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** Downtown Wellington Historic District

**Other name/site number**

## 2. Location

Street & number Area roughly bounded on the north by 10th Street, on the south by 4th Street, on the west by Jefferson Ave, and on the east by the alley behind the Washington Avenue-facing buildings. ☐ not for publication

City or town Wellington ☐ vicinity

State Kansas Code KS County Sumner Code 191 Zip code 66044

## 3. State/Federal Agency Certification

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

Patrick Zollner DSHPO 5/14/07

Signature of certifying official/Title Date

Kansas State Historical Society

State or Federal agency and bureau

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

Signature of commenting official /Title Date

State or Federal agency and bureau

## 4. National Park Service Certification

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

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

Wellington Downtown Historic District
Name of Property

Sumner County, Kansas
County and State

## 5. Classification

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

- [x] private
- [x] public-local
- [ ] public-State
- [x] 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 | |
|---|---|---|
| 65 | 33 | buildings |
| | | sites |
| | | structures |
| | | objects |
| 65 | 33 | total |

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

N/A

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

2

## 6. Function or Use

**Historic Functions**
(Enter Categories from instructions)

DOMESTIC: single dwelling
COMMERCE: business, professional, organizational, financial institution, specialty store, department store, road-related, restaurant
SOCIAL: meeting hall, club house, organizational, civic
GOVERNMENT: government office, post office, courthouse
RECREATION: theater, sports facility
RELIGIOUS: religious facility
HEALTH CARE: hospital

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

DOMESTIC/single dwelling
COMMERCE: business, professional, organizational, financial institution, specialty store, road-related, restaurant
GOVERNMENT: government office, courthouse, auditorium
SOCIAL: meeting hall, club house, organizational, civic
RECREATION: theater, sports facility
RELIGIOUS: religious facility

## 7. Description

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

LATE VICTORIAN: Queen Anne, Italianate
LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style, Prairie School
LATE 19TH & EARLY 20TH CENTURY REVIVALS: Classical Revival, Beaux Arts
MODERN MOVEMENT: Art Deco, Moderne, International
OTHER

**Materials**
(Enter categories from instructions)

Foundation: CONCRETE/STONE: Limestone
Walls: STONE, BRICK, WOOD, METAL, CONCRETE, TILE
Roof: ASPHALT, METAL, SYNTHETIC
Other: LIMESTONE, BRICK, METAL, TERRA COTTA, GLASS, MARBLE

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

Wellington Downtown Historic District
Name of Property

Sumner County, Kansas
County and State

## 8. Statement of Significance

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

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

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

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

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

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

Property is:

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

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

☐ **C** a birthplace or grave.

☐ **D** a cemetery.

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

☐ **F** a commemorative property.

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

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

**Areas of Significance**
(Enter categories from instructions)

ARCHITECTURE
COMMERCE
COMMUNITY PLANNING AND DEVELOPMENT

**Period of Significance**

ca. 1880 - 1957

**Significant Dates**

**Significant Person**
(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Architects: Smith and White, James Knox Taylor, RH Roberts, Boller Brothers,EO Brostrom; Builders: JH Mitchell and Sons

## 9. Major Bibliographical References

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

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

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

Wellington Downtown Historic District
Name of Property

Sumner County, Kansas
County and State

## 10. Geographical Data

**Acreage of Property** 21 acres

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

| | Zone | Easting | Northing |
|---|---|---|---|
| 1 | 14 | 643745 | 4226951 |
| 2 | 14 | 642146 | 4126017 |
| 3 | 14 | 642085 | 4126006 |
| 4 | 14 | 642114 | 4125438 |

☒ 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 Christy Davis

Organization Davis Preservation Date 11/29/2006

Street & number 2416 SW Sunset Ct Telephone 785-213-1369

City or town Topeka State KS Zip code 66604

## 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 attached list

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

**Narrative Description**

Location and Setting
The Downtown Wellington Historic District is located in the heart of the Central Business District in Wellington (pop. 8411), Sumner County, Kansas. Wellington is located 34 miles south of Wichita in South Central Kansas, 3 miles west of the Kansas Turnpike, I-35. Through much of its history, Wellington has been served by two rail lines – the Santa Fe and Rock Island. As the county seat, Wellington is a trading center for the surrounding communities and wheat-producing farmland. Because of its historical role in wheat production and the related milling industry, Wellington is the self-proclaimed "Wheat Capital of the World."

The Downtown Wellington Historic District follows the line of Washington Avenue, the central business district's main thoroughfare, and is roughly bounded on the north by 10th Street on the west side of Washington Ave, on the south by 4th Street, on the west by Jefferson Ave, and on the east by the alley behind the Washington Avenue-facing buildings. The district boundary widens to include some buildings along Harvey and Lincoln Avenues, principal east-west thoroughfares. The Sumner County Courthouse is an anchor on the north end of the district. The historic United States Post Office, now offices for the school district, anchors the south end.

Downtown Buildings
Wellington was founded in 1871. The first railroad, the Santa Fe, did not arrive until 1879. Early residents and businesses occupied tents. During these first eight years, businesses constructed buildings using locally available materials such as logs. Some business owners constructed buildings using lumber obtained from Emporia and, as the railroad extended west, Wichita. The first permanent masonry buildings were constructed in the years immediately following the construction of the railroad. Some buildings, like the Arlington Hotel (1883), were built using local brick. Others, like the Marble Block (1885) were constructed of local limestone. Through the years, these permanent buildings replaced the wood fronts. By the early twentieth century, hard-fired pressed brick had replaced soft local brick as the preferred construction material.

Downtown was impacted by a number of unfortunate events. The events that most impacted downtown were an 1881 fire that destroyed the west side of the 100 Block of North Washington and a devastating 1892 tornado that destroyed many of the town's earliest buildings, including the township hall and a slue of other commercial and residential buildings in the heart of the city. These events created an opportunity for townboosters to rebuild the affected blocks in a coordinated fashion that resulted in strings of matching adjacent buildings. For example, the majority of buildings on the west side of the 100 Block of North Washington were executed in the Italianate Style – and still retain their Italianate character.

The extant downtown buildings were constructed between ca. 1880 and the 1960s. Sixteen (16) of the buildings within the district boundaries are Italianate constructed between ca. 1880 and 1906. These include the IOOF Lodge (1906), Bon Ton Bakery (1880), and Gambrill Hardware (1889). Thirty-nine (39) of the buildings are Commercial Style, constructed in the first three decades of the twentieth century. Many of the Commercial Style buildings, including TO Ford Super Service Station (1929) and Rush Motor Company (1915), were historically auto-related. Four (4) buildings, including the WR Savage Building (1910) and JT Stewart Building (1907) are Beaux Arts Style. These were also constructed in the first three decades of the twentieth century. There are 2 Art Deco buildings, the Ice Plant (ca. 1935) and American Legion (1936). Twelve of the buildings, the majority of which are free-standing, were constructed in the 1950s and 1960s in the Modern Style. The most prominent example is the Sumner County Courthouse.

Note on Integrity/Contributing Status

The storefronts of the vast majority of the properties were remodeled over the years. Metal awnings and new aluminum storefront systems were installed on many of them during the 1950s. Also, some upper-story windows are covered. Generally, if a storefront is enclosed, particularly in cases of one-story buildings, the building is classified as non-contributing. Some two-story buildings have covered two-story windows. Provided the window openings are intact and the building retains its overall integrity, the building is classified as contributing. If the upper-story windows are no longer visible or covered in an irreversible manner, such as covered over with stucco in a project that did not represent an overall design change, the building is classified as non-contributing. Any buildings whose fronts are obscured with non-historic materials, such as metal facades, are classified as non-contributing. Should these non-historic facades be removed, and the building's historic character be intact underneath, these buildings may be re-classified as contributors. Buildings that are covered with historic materials, such as stucco, are classified as contributors provided the overall character of the structure is intact. There are some single-family dwellings in the district. Dwellings that are covered with non-original siding are classified as non-contributors.

Note on Sources

The individual property histories provide information about the history of the commercial parcels. Because it was common for historic commercial buildings, particularly the facades, to be regularly updated, a building's current architecture often no longer interprets its early history. Principal sources include Sanborn maps (1884, 1886, 1891, 1899, 1905, 1912, 1922, 1931, 1947), clippings and photo files at the Chisholm Trail Museum in Wellington, Kansas files at the Kansas State Historical Society, and the recently completed historic properties survey. The author consulted city directories to confirm information about businesses whose names were known. However, the majority of city directories printed in the period of significance have no reverse directories. Other sources include maps developed by Stan Gilliland based upon city directories, phone books, and newspapers. These maps provide information about businesses that occupied downtown buildings in 1943 and 1953. There are photographs of a number of storefronts in a June 5, 1944 supplement to the Wellington Monitor-Press called "Pin-ups from Wellington." This source is available at the Chisholm Trail Museum.

Property Listing

Below is a list of individual properties in the district by number, identifying building name, address, date of construction and contributing/non-contributing status:

| # | Historic Property Name | Address Number | Dir | Street Name | Const Date | Style | Contrib Status |
|---|---|---|---|---|---|---|---|
| 1 | Sumner County Courthouse | 501 | N | Washington | 1952 | MODERN | C |
| 2 | Sumner County Sheriff's Office | 110 | E | 10th | 1966 | MODERN | NC |
| 3 | 419 N. Washington Ave. | 419 | N | Washington | 1910 | BUNGALOW/CRAFTSMAN | C |
| 4 | Frank Funeral Home | 417 | N | Washington | 1910 | BUNGALOW/CRAFTSMAN | NC |
| 5 | Panhandle Fed Credit Union | 403 | N | Washington | 1975 | OTHER | NC |
| 6 | Gas Station | 323 | N | Washington | 1955 | MODERN | C |
| 7 | Battery Svc/Auto Brake Svc | 319 | N | Washington | 1925 | COMMERCIAL STYLE | C |
| 8 | Shearer Motor Co/Bryan Packard Motor Co | 303-313 | N | Washington | 1920 | COMMERCIAL STYLE | C |
| 9 | T. O. Ford Super Svc Stn/Bryan Packard Svc Stn | 301 | N | Washington | 1929 | COMMERCIAL STYLE | C |
| 10 | IOOF Lodge | 221-223 | N | Washington | 1906 | ITALIANATE | C |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 11 | Grocery | 219 | N | Washington | 1906 | COMMERCIAL STYLE | C |
| 12 | Walton Building | 217 | N | Washington | 1906 | COMMERCIAL STYLE | C |
| 13 | Fetters Building | 215 | N | Washington | 1906 | COMMERCIAL STYLE | C |
| 14 | Armory/Lodge Hall | 209-213 | N | Washington | 1895 | ITALIANATE | C |
| 15 | Grocery/Restaurant | 205-207 | N | Washington | 1900 | ART DECO | NC |
| 16 | Express Office/Ag Implements | 201 | N | Washington | 1880 | MIXED | NC |
| 17 | Collins Building | 119 | N | Washington | 1937 | COMMERCIAL STYLE | C |
| 18 | Bauman Bldg/Bon Ton Bakery | 115-117 | N | Washington | 1880 | ITALIANATE | C |
| 19 | Central Block | 111-113 | N | Washington | 1880 | MIXED | NC |
| 20 | 107-109 N. Washington Ave | 107-109 | N | Washington | 1880 | MIXED | NC |
| 21 | First National Bank/Drug Store | 105 | N | Washington | 1880 | COMMERCIAL STYLE | NC |
| 22 | Folks Bldg/Security State Bank/Bee Hive Grocery | 101-103 | N | Washington | 1880 | LATE NINETEENTH EARLY TWENTIETH CENTURY REVIVAL STYLES | C |
| 23 | Woolworths/Nichols Electric | 101-103 | S | Washington | 1958 | OTHER | NC |
| 24 | Larry's Electric | 105 | S | Washington | 1930 | MIXED | C |
| 24a. | 107 S. Washington/Ed Brawley | 107 | S | Washington | 1930 | MIXED | NC |
| 25 | 109-111 S. Washington Ave | 109-111 | S | Washington | 1910 | COMMERCIAL STYLE | C |
| 26 | Spear and Munro Clothiers | 113 | S | Washington | 1880 | ITALIANATE | C |
| 27 | W. R. Savage Building | 115 | S | Washington | 1910 | BEAUX ARTS | C |
| 28 | 117 S. Washington Ave | 117 | S | Washington | 1910 | COMMERCIAL STYLE | C |
| 29 | Grocery/Drugs | 119 | S | Washington | 1910 | OTHER | NC |
| 30 | North Star Building/Cox Pool Hall | 201-205 | S | Washington | 1910 | MIXED | NC |
| 31 | 207 S. Washington Ave | 207 | S | Washington | 1981 | OTHER | NC |
| 32 | Renn and Co. | 209 | S | Washington | 1976 | OTHER | NC |
| 33 | 211 S. Washington Ave | 211 | S | Washington | 1915 | COMMERCIAL STYLE | C |
| 34 | Wellington Gas Co. | 215 | S | Washington | 1929 | BEAUX ARTS | C |
| 35 | Wellington Post Office | 221 | S | Washington | 1912 | CLASSICAL REVIVAL | C |
| 36 | Valentine Diner/Dwyer's Swing In | 224 | S | Washington | 1950 | MODERN | C |
| 37 | 220-222 S. Washington Ave | 220-222 | S | Washington | 1910 | MIXED | NC |
| 38 | 218 S. Washington Ave | 218 | S | Washington | 1910 | MIXED | NC |
| 39 | Lyric Theater/Tibbs Furniture | 214-216 | S | Washington | 1910 | COMMERCIAL STYLE | C |
| 40 | Furniture/Market | 212 | S | Washington | 1880 | ITALIANATE | NC |
| 41 | John T. Stewart Building | 202-204 | S | Washington | 1907 | BEAUX ARTS | C |
| 42 | Masonic Lodge | 107 | W | Lincoln | 1910 | COMMERCIAL STYLE | C |
| 43 | Grocery/Drugs/Dry Goods/Millinery | 120 | S | Washington | 1880 | ITALIANATE | C |
| 44 | Drug Store | 116-118 | S | Washington | 1880 | ITALIANATE | C |
| 45 | Drugs/Boots/Shoes | 114 | S | Washington | 1880 | MIXED | NC |
| 46 | Grocery/Drugs | 112 | S | Washington | 1880 | ITALIANATE | C |
| 47 | Isis Theat/Stonebraker Hdwre/Fashion | 106-110 | S | Washington | 1888 | ITALIANATE | C |
| 48 | Smith Building | 102-104 | S | Washington | 1885 | ITALIANATE | C |
| 49 | Arlington Hotel | 102-104 | N | Washington | 1883 | ITALIANATE | C |
| 50 | Books/Jewelry/Market | 106 | N | Washington | 1880 | ITALIANATE | C |
| 51 | 108-114 N. Washington | 108-114 | N | Washington | 1889 | ITALIANATE | C |
| 52 | Gambrill Hardware | 116-118 | N | Washington | 1889 | ITALIANATE | C |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 53 | Jewelry/Variety | 120 | N | Washington | 1910 | COMMERCIAL STYLE | C |
| 54 | Gambrill/Jett Merc/JC Penney | 122 | N | Washington | 1910 | COMMERCIAL STYLE | NC |
| 55 | Liberty Hall/Mem Auditorium | 210-216 | N | Washington | 1922 | PRAIRIE SCHOOL | C |
| 56 | Service Station | 222 | N | Washington | 1953 | MODERN | NC |
| 57 | Rush/Davidson Motor Co. | 302-304 | N | Washington | 1915 | COMMERCIAL STYLE | NC |
| 58 | Halliday & Hangen/Gibson Byler Lumber Co. | 306 | N | Washington | 1950 | COMMERCIAL STYLE | C |
| 59 | Hangen Halliday Building | 312 | N | Washington | 1925 | COMMERCIAL STYLE | C |
| 60 | Hangen Halliday Building | 316 | N | Washington | 1925 | COMMERCIAL STYLE | C |
| 61 | Hangen Halliday Building | 318 | N | Washington | 1925 | COMMERCIAL STYLE | C |
| 62 | Hangen Halliday Building | 322-324 | N | Washington | 1925 | COMMERCIAL STYLE | C |
| 63 | Hyten Insurance Co. | 402 | N | Washington | 1955 | MODERN | NC |
| 64 | Huegel Cleaners | 404 | N | Washington | 1962 | MODERN | NC |
| 65 | 410 N. Washington Ave. | 410 | N | Washington | 1900 | QUEEN ANNE | NC |
| 66 | 420 N. Washington Ave. | 420 | N | Washington | 1900 | BUNGALOW/CRAFTSMAN | C |
| 67 | 424 N. Washington Ave. | 424 | N | Washington | 1910 | HIPPED BUNGALOW | C |
| 68 | Hatcher Hospital | 502 | N | Washington | 1916 | PRAIRIE SCHOOL | C |
| 69 | First Christian Church | 123 | W | 9th | 1925 | COMMERCIAL STYLE | C |
| 70 | Garage | 115 | W | 9th | 1980 | OTHER | NC |
| 71 | Lumber Shed | 115 | W | 8th | 1925 | COMMERCIAL STYLE | C |
| 72 | City Shop | 217 | N | Jefferson | 1936 | COMMERCIAL STYLE | C |
| 73 | Carnegie Library | 121 | W | 7th | 1916 | CLASSICAL REVIVAL | NR - C |
| 74 | Unknown | 123 | N | Jefferson | 1957 | MODERN | C |
| 75 | Gambles | 123 | W | Harvey | 1948 | COMMERCIAL STYLE | C |
| 76 | Romig Tin Shop | 121 | W | Harvey | 1948 | COMMERCIAL STYLE | C |
| 77 | 117-119 W. Harvey | 117-119 | W | Harvey | 1910 | COMMERCIAL STYLE | C |
| 78 | Wellington Daily News | 113 | W | Harvey | 1910 | COMMERCIAL STYLE | C |
| 79 | 124 W. Harvey | 124 | W | Harvey | 1910 | COMMERCIAL STYLE | C |
| 80 | 122 W. Harvey | 122 | W | Harvey | 1910 | COMMERCIAL STYLE | C |
| 81 | WH Cortelyou's | 118 | W | Harvey | 1910 | COMMERCIAL STYLE | C |
| 82 | Post Office/Teleph Exchange | 114-116 | W | Harvey | 1885 | ITALIANATE | C |
| 83 | Graff Building | 110 | W | Harvey | 1915 | BEAUX ARTS | C |
| 84 | Edwin Smith House | 114 | S | Jefferson | 1925 | SPANISH COLON REVIVAL | NR - C |
| 85 | First Baptist Church | 116 | W | Lincoln | 1918 | CLASSICAL REVIVAL | C |
| 86 | Elk's Lodge | 202 | S | Jefferson | 1948 | INTERNATIONAL STYLE | C |
| 87 | American Legion | 124 | W | Lincoln | 1938 | ART DECO | C |
| 88 | Bowling Alley/Wholesale Markt | 116-118 | W | Lincoln | 1910 | COMMERCIAL STYLE | C |
| 89 | Regent Theater | 114 | W | Lincoln | 1900 | SPANISH COLON REVIVAL | NC |
| 90 | Undertaker/Furniture | 112 | W | Lincoln | 1910 | COMMERCIAL STYLE | NC |
| 91 | 110 E. Lincoln | 110 | E | Lincoln | 1910 | COMMERCIAL STYLE | NC |
| 92 | 112 E. Lincoln | 112 | E | Lincoln | 1910 | COMMERCIAL STYLE | NC |
| 93 | GAR Hall/Agricult Implements | 114-116 | E | Lincoln | 1885 | ITALIANATE | C |
| 94 | Feed Store | 118 | E | Lincoln | 1910 | OTHER | NC |
| 95 | Tin Shop | 120 | E | Lincoln | 1910 | COMMERCIAL STYLE | NC |
| 96 | 122 E. Lincoln | 122 | E | Lincoln | 1910 | OTHER | NC |
| 97 | 124 E. Lincoln | 124 | E | Lincoln | 1910 | OTHER | NC |
| 98 | 210 S C St | 210 | S | C | 1930 | MINIMAL TRADITIONAL | C |
| 99 | Ice Plant | 123 | E | 4th | 1935 | ART DECO | C |

**Individual Properties**
The following description of individual properties includes a brief physical description as well as a summary of the building's history/significance, and statement of integrity that explains the contributing or non-contributing status.

1. **Sumner County Courthouse** **Status-Contributing**
**501 N Washington AVE**
**Date of Construction:** 1952 (DOCUMENTED)
**Legal Description:** Block 31, Original Town
**Current Function:** GOVERNMENT: COURTHOUSE
**Architectural Classification:** MODERN MOVEMENT: Modern
**Documentation:** Photos 1, 44

**Description:** The courthouse is a Modern three-story reinforced concrete rectangular structure that measures 120' X 82'. The front elevation is divided into three bays, with a central bay rising above the flanking two bays. It has a flat roof. The building is faced in granite and has decorative metal grilles on its front elevation. Windows are metal. The building includes county offices and courtroom. The jail and sheriff's residence was originally located on the building's top floor.

**History:** Earlier Courthouses: The first Sumner County Courthouse, a frame building, was moved to Wellington from Meridian, an unsuccessful competitor in the quest for county seat designation. The building, first placed on North Washington Avenue, had been replaced and moved to another location when it was destroyed in the 1892 tornado. The first session of the district court was held in another frame building. In 1921, this frame building, at approximately 215-217 West Lincoln Avenue, was still extant and being used as a residence. Before county offices had a permanent building, the county rented at least two other buildings. In 1873, Wellington citizens passed $5000 in bonds to construct a township hall. By seeking funding that did not require a county-wide vote, Wellington citizens sought to finally settle the county seat dispute by constructing a building that could be leased to the county for offices. Upon its completion, residents also used the building, a front-gabled two-story limestone structure that resembled a school, as a church and meeting hall. Located on the northwest corner of 7th and Washington, it was first occupied August 29, 1874. Like the first courthouse, it was destroyed in the 1892 tornado. In 1878, the county replaced its timber calaboose with a $6000 brick jail building. The jail was condemned and demolished ca. 1899 when it was replaced with a new jail and sheriff's residence. By 1882, Sumner County residents had resigned themselves to the fact that Wellington would be the permanent county seat. In 1882, residents voted to authorize a tax levy for a courthouse. After funding was secured, the county commission hired local architects Smith and White to design the new building (on the site occupied by the 1952 courthouse). According to one source, Smith and White based the $65,000 courthouse design on that of the Chicago Board of Trade building. The original Chicago Board of Trade (replaced 1930) was completed in 1885 from plans by W. W. Boyington. Apparently, the plans were widely distributed before the Board of Trade was completed, as the Winfield Limestone Sumner County Courthouse, dedicated May 5, 1885, bore a striking resemblance to it. ("County's Court Houses, Old and New – Present Court Buildings." Clipps. V. 2, pg 15-19 (Wellington Monitor-Press, 50th Anniversary Edition 1921; The History and Architecture of Chicago, Illinois: A Tour Of The City in Vintage Postcards, http://www.patsabin.com/illinois/index.htm) In 1940, when the state architect found that wooden beams in the courthouse were slipping, he condemned the structure and the county abandoned the building, locating offices in the Fred Harvey building and Wellington City Hall (then located on the northwest corner of 7th and Washington). ("Sumner County, Kansas Courthouse is Abandoned," Kansas City Times 6 August 1940.) The 1885 building was demolished in 1940, before commissioners could make plans for replacing it.

