwest corner of the building. At the southeast corner of the building is the sign in green paint: "Innes Station."

The west elevation has its basement and first two floors obscured by the raised railroad tracks. The three stories above the railroad tracks have seven bays instead of the six bays on the east elevation because of the L located at the southwest corner of the warehouse. On the third floor, under the second window from the northwest corner, is the faded sign: "Innes." On the northwest corner from below the cornice to the bottom of the third floor is the sign in green paint: "Innes Station." On the roof there is a small concrete structure (Plate 8).

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16. **Current Address:** 800 East First Street
Current Owner: Old Town Center LLC
Current Usage: Commercial
Lot Number: S 117 Ft Lot 10 & 10 Ft Adg on W. Mead Avenue. East Wichita Addition
Status: Key Contributing

Original Address: 800 East First Street
Original Owner: Lehmann-Higginson Wholesale Grocery Company
Original Usage: Commercial
Date of Construction: 1912
Architect: Fred G. McCune (1869-1943), Wichita, Kansas
Builder:

The Lehmann-Higginson Wholesale Grocery Company was established in Wichita in 1890 and moved to a site at William Street and Santa Fe in 1901. In 1911 the City of Wichita purchased the company's land for the site of the future Union Station for $119,000.00. In early 1912, Lehmann-Higginson purchased a building site on the north side of East First Street between North Mead Avenue and Rock Island Avenue for an estimated cost of $30,000.00 from the Simmons Warehouse Company.

Lehmann-Higginson hired the Wichita architect Fred G. McCune, who designed a four story, fireproof, free-standing wholesale grocery warehouse of reinforced concrete with brick curtain walls, a brick foundation and a full basement at an estimated cost between $60,000.00 to $70,000.00. The building had 52,000 square feet of floor space. The building was to be modern in every detail, but its appearance was that of a plain business block, with little decorative detailing on its exterior. Offices were situated on various floors and they were furnished with quarter-sawed oak woodwork and other special decorative effects. A system of pneumatic tubes connected the main office on the first floor with all other offices and the billing rooms on other floors to facilitate the rapid handling of orders. Two elevators were installed, one a heavy freight elevator and the other a combination of a passenger and freight elevator, similar to what is found in fine arts museums today. The first floor had large loading docks extending across the east end of the building and for

sixty-five feet on the south side along with shipping clerk's offices. The west side of the building was serviced by the Rock Island Railroad track located in the middle of North Mead Avenue so freight cars could be quickly and conveniently unloaded.

The Lehmann-Higginson building is four stories with a full basement. The building is faced with red brick in running bond with raked mortar joints, and sits on a brick veneer foundation separated from the first floor by a limestone string course that wraps around the east and west elevations. All the fenestration on the building is new, but the window openings are original.

The front elevation faced south onto East First Street. Today, the seven-bay first floor consists of five pairs of single-sash windows separated by eight broad brick pilasters. The deep-set entrance on the first floor is one bay from the southwest corner of the building and is reached by a flight of concrete steps. Originally, there was a loading dock or a garage entrance in the middle of the elevation that has been turned into a pair of single-sash windows. All that remains of the loading dock or garage entrance are two steel bollards at each corner. The original single-sash window at the southeast corner of the first floor has been converted to an entrance for a bar. The second, third and fourth floors have seven pairs of single-sash windows divided by slender brick pilasters and flanked by eight broad brick pilasters. The limestone sills on the second and fourth floors are continuous and wrap around the east and west elevations, while the third floor windows have individual limestone sills. The sill of the fourth floor center bay bears the inscription: "Lehmann 19-12 Higginson." Above is the progressively upward projecting brick cornice to deflect rain followed by a limestone parapet and a flat roof.

The east elevation faces Rock Island Street and its first floor had three loading docks serviced by the Rock Island Railroad. The only remnants of the loading docks are three sets of steel bollards that protected the bottom corners of the loading docks, now found at the southeast corner window, another set at the entrance in the center of the elevation and the third set at the bottom of the brick pilasters at the northeast corner of the building. The upper three stories, like the west elevation, have ten bays of paired single-sash window openings with each pair separated by a broad brick pilaster. Originally, the north elevation was built to share a party wall with another building, but no building was erected. Today, the elevation has been given fenestration in the

basement as well as the four upper floors.

Originally, the first floor of the west elevation, which now serves as the formal entrance into the building although the street address remains 800 East First Street, had a continuous loading dock serviced by the Rock Island Railroad. The three upper floors consist of ten bays of paired single-sash window openings with each pair separated by a broad brick pilaster. Above the fourth floor windows and below the brick cornice is a white sign on a black ground: "Old Town Center." On the roof of the west elevation is a brick water tower (Plate 9).

17. **Current Address:** 830 East First Street
Current Owner: Hotel at Old Town Incorporated
Current Usage: Commercial
Lot Number: Lots 9-11 & 10 Ft. Adj. on E. Exc. W. 20 Ft. Mosley Avenue. East Wichita Addition
Status: Key Contributing

Original Address: 830 East First Street
Original Owner: Morton-Simmons Hardware
Original Usage: Commercial
Date of Construction: 1905-1906
Architect: Mauran, Russell and Garden, St. Louis, Missouri
Builder: Wurster Construction Company, St. Louis, Missouri

The Morton-Simmons Hardware Company was a wholesale hardware business controlled by the Simmons Hardware Company of St. Louis, Missouri. The building the Simmons Hardware Company constructed is more familiarly known by the company's major product line of "Keen Kutter" tools. Even since its construction in 1905-1906, the "Keen Kutter" building has been one of the most striking buildings in Wichita's Warehouse and Jobbers District, and its soaring brick water tower has been one of the dominant features defining Wichita's skyline. The "Keen Kutter" brand of tools was created in 1879 by E. C. Simmons of St., Louis, Missouri. Simmons was a pioneer in the use of catalogues as a major sales tool. He was the first to use color photography in his catalogues that were known as the "hardware encyclopedia."

The "Keen Kutter" building is a four story brick structure located between North Rock Island and Mosley streets, with its front elevation facing south onto Second Street. Considered to be a very modern warehouse, it contained 80,000 square feet of floor space, more than any other building in the city, and was built at an estimated cost of $250,000.00. The warehouse was built to be fire-resistant. The floors were water-tight and its walls corbeled at each level to retard air currents. Massive wooden beams form the building's frame and were built into the brick wall. The building's most notable feature, and one that became a standard feature of industrial building with the introduction of the automatic sprinkler system in the late nineteenth century, is the massive, tall water tower capable of holding 20,000 gallons of water to supply the state-of-the-art automatic sprinkler system on each of the four floors. There were also messenger call boxes, house telephones and electric elevators.

Morton-Simmons had an unusual office arrangement, with the employees' desks placed along the south side of the first and second floors, making the office space one hundred and fifty feet long and seventeen feet wide. The management believed this arrangement provided the optimum natural light for its employees. At the front of the first floor, there was a sample room where the company's entire product line was displayed. Also on the first floor was a lounge with "comfortable chairs" and reading material for its employees and customers.

The nine-bay, four-story, symmetrical front elevation of the Keen Kutter warehouse faces south onto East First Street and has a limestone foundation. The red brick of the front elevation is in running bond except for the pilasters that are in Flemish bond with flush mortar joints. Flemish bond is the strongest brick bonding course and was used to strengthen the brick pilasters which are the load-bearing elements of the elevation. On the first floor, the entrance has a limestone frame and a lintel inscribed with "Keen Kutter" followed by a transom. The Keen Kutter inscription is a modern replacement for the original inscription which was removed, when Morton-Simmons sold the warehouse to the J. Harwi Hardware Company of Atchison, Kansas in October 1929, who then inscribed Harwi on a new lintel. The only alteration to the first floor is in the southeast corner, where originally there was a loading dock, now replaced with a pair of single-sash windows, but the iron skirt and the iron panels flanking the loading dock remain. All the fenestration is new,

but the window openings are original. The seventeen-bay first floor has fourteen original single-sash window openings with individual limestone sills and soldier lintels.

A broad limestone string course divides the first from the second floor and serves as the sill for the windows and as the base line for the series of eight brick pilasters. The second and third floors are defined by a series of seven pairs of single-sash windows flanked by single-sash windows, all with soldier lintels, with the third floor having individual limestone sills. Like the front elevation of the Rumely Products Company warehouse, the front elevation of the Keen Kutter warehouse above its first floor is defined by pilaster and panel wall construction to lessen the load, stabilize the building and reinforce the roof. Eight broad brick pilasters capped with segmental arches vertically divide seven of the nine bays of the upper three floors. The fourth floor is dominated by seven segmental arches with their bulging limestone keystones, creating seven semi-circular or thermal windows across the top of the elevation. Flanking the seven thermal windows is a single-sash window also with a bulging limestone keystone. Projecting from the roof, but absent from the other elevations, is a deep eave supported by pairs of large brackets followed by a flat roof (Plate 10).

The tall brick tower is a water tower situated near the east elevation of the warehouse and is a free-standing, separate structure that on its interior becomes progressively smaller as it ascends through the four-story warehouse. Today, the water tower serves as the elevator shaft for the hotel's elevator. The water tower has a pyramidal roof with deep eaves supported by pairs of brackets and an oculus window on each elevation. Below each oculus window within a faded logo is the faded inscription: "E. C. Simmons/Keen Kutter." Above all four oculus windows is the faded inscription: "Harwi" (Plate 9).

The east elevation faces Mosley Street, and like the north and west elevations, it has smooth red, common brick in common bond with flush mortar joints. The ground floor floor has been severely altered. Originally, it had nine shipping bays that received goods supplied by a spur line of the Frisco Railroad. Today, the entrance to the Old Town Hotel and hotel windows have replaced the shipping bays. The only remnant of the shipping bays are the iron panels flanking three of the windows. All ten window openings on the three upper floors retain their original openings with iron sills and rowlock arches.

At the north, rear elevation the company built a steam heating plant, an axe handle department and a shell loading room and three loading docks. The first floor has been entirely remodeled and now has a brick passageway joining it to the hotel garage. The upper floors have the same disposition as those on the east elevation. The first floor of the west elevation has also been severely altered, but three of its windows do have the original iron panels flanking the windows and the three upper floors have the same disposition as the east and north elevations.

18. **Current Address:** 835 East First Street
Current Owner: City of Wichita
Current Usage: Commercial
Lot Number: Lot 3 & 10 Ft Adj on E. Mosley Avenue. East Wichita Addition
Status: Non Contributing

Original Address: 124-128 North Rock Island Avenue
Original Owner: J. L. Johnson and W. M. Frazier
Original Usage: Commercial
Date of Construction: 1913-1914
Lot Number: Lot 5 North Rock Island. East Wichita Addition
Architect:
Builder: Dieter & Wenzel (1910-1918), Wichita, Kansas

Originally, this three-story brick building, which is now the Wichita Farm & Art Market, was the Wichita Fire Proof Storage Company. All that remains of the original building is the west, front elevation facing Rock Island Avenue with its six loading docks. The north and east elevations have been rebricked, given new portals and fenestration. The south elevation abuts the brick wall of 117 North Mosley.

19. **Current Address:** 900 East First Street
Current Owner: Old Town Five LLC
Current Usage: Commercial
Lot Number: N 70 Ft of Lot East First Street. East Wichita Addition
Status: Contributing

Original Address: 900 & 904 East First Street
Original Owner: General Electric Supply Corporation
Original Usage: Commercial
Date of Construction: 1937
Architect: no architect
Builder: Ellis & Vollmer Construction Company, Wichita, Kansas

The General Electic Supply Corporation warehouse is a one-story cement block building faced with brick laid in common bond, which on the front elevation was wire cut. The warehouse was constructed at an estimated cost of $17,000 and was built by the Wichita firm of Ellis & Vollmer Construction Company. It measured one hundred by one hundred and fifty feet and housed the offices and warehouse of the firm.

Today the warehouse has been divided into two buildings occupied by two commercial establishments. The south, front elevation still faces East First Street and represents a third of the original warehouse space. The front elevation retains much of its original character. The six large display windows with an entrance in the center are divided by brick pilasters and are original, as are the brick pilasters at the corners. Above each display window as well as the display windows on the east and west elevations is a concrete disk. The brick pilasters have been renewed and the elevation painted. Completing the elevation is a stepped parapet and a flat roof.

The east elevation retains its original display window flanked by brick pilasters with a concrete disk above it and four three-over-five single-sash windows. The brick is smooth-faced, laid in common bond and has been painted. All else on the elevation is not original.

The west elevation has also been painted and is smooth-faced and laid in

common bond. It retains its original display window flanked by brick pilasters and a concrete disk above. The single and double doors and the small window are not original nor is the fenestration, but the five window openings, which would have held three-over-five single-sash windows and are now boarded shut, are original.

20. **Current Address:** 920 East First Street
Current Owner: Alford Development LLC
Current Usage: Commercial
Lot Number: S1/2 Lot 9 Exc 25 ft for St Washington Avenue. East Wichita Addition
Status: Non Contributing

Original Address: 920 East First Street
Original Owner: Arnholz Coffee & Supply Company
Original Usage: Commercial
Date of Construction: ca. 1951
Architect:
Builder:

This two-story building has been severely compromised. It has been given an EIFS exterior, with new display windows on both floors on its south, front elevation. The west elevation has also been given new fenestration. The building has been divided into three separate stores that have badly impacted the east elevation of the building. As a consequence, two new store entrances have been added to the east elevation of the building and a large storage unit has been added to the northeast corner of the building.

21. **Current Address:** 923 East First Street
Current Owner: Vintage Development LLC
Current Usage: Commercial
Lot Number: That Part of Lot 7 Beg Intsec N Li Lot & W Li Washington Avenue. S 58 Ft W 58 Ft N 58 Ft E 58 Ft To Beg Washington Avenue. East Wichita Addition
Status: Contributing

Original Address: 907 East First Street
Original Owner: Warren A. Jones
Original Usage: Commercial
Date of Construction: ca. 1927-1928
Architect:
Builder:

Warren A. Jones erected a gas station at East First Street and Washington Avenue in ca. 1927-1928. A year later, either through a lease or a sale, the Waverly Oil Company took possession of the station. The gas station is built of orange brick laid in common bond with flush mortar joints and a concrete floor. Through the years the station has been radically altered. None of the fenestration is original. Today, the north, front elevation facing East First Street has more than doubled in size to five bays. Originally, it was a two-bay elevation with a door and a single-sash window with a chimney between them. The window opening is original and so is the door opening with a soldier arch. The west elevation is gone, subsumed in a brick addition that has three pairs of paired single-sash windows. The south elevation is abutted by a new brick addition and at the rear of the elevation was where the original three gas tanks were stored. The east elevation is now bricked shut, but the outlines of the single-sash and paired single-sash windows with their soldier arches are still discernible. The roof is new, but follows the the original gable roof with a cross gable over the entrance.

22. **Current Address:** 701 East Second Street
Current Owner: Dennis Wilke
Current Usage: Commercial
Lot Number: Lots 2-4-6 5th Ave. Now Santa Fe Ave. George's Sub.
Status: Contributing

Original Address: 701 East Second Street
Original Owner: Winfield Wholesale Grocery Company
Original Usage: Commercial
Date of Construction: 1909-1910
Architect:
Builder

This modest brick warehouse of three stories and a full concrete basement is not greatly altered. The building has smooth red brick laid in common bond with raked mortar joints. The front elevation faces East Second Street and has its original basement windows with the original garage at the northeast corner. The first floor has five sets of triple-sash windows with their original wood frames. The entrance, flanked by pairs of brick pilasters with concrete bases and caps, is in the center of the first floor and has its original glass door flanked by glass side lights. The second and third floors have seven bays, six of which are covered with corrugated plastic. A concrete band defines the cornice followed by a concrete parapet and a flat roof.

The west elevation now abuts the elevated railroad tracks and, as a consequence, the elevation only has its original five-bay fenestration on its second and third floors. Completing the elevation is a projecting concrete cornice. On the roof of the west elevation is a brick structure with a faded yellow sign: "Farha Bros."

The south elevation is a solid brick wall except for an original loading dock near the southeast corner. Below the parapet is a faded white sign: "Winfield Wholesale Grocery Co." The east elevation faces Mead Avenue and has no original fenestration on its three floors and all but one window on each floor is boarded shut. At the southeast corner there is an original garage opening.