1952 Courthouse: World War II delayed the construction of a new courthouse to replace the condemned 1885 building. For more than a decade, county offices were relegated to eight locations around town. The probate court was held in the

Antlers Hotel; District court was in the city building. In 1950, the county finally announced plans to build a new courthouse. The commissioners hired Topeka architects Thomas Williamson and Victor Loebsack to design it. Williamson, best known for his 1910s and 1920s Collegiate Gothic schools (including Topeka High), had recently designed the Modern Style Labette County Courthouse (1949). His original plan for the Sumner County Courthouse called for four stories. It was later cut to three stories. In 1950, commissioners awarded the contract to Dodlinger and Sons Construction of Wichita. The Pauly Jail Building Company was hired to build the jail. Officials broke ground for the new building in December, 1950. Dodlinger's original bid for the building was $382,268. By the time of its completion in 1952, the building was reported to have cost $650,000. The building was similar to Williamson's design for the Labette County Courthouse (1949). The Modern Style of architecture, proliferated in the post-war period, and was employed in the design of the following Kansas county courthouses: Ellsworth County Courthouse (Mann and Company, 1950), Jewell County Courthouse (Joseph Radotinsky, 1936), Allen County Courthouse (Brink and Dunwoody, 1958), Barber County Courthouse (Brinkman and Hagan, 1956), Clark County Courthouse (Glen Thomas, 1951), Dickinson County Courthouse (Clayton and Murry, 1956), Ellis County Courthouse (1942), Graham County Courthouse (Mann and Company, 1958). 1000 people attended the dedication of the Sumner County Courthouse on June 7, 1952. At the time of its completion, it was touted as the "only air-conditioned courthouse in Kansas." ("Celebrate New Courthouse." Topeka Capital 18 June 1952; "A Wellington Courthouse: Sumner County Has Had None for Ten Years." Kansas City Times 21 Sept 1950; "Sumner County Will Sport Courthouse After Long Wait." Topeka Capital 30 Jan 1951) The building continues to serve its original use.

**Integrity:** The building interprets its original 1952 design and is an excellent example of Modern architecture. Therefore, it is designated as a contributor to the district.

**2. Sumner County Sheriff's Office** **Status-Non-Contributing**
**110 E 10th ST**
**Date of Construction:** 1966 (DOCUMENTED)
**Legal Description:** N5' OF E65' LT 23 & E65' LT 24 BLK 40
**Current Function:** GOVERNMENT: CORRECTIONAL FACILITY
**Architectural Classification:** MODERN MOVEMENT: Modern
**Documentation:** Photo 2

**Description:** This blond brick Modern building is rectangular in shape. It has a flat roof with a clay tile parapet cap. It has horizontal window openings.

**History:** This building was constructed in 1966 for the Nugen Abstract and Title Co. in 1966 (WDN 24 Mar 1966). The building is now used as the sheriff's office, which was formerly located on the third floor of the courthouse.

**Integrity:** This building retains its original architectural integrity. The building is designated as a non-contributor because it is less than fifty years old. If the building still retains its architectural integrity when it is 50 years old, its contributing status may be re-evaluated.p

**3. Residence** **Status-Contributing**
**419 N Washington AVE**
**Date of Construction:** 1910 (ESTIMATED)
**Legal Description:** LTS 21-22 BlockNo: 40
**Current Function:** DOMESTIC: SINGLE DWELLING

**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Bungalow/Craftsman
**Documentation:** Photo 2

**Description:** This one-story bungalow is cubed in massing. It has a steep hipped roof covered with asphalt shingles and pierced by a shed dormer. Wood clapboards sheath the home. It also has its original wood windows.

**History:** This home was built between 1905 and 1911. This parcel is associated with the funeral home next door.

**Integrity:** Because the home retains its original architectural character and original siding, it is classified as a contributor to the historic district.

4. **Frank Funeral Home** **Status-Non-Contributing**
**417 N Washington AVE**
**Date of Construction:** 1910 (ESTIMATED)
**Legal Description:** LTS 19-20,N12' LT 17 & LT 18 BLK 40
**Current Function:** FUNERARY: MORTUARY
**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Bungalow/Craftsman
**Documentation:** Photo 2

**Description:** This home has complex massing. The largest mass is a cube topped with a shallow hipped roof. The front section, which appears to have been added after the construction of the original home, has a centered gable with returns flanked by two projecting pedimented gable entries. The building has features related to a variety of architectural styles. The most prominent influences are Prairie School and Craftsman. A sleeping porch/carport projects from the south elevation. Owners have added to the building many times over its history (see History below). The building is sheathed in synthetic siding.

**History:** This house was built as a single-family residence between 1905 and 1911. Frank Funeral Home has been in business since 1917. This dwelling was converted to a funeral home between 1922 and 1931. Additions were added to the home between 1905 and 1911. The conversion to funeral home required additional additions between 1922 and 1931, and between 1931 and 1947. This parcel is associated with the adjacent parcel at 419 N. Washington Ave.

**Integrity:** As noted above, the building has many additions and synthetic siding. Because of these changes, the home is classified as a non-contributor to the district. Most of these changes appear to be non-reversible – so reclassifying the building as contributing would pose a challenge.

5. **Panhandle Federal Credit Union** **Status-Non-Contributing**
**403 N Washington AVE**
**Date of Construction:** 1975 (DOCUMENTED)
**Legal Description:** LTS 13-16 & S13' LT 17 BLK 40
**Current Function:** COMMERCE/TRADE: FINANCIAL INSTITUTION
**Architectural Classification:** OTHER
**Documentation:** Photo 2

**Description:** This contemporary stucco structure is rectangular with a sweeping shed roof. A drive-thru bay extends from the north elevation.

**History:** This building was built in 1975 for a bank. This parcel was the location of the Wellington Airdome, built by WR Savage ca. 1910. With the growing popularity of movie theaters, airdomes lost their appeal. The abandoned airdome was dismantled in 1919 and the benches salvaged for use at the community ball park (WDN 25 Jun 1919). After then, the block became residential

**Integrity:** This building is designated as a non-contributor because it is less than 50 years old.

6. **Gas Station** **Status-Contributing**
**323 N Washington AVE**
**Date of Construction:** 1955 (DOCUMENTED)
**Legal Description:** Lot: 23-24 BlockNo: 45
**Current Function:** COMMERCE/TRADE: ROAD-RELATED (VEHICULAR)
**Architectural Classification:** MODERN MOVEMENT: Moderne
**Documentation:** Photo 3

**Description:** This modern rectangular building features a steel grid storefront system. A metal canopy angles from the building to the street corner.

**History:** This building was built in 1955 for a gas station. There was a small shop on this corner in 1884. The lot and surrounding lots had been cleared by 1891. Between 1899 and 1905, a single-family dwelling had been built on this corner and the south part of the block had become the lumberyard for the Rock Island Lumber Company. There was a dwelling on this lot until the years between 1922 and 1931 when a small filling station was built on the corner. The adjacent building at 319 N. Washington was also built at that time. Sanborn maps indicate that the single-family dwelling may have been turned and moved to the back of the lot to make room for the service station. The small station was still extant in 1947. At that time, it was Hull's Conoco, managed by Roscoe Hull ("Pin-ups from Wellington" (1944), 43). The current building represents the business's post-war expansion of the service station using modern materials and standard design common during that time period. After Roscoe Hull's death in March 1981 (Social Security Death Index), the business became M&J Conoco (WDN 29 Jun 1981). Federal Tire Company (Goodyear) opened in 1985 (WDN 23 Aug 1985).

**Integrity:** The building retains its 1955 appearance and is an example of a standard service station design executed in modern materials after World War II. Therefore, it is classified as a contributor to the district.

7. **Battery Service/Auto Brake Service** **Status-Contributing**
**319 N Washington AVE**
**Date of Construction:** 1925/ca. 1950s (ESTIMATED)
**Legal Description:** Lot: 22 BlockNo: 45
**Current Function:** COMMERCE/TRADE: ROAD-RELATED (VEHICULAR)
**Architectural Classification:** LATE 19$^{TH}$ & EARLY 20$^{TH}$ CENTURY AMERICAN MOVEMENTS: Commercial Style
**Documentation:** Photo 3

**Description:** This one-part Commercial Style building has a blond brick parapet and a steel storefront. The transom is covered with corrugated steel.

**History:** This building was constructed between 1922 and 1931. The Chitwood Battery Manufacturing Company opened here in 1928 (WDN 10 Sep 1928). During World War II, the Clarkson and Startz Airplane Company had a plant here and across the street at 324 N. Washington. By 1947 the building had been enlarged and occupied by Auto Brake Service. The building likely became associated with the parcel adjacent to the north at the time the new service station was built in the 1950s. The current storefront is similar in style to the front on the service station. It is now associated with the adjacent building to the north.

**Integrity:** Although the storefront of this building has been changed over time, these changes correspond with the 1955 construction of the adjacent building, to which it is related. Therefore, the building has been categorized as a contributor to the district.

8. **Shearer Motor Co/Bryan Packard Motor Co** **Status-Contributing**
**303-313 N Washington AVE**
**Date of Construction:** 1920 (ESTIMATED)
**Legal Description:** 15 & S24' 16, LTS 17-21, N1' 16& NBlockNo: 45,
**Current Function:** COMMERCE/TRADE: ROAD-RELATED (VEHICULAR)
**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style
**Documentation:** Photo 3

**Description:** The architectural features of this rectangular brick commercial building interpret its history as an auto-related building. The building is divided into four bays with large storefront openings that nearly extend to sidewalk level. This would have facilitated views of cars on the showroom floor from the sidewalk. Like many Commercial Style buildings, it has a painted stepped parapet. A metal awning extends across all four storefronts, projecting from the area between the transom and the storefront. A historic photo of this building can be found on page 46 of "Pin-ups from Wellington" (1944).

**History:** This building was built between 1912 and 1922. Before its construction, the block housed a single-family dwelling on the north, and a wagon repair shop and feed store on the south. By 1922, the wagon repair shop and feed store had been replaced with a small octagonal filling station (replaced in 1929 with TO Ford Super Service Station below) and this building built. This was the Nessly-Hurst Auto Company in 1921. In 1922, the building included a battery charging area, a drive-in garage, a repair/welding shop, and a sales department. Shearer Motor Company, which sold Hudson-Terraplane cars, opened here in 1934. Shearer had been formerly associated with WH Rush Motor Co from 1920 to 1927 and a Hudson Dealer from 1927-31 (WDN 8 May 1934). In 1943 and 1953, the Bryan Packard Motor Company, a Ford Dealership, was located here. Bryan Packard was born December 14, 1897 and died in Wellington in December 1971 (Social Security Death Index). He operated both this businesses and a ranch in Alamosa, Colorado. After World War II, Packard sold the business to Paul McIntire, who sold it to Spike Hennessy in 1961 (WDN 23 Jan 1961). The building shifted from a Ford dealership to a Chevrolet-Oldsmobile dealer. The building is now occupied by a thrift shop.

**Integrity:** Despite some minor integrity issues, such as the painted parapet, this building still interprets its history as an auto-related structure from the early twentieth century. Therefore, the building has been classified as a contributor to the district.

9. **T. O. Ford Super Service Station/Bryan Packard Service Station** **Status-Contributing**
**301 N Washington AVE**
**Date of Construction:** 1929 (DOCUMENTED)
**Legal Description:** W109.58' LT 13 & W110.58' LT 14 BLK 45
**Current Function:** COMMERCE/TRADE: ROAD-RELATED (VEHICULAR)
**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style
**Documentation:** Photo 3

**Description:** This painted brick service station is rectangle shaped with a canted entrance. The west elvation is set back from the sidewalk plane. A canted entrance faces southwest. A multi-bay south elevation extends from the canted entrance and is interrupted by two garage bays. The easternmost bay is original, built to house the battery service. The garage bay located to its west post-dates 1947. Bays in the building's principal mass have large storefront openings with transoms, now covered in wood. The bays are also dilineated by the stepped parapet roof, which is accentuated by brick-outlined sign panels. The transoms are covered with wood. A historic photo of this building can be found on page 47 of "Pin-ups from Wellington" (1944).

**History:** T.O. Ford announced plans for his new service station in 1929. In addition, the building was to house Clark Battery Co (WDN 14 Jan 1929). Ford touted the new business as a "one-stop station" where "motorists will not have to stop any place else for the needs of his car." The building was one of a growing number of such service stations. In 1921, there were 12,000 drive-in service stations in the United States. By 1929, the number had exploded to 143,000 (John Margolies, Pump and Circumstance: Glory Days of the Gas Station, (Boston: Little, Brown and Company, 1993), 44). As competition grew more fierce, such stations evolved from simple filling stations to full-service one-stop service stations such as this one. Ford's new one-stop station replaced a small octagonal service station built on this site between 1912 and 1922. In the 1940s and 1950s, the service station was operated by Bryan Packard Motor Company, which operated the car dealership in the adjacent building to the north ("Pin-ups from Wellington" 1944). Bryan Packard was born December 14, 1897 and died in Wellington in December 1971 (Social Security Death Index). He operated both this businesses and a ranch in Alamosa, Colorado.

**Integrity:** Although the building has some non-historic features such as the wood covering on the transoms, it retains its overall integrity as a full-service gas station from the 1920s. Although the west garage bay is non-original, it was constructed to shelter additional auto-related uses. Its character is compatible with the building's historic use. Because the building retains its overall integrity, despite the addition and superficial applications, the building is classified as a contributor to the historic district.

10. **IOOF Lodge** **Status-Contributing**
**221-223 N Washington AVE**
**Date of Construction:** 1906 (ESTIMATED)
**Legal Description:** Lot: 23-24 BlockNo: 54
**Current Function:** COMMERCE/TRADE: BUSINESS
**Architectural Classification:** LATE VICTORIAN: Italianate
**Documentation:** Photo 4, Photo 27

**Description:** This two-part commercial block is a unique example of a nineteenth-century style executed in twentieth century materials. The building is Italianate. Its principal material is formed/rusticated concrete block. Among the Italianate features are tall narrow windows and cornice. There are three narrow windows above each of the two storefront

bays. There is also a tall narrow window in the center bay. This articulates the stair that leads from an entrance at the sidewalk level to the building's second floor. The storefront transoms are covered. A metal awning projects from below the transom level on the southermost storefront bay. Although some upper-story windows have been covered, the original double-hung windows are still extant.

**History:** This building was built as an IOOF Lodge between 1905 and 1912. The county appraiser's recorded date of construction is 1906. This corresponds to the known date of construction for other concrete block buildings on the block. The Independent Order of Odd Fellows was a benevolent and social society that had its roots in eighteenth-century Great Britain. The order was imported to the United States in the early nineteenth century, soon after which it declared its independence from the British society. The Odd Fellows had chartered a Wellington lodge by 1883 when members included Bee Hive grocer HW Andrews, boots/shoes dealer TC Gatliff, Jr., hardware dealer A Graff, livery keeper JK Hastie, Judge Charles W. Morse, feed and stock dealer LK Myers, clothing store magnate JC Smith, attorney William H. Staffelbach, grain dealer John Staub, and miller William Thompson (Cutler, 1883). Like many fraternal organizations, the Wellington IOOF constructed a building that would not only provide meeting space, but also provide rental income from first-floor storefronts. In 1912, the north end shop was a grocery, the south end was electric/plumbing business. There was a machine shop on the first floor in 1922. In 1931, it was a vulcanizing plant. In 1943, the building housed the Goodyear Auto Service and Klein's Shoe Shop. In 1953, it housed the Goodyear Service Store and a Warehouse. Martin's Auto Shop opened at 221 in 1987 (WDN 18 Feb 1987). The Odd Fellows still had a lodge on the second floor in 1953. The building represents an early example of concrete block construction. Concrete blocks gained popularity in the early twentieth century after a cast-iron concrete block machine was patented. Blocks were formed on site using the cast-iron machines available through Sears Catalogue and other retailers. Mould "outfits" such as those used to form the blocks on this building, were available for approximately $60.00.

**Integrity:** The building is a unique example of a Victorian style building executed in twentieth century materials, concrete masonry units. It still interprets its original architecture, including features such as the cornice and double-hung windows, and, therefore is classified as a contributor to the historic district.

**11. Grocery** **Status-Contributing**
**219 N Washington AVE**
**Date of Construction:** 1906 (ESTIMATED)
**Legal Description:** Lot: 22 BlockNo: 54
**Current Function:** COMMERCE/TRADE: BUSINESS
**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style
**Documentation:** Photo 4

**Description:** This 25-foot wide brick two-part commercial block was built in 1906 and has a circa 1920s façade. Like many commercial buildings/storefronts constructed in the early twentieth century, this building was executed in the Commercial Style. Intact character-defining features of the style include squat upper-story windows with stone sills and brick corbelling at the parapet. There are four windows on the upper level. The storefront features an open storefront window and covered transom. A metal awning extends from between the storefront window and transom.

**History:** This building was built between 1905 and 1912. The county appraiser's date is 1906. In 1912, the building housed a grocery. In 1943, the building housed the Howe Grocery. Schrag Radio and TV was located here in 1953. Ewing Radio, the current occupant, opened at this location in 1974 (WDN 1 Feb 1974). Like the adjacent Odd Fellows

Lodge to the north and other buildings to the south, this building was constructed of concrete block. Unlike the surrounding buildings, it was given a brick façade in ca. 1920s.

**Integrity:** Despite superficial alterations including the covered transom and non-historic awning, the building retains its character as an early twentieth-century Commercial Style building. It has been classified as a contributor to the historic district.

**12. Walton Building** **Status-Contributing**
**217 N Washington AVE**
**Date of Construction:** 1906 (DOCUMENTED)
**Legal Description:** Lot: 20, 21 & N2 19 BlockNo: 54
**Current Function:** COMMERCE/TRADE: RESTAURANT
**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style
**Documentation:** Photos 4, 56

**Description:** This two-part commercial block is constructed of concrete. Early in its history, possibly when it was converted to the Commodore Pool Hall, the storefront level was remodeled with red brick. There are three original 1/1 double-hung windows on the second level. The three windows have metal awnings dating from the late 1940s or 1950s. The awnings were likely added at the same time as the metal awning that projects from between the transom and storefront window. The transom is covered. A simple cornice and sign block, which reads "Walton 1906" tops the building. The building is painted white with the words "The Commodore" painted on the parapet.

**History:** This building, commissioned by real estate merchant Isaac Walton, was constructed in 1906. Walton was living in Wellington 1910 with his wife Emma and their three sons and two daughters. In 1912, there was a barber and insurance office at this location. The barbershop was likely that of William E. Walton, Isaac Walton's son, who was listed in the 1920 census as a barber. By 1922, the building housed an auto repair shop. The Commodore Pool Hall was here by the 1920s. Former Police Chief John Julian's purchase of the then-perceived sub-reputable business from JM Sidebottom in 1928 sparked a city-wide controversy (WDN 27 Apr 1928). Like the Odd Fellows Lodge and Grocery to the north, and the Fetters Building to the south, this building was constructed of concrete block. Like the Odd Fellows Lodge, it retains its concrete façade. The Commodore has expanded into the building adjacent to the south.

**Integrity:** The building interprets both its early history and also its long history as the Commodore Pool Hall. The building retains its original windows, formed concrete and brick façades, and open storefronts. The building has been classified as a contributor.

**13. Fetters Building** **Status-Contributing**
**215 N Washington AVE**
**Date of Construction:** 1906 (DOCUMENTED)
**Legal Description:** LT 18,S2 LT 19 & N24.5' LT 17 BLK 54
**Current Function:** COMMERCE/TRADE: RESTAURANT
**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style
**Documentation:** Photos 4, 56

**Description:** Like the adjacent building, this two-part commercial block is constructed of concrete. The Fetters Building shares a stair bay with the adjacent Walton Building. This is delineated with a pedestrian stair entry, upper-story window, and finial on the roof. Unlike the Walton Building, the windows and storefronts in this building have been covered. The original windows and storefront openings are intact behind the covering.

**History:** This building, commissioned by John L. Fetters, was constructed in 1906. Fetters was listed in the 1910 Census as the owner of his own automobile shop. Fetters was born about 1867 in Illinois. In 1910, he and his wife Annie had three sons, Joseph, Russell and Harold. The family had moved to Kansas from Texas at the turn of the century. Fetters' auto garage remained in the building in 1912, 1922, and 1931. Fetters and Hunter auto repair and radio sales moved here in 1930 (12 Dec 1930). In 1943, during World War II, the Clarkson and Startz Aircraft Company occupied the building. Clarks and Startz established Wellington's airport in the 1940s. In 1953, the building housed CM Mann Motor Company and Body Shop. Like the Odd Fellows Lodge, Grocery, and Walton building to the north, the Fetters Building was constructed of concrete block. Like the Odd Fellows Lodge and Walton Building, it retains its original concrete façade. Today, the Commodore Restaurant occupies this building as well as its original space in the adjacent building to the north.

**Integrity:** The storefront and upper-story windows on this building have been filled in. However, because the outline of these openings is still evident, because the treatment is reversible, and because the building retains its association with the adjacent Walton, it is classified as a contributor to the district.

**14. Armory/Lodge Hall** **Status-Contributing**
**209-213 N Washington AVE**
**Date of Construction:** 1895 (ESTIMATED)
**Legal Description:** LT 18,S2 LT 19 & N24.5' LT 17 BLK 54 (209)
**Current Function:** COMMERCE/TRADE: BUSINESS
**Architectural Classification:** LATE VICTORIAN: ITALIANATE
**Documentation:** Photo 4

**Description:** This two-part painted brick commercial block is divided into a 50' front on the north and a 25' front on the south. The two fronts are divided by a stair bay. The 50' front is divided into two sections by a pilaster extending from the parapet. Each of these sections has three long narrow windows on the second level. The 50' and 25' fronts are separated by a stair bay, which is articulated by pilasters that interrupt the cornice line. The 25' front is divided by pilasters into three bays, each with a tall narrow arched window. The transom is covered. The storefronts, there are now three, were remodeled in the 1950s. A metal awning projects from the area between the transom and storefront levels. A corbelled stepped parapet tops the building. The parapet steps up in the center of the 50' front. The building features its original 1/1 double-hung windows, covered with screens.

**History:** This building was built in the 1890s to replace another building that was destroyed in the 1892 tornado. The second floor was an armory in 1899 and 1905. In 1912, it was a lodge hall. In 1899, the first floor had a cobbler shop (north storefront - 213), hay/feed store (center storefront - 211), and marble works (south storefront - 209). By 1905, the north store had become a carpenter's shop. In 1912, the center store was a motorcycle repair shop and the south store was a plumbing shop. By 1922, the south shop was a vulcanizing plant. It was a painting store by 1931. Hoppel Grocery opened at 209 in 1925 (WDN 18 Sep 1925). A Maytag store, formerly located at Cortelyou Furniture, opened at 209 in 1934 (WDN 9 Feb 1934). Vinton Smith Electrical opened at 211 in 1935 (WDN 23 Feb 1935). The Emerald Café, opened at 213 in 1932. Before then, the business was known as the North Star Café ("Opens Emerald Café" WDN 29

Feb 1932). 209 was the Price Barber Shop and Nuttle Jewelry in 1943. The storefronts were remodeled in the 1950s. In 1953, 209 was Nuttle Jewelry, 211 was Singer Sewing Center, and 213 was Wellington Sporting Goods.

**Integrity:** Although the storefront has been remodeled and the building painted, the building retains overall integrity from its original 1890s construction, including its overall façade design, upper-story windows, and storefront openings. Therefore, it has been deemed a contributor to the historic district.

**15. Grocery/Restaurant** **Status-Non-Contributing**
**205-207 N Washington AVE**
**Date of Construction:** 1905 (ESTIMATED)
**Legal Description:** LTS 14-16 & S.5' 17 BLK 54
**Current Function:** COMMERCE/TRADE: PROFESSIONAL
**Architectural Classification:** MODERN MOVEMENT: Art Deco
**Documentation:** Photo 4

**Description:** This is a one-story, one-part commercial block that has been significantly altered over time. The front has been stuccoed with EIFS/Shotcrete. There is a pedestrian entrance on the north end of the façade. There are two long narrow horizontal windows, separated by a small vertical window. The windows have tinted glass. There is an Art Deco design feature on the south end. A historic photo of the storefront at 205 N. Market can be found on page 29 of "Pin-ups from Wellington" (1944).