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23. **Current Address:** 815 East Second Street
Current Owner: Rose Greenberg Marital Trust
Current Usage: Commercial
Lot Number: N.107 Ft. Lot 16 & 10 Ft. Adj. on W. Exc. E. 20 Ft. Mead Avenue. East Wichita Addition
Status: Key Contributing

Original Address: 801 & 811 East Second Street
Original Owner: A. S. Parks and A. E. Jones, Wichita, Kansas
Original Usage: Commercial
Date of Construction: 1913
Architect:
Builder: MacLean Construction Company, Chicago, Illinois

Local Wichitans A. F. Jones of the Independent Grain Company and Arthur S. Parks of the United Sash & Door Company, whose granddaughter Louise Kelso Hoult asked Frank Lloyd Wright in 1935 to design his first Usonian house for her family, built a five-story warehouse at an estimated cost of $14,000.00, which included the cost of the site. They then leased the building to M. Rumely Products Company of Indiana for twenty years. In 1915, seven years after the completion of the building, the M. Rumely Company filed for bankruptcy, and the United Warehouse Company occupied the warehouse.

The warehouse Parks and Jones erected is one of the most sophisticated, well-built buildings in Wichita's Warehouse and Jobbers District. The building is built of concrete and steel with a brick veneer. The first floor had large display rooms with plate glass windows on two of its four elevations for the exhibition of Rumely's farm machinery. An elevator, reputed to be the largest one in the state of Kansas, has a capacity to lift 40,000 pounds. A heating plant, engine and storage rooms were also accommodated in the building and the first and second floors were built to hold heavy machinery. Accounting, sales and offices of the branch managers were on the second floor and the other floors were arranged for products from a cream separator to an oil-burning traction engine. Each concrete floor was about fifteen inches thick and is supported by five rows of six columns with mushroom-like capitals and semi-engaged concrete wall anchors aligned with the columns. All these

aspects of the interiors as well as a Toledo scale are still in use.

The east, west and north elevations of the Rumely building are a tour de force of brick work. The dark brown brick veneer and the orange decorative brick are in common bond with raked mortar joints. The three elevations are enlivened with rows of projecting orange brick bands strategically placed to delineate floors to contrast to the dark brown brick veneer. With a few exceptions, the wood fenestration is original and in all cases has rowlock sills.

The front, north elevation of the Rumely building faces East Second Street and occupies the block from North Rock Island on the east to North Mead on the west. The building sits on a tall concrete basement that only has six of its eight original window openings, but no original fenestration. The deep-set entrance is located in the middle of the ground floor and consists of a concrete door surround with pilasters capped with abstract capitals, a three window transom and is completed with a curved lintel. The first story is defined by four large display windows with two window transoms in various states of disrepair. The original garage entrance is located at the northwest corner on the ground floor and over the entrance is the sign: "Service Business Forms, Inc." An orange brick band, which wraps around the other two elevations, separates the first from the second floor and acts as the podium for the four upper stories. All four of the upper stories have sixteen bays with a mixture of one-over-four, two-over-four and three-over-six original wooden sash windows. The most dramatic area of the elevation is reserved for the three upper stories. The end bays slightly project and frame three broad brick pilasters with orange colored brick segmental arches that terminate below the limestone capped parapet. In the inner curves of the segmental arches are tall concrete cartouches bearing the initial "R" for Rumely. Projecting from the broad face of the pilasters is an abstract design in orange brick. The end bays break through the flat roof and form a pediment decorated with a brick square, within a concrete circle, a reference to the classical concept of the square in a circle. Around the outer rim of each circle from top to bottom is the faded white sign: "Household Appliances."

The east elevation is the same as the front, north elevation except that the first floor was lined with five large display windows, four of which are extant and the fifth one transformed into a loading dock. Above the first floor all the stories have thirteen instead of sixteen bays and two brick pilasters

instead of three. The west elevation is the same as the east elevation except for the first floor which was and still is spanned by a loading dock platform. Originally, the Rumely loading docks were served by the Rock Island Railroad that had tracks down the middle of Mead Avenue (Plate 11).

The south elevation is faced with common brick and has a broad concrete band indicating each of the five floors, and five semi-engaged concrete columns on each floor aligned with the five rows of columns on interior of each floor. At the top of each column are three concrete haunches for bearing beams in anticipation of sharing a party wall with an adjoining building to the south. Eventually, the Rumely Company did erect the two-story Advance Rumely building that abuts the south elevation of the Rumely Products Company building. On the roof of the building are two small brick structures with stepped gables and glass roofs that illuminate the motor room of the large freight elevator.

24. **Current Address:** 825 East Second Street
Current Owner: Ross Family
Current Usage: Commercial
Lot Number: Lot 15 & 10 Ft Adj on E Exc W 20 Ft. Mosley Avenue. East Wichita Addition.
Status: Contributing

Original Address: 825 East Second Street
Original Owner: Vickers Petroleum Company
Original Usage: Commercial
Date of Construction: 1931
Architect:
Builder:

Wichita's Vickers Petroleum Company built this station to service the needs of downtown Wichita and the warehouse district. The original service station consists of red brick in running bond with raked mortar joints with the front elevation facing north onto East Second Street. Today, it has five bays of two windows alternating with two doors. In the 1940s, a concrete block building was added to the rear of the service station. In the 1940s a brick

garage with a wagon vault and a W-truss was added to the east of the service station. At a later date, another concrete block garage, with its front elevation faced with brick, was added to the west of the service station. In ca. 1992, the front elevation of the west garage was faced with brick and the garage turned into a restaurant. The aluminum roof that protects the gas pumps was added in the 1950s.

25. **Current Address:** 115 North Mead Avenue
Current Owner: Sheldon & Janice Kamen
Current Usage: Commercial
Lot Number: PT Lot 1 Beg SE Cor W 211.3 Ft N 39.4 Ft NE 17.5 Ft to N LI E 197.3 Ft to NE Cor S 50 Ft to Beg. Mead Avenue. East Wichita Addition
Status: Contributing

Original Address: 109 North Mead Avenue
Original Owner: F. G. & C. H. Smyth Brothers
Original Usage: Commercial
Date of Construction: 1901 & 1912
Architect: Fred G. McCune (1869-1943), Wichita, Kansas
Builder: Martin Carroll Construction Company, Kansas City, Missouri

F. G Smyth & Sons were implement dealers and in 1901 they built their first warehouse of three stories at 109 North Mead Avenue to house their implement business. On the west the warehouse had a loading dock that faced the Santa Fe Railroad track and its east recessed elevation faced North Mead Avenue. Then in 1905, to accommodate their growing business, they built a second warehouse also of three stories at 125 North Mead that abutted the Santa Fe Railroad track to the west with its east elevation facing North Mead Avenue where it was serviced by the Rock Island Railroad. In 1911, both buildings burned, their roofs collapsed, the interiors burned as well as their third stories. leaving the brick walls standing through the second story. In late 1911, the Smyth brothers hired Wichita architect Fred G. McCune to design two new fire-proof brick buildings at an estimated cost of $40,000.00. Due to a severe winter of 1911, McCune was forced to modify his design to incorporate the surviving two-story brick walls and the basements of the original buildings.

McCune's two story brick building at 115 North Mead Avenue is essentially the 1901 building minus its third story and with the original basement and new new fire-proof interiors and roof. As it stands today, the building has a full basement and consists of red brick in common bond with flush joints. None of the fenestration from the 1912 building is original, but the steel sills and rowlock arches are original. The front elevation faces east onto North Mead Avenue with the south half of the elevation deeply recessed from the street. Most of the ground floor is occupied by a ramp leading to a basement docking area that is not original to the building. The first floor has two original window openings. Between the windows is the original door opening with a steel lintel followed by a double warehouse door opening with its original steel lintel. A brick cornice of four rows of projecting brick stretchers terminates the warehouse followed by a parapet and a flat roof.

The north elevation abuts the south elevation of the two-story Smyth building to the north. The south elevation's nine-bay basement retains its original window openings and, unlike the rest of the building, it has concrete sills and steel lintels. The nine-bay first floor south elevation is original to the building and has from west to east: two single-sash window openings; one loading dock opening with its steel sill and steel panels on the corners; one single-sash window opening; another loading dock opening with its steel sill and corner panels; one single-sash window opening; a third loading dock opening now bricked shut before 1911 with its steel corner panels imbedded in the brick, and two single-sash window openings. The eight-bay second floor is also original with its eight window openings. The west elevation originally was spanned by a concrete loading dock with three loading dock doors on the first floor and a three-bay second floor. Today, the west elevation has a brick shed attached to it and a remnant of the original loading dock that abutted the Santa Fe Railroad track before it was elevated in 1913.

26. **Current Address:** 116 North Mead Avenue
Current Owner: Sheldon & Janice Kamen
Current Usage: Commercial
Lot Number: Lot 2 & S 49 Ft 3 1/2 inches Lot 4 & 10 Ft Vac on W Mead Avenue. East Wichita Addition
Status: Contributing

Original Address: 115 [sic], 122-124 North Mead Avenue
Original Owner: Walterscheid Pump Factory and Machine Shop
Original Usage: Industrial
Date of Construction: 1900-1901
Architect:
Builder:

Between 1900 and 1901, the Walterscheid Pump Factory & Machine Shop had three brick buildings, at 115 [sic],122 and 124 North Mead Avenue to house the various aspects of the business. At the northwest corner of 124 North Mead Avenue stood the front elevation of the two-story brick building that housed the foundry. The west elevation was free-standing. At the east, rear of the building was a loading dock which was served by a spur line from the Rock Island Railroad located on Mosley Street. The south elevation abutted 115 [sic]-122 North Mead where Walterscheid had its blacksmith, machine shop and pattern rooms. The west, front elevation of this one-story brick building had six bays of six single-sash windows.[2] Its south elevation faced the alley and had five bays of four single-sash windows and a door and its east elevation abutted the two-story brick building which housed Walterscheid's offices, shipping and paint storage. The east, rear elevation of this two-story brick building faced a utility yard with sheds, and in the distance, Mosley Street. At this point Rock Island Street did not exist. The building's north elevation was free standing and its south elevation faced the alley and had seven bays on each of its two stories.

In the summer of 1906 and the winter of 1906-1907, Rock Island Street was paved with Coffeyville gas-burned brick blocks. The new Rock Island Street

[2] At some point a second story was added and was eliminated between 1928 and 1930 under the ownership of the Cassell Transfer & Storage Company.

dramatically altered the Walterscheid complex so it could take advantage of the new street that had a track of the Rock Island Railroad laid at its center. The orientation of the complex changed from North Mead Avenue to North Rock Island with new addresses of 117-119 and 121-123 North Rock Island. The Rock Island Railroad spur that came to the east, rear elevation of 124 North Mead Avenue was eliminated, and the two-story foundry building was extended east to face the new Rock Island Street. The other major alteration was to the two-story brick office, shipping and paint storage building that had an eastern exposure. So that the building's east elevation would front the new Rock Island Street, it was extended by two bays to the east and its east elevation extended to twelve bays to include the north, extended foundry building now facing North Rock Island.

Today, the party wall separating the two south Walterscheid buildings has been eliminated, creating one large interior space, and what was two western elevations of two separate buildings have been joined making one elevation. The west, front elevation, which was originally the front elevation of the Walterscheid complex, has been severely altered. A portion of the concrete loading dock dock built by the Cassell Transfer & Storage Company, built after 1924, and spanning the entire Mead Avenue elevation still survives with its steel guards. Originally, the first floor of each building consisted of five windows. One loading dock door opening survives as well as one window opening with its rowlock arch. Above on the second floor of each elevation were five windows, now shut, with their rowlock arches, which are barely discernible today. A stepped parapet masks a wagon wheel wooden vault erected after the removal of the second story and held aloft by steel W-trusses in each building. An elaborate tin ventilator on the roof also dates to the removal of the second story.

The south elevation, originally two stories, is now one story and has smooth, orange brick in common bond with flush mortar joints. The first two bays at the southeast corner are still two stories, as a result of having the east elevation front the new Rock Island Avenue. The two-bay first story has its original single-sash window opening now boarded shut and its original door opening. The second floor has its original two window openings. The remaining ten-bay one-story building has its original ten single-sash window openings, now boarded shut and two doors, now bricked shut. Above the first floor the outline of the bottom part of the fenestration of the original second floor can

be discerned.

The east front of this two-story brick addition, which was added to the two-story building that housed the Waltersheid offices, shipping and paint storage shortly after Rock Island Street was paved in 1906-1907, is built of red brick in running bond with flush mortar joints. All the fenestration has limestone sills and lintels. The first story has three of its original window openings and one original warehouse door opening with a steel sill and limestone lintel. The five-bay second story has its five original single-sash window openings. Above is a brick cornice and brick corbeling and two tall brick buttresses projecting through the roof line. The north elevation abuts the two story south elevation of 125 North Rock Island.

27. **Current Address:** 121 North Mead Avenue
Current Owner: Palmer Partners LLC
Current Usage: Commercial
Lot Number: Lots 3, 5 & 7 on Mead Avenue. East Wichita Addition
Status: Contributing

Original Address: 115-125 North Mead Avenue
Original Owner: F. G. & C. H. Smyth Brothers
Original Usage: Commercial
Date of Construction: 1905 &1912
Architect: Fred G. McCune (1869-1943), Wichita, Kansas
Builder: Martin Carroll Construction Company, Kansas City, Missouri

The original 1905 "Smyth" brick warehouse at 115-125 North Mead Avenue was three stories with a full basement. After the 1911 fire all that remained of the building were the two-story exterior brick walls and the basement. In 1912, architect Fred G. McCune revised his design for a new building to incorporate the extant two-story brick building using the brick walls and the original basement. The building has a full basement and consists of orange-red brick in common bond with flush mortar joints. The front, east elevation faces North Mead Avenue and has its ground floor obscured by a modern flight of stairs to the first floor. The first floor retains three of its original single-sash window openings with a rowlock arch which is found on all

the original window openings. The second floor has four original single-sash window openings. A brick corbel table terminates the elevation followed by a brick parapet and a flat roof.

Originally, the north elevation was a party wall. The brick shelf two-thirds of the way up the elevation surmounted by a series of rebars set in concrete indicates that a one-story building abutted the elevation. In all probability, this building was the warehouse that belonged to Dr. H. W. Hodges, who leased it to O. A. Boyle, the owner of the Boyle Company Building that was later erected directly to the north. Boyle used the warehouse to store his produce goods. When the two Smyth warehouses were devastated by fire in 1911, Dr. Hodges' warehouse burned to the ground. Today the north elevation has new fenestration and doors. The original the west five-bay, two-story elevation of the warehouse abutted the Santa Fe Railroad track and after 1913 it faced the raised railroad tracks. Today, the west elevation has a one-story garage between it and the elevated railroad tracks, with the garage door on the north elevation. The south elevation abuts the north elevation of the two-story Smyth building to the south.

28. **Current Address:** 139 North Mead Avenue
Current Owner: Sheldon & Janice Kamen
Current Usage: Commercial
Lot Number: Lot 9 & 1/2 Vac. Etxons outlet on S. Mead Avenue. East Wichita Addition.
Status: Key Contributing

Original Address: 139 North Mead Avenue
Original Owner: O. A. Boyle
Original Usage: Commercial
Date of Construction: 1917-1918
Architect:
Builder: George H. Siedhoff (1879-1966), active Wichita, 1917-1930, Siedhoff Construction Company

The Boyle Company Building was erected by Orville. A. Boyle, a Wichita business man, to house his commission company that bought, held, sold and

handled farm products, like grain, potatoes and livestock, as well as coal and other merchandise. Boyle was also involved in other businesses as a partner in the burgeoning oil drilling business. In addition to housing his commission business, Boyle rented office space to several brokerage firms.

The Boyle Company Building is a freestanding, fire proof constructed office building with brick-bearing walls of three-stories with a full basement constructed by George H. Siedhoff. The front elevation faces east onto North Mead Avenue and consists of textured tannish-brown brick, and not the ubiquitous smooth red brick found in the warehouse district, in common bond with raked joints. The basement has retained three of its original three-light windows and in place of the fourth window is a coal chute door with "Majestic Coal Chute No. 203" stamped on it. The first floor is reached by a straight-flight stair with a landing to a modern entrance flanked by two pairs of original single-sash windows with rowlock sills and soldier lintels with a row of stretchers above, which is repeated on all the original fenestration. Above the first floor the elevation changes radically. The second and third floors were intended to have six bays of single-sash windows divided into two bays by four brick pilasters that terminate at the brick cornice and support stubby brick piers capped with limestone that continue through the roof line. Only two bays of single-sash windows are present on the south side of each floor. In place of the other four bays of four windows, there are two tall rectangular brick panels running through the second and third floors and defined vertically by stack bonds and soldier courses at the top and bottom, with limestone squares at the corners. A brick cornice composed of a row of soldiers and two rows of projecting headers followed by a limestone capped parapet and a fat roof. Between the two center pilasters is a low-pitched pediment with the inscription: "The/Boyle Company/1917." Above is a brick cornice followed by the parapet capped with limestone and a flat concrete roof.