**History:** A building first appeared on this parcel between 1899 and 1905. Because the building is listed as vacant in the 1905 Sanborn map, its construction date is estimated at 1905. Originally a two-story building, this building housed a grocery and restaurant in 1912. Between 1922 and 1931, owners nearly doubled the length of the north store, extending a tile addition to the alley. This expansion was likely undertaken to accommodate Fossett Furniture. Fossett Furniture was the documented occupant of 207 in 1943 and 1947. Owner Winifred (Winnie) Fossett was listed as the proprietor of a furniture store in the 1930 census. In 1953, the building was occupied by Tibbs and Son Furniture (207) and Hepler's Market (205). Some time in recent decades, the building was cut from two stories. Before 2001, the building was home to Boatright Accounting. Chad Andra opened his accounting office here in 2001 (7 Dec 2001). The adjacent building to the south has been demolished.

**Integrity:** This building has been deemed non-contributing because it has been significantly altered over time and no longer interprets the district's period of significance. This building was cut from two stories to one and covered with EIFS/Shot-crete. These alterations are not reversible. The building is classified as a non-contributor.

**16. Express Office/Ag Implements** **Status-Non-Contributing**
**201 N Washington AVE**
**Date of Construction:** 1880 (ESTIMATED)
**Legal Description:** Lot: W80.25' 13 BlockNo: 54
**Current Function:** VACANT/NOT IN USE: VACANT/NOT IN USE
**Architectural Classification:** MIXED
**Documentation:** Photo 4

**Description:** This two story, two-part commercial block is brick covered with stucco. The storefront is covered with wood. The second floor windows have also been covered. There are seven upper-story window openings that remain

open on the south elevation. A one-story east-extending addition was constructed of tile. Like the two-story building, it has been significantly altered over time.

**History:** There was a two story building at this location in 1884. In 1884 and 1886, the building housed an express office. In the 1890s, there was a grocery and agricultural implements business here. In 1905, there was a paints and wallpaper store. The building was vacant in 1912. Montgomery Wards re-opened here 1979 (WDN 31 Oct 79). This building was historically associated with an adjacent building at 203 N. Washington (demolished). The two parts shared a single stair. Between 1886 and 1891, the adjacent building, originally a grocery, was cut in length and occupied by an insurance office. It was a restaurant in 1912 was occupied by National Tire Store (WDN 14 Feb 1930). The adjoining building housed McGeorge Hardware, which opened in 1930. McGeorge was a former partner in the Gambrill Hardware (WDN 19 April 1928). The building was vacant in 1943. It was Donaghue's Café in 1953. It is vacant today.

**Integrity:** This building has been deemed non-contributing because it has been significantly altered over time. Alterations include closed-in storefront and the encapsulation of the upper-story façade.

**17. Collins Building** **Status-Contributing**
**119 N Washington AVE**
**Date of Construction:** 1937 (DOCUMENTED)
**Legal Description:** Lot: 22 BlockNo: 59
**Current Function:** COMMERCE/TRADE: SPECIALTY STORE
**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style
**Documentation:** Photos 5, 57

**Description:** This one-part one-story commercial block is an example of a Commercial Style building with Art Deco details. The blond brick façade has a parapet with a sign block that reads "Collins." A darker brick pattern outlines the parapet level. The building appears to have its original recessed door and storefront configuration. However, a dark brick kick plate does not appear to be original.

**History:** Constructed in 1937 to house the office of Grace Collins, this building is a rare example of a historic building commissioned by a career woman. Collins opened her abstract business, Sumner County Abstract Company, in the Antlers Hotel in 1920. During the 1920s, her business profited from the oil boom. In 1935, Collins moved to the Graff Building at 110 W. Harvey, where her company remained until the completion of her new building in 1937. News coverage of the building's opening highlighted the building's interior décor; the building featured indirect lighting, Monks cloth drapes, ivory grey insulation, and an asphalt tile floor with large green checks of various shades ("Collins Abstract Formally Opened" WDN 2 Oct 1937). By 1953, Loof Bourrow was operating the abstract business. Clark's House of Music opened here in 1973 (WDN 11 Oct 1973). The building is now a shoe store.

**Integrity:** The building retains its original brickwork, signband, stonework, and open storefront. Because the building interprets its original construction, it is classified as a contributor to the historic district.

**18. Bauman Building/Bon Ton Bakery** **Status-Contributing**
**115-117 N Washington AVE**
**Date of Construction:** 1880 (ESTIMATED)
**Legal Description:** Lot: 20-21 BlockNo: 59

**Current Function:** WORK IN PROGRESS: WORK IN PROGRESS
**Architectural Classification:** LATE VICTORIAN: ITALIANATE
**Documentation:** Photos 5, 55, 57

**Description:** This brick Italianate building is a two-story, two-part commercial block. The 50' front is divided into two parts by a central stair bay that historically provided access from the sidewalk to the building's second floor. The owners have recently removed a metal façade and exposed the brick front. The historic double-hung windows will be re-installed on the second floor. The storefront has been remodeled.

**History:** This building pre-dates 1884, when it first appears on Sanborn maps as a jewelry/photo shop. There was a drug store in 1886. The building housed the Bon-Ton Bakery, founded by Ed Bauman in 1888. The building survived the 1892 tornado, despite losing its roof and enduring related water damage (Sumner County Standard 9 Jun 1892). Bauman sold the bakery to JS Wilkerson in 1920 (WDN 16 Sep 1920). In 1921, Wilkerson sold the business to G. Burford, proprietor of the Sanitary Bakery (WDN 28 Jan 1921). The building came to be called the Bauman Building. 117 was remodeled for the Atlantic and Pacific Tea Company in 1930 (WDN 28 Jan 1930). In 1943, 117 was vacant and 115 housed the Mercer Billiards. The building housed Brown's Furniture (117), Mercer's Smoker (115), and Kely's Lunch (115) in 1953. Western Auto opened here 1974 (25 Mar 1974); Schalk's Book Store moved here 1977, leaving their store at 117 S. Washington (WDN 27 May 1982). The building is currently being rehabiltated for offices and living space.

**Integrity:** Until recently, this building was covered with a metal façade. The removal of this façade exposed a front elevation that retained a number of exterior character-defining features, including double-hung segmental arched windows and open storefronts. Therefore, it is classified as a contributor.

**19. Central Block** **Status-Non-Contributing**
**111-113 N Washington AVE**
**Date of Construction:** 1880/ca. 1920s (ESTIMATED)
**Legal Description:** Lot: 18-19 BlockNo: 59
**Current Function:** COMMERCE/TRADE: SPECIALTY STORE
**Architectural Classification:** MIXED
**Documentation:** Photos 5, 55, 57, 58

**Description:** This two-story, two-part commercial block is covered with stucco. The upper-story windows are covered. The building was remodeled in 1965.

**History:** The Central Block was built before 1884. It was a harness and grocery store in 1886 and 1891. In 1899, it was a boots/shoes store and grocery. At that time, the second floor was a lodge. There was a furniture store here in 1905. There was a furniture, undertaking and musical instruments store here in 1912. Montgomery Ward's occupied this building in 1943 and 1953. In the 1960s, Montgomery Ward's moved to a temporary location at 112 East 7th. They remodeled this building and added a new front in 1965 (WDN 2 March 1965). Ward's closed between 1972 and 1986. Radio Shack first opened in Wellington at 124 E. Harvey in 1976 (WDM 15 Oct 1976), moved to 124 S. Washington, then to 120 N. Washington in 1985 (WDM 19 July 1985). Today, Radio Shack is located in this building.

**Integrity:** The current roofline reflects a 1910s/1920s remodel. The rest of the building reflects the 1960s remodel. Because the building has been significantly altered, it has been classified as a non-contributor. These changes do not appear to be reversible. Because these changes were not part of an overall design change, it will not be a contributor when the changes reach 50 years.

**20.** **107-109 N Washington AVE** **Status-Non-Contributing**
**Date of Construction:** 1880/ca. 1920s (ESTIMATED)
**Legal Description:** Lot: 16-17 BlockNo: 59
**Current Function:** COMMERCE/TRADE: SPECIALTY STORE
**Architectural Classification:** MIXED
**Documentation:** Photos 5, 55, 58

**Description:** This two-story, two-part commercial block is covered with stucco. The upper-story windows are covered. The building was significantly remodeled, possibly in the 1960s when the adjacent building was remodeled.

**History:** This building pre-dates 1884 when it was a dry goods, boots/shoes and book store. There was a billiards and printing operation on the second floor. There was a bookstore in 1891. In 1899, 1905 and 1912, there was a harness and bookstore here. In 1912, there was a furniture store on the second floor. The building housed a cobbler and harness shop in 1922. The footprint remained unchanged from the time of its construction through at least 1947. Kroger grocery opened here in 1932 (WDN 29 Apr 1932). In 1943, the building was occupied by Eckert Hardware/Auto (109) and Kroger Grocery (107). Kroger no longer had a Wellington store by 1962. Eckert Hardware/Auto became Western Auto, which still occupied the building in 1962. It had closed by 1971. In 1953, Western Auto shared the building with Oklahoma Tier and Supply (107). The building was remodeled in the 1960s and the storefront again in recent years.

**Integrity:** The building's appearance reflects a non-historic remodel. Because the building has been significantly altered, it has been classified as a non-contributor. These changes are not reversible. Because these changes were not part of an overall design change, it will not be a contributor when the changes reach 50 years.

**21.** **First National Bank/Drug Store** **Status-Non-Contributing**
**105 N Washington AVE**
**Date of Construction:** 1879/1983/1997(DOC)
**Legal Description:** Lot:15 Block 59
**Current Function:** COMMERCE/TRADE: FINANCIAL INSTITUTION
**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style
**Documentation:** Photos 5, 41, 55, 58

**Description:** This painted brick and stone two-story two-part commercial block has a filled-in storefront and three replacement windows on the second floor. There is corbelling at the cornice line. The bank remodeled this building in 1983 and remodeled the exterior in 1997.

**History:** This building was first constructed in 1879. The building was the location of the first of two "First National" banks in historic Wellington. (Wellington's current First National Bank was established with two other banks merged in 1921.) The First National Bank opened in 1883. It occupied this building until October 24, 1895, when, unable to collect payments from debtors, including the troubled Aetna Mill, the bank was forced to close its doors (WDN 23 Aug 1971, Centennial Ed.). The bank was one of many nationwide that closed during the economic depression of the 1890s. The storefront was updated at the turn of the century. There was a drug store at this location from the 1890s through the 1940s. In 1943, the store was called Keuneke's Drug. Proprietor Henry Keuneke was listed as a merchant druggist in the 1930 Census. He was not living in Wellington in 1920. It was Palmer Drug Store in the 1950s, 1960s and 1970s. In 1977 Security State Bank purchased the building. The bank remodeled the building in 1983 when it expanded from its historic location in the adjacent building to the south (http://www.securitystbank.com/site/history.html).

**Integrity:** When the Security State Bank remodeled this building's exterior in 1997, it replaced historic windows and filled in the storefront. Because the building no longer has these features that are important in interpreting the building's commercial history, it is not a contributor to the district. This status may be re-evaluated should appropriate plans for exterior rehabilitation call for the restoration or rehabilitation of the storefront in a manner that is compatible with this early twentieth-century historic building.

**22. Folks Building/Bee Hive Grocery/Security State Bank** **Status-Contributing**
**101-103 N Washington AVE**
**Date of Construction:** 1880/1983/1997 (DOCUMENTED)
**Legal Description:** Lot: 13-14 BlockNo: 59
**Current Function:** COMMERCE/TRADE: FINANCIAL INSTITUTION
**Architectural Classification:** LATE VICTORIAN: Italianate
**Documentation:** Photo 5, 58

**Description:** This is a stone two-story two-part commercial block. The front elevation is divided by pilasters into five bays. The first, third, and fifth bays have single double-hung windows. The second and fourth bays have double windows. Although the historic window openings are intact, there are new frames and sash. The south elevation is divided into six bays. Each of the windows on the south elevation is a single, double-hung arched window. The building is topped by a cornice that stretches along both the front and south elevations.

**History:** The Folks Building, commissioned by John H. Folks, was completed in 1880. Early occupants included a bank, grocery store, and barber shop (basement). The Security State Bank, founded in May 1897, has been at this location for over a century. Originally, the bank occupied the south 25 feet of the building. For more than a half century, it shared the building with the Bee Hive Grocery, which occupied the store in the building's north 25 feet. The Bee Hive Grocery was managed by Wellington pioneer Horace (Harry) Andrews, who was born in Illinois in 1854. In 1871, Andrews opened a grocery in Cherryvale, Kansas. In 1872, at the age of 17, Andrews loaded up his stock in a wagon and moved it to Wellington. He opened his first Wellington store, Blue Front Grocery, in a remodeled barber shop on another corner of Harvey and Washington. On July 25, 1880, Andrews opened his new Bee Hive Grocery in the Folks Building. Andrews stock was destroyed by water damage related to the 1892 tornado (Sumner County Standard 9 Jun 1892). After a fire destroyed the Bee Hive Store in 1917, a determined Andrews, then in his 60s, spent three months rebuilding. Andrews closed the business between 1924 and 1927. This part of the building was vacant in 1943. ("Andrews in Business Here 49 Years" WDN 21 May 1921; "Harry Andrews Early on the Job: Good Staying Qualities Have Made Him Wellington's Oldest Merchant" Wellington Monitor-Press 1921 (Clipps., v. 2, pg 29-31); Cutler, 1883) In 1952, the Security State Bank purchased the space formerly occupied by the Bee Hive Grocery and expanded its space. At that time, the bank remodeled the interior of both spaces, removing the original teller cages. In 1977, it purchased the drug store at 105 N. Washington, into which it expanded in 1983. The bank remodeled the buildings' exteriors in 1997. Descendents of WM Ferguson, original Bank Board Chairman still serve on the bank's board. Ferguson's son, also named WM, served as Chairman Emeritus of the Board until he died June 9, 2005 (http://www.securitystbank.com/site/history.html).

**Integrity:** The majority of the building's non-historic changes are on the storefront level. Despite the loss of the building's original windows, the non-storefront window openings are intact and the bank's overall integrity is still intact. The absence of the building's storefront is outweighed by integrity of the south elevation. Because the overall integrity is intact, the building is classified as contributing.

**23. 101-103 S Washington AVE** **Status-Non-Contributing**
**Date of Construction:** 1958/2005 (ESTIMATED)
**Legal Description:** Lot: 7-9 BlockNo: 68
**Current Function:** SOCIAL: MEETING HALL
**Architectural Classification:** OTHER
**Documentation:** Photos 6, 48

**Description:** This stucco Neo-Mediterranean Style building is a newly remodeled two-part commercial block originally constructed as a Woolworths in the 1950s. The front elevation is four bays wide, with the center two bays rising about the flanking outside bays. The building is covered with EIFS/Shotcrete. First-story openings feature aluminum storefronts. The second-floor openings open onto metal balconies.

**History:** The first permanent building on this parcel was constructed in 1882 to house the Wellington National Bank, chartered in 1879 as the Baird, Kellogg and Company Bank. The bank was renamed First National Bank in 1921 when it merged with Farmers State Bank. The First National Bank remained in this location until the 1950s when it built its current location at 206 E. Harvey. Through much of its history, the building also housed a hardware store. JC Penney's opened at this location in 1924 after Mr. JC Penney came to Wellington to sign a five-year lease. Owner A. Graff remodeled the storefront at a cost of $5000 for Penney's. Before Penney's was located here, the building was occupied by the Fisk Mercantile Company" (WDN 28 Feb 1924). In 1934, Penney's moved to 122 N. Washington (WDN 11 May 1934). Safeway was located at 103-105 S. Washington after Penney's moved through the mid-1950s. The entrance and northern half of the store was located in the First National Bank Building; the southern have was located in an adjacent 25-foot front. After the First National Bank constructed its new building in 1956, their original building was demolished and replaced by a Woolworth's. Woolworth's had been formerly located at 110 N. Washington. The current owners significantly remodeled the Woolworth's building for a meeting/events hall.

**Integrity:** This is essentially a new building. It retains none of its historic character-defining features. Therefore, it has been classified as non-contributing to the historic district.

**24. Nichols Electric** **Status-Contributing**
**105 S Washington AVE (also called 107 S Washington)**
**Date of Construction:** 1935 (ESTIMATED)
**Legal Description:** N12.5' 10; N6" LT 11 & S1206' LT 10 BLK 68
**Current Function:** COMMERCE/TRADE: PROFESSIONAL
**Architectural Classification:** LATE 19$^{TH}$ AND 20$^{TH}$ CENTURY REVIVALS: Mission/Spanish Colonial Revival
**Documentation:** Photos 6, 48

**Description:** The painted brick building at 105 S. Washington Ave is a one-story one-part commercial block. The storefront appears to have been recessed in the 1950s. A small canopy projects from above the storefront level. A second canopy projects from the parapet. It is likely these canopies historically had clay tile or pan tile roofs, which gave the building a Spanish Colonial Revival look popular at the time.

**History:** This building was built of hollow clay tile between 1922 and 1947. In 1922, there was a one-story dry cleaners at this location. By 1931, the building had been removed. The building was replaced by the current building, tied to an adjacent existing tile building to the south, by 1947. One of the early occupants of 107 was Nichols Electric Shop. A fire damaged the building in 1934 (WDN 20 Jan 1934). The electric shop was still at this location in 1953.

**Integrity:** Despite a ca. 1950s recessed storefront, his building retains its ca. 1935 Spanish Colonial Revival appearance. Therefore, it is classified as a contributor to the historic district.

**24a. 107 S Washington AVE (also called 107A S Washington)** **Status-Non-Contributing**
**Date of Construction**
**Legal Description:** N12.5' 10; N6" LT 11 & S1206' LT 10 BLK 68
**Current Function:** COMMERCE/TRADE: PROFESSIONAL
**Architectural Classification:** MIXED
**Documentation:** Photos 6, 48

**Description:** The building at 107, also a one-part commercial block, has been recently remodeled. Stucco has been applied and details added to the awning.

**History:** This building was built between 1922 and 1931. In 1953, the building was Nuttle's Jewelry. It was later the location of Sobers jewelry, owned by Bill Sober for 32 years (WDN 1 Nov 2004) beginning in 1968 (WDN 22 Oct 1998).

**Integrity:** During the recent remodel, conjectural features were added that significantly changed the character of the building. Therefore, the building is classified as a non-contributor.

**25. 109-111 S Washington AVE** **Status-Contributing**
**Date of Construction:** 1915 (ESTIMATED)
**Legal Description:** LTS 11-12 & N6" LT 13 EX N6" LT 11 BLK 68
**Current Function:** WORK IN PROGRESS: WORK IN PROGRESS
**Architectural Classification:** LATE 19$^{TH}$ & EARLY 20$^{TH}$ CENTURY AMERICAN MOVEMENTS: Commercial Style
**Documentation:** Photos 6, 48, 59

**Description:** This brick Commercial Style building dates to ca. 1915. It is a two-story two-part commercial block with seven squat upper-story windows. The window openings are extant, although the windows themselves have been covered over. Black and white tile was added to both storefronts, as well as that of the adjacent building to the south, likely during the 1930s when the building was occupied by a grocery and bakery. The black and white color scheme was popular during the 1930s to convey a sanitary appearance. Both storefronts were remodeled in the 1950s or 1960s, when the storefront on the south was recessed. A photo of the historic storefronts can be seen on page 22 of "Pin-ups from Wellington" (1944).

**History:** This building was constructed between 1912 and 1922. There was a barber, cobbler and restaurant here in 1922. In 1943, Garland-Archer Grocery was located at 109 and Bowers Bakery was located at 111. In 1953, the bakery had changed to Purity Bakery. Bowers Bakery was founded by Johnnie Bowers and continued by his son Cecil Bowers ("Pin-ups from Wellington", 22). L & L Restaurant opened in this location in the 1980s. Hanan's Family Restaurant opened at this location in the 1990s.

**Integrity:** Although the upper-story windows are covered over, they are intact. Although the storefronts have been updated over time, they retain their open feel. The building retains its integrity as an early twentieth-century commercial building. Therefore, it is classified as contributing.

**26. Spear and Munro Clothiers** **Status-Contributing**
**113 S Washington AVE**
**Date of Construction:** 1880 (ESTIMATED)
**Legal Description:** LT 13, BLK 68
**Current Function:** COMMERCE/TRADE: SPECIALTY STORE
**Architectural Classification:** LATE VICTORIAN: ITALIANATE
**Documentation:** Photos 6, 48, 59

**Description:** This is a two-story two-part commercial block Italianate Style building. Character-defining features include tall narrow windows with hood molds and a pronounced sheet-metal cornice. The storefront is recessed. The transom is covered. The storefront is surrounded by a ceramic tile treatment that matches that of the building to the north. The recessed storefront likely occurred as part of a 1968 remodeling for Frazier's Clothing.

**History:** This building pre-dates 1884. It was a clothing store for much of its history, beginning by the 1880s. Spear and Munro Clothiers opened here in 1921 (WDN 9 Nov 1922, 4 May 1928). It was still at this location in 1943 and 1953. During the early or mid-twentieth century, the building was tied to the building adjacent to its north, receiving a matching tile storefront. Howard Frazier bought and remodeled the building in 1968, when he opened Frazier's Clothing and Shoes. He sold the business to Jeff Hill in 1984 (WDN 25 Oct 1984, 3 Sep 1998).

**Integrity:** The building retains its Italianate character. The upper-story window openings and trim are intact, although they have been covered over. In addition, the intact cornice helps interpret its character as an Italianate building. Although updated over time, the storefront is compatible with the building's commercial character. Because the building retains a number of character-defining features, it is classified as contributing.

**27. W. R. Savage Building** **Status-Contributing**
**115 S Washington AVE**
**Date of Construction:** 1917 (DOCUMENTED)
**Legal Description:** Lot: 14 & N3' 15 BlockNo: 68
**Current Function:** COMMERCE/TRADE: SPECIALTY STORE
**Architectural Classification:** LATE 19$^{TH}$ & EARLY 20$^{TH}$ CENTURY REVIVALS: Beaux Arts
**Documentation:** Photos 6, 48, 59

**Description:** This building is a two-story two-part commercial block example of Beaux Arts architecture. The principal construction material is molded brick. The stepped parapet roof is topped with a stone cap and a cornice/sign block that reads "W. R. Savage." Other architectural details include glazed terra cotta cornice and eave brackets. The storefront has been rehabilitated. There are four upper-story windows, two double windows flanked by two single windows. The historic upper-story fenestration is intact. A blue and yellow sign that reads "Harry's Café" graces the exposed second story on the building's south elevation. A photo of the historic storefront can be seen on page 53 of "Pin-ups from Wellington" (1944). Historically, the building had a prismatic glass transom.

**History:** The WR Savage building was completed in 1917 ("Wellington's Agency Ahead: Carrington and Son Outstrip Any Maxwell Agency West of the Mississippi River" WDN 29 Aug 1917). WR Savage was born in New York in 1850. According to primary sources he "received a business education." After teaching school for a year and clerking in a store for two years, Savage pursued his grocery career in Missouri and Independence, Kansas. Savage moved to Wellington and opened a grocery in 1880. (Cutler 1883) He built his first store, a wood frame building, on the parcel later occupied by the post office building. In 1883, Savage built a permanent stone and brick building. Still, he kept his original store

building, which he converted to the Sunflower Hotel/boarding house. When the federal government condemned the frame building in 1909 for construction of the new post office, Savage moved his Sunflower Hotel ("Who Ever Heard of Expecting a Post Office to Stay in One Spot" WDN 23 Aug 1971). Soon after moving the hotel, Savage constructed the Wellington Airdome at 403 N. Washington. The airdome was dismantled in 1919, likely after Savage's death (See 403 N. Washington above). One 1917 source indicates that the WR Savage building at 115 S. Washington was commissioned by the "Savage Estate" after Savage's death. WR Savage, Sr. had died by 1920. During construction, the building was called "one of the handsomest business houses in the west." The Carrington and Son Maxwell Agency was an original occupant. According to an article about the business's new location, the firm's space had "been designed to suit their own personal desires and ideas." The front 30' X 50' of the building was the "sales and display room and the rear half the storage and service room." The company "imported" an artist to "resemble a hugh [sic] massive stone wall." The floors were hard maple. There was a balcony on the south side of the room. (WDN 29 Aug 1917.) Other early occupants included Harry's Café, located here from the 1920s through at least the 1940s. Harry's was established by Harry Clements. Clements sold the restaurant in 1929 (WDN 14 Dec 1929). The business celebrated a re-opening in 1935 (WDN 9 Feb 1935). It closed between 1964 and 1968. Theurer Auction and Realty and MiLady's Country Cupboard remodled and moved into this building in 1981 (WDN 12 Feb 1981). The building was remodeled for Sunflower Sports/Screen Printing 2005-06 (WDN 6 Mar 2006).

**Integrity:** Historically, the storefront had a small centered entrance and a prismatic glass transom topped with a stone band. The storefront had changed over time. A recent rehabilitation involved the addition of some conjectural features, including a horizontal band with florettes supported by brackets. Despite the addition of these features, the rehabilitation does not affect the overall integrity in a manner that would deem it a non-contributor. The historic character and the upper-story windows are intact and exposed. Because it retains its overall integrity, the building is a contributor to the historic district.

**28. 117 S Washington AVE** **Status-Contributing**
**Date of Construction:** 1910 (ESTIMATED)
**Legal Description:** Lot: S22' 15 BlockNo: 68
**Current Function:** COMMERCE/TRADE: SPECIALTY STORE
**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style
**Documentation:** Photos 6, 48

**Description:** This is a brick one-part commercial block. The storefront dates to the 1950s. A circa 1950s aluminum awning extends from below the transom, which is covered. Brick corbelling dilineates the parapet.

**History:** There was a one-story building on this parcel by 1884. It was a dry goods and shoe store in 1884 and 1886. There was a bakery/confectionery here in 1891 and 1899. It was a lunch counter in 1905. By 1912, there was a drug store here. In 1922, there was a barber shop. "My Café" owned by JW Davis, was located here in the 1920s. Davis sold it to HW Liddle in 1926 (WDM 4 Jan 1926). In 1943, Ott's Café was in the space; Locke's clothing was here in 1953. By 1967, Locke's had moved to the Arlington House hotel. Schalk's Book Store was here from 1977 to 1983 (WDN 26 Dec 1985). The building now houses an upholstery shop.

**Integrity:** Although this building has seen some changes over time, including the addition of a metal awning, enclosure of the transom, and remodeling of the storefront, these changes are in keeping with its character as an early twentieth-century commercial building.

**29.** **Grocery/Drugs** **Status-Non-Contributing**
**119 S Washington AVE**
**Date of Construction:** 1910 (ESTIMATED)
**Legal Description:** Lot: S24.5' 13 BlockNo: 68
**Current Function:** COMMERCE/TRADE: FINANCIAL INSTITUTION
**Architectural Classification:** OTHER
**Documentation:** Photos 6, 48

**Description:** This one-story building has been significantly modified. The lower half has a new brick facing – the upper half has a metal façade. The storefront has been closed in.

**History:** There was a building on this parcel before 1884, when it was occupied by a one-story barber shop and lunch counter. The building was a bakery/lunch in 1886. The first building was gone by 1891. A one-story grocery was built between 1891 and 1899. The grocery was at this location until at least 1912. There was a drug store here in the 1920s, 1930s and 1940s. In 1943 and 1953, it was Watkin's Drug. The building is now the Corner Bank.

**Integrity:** This building has been significantly modified over time. The lower half of the building was refaced, the storefront closed in, and the upper half covered with a metal façade. Many of these changes are irreversible. The building has been classified as a non-contributor.

**30.** **North Star Building/Cox Pool Hall** **Status-Non-Contributing**
**201-205 S Washington AVE**
**Date of Construction:** 1910 (ESTIMATED)
**Legal Description:** Lot: A-C & LT 8 BlockNo: 73
**Current Function:** COMMERCE/TRADE: PROFESSIONAL
**Architectural Classification:** MIXED
**Documentation:** Photo 7, Photo 15

**Description:** This building has been obscured by non-historic treatments. The storefronts on the first floor date to the 1950s. The northernmost storefront is partially closed in with a rock facing in a random pattern. This treatment is similar to that completed on the Arlington Hotel in 1967. There are only two visible windows on the front elevation. These are 4/1 double-hung windows that appear to date to the 1920s. A circa 1950s awning stretches across this buiding and the building adjacent to the south.

**History:** This building was constructed ca. 1910. The parcel was originally occupied by a 2-story 50-foot front and a 2-story 25-foot front. The northernmost building, the 50-foot front, was a hardware and grocery store in 1884, 1886 and 1891. In 1899, it was a grocery. It was a restaurant, saloon and pool hall in 1905 and 1912 – and a pool hall and barber shop in 1922. The 25-foot front was a billiards hall in 1884, vacant in 1886, a second-hand store in 1899, a warehouse in 1905, a plumbing office in 1912, a barber/cobbler shop in 1922. CW Cox purchased the building, then called the North Star Building, in 1928. At that time, he remodeled and expanded the pool and billiard hall (WDN 8 May 1928). Cox's Billiards was still at this location in 1943. By 1953, the business had become known as Pla-Mor Recreation Parlor and Pla-Mor Café. 203 was the first location of Nichols Electric, which opened in 1926 and later moved to 107 S. Washington. Wright's Maytag was located at 203 in 1953. Horton's Furniture, which still has a Wichita store, was located at 203 until 1971 when Earles Carpet and Sleep Center opened here (WDN 5 May 1971). 205 was historically associated with 207 S. Washington, which in 1943 was occupied by Teal Barbershop, Brown Barbershop by 1953.

**Integrity:** Non-historic materials obscure the building's exterior. Therefore, this building has been deemed non-contributing. However, if the non-historic facades were removed and the historic building was intact, it might be re-evaluated for contributing status.

**31. 207 S Washington AVE** **Status-Non-Contributing**
**Date of Construction:** 1900/ca. 1960 (ESTIMATED)
**Legal Description:** Lot: D BlockNo: 73
**Current Function:** COMMERCE/TRADE: ORGANIZATIONAL
**Architectural Classification:** OTHER
**Documentation:** Photo 7

**Description:** The façade of this two-part commercial block appears to date to the 1950s. The upper story is covered with a metal panel grid system. The storefront is an aluminum storefront.

**History:** There was a one-story building on this site in the 1880s and 1890s. It housed a second-hand store in 1884, a plumbing shop in 1886, a lunch counter in 1891, and a handprinting shop in 1899. Between 1899 and 1905, the building was expanded to two stories and tied to the adjacent building to the north, with which it shared a stair. In 1905, it was a barbershop. In 1912 and 1922, it was a restaurant. In 1953, the building was JE Cavanaugh's.

**Integrity:** This building is classified as a non-contributor because it is believed that the front dates to ca. 1960. Because these changes were made as part of an overall design change, this building may be re-classified as a contributor once these changes reach 50 years of age. Should the ca. 1960 changes be reversed and character-defining features from the earlier building be intact, the building's status may also be re-evaluated.

**32. Renn and Company** **Status-Non-Contributing**
**209 S Washington AVE**
**Date of Construction:** 1976 (DOCUMENTED)
**Legal Description:** Lot: E BlockNo: 73
**Current Function:** COMMERCE/TRADE: FINANCIAL INSTITUTION
**Architectural Classification:** OTHER
**Documentation:** Photos 7, 60

**Description:** This is a one-story, one-part commercial block with a front elevation dating to a 1976 remodel. It has an extruded aluminum storefront with tinted glass, a stucco sign band with applied lettering and protruding standing seam metal cornice and transom.

**History:** The first building on this parcel was built as a one-story bookstore before 1884. There was a billiards hall here in 1886. In 1899, it was a harness shop. It was a hardware/tin shop in 1905. There was a meat store here in 1912. Renn Mortgage Company moved into new offices here in 1939. The company was established in 1933 by GS Renn (WDN 15 Oct 1998; "Renn & Co. celebrates 50 years," Chisholm Trail Museum Clippings). They remodeled the building in 1976 (WDN 23 Mar 1976). Renn and Company still occupies the building.

**Integrity:** All of the building's exterior features date to the 1976 remodel. Because these changes are less than fifty years old, the building is classified as a non-contributor.

**33. 211 S Washington AVE** **Status-Contributing**
**Date of Construction:** 1915 (ESTIMATED)
**Legal Description:** Lot: F BlockNo: 73
**Current Function:** COMMERCE/TRADE: SPECIALTY STORE
**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style
**Documentation:** Photos 7, 60

**Description:** This is a two-story, two-part commercial block executed in the Commercial Style. The building has a compatible storefront with off-set entrance. There is a metal awning projecting from between a covered transom and the storefront. The front elevation has three evenly spaced windows on the second floor. The original windows are visible behind screens. There is brick corbelling at the roofline. The storefront wraps around to the south elevation, which faces the alley. Beyond the storefront, the building is faced with a lower quality of brick. The first floor of the south elevation has a wide entrance and three small windows. There are multiple doors and windows on the second floor. The doors open onto a fire escape. The original windows are extant.

**History:** This building was built between 1912 and 1922. There was a 1 1/2 story bakery at this location in 1884 and 1886, a boarding house in 1891 and 1899, and a restaurant in 1905. The building had been demolished by 1912. By 1922, the current two-story brick building had been constructed. In 1943 and 1947 the Kaiser Paint and wallpaper store was at this location. By 1953, the business had been re-named Richard's Paint and Wallpaper. Today it is a hair salon.

**Integrity:** This building retains its overall character as an early twentieth-century commercial building. Character-defining features include double-hung upper-story windows, open storefront, and corbelling. The building is a contributor to the district.

**34. Wellington Gas Company** **Status-Contributing**
**215 S Washington AVE**
**Date of Construction:** 1929 (DOCUMENTED)
**Legal Description:** Lot: 13 & N5' 14 BlockNo: 73
**Current Function:** COMMERCE/TRADE: SPECIALTY STORE
**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY REVIVALS: Beaux Arts
**Documentation:** Photos 7, 8, 60

**Description:** This one-story building is packed with Beaux Arts detail, including terra cotta sign band, pilasters, finials and parapet. The building is capped with a rounded stepped parapet. The storefront, which appears to date to the 1950s, is aluminum and extends to the sidewalk level. The kickplate was removed. The transom is covered with a radiused awning. It is unknown if the multi-pane transom is still intact beneath the awning. The exposed south elevation has a stepped parapet with five window openings. There is a small addition on the back of the building with two window openings on the south elevation. A historic photo of the façade, including the multi-pane transom, can be found on page 26 of "Pin-ups from Wellington" (1944).

**History:** This Beaux Arts building was completed in 1929. In 1884, this parcel was home to a 1 ½ story wood frame drug store. It was vacant in 1886, housed a harness shop in 1891, a barber in 1899, and meat shop in 1905. The wood frame building had been removed by 1912 in preparation for the construction of the new post office. This building was built in 1929. It was occupied by the Wellington Gas Company from at least the 1940s to 1990s. The building now houses a hair salon.

**Integrity:** Despite some changes, including the removal of the kickplate and extension of the storefront window to the sidewalk level, and covering over of the multi-pane transom, this building retains a high degree of architectural integrity. Extant character-defining features include decorative brickwork, terra-cotta details and pilasters. The building is a contributor to the district.

**35. Wellington Post Office** **Status-Contributing**
**221 S Washington AVE**
**Date of Construction:** 1912 (DOCUMENTED)
**Legal Description:** 15-18 & S20' LT 14 BLK 73
**Current Function:** GOVERNMENT: POST OFFICE
**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY REVIVALS: Classical Revival
**Documentation:** Photos 8, 60

**Description:** The Classical Revival post office is a free-standing building executed in tooled Bedford Limestone laid in an ashlar pattern. The building measures 65' X 76'. The front elevation is seven bays wide, with a colonnade of six Tuscan columns (hexastyle) spanning the prostyle portico projecting from the second through sixth bays. The entablature features a frieze with triglyphs and circle shapes resembling an egg and dart pattern. The column pattern is repeated in pilasters on the front plane of the building. The pilasters flank windows in the portico. The buildings entrance is in the center bay. The side elevations are five bays wide – with the bays punctuated by windows. Above each window at the clerestory level is a decorative stone panel. Above the clerestory level is a decorative cornice with classical detailing including dentil molding. All windows have faux clerestory windows The building is topped by a standing seam metal shallow hipped roof.

**History:** In the years between Wellington's founding in 1871 and 1909, the post office occupied eight different locations. Until the early twentieth century, the location of the post office was the prerogative of the postmaster. Clark R. Godfrey, the first postmaster, operated the post office out of the back of his drug store. In the first two decades of the twentieth century, there was a national push to construct free-standing post offices/federal buildings in the Classical Revival Style. Congress appropriated $65,000 for the construction of the Wellington Post Office, undertaken in 1911-1912. Frame buildings, including WR Savage's Sunflower Hotel/boarding house, were cleared from the site in preparation of the construction. The building was designed by the office of architect James Knox Taylor, Supervising Architect of the Treasury from 1897 to 1912. During his tenure, the postal service constructed such monumental buildings throughout the nation in classical styles promoted by the City Beautiful movement and 1893 Chicago Worlds Exposition. The Wellington Post Office, a 65' X 76' Bedford Limestone Building, was particularly elaborate for a city of its size. Inspired by City Beautiful tenets, the grounds were laid out by an "experienced gardener, with hedges of privet and flowering wigelia, and an artistic banking of spirea and other small-leaved foliage plants along the walks and in the recesses and angles made by the building's projections." From the time the site was announced, locals complained that the post office was too far from the central business district. The U. S. Postal Service vacated the building in 1965 when it completed a new building on West Harvey, closer to the center of the business district. The building is now the offices of the Wellington School District. ("Post Office Pride of Wellington - - in an Elegant Modern Building" Wellington Clippings, v. 2, pg. 51, Wellington Monitor-Press 1921; "Wellington's New Federal Building" WDN 27 Nov 1912; "Who Ever Heard of Expecting a Post Office to Stay in One Spot" WDN 23 Aug 1971; National Register Bulletin #13 "How to Apply National Register Criteria to Post Offices")

**Integrity:** Because the building retains a high degree of architectural integrity, it is classified as a contributor to the district.

**36. Valentine Diner/Dwyer's Swing In** **Status-Contributing**
**224 S Washington AVE**
**Date of Construction:** 1950 (ESTIMATED)
**Legal Description:** Lot: 19 BlockNo: 74
**Current Function:** COMMERCE/TRADE: RESTAURANT
**Architectural Classification:** MODERN MOVEMENT: MODERNE
**Documentation:** Photo 9

**Description:** This was one of the pre-fabricated diners promoted by the Valentine Diner Company and constructed by the Metal Building Company in Wichita. The building is a small rectangular, one-story diner building with horizontal metal windows and vertical metal siding.

**History:** This building was constructed for a Wichita-based company that specialized in small porcelain-enameled-steel paneled diners that were distributed nationwide. The Valentine Diner concept began during the Great Depression when Arthur and Ella Valentine began commissioning the small metal buildings for their chain of restaurants called the "Valentine Lunch System." Because the diner concept grew out of the tradition of lunch wagons, diners were made to be portable. The better-known classic stainless steel diners did not gain popularity until the 1940s and 1950s. Valentine Diners were small diners that would generally seat approximately ten people and required only a small staff. Historic research suggests that Valentine owned and operated as many as fifty diners in his career. When these diners closed, they were often moved and reused for other businesses. Wellington's Valentine diner pre-dates World War II. It was used in Wichita until it was moved to this location in Wellington in early 1950s by Matt and Sybil Dwyer, who operated Dwyers Swing In. The Dwyers constructed an addition to the building shortly after the move. The building continued to be a café until 1984. Café proprietors included owners named Dwyer, Whitaker, Jiminez, Chamberlin, Engel, Washington, Miller and Palmer. Before it became a pet grooming shop, it was a barber shop. ("Valentine Diners," Kansas State Historical Society, http://www.kshs.org/diners/kansas/southcentral/wellington.htm).

**Integrity:** Because this is a rare surviving example of a Valentine diner building and because it retains its exterior character-defining features, it is classified as a contributor to the district.

**37. 220-222 S Washington AVE** **Status-Non-Contributing**
**Date of Construction:** 1910 (ESTIMATED)
**Legal Description:** B NE COR LT 23 TH S25.1', W110',N.83',W30',N25',E140' TO POB BLK 24
**Current Function:** COMMERCE/TRADE: SPECIALTY STORE
**Architectural Classification:** MIXED
**Documentation:** Photo 9

**Description:** The front elevation of this one-story building appears to be new construction. The storefront level is bricked in. The corbelled brick parapet and vertical members are historic. The brick within the storefront level is nonhistoric, although it is a close match to the brick in the parapet. The parapet is divided into six sections, three in each 25-foot front.

**History:** This building was constructed ca. 1910. In 1943, the building was occupied by the Gwynn Barber and Beauty Salon and Blands Studio Photo. Wayne Ellis started a glass business here 1949. He sold the business to Carrolls in 1973. The business moved to 1102 N. A in 1989 (WDN 17 Sep 1998). In 1953, other businesses included Rucker Liquor and Waugh's Office Supplies. The building is now occupied by Tibbs Furniture. Charlie and Madge Tibbs started Tibbs Furniture as a matress company in 1934 (WDN 1 Oct 2004). The storefront windows were bricked in at some point in the recent past, possibly in 1989 when the glass business moved out.

**Integrity:** Because the storefront has been filled in, this building no longer retains the character of a historic commercial building. Therefore, the building is a non-contributor to the district.

**38. 218 S Washington AVE** **Status-Non-Contributing**
**Date of Construction:** 1910 (ESTIMATED)
**Legal Description:**
**Current Function:** COMMERCE/TRADE: SPECIALTY STORE
**Architectural Classification:** MIXED
**Documentation:** Photo 9

**Description:** This building is a one-story one-part commercial block that likely dates to the same period as the surrounding buildings. The parapet and sign board area is covered with stained horizontal wood clapboard. The aluminum storefront dates to the ca. 1950s. There is a metal projecting awning above the storefront.

**History:** This building was built ca. 1910. This building housed Wellington Candy Kitchen in 1943 and Arlington Beauty Shop in 1953. The building is now occupied by Tibbs Furniture, a 3rd-generation business, started as matress co. 1934 by Charlie & Madge Tibbs. The Tibbs' prior building at 214 S. Washington was damaged by fire in 1971 (WDN 1 Oct 2004).

**Integrity:** Because the storefront is obscured with non-historic materials, this building is classified as non-contributing.

**39. Lyric Theater/Tibbs Furniture** **Status-Contributing**
**214-216 S Washington AVE**
**Date of Construction:** 1910 (ESTIMATED)
**Legal Description:**
**Current Function:** COMMERCE/TRADE: SPECIALTY STORE
**Architectural Classification:** LATE 19$^{TH}$ & EARLY 20$^{TH}$ CENTURY AMERICAN MOVEMENTS: Commercial Style
**Documentation:** Photos 9, 51

**Description:** This is a two-bay-wide one-part commercial block with brick corbelling at the parapet. The metal storefront dates to the ca. 1950s. A ca. 1950s metal awning projects from between a covered transom and the storefront level.

**History:** There was a two-story grocery building at this location in 1884 and 1886. In 1891, there was a lunch counter in 1891. In 1899 the building was vacant. There was a "feather cleaning" operation here in 1905. This part of Block 74 was redeveloped between 1905 and 1912. At that time, a new one-story building was built at 214-216. In 1932, MD (Dewey) Utterback of Coffeyville remodeled 214 for the New Lyric Theater. The building was expanded back to the alley to create seating for an audience of 400 (WDN 8 Mar 1932). The Lyric Theater was still at this location in 1943, 1947 and 1953. 216 (also called 214A) was Tibbs Furniture by 1943. Charlie and Madge Tibbs started Tibbs Furniture as a matress company in 1934 (WDN 1 Oct 2004). Their building was damaged by fire in 1971 (WDN 1 Oct 2004).

**Integrity:** Because this simple one-story building retains its character-defining features, including brick corbelling and open storefront, it is classified as a contributor to the district.

**40.** **Furniture/Market** **Status-Non-Contributing**
**212 S Washington AVE**
**Date of Construction:** 1880 (ESTIMATED)
**Legal Description:**
**Current Function:** VACANT/NOT IN USE: VACANT/NOT IN USE
**Architectural Classification:** LATE VICTORIAN: Italianate
**Documentation:** Photos 9, 11, 51

**Description:** This is a two-story Italianate building with a shallow gabled roof. It is brick covered with stucco. The metal storefront dates to the ca. 1950s. A ca. 1950s awning projects from between a covered transom and the storefront. There are four window openings on the second floor of the front elevation. The windows are covered. The south elevation faces the alley. The first floor of the south elevation has two windows and one pedestrian door. There are five windows and one door on the second floor of the south elevation. The north elevation, formerly a party wall, was exposed when the adjacent building was demolished. A two-story rear addition has not been covered with stucco.

**History:** This building housed a furniture finishing operation in 1884, 1886, 1891, 1899, 1905, 1912 and 1922. A brick addition was added between 1899 and 1905. In 1943, Friedman Grocery was located in this building. By 1946, it had become Rogers Market. Rogers Market was purchased by Raymond Schalk/AG Food Market in 1946. The market was in this location until moving to 317 S. Washington in 1966 (WDN 23 Aug 1971).

**Integrity:** Although this building retains its overall shape, the upper-story windows have been filled in and the roofline changed from flat to gabled. Should these changes be reversed, the building's status could be re-evaluated.

**41.** **John T. Stewart Building** **Status-Contributing**
**202-204 S Washington AVE**
**Date of Construction:** 1907 (DOCUMENTED)
**Legal Description:** BEG NE COR LT A BLK 74 TH S50',W100',N50',E100' TO POB BLK 74
**Current Function:** COMMERCE/TRADE: PROFESSIONAL
**Architectural Classification:** LATE 19$^{TH}$ & EARLY 20$^{TH}$ CENTURY REVIVALS: Beaux Arts
**Documentation:** Photos 9, 11, 51

**Description:** The Stewart Building is one of only four three-story buildings in downtown. It is a Beaux Arts two-part commercial block. The first floor of the front elevation features an extruded aluminum storefront with tinted glass. A tuscan column on the corner identifies the canted entry. The column and related pilasters are topped with a stone entablature with dentil molding and brackets. The second and third floors have matching fenestration – with 1/1 double-hung windows. The front elevation is divided into three bays. The outer bays, dilineated by brick quoining, each have a single window on each floor. The center bay has four windows on each floor. The second floor windows are topped with decorative stone lintels with keystones. The third floor windows are topped by a stone lintel band. Above the lintel band, centered on the front elevation, is a stone sign that reads "John T. Stewart." The entablature has dentil molding and eave brackets. At the roofline, these features are painted metal. The building is topped by a balustrade of turned posts interrupted by square supports. The north elevation faces Lincoln Avenue. It is divided into three sections. The first, easternmost section, has four pairs of windows on each floor. A pedimented bay identifies the building's second major entrance. There is a half-round window in the pediment, a pair of windows with transom on the second floor, and a larged arched entry opening on the first floor. A sign reading "John T. Stewart" is located under the pediment. The westernmost section has four windows on each of the second and third floors. A photo of the historic storefront for Robert's Dry Goods can be found on page 10 of "Pin-ups from Wellington" (1940).