The north elevation also has common red brick, suggesting that Boyle intended to join his building to one immediately to the north on land he purchased in 1912 from the Moore Brothers Foundry for $50,000.00 that stretched all the way to East First Street. Not much remains of the original bay system of this elevation. The first floor retains two of its original single-sash Windows. On the second floor all the fenestration is new as it is on the third floor. The west, rear elevation has been so severely altered that nothing remains of the original bay system. Since it is the rear elevation a common red

brick was used instead of the more expensive, expressive tannish-brown brick on the front and south elevations.

The south elevation has the same type of brick as the front elevation and retains three of its original three-light basement windows. The first floor retains two of its original loading docks and four of its single-sash windows, while the second floor has all ten of its original single-sash windows. Between the first and second floor is an original double-sash window and between the second and third floors there is another original double sash window. The third floor retains all six of its original single-sash windows. An added touch to this elevation is the recessed down spouts at the corners of the elevation and the addition of a brick pier capped with limestone at the southwest corner of the roof (Plate 12).

29. **Current Address:** 201 North Mead Avenue
Current Owner: Plants B Partners LLC
Current Usage: Commercial
Lot Number: W 57.5 Ft 21 on First Street & W 132.f Ft Lots 23-25 on Santa Fe Avenue & S 1/2 Vac Alley Adj on N
Status: Non Contributing

Original Address: 201 Moore Avenue
Original Owner: Coleman Lamp & Stove Company
Original Usage: Manufacture
Date of Construction: 1912 & 2002
Architect:
Builder:

This building, much altered and redone, was orginally part of the Benjamin Sibbitt Foundary, erected in 1917 [3 buildings at #29; 1 building at #31]. The new building, which was erected in 2002, is made of EIFS (exterior insulation and finish system) and is surmounted by a wooden monitor roof.

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30. **Current Address:** 213 North Mead Avenue
Current Owner: Plant B Partners LLC
Current Usage: Commercial
Lot Number: Lot 22-25 Mead Avenue. East Wichita Addition
Status: Contributing

Original Address: 213 Moore Avenue
Original Owner: Coleman Lamp & Stove Company, Wichita, Kansas
Original Usage: Manufacture
Date of Construction: 1945
Architect: Lorentz Schmidt (1884-1952), Schmidt, Boucher & Overend, Wichita, Kansas
Builder:

Moore Avenue was originally a service alley and became a street in August, 1912, a year before the the railroad tracks were elevated in 1913. The street was named after the Moore Brothers Foundry that occupied lots toward the south end of the street. Unfortunately today, Moore Avenue has been eliminated and the addresses reassigned to North Mead Avenue.

By the late 1930s the Coleman Lamp and Stove Company with its plants and offices on North St. Francis Avenue expanded its base of operations, moving east across the elevated railroad tracks to Moore Avenue. The first Coleman factory was in place on the east side of Moore Avenue by 1935. By 1950 all the lots on both sides of Moore Avenue, with the exception of the Winfield Wholesale Grocery Company warehouse at 701 First Street, were occupied by ten Coleman Company buildings, five lining each side of Moore Avenue.

This one-story brick building is one of four of the surviving Coleman Company buildings on the west side of Moore Avenue erected by the Coleman Company between 1945 and 1950. The west elevations of all four buildings abut the elevated railroad tracks with the main Coleman factory located just to the west on the other side of the elevated railroad tracks.

This factory building was designed by Lorentz Schmidt, one of Wichita's

pre-eminent twentieth-century architects. The building consists of red brick laid in common bond with flush mortar joints. Originally, it housed Coleman's Metal Stamping Department. On its interior it has exposed steel beams, columns and concrete floors and roof as well as two monitor roofs. The east, six-bay front elevation is new, the north elevation abuts the south walls of 213 North Mead Avenue, and the south elevation abuts the north wall of 201 North Mead Avenue.

31. **Current Address:** 213 North Mead Avenue
Current Owner: Plant B Partners LLC
Current Usage: Industrial
Lot Number: Lot 18-20 Mead Avenue East Wichita Addition
Status: Contributing

Original Address: 217 Moore Avenue
Original Owner: Coleman Lamp & Stove Company, Wichita, Kansas
Original Usage: Manufacture
Date of Construction: ca. 1945-1950
Architect:
Builder:

This one-story brick building is the second in a series of four surviving Coleman Company industrial buildings on Moore Avenue. The building housed the Metal Stamping Department and had an exposed steel frame and concrete floors and roof. Its red brick elevations are laid in common bond with flush mortar joints. Its east, five-bay front elevation faces North Mead Avenue and is new. The north elevation abuts the south wall of 221 North Mead Avenue and the south elevation abuts the north wall of 213 North Mead Avenue.

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32. **Current Address:** 221 North Mead Avenue
Current Owner: Plant B Partners LLC
Current Usage: Commercial
Lot Number: Lot 16 North Mead Avenue. East Wichita Addition
Status: Contributing

Original Address: 233 Moore Avenue
Original Owner: Coleman Lamp & Stove Company, Wichita, Kansas
Original Usage: Manufacture
Date of Construction: ca. 1945-1950
Architect:
Builder:

This one-story brick building is the third of the four surviving Coleman Company industrial buildings on Moore Avenue and consists of orange brick laid in common bond with flush mortar joints. On its interior it has exposed steel beams, columns and concrete floors and roof. The main roof carries a monitor roof, one of only three surviving monitor roofs in Wichita's Historic Warehouse and Jobbers District. The east, three-bay front elevation now faces North Mead Avenue and is new. The north elevation abuts the south elevation of 237 North Mead Avenue and the south elevation abuts 217 North Mead Street. Like its companion building to the north, this building was also the Shear Department.

33. **Current Address:** 225 North Mead Avenue
Current Owner: Old Town 5 LLC
Current Usage: Commercial
Lot Number: Lot 12-14 Mead Avenue East Wichita Addition
Status: Contributing

Original Address: 237 Moore Avenue
Original Owner: Coleman Lamp and Stove Company, Wichita, Kansas
Original Usage: Manufacture
Date of Construction: ca. 1945-1950
Architect:
Builder:

This one-story brick building is fourth of four of the surviving Coleman Company industrial buildings on Moore Street, and originally functioned as the Shear Department. It has concrete floors, iron posts, pilastered walls, steel trusses and a wood roof.

The east, front elevation now faces North Mead Avenue and has red brick laid in common bond with flush mortar joints. The four-bay east elevation is new and has a tile capped stepped parapet and a wagon wheel vault roof. The five-bay north elevation is not original and is abutted at its northwest corner by a loading dock that spans the lot between it and the south elevation of the Winfield Wholesale Grocery building. The south elevation abuts the north elevation of 221 North Mead Avenue.

34. **Current Address:** 232 North Mead Avenue
Current Owner: Al Caro
Current Usage: Commercial
Lot Number: Lot 14 & S33 Ft Lot 16 & 10 Ft Adj W Exc E 20 Ft Mead Avenue. East Wichita Addition
Status: Contributing

Original Address: 213 North Rock Island Avenue
Original Owner: M. Rumely Threshing Machine Company
Original Usage: Commercial & Manufacture
Date of Construction: 1904
Architect:
Builder:

The Rumely Threshing Machine Company, a New York corporation with its corporate headquarters in New York City and chartered in Indiana and Kansas, produced and marketed steam, oil and gas driven threshing machinery. The company paid $3,500.00 for the land on the two hundred block between North Mead Avenue and North Rock Island and erected the first of three warehouse buildings on the site in 1904.

The Rumely Threshing Company warehouse is a modest, one-story building in red brick in running bond with raked mortar joints with a stone foundation. Today, the three-bay front elevation faces west onto North Mead Avenue and consists of the original paired single-sash windows flanking a modern entrance. The windows, like all the building's fenestration, have limestone sills and rowlock arches. The corners have brick pilasters and the upper wall to the parapet is thicker to to support the roof. Above is the concrete-capped parapet followed by a flat roof.

The south elevation originally had six loading docks, five of which are now windows and the sixth an entrance. The windows alternate with seven brick pilasters that continue through the roof line and are capped with limestone. The five-bay east elevation faces North Rock Island and was originally the front elevation. Two of the original paired single-sash window openings survive and flank the brick pilasters at the corners. The north

elevation now abuts the three-story south wall of the Advance Rumely Building (Plate 13).

35. **Current Address:** 238 North Mead Avenue
Current Owner: City of Wichita
Current Usage: Institutional
Lot Number: Lot 14 & S. 33 Ft. Lot 16 & 10 Ft. Adj. on W. Exc. E. 20 Ft. Mead Avenue. East Wichita Addition.
Status: Contributing

Original Address: 239 North Rock Island Avenue
Original Owner: Advance Rumely
Original Usage: Commercial & Manufacture
Date of Construction: 1916
Architect:
Builder:

In 1916 the Rumely Threshing Machine Company reorganized and built a third warehouse entitled "Advanced Rumely" between its first building to the south and its second building to the north, facing East Second Street. The Advanced Rumely branch of the company specialized in power farm and road equipment.

The front elevation faced east onto Rock Island and is a two-story building with textured brown brick in common bond with raked mortar joints and a tall concrete basement. The front elevation is still intact but most of its fenestration has been altered as well as the entrance. Only four of the basement windows survive and they are now filled with concrete. A limestone string course separates the basement from the first floor, which features four sets of triple-sash windows, many of which retain their original wood sashes and two single-sash windows, greatly altered and a modern entrance. Above the entrance is a limestone cartouche bearing the inscription: "Advance Rumely." The second floor has the same fenestration as the first floor with the exception of three additional single-sash windows positioned over the entrance on the first floor. Although many of these windows have been compromised at least

some of their wood sashes remain. Above the second floor is a limestone cornice followed by a parapet and a flat roof.

The west elevation facing North Mead Avenue was the loading dock area that has been greatly altered. Originally, the first floor consisted of five loading docks of which three remain with the other two to the south now converted to entrances. The second floor has ten irregularly placed windows that are not original to the elevation. Above the windows and below the limestone cornice is the faded white sign: "Advance Rumely Thresher Company Inc." In the center of the west elevation on the roof is a large brick structure with two windows which probably housed the water tower. Above the windows is faded white sign: "Advance" and below the windows is: "Rumely."

The south elevation of Advance Rumely abuts the M. Rumely Threshing Company Machine Company and its north elevation abuts the M. Rumely Products Company (Plate 13).

36. **Current Address:** 255 North Mead Avenue
Current Owner: Old Town Five LLC
Current Usage: Commercial
Lot Number: Lot 1,3, 5,7 Mead Avenue. East Wichita Addition
Date of Construction:
Status: Contributing

Original Address: 253 North Mead Avenue
Original Owner: Coleman Company Inc. Factory B
Original Usage: Manufacture
Date of Construction: 1936-1937
Architect:
Builder:

This building originally housed Coleman's machine shop and was the first Coleman building erected on Moore Street, and it is the only surviving building of a five-building complex housing the machine shop and the stove department on the east side of Moore Avenue. Originally, the machine shop was intended to be a one-story building, costing an estimated $45,000.00. As

erected the building was two-stories and had concrete floors, concrete piers on the first

floor and iron piers on the second floor, a monitor roof and on the east side of the monitor roof a tall smoke stack. At some point the building's function changed from that of a machine shop to housing the heating system for the Coleman complex on the east side of Moore Avenue. Today the interiors and exteriors of the building have been drastically renovated to make them suitable for an office building.

The building is composed of common orange brick laid in common bond with flush mortar joints and rowlock sills for the windows. All the fenestration is new, but some of the window openings are original.

The east, front elevation of the machine shop faced North Mead Avenue and has been greatly altered. Only three single-sash window openings on the first floor survive, and on the second floor eight window openings survive.

The north elevation facing East Second Street is greatly altered. On the first floor at the northeast corner there was originally a garage entrance now filled with three windows. All that remains of the garage are two bollards embedded in the brick below the windows. Another garage was located farther west on the elevation and has one of two surviving bollards embedded in the brick wall. Thirteen of the original window openings survive, but the door is not original. The character of the brick between the first and second stories has been altered. This is because a large sign entitled "Coleman Company Inc. Factory B" spanned the entire length of the elevation and in time altered the color and texture of the orange common brick. On the second floor there are eighteen surviving window openings followed by a flat parapet and a flat roof surmounted by a monitor roof.

The west elevation faced what was then Moore Avenue. On the first floor there are original eight window openings and a deeply recessed door that originally served as a loading dock that was twice as wide as the door's width, as indicated by two bollards embedded in the brick wall, delineating the width of the loading dock. On the second floor there are ten original window openings.

The south elevation is radically altered and is now the entrance to the building, The entire first floor is new. When the four buildings that constituted Coleman's stove department were razed, leaving only the machine shop, its

first floor was virtually an open area except for its concrete piers. To remedy this situation, a new brick wall with fenestration was installed. The ten window openings on the second floor appear to be original.

37. **Current Address:** 125 North Rock Island Avenue
Current Owner: Sheldon & Janice Kamen
Current Usage: Commercial
Lot Number: Lot 2 & S 49 Ft 3 1/2 inches Lot 4 & 10 Ft Vac St. on W Mead Avenue. East Wichita Addition
Status: Contributing

Original Address: 125-127 North Rock Island Avenue
Original Owner:
Original Usage: Commercial
Date of Construction: ca. 1908
Architect:
Builder:

This brick, fire-proof warehouse is three stories with a full basement and a concrete foundation. The front elevation faces east onto North Rock Island Avenue and has brick bearing walls of red brick in running bond with raked mortar joints. Four of the six basement window openings survive with the other two window openings bricked shut. The first floor is defined by an arcade with three openings supported by four brick piers and is reached by stairs at the ends of the arcade. The recessed first floor has its original pair of double door openings with transoms, its original pair of single-sash window openings, and its original single-sash window openings. All the first floor fenestration has rowlock sills and arches. The second floor retains its three sets of three single-sash windows with a row of header and stretcher sills and rowlock arches. The third floor is the same as the second, but all the windows are bricked. Above is a double row brick belt course followed by a concrete parapet

and brick-capped parapet on the other three elevations and a flat roof.

The first two bays at the northeast corner of the north elevation project and have one original single-sash window with wire glass on the second floor and one on the third floor. The rest of the north elevation was a party wall with the Wichita Casket Company of ca. 1916. The south elevation is now covered with gunite and abuts the Walterscheid building complex to the south.

The west elevation faces North Mead Avenue and and has been severely altered. Originally, a concrete loading dock spanned eighty percent of the ground floor and was serviced by the Rock Island Railroad. Today, the loading dock is gone and the basement is covered with a raised concrete walkway. Only two single-sash window openings with a row of header and stretcher sills survive. On the second floor all three bays with their large single-sash windows are original and have a row of header and stretcher sills and steel lintels. The third floor has the same original fenestration as the second floor.

38. **Current Address:** 129 North Rock Island Avenue
Current Owner: Sheldon & Janice Kamen
Current Usage: Commercial
Lot Number: N 50 Ft Lot 4 North Rock Island East Wichita Addition
Date of Construction:
Status: Non Contributing

Original Address: 129-131 North Rock Island Avenue
Original Owner: Wichita Casket Company
Original Usage: Commercial
Date of Construction: 1915-1916
Architect:
Builder:

This building was originally the Wichita Casket Company, a charming three-story brick building erected in 1915-1916. Today, it has been allowed to fall into disrepair. It is without a roof, its fenestration is gone, its portals are without doors, and its brick foundation is new.

39. **Current Address:** 131 North Rock Island Avenue
Current Owner: Maintenance Service Inc. ETAL
Current Usage: Commercial
Lot Number: S 50 Ft Lot 6 Exc E 20 Ft & 10 Ft Vac St on W Mead Avenue. East Wichita Addition
Status: Contributing

Original Address: 133 North Rock Island Avenue
Original Owner: W. S. Grant
Original Usage: Commercial
Date of Construction: 1906
Architect:
Builder:

W. S. Grant was a pioneer resident of Wichita, and he played an active role in the development of the city's retail and wholesale business. Together with S. S. Billingsley, he founded the Grant-Billingsley Fruit Company, a wholesale fruit and produce business known throughout the Midwest.

From 1906 to 1929, W. S. Grant built four brick warehouses, beginning with a two-story brick building at 133 North Rock Island Avenue in 1906 and ending with the 1929 five-story building at North Rock Island Avenue and East First Street.

This modest brick warehouse has two stories, a full basement and occupies a lot that goes from North Rock Island west to North Mead Avenue. It is constructed of common orange brick in common bond with flush mortar joints. All the warehouse windows are pairs of single-sash windows under one rowlock arch and with rowlock sills.