**History:** The Stewart Buliding was constructed in 1907 by the estate of wealthy pioneer and landowner John T. Stewart. The site was originally occupied by Clark Godfrey's log drug store during the community's dawning years. ("First Building in Wellington: Shearman Bros. Store, Occupied April 15, 1871, Seems Entitled to That Honor." Sumner County Clippings, v. 2, pg. 8-9 (Wellington Monitor-Press 1921). Early wood-frame buildings on this lot were demolished between 1891 and 1899, likely after damage from the 1892 tornado. In 1905, the parcel was vacant in preparation of the construction of the Stewart Building. John T. Stewart, Sr., a banker and landowner, came to Wellington in the 1870s when he was in his early twenties. Stewart was president of the First National Bank, constructed 1886 at the corner of Harvey and Washington. Stewart also owned thousands of acres of farmland. By 1901, Stewart was one of the largest wheat producers in the world, raising 240,000 bushels in the 1901 season alone ("Sumner Co. Had Largest Wheat Producers in World, '01" Caldwell News 3 Oct 1901). When he died September 1, 1905, he left his wife one of the largest estates in the history of Kansas. Luella and other estate managers commissioned the Stewart Building. The building was designed by Wichita architect CW Terry (1847-1931) who designed a very similar building, the Randall Building, in Newton, Kansas. Terry began practicing architecture in Wichita in the 1880s when he designed the Eaton Hotel. Terry's partner Elbert Dumont is the documented architect of Wellington's HF Smith House at 721 W. Harvey Ave. The Stewart Estate was involved in other community construction projects, including the 1919 remodeling of the Antlers Hotel. When Stewart's wife Luella died in 1928, the newspapers reported that she left a larger estate "than any yet probated in Kansas." Luella owned 150 quarter sections of land in Sumner County ("Wealthiest Woman Dies" WDN 14 Feb 1928). John T. Stewart, Jr. carried on his father's legacy. He was the director of Wellington's First National Bank, Wichita's First National Bank, First National Bank in Medford, Oklahoma, and Caldwell State Bank ("John T. Stewart Dies: Operations Fail to Save the Wealthy Land Owner" Kansas City Times 26 April 1949; "Mrs. JT Stewart Died early Today Following Illness" WDN 3 Mar 1936; "John Stewart [Jr.] Dies Following Operations" WDN 28 Apr 1949; "Will of Late Mrs. Luella Stewart Has Been Filed in Probate Court" WDN 16 Mar 1928). 1943 occupants included Cat'n Lantern, Robert's Dry Goods, and Vaught's Shoes. These three occupants remained in the building in 1953. John T. Stewart III currently has an office in the building.

**Integrity:** Despite some changes to the storefront level, the building retains a high degree of architectural integrity. Extant character-defining features include double-hung windows, stone and metalwork. Therefore, the building is classified as a contributor to the district.

**42. Masonic Lodge** **Status-Contributing**
**107 W Lincoln AVE, 122-124 N. Washington AVE**
**Date of Construction:** 1910 (DOCUMENTED)
**Legal Description:** Lot: 11-12 BlockNo: 67
**Current Function:** COMMERCE/TRADE: BUSINESS
**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style
**Documentation:** Photos 10, 37, 40

**Description:** Like the Stewart Building, the Masonic Lodge is a three-story two-part brick commercial block. It is Commercial Style. The front elevation is divided into three storefronts. Although they have been modified over the years, the center storefront has a prismatic glass transom. The cornerstone is at the base of the support on the building's southeast corner. There are four windows on each of the top two floors. The third-floor windows have transoms and are topped with brick corbelling. A metal bracketed cornice band wraps the building between the top-story windows and stepped parapet. The parapet is capped with a painted brick band. The center of the parapet has the masonic symbol. The south elevation faces Lincoln Avenue. There are storefronts on the back of the first floor. The second and third levels each have eight pairs of windows. The third-floor windows have transoms.

**History:** The Masonic Lodge, built 1910, was listed on the Register of Historic Kansas Places in 2003. The building was constructed by Wuster Construction Company from plans by architect RH Roberts. After a series of delays and complications, the building was opened to the public on October 12, 1910. Freemasonry is one of the world's longest standing fraternal societies. Freemasonry was imported by Bostonian Henry Price in 1733. Among the best-known early American masons was George Washington. Wellington's Masonic Lodge was organized on February 2, 1874, and held meetings at various locations until building its own building in 1910. Like the Odd Fellows, who constructed their Wellington lodge in 1906, the masons chose to build a multi-story structure with leasable space on the first floor and a lodge hall upstairs, in this case on the third floor. There were three storefronts on the first floor. The first, southernmost storefront was occupied by a jewelry/stationery store in 1912. The second two were occupied by boot and shoe stores. There was a printing office on the west end. In 1943, the storefronts housed Brown Books and Shattuck Grocery. By 1953, Shattuck Grocery had been replaced by Epperson's Studio. The third storefront was occupied by Riley Jewlery in 1943 and 1953. Riley Jewelry was located in the building beginning in 1929. RH Riley bought the store at 104 S. Washington from Perry Miller. Riley's son Pat Riley bought the store in 1946. Riley sold the business (not the building) to Bill & Laura Sober in 1968. Richard and Velma Heinrich purchased the building from Riley. The Sobers operated the store for 32 yrs. (WDN 9 Oct 1968).Gallemore Printing was located on the west end. Gallemore Printing was founded in 1916 by RC Gallemore. It was sold to a Wichita couple in 1972 (WDN 24 Feb 1972). Waugh's School and Office Supply moved to 122 in 1959 (28 May 1966). The building is leased to various businesses. The masonic lodge on the third floor is no longer used by the masons.

**Integrity:** The building retains a high degree of integrity, extant features including original double-hung windows and stonework. Unlike those on many of the buildings downtown, the storefronts are largely intact. The building is a contributor to the historic district.

**43. Grocery/Drugs/Dry Goods/Millinery** **Status-Contributing**
**120 S Washington AVE**
**Date of Construction:** 1880 (ESTIMATED)
**Legal Description:** Lot: 10 BlockNo: 67
**Current Function:** VACANT/NOT IN USE
**Architectural Classification:** LATE VICTORIAN: ITALIANATE
**Documentation:** Photos 10, 37

**Description:** This is a two-part brick Italianate building. The storefront, which is deeply recessed, likely dates to the 1930s. The transom has prismatic glass. There are four tall, narrow windows on the second floor with stone hood molds and sills. A pedimented metal cornice tops the building.

**History:** This building was constructed circa 1880. In 1884, there was a grocery in the building. It was a drug store in 1886, and a dry goods/millinery in 1891, 1899, 1905, and 1912. It was Stewart Dry Goods in through at least the 1950s. Stewart Dry Goods was managed by brothers L. G. (Grier) Stewart and Tom Stewart (LG Grier Obituary Wichita Beacon 1 April 1954). Main Street Boutique opened here 1974 (WDN 20 Aug 1974). The building is now vacant.

**Integrity:** Although the storefront was remodeled in the 1930s, the building retains the character-defining features of the Italianate Style, including a prominent cornice and narrow double-hung windows with hood molds. The building is classified as a contributor to the district.

**44. Drug Store** **Status-Contributing**
**116-118 S Washington AVE**
**Date of Construction:** 1880 (ESTIMATED)
**Legal Description:** Lot: 8-9 BlockNo: 67
**Current Function:** COMMERCE/TRADE: SPECIALTY STORE
**Architectural Classification:** LATE VICTORIAN: ITALIANATE
**Documentation:** Photos 10, 37

**Description:** This is a two-part, two-story brick Italianate building. Its 50-foot front houses two storefronts divided by a central stair tower bay. The southern storefront was modified ca. 1960s or 1970s. The northernmost storefront was modified ca. 1950s. The transoms are covered. There are seven narrow windows, with arched metal hood molds and stone lintels, on the second floor. A bracketed metal cornice tops the building. A 1943 photo of Wheeler Drug at 116 N. Washington shows a plate glass storefront with recessed wood door and tile kick plate. It also shows a decorative stained glass transom divided into four sections and a striped canvas awning that rolled out from between the transom and storefront.

**History:** There was a drug store in this building from ca. 1910 to 1987. The first drug store was Wheeler Drug, located at 116 S. Washington. In 1953, Gerald and Connie Bales purchased the drug store and renamed it "Chief Drug Store." At the time Chief Drug Store opened, the business shared the building with Heckerman's Variety Store (118). The Bales remodeled the store at 118 in 1957 and expanded into 118 S. Washington in 1966. Chief Drug Store closed in 1987 (WDN 4 Mar 1987, 25 Mar 1975). Blossoms by Brigitte, the current occupant, moved here in 2006 (WDN 5 Sep 2006).

**Integrity:** Despite modifications to the storefronts, the building retains the character-defining features of the Italianate Style, including a prominent cornice and narrow double-hung windows with hood molds. The building is classified as a contributor to the district.

**45. Drugs/Boots/Shoes** **Status-Non-Contributing**
**114 S Washington AVE**
**Date of Construction:** 1880 (ESTIMATED)
**Legal Description:** Lot: 7 BlockNo: 67
**Current Function:** WORK IN PROGRESS: WORK IN PROGRESS
**Architectural Classification:** MIXED
**Documentation:** Photos 10, 37

**Description:** This building is in a transition process. The owners are removing a non-historic façade. The aluminum, limestone, and ceramic-tile storefront dates to ca. 1950s. The transom is covered. The recessed second-floor is exposed and covered with a wood frame that provided the backing for the non-historic façade. The building historically had a decorative pressed-metal front with prominent pediment.

**History:** This building pre-dates 1884. It was a boot/shoe store in 1884 and 1886. In the 1890s, it was a drugstore and boarding house. Through much of the twentieth century, there was a shoe store here. In 1943, this was Smith's Shoe Shop. In 1953, the building housed Smith's Shoe Store and Vanity Beauty Shop. Dryers Shoe Store opened here 1986 (WDN 7 May 1986).

**Integrity:** Although the recessed second-floor windows are still intact, the building is missing its historic pressed metal front and pediment. Should the pressed metal storefront be restored based upon photographic or other historic documentation the building's status may be re-evaluated.

**46. Grocery/Drugs** **Status-Contributing**
**112 S Washington AVE**
**Date of Construction:** 1880 (ESTIMATED)
**Legal Description:** Lot: 6 BlockNo: 67
**Current Function:** WORK IN PROGRESS: WORK IN PROGRESS
**Architectural Classification:** LATE VICTORIAN: ITALIANATE
**Documentation:** Photos 10, 37, 39

**Description:** This is a 25-foot wide two-part, two-story brick Italianate building. It appears to have been sandblasted. The storefront dates to the ca. 1950s. The transom is prismatic glass. There are four 1/1 double-hung windows on the second floor. They have stone hood molds and sills. The building is topped by a decorative cornice.

**History:** This building was constructed ca. 1880. It housed a millinery and meat market in 1884, a drugstore in 1886, and a grocery in 1891, 1899, 1905, and 1912. In the 1940s, Cortelyou Furniture was located here. In 1953, the building housed the Albin Furniture and Appliance Store. Between 1931 and 1947, a mezzanine was added. Dwight's Men's and Boy's Wear opened here in 1958 (WDN 11 Apr 1958). Alice Fox bought the business in 1985 (WDN 28 Jan 1985).

**Integrity:** Although the storefront has been remodeled, the building retains the character-defining features of the Italianate Style, including a prominent cornice and narrow double-hung windows with hood molds. It is also one of the few buildings in the district that retains its prismatic glass transom. The building is classified as a contributor to the district.

**47. Isis Theater/Stonebraker Hardware/The Fashion** **Status-Contributing**
**106-110 S Washington AVE**
**Date of Construction:** 1888 (ESTIMATED)
**Legal Description:** Lots: 3, 4, 5 BlockNo: 67
**Current Function:** COMMERCE/TRADE: SPECIALTY STORE
**Architectural Classification:** LATE VICTORIAN: ITALIANATE
**Documentation:** Photos 10, 37, 39

**Description:** This 75-foot building is divided into three storefronts, the first of two are separated by a stair tower bay. The first storefront was modified ca. 1950s. It has a covered transom and aluminum storefront that extends almost to sidewalk level (no kickplate). The second storefront, deeply recessed with a prismatic glass transom, dates to the ca. 1930s. The third aluminum storefront dates to the ca. 1950s. On the second floor, there are thirteen tall narrow arched windows. The first four windows are above the first storefront. The fifth window lies above th stair tower bay. The sixth through ninth windows top the second storefront. The tenth through thirteenth top the final storefront. The windows have stone sills and a continuous band of arched stone and brick lintels. The resultant pattern is reminiscent of Moorish influences that affected late nineteenth century American architecture. A decorative metal cornice spans the roofline of the building.

**History:** This building was built between 1886 and 1891. It incorporates three storefronts. Early occupants included a dry goods store, shoe store, clothing store and YMCA in 1899. In 1905, there was a cigar factory at this location. 1943

and 1953 occupants included Orr-Sigley Shoes, The Fashion, and Harper's Women's Clothes. The northernmost storefront, 106, was occupied by the Pioneer Theatre, then the Isis Theater until 1923 when it was converted to Stonebraker Hardware (WDN 4 May 1923). The business was sold in 1926 (WDN 6 Feb 1926). Family Ties Shoe Store was at this location for 58 years until it closed in 1991 (WDN 4 Jan 1991). The Fashion, located in the center storefront, was in business from the 1910s to the 1980s (WDN 1 May 1986). The interior of the building was damaged in a fire in the 1970s (WDN 30 Jan 1974). Current occupants include Daylight Donuts, Pheobe's, and Floor-Mart Carpets. Daylight Donuts opened at another location in 1961 before moving to this location (WDN 10 Sep 1998). Pheobe's opened here in 2005 (WDN 26 Sept 2005). Prior to the construction of the present building, 110 S. Washington was the location of the Hotel De-Barnard, which was constructed prior to 1884. The hotel was known as the place where David L. Payne (1836-1884), known as the Father of Oklahoma, died ("The Father of Oklahoma Dies in Wellington, Kansas," pamphlet, Chisholm Trail Museum).

**Integrity:** Although the storefront was remodeled over the years, the building retains the character-defining features of the Italianate Style, including a prominent cornice and narrow double-hung windows with hood molds. The upper-story windows on the south end are enclosed in a reversible manner. The building is classified as a contributor to the district.

**48. Smith Building** **Status-Contributing**
**102-104 S Washington AVE**
**Date of Construction:** 1885/1969 (DOCUMENTED)
**Legal Description:** LT 1 & N3' LT 2 LESS W36'; Lot: S22' 2 BLK 67
**Current Function:** VACANT/NOT IN USE: VACANT/NOT IN USE
**Architectural Classification:** LATE VICTORIAN: ITALIANATE
**Documentation:** Photos 10, 37, 38

**Description:** This two-part three story Italianate commercial block was covered with metal after it was purchased by Glasco Drug in in 1969. The cornice peers out from the metal at the roofline. The two aluminum storefronts date to the 1950s or 1960s. Behind the metal storefront is a three-part Italianate façade. The center part has a pair of rounded arched windows on each of the top two floors. Historically, an elaborate cornice feature topped the cornice at the center bay. Although the cornice is intact, this decorative feature is missing. Two matching bays flank the center bay. Each of the flanking bays has three windows on each of the second and third floors. The windows on the second floor are rounded arched windows capped with hood molds. The windows on the third floor are segmental arched windows. This fenestration pattern continues on the north elevation. The north elevation, which faces Harvey Avenue is divided into five bays, each of which has two windows on each floor. The metal front wraps around to the north side, covering the first of the five bays. Historically, the fourth bay had an arched pedestrian opening. This has been closed in. Historically, the Smith's storefront wrapped around to the north elevation.

**History:** Wellington pioneer merchant JC Smith commissioned this building, completed in 1885. The building was built of limestone quarried near Geuda Springs. Because the limestone resembled marble, the building came to be called the Marble Block. JC Smith came to Sumner County in 1870, when he opened a store in Sumner City. In April 1872, after Sumner City lost its county seat bid, Smith mounted his building on wheels and moved it to Wellington. Smith dealt in boots and shoes. He later broadened his wares to include clothing. The building was only moderately damage in the 1892 tornado (Sumner County Standard 9 Jun 1892). In 1906, Smith retired from the clothing business, selling his stores to sons Ed and Joe. This freed him up to devote time to his other ventures, which in 1921 included managing "10,000 acres of land in Clark County, 16 business houses in the town of Ashland ... and business property in other counties." Smith Men's Clothes was still located in the building in 1943. JC's son Harry Smith also had a clothing store at 121 S. Washington Ave at that time. Glasco Drug occupied the Smith building beginning in 1963. Glasco Drug bought Watkins

Drug Store at 119/121 S. Washington in 1956. They moved to the Smith Building in 1963. Glasco Drug remodeled and expanded in 1969 after buying the Smith Building (WDN 10 Sept 1998; "J.C. Smith, Old Settler of 1870" Sumner Co. Clipps v. 2, pg. 7-8, Wellington Monitor-Press 1921; "Edwin Smith" and "JC Smith, Jr." Clippings files, Chisholm Trail Museum; "First Wellington Child, Pioneer Merchant, Dies" Wichita Morning Eagle 8 Jun 1949.)

**Integrity:** This building was originally classified as a non-contributor to the historic district because of the metal façade covering the front elevation and part of the side elevation. Because the covering has recently been removed and the building's historic character-defining features are intact, the building is classified as a contributor.

**49. Arlington Hotel** **Status-Contributing**
**102-104 N Washington AVE**
**Date of Construction:** 1883 (DOCUMENTED)
**Legal Description:** LTS 9-12 EX E100' LT 10 & N6' & E100' LT 9 BLK 60
**Current Function:** COMMERCE/TRADE: SPECIALTY STORE
**Architectural Classification:** LATE VICTORIAN: ITALIANATE
**Documentation:** Photos 17, 24, 33, 34

**Description:** The Arlington Hotel dominates the northwest corner of Harvey and Washington. It is a two-part three-story Italianate building with a canted entrance. Constructed of native brick, the building was covered with stucco in the 1940s. The storefront dates to 1967 when Locke's added a stone façade and awning (see below). The east elevation, which faces Washington Ave, has seven segmental arched windows on each of its upper stories. These are capped with pressed metal hood molds. The east elevation is separated into three bays, two with two windows and a center bay with three windows, by stone quoining pilasters. These were more visible before the brick was covered with stucco. The building's south elevation is interpretive of multiple early additions. The easternmost section, the original building, has six single windows on each of the upper two floors. The center section is four bays wide, with four double windows on each of the upper two stories. The third, westernmost, section has six single windows on each of the top two floors. When the Bank of Commerce occupied the building, they modified the southwest corner to accommodate a drive through off the alley. This is still extant. A pressed metal cornice tops the building. Early in the building's history, a Second Empire Style tower on the southeast corner was removed.

**History:** The Arlington Hotel was completed in 1883, two years after a fire destroyed all the buildings on the block. Hardware magnate CC Larned and Mr. and Mrs. FA Pearson announced plans for the building in March 1882. The owners hired local architects Squire Smith and Frank White to design the building and announced they would lease the new building to a Mulvane hotelier for $3000 per year. There were 50 hotel rooms, an office, a dining room and kitchen on the second and third floors. Original first-floor occupants included a drug store, two doctors' offices, JD Decker's Books and Stationery, Ed Roser's Jewelry and Larned and Company Hardware. Contractors used local brick from the Spicknall Brick Factory for the hotel's construction. An 1887 addition housed an oyster restaurant. The National Bank of Commerce occupied the building from 1909, when the Woods Opera House burned, until it built a new building on West Harvey in 1967. In the late 1940s, owners covered the Arlington Hotel with stucco and removed the corner tower (WDN 29 Aug 1970). 1943 occupants included the Arlington Beauty Shop and White Way Café. The lower levels of the buildings at 102-110 were remodeled in 1967 by Locke's Mens and Boy's Wear and Shoes. Locke's added a stone façade and awning (WDN 21 Feb 1967). Locke's celebrated 25 years of business in 1981 (WDN 8 Dec 1981). The Arlington Hotel closed in 1970 after 87 years. Ty Sober opened Gold Corner Jewelry Store at this location in 1994. Ty is son of long-time local jeweler Bill Sober (WDN 1 Nov 2004).

**Integrity:** Although the storefront was remodeled in 1967 and the building was covered with stucco in the 1940s, the building retains the character-defining features of the Italianate Style, including a prominent cornice and narrow double-hung windows with hood molds. The building is classified as a contributor to the district.

**50.** **Books/Jewelry /Market** **Status-Contributing**
**106 N Washington AVE**
**Date of Construction:** 1883 (ESTIMATED)
**Legal Description:** Lot: E100' 10 BlockNo: 60
**Current Function:** COMMERCE/TRADE: SPECIALTY STORE
**Architectural Classification:** LATE VICTORIAN: ITALIANATE
**Documentation:** Photos 17, 24, 35

**Description:** This is a two-part two-story painted brick Italianate building whose details match those of the adjacent Arlington Hotel. The storefront of this building dates to 1967 when Locke's remodeled this and adjacent buildings. There are three windows on the second floor, topped with hood molds that match those on the Arlington Hotel. The decorative bracketed cornice, with pairs of brackets, also matches that on the Arlington Hotel.

**History:** Like the adjacent Arlington Hotel, this building was built after an 1881 fire destroyed all the buildings on the block. This building housed a bookstore and jewelry store in the 1880s and in 1891. There was a shoestore and jewelry store here in 1899, a drugs/jewelyr store in 1905, a law office in 1912, and a restaurant in 1922. The Model Food Market remodled the building and opened for business in 1934. According to a newspaper account, 1340 people attended the opening of the store, which included the city's first deli, sported a black and white color scheme, and offered a delivery service (WDN 27 Mar 1934, 30 Mar 1934). Model Market was still in business in 1953. The storefront was modified in 1967 when Locke's added a stone facing and awning to this and the adjacent buildings. First Edition Bookstore currently occupies the space.

**Integrity:** Although the storefront was remodeled in 1967, the building retains the character-defining features of the Italianate Style, including a prominent cornice and narrow double-hung windows with hood molds. The building is classified as a contributor to the district.

**51.** **108-114 N Washington AVE** **Status-Contributing**
**Date of Construction:** 1883 (ESTIMATED)
**Legal Description:** LT 9 LESS S19' OF W40' BLK 60; LT 8; LT 7; LT 6
**Current Function:** COMMERCE/TRADE: SPECIALTY STORE
**Architectural Classification:** LATE VICTORIAN: ITALIANATE
**Documentation:** Photos 17, 24, 36

**Description:** This is a two-part two-story painted brick Italianate building divided into four storefronts. The storefronts date to the 1950s or 1960s, likely to the 1967 updates undertaken by Locke's (see above). Each of the four storefronts is dilineated by its three second-floor windows, which are capped with segmental arched hood molds. There are two stair tower bays, the first after the first storefront, the second before the last storefront. This makes fourteen upper-story windows. The first four upper-story windows are uncovered. The next six are covered with louvers. The final four are uncovered. The building is capped by a decorative cornice with single brackets and dentil molding. A historic interior photo of Worden Jewelry/Sturgell Jewelry can be found on page 50 of "Pin-ups from Wellington" (1944).

**History:** This building was built in ca. 1883 after an 1881 fire destroyed all the buildings on this block. The building is composed of two 50-foot fronts. In the 1880s, the building was occupied by a grocery, furniture store, dry goods store and confectionery. In 1891, the building housed an express office, furniture store, dry goods and hardware. It was a grocery, racket store, dry goods and clothing store in 1899 and 1905. 108 was a jewelry store in the late nineteenth and early twentieth centuries. In 1943, the building housed Worden's Jewelry (108), Stewart Flowers (108), Woolworths (110) and Lawrence Drugs (114). Stewart Flowers was a descendent of Shanks Flowers, which opened in the early twentieth century. C. Mueller bought the company, first located at 108 W. Lincoln, in 1921. The business re-located to this building in 1923. HL Stewart and Ed Charles bought the business in 1927. Stewart became the sole owner in 1932. Stewart's remained at this lcoation until 1959 when it moved to 1223 S. Washington. Worden's Jewelry was bought out by Sturgell Jewelry when Mr. Worden joined the Navy ("Pin-ups from Wellington" (1944), 50). By 1953, the business had changed names to Jagger's Jewelry. Woolworth's moved to a new building at 101-103 S. Washington in the mid-1950s.