The front elevation of the warehouse faces east onto North Rock Island Avenue and originally had a concrete loading dock. Two of the basement window openings have survived with the remainder of the basement windows covered with a raised concrete walkway. The three-bay first floor retains its two original window openings which flank a modern entrance. The three-bay second floor has three of its original window openings. Terminating the warehouse is

the original brick cornice consisting of two projecting rows of headers and three rows of stretchers followed by a concrete parapet and a flat roof.

The north elevation abuts the W. S. Grant building to the north. The west elevation had a basement and was spanned by a concrete loading dock serviced by the Rock Island Railroad. Both are gone and the basement is covered by a raised concrete walkway and stairs. The three-bay first floor has its original window openings and one of its original door openings, and the three-bay second floor has its three original window openings.

Originally, the south elevation had a concrete loading dock that spanned a third of the elevation to the southwest corner and continued around the west elevation. There was also a small concrete loading dock near the southeast corner that has been replaced with a recessed door. Five of the original basement openings have survived and are now bricked and boarded closed. The first floor has five pairs of windows. The second floor originally had only two single-sash windows and now has four pairs of single-sash windows.

40. **Current Address:** 141-143 North Rock Island Avenue
Current Owner: Maintenance Service Inc. ETAL
Current Usage: Commercial
Lot Number: N 58 Ft Lot 6 Exc E 20 Ft & 10 Ft Adj. on W Mead Avenue. East Wichita Addition.
Status: Contributing

Original Address: 143 North Rock Island Avenue
Original Owner: W. S. Grant
Original Usage: Commercial
Date of Construction: 1923
Architect: Glenn H. Thomas (1889-1962), Wichita, Kansas
Builder:

Known as the Grant-Billingsley Warehouse, this three-story reinforced concrete warehouse with a full basement, is the second building to be built by W. S. Grant and the first of three Grant buildings to be designed by Wichita architect Glenn H. Thomas. The warehouse, which was built to house produce,

is fireproof and has concrete floors and is faced with wire-cut orange and red brick in running bond with raked mortar joints. The windows on the second floor are original and consist of three pairs of three-over-four sash windows with limestone sills and steel lintels. On the third floor the windows are not original and consist of three pairs of three-over-three single sash windows with limestone sills and steel lintels.

The east, front elevation faces North Rock Island Avenue and only five of the original basement openings survive. The first floor has a continuous arcade that spans the two buildings to the north and serves as a loading dock. There are three arcade openings supported by four brick piers reached by stairs at the north and south ends of the arcade. The recessed five-bay first floor has its original double door opening with transom, two of its original twelve-light metal horizontal pivot windows, two original single-sash metal three-over-three windows, and one original door opening with its transom. The second story has nine bays of the original twelve-light metal horizontal pivot windows and the third story has nine bays of original two-over-two, wood single-sash windows (Plate 14).

The nine bays on each floor are divided vertically into three units by a brick pattern of parallel stacked stretchers that continue upward from the piers and is capped with a series of limestone blocks forming an abstract design, suggestive of capitals. Sitting on the third story window lintels is a soldier course that spans the elevation, followed by a limestone band that wraps around the building. At each corner there is a low pediment capped with limestone, with a tall limestone keystone and a limestone panel in each gable. The parapet is capped with limestone followed by a flat roof.

The north elevation abuts the three-story warehouse to the north and the south elevation abuts the two story warehouse to the south and the nine-bay third floor has its original nine single-sash metal three-over-three windows.

The west elevation faces North Mead Avenue and a concrete walkway covers the basement windows. Above is a concrete loading dock that is continuous with the other two warehouses to the north and the one to the south and was serviced by the Rock Island Railroad. The first floor has seven bays, consisting of its four original twelve-light metal horizontal pivot

windows, two original door openings and one original warehouse door opening. The upper stories and the rest of the elevation are the same as the front elevation.

41. **Current Address:** 145 North Rock Island Avenue
Current Owner: Grant Telegraph LLC
Current Usage: Planned for residential
Lot Number: S 53 1/2 Ft Lot 8. North Rock Island, East Wichita Addition
Status: Contributing

Original Address: 145 North Rock Island Avenue
Original Owner: W. S. Grant
Original Usage: Commercial
Date of Construction: 1925
Architect: Glenn H. Thomas (1889-1962), Wichita, Kansas
Builder:

This is the third of the four warehouse and office buildings in the second hundred block of North Rock Island Avenue to be built by W. S. Grant and the second of the three to be designed by Glenn H. Thomas. Originally, the contract was let for a four-story brick warehouse for the Grant-Billingsley Wholesale Produce Company at an estimated cost of $52,000.00. For reasons unknown, the building that was erected was only three stories. From 1927 to 1953 the Western Union Telegraph Company had its branch office in the building.

The warehouse is built of reinforced concrete faced with twelve inch bricks and has three stories and a full basement. The wire-cut bricks are in colors of purple, a yellow-tan and brown and are randomly laid in common bond with raked mortar joints.

The front elevation of the warehouse faces east onto North Rock Island Avenue. The basement retains its original seven window openings. The first floor has a tripartite arcade supported by four brick piers and is reached by stairs at either end of the arcade. All the fenestration on the first two stories

has individual limestone sills and steel lintels and the third-story windows have steel lintels and sit on a limestone sill that spans the elevation. The nine-bay, recessed first floor retains its original four-door openings with transoms and its two original single wood sash one-over-three windows, two original twelve-light metal horizontal pivot windows and one original warehouse door opening. The second and third floors have nine bays of their original nine twelve-light metal awning windows. Above sitting on the steel lintels of the third floor windows and spanning the elevation is a soldier course followed by a limestone band that spans the elevation. At each corner is a low pediment capped with limestone with a tall limestone keystone and a limestone panel in each gable. Above is the limestone capped parapet followed by the flat roof (Plate 14).

The north elevation abuts the five-story building to the north and the south elevation abuts the three-story Grant building on the south. The west elevation faces North Mead Avenue and retains its seven original basement window openings. Above is a concrete loading dock that is continuous with the warehouses to the north and south and was serviced by the Rock Island Railroad. The recessed first floor has seven of its original twelve-light metal horizontal pivot windows. The rest of the elevation is the same as the front elevation. The south elevation abuts the three-story Grant building to the south.

42. **Current Address:** 151 North Rock Island Avenue
Current Owner: Grant Telegraph LLC
Current Usage: Planned for residential
Lot Number: Lot 8 Exc E 20 Ft & Vac E 10 Ft St Adj on W Mead Avenue East Wichita Addition
Status: Contributing

Original Address: 151 North Rock Island Avenue
Original Owner: W. S. Grant
Original Usage: Commercial
Date of Construction: 1929
Architect: Glenn H. Thomas (1889-1962), Wichita, Kansas
Builder:

This is the fourth and last warehouse that W. S. Grant built in the second hundred block of North Rock Island Avenue and the third and last of the Grant buildings to be designed by the Wichita architect Glenn H. Thomas.

Originally, Grant intended to erect a three-story building with a full basement for an estimated cost of $55,000.00. Instead, he erected a five-story reinforced concrete building faced with brick with a floor area of over 80,000 square feet. With the three warehouses designed by Glenn H. Thomas, the Grant Company had a frontage on North Rock Island of one hundred and sixty-six running feet and an arcade that unified all three elevations. To acknowledge the three building complex, it was entitled the Brokers Office & Warehouse Company Building. On the interior, there are concrete columns on the first three floors and twelve inch brick curtain walls on the fourth and fifth floors. The building was equipped with three electric motors, one of which was powerful enough to lift the largest automobiles and a three-ton elevator with a length of twenty feet.

Like the Grant warehouse to the south, this warehouse has wire-cut bricks of purple, a yellow-tan, and red and randomly laid in common bond with raked mortar joints. All the fenestration is steel frame with limestone sills and steel lintels on the first four stories, with the fifth story windows having steel lintels and sitting upon a continuous limestone sill that wraps around the east, north and west elevations of the building.

The front elevation of the warehouse faces east on North Rock Island Avenue. Six of the original basement openings are covered with steel panels and above four brick piers support an arcade with three openings that is reached by stairs at the south end of the arcade. The seven-bay first floor has its five original single-sash metal three-over-three windows, one original door with its wire glass and its wire glass transom and the original double door opening with transom. The four upper floors of nine bays each has its original three-over-three steel single-sash windows. Sitting on the steel lintel of the fifth floor windows is a soldier course spanning the elevation followed by a limestone band that wraps around all four elevations of the building. At the corners is a low pediment capped with limestone with a tall limestone keystone and limestone panel in each gable. The parapet is capped with limestone and is followed by a flat roof (Plate 15).

The north elevation faces East First Street and at its northeast corner there are stairs leading from East First Street to the arcade. Next to the stairs is a large display window. The basement has its eight original window openings sealed shut with steel panels. At the northwest corner are the two original warehouse door openings with steel bollards at each corner. The first floor has its original three-over-three metal single-sash windows and the upper four stories have their original twelve-light metal horizontal pivot windows.

The west elevation faces North Mead Avenue and has only three of its original basement window openings. The first floor has a loading dock continuous with the three Grant warehouses to the south and was serviced by the Rock Island Railroad. Today, the mid-section of the loading dock has been cut away. The first floor has eight bays with its original seven of the twelve-light metal horizontal pivot windows and one original warehouse door opening. The south elevation abuts the three-story Grant warehouse to the south and on its fifth story are four original twelve-light metal horizontal pivot windows.

43. **Current Address:** 111 North Mosley Avenue
Current Owner: Gary W. & Marcy L. Gregory
Current Usage: Commercial
Lot Number: Lot 1 & 10 Ft Adj on Exc St Mosley Avenue. East Wichita Addition
Status: Contributing

Original Address: 116-118 North Rock Island Avenue
Original Owner: Lampl Produce Company
Original Usage: Commercial
Date of Construction: 1907-1908
Architect:
Builder:

In 1907-1908, Ben and Fred Lampl of the Lampl Produce Company had a two-story brick warehouse with ten flues and a stone foundation built for an estimated $17,000.00. The property remained in the Lampl family trust until 1972, when it was sold to the Cox Produce Company whose painted signs are still found on the building.

The warehouse is built of orange brick in common bond with flush mortar joints. The original entrance to the Lampl Produce Company warehouse was on the west facing Rock Island and was spanned by a loading dock that was serviced by the Rock Island Railroad. The long south elevation had two loading docks at each end and was serviced by a spur line of the Frisco Railroad coming from Mosley Street. The east elevation faced north Mosley and was serviced by the Frisco Railroad.

The east elevation is now the front elevation of the building, facing North Mosley, and it has been severely altered. Originally, the east elevation was spanned by a loading dock with warehouse doors at either end. Today, the basement is covered with a raised concrete walkway and the first floor fenestration of two windows and a door is new. The second story has three pairs of single-sash windows, whose openings are probably original. Above a row of headers and stretchers begins the cornice followed by brick corbeling to support the roof, a brick parapet and a flat roof (Plate 16).

The north elevation is a solid brick wall and abuts the one-story brick building to the north. The west, rear elevation originally was spanned by a loading dock. Today, the three-bay first floor has one original warehouse door opening with a steel sill and steel panels at the corners and two pairs of single-sash windows, which probably are not original. The three-bay second floor has its original three pairs of single-sash window openings.

The long south elevation has been radically altered. Its basement is covered with a raised concrete walkway, but barely visible above the concrete are the tops of four rowlock arches. The eight-bay first floor is not original and the second floor originally had four pairs of single-sash windows and now has five windows, four of which have their original window openings.

44. **Current Address:** 117 North Mosley Avenue
Current Owner: Heroes Sports Bar LLC
Current Usage: Commercial
Lot Number: That Part of Lot 1 Beg 20 Ft E NW Cor Th E Alg N Li & Extended 140 Ft M-L to A Pt 10 Ft E of NE Cor of Lt 1 Th S 49.07 Ft W 140 Ft M-L To A Pt 20 Ft E of W Li N 49.28 Ft to Beg Mosley Avenue. East Wichita Addition
Status: Non Contributing

Original Address: 120 & 122 North Rock Island Avenue
Original Owner: Lampl Produce Company
Original Usage: Commercial
Date of Construction: ca 1912 and drastically remodeled in 1955
Architect:
Builder:

This non-description, one-story brick building is sandwiched in between the north elevation of 111 North Mosley Avenue and the south elevation of the Farm & Art Market at 835 East First Street. It has a new painted cinder block west elevation.

45. **Current Address:** 126 North Mosley Avenue
Current Owner: Vintage Development LLC
Current Usage: Commercial
Lot Number: N 62 Ft 2 in. S 100 Ft Lot 2 Exc Beg 7 Ft S NE Cor Lot 2 W 10.10 Ft M-L S 55.17 Ft E 9.9 Ft to E Li Lot 2 N to Beg & Exc E 9 Ft S Mosley Avenue. East Wichita Addition
Status: Contributing

Original Address: 126 North Mosley Avenue
Original Owner: Salvation Army
Original Usage: Institutional
Date of Construction: 1946
Architect:
Builder:

The W. A. Dye Chili Company owned this lot located directly to the south of their company headquarters with the intention of using it for future expansion. Dye used the lot as a parking lot and at some point, he sold it to the Salvation Army, who did not erect a building on the property until 1946. The Salvation Army used the building as a rag-bailing facility and a men's social service center.

The one-story fire-proof building has concrete floors and brick curtain walls and is built of red brick in common bond with flush mortar joints. The front elevation faces west onto Mosley Avenue. The five-bay front elevation has its two original door openings and transoms above with limestone sills. The original two loading docks are now windows and in the middle of the elevation are the original two sixteen-light metal awning windows. Above is a continuous limestone band followed by nine rows of headers and a limestone-capped parapet, and a flat roof that now serves as an open-air bar. The four-bay south elevation has its original four sixteen-light metal awning windows with wire glass in the upper three rows. The east elevation abuts a one-story building to the east and the north elevation has the same fenestration as the south elevation.

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46. **Current Address:** 128 North Mosley Avenue
Current Owner: Kansas Paint & Color Company
Current Usage: Manufacturing
Lot Number: Beg NE Cor Lot 2 S 5.95 Ft W 10.10 Ft S 1.05 Ft W to W Li N 7 Ft E to beg & S 58 Ft Lot 4 Mosley Avenue. East Wichita Addition
Status: Contributing

Original Address: 132 North Mosley Avenue
Original Owner: Grant Miller Broom Corn Company
Original Usage: Manufacturing
Date of Construction: 1920
Architect:
Builder:

The Grant Miller Broom Corn Company erected a two-story, reinforced concrete warehouse for an estimated cost of $40,000.00 in 1920. Today, the entire warehouse is covered with cement plaster and painted white, which probably replicates the original treatment of the warehouse's elevations.

The front elevation faces west onto North Mosley. Only one of the original basement window openings survives. The three-bay first floor had its two twenty-five light metal awning windows and an original loading dock opening with its steel sill, skirt and steel side panels at the corners. The two-bay second floor has its original two twenty-five light metal horizontal pivot windows followed by a flat parapet and flat roof.

The south elevation has none of its original basement windows and the eleven-bay first floor has its original loading dock opening, seven original twenty-five light metal awning windows and two original square window openings, now closed and one new door. The second floor retains its original eight twenty-five light metal awning windows followed by a stepped parapet. The east, rear elevation has no basement and on the first floor there is a new loading dock and a new warehouse door. The second floor has one original twenty-five light metal horizontal pivot window. The north elevation abuts the two-story building to the north and continues beyond that building with a

solid wall capped by a stepped parapet.

47. **Current Address:** 132 North Mosley Avenue
Current Owner: Kansas Paint & Color Company
Current Usage: Manufacturing
Lot Number: N. 50 Ft Lot 4 Mosley Avenue. East Wichita Addition
Status: Contributing

Original Address: 130-138 North Mosley Avenue
Original Owner: Martin Metal Manufacturing Company
Original Usage: Manufacturing
Date of Construction: 1907-1909
Architect:
Builder:

The Martin Metal Manufacturing Company manufactured and sold sheet metal articles. The building was completed in September 1909, and in 1920 the Kansas Paint & Color Company purchased the property.This two-story brick building with a full basement has been painted white, but peeling paint reveals that the brick is red laid in common bond with flush mortar joints. All the fenestration has rowlock sills and arches.

The west, front elevation of the building faces Mosley Avenue and is original with one exception. Under the Martin Metal Manufacturing Company the front elevation was spanned by a walkway which is now gone, revealing one original basement opening. From north to south the first floor elevation retains its one single-sash window opening now boarded shut, followed by a loading dock door opening, another single-sash window opening, entrance door that has been brought to ground level and its upper portion closed, and a single-sash window, boarded shut. The four-bay second floor retains all four of its original window openings. There are brick pilasters at the corners and one in the middle of the elevation dividing the elevation into two sections. Above the second floor is a brick corbel table followed by a flat parapet and flat roof. The south elevation abuts the two story building to the south.