**Integrity:** Although the storefront was remodeled in 1967, the building retains the character-defining features of the Italianate Style, including a prominent cornice and narrow double-hung windows with hood molds. The building is classified as a contributor to the district.

**Status-Contributing**

**52. Gambrill Hardware**
**116-118 N Washington AVE**
**Date of Construction:** 1883 (ESTIMATED)
**Legal Description:** Lot: 5 & N9" 6 BlockNo: 60
**Current Function:** COMMERCE/TRADE: SPECIALTY STORE
**Architectural Classification:** LATE VICTORIAN: ITALIANATE
**Documentation:** Photos 17, 24, 35, 36

**Description:** This is a two-part two-story Italianate building in the tradition of the adjacent buildings to the south, all constructed after the 1881 fire. The 50-foot front is divided into two storefronts. The southermost storefront dates to the 1960s when Locke's updated many storefronts on the block. Like other storefronts to the south, the building has a wood awning and stone facing. The northern storefront dates to the ca. 1930s. It has a 1950s projecting metal awning. The transoms are covered. There are three rounded-arch windows above each of the storefronts. A centered gable articulates the central stair tower. The window in this section is a double rounded arched window. The windows have hood molds and limestone sills. A cornice follows the roofline and the centered gable. A photo of the building's historic storefront can be found on page 20 of "Pin-ups from Wellington" (1944).

**History:** This building was constructed ca. 1883; its construction, like that of other buildings on the block, likely immediately post-dated the 1881 fire that destroyed all the buildings on the block. The building housed a grocery and grocery/hardware in the 1880s. In 1891, it was a variety store/millinery. The building is best known as the location of the Gambrill general store and Gambrill Hardware. Gambrill general store proprietor Charlie Gambrill was born in Pierceton, Indiana in 1855. After living in Iowa, he moved to Wellington with his wife Eugenia in 1887. Gambrill partnered in the real estate firm of Smith, Gambrill and Cowan. He joined HA Hanlin in the grocery business in 1893. He opened a general store at another location in 1900. He relocated to 118 N. Washington in 1908. Gambrill sold all non-hardware goods to the Jett Mercantile Co in 1923. Charlie Gambrill died on June 10, 1932. Charlie's son Frank Gambrill operated Gambrill Hardware at this location from 1910 until his death in 1961. When Frank Gambrill died, three of his employees, Sylvia Hulteen, Gladys Armstrong and Olga Randel bought the business and continued the Gambrill legacy. Bob and Elsie Weir bought the business from Olga Randel in 1981. 118 continues to house The Hardware Store, Inc. 116 is occupied by Wellington Rent to Own (WDN 5 May 1961; 1 April 1999; 7 Jan 1981; 31 May 2006; Wellington Monitor Press 26 Sep

1900; "Death Comes to Chas. Gambrill, Local Pioneer" WDN June 11, 1932; "Man in business here 50 years will be honored at open house" WDN 11 May 1960) BF Goodrich occupied the storefront at 116 in 1943 and 1953.

**Integrity:** Although the storefront was remodeled in the 1930s and 1950s, the building retains the character-defining features of the Italianate Style, including a prominent cornice and narrow double-hung windows with hood molds. The building is classified as a contributor to the district.

**53. Jewelry/Variety** **Status-Contributing**
**120 N Washington AVE**
**Date of Construction:** 1883/1910 (ESTIMATED)
**Legal Description:** Lot: 3 BlockNo: 60
**Current Function:** COMMERCE/TRADE: FINANCIAL INSTITUTION
**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style
**Documentation:** Photos 24, 36

**Description:** This brick two-story, two-part commercial block in the Commercial Style was historically tied to the adjacent building to the north. The storefront dates to the ca. 1950s. There is a stair tower door on the south end – and a centered storefront entry. A ca. 1950s metal awning projects from between the storefront and covered transom. There are three windows on the second floor, the last of which is covered. A stone band creates a simple cornice line along the parapet. A photo of the historic storefront can be found on page 34 of "Pin-ups from Wellington" (1944).

**History:** There has been a two-story building on this parcel since before 1884. The ca. 1883 building here likely immediately post-dated the devastating fire that destroyed all the buildings on this block in 1881. Occupants of the 1880s building included a dry goods/jewelry store (1884, 1886), a variety store in 1891, 1899, and 1905. The current storefront likely dates to ca. 1910, when Gambrill Mercantile Company replaced the Woods Opera House, which was destroyed by fire in 1909. Gambrill occupied buildings to the north and south (see above and below). The stone cornice band matches that on the Gambrill department store building, constructed ca. 1910 (see below). In 1943, the building was occupied by Murphy's Home Town Grocers, operated by Bill Murphy ("Pin-ups from Wellington" (1944), 34). In 1953, it was Anderson's Davis Paint Store.

**Integrity:** Although the transom is covered and an awning added in the 1950s, the building retains a high degree of architectural integrity, with character-defining features including double-hung windows. The building is classified as a contributor to the district.

**54. Gambrill Mercantile/Jett Mercantile/JC Penney's** **Status-Non-Contributing**
**122-124 N Washington AVE**
**Date of Construction:** 1910/1938/1960/1975 (DOCUMENTED)
**Legal Description:** Lot: 1-2 BlockNo: 60
**Current Function:** VACANT/NOT IN USE: VACANT/NOT IN USE
**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style
**Documentation:** Photos 17, 24, 36

**Description:** The enameled steel-panel storefront dates to 1960. A metal awning projects from below the covered transom. The second floor is covered with a metal front that dates from 1975. The stone parapet band is visible from above the metal façade. The building's north elevation was not covered with metal. There are five pairs of filled-in small windows on the first floor and seven pairs of 1/1 double-hung windows on the second floor. The windows have stone sills. The stone cornice stretches from the building's front across this side.

**History:** This building was constructed for Gambrill Mercantile to replace the Woods Opera House, which burned in 1909. (Ironically, the Woods Opera House had replaced the John Woods Bank Building, also destroyed by fire.) The Woods Opera House, a $20,000 building completed in 1882 from plans by local architects Smith and White, included an opera house, the Woods Bank, and CF Flandro's clothing store ("Beginning of the Boom" Wellington Monitor Press 11 Apr 1946; "Wellington's Old Opera House" Sumner County Clippings, KSHS, v. 3, p. 74-75). Banker John Woods was the son of town founder Dr. PA Woods. In 1906, the National Bank of Commerce, now on West Harvey, opened for business in the Woods Opera House building. After a devastating fire in February 1909 destroyed the Woods Opera House, investors built a department store. The store housed the Gambrill Mercantile Company, which at its peak also occupied the adjacent buildings at 118 and 120 N. Washington (see 116-118 N. Washington). Before this building was constructed, the Gambrill Department store occupied the buildings at 121 S. Washington and 111-117 E. Lincoln. Gambrill sold his non-hardware stock to the WE Jett Mercantile Company in 1923 ("Death Comest to Chas. Gambrill, Local Pioneer" WDN 11 Jun 1932). Jett Mercantile was founded 1896 by partners Frank C. Wood (Wichita) and William E. Jett (Kingman). The firm opened its first wholesale grocery business in Wichita in 1896 and opened a chain in Wellington in 1923. The firm had closed its Wellington branch by the 1930s. The company dissolved in 1952 (Wichita Eagle 6 May 1952; Wichita Beacon 8 Jan 1896; Wichita Beacon 30 Dec 1941). In 1934, after the Jett Mercantile Company closed, JC Penney's moved here from 103 S. Washington (WDN 11 May 1934). Penney's remodeled the building in 1938 (WDN 15 Aug 1938). They again remodeled the building, updating the front, replacing the floor and extending the balcony, in 1960 (WDN 21 Apr 1960). JC Penney's added the metal storefront in 1975(WDN 22 Apr 1975). The store closed in 1988 (WDN 2 Aug 1988).

**Integrity:** The building is classified as non-contributing because the front elevation is covered with a metal façade. However, if the non-historic facades were removed and the historic building was intact, its status should be re-evaluated.

**55. Liberty Hall/Memorial Auditorium** **Status-Contributing**
**210-216 N Washington AVE**
**Date of Construction:** 1922 (DOCUMENTED)
**Legal Description:**
**Current Function:** GOVERNMENT: AUDITORIUM
**Architectural Classification:** MIXED; LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Prairie School
**Documentation:** Photo 21, Photo 22

**Description:** This building represents a rare mix of early twentieth century architectural styles. The overall shape is reminscent of Prairie Style. There are also Beaux Arts, Egyptian Revival, and Classical Revival features. The building is divided into three principal masses, a three-story rectangular flat-roofed section that faces Washington Avenue, a gabled center section, and a rear rectangular three-story fly loft section. The front elevation falls into two of Richard Longstreth's commercial classifications, enframed window wall and vault. The principal material on the exterior of the front rectangular section is multi-colored rough molded brick. The front elevation is symmetrical. An enframed stone portico, with four tuscan columns, dillineates the building's five double entry doors. Above each door is a set of three windows, which imply a triglyph pattern. The frieze above the columns reads "Memorial Auditorium." The frieze is topped by a projecting stone

cornice with Greek key pattern. The pattern is repeated in red tile in a band around the brick front section. The enframed portico is surrounded by a multi-colored brick geometric pattern, similar to patterns used in Egyptian Revival Style architecture popular in the 1920s. A brick wall with a tooled limestone water table enframes the portico. Window openings on the north and south ends of the first floor house three double-hung windows each. A projecting stone band separates the first and second floors. Window openings on the north and south ends of the second floor each house three windows – three tall narrow windows, each with Beaux Arts windows above and below them. At the clerestory level, above the two second-floor window openings, are stone panels. The Greek key tile band runs above these panels. Above the band on each side is a geometric brick pattern. At the parapet is a stone panel that reads "1922." The building is topped with a stone cornice inscribed with the Greek key pattern. The north and south elevations of the building's front section have four small windows on the first floor and four tall narrow windows on the second floor. The decorative elements from the front elevation wrap around the north and south elevations of the front section. The buildings gabled middle section has few architectural details or materials. The principal material is plain red brick, which creates a corbelling pattern at the eaves. The rear section matches the center section in materials and detail. It has a corbelled parapet roof.

**History:** Shortly after Armistice Day on November 11, 1918, citizens nationwide began petitioning local governments to fund memorials to those who gave their lives in World War I. Wellington citizens and a committee of the commercial club petitioned the city commission to pursue the construction of a community auditorium in memorial to war veterans. In early 1919, the city contracted with theater experts Boller Brothers Architects of Kansas City to design preliminary drawings of an auditorium and provide a cost estimate for the project. City commissioners traveled to Topeka, Hays, and Kansas City to tour similar buildings. On March 10, 1919, the city commission voted to petition voters for their support of a bond issue for the construction of an auditorium, first called "Liberty Hall." A week later, the newspaper published the architects' rendering of the proposed building. Enamored with the Spanish Colonial Revival design, the voters passed the bond issue – and the city proceeded with preparations for the construction. The commission voted to condemn lots 4-8 in Block 53 for the auditorium. They later condemned lots 18-20 and 21-24. They hit a roadblock when Ed Bauman, who owned lots 4 and 5 filed a lawsuit for more compensation. At the end of November 1919, the nature of the building was being hotly debated. Some sided with Bauman, arguing that his lots should be reserved for business buildings and the auditorium should be located near the library. Some commissioners wanted to consolidate the auditorium with a new high school building. Despite the debates, plans for a free-standing building in Block 53 continued. By the time the plans were completed, Boller Brothers had abandoned the Spanish Colonial Revival design in favor of a Prairie Style motif. The Prairie Style was developed by Chicago architect Louis Sullivan and perfected by Frank Lloyd Wright, who employed the style principally for residences. After delays, contractors finally broke ground for the building on November 15, 1921. The cornerstone was set on March 24, 1922. JH Mitchell and Son was the general contractor. EK Campbell Heating Company of Kansas City, Missouri installed the HVAC system. Other Contractors included Burks Plumbing, Nelson Electric, Kansas Scenic Company, American Seating Company, Shapleigh Hardware, and Western Electric. The total cost of construction was $150,000. The interior was decorated with a gray and white color scheme. Wellington citizens dedicated the auditorium on November 18, 1922. In 1929, the city added an additional 200 parking spaces to accommodate increased auto traffic. During World War II, Clarkson Startz Aircraft Company used the building to assemble airplane parts ("The Aircraft Industry is Born" WDN 30 Dec 1999). Citizens voted to renovate the building in both 1968 and 1978 (12 March 1979). ( "Commissioners Favor Consolidated Building" WDN 7 Nov 1919; 28 Mar 1919; "Auditorium Investigators Return From Tour of Building Inspection" 21 Jan 1919; "Hundreds Attend Dedication of New Wellington Memorial" 20 Nov 1922; "Memorial Building to be Dedicated Tomorrow Night" 18 Nov 1922; "History of the Wellington Memorial Auditorium" 20 Nov 1922; "Parking Lot to be Ready Soon" 21 Aug 1929).

Before Memorial Hall was constructed, Block 53 was occupied by a smattering of shops, including Cole Robinson Carriage Works on the north end. On the south end was city hall. The first city hall occupied a building constructed as a township hall/county courthouse in 1873. Following the completion of the 1884 courthouse, the building was converted to

serve only city offices. The building was destroyed in the 1892 tornado. In 1908, a new city hall was constructed. The building was razed in the 1970s when a new city hall was constructed at 317 S. Washington.

**Integrity:** This building retains a high degree of architectural integrity. Extant character-defining features include Beaux Arts windows, stonework, and geometric patterning. The building is classified as a contributor to the district.

**56. Service Station** **Status-Non-Contributing**
**222 N Washington AVE**
**Date of Construction:** 1953 (ESTIMATED)
**Legal Description:** Lot: 1-3 BlockNo: 53
**Current Function:** COMMERCE/TRADE: ROAD-RELATED (VEHICULAR)
**Architectural Classification:** MODERN MOVEMENT: Moderne
**Documentation:** Photo 21, Photo 26

**Description:** This rectangular service station building sets back from Washington Avenue. The building runs lengthwise from east to west. There is a large north-south running covered gas-pump bay that stretches east from near the side elevation of the building to the sidewalk. The aluminum storefront retains its 1950s appearance.

**History:** There has been a service station on this parcel since the years between 1912 and 1922. The original service station, a square building with shallow hipped roof with wide eaves, was still at this location in 1944, when it was occupied by Riege's Standard Service Station, operated by CE Riege ("Pin-ups from Wellington" 1944, 23). According to appraisal records, this station was constructed in 1953. Historical documentation suggests the building was built for Kenny's Standard Service, which occupied the lot formerly occupied by Riege Standard Service in addition to an adjacent lot to the south from 1953 until at least 1975. Kenny's Standard Service Station was the first station in town to offer "leadless" gasoline (WDN 13 Jun 1974).

**Integrity:** The building retains its appearance as a 1950s gas station. It is classified as a non-contributor to the district.

**57. Rush Motor Co/Davidson Motor Co** **Status-Non-Contributing**
**302-304 N Washington AVE**
**Date of Construction:** 1915 (ESTIMATED)
**Legal Description:** Lot: 11-12 BlockNo: 46
**Current Function:** COMMERCE/TRADE: RESTAURANT
**Architectural Classification:** LATE 19$^{TH}$ & EARLY 20$^{TH}$ CENTURY AMERICAN MOVEMENTS: Commercial Style
**Documentation:** Photo 25

**Description:** This is a modified one-part Commercial Style building with a stepped parapet. Recent modifications include the application of stucco to the exterior and installation of a pan-tile awning for the current use as a Mexican restaurant. Originally, the building would have had an appearance similar to those on the north end of the block. It would have had large square plate glass storefront windows. These windows have been enclosed with arch-topped windows.

**History:** The first building on this parcel was the Washington Avenue Skating Rink, built in 1885. An Agricultural Implements shop occupied the building from the 1890s to the 1910s. The current building was constructed as an auto

garage between 1912 and 1922. During the 1920s, it was occupied by the Sumner County Buick Company. The building served the Rush Motor Company (WDN Nov 1925) until the business moved into their new building (Hangen and Halliday) at 316 N. Washington in 1926. It was still an auto sales and service building in 1931 and 1947. In 1943, it was the HC Davidson Motor Company. 302 was Schrag's Radio and TV, renamed Oliver Radio & TV in 1973 (WDN 2 Feb 1973). The Grinder Man restaurant opened here in 1978 (WDN 7 Feb 1978). Fabiola's Mexican Restaurant, the current occupant, opened 2005 (WDN 19 Sept 2005).

**Integrity:** This building likely historically had an appearance akin to the buildings to its north. Because the building has been modified with a pan-tiled awning, arched window openings and stucco in recent years, it no longer retains the sufficient integrity to be considered a contributor to the district.

**58. Halliday and Hangen/Gibson Byler Lumber Co.** **Status-Contributing**
**306 N Washington AVE**
**Date of Construction:** 1950 (ESTIMATED)
**Legal Description:** Lot: 9-10 BlockNo: 46
**Current Function:** COMMERCE/TRADE: BUSINESS
**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style
**Documentation:** Photo 25

**Description:** This is a one-part Commercial Style building with a stepped parapet. The building is faced with blond brick. There is a storefront entry on the south end and an auto entry in the center. A simple horizontal stone or concrete band spans the width of these two openings.

**History:** In 1905, there was a smattering of dwellings on this part of the block. Between 1905 and 1912, the LE Barbour (also listed as "Barber") Lumber Company was occupying most of the block and this parcel housed their lumber storage building. LE Barbour started his lumber company ca. 1900. He sold the company to JL Halliday and Hangen in 1919. By 1931, Halliday and Hangen had expanded the building and joined it with the auto service building adjacent to the north. When Halliday died in 1953, Gibson joined the firm, which was renamed Gibson Byler Lumber Company in 1965. (WDN 13 Feb 1965; WDN 13 Feb 1965) The current facade appears to date to the 1940s or 1950s.

**Integrity:** Because the building retains its ca. 1950 appearance, it is classified as a contributor to the district.

**59-62. Hangen Halliday Building** **Status-Contributing**
**312-324 N Washington AVE**
**Date of Construction:** 1926 (ESTIMATED)
**Legal Description:** TRCT DESC: LTS 4-8 & S24.63' LT 3 BLK 46
**Current Function:** WORK IN PROGRESS: WORK IN PROGRESS
**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style
**Documentation:** Photos 25, 28, 45

**Description:** This building is divided into four nearly identical 50-foot fronts. Each of the rough red brick buildings has a stepped parapet, a lighter brick sign band, a center entrance flanked by large storefront windows. The extruded aluminum storefront windows are new. The fourth of the four storefronts is occupied by a restaurant. Unlike those in the other

buildings, this building's storefront windows have been closed in – and an awning was added. A historic photo of the storefront at 324, as occupied by the Clarkson and Startz Aircraft Company, can be found on page 54 of "Pin-ups from Wellington" (1944).

**History:** This building was constructed in 1926. The first three of the four 50-foot fronts housed auto-related businesses. The fourth, northernmost, front was split into two storefronts. Rush Motor Company moved from its location at 302-304 N. Washington into the first two storefronts (310-316) in 1926. The first of the two bays, constructed after the second bay, was 87' X 50'. The second was 120' X 50'. According to a primary source, "Together the two new buildings [would] afford the Rush Company 10,350 feet of floor space." ("Hangen-Halliday Building Rapidly Nears Completion" WDN 26 Oct 1926; "Hangen Halliday Building Very Near Completion 26 Oct 1926). 320 was the Newton-Davidson Motor Company (WDN 2 Aug 1930). In 1943, 312 was occupied by Jack Lane Motor Company. During World War II, the Clarkson and Startz Aircraft Company had plants at 324 N. Washington and across the street at 321 N. Washington. They also occupied space at 215 N. Washington. In 1953, the buildings housed the Etter and Harris Brothers Motor Company (324), Jack Lane Chevrolet-Oldsmobile (310/312), Hangen-Gibson Lumber Company (306) and HC Davidson Motor Company (302). Big Cheese Pizza, the current occupant of 324, opened in 1981 (WDN 21 Jan 1981). Clark's Auto Repair opened at 312 in 1992 (15 Jan 1992).

**Integrity:** These buildings retain a high degree of integrity. The northernmost building had an open auto bay, which was filled in when it was converted from use as an aircraft manufacturing facility. The majority of the bays, however, still retain their open storefronts. Therefore, the building is a contributor to the district.

**63. Hyten Insurance Co.** **Status-Non-Contributing**
**402 N Washington AVE**
**Date of Construction:** 1955 (DOCUMENTED)
**Legal Description:** E75' LTS 11-12 & E75' OF S16' LT 10 BLK 39
**Current Function:** COMMERCE/TRADE: PROFESSIONAL
**Architectural Classification:** MODERN MOVEMENT: Ranch Style
**Documentation:** Photos 28, 29

**Description:** This building is an example of a free-standing post-war commercial building. It is a one-story building with limestone facing and lmestone chimney-type element. The storefront is aluminum. A ribbon of aluminum windows wraps around the south end of the building. The building has a stamped metal band above the band of horizontal windows. A metal awning projects from above the storefront entrance on the front elevation. The building has a shallow front-gabled roof.

**History:** Hyten Insurance Co, now Kimball Insurance, was founded in 1938. They built this building and relocated here in 1955. Hyten was established in 1945 by Harley Hyten. The gable roof was added post-1971 (WDN 23, Aug 1971, 15 Oct 1998).

**Integrity:** Because the roofline was modified from its original flat configuration and given a gable roof sometime after 1971, the building is classified as a non-contributor. Should the roofline be restored, the building could be re-classified as a contributor.

**64. Huegel Cleaners** **Status-Non-Contributing**
**404 N Washington AVE**
**Date of Construction:** 1962 (DOCUMENTED)
**Legal Description:** LT 9 & E75' OF N9' LT 10 BLK 39
**Current Function:** COMMERCE/TRADE: SPECIALTY STORE
**Architectural Classification:** MODERN MOVEMENT: Ranch Style
**Documentation:** Photos 28, 29

**Description:** This building is an example of a free-standing post-war commercial building. The overall construction material is concrete block. The front elevation is faced with multi-colored brick. It has an aluminum storefront door and ribbon of clerestory windows. The roof is a shallow front gable. The building has a wood fascia and composition roof.

**History:** Huegel Cleaners built this building in 1962. Huegels bought the business from Seaton's, which opened in 1919 (WDN 22 Oct 1998).

**Integrity:** Because the building is less than 50 years old, it is classified as a non-contributor. When the building reaches 50 years of age, its contributing status may be re-evaluated.

**65. Residence** **Status-Non-Contributing**
**410 N Washington AVE**
**Date of Construction:** 1900 (ESTIMATED)
**Legal Description:** Lot: 7-8 BlockNo: 39
**Current Function:** DOMESTIC: SINGLE DWELLING
**Architectural Classification:** LATE VICTORIAN: Queen Anne
**Documentation:** Photo 28

**Description:** This one-story Queen Anne cottage has a composition shallow hipped roof with lower cross gables. One of the cross gables is the east-projecting gable on the front elevation. This gable has a pent roof with returns. A one-story porch wraps from the east elevation to the south. The building is sheathed in aluminum siding.

**History:** This small Queen Anne cottage was constructed between 1899 and 1905. The footprint has remained relatively unchanged since its construction.

**Integrity:** Because the building is sheathed in non-original aluminum siding, it is classified as non-contributing.

**66. Residence/Business** **Status-Contributing**
**420 N. Washington Ave.**
**Date of Construction:** 1950 (ESTIMATED)
**Legal Description:** Lot: 3-4 BlockNo: 39
**Current Function:** COMMERCE/TRADE: MEDICAL BUSINESS/OFFICE
**Architectural Classification:** MIXED; LATE 19$^{TH}$ & EARLY 20$^{TH}$ CENTURY AMERICAN MOVEMENTS: Bungalow/Craftsman
**Documentation:** Photo 30

**Description:** This building is a front-gabled free-standing office building that may have been constructed as a single-family residence. It differs from the ca. 1900 single-family residence on this lot in that it has a small shallow-gable entrance stoop in lieu of a full-width porch. It is a Minimal Traditional design with some craftsman elements such as eave brackets. The shallow eaves and shallow gable point to a post-World War II construction date. The building is clad in asbestos, a material commonly used in the 1950s.

**History:** The first building on this parcel was constructed as a single-family residence between 1899 and 1905. It was still a single-family dwelling in 1947. The present building was either built or remodeled ca. 1950 to accommodate a commercial use. The building now houses Grene Vision Group, an optometry office.

**Integrity:** Because the building retains its ca. 1950 appearance, it is classified as a contributor to the district.

**67. Residence** **Status-Contributing**
**424 N Washington AVE**
**Date of Construction:** 1910 (ESTIMATED)
**Legal Description:** Lot: 1-2 BlockNo: 39
**Current Function:** DOMESTIC: SINGLE DWELLING
**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Bungalow/Craftsman
**Documentation:** Photos 30, 43

**Description:** This one-story hipped bungalow represents a type of home design that appeared in the period between the proliferation of Queen Anne cottage design (ca. 1890-1905) and craftsman bungalows (1910s and 1920s). Like a Queen Anne cottage, the home has a hipped roof and wrap-around porch. Like a bungalow or related foursquare, the home has dormers and narrow wood clapboards. A hipped dormer pierces the roof on the front and shed dormers pierce the roof on the sides. The porch supports are neither tuscan columns often found on Queen Anne cottages nor battered supports found on craftsman designs. They are simple square posts.

**History:** The first house on this parcel pre-dated 1884. The second home was built between 1899 and 1905. The current footrpint dates to the years between 1905 and 1912. The building is still a single-family residence.

**Integrity:** This building retains its original appearance and materials. Therefore, it is classified as a contributor.

**68. Hatcher Hospital** **Status-Contributing**
**502 N Washington AVE**
**Date of Construction:** 1916/1920 (DOCUMENTED)
**Legal Description:** Lot: 11-12 BlockNo: 32
**Current Function:** GOVERNMENT: MUSEUM
**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Prairie School
**Documentation:** Photos 30, 43

**Description:** The architecture of the Hatcher Hospital helps blend it into the surrounding residential neighborhood. It is a Prairie Style design. Prairie Style architecture, generally used for residential design, proliferated between 1900 and 1920. Examples of character-defining Prairie Style features used in the hospital include bands of multiple windows, low-pitched roofs with wide overhanging eaves with exposed rafter tails, and double-hung windows with multi-pane leaded glass

upper sash. The building, first built in 1916, was expanded from two to three stories in 1920. The building was constructed of reinforced concrete faced with stucco.

**History:** The Hatcher Hospital, constructed in 1916, is an excellent early example of reinforced concrete construction. An elevator and third story were added in 1920. During the 1920s, hospital staff included founder Dr. Albert R. Hatcher and neurologist Dr. Karl A. Menninger (1893-1990). Hatcher was born in Kansas in the 1880s. In 1920, he was living in Wellington with his wife Ethel and their three children. Karl Menninger, who was on staff during the early 1920s, went on to great fame and recognition for his work in the field of Psychiatry. In 1925, Karl, his father Charles, and brother William, founded Topeka's Menninger Foundation, a well-known treatment, research and education center for psychiary. Later in his life, Karle was named by the American Psychiatric Association as "America's greatest living psychiatrist." After AR Hatcher's death, his son Dr. Albert C. Hatcher, manged the Hatcher Hospital, which continued to play a pivotal role in the community. The hospital closed in 1961. In 1965, the building was converted to its current use as the Chisholm Trail Museum.

**Integrity:** The building retains its 1920 appearance. Character-defining features include original windows. Therefore, it is classified as a contributor to the district.

**69. First Christian Church** **Status-Contributing**
**123 W 9th AVE**
**Date of Construction:** 1925/1960 (DOCUMENTED)
**Legal Description:** LTS 13-22 & W90' LTS 23-24 BLK 39
**Current Function:** RELIGION: RELIGIOUS FACILITY
**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style; Classical Revival; Beaux Arts
**Documentation:** Photos 29, 42

**Description:** Like many early twentieth-century buildings, including Wellington's Memorial Auditorium, the First Christian Church was faced with textured multi-colored brick. Like many early twentieth-century churches, the building is a standard church design. The front elevation is symmetrical. The water table is dileneated with horizontal bands of brick topped with a horizontal stone band. Single windows and pedestrian entries interrupt the water table. The front elevation is divided into three bays. The projecting center entry bay has a stair that rises the height of the water table from sidewalk level to the first floor. The entry bay is an enframed portico flanked by a tuscan column on each side. There is an entry opening on the first floor and three windows with stone sills on the second floor. A decrorative brick and stone band formes the entablature/cornice, which encircles the building. The enframed bay is topped by a stone-capped stepped parapet, with a stone sign band reading "First Christian Church." Each of the flanking side bays has a window opening on each of the top two levels. Like those on the Memorial Auditorium, these double windows have a Beaux Arts motif above and below each window. The west elevation has a regular pattern of windows openings at the water table, first and second floors. A Modern 1960 education addition, executed in matching brick, extends from the east elevation.

**History:** The First Christian Church was chartered in 1884, first meeting in a buildings building called Hickman's Hall. The congregation constructed its first building, a frame structure, in 1884. Miraculously, the frame building, located on the same parcel of the current structure, was unharmed in the 1892 tornado. In 1908, the congregation dedicated its first brick structure, a complex plan building with steep hipped roofs, lower cross gables, and a three-story tower on its southwest corner designed by renowned Wichita architect UG Charles. The 1908 building was replaced in 1925 with the completion of the current structure. The church borrowed money from a local bank to help pay for the $100,000 structure. During the depression, the congregation struggled to pay the interest payments on the loan. Like that of many churches,

the First Christian Church's membership grew after World War II. In 1960, the church dedicated a $180,000 education building. The building is still used by the First Christian Church. (http://www.fccwellingtonks.org/AboutUs.dsp)

**Integrity:** The 1960 addition was completed in a manner that did not affect the building's overall integrity. The building retains its 1925 character. Therefore, the building is classified as a contributor.

**70. Garage** **Status-Non-Contributing**
**115 W 9th AVE**
**Date of Construction:** 1980 (DOCUMENTED)
**Legal Description:** W65' 10-12 BlockNo: 39
**Current Function:** RELIGION: RELIGIOUS FACILITY
**Architectural Classification:** OTHER
**Documentation:** Photo 29

**Description:** This L-shaped building is composed of two sections, a side-gabled rectangular rear section and a front-gabled rectangular front section. The front section has a parapet on gabled roof. The gable extends to near ground level. The front elevation has a pedestrian entry. The rear section has both a pedestrian entry and garage door. The property is surrounded by a wrought iron fence with brick supports.

**History:** This building was constructed in 1980 as a utility shed and garage for the First Christian Church. It continues to serve that function.

**Integrity:** This building is classified as a non-contributor because it is less than 50 years old.

**71. Lumber Shed** **Status-Contributing**
**115 W 8th AVE**
**Date of Construction:** 1925 (ESTIMATED)
**Legal Description:**
**Current Function:** RELIGION: RELIGIOUS FACILITY
**Architectural Classification:** LATE 19$^{TH}$ & EARLY 20$^{TH}$ CENTURY AMERICAN MOVEMENTS: Commercial Style

**Description:** This one-story Commercial Style building is tile with brick facing. The front elevation has a stepped parapet with brick corbelling. On the east end of the south elevation are signs of two large openings, filled in with concrete block. The westernmost opening has a pedestrian entry and small storefront window. The easternmost opening has a window. There are no signs of openings on the western end of the front elevation. It is articulated with brick banding.

**History:** The first building on this parcel was constructed between 1886 and 1891 as a lumber shed for the Rock Island Lumber Company. The lumber company occupied the southwest corner of Block 46 until the 1930s. This building dates to ca. 1925. By 1947, Rounds and Porter Lumber Company occupied the parcel. It was the Antrim Lumber Company in 1962. The building is now used by a church.

**Integrity:** Although the building has been adapted for new use, it retains its overall integrity related to its use as a lumber shed. Therefore, it has been classified as a contributor.

**72. City Shop** **Status-Contributing**
**217 N Jefferson AVE**
**Date of Construction:** 1936 (DOCUMENTED)
**Legal Description:**
**Current Function:** GOVERNMENT: PROCESSING
**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style
**Documentation:** Photo 26

**Description:** This one-story brick Commercial Style building has a concrete floor and steel trusses. The north and south elevations have stepped parapets and window openings on the first floor. Two of the window openings on the south elevation house their original industrial steel windows. The east and west elevations have garage bays with new garage doors.

**History:** This building was constructed by the Works Progress and City of Wellington in 1936. The building housed the city water, light and street department warehouse. The building is now the city's recycling center.

**Integrity:** Despite some minor changes, this building retains its original integrity as a WPA building. Therefore, it is classified as a contributor to the district.

**73. Carnegie Library** **Status-NR-Contributing**
**121 W 7th AVE**
**Date of Construction:** 1916 (DOCUMENTED)
**Legal Description:** LTS 13-16, BLK 53
**Current Function:** GOVERNMENT: LIBRARY
**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY REVIVALS: Beaux Arts; Classical Revival
**Documentation:** Photo 22

**Description:** The Wellington Carnegie Library is a 1 ½ story symmetrical Classical Revival building with a shallow hipped clay tile roof. Architectural features include a stone water table and cheek walls, blond brick, pedimented entry with tuscan columns flanking the double entry doors, dentil molding, stone lintels, stone and brick quoining, and stone sills. A more thorough description can be found in the National Register nomination.

**History:** The Carnegie Library was constructed in 1916 with funding from the City of Wellington and Andrew Carnegie, who funded such libraries nationwide. At the time of the library's construction, City Hall was located on the parcel across the alley to the east. In the 1880s, the Cottage Hotel, built pre-1884, was located on the library parcel. Between 1886 and 1891, the hotel was replaced by the Long-Bell Lumber Company. Although its buildings were totally destroyed by the 1892 tornado, Long-Bell rebuilt and was at this location until the property was cleared for the construction of the library. The building was listed on the National Register of Historic Places in 1987. The rear addition was constructed between 1988 and 1990.

**Integrity:** The building retains a high degree of integrity. The 1987 addition meets the Secretary of the Interior's Standards and does not affect the building's overall integrity. The building is individually listed on the National Register. Therefore, it is classified as a contributor to the historic district.

**74.** **123 N Jefferson AVE** **Status-Contributing**
**Date of Construction:** 1957 (DOCUMENTED)
**Legal Description:** Lot: W69' 23-24 BlockNo: 60
**Current Function:** GOVERNMENT: GOVERNMENT OFFICE
**Architectural Classification:** MODERN: Ranch Style
**Documentation:** Photo 23

**Description:** This is one of several free-standing Modern office buildings constructed downtown in the 1950s and 1960s. The building's architectural features, which include a shallow gabled roof, wide eaves, horizontal window bands, and blond brick, are common features of ranch houses and other post-war buildings.

**History:** This building was completed in 1957. The building was built for the First Church of Christ, which also occupied an earlier building on this location. When the church outgrew the building, it was converted to an attorney's office. The building now houses the offices of Sumner County Economic Development.

**Integrity:** The building retains its 1957 appearance. Therefore, it is classified as a contributor to the historic district.

**75.** **Gambles** **Status-Contributing**
**123 W Harvey AVE**
**Date of Construction:** 1948 (DOCUMENTED)
**Legal Description:** Lot: F BlockNo: 60 SubDiv: SPICKNALS ADD B60 OT
**Current Function:** COMMERCE/TRADE: PROFESSIONAL
**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style
**Documentation:** Photo 18

**Description:** This is a simple Commercial Style building faced on the front elevation and part of the west elevation with blond brick. The building has an entrance on the right side of the storefront and a horizontal ribbon of four windows left of the entrance. There is a second ribbon of three windows on the south end of the west elevation. The building's parapet cap incorporates a sign block that reads "1948." In 1953, the building was occupied by Gambles.

**History:** This building was constructed in 1948. It is associated with the adjacent building at 121 W. Harvey.

**Integrity:** The building retains its 1948 appearance. Therefore, it is classified as a contributor to the district.

**76.** **Romig Tin Shop** **Status-Contributing**
**121 W Harvey AVE**
**Date of Construction:** 1948 (DOCUMENTED)
**Legal Description:** Lot: E BlockNo: 60, SubDiv: SPICKNALS ADD B60 OT
**Current Function:** COMMERCE/TRADE: UNKNOWN
**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style
**Documentation:** Photos 18, 32

**Description:** This Commercial Style building is very similar to the adjacent building at 123 W. Harvey. Like the adjacent building, its front elevation is faced with blond brick. The building has an entrance on the left side of the storefront and a separate aluminum storefront window right of the entrance. There is a horizontal projecting metal awning above the storefront. The building has a brick parapet cap.

**History:** Romig and Mitchell Tin Shop/Sheet Metal was at this location in 1943 and 1971. The firm had been in Wellington since 1879 (WDN 23 Aug 1971). The firm was at this location from 1905 to at least 1977 (WDN 13 Jul 1977). This building dates to 1948.

**Integrity:** The building retains its 1948 appearance. Therefore, it is classified as a contributor to the district.

**77. 117-119 W Harvey AVE** **Status-Contributing**
**Date of Construction:** 1910 (ESTIMATED)
**Legal Description:** Lot: C,D BlockNo: 60, SubDiv: SPICKNALS ADD B60 OT
**Current Function:** COMMERCE/TRADE: RESTAURANT
**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style
**Documentation:** Photos 18, 32

**Description:** This 50' Commercial Style building is divided into two storefronts divided by a central stair tower. The westernmost storefront has an entrance on the east end and a ca. 1950s aluminum storefront. A radiused awning covers the transom. A centered opening reveals the stair tower that separates the two storefronts. The easternmost storefront, ca. 1950s, has two centered entry doors. The transom is covered. A sign tops the projecting metal awning. There are five window openings with stone sills on the second floor. Three of the windows are covered. The parapet has decorative corbelling. The building matches the adjacent building at 113 W. Harvey. The principal difference between the two is that this building has not been repointed – and the building at 113 has been.

**History:** In the 1880s and 1890s, this part of Block 60 was occupied by the Methodist Church, later occupied by the Congregational Church. By 1899, the area had been subdivided for commercial development. There was an agricultural implements dealer, dental office and carpenter shop between the alley west of the Arlington Hotel and Jefferson Ave. By 1912, the block was filled in – and this building had been constructed. In 1943, the building housed Burk's Plumbing and JH Mitchell and Sons Construction Company. By 1953, JH Mitchell had changed names to EJ Mitchell Construction Company. The adjacent storefront at 119 W. Harvey housed a petroleum company in 1953. Byler real estate opened in this building in 1958 (WDN 1 Aug 1958). It now houses a Mexican restaurant and cable television office.

**Integrity:** Although the upper-story windows are covered, the window openings are still evident. Also, the storefronts retain their open appearance. Therefore, the building is classified as a contributor to the district.

**78. Wellington Daily News** **Status-Contributing**
**113 W Harvey AVE**
**Date of Construction:** 1910 (ESTIMATED)
**Legal Description:** A-B BlockNo: 60; SubDiv: SPICKNALS ADD B60 OT
**Current Function:** COMMERCE/TRADE: COMMUNICATIONS FACILITY
**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style

**Documentation:** Photos 18, 32

**Description:** This Commercial Style building is similar to the adjacent building at 117-119 W. Harvey. The building is divided into two storefronts, which have their original configurations and doors. A stair tower bay separates the two storefronts. The transom is covered. A metal awning projects from between the transom and storefront. Lettering reading "Wellington Daily News" is mounted to the awning. There are eight evenly spaced windows on the second floor with a continuous stone sill band. The parapet has decorative corbelling that matches that on the adjacent building at 117-119 W. Harvey.

**History:** Like the adjacent building to the west, this building was built between 1905 and 1912. In 1912, the Wellington Daily News occupied the building's east side. By 1931, it occupied the entire 50' front. Harry L. Woods and William R. Stotler, son of Emporia News founder Jacob Stotler, founded the Wellington Daily News in 1901. The new paper published its first edition on September 2, 1901. Before his death in 1950, second editor John Berkebile purchased fifty percent of the Wellington Daily News and the Wellington Weekly News. The other fifty percent was owned by Harry Valentine and Grace Valentine-Martyn. After a period of ownership, Berkebile sold the Daily News to the Mitchell family; Jackson Mitchell was editor. The Wellington Daily News, now owned by Liberty Group, still occupies the building. (Wellington Daily News, 2 September 1901; KC Times, 14 February 1950; KS Press Assn Memorial, 12 January 1951).

**Integrity:** Although the upper-story windows are covered, the window openings are still evident. Also, the storefronts retain their open appearance. Therefore, the building is classified as a contributor to the district.

**79. 124 W Harvey AVE** **Status-Contributing**
**Date of Construction:** 1915 (ESTIMATED)
**Legal Description:** LTS 19-20,W100' LT 21 & W80' LTS 22-24 BLK 67
**Current Function:** COMMERCE/TRADE: ROAD-RELATED (VEHICULAR)
**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style
**Documentation:** Photo 19

**Description:** Because this one-story red brick building was constructed to house an auto-related business, it has three very large storefront windows on the front elevation – and another large window opening on the west elevation. There are three overhead door openings on the west elevation. The building has a corbelled stepped parapet capped with stone.

**History:** This building was constructed between 1912 and 1922. The Newton Motor Company, founded 1922, during its early years. In 1922, the building had an office on the north end, a 25-car garage in the center, and a repair shop at the rear. In 1925, Newton Motor Company moved to 320 N. Washington (WDN 2 August 1930). In 1943 and 1947, the building housed Wellington Tractor and Implement. It was a Kroger store in 1953. Wellington's Goodyear Service re-located here in 1964 (Clipps HS); Rausch Tire, the current occupant, has been at this location since 1976 (WDN 3 Sept 1998).

**Integrity:** The building retains its character as a simple early twentieth-century Commercial Style building, including an open storefront. It is also a rare example of an early twentieth-century auto-related building that is still used for an auto-related use. Therefore, it is classified as a contributor.

**80.** **122 W Harvey AVE (aka 120 W Harvey)** **Status-Contributing**
**Date of Construction:** 1910 (ESTIMATED)
**Legal Description:**
**Current Function:** COMMERCE/TRADE: FINANCIAL INSTITUTION
**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style
**Documentation:** Photo 19

**Description:** This one-story Commercial Style building is separated into two storefronts. There are two centered entry doors, each with a storefront window to its side. The transom is covered with a shingled awning. The multi-colored rough brick building has a stepped parapet with a stone cap. It matches the adjacent building at 118 W. Harvey, with which it was historically associated.

**History:** . The newspaper reported in 1925 that WH Cortelyou's moved to 116-118 (believed to be 118-120 since 116 was built in the 1880s), after the building was completed by local contractors JH Mitchell and Son. The 50 X 100 building featured a rear balcony. Prior to moving to this location, the business had been located at 113-115 East Harvey Ave for 12 yrs. (WDN 2 Sept 1925). In 1943, the building housed the Nation Food Market. In 1947, this was part of the operation of the implement and tractor sales and service, which also occupied the adjacent building to the west (124). In 1953, Aday Pastry Shop was located here. In 1959, Gallemore Printing Company opened a new printing plant and office supply store at 120.

**Integrity:** Although a shingled awning has been added, the building retains its character as a simple early twentieth-century Commercial Style building, including an open storefront. Therefore, it is classified as a contributor.

**81.** **WH Cortelyou's** **Status-Contributing**
**118 W Harvey AVE**
**Date of Construction:** 1925 (DOCUMENTED)
**Legal Description:** B NE COR LT 20 TH W40',N25',W20',N75',E20',S68',E12',S11',E28',S21' TO POB BLK67
**Current Function:** COMMERCE/TRADE: SPECIALTY STORE
**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style
**Documentation:** Photo 19

**Description:** This simple one-story Commercial Style building has a storefront with an off-centered entrance. The storefront follows its original configuration. The transom is covered. The multi-colored rough brick building has a stepped parapet with a stone cap. The building matches the adjacent building at 120 W. Harvey, with which it was historically associated.

**History:** This building is associated with the adjacent building at 120 W Harvey. WH Cortelyou's moved to 116-118 in 1925, after the building was completed by local contractors JH Mitchell and Son. The 50 X 100 building featured a rear balcony. Prior to moving to 118 W. Harvey, the business had been located at 113-115 East Harvey Ave for 12 yrs. (WDN 2 Sept 1925). In 1943, Seeger Shoe Repair was located here. By that time, Cortelyou Furniture had moved to 112 S. Washington. In 1953, Davis Electric Company was in the building. Redwood Studio opened here in 1981 (31 Jul 1981).

**Integrity:** The building retains its character as a simple early twentieth-century Commercial Style building, including an open storefront. Therefore, it is classified as a contributor.

**82. Post Office/Telephone Exchange** **Status-Contributing**
**114-116 W Harvey AVE**
**Date of Construction:** 1885 (DOCUMENTED)
**Legal Description:** BEG NE COR LT24 TH S79',W281',N11',W12',N68',E40' TO POB B 67
**Current Function:** COMMERCE/TRADE: SPECIALTY STORE
**Architectural Classification:** LATE VICTORIAN: Italianate
**Documentation:** Photos 19, 47

**Description:** This building is a quintessential 1880s Italianate building. A central stair tower bisects the building's two storefronts. Although both storefronts have been modified over time, they follow the pattern established by the original cast-iron storefront, which is still visible. The transom is covered. A dentilled band separates the first and second floors. There are four tall narrow windows with hood molds and stone sills on the second floor. The windows are partially closed in. A painted metal cornice tops the building. A photo of the original storefront and transom of 114 W. Harvey Ave can be found on page 12 of "Pin-ups from Wellington" (1944).

**History:** This Italianate building was built between 1884 and 1886. In 1884, the Chicago Lumber Company occupied the northwest of Block 67 (in addition to the northeast corner of Block 66). By 1886, the lumber company had vacated this part of its operation and the downtown commercial district was expanding east and west along Harvey Avenue. The building served offices and the post office in 1886. There was a telephone exchange on the second floor from the 1920s through 1940s. In 1943, the building housed the Southwestern Bell Telephone Company. Southwestern Bell had left the building by 1953, when 114 was vacant. Shu-Den opened here in 1976 (WDN 4 Feb 1976).

**Integrity:** The building retains the character-defining features of the Italianate Style, including a prominent cornice and narrow double-hung windows with hood molds. The building is classified as a contributor to the district.

**83. Graff Building** **Status-Contributing**
**110 W Harvey AVE (also known as 112 W Harvey AVE)**
**Date of Construction:** 1915 (ESTIMATED)
**Legal Description:** W36' LT 1 & N3' LT 2 BLK 67
**Current Function:** COMMERCE/TRADE: SPECIALTY STORE
**Architectural Classification:** LATE 19$^{TH}$ & EARLY 20$^{TH}$ CENTURY REVIVALS: Beaux Arts
**Documentation:** Photos 19, 47

**Description:** This two-story Beaux Arts building has a high degree of architectural integrity. A central stair bay bisects its two storefronts. Both storefronts have recessed entries. The transom, which articulates the storefront windows and doors, is filled with prismatic glass. There are three window openings on the second floor. The central window opening houses a triple window with stone sill and arched lintel. The center window is flanked by two rectangular windows with stone sills and transoms. The building's west elevation faces the alley. It has a wrap-around storefront, a window and pedestrian entry on the first floor and three window openings on the second floor. Side-elevation windows have brick sills. The roofline has a corbelled stepped parapet with a sign band that reads "Smith's."