The east, rear elevation has been severely altered. There is no basement and the four-bay first floor retains only two of its four-over-four single-sash windows. The four-bay second floor retains three of its four-over-four single-sash windows and the fourth window has its original opening and is now a fire escape.

The north elevation has eight original basement window openings; four are bricked shut and two have glass blocks. The nine-bay first floor has eight of its original single-sash window openings and one loading dock opening. The five-bay second floor has four of its original four-over-four single-sash windows and above is a stepped parapet.

48. **Current Address:** 140 North Mosley Avenue
Current Owner: Old Town Investments LLC
Current Usage: Commercial
Lot Number: Lot 6 Mosley Avenue. East Wichita Addition
Status: Contributing

Original Address: 140-142 North Mosley Avenue
Original Owner: Isaac N. Hockaday
Original Usage: Commercial & Manufacturing
Date of Construction: 1905-1906
Architect:
Contractor:

Isaac Hockaday was a successful Wichita businessman who founded a hardware company as well as a paint company. In December of 1905, Hockaday sold his hardware company to the Simmons Hardware Company of St. Louis, who in 1905-1906 built its own warehouse and office building on East First Street and changed its name to Morton-Simmons Hardware Company. Hockaday then acquired the Bennet Paint Company and in December 1905, erected a three-story building on North Mosley Avenue, where he manufactured paint, and paint products. His business thrived and in 1908, he erected a two story brick building directly to the north and shifted the paint manufacturing into the new building. He then converted his three-story brick building into offices.

This three-story brick building with a stone foundation is built of red brick in common bond with flush mortar joints. Originally, the front elevation faced south, but today it faces west. All the fenestration has steel sills and lintels which is original not to the building. The basement level is covered with raised concrete walkway and the first floor originally had two pairs of windows containing two single-sash windows. Today, one pair of these windows has been converted into an entrance, with the other pair of windows still intact. The second and third floors are two bays and have their original single-sash window openings. The elevation is framed by brick pilasters at the corners that lead to a brick cornice with a corbel table that wraps around the building followed by a brick parapet and a flat roof.

The south elevation faces an alley. Four brick pilasters divide the elevation into two bay sections. Only five of the original basement window openings survive and are filled with glass blocks, and the ground floor has three new doors. The first floor originally had eight bays with the original entrance to the building in the middle of the elevation. Today, there are six bays with three pairs of original single-sash window openings and three single-sash window openings. The seven-bay second and third floors have their original seven single-sash window openings. Above is a stepped parapet. The east, rear elevation has a concrete raised walkway covering the basement. The first floor has two bays with one original single-sash window opening. Like the front elevation, the second and third floors have two bays each of their original single-sash window openings. A stepped parapet completes the elevation.

The north elevation is a solid brick wall and abuts the two-story brick building to the north. A stepped parapet completes the elevation. Transgressing the width of the roof at its midpoint is a large brick structure, housing the elevator equipment with a window on the east and west elevations.

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49. **Current Address:** 150 North Mosley Avenue
Current Owner: Brewery Investment Group LLC
Current Usage: Commercial
Lot Number: That Part Lot 6 Beg 24.24 Ft N of SW Cor E 121.14 Ft N 55.39 Ft W 121.14 Ft To W Li S 55.39 Ft to Beg Mosley Avenue. East Wichita Addition
Status: Contributing

Original Address: 140-148 North Mosley Avenue
Original Owner: Isaac N. Hockaday
Original Usage: Manufacturing
Date of Construction: 1908-1909
Architect:
Builder:

Because of the growing demand for its paint line, the Hockaday Paint Company in 1908 built a two-story building directly to the north of its three story building where they manufactured their paint. Through its major paint product "Made for the Southwest," a paint designed for the hot, dry climate of the Southwest, the Hockaday company prospered, opening branches in Denver and Kansas City. In 1911, Hockaday moved its paint company to Chicago.

This two-story brick building has been painted red making the color of the brick difficult to identify, but it probably had the same red brick as the three-story Hockaday building. The brick is laid in common bond and has flush mortar joints. The entrance to the building was on the south elevation of the three-story adjacent Hockaday building. Today, the entrance is on the west elevation facing Mosley Avenue. All of the building's fenestration has soldier sills and rowlock arches. Originally, the west elevation had four basement windows, a first floor of three pairs of single-sash windows and a warehouse door. Today, the basement is covered by a raised concrete walkway, and on the first floor the warehouse door is now the entrance to the building and the three pairs of single-sash window openings survive. The four-bay second floor retains its three pairs of single-sash window openings. Above is the brick cornice with a brick corbel table followed by a brick flat parapet and a flat roof.

The south elevation abuts the three-story north elevation of the other Hockaday building to the south, and the east, rear elevation's basement is covered with concrete. The three-bay first floor has none of its original fenestration. The four-bay second and third floors have three pairs of their original single-sash windows, with the fourth window bricked shut. The north elevation has its brick painted red and is covered with a series of trompe l'oeil paintings, depicting brewery visitors looking out of windows at the activity on East First Street. The basement is covered with a raised concrete walkway and the four-bay first floor has three of its original pairs of single-sash window openings. The four-bay second floor has its original four pair of single-sash window openings. At the northeast corner of the second floor in a new circular logo is the sign: "River City Brewery Co." Above is a stepped parapet.

50. **Current Address:** 210 North Mosley Avenue
Current Owner: Old Town Five LLC
Current Usage: Commercial
Lot Number: Lot 10 + S14.9 Ft Lot 12 Mosley Avenue. East Wichita Addition
Date of Construction: 1999
Status: Non Contributing

This is the northern half of what was the General Electric Supply Corporation one-story brick building at 900 & 904 East First Street. In 1999 the building was divided into two parts with the northern half severely compromised. Today the front elevation faces west onto Mosley Avenue and has a new porte cochere, new fenestration and doors. The north, side elevation has also been severely altered with new fenestration and doors. The east elevation now looks out onto a garden and has three of its original windows bricked shut, and has new fenestration and doors.

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51. **Current Address:** 215 North Mosley Avenue
Current Owner: City of Wichita
Current Usage: Commercial
Lot Number: Lot 11 Old Town Parking Addition
Date of Construction: 1999
Status: Non Contributing

The building occupying this site is the City owned open-air parking garage constructed of brick, concrete, with limestone trim and iron railings in 1999.

52. **Current Address:** 218 North Mosley Avenue
Current Owner: Alexander, Floodman & Casey
Current Usage: Commercial
Lot Number: N 50 Ft S 100 Ft Lot 11 Washington Avenue. East Wichita Addition
Date of Construction: 1996
Status: Non Contributing

This two-story EIFS building was erected in 1996 and is set back from North Mosey Avenue, with its rear, east elevation facing North Washington Avenue.

53. **Current Address:** 230 North Mosley Avenue
Current Owner: South Beech Development LLC
Current Usage: Commercial & Residential
Lot Number: Th Pt Lot 14 Beg Sw Cor Thereof Th N 80.11 Ft E to E Li S 80.21 Ft to Se Cor W to Beg. Mosley Avenue
Status: Contributing

Original Address: 232 North Mosley Avenue
Original Owner: Yellow Cab Transfer & Storage
Original Usage: Commercial
Date of Construction: 1930
Architect:
Builder:

This brick warehouse is three stories with a full basement and was erected at the same time as the other Yellow Cab Company's building at 242 North Mosley. The front elevation faces west onto North Mosley Avenue and consists of wire-cut red brick in common bond with raked mortar joints. All the elevations are now painted, making identification of the original color of the brick impossible. But judging from the other warehouses in the district it was probably red in color. All the fenestration and doors are new. The basement is obscured by a raised concrete walkway and stairs. The first floor retains its original window openings but none of its door openings. The second and third floors still retain their five pairs of single-sash window openings. Above the third floor windows is a concrete panel, like the ones on the Yellow Cab Company building to the north, with the same black brick frame. Above are a stepped parapet and a flat roof.

The south elevation has been radically altered. Originally, it was intended to be a party wall and has common red brick with common bond, flush mortar joints and concrete bands delineating the floors and the vertical supports on the interior of the building. Today, it has been completely transformed with new fenestration on its three floors and new entrance. The east elevation, like the south elevation, was intended to be a party wall with another building and has new fenestration on its second and third floors. The north elevation abuts the building to the south (Plate 17).

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54. **Current Address:** 233 North Mosley Avenue
Current Owner: Old Town Five LLC
Current Usage: Commercial
Lot Number: S. 50 Ft. 100 Ft. Lot 13 & 10 Ft. Adj. on E. Exc. W. 20 Ft. and N. 50 Ft. Lot 13 & 10 Ft. Adj. on E. Exc. W. 20 Ft. Mosley Avenue. East Wichita Addition.
Status: Contributing

Original Address: 234 North Rock Island Avenue
Original Owner: National Biscuit Company (Nabisco)
Original Usage: Commercial
Date of Construction: ca. 1933
Architect:
Builder:

The National Biscuit Company originally had a warehouse in what is now the plaza of the Farm and Art Market. In ca. 1933, the company built a small warehouse between North Rock Island Avenue and North Mosley Avenue, with the front elevation facing west onto North Rock Island.

The National Biscuit Company building is a two-story brick building in running bond with flush mortar joints, a full basement and a brick foundation that occupies the block between Rock Island Avenue on the west to Mosley Avenue on the east. The building has been so heavily painted that it is impossible to ascertain the original color of the brick, but judging from other brick warehouses in Wichita's Historic Warehouse District, the brick was probably smooth faced and red in color.

The original front elevation of the National Biscuit Company faced west onto North Rock Island Avenue. The elevation is defined by a series of five brick pilasters. On the north end of the elevation there is a garage door that is bricked shut. The garage door may or may not be original, it is impossible to know. In the middle of the elevation is an original door opening that, because of its height, had a transom above it. Occupying the southern half of the elevation are two pairs of one-over-one single-sash windows, which are probably original to the building. Above the second story is a brick cornice

followed by a low, curved pediment and a flat roof.

The present, front elevation of the building faces east onto Mosley Avenue. A wooden staircase and walkway obscures the basement. The first floor has two of its original window openings flanking the modern entrance to the Whiskey Creek Steakhouse. Above is the original stepped parapet and a flat roof. The north elevation shares a party wall with its neighbor to the north and the south elevation is solid brick (Plate 18).

55. **Current Address:** 234 & 242 North Mosley Avenue
Current Owner: Old Town Five L. L. C.
Current Usage: Commercial
Lot Number:
Status: Contributing

Original Address: 232 North Mosley Avenue
Original Owner: Motor Freight Terminal
Original Usage: Commercial
Date of Construction: ca. 1941
Architect:
Builder:

This small, narrow brick warehouse wedged between the much larger Yellow Cab Company to the north and the Yellow Cab Transfer & Storage Company to the south retains little of its original character. Originally, the front elevation of the warehouse faced west onto North Mosley Avenue and had a wagon vault roof that is still functional today. It is impossible to know the composition of the front elevation because it has been refaced with new brick. The east, rear elevation has one door which appears to be the original opening. Today, the building has been divided longitudinally into two buildings: the Mosley Avenue Melodrama at 234 North Mosley Avenue and Sponzs Restaurant at 242 North Mosley Avenue.

56. **Current Address:** 235 North Mosley Avenue
Current Owner: Booth 2 LLC
Current Usage: Commercial
Lot Number: N 50 Ft Lot 13 & 10 Ft Adj on E Exc W 20 Ft. Mosley Ave. East Wichita Addition
Status: Contributing

Original Address: 238 North Rock Island Avenue
Original Owner: Swift & Company Meats
Original Usage: Commercial
Date of Construction: ca. 1927
Architect:
Builder:

This small one-story brick warehouse, like its neighbor to the south, was built by another national food supplier, in this case, Swift & Company Meats. The warehouse is built of brick in common bond with raked joints. Because the entire building has been painted, it is impossible to know the original color of the brick, but it probably was a red common brick. Originally, the front elevation faced west onto Rock Island Avenue. This elevation, like the Biscuit Company building to the north, has been radically altered over the years, making it very difficult to identify the original nature of the elevation. On the north side of the elevation there is a garage with its door that probably is not original, an original garage opening that is now bricked shut, a window now boarded shut, which may or may not be original, and a door.

The original rear of the warehouse is now the front elevation of the building and faces east onto Mosley Avenue. The basement is covered by stairs and a wooden walkway. The first floor retains its pair of original tall, narrow window openings flanking the modern entrance, while the two original square windows also flanking the entrance are closed. The south elevation abuts the north elevation of the National Biscuit Company warehouse and the north elevation is a solid brick wall. A stepped parapet followed by a flat roof completes the building.

57. **Current Address:** 252 North Mosley Avenue
Current Owner: Old Town Five LLC
Current Usage: Commercial
Lot Number: Lot 14 Exc Beg Sw Cor N 80.11 Ft E to E LI S 80.21 Ft to Se Cor W to Beg & All Lot 16 Mosley Avenue
Status: Contributing

Original Address: 242 North Mosley Avenue
Original Owner: Yellow Cab Company
Original Usage: Commercial
Date of Construction: 1930
Architect:
Builder:

At the same time that the Yellow Cab Company erected a building at 232 North Mosley, it also erected a large one-story brick garage and office for an estimated cost of $45,0000.00 at 242 North Mosley. The long, front elevation, measuring one hundred and eighty feet, faces north onto East Second Street. The front elevation is built of wire-cut red brick laid in common bond with raked joints. Most of the front elevation is original and has ten bays of three pairs of single-sash windows, two pairs of tripartite sash windows and two other single-sash windows filled with glass blocks, two original door openings and a garage door. The window sills and the continuous lintels are black, wire-cut soldier bricks and the vertical window frames are also brick wire-cut brick set in stretcher courses. Above the first floor are a series of three concrete panels framed by wire-cut black brick with the two outer panels surmounted by two concrete bulls' eyes each and the central panel with two bulls' eyes of black brick framed by concrete circles. A tall, stepped parapet with crenellation masks and buttresses the wagon vault roof supported by bowstring trusses.

The west elevation of the building faces North Mosley Avenue and has been altered. Instead of using wire-cut brick found on the front elevation, smooth-faced red brick laid in common bond with flush mortar joints was used. Like the front elevation, there is a stepped parapet with a concrete panel framed with black wire-cut bricks surmounted by three bulls' eyes. Only three of the four over five single-sash windows are original, and the three garage

doors at the south end of the building are filled in, with only the steel bollards at the bottom of the doors in place. The south elevation of the building abuts the north wall of the building to the south. The east elevation that consists of concrete blocks now faces a parking lot and still has its two original double door openings.

58. **Current Address:** 105 North Washington Avenue
Current Owner: Wilson Darnell Mann P.A.
Current Usage: Commercial
Lot Number: S, 37 Ft 10 Inches Lot 2 Mosley Avenue. East Wichita Addition
Status: Key Contributing

Original Address: 120 North Mosley Avenue
Original Owner: W. A. Dye Chili
Current Usage: Manufacture & Commercial
Date of Construction: 1923
Architect: Glenn H. Thomas (1889-1962), Wichita, Kansas
Builder:

W. A. Dye began his career in the food industry as a grocer in 1898. By 1907, he began what was to become a very successful business in the manufacture of Hispanic chili and sold it to chili stand operators. After World War One, Dye's business had expanded to the point that he hired local architect Glenn H. Thomas to design a two-story concrete brick-curtain-wall factory and offices, adjacent to Mosley Avenue to take advantage of the Frisco Railroad track that went down the middle of the street. Dye had his name carved in the limestone lintel over the front door and etched his name on all the original windows. To market his chili products nationally, Dye hired local artist and Prairie Print Maker C. A. Seward (1884-1939) to design an advertising campaign. Seward created "The Chili Kid," an Hispanic boy holding a large bowl of chili in one hand and a large spoon in the other. During the 1920s, Dye's chili products were shipped throughout the United States and to Canada, Mexico, South American, Australia and New Zealand. Dye was known as "the Chili King of the West" and his factory as "the chili center for the western half of the U. S."

This two-story fire-proof building has a stone foundation, a concrete frame with brick curtain walls in orange and red textured brick in running bond with raked mortar joints, and on the interior there are concrete floors. All the fenestration is new, but retains the original limestone sills and steel lintels.

The south elevation was the original front elevation of the Dye building and faced an alley. The elevation faithfully follows Thomas's design. The twelve-bay basement has its ten original basement window openings, with one now housing an exhaust fan and two original large window openings. A limestone band separates the ground from the first floor and continues around the west elevation of the building. The fifteen-bay first floor has at its center an original dock door opening with its steel sills, skirts and panels covering the corners. Another original loading dock opening is located at the southeast corner and is now filled with glass blocks with steel bollards at each corner. The entrance three bays from the southwest corner has a limestone pediment with the initials 'W. C. Dye" chiseled in it. Completing the floor are twelve original window openings and the second floor has twenty-one single-sash window openings. Above is a brick corbel course followed by a limestone band that continues around the west elevation. Completing the elevation are a series of seven brick panels centered over each of the three window units. In the center of each brick panel is a limestone square framed in a brick frame. Above is a limestone-capped, crenellated parapet and a flat concrete roof.

The west elevation is not as Thomas designed it. He designed a two-story, four-bay first floor and a three-bay second floor that was not followed. Instead, the elevation was reduced to three-bays on the first floor and two bays on the second floor. The basement retains its three original basement window openings. The original loading dock opening with its steel sill, skirt and panels at the corners is located at the southeast corner followed by an original single-sash window opening and three paired single-sash window openings all sitting on the continuous limestone sill. The three-bay second story retains its original three paired single-sash window openings. Above are two brick panels and the limestone-capped, crenellated parapet.

The north elevation is a solid brick party wall and faces the lot owned by Dye who intended to use it for possible expansion of his chili business. Thomas's presentation drawing of the Dye factory and offices shows a second

building on the lot with an identical west elevation to that of the main building. At the northeast corner of the elevation there was a drive through door that today has been walled shut.

The east elevation was originally the rear elevation of the Dye building and unlike the other three elevations, it has common orange brick in common bond with flush mortar joints. Today, it serves as the front elevation of the Wilson Darnell Mann architectural firm. The two-bay first floor is new and has two large storefront windows that replace the original four single-sash windows. The three-bay second floor has its original four single-sash windows with limestone sills and steel lintels. The area above the second floor is new and has two of the brick panels reproduced in EIFS. Originally, there was a gutter on the roof-line which has been replaced with a parapet (Plate 19).

59. **Current Address:** 111 North Washington Avenue
Current Owner: Vintage Development LLC
Current Usage: Commercial
Lot Number: N 62.2 Ft Lot 2 Washington Avenue. East Wichita Addition
Date of Construction: 1977
Status: Non Contributing

This two-story cinder block building is deeply setback on the site, with its front elevation facing North Washington Avenue. The two north and south side elevations are free standing and the rear elevation abuts the east wall of 126 North Mosely Avenue.

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60. **Current Address:** 211 North Washington Avenue
Current Owner: Alford Development LLC
Current Address: Commercial
Lot Number: S 1/2 Lot 9 Exc 25 Ft for St Washington Avenue. East Wichita Addition
Status: Non Contributing

Original Address: 920 East First Street
Original Owner: Arnholz Coffee and Supply Company
Original Usage: Commercial
Date of Construction: ca. 1951
Architect:
Builder:

This is not a separate building, but it is part of the Arnholz Coffee and Supply Company building located at 920 East First Street that was erected in ca.1951. In 2000, the front half of the building was made a separate entity. The second half of the building, which now faces North Washington Avenue, was given a new entrance and facade.

61. **Current Address:** 235 North Washington Avenue
Current Owner: SBP Enterprises LLC
Current Usage: Manufacture
Lot Number: S 1/2 Lot 13 Washington Avenue. East Wichita Addition
Status: Non Contributing

Original Address: 235 North Washington Avenue
Original Owner: De Luxe Bowling Lanes and De Luxe Grill
Original Usage: Commercial
Date of Construction: 1948
Architect:
Builder:

This two-story building has a brick first floor and a cinder block second

floor and the entire building has been painted a dirty gray. Its east, front elevation has lost its original integrity with only one door remaining. The north and south elevations are free standing and the rear, and a cinder block wall has been added to the top of the second floor.

Historical Development

The Wichita Historic Warehouse and Jobbers District in downtown Wichita, Kansas, is bounded by the elevated railroad tracks on the west, Washington Avenue on the east, Douglas Avenue on the south and Second Street on the north. The Wichita Historic Warehouse and Jobbers District is the only remaining commercial, industrial and manufacturing district of three such districts that once flourished in downtown Wichita. The District not only records the economic history of twentieth-century Wichita, but it also documents the symbiotic and crucial role that the railroads played in Wichita's development. The historical importance of the Wichita Historic Warehouse and Jobbers District and its forty-nine buildings that range in date from ca. 1897 to ca. 1950, make it a worthy candidate to be placed on the National Register of Historic Places under **Criterion A**.

The abundance of wildlife and water on the short grass prairie in and around the confluence of the Big and Little Arkansas Rivers attracted hunters and Indian traders to what would become Wichita, Kansas. Soon after the Civil War, Jesse Chisholm (1805-1868), William Greiffenstein (1829-1899), William Mathewson (1830-1916), and James R. Meade (1836-1910) established trading posts in and around Wichita and at the confluence of the Big and Little Arkansas Rivers. Hunting and trading created the financial basis to support a small community. Events moved quickly to clear the way to establish a county and town. In 1865, the State of Kansas created Sedgwick County and in June of 1870, Congress passed an act that authorized the removal of all Native Americans from Kansas, clearing the way for Wichita to be incorporated as a municipality in 1870.[1]

The decade of the 1870s was the heyday of Wichita as a cowtown and a period of great growth and prosperity. Wichita was the Kansas headquarters for the Texas cattle trade, shipping more than 350,000 head of cattle out of the city. In 1872, the city welcomed its first railway, the Atchison, Topeka & Santa Fe, and erected a toll bridge over the Arkansas River at Douglas Avenue. Banking, real estate and the cattle trade, and with them meat packing and tanning, became avenues to wealth. The police department was established and in 1878 the city installed gas street lights.

[1] Craig Miner, *Wichita The Magic City* (Wichita, Kansas: Wichita-Sedgwick County Historical Museum Association, 1988), pp. 9-12.

The decade of the 1880s was an economic roller coaster ride from boom to bust. The prosperity that characterized the 1870s continued unabated for most of the decade, but, by 1887, the bust that inevitably accompanies a boom occurred. Wealth in the 1880s was made in grain, cattle, but above all else in extravagant real estate speculation. The decade opened with the arrival of Wichita's second railroad, the Frisco, followed three years later by the Missouri Pacific Railroad and in 1887 by the Rock Island Railroad.

The real estate boom of 1882-1887 was fueled by eastern investment led by the Keene Syndicate of Keene, New Hampshire that purchased commercial land in downtown Wichita at hugely inflated prices and began the development of a middle class residential neighborhood in the curves of the meandering Little Arkansas River, now known as Riverside. Along with the real estate boom came a building boom. During the mid-to-late 1880s, Wichita's major government buildings were erected: in 1885 the Post office and Federal building; in 1888 construction began on the Sedgwick County Courthouse, which, when it was completed, cost $250,000, and in 1890 Wichita's Romanesque Revival city hall. In 1887, Wichita's first major university, Garfield University, now Friends University, was erected. To provide the architectural design work for the building boom, Wichita became a mecca to architects, supporting eight architectural firms by 1887. Prominent among them were the architectural partnerships of Proudfoot & Bird, Gould & Terry and Dumont & Haywood.[2]

The decade of the 1890s was a time of retrenchment and recuperation. The economic depression that began in 1887 with the real estate bust continued through much of the decade, reaching a nadir with the national financial panic of 1893. Wichita found itself with far too many buildings and no tenants for them. Many of the grand mansions built in the boom years of the 1880s were abandoned or left in disrepair only to be slowly resuscitated during the late 1890s. Despite the economic hard times, Wichita managed to erect five new school buildings at a cost of $150,000.[3] Wichita's citizens ventured to support the building of the Crawford Grand Opera House and the city of Wichita spent money creating a new park. In 1897 the city, at the urging of L.W. Clapp and Mayor Finlay Ross, purchased one hundred and sixty acres

[2] Miner, *Wichita The Magic City*, pp. 72-73.

[3] R. M. Long, *Wichita Century: A Pictorial History of Wichita, Kansas 1870-1970* (Wichita, Kansas: Wichita Historical Museum Association, 1969), p. 81.

at $100.00 per acre and another parcel of land in 1899 to create the Riverside Park system. The city then spent over three thousand dollars for bridges and walkways throughout the park.[4]

The first decade of the twentieth century saw Wichita's economy prosper at a healthy pace. The vacant buildings were filled and new buildings erected. New businesses that would have a lasting impact on the city's future were established. A. A. Hyde expanded the Yucca Soap Company and then changed to manufacturing a salve called "Mentholatum," and in 1901 W. C. Coleman arrived with his Hydro Carbon Company which would become the Coleman Lamp and Stove Company. The Cudahy Packing Company opened a plant in the city and the Dold Packing Company recovered from a devastating fire to rebuild and become a leader in the meat packing industry. During the first decade of the twentieth century Wichita's broomcorn industry began its march to become the national leader in the broomcorn market. The first decade of the twentieth century was also the beginning of the development of the Wichita's Historic Warehouse and Jobbers District.

Wichita's Historic Warehouse and Jobbers District is very much the creation of three major railroad companies that dominated Wichita from the late nineteenth to the mid-twentieth century. The district, now known as Old Town, is the remnant of a much larger jobbers and warehouse district that followed the Santa Fe, Frisco and Rock Island tracks south from Central Avenue across Douglas to their passenger and freight depots and from there farther south to Kellogg Avenue before it was elevated in 1914. There were also two smaller jobbers and warehouse districts in downtown Wichita. One had the Missouri Pacific passenger and freight depot at 302 West Douglas Avenue as its nucleus. The other jobbers and warehouse area was defined by Water on the east, English on the south, the Arkansas River on the west, and Douglas on the north, where Century Two and the Hyatt Recency Hotel stand today.

The Atchison, Topeka and Santa Fe, known as the Santa Fe, was the first national railroad to enter Wichita in 1872, providing a much needed link to Kansas City and the Chicago markets. Eventually, Wichita developed into the southern railhead for the Santa Fe's expanding southwest market.[5] By 1890, the Santa Fe had erected a Richardsonian Romanesque passenger depot

[4] Miner, *Wichita The Magic City*, p.106
[5] Minor, *Wichita The Magic City*, p.31.

on the south side of East Douglas immediately to the east of their tracks, and by early 1891, it had erected a freight depot to the south of the passenger depot. Both depots were swept away by Union Station which was completed in 1914.

Eight years later in 1880, the Frisco Railroad entered Wichita, providing a much needed rail link to St. Louis and the eastern markets. In 1903, the Frisco erected a limestone Richardsonian Romanesque passenger depot located on the southwest corner of Mosley and East Douglas. Also in 1903, the Frisco erected a roundhouse south of Douglas at Kellogg, a freight depot and twelve tracks between Waterman and Kellogg Street. With the opening of the Union Station in 1914, the Frisco's passenger depot was transferred to Union Station and the depot served various other functions until 1953, when it was demolished to make way for the Eagle-Beacon newspaper building. In 1887, the Rock Island Railroad came to Wichita and the company erected a passenger depot immediately to the east of the Santa Fe passenger depot on East Douglas, with a baggage building immediately to the south of it. In 1890, a freight depot was erected south of the Rock Island passenger depot. The Rock Island depot and its baggage building, but not the freight depot, are the only surviving buildings of the three railroad stations on East Douglas. Today, it and its baggage building are listed on the National Register of Historic Places.

With the exception of Washington Avenue all the north-south streets in Wichita's Historic Warehouse and Jobbers District: Moore, North Mead, North Rock Island and North Mosley were half again as wide as the normal Wichita street (Plate 20). These wide streets served a dual purpose as thoroughfares and as streets carrying any number of railroad tracks with rail spurs to enable freight cars to park at the warehouse loading docks lining the streets (Plate 21). Santa Fe Avenue, named after Wichita's largest railroad, bore the most railroad tracks. In the 1903 Sanborn Fire Map, there were six tracks with additional sidings. In the same Sanborn Fire Map, North Mead Avenue had three Rock Island Railroad tracks down it with spur lines, and on Mosley there were three Frisco tracks with sidings. With this many railroad tracks crossing East Douglas the traffic congestion was horrendous and an impediment to the flow of east-west traffic on Douglas Avenue, one of Wichita's main thoroughfares. The elevated tracks that the city forced the Santa Fe, Frisco, and Rock Island railroads to build in 1913, eliminated the need to have rail traffic crossing Douglas Avenue. But the elevated railroad tracks made it impossible for the

warehouses north of Douglas to reach the railroad freight depots south of Douglas. The problem was solved by running spurs at ground level, north of Third Street and south of Division (present day Waterman), before the tracks became elevated over Douglas.

Originally most of the area that comprises the Wichita Warehouse and Jobbers District was part of the East Wichita Addition created by James R. Mead, one of the city founders. The East Wichita Addition lay between East Douglas Avenue on the south, Second Street on the north, Santa Fe Avenue on the west, which would become the site of the elevated train tracks, and North Mosley Avenue on the east. Prior to 1900, development occurred along a narrow corridor on East Douglas Avenue, as the city developed along this main thoroughfare eastward, with a smattering of warehouses and industrial complexes to the north of Douglas.

The 1892 Sanborn Fire Map shows a poultry yard, three warehouses, a lumber yard, two manufactures and some housing. On East Douglas there were five grocers, two restaurants, two meat markets, a produce dealer, a bakery, a cobbler, a book store, a feed store, a harness shop, a hardware store and three dwellings and the Lindell Hotel under construction. The 1897 Sanborn Fire Map shows a new foundry, a wagon shop, residential housing , a new church and residence on the east side of Mosley north to Second Street. On East Douglas there were two offices, a book store, three grocers, a meat market, two bakeries, two drug stores, a barber, three dry goods stores, a junk store, a tin store, a hardware store, a pump shop, a bag store, a feed store and a lunch counter.[6]

In the 1903 Sanborn Fire Map there are on East Douglas the McCormick Harvester implement warehouse, which is still extant, and the Arlington Hotel. Between Santa Fe Avenue and North Mead Avenue is the first of the F. G. Smyth Transfer & Storage buildings, a stove and lumber storage building and the Moore brothers Wichita Stove and Ion Works, located on what would become Moore Street. Between North Mead Avenue and North Mosley Avenue, East Douglas was lined with retail shops with lodgings above. Facing North Mead with its rear elevation on Mosley was the second industrial complex in the area, the Walterscheid Brothers Pump and Machine Shop, whose buildings

[6] Sheryll White and Terry Ward, "East Douglas Avenue II Historic District: Local Historic Resource Survey Report," (March 30, 1989), pp. 11-13.

in a much altered form still survive.

From 1900 the Wichita Warehouse and Jobbers District experienced steady growth until the 1950s, when the railroads ceased being the major transportation system for goods and were replaced by trucking and the airlines. The vast majority of the buildings in the district were commercial enterprises that mirrored Wichita's broad commercial base. Of the forty-nine buildings in the district forty-five were commercial businesses. The majority were warehouses followed by a mix of retail and residential businesses, with the retail shops on the ground and the lodgings above.

By 1911, Wichita was the second largest distributing point in the country for agricultural implements and threshing machines.[7] Agricultural products were well represented in the district either by farm machinery or agricultural produce. McCormick Harvester Company established an early presence in the district, erecting a three-story brick building in 1901-1902 at East Douglas and Santa Fe Avenue to house its farm machinery. F. G. & C. H. Smyth Brothers had two implement warehouses, one erected in 1901 at 109 North Mead and the other erected beside it at 115-125 North Mead in 1905. The Rumely Company, a New York corporation, chartered in Indiana and Kansas, had three buildings in the district. The company produced and marketed steam, oil and gas driven threshing machinery and other farm machinery under three product names, Garr-Scott, Rumely and Advance Rumely. The company's first building in the district was a modest one-story brick building, erected in 1904 at 213 North Rock Island Avenue. In 1913, under the name Rumely Products, the company leased the five-story brick building erected in 1913 by Wichitans Arthur S. Parks and A. F. Jones at 801 & 811 East Second Street for the assembly and display of its farm machinery. In 1915, the company declared bankruptcy and a year later reorganized and erected a third warehouse, known as Advance Rumely at 239 North Rock Island that was the regional office and showroom for the company's combines, harvesters, threshers, swathers, and winnowers.

During the first part of the twentieth century, Wichita was the largest broom corn market in the country.[8] There was one broom corn business in Wichita's Warehouse and Jobbers District, represented by the Grant Miller

[7] A. C. Soots, "Wichita U S A," *The Kansas Magazine*, March & April, 1991, p.92
[8] Ibid.

Broom Corn Company, who erected a two-story, reinforced concrete warehouse at 132 North Mosley Avenue in 1920.

Many of the district's warehouses were repositories of agricultural products. The Winfield Grocery Company erected a three-story brick building in 1909-1910 at 701 East Second Street. Another wholesale grocery dealer was the Lehmann-Higginson Company who hired Wichita architect Fred G. McCune to design a four-story, reinforced concrete, fireproof warehouse in 1912 at 800 East First Street. To provide for the high volume of trade the east and west sides of the building were spanned by loading docks with spur lines from the railroad tracks down the center of North Mead and North Rock Island streets to service the warehouse. A third produce company in the district was the Lampl Produce Company who erected a two-story brick building in 1907-1908 at 116-118 North Rock Island. The four W. C. Grant warehouses located on the one-hundred block of North Rock Island served various function. The warehouses at 131 and 141-143 North Rock Island were for produce and, in particular, fruit. The third warehouse at 145 North Rock Island housed produce as well as brokerage offices and a branch office of Western Union. The fourth building at 151 North Rock Island was a produce warehouse that also specialized in fruit. The National Biscuit Company (Nabisco) had a two-story brick warehouse at 234 North Rock Island which they built in ca.1933.

The Boyle Company Building at 139 North Mead Avenue was erected by O. A. Boyle in 1917-1918 to house his commission company offices. Boyle, an entrepreneur and Wichita City Commissioner, bought and sold farm products, like grain, potatoes and livestock as well as coal and other merchandise. The livestock business was represented in the district by Swift & Company Meats located in a one-story brick warehouse erected in ca. 1927 at 238 North Rock Island. An allied business to the produce warehouses and agricultural traders in the district is the Dye Chili Company at 120 North Mosley. In 1923 W. A. Dye hired Wichita architect Glenn H. Thomas in 1923 to design a two-story brick building where the chili was made and Dye maintained offices for his business.

Another important warehouse not directly related to agricultural products is the Morton-Simmons Wholesale warehouse at 830 East First Street. Morton-Simmons of St. Louis Missouri was a wholesale hardware company known by its major product line of "Keen Kutter" tools. In addition to

being a warehouse for "Keen Kutter" tools, Morton-Simmons maintained offices in the building.

With the discovery in Augusta, El Dorado and Towanda of huge oil fields in the 1910s and 1920s, the petroleum industry became one of Wichita's economic success stories. Wichita's oil refineries were relegated to the northern fringe of the city near the railroad tracks. In the District the petroleum industry is represented by two gas stations. The first station was erected by Warren A. Jones in ca. 1927-1928 at 907 East First Street (First at Washington) and was done in imitation of the Phillips 66 stations. The other gas station was erected by Wichita's Vickers Petroleum Company at 825 East Second Street in 1931 and is still in operation.

The manufacturing and industrial sectors did not have a strong presence in Wichita's Warehouse and Jobbers District. Of the 811 manufacturing companies in Wichita by 1913, only four were located in the District. The Hauser Garrison Dry Goods Company purchased the McCormick Harvester Company building at 704 East Douglas in 1911. They then added two more stories and erected a two-story brick warehouse to the west. In addition to the storage of the company's clothes, they also made a line of work clothes, overalls, and shirts on the premises.

Like O. A. Boyle, Isaac N. Hockaday was an entrepreneur, who owned various businesses. After selling his hardware company to Simmons Hardware Company in 1905, he purchased the Bennett Paint Company and erected a three-story brick building in 1905-1906 at 140-142 North Mosley. There he manufactured paint products until 1908, when he erected a two-story brick building at 140-148 North Mosley next to his first building. He then shifted the paint manufacturing to the new building and turned the older building into offices.

The third manufacturer in the District was the Martin Metal Company located at 130-138 North Mosley. The company was founded by F. W. Martin, J. R. Mead, Charles F. Weber, of the Weber Block at East Douglas and Washington Avenue, Isaac. N. and E. Hockaday, and E. T. Battin, Wichita City Commissioner of Finance, who built the building at 922 East Douglas. They erected a two-story brick building in 1907-1909 to manufacture and sell sheet metal products. They billed themselves as "The Largest and Most Complete

Establishment of Its Kind in the Central and Southwest Territory" and manufactured such items as metal siding, roofs, eaves, gutters, conductor pipe, grain bins and underground oil tanks.[9]

The fourth and the last manufacturer to establish a business in the district was the Coleman Stove and Lamp Company. Coleman had a large complex of buildings facing each other on Moore and North Mead between First and Second Streets. In the 1990s the Coleman complex of buildings on North Mead were razed to make way for parking lots. The buildings, originally at 213, 217, 233 and 237 Moore Avenue, named after the Moore Brothers Foundry which first occupied the site, have been given a North Mead address. These four buildings with their monitor roofs, the only such roofs remaining in the district, housed Coleman's metal stamping and shearing departments.

At the beginning of the twentieth century there were several industrial companies in the district, most notably the Moore Brothers Stove and Iron Works, which is shown in the 1903 Sanborn Fire Map. The only industrial company in the district is the Walterscheid Pump Factory and Machine Shop. Between 1900 and 1901, Walterscheid erected three brick buildings at 115 [sic], 122 and 124 North Mead to house a blacksmith shop, foundry, machine shop, office, print storage and a shipping room.

The Builder's Aesthetic

With two notable exceptions, there are no architectural styles to be found among the buildings in Wichita's Warehouse and Jobbers District. This is not to say that the District's buildings are not well built and are not the bearers of meaning. But to look for architectural styles is to miss the point of the District's commercial, manufacturing and industrial buildings. Most of them are collaborative efforts among the owners, builders and carpenters, and the overwhelming concern was function and utility. Functional requirements predominated over any aesthetic architectural concerns. As Betsy Hunter Bradley has stated in her excellent discussion on industrial architecture: "Traditional emphasis on architectural style thus fails to provide a framework

[9] Ibid.

for meaningful analysis of industrial architecture."[10] Bradley's comment is equally applicable to the District's commercial and manufacturing buildings.

The builder's aesthetic is based on function and utility, making a virtue of the expression of structure and design rather than imposing an architectural style onto a building. All but one of the District's buildings are brick structures usually of one, two or three stories or reinforced concrete buildings faced with brick. These buildings were erected by the owner working with a builder and/or a carpenter. To enliven the elevation of these brick buildings many of them have sills and lintels of stone, usually Kansas limestone, with smooth or rusticated surfaces. A fine example of this type of refinement is 806 and 808 East Douglas Avenue (Plate 3). Most of the District's brick buildings are either red or an orange-red brick, but a few of them have polychromed brick patterns to relieve the monotony of single colored brick elevations. Wire-cut brick surfaces, as opposed to buildings with smooth brick surfaces on most of the District's buildings, provide a play of shadows across an elevation. The two warehouses at 145 and 152 North Rock Island, designed by Glenn H. Thomas, have wire-cut bricks in orange, red, purple, a muddy yellow and brown laid in a random fashion on all the elevations. A variation on this theme is found on the front elevations of 232 and 252 North Mosley Avenue, where concrete rectangles are framed in black brick and concrete discs framing bricks give a sense of variety and vitality to the red painted brick surfaces. Also, found on some of the brick buildings in the District are bands of limestone separating the top floor from the parapet as well as abstract limestone patterns set into the brick, lending a visual interest to an otherwise monotonous brick surface. On many of the District's brick buildings the corbel table at the top of the building is enlivened by projecting and alternating headers and stretchers or sailors and soldiers.

The taller the building, the more latitude there was to employ its structure as an expressive element to define the building. There are two five-story brick buildings that are a dramatic exception to the one and two-story brick buildings in the District where architects used the structural elements to create an architectural style.

[10] Betsy Hunter Bradley, *The Works: The Industrial Architecture of the United States.* (New York: Oxford University Press, 1999), p. 202.

The Morton-Simmons warehouse at 830 East First Street, popularly known as the "Keen Kutter" building, is a five-story brick building designed by the Saint Louis architectural firm of Mauran, Russell and Garden in 1905-1906. The "Keen Kutter" building is structurally a hybrid. The east, north and west elevations of the warehouse are load-bearing masonry walls. But such is not the case on the south, front elevation. There the elevation is defined by seven arcades consisting of broad brick pilasters springing from the limestone stringcourse located between the first and second floors and crowned with brick segmental arches underneath the deep eaves of the roof (Plate 8).

On the front elevation the brick wall has been pared down to a skeletal form, making the wall self-supporting, but not load bearing. The weight of the elevation is carried by the eight brick pilasters and their seven segmental arches. To emphasize the important function the pilasters and their segmental arches play in supporting the elevation, the pilasters are capped with limestone and the segmental arches have bulging limestone keystones. This system of pilasters and non-loading bearing walls is known as the American round-arched style. Known as *Rundbogenstil* or the round-arched style in Germany, it was introduced into this country by German immigrant architects and builders and was illustrated in trade publications during the mid-nineteenth century.[11]

Meinrad Rumely (1823-1904), German immigrant and millwright, exemplifies how the *Rundbogenstil* made its way to this country and ultimately to Wichita, Kansas. Rumely came to America in 1848 and settled in La Porte, Indiana. In 1853, Meinrad and his brother Jacob founded the M. & J. Rumely Company that specialized in threshing machines or grain separators. By 1882, Meinrad bought out his brother and renamed his company the M. Rumely Company. As a millwright Meinrad was undoubtedly familiar with German brick buildings that were defined by the *rundbogenstil*, and he undoubtedly appreciated how economical and suitable the style was for warehouses and industrial buildings

The round-arched style that defines the Rumely Products building at 815 East Second Street is most certainly the direct result of Meinrad's familiarity with the style in Germany. The warehouse is brick with concrete floors supported by five rows of six concrete columns and semi-engaged concrete wall anchors aligned with the columns. The architect is not known,

[11] Bradley, p. 235.

but the warehouse is undoubtedly an architect-designed building and was erected by the McLean Construction Company of Chicago, Illinois.

Unlike the Morton-Simmons warehouse, the Rumely Products warehouse employs the round-arched style on three of four of its elevations, the north elevation facing East Second Street, the west elevation facing North Mead Avenue and the east elevation facing North Rock Island Avenue (Plate 9). The fourth, south elevation abuts the Advance Rumely building. On these three elevations the upper three stories are linked by broad, brick pilasters supporting segmental arches. On the north, front elevation there are four arcades and on the side elevations there are three arcades. Many more decorative embellishments were applied to the elevations of the Rumely Products warehouse than there were to the south, front elevation of the Morton-Simmons warehouse. These decorative embellishments are the bearers of meaning for they are placed at load-bearing locations to emphasize the structural elements of the building. Large concrete cartouches bearing the initial "R" were placed at the springing of the segmental arches. The upper sections of the pilasters are decorated with long attenuated abstract designs in orange brick superimposed onto the red brick of the building. The impost from which the segmental arches spring are also orange brick superimposed onto the red brick surfaces, and they wrap around the corners and become the impost for the segmental arches the other elevations. The pilasters and their segmental arches save money by decreasing the thickness of the walls and give the warehouse a character and a sense of style that is generated by the building's structure and not superimposed onto it.

The George Innes Dry Goods warehouse at 701 East First Street is unique, because it is the only exposed, reinforced concrete building in the District and in the city of Wichita at that time. There are a number of reinforced concrete buildings in the District, but with the exception of the Innes warehouse, they are all clad in brick or covered with cement plaster, like the Grant Miller Broom Corn Company.

Reinforced concrete began to be used in factory buildings at the beginning of the twentieth century, and it soon became a popular building material because of its ability to withstand fire and the ease with which it could be formed. But the problem with concrete was leaving its rough, exposed surfaces in a culture comfortable with brick and stone building surfaces. The

the most popular solutions were to face the concrete surfaces with brick, or with cement or stucco which was then painted.

In Wichita reinforced concrete was initially used for bridges. The first use of reinforced concrete was for the bridge over a drainage canal at Seventeenth Street, erected in 1907. This was followed a year later by the Douglas Avenue Bridge over the Arkansas River, erected in 1908-1908. The first use of reinforced concrete in a building was the Smyth Block, a six-story painted reinforced concrete building, erected in 1907-1908, for the George Innes & Company department store, more familiar as Buck's Department Store. A. A. Hyde's Yucca Company (Mentholatum) building at Cleveland and Douglas of 1909, designed by Ulysses Grant Charles (1865-1947), was constructed of reinforced concrete, but its surfaces were covered with cement plaster and painted white. Also erected of reinforced concrete in 1909 was the Wichita Fire Department's Engine House #6, but it was faced with brick.

Clearly, the Innes Company had a penchant for exposed reinforced concrete buildings. In Wichita's Jobbers and Warehouse District an exposed reinforced concrete warehouse was appropriate to its function as a warehouse. The imprints of the grain and joints of the wood frames into which the concrete was poured are still visible on all elevations of the warehouse. The exposed concrete with its rough surfaces speaks to the utilitarian function of the warehouse and epitomizes Louis Sullivan's famous epigram "Form Follows Function."

The Wichita Historic Warehouse and Jobbers District today has become a retail and entertainment center now known as "Old Town," but in its heyday the District was a major entrepôt or distribution center not only for the city of Wichita, but for the state of Kansas and throughout the country. The produce warehouses of Lehmann-Higginson, Grant-Billingsley, Winfield and Lampl supplied fruit and vegetables to Wichita and south-central Kansas and into Oklahoma. The Dye Chili Company had cornered the market with its "Southwestern" style chile. The Grant Miller Broom Corn Company supplied broom corn to the country and Hockaday with his "One-Climate Paint" supplied his products to customers in Kansas and throughout the Southwest. The three Rumely Company's farm machinery and the Morton Simmon's Company's line of "Keen Kutter" tools were sold locally as well as throughout the country.

As Wichita's Warehouse and Jobbers District developed from the early twentieth century to the mid-twentieth century, the sheerly functional quality of the buildings gave way to an aesthetic awareness based on the functional aspects of the building. This evolution progressed from the basic brick warehouse building, like the Walterscheid complex of buildings or the two Smyth brick buildings, to the more imposing and individual statements of the Rumely Products and Morton Simmons warehouses.

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Verbal Boundary Description

The Wichita Historic Warehouse and Jobbers District occupies thirty-three acres (33) in downtown Wichita, Kansas and is bounded by the elevated railroad tracks on the west, Washington Avenue on the east, Douglas Avenue on the south and Second Street on the north.

Boundary Justification

The boundaries contain all property associated with the Wichita Historic Warehouse and Jobbers District.

Maps

Plate 1.
Photographer: NA
Date of Photograph: 1961, revised 1982
Location of Negative: NA
View and Direction: United States Geological Map of East Wichita, Kansas

Plate 2.
Photograher: Wichita-Sedgwick County Metropolitan Area Planning Department
Date of Photograph: NA
Location of Negative: NA
View and Direction: Aerial View of the Wichita Historic Warehouse and Jobbers District

Photographs

Plate 3.
Photographer: Pamela D. Kingsbury
Date of Photograph: November 2002
Location of the Original Negative: Pamela D. Kingsbury
View & Its Direction: The south, front elevation of the Hauser Garrison Dry Goods Company Warehouse and the McCormick Harvester Company Warehouse, 700 & 704-706 East Douglas Avenue

Plate 4.
Photographer: Pamela D. Kingsbury
Date of Photograph: June 2002
Location of the Original Negative: Pamela D. Kingsbury
View & Its Direction: The east, side elevation of the McCormick Harvester Company Warehouse, 704-706 East Douglas Avenue

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Photographs

Plate 5.
Photographer: Pamela D. Kingsbury
Date of Photograph: November 2002
Location of the Original Negative: Pamela D. Kingsbury
View & Direction: The south, front elevations of 800, 802, 804, 806, 808 East Douglas Avenue

Plate 6.
Photographer: Pamela D. Kingsbury
Date of Photograph: November 2002
Location of the Original Negative: Pamela D. Kingsbury
View & Direction: The south, front elevations of 908, 912 & 916, 918, 922 East Douglas Avenue

Plate 7.
Photographer: Pamela D. Kingsbury
Date of Photograph: June 2002
Location of the Original Negative: Pamela D. Kingsbury
View & Direction: The south and east elevations of the Weber Block, 924 & 926 East Douglas Avenue

Plate 8.
Photographer: Pamela D. Kingsbury
Date of Photograph: June 2002
Location of the Original Negative: Pamela D. Kingsbury
View & Direction: The north and east elevations of the George Innes Dry Goods Company Warehouse, 701 East First Street

Plate 9.
Photographer: Pamela D. Kingsbury
Date of Photograph: November 2002
Location of the Original Negative: Pamela D. Kingsbury
View & Direction: The west elevation of the Lehmann-Higginson Wholesale Grocery Company, 800 East First Street

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Photographs

Plate 10.
Photographer: Pamela D. Kingsbury
Date of Photograph: November 2002
Location of the Original Negative: Pamela D. Kingsbury
View & Direction: The south, front elevation of the Morton-Simmons Hardware Warehouse, 830 East First Street

Plate 11.
Photographer: Pamela D. Kingsbury
Date of Photograph: June 2002
Location of the Original Negative: Pamela D. Kingsbury
View & Direction: The north, front and east elevation of the Rumely Products Company, 801 & 811 East Second Street

Plate 12.
Photographer: Pamela D. Kingsbury
Date of Photograph: June 2002
Location of the Original Negative: Pamela D. Kingsbury
View & Direction: The east, front and south elevation of the O. A. Boyle Company Building, 139 North Mead Avenue

Plate 13.
Photographer: Pamela D. Kingsbury
Date of Photograph: November 2002
Location of the Original Negative: Pamela D. Kingsbury
View & Direction: The west and south elevations of the Rumely Threshing Machine Company, 213 North Rock Island Avenue and the west and south elevations of the Advance Rumely Warehouse, 239 North Rock Island Avenue

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Photographs

Plate 14.
Photographer: Pamela D. Kingsbury
Date of Photograph: June 2002
Location of the Original Negative: Pamela D. Kingsbury
View & Direction: The east, front elevation of the Grant Billiingsley Warehouse, 143 North Rock Island Avenue and the east, front elevation of the W. S. Grant Warehouse, 145 North Rock Island Avenue

Plate 15.
Photographer: Pamela D. Kingsbury
Date of Photograph: June 2002
Location of the Original Negative: Pamela D. Kingsbury
View & Direction: The east, front elevation of the W. S. Grant Warehouse, 151 North Rock Island Avenue

Plate 16.
Photographer: Pamela D. Kingsbury
Date of Photograph: June 2002
Location of the Original Negative: Pamela D. Kingsbury
View & Direction: The east, front elevation of the Lampl Produce Company Warehouse, 116-118 North Rock island Avenue

Plate 17.
Photographer: Pamela D. Kingsbury
Date of Photograph: June 2002
Location of the Original Negative: Pamela D. Kingsbury
View & Direction: The west, front elevation of the Yellow Cab Transfer & Storage Company Building, 232 North Rock Island Avenue

Plate 18.
Photographer: Pamela D. Kingsbury
Date of Photograph: June 2002
Location of the Original Negative: Pamela D. Kingsbury
View & Direction: The east, rear elevation of the National Biscuit Company, 234 North Rock Island Avenue

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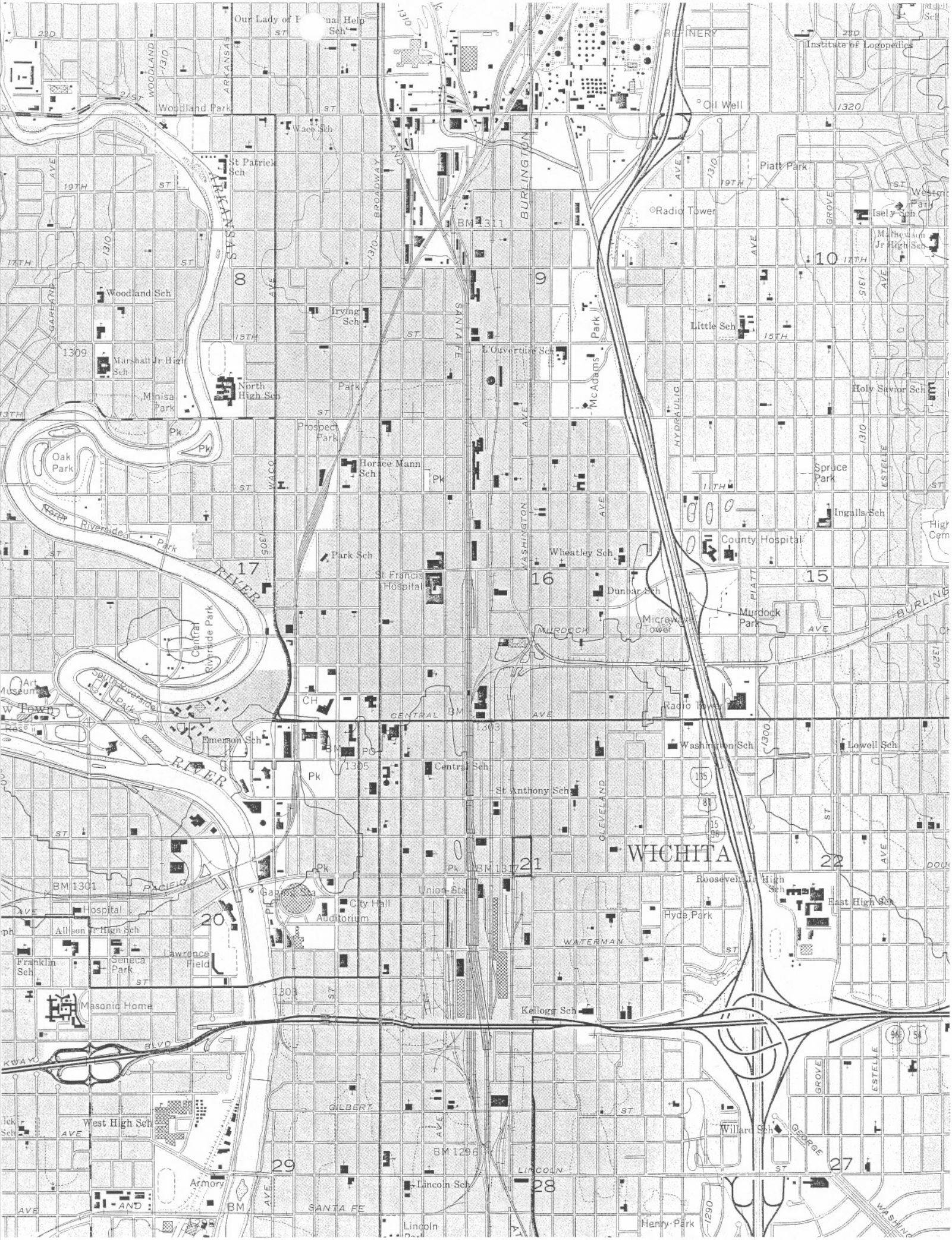
Photographs

Plate 19.
Photographer: Pamela D. Kingsbury
Date of Photograph: June 2002
Location of the Original Negative: Pamela D. Kingsbury
View & Direction: The south, front and west elevation of the W. A. Dye Chili Company, 120 North Mosley Avenue

Plate 20.
Photographer: Pamela D. Kingsbury
Date of Photograph: November 2002
Location of the Original Negative: Pamela D. Kingsbury
View & Direction: View of North Mosley Avenue looking north

Plate 21
Photographer: Pamela D. Kingsbury
Date of Photograph: November 2002
Location of the Original Negative: Pamela D. Kingsbury
View & Direction: View of the railroad tracks on the Five Hundred Block of North Mosley Avenue



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Woodland Park
Oil Well
Waco Sch
St Patrick Sch
Piatt Park
Radio Tower
Isely Sch
Mathewson Jr High Sch
BM 1311
Woodland Sch
Irving Sch
Little Sch
L'Ouverture Sch
Marshall Jr High Sch
North High Sch
Minisa Park
Holy Savior Sch
Prospect Park
Oak Park
Horace Mann Sch
Spruce Park
Ingalls Sch
North Riverside Park
County Hospital
Park Sch
Wheatley Sch
St Francis Hospital
Dunbar Sch
Murdock Park
Microwave Tower
Central Riverside Park
South Riverside Park
Art Museum
Radio Tower
Emerson Sch
Washington Sch
Lowell Sch
Central Sch
St Anthony Sch
WICHITA
Roosevelt Jr High Sch
East High Sch
BM 1301
Gaging Sta
Union Sta
City Hall
Auditorium
Hospital
Allison Jr High Sch
Hyde Park
Franklin Sch
Seneca Park
Lawrence Field
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Kellogg Sch
West High Sch
Willard Sch
BM 1296
Armory
Lincoln Sch
Lincoln Park
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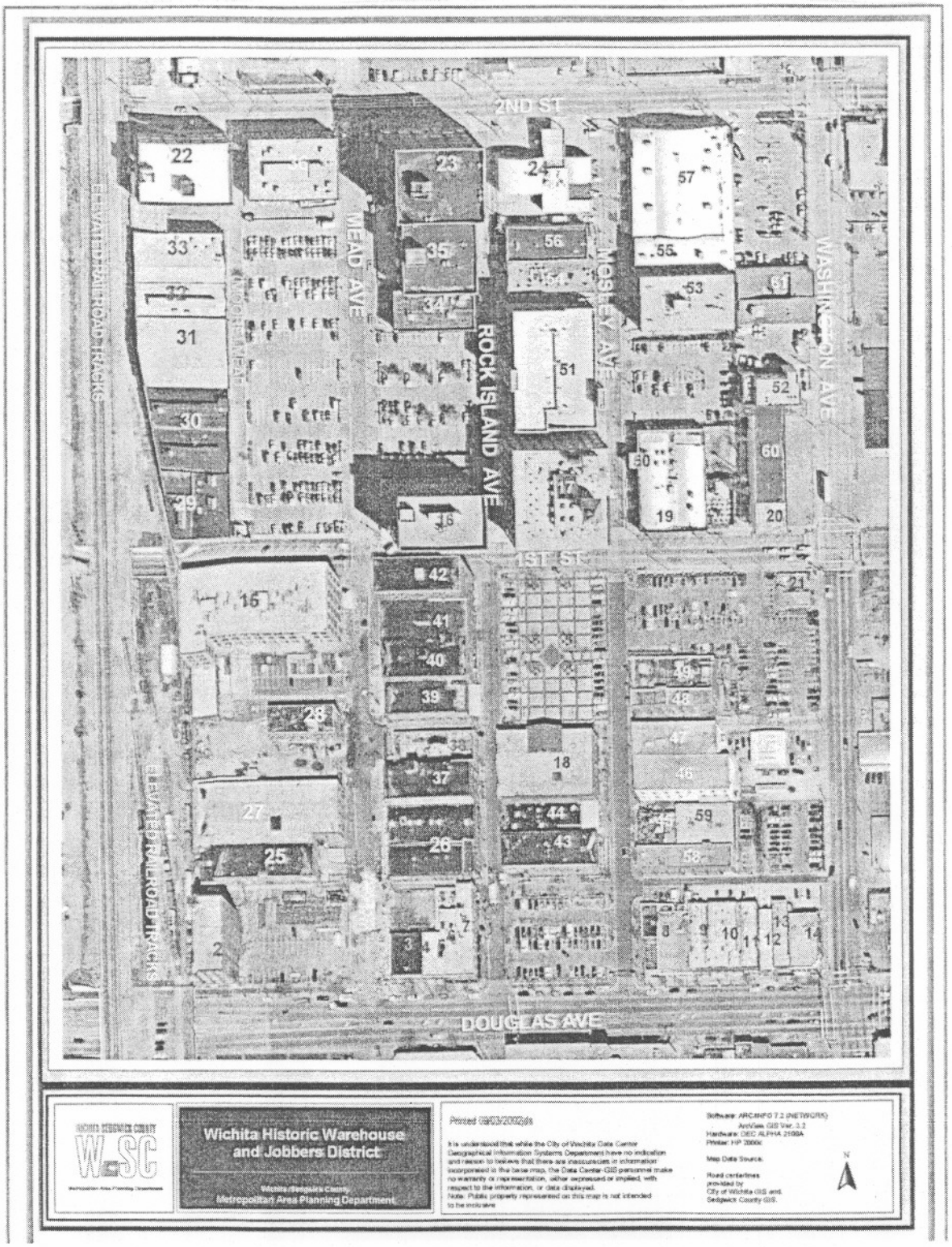
2ND ST
1ST ST
MEAD AVE
ROCK ISLAND AVE
MOSLEY AVE
WASHINGTON AVE
DOUGLAS AVE
ELEVATED RAILROAD TRACKS
Wichita Historic Warehouse and Jobbers District
Wichita/Sedgwick County Metropolitan Area Planning Department
Printed 09/03/2002/ds
It is understood that while the City of Wichita Data Center Geographical Information Systems Department have no indication and reason to believe that there are inaccuracies in information incorporated in the base map, the Data Center-GIS personnel make no warranty or representation, either expressed or implied, with respect to the information, or data displayed.
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ArcView GIS Ver. 3.2
Hardware: DEC ALPHA 2100A
Printer: HP 2000c
Map Data Source:
Road centerlines provided by City of Wichita GIS and Sedgwick County GIS.
N

Durrell Armstrong
704 E. Douglas Ave.
Wichita, KS 67202
700 E. Douglas Ave

Player Piano Co. Inc.
704 E. Douglas Ave
Wichita, KS 67202
704 E. Douglas Ave

Nash L.L.C.
230 N. Mosley, Ste. E
Wichita, KS 67202
800 E. Douglas Ave
802 E. Douglas Ave

David W. Dunn
808 E. Douglas Ave.
Wichita, KS 67202
804 E. Douglas
806 E. Douglas
808 E. Douglas

Ty Issa
904 E. Douglas Ave.
Wichita, KS 67202
904 E. Douglas

Redstone Design Development
1425 E. Douglas, 1-D
Wichita, KS 67211
910 E. Douglas Ave
916 E. Douglas Ave
918 E. Douglas Ave
920 E. Douglas Ave
922 E. Douglas Ave
924 E. Douglas Ave
926 E. Douglas Ave

Innes Station Partners, L.L.C.
230 N. Mosley, Ste. E
Wichita, KS 67202
701 E. First Street

Old Town Center, L.L.C.
800 E. First Street, Ste. 400
Wichita, KS 67202
800 E. First Street

Hotel at Old Town Inc.
8621 E. 21st Street North
Wichita, KS 67206
830 E. First Street

City of Wichita
Property Management
455 N. Main
Wichita, KS 67202
238 North Mead Ave
835 East First Street
215 North Mosley Ave

Old Town Five, L.L.C.
230 North Mosley, Ste. E
Wichita, KS 67202
225 North Mead Ave
900 East First Street
255 North Mead Ave
210 North Mosley Ave
233 North Mosley Ave
234 North Mosley Ave
242 North Mosley Ave
252 North Mosley Ave

Alford Development, L.L.C.
230 North Mosley, Ste. E
Wichita, KS 67202
920 East First Street
211 North Washington

Vintage Development, L.L.C.
1425 E. Douglas, 1-D
Wichita, KS 67211
923 East First Street
126 North Mosley Ave
111 North Washington Ave

Dennis Wilke
701 E. Second Street
Wichita, KS 67202
701 East Second Street

Rose Greenberg Marital Trust
812 E. Second Street
Wichita, KS 67202
815 East Second Street

Ross Family
825 East Second Street
825 East Second Street

230 North Mosley, Ste. E
Wichita, KS 67202
145 North Rock Island Ave
151 North Rock Island Ave

Gary W. & Marcy L. Gregory
111 North Mosley
Wichita, KS 67202
111 North Mosley Ave

Heroes Sports Bar, L.L.C.
Gates Enterprises
8100 East 22nd Street North
Wichita, KS 67226
117 North Mosley Ave

South Beech Development, L.L.C.
230 North Mosley, Ste. E.
Wichita, KS 67202
230 North Mosley

Kansas State Historical Society
Cultural Resources Division

Memorandum

To:	Members of the Kansas Historic Sites Board of Review
From:	Martha Hagedorn-Krass, Architectural Historian
Date:	May 9, 2003
Re:	Objection letters for 815 E. 2nd, a building in the Wichita Historic Warehouse and Jobbers District

An objection has been filed against the inclusion of 815 E. 2nd in the Wichita Historic Warehouse and Jobbers District. This building has been identified as a key contributing building within the district, and sits on the districts northern boundary.

The owner of record, Rose Greenburg Marital Trust, was notified by our office of the proposed nomination in late March 2003. According to the John Seeber's letter of objection, Rose Greenburg is deceased and the trust is owned by her heirs.

Included in your packet please find the following:

1) May 8, 2003 objection letter from John S. Seeber, Attorney;

2) May 22, 2002 Order Admitting Foreign will to Probate and Record;

3) May 8, 2003 objection letters (2) from Kerri Ibanez, owner;

4) May 8, 2003 objection letters (2) from Robert I. Greenberg, owner.

6425 SW 6th Street, Topeka, KS 66615
785-272-8681, ex. 240, Fax 785-272-8682
TTY 785-272-8683, www.kshs.org