**History:** This building was constructed between 1912 and 1922 by the Smiths, who operated their clothing store in the marble block to the east. The building has always been divided into two storefronts. A barber was located here in 1922. In 1943, it was the Vogue Hat Shop. Grace Collins' abstract office was temporarily located here in 1935 before her new building at 119 N. Washington was completed (WDN 2 Oct 1937). The storefront was vacant in 1953. Midwest Hearing Aids opened here in 2006 (WDN 9 Apr 2006).

**Integrity:** The building retains its ca. 1915 character. Original features include prismatic glass transom, storefront configuration, and double-hung windows. Therefore, it is classified as a contributor to the district.

**84. Edwin Smith House** **Status – NR - Contributing**
**114 S Jefferson**
**Date of Construction:** 1925 (DOCUMENTED)
**Legal Description:** Lot: 6-9 BlockNo: 66
**Current Function:** WORK IN PROGRESS: WORK IN PROGRESS
**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY REVIVALS: Mission/Spanish Colonial Revival
**Documentation:** Photo 54

**Description:** The Edwin Smith House is a 1 ½ story single-family Spanish Colonial Revival residence with a clay tile roof, stucco exterior, and steel casement windows. The building has an ornate interior, replete with elaborate murals. The property was individually listed on the National Register of Historic Places in 2004. A more complete description and history can be found in the nomination.

**History:** The Edwin Smith House, also known as the "Pink House" was designed in the Spanish Colonial Revival Style by the Wichita architectural firm of Charles, Ellis and Co. Edwin Smith was the proprietor of the Smith Department Store.

**Integrity:** The Smith House is individually listed on the National Register of Historic Places and contributes to the district.

**85. First Baptist Church** **Status-Contributing**
**116 W Lincoln AVE**
**Date of Construction:** 1918 (DOCUMENTED)
**Legal Description:** Lot: 10-12 BlockNo: 66
**Current Function:** RELIGION: RELIGIOUS FACILITY
**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style; Classical Revival; Beaux Arts
**Documentation:** Photos 12, 54

**Description:** This brick Classical Revival building is very similar in design to Wellington's 1925 First Christian Church. Both buildings were built from standard church plans developed by church architects. Many denominations printed standard church plans as guides for congregations. This three-story multi-colored brick building has a brick water table capped by a limestone band.

**History:** The First Baptist Church was built in 1918 at a cost of $30,000 from plans by Kansas City Architect Ernest O. Brostrom (1888-1969, also cited as "Bronstrom"). Brostrom was a native of Sweden whose family immigrated to Iowa when he was nine. Although he received no formal architectural training, his self-taught skills helped land him a job at a Sioux City architecture firm. In 1907, the firm transferred him to Kansas City to manage its office there. Fittingly, Brostrom's first Kansas City contract was the design of the Swedish Evangelical Church. Churches soon became his specialty. In 1919, he published a book of standard church plans. By 1920, he had designed 52 churches in the region, including the Wellington Baptist Church. (Susan Ford, "Ernest O. Brostrom," Kansas City Public Library local history project, http://www.kclibrary.org/localhistory/media.cfm?mediaID=34786) Brostrom designed the sanctuary to seat 800

congregants. The basement was designed to house social rooms and a gym. The congregation of the Baptist Church still meets in the building.

**Integrity:** The building retains its 1918 appearance. Character-defining features include historic windows and stonework. Therefore the building is classified as a contributor.

**86. Elk's Lodge** **Status-Contributing**
**202 S Jefferson AVE**
**Date of Construction:** 1948 (DOCUMENTED)
**Legal Description:** Lot: 1-3 & E21' 4 BlockNo: 75
**Current Function:** RECREATION AND CULTURE: SPORTS FACILITY
**Architectural Classification:** MODERN MOVEMENT: International Style
**Documentation:** Photo 12

**Description:** This two-story rectangular free-standing blond brick building is a unique example of a post-war fraternal organization. Character-defining features include rectangular shape, flat roof, corner windows, and structural glass block windows. The building also has a stylized entrance on its northeast corner.

**History:** This building was constructed in 1948 by the Elk's. Before constructing this building, the Elk's had their lodge in a large Queen Anne home, also in this location. Between 1962 and 1964, the Elk's relocated to another building on the north end of town. The building is now a recreation center. The Benevolent and Protective Order of Elks, established in New York in 1868, grew out of an actors' social drinking club known as the Jolly Corks. Today it is one of the world's largest fraternal organizations. The Elks sponsor veteran's services and various youth activities. (http://www.elks.org/)

**Integrity:** This is the only International Style building in the district. Character-defining features include rectangular shape, flat roof, corner windows, and structural glass block windows. Therefore, the building is a contributor.

**87. American Legion** **Status-Contributing**
**124 W Lincoln AVE**
**Date of Construction:** ca. 1888/1938 (DOCUMENTED)
**Legal Description:** Lot: 10-12 BlockNo: 74
**Current Function:** SOCIAL: ORGANIZATIONAL
**Architectural Classification:** MODERN MOVEMENT: Art Deco
**Documentation:** Photos 11, 14, 52, 53

**Description:** This is a one-story multi-colored rough brick building with brick pilasters dividing its bays. The building has a symmetrical front, divided into three bays. The entrance is enframed with geometric stonework, with brickwork inside. The entrance bay is flanked with window openings filled with structural glass block. The side, west elevation is divided by pilasters into nine bays. The second through ninth bay have small window openings in the water table and larger window openings above, four of them filled with structural glass block. The third through ninth bays are taller than the first two bays.

**History:** This structure was originally built between 1886 and 1891 for an agricultural implements shop. The ag implements shop was here in 1899 and 1905. The building was storage in 1912. In 1922 and 1931, it was an auto shop. The building was re-made in 1938 as a community and legion hall. The $30,000 construction was funded in part with

WPA funds secured with help from the city (WDN 23 Aug 1971, Centenial Ed). The American Legion was founded in March 1919 by the American Expeditionary Force. Congress chartered the organization in September 1919. By 1931, the American Legion served more than 1 million veterans nationwide. The legion is known for a number of programs, including its high school baseball program, started in 1925, and its educational "Boys State" program, first started in 1935. At the time Wellington's American Legion building was completed, most American veterans were veterans of World War I. (American Legion History, http://www.legion.org/?section=our_legion&subsection=ol_history&content=ol_history)

**Integrity:** The building retains its 1938 Art Deco appearance. Therefore, it is classified as a contributor to the district.

**88. Wholesale Market/Bowling Alley** **Status-Contributing**
**116-118 W Lincoln AVE**
**Date of Construction:** 1915 (ESTIMATED)
**Legal Description:** BEG NW COR LT 9 TH E40.1',S130',W40.1',N130' TO POB BLK 74
**Current Function:** RECREATION AND CULTURE: SPORTS FACILITY
**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style
**Documentation:** Photos 11, 52

**Description:** This is a simple one-story multi-colored rough brick Commercial Style building. The front elevation faces north toward Lincoln Avenue. The side elevation is finished and remains exposed to an open lot between this building and the adjacent building to the north. There are two windows openings, one on each side of a central pedestrian door, have stone sills and brickwork lintels. There is a decorative parapet. The roofline has been given a new slope that is not visible from the front elevation.

**History:** This building was built between 1912 and 1922. In 1922 it was a wholesale fruit and vegetables market. In 1912, the adjacent building at 114 had been a wholesale grocery until it was converted to a movie theater. By 1943, the building had been converted to a bowling alley, Play-Mor Bowling. By 1962, the bowling alley had closed. The building is now a gym.

**Integrity:** The building retains its historic appearance and is classified as a contributor to the district.

**89. Regent Theater** **Status-Non-Contributing**
**114 W Lincoln AVE**
**Date of Construction:** 1900/1915 (ESTIMATED)
**Legal Description:** BEG 15"W NE COR LT 6 TH S100',E.33',S30',W59.9',N130',E58.6'TO POB BLK 74
**Current Function:** RECREATION AND CULTURE: THEATER
**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN REVIVALS: Mission/Spanish Colonial Revival
**Documentation:** Photos 19, 52

**Description:** The building is a one-story theater with a Spanish Colonial-Revival roofline. Its exterior, likely historically stucco and terra cotta, is sheathed by board and batten wood. The original windows on the first floor and parapet are intact and exposed. A historic neon theater sign projects from above the center entry on the front elevation. The entrance has been partially bricked in.

**History:** This building was originally constructed between 1899 and 1905 as a skating rink. By 1912, it was a wholesale grocery. Between 1912 and 1922, the building had been converted to the Regent Theater. Although the architect of the theater could not be documented, the Spanish Colonial Revival design may have been the work of the Boller Brothers, well-known theater designers who designed Wellington's Memorial Auditorium in 1919. Between ca. 1930 and 1960, Fox Midwest Theatres operated the Regent. Since that time, the theater has been operated by a series of individual owners. Dewey Utterback bought it, then sold it to the Bramsons in 1960 (WDN 1 Sep 1960). In 1969, Paul Corey bought it from James Brakeall (WDN 10 Sep 1970). In 1994, Fikes bought the theater from Ken Brown who had bought the theater before 1981 (WDN 7 Oct 1994). Kevin and Brandi Beggs bought the theater in 2003 (20 Oct 2003).

**Integrity:** The building is a one-story theater with a Spanish Colonial-Revival roofline and is covered by board and batten wood. The original windows on the first floor and parapet are intact and exposed. The historic sign is intact. The building is classified as a non-contributor because the original historic exterior materials are obscured with wood. The building could be re-classified as contributing if the wood front was removed, exposing historic exterior features.

**90. Undertaker/Furniture** **Status-Non-Contributing**
**112 W Lincoln AVE**
**Date of Construction:** 1910 (ESTIMATED)
**Legal Description:** B NE COR LT C B 74 TH S80',W125',N30',W.33',N100',E26.25',S50',E100' TO POB BLK 74
**Current Function:** COMMERCE/TRADE: SPECIALTY STORE
**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style
**Documentation:** Photos 11, 52

**Description:** This is a two-story stuccoed Commercial Style building. The storefront and transom has been enclosed with wood, leaving only a small pedestrian door in the center. The second level is divided into two bays, each with two windows.

**History:** This building was constructed between 1905 and 1912. In 1912, the first-floor storefronts were vacant and the second story was a furniture warehouse. In the 1920s, 1930s and 1940s, the building was a funeral home. It was Deweese Funeral Home in 1943. Prior to 1928, the furniture/undertaker business was known as Deweese and Hitchcock. RW Hitchcock auctioned off his stock and left the business in 1928, publically stating the following: "It will probably not come as a surprise to many of you, after the court decision recently rendered against me, to get this announcement that I am soon to bring this business to a close." The building is now used as a furniture warehouse. (WDN 22 Feb 1929; WDN 5 May 1928)

**Integrity:** Because the storefront is enclosed, the building is classified as a contributor to the district. Should these changes be reversed and a compatible storefront be installed, the building may be re-classified as a contributor.

**91. 110 E Lincoln AVE** **Status-Non-Contributing**
**Date of Construction:** 1915 (ESTIMATED)
**Legal Description:** Lot 8, BLK 73
**Current Function:** UNKNOWN: UNKNOWN
**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style
**Documentation:** Photo 15

**Description:** This is a modified brick Commercial Style building. The storefront and transom are filled in with wood. There is an entrance door on the left side and window on the right side. Like the adjacent related buidling at 112 E. Lincoln, the building has a corbelled parapet.

**History:** This building is associated with the adjacent building at 112 E. Lincoln. There have been commercial buildings at these two locations since before 1884. The current buildings date to between 1912 and 1922. In 1922, both buildings were occupied by a battery charging business. In 1943, Ivie's Produce was located here.

**Integrity:** The building is classified as a non-contributor because the storefront has been enclosed with new materials. Should these changes be reversed, the building may be classified as a contributor.

**92. 112 E Lincoln AVE** **Status-Non-Contributing**
**Date of Construction:** 1915 (ESTIMATED)
**Legal Description:** Lot: 7 BlockNo: 73
**Current Function:** COMMERCE/TRADE: WAREHOUSE
**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style
**Documentation:** Photo 15

**Description:** This is a modified one-story painted brick Commercial Style building. The storefront is filled in with geometric-patterned concrete block – interrupted by a pedestrian door on the right side and a triple window on the left side. The building has a corbelled parapet.

**History:** This building is associated with the adjacent building at 110 E. Lincoln. There have been commercial buildings at these two locations since before 1884. The current buildings date to between 1912 and 1922. In 1922, both buildings were occupied by a battery charging business. In the 1930s and 1940s, Spence Tire and Bowman Auto repair were located here.

**Integrity:** The building is classified as a non-contributor because the storefront has been enclosed with new materials. Should these changes be reversed, the building may be classified as a contributor.

**93. GAR Hall/Agricultural Implements** **Status-Contributing**
**114-116 E Lincoln AVE**
**Date of Construction:** 1885 (DOCUMENTED)
**Legal Description:** Lot: 5 & 6 BlockNo: 73
**Current Function:** COMMERCE/TRADE: RESTAURANT
**Architectural Classification:** LATE VICTORIAN: Italianate
**Documentation:** Photos 15, 50

**Description:** This building is a two-story brick Italianate building. Historically, the two storefronts were bisected by a central stair tower. Today, there is a unified bricked in storefront with two entry doors in the center and two small windows piercing the brick on either side of the doors. The transom is covered with an angled awning covered with composition shingles. There are six tall narrow windows on the second floor, three dilineating each of the two storefronts. The segmental arch windows have stone sills and are topped with decorative hood molds. The building is missing its cornice.

**History:** This building was constructed in 1885. In 1886, 114 was a bakery and 116 was a wagon shop. In 1891, 1899, 1905. The building was expanded to the alley with a concrete block addition between 1905 and 1912, when the building was an implements shop. In 1891, 1899 and 1905, there was a GAR Hall on the west side of the second floor. In 1943, the building housed Higgins Machine Schop and Tryon Imports.

**Integrity:** The storefront has been enclosed, upper-story windows have been covered, and the cornice is missing. Still, the building retains its overall character as an Italianate building. Intact character-defining features include tall narrow windows with hood molds. The building is classified as a contributor.

**94. Feed Store** **Status-Non-Contributing**
**118 E Lincoln AVE**
**Date of Construction:** 1910 (ESTIMATED)
**Legal Description:** Lot: 4 BlockNo: 73
**Current Function:** COMMERCE/TRADE: SPECIALTY STORE
**Architectural Classification:** OTHER
**Documentation:** Photos 15, 50

**Description:** This storefront has been significantly modified over the years. The storefront has a centered entry door surrounded by gray brick. The door is flanked on both sides by window openings. The area above the simple storefront windows, at the parapet and transom levels, is covered with vertical metal panels.

**History:** There was a 1 ½-story agricultural implements shop here in the 1880s. By 1891, the building on this parcel was a one-story coal shed. It was a milk receiving station in 1905. The building was vacant in 1912. By 1922, it was a feed store. It was still a feed store, Newell Feed Store, in 1943 and 1953. James Craig opened a legal practice in this location in 1993 (WDN 14 Dec 1993). American Family Insurance opened here in 1995 (WDN 20 Apr 1995). The current storefront likely dates to the 1990s.

**Integrity:** Because the storefront and parapet have been closed in with new materials, this building is classified as a non-contributor. Should these changes be reversed and the historic character underneath be intact, the building may be re-classified as a contributor.

**95. Tin Shop** **Status-Non-Contributing**
**120 E Lincoln AVE**
**Date of Construction:** 1925 (ESTIMATED)
**Legal Description:** Lot: 3 BlockNo: 73
**Current Function:** COMMERCE/TRADE: ROAD-RELATED (VEHICULAR)
**Architectural Classification:** LATE 19$^{TH}$ & EARLY 20$^{TH}$ CENTURY AMERICAN MOVEMENTS: Commercial Style
**Documentation:** Photos 15, 50

**Description:** This 25' front has been split into two storefronts since the 1940s. It is a brick Commercial Style building with two filled-in openings that appear to have housed either overhead doors storefronts that extended to the sidewalk level. The transoms and part of the storefront windows are filled. Both storefronts have residential-style doors. The windows on the right storefront is filled in a manner that creates the appearance of two arched windows.

**History:** There was a small office building on this parcel, part of an agricultural implements and coal business, in the 1880s. By 1891, the lot was vacant. Another small office building was on the parcel by 1899. The building had been converted to a small dwelling by 1899. The building was used as a dwelling until the 1920s. By 1931, there was a tin shop at this location. In 1943, it was Washburn Sheet metal. The tin shop was still in business in 1947. The building was split into two small storefronts. VJ Miller Real Estate and Phipps Taxi Service was here in 1953. Kansas Exteriors opened at 120 1/2 in 1985 (WDN 29 May 1985). Part of the building is now vacant and the other part is a detail shop.

**Integrity:** Because the storefronts have been closed in with new materials, this building is classified as a non-contributor. Should these changes be reversed, the building may be re-classified as a contributor.

**96. 122 E Lincoln AVE** **Status-Non-Contributing**
**Date of Construction:** 1925 (ESTIMATED)
**Legal Description:** LT 2 EX S36' OF E9' BLK 73
**Current Function:** COMMERCE/TRADE: MEDICAL BUSINESS/OFFICE
**Architectural Classification:** OTHER
**Documentation:** Photos 15, 50

**Description:** This small storefront has been recently remodeled, the storefronts partially closed in. A centered pedestrian entrance is topped with a half-round awning. The sign board in the parapet reads "Erickson & Gill Dentistry." The building has been refaced with EIFS or Shotcrete. A photo of the building's historic storefront can be seen on page 4 of "Pin-ups from Wellington" (1944).

**History:** This building and the adjacent building at 124 were built between 1922 and 1931 of hollow clay tile. In 1931, the building housed a veterinarian's office. In 1943, the Rural Electric Administration was located here. The building was still an electrical service company in 1947. By 1953, it was the location of Hatton and Hatton. The current façade dates to ca. 2000.

**Integrity:** Because the building's historic front is obscured with a metal façade, it is classified as a non-contributor. Should the façade be removed and the building's historic storefront be intact, the building may be re-classified as a contributor.

**97. 124 E Lincoln AVE** **Status-Non-Contributing**
**Date of Construction:** 1925/1960 (ESTIMATED)
**Legal Description:** Lot: 1 EX S36' BlockNo: 73
**Current Function:** COMMERCE/TRADE: PROFESSIONAL
**Architectural Classification:** OTHER
**Documentation:** Photos 15, 50

**Description:** This building has a bricked-in kick plate with a narrow band of windows stretching west from the entrance on the east end. The parapet level has a yellow-clad metal facing. The façade is enframed in metal.

**History:** This building and the adjacent building at 122 were built between 1922 and 1931 of hollow clay tile. In 1943, the building housed the Stone Taxi Company. It was Covington Implement Company in 1953. The current façade dates to ca. 1960.

**Integrity:** Because the building's historic front is obscured with a metal façade, it is classified as a non-contributor. Should the façade be removed and the building's historic storefront be intact, the building may be re-classified as a contributor.

**98. Residence** **Status-Contributing**
**210 S C ST**
**Date of Construction:** 1930 (ESTIMATED)
**Legal Description:** S36' LT 1 & S36' OF E9' LT 2 BLK 73
**Current Function:** DOMESTIC: SINGLE DWELLING
**Architectural Classification:** MODERN MOVEMENT: Ranch Style; LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Bungalow/Craftsman

**Description:** This home is a rectangular stucco side-gabled Minimal Traditional home with a Tudor cottage entrance. Two pairs of double-hung windows flank the centered entrance.

**History:** This house was built ca. 1930 as a single-family residence. It is still a single-family residence.

**Integrity:** Because the building retains its original appearance, it is classified as a contributor.

**99. Ice Plant** **Status-Contributing**
**123 E 4th AVE**
**Date of Construction:** 1935 (ESTIMATED)
**Legal Description:** Lot: 19-22 BlockNo: 73
**Current Function:** COMMERCE/TRADE: PROFESSIONAL
**Architectural Classification:** MODERN MOVEMENT: Art Deco
**Documentation:** Photos 8, 31

**Description:** This free-standing one-story blond brick rectangular building has Art Deco detailing, including geometric brickwork. The water table is brown brick. The building's front faces south. There are two large window openings on the west end of the south elevation. There is a pedestrian door just east of the two large windows. A vertical bay lies east of the pedestrian entry. There is a covered dock east of the vertical tower.

**History:** This building was built between 1931 and 1947 to house an artificial ice plant. In the nineteenth century, ice was acquired only from frozen lakes and rivers – and stored in blocks in naturally cool places, like cellars. In the early twentieth century, new industrial processes allowed for the artificial ice production. Water was placed in heavy sheet metal containers and submerged in salt brine tanks. The tanks were cooled to freezing temperatures and sheets of ice scored. The process was perfected in warm climes – like Texas, where icehouses became cultural centers. Texas citizens often congregated at these air-conditioned facilities for chilled pop and beer. Artificial ice was essential in home refrigeration (iceboxes) before affordable electrical appliances were available in the 1920s. Dining services for passenger rail lines, such as Fred Harvey Houses, were also liberal consumers of artificial ice. The building is an excellent example of Art Deco Style/Art Moderne architecture. During the 1880s and 1890s, FE Waite operated an ice plant east of this parcel on the northeast corner of 4th and C Street. The building was badly damaged in the 1892 tornado and demolished between 1899 and 1905 and replaced with a dwelling (Sumner County Standard 9 Jun 1892). During the late nineteenth and early twentieth centuries, the site of the current ice plant building was occupied by a livery stable. Between 1912 and

1922, a new building was built to house a stock feeding and sale barns. Most of the stock buildings had been demolished by 1931.

**Integrity:** Although the windows have been replaced, the building retains sufficient integrity to be classified as a contributor to a historic district.

**Statement of Significance**

Introduction
This section is intended to provide a historic context of the growth and development of downtown Wellington. The Downtown Wellington Historic District is being nominated to the National Register of Historic Places under Criterion A for its association with the commerce and growth and development of Wellington (pop. 8411), Sumner County, Kansas and under Criterion C as a collection of buildings representing a wide range of commercial architectural styles from vernacular two-part commercial blocks to 1950s modern designs.

Early Settlement
In 1867, the Kansas legislature divided the southwest part of the state into counties. Like nearby Sedgwick County, Sumner County had been occupied by the Osage Indians as part of a 30-mile wide reservation. The county was first legally opened to white settlement in 1870, after the US government removed the Indians to Indian Territory. In February 1871, Governor Harvey signed a proclamation creating a provisional Sumner county government and naming as county seat a paper town called Meridian (on the 6th principal Meridian).[1] Belle Plaine received the largest number of votes in the first county seat election – but lacked the majority vote needed to achieve county seat designation. Belle Plaine would later compete with Caldwell, Oxford, Sumner City, and Wellington for the honor.

The Wellington Town Company was organized on June 2, 1871 by pioneers RA Davis, CR Godfrey, AA Jordan, JP McCulloch, JS McMahan, LK Myers, AN Randall and PA Wood, who founded a town company to settle the new county. The group made the ten-day journey from Paola, Kansas in Prairie Schooners to the site they had located two months earlier. Captain LK Myers, surveyed the town, creating 60'-wide streets and 100'-wide avenues, Washington, Jefferson, Harvey and Lincoln. According to local legend, Englishman RA (Tex) Davis, an admirer of the famous Duke, named the town "Wellington."[2]

As soon as the pioneers sited the town, they began to establish businesses. Early merchants offered wares obtained in nearby Wichita, which by then boasted a population of 300. Although most residents and merchants continued to live in and operate out of tents and wagons in the early months, some managed to construct wood-frame or log buildings during the first construction season.[3] AW Shearman, Wellington's first merchant, constructed the town's first commercial structure. Shearman moved to Wellington from Wichita, where he operated a general store with his brother. He constructed the store of lumber from Emporia, Kansas, which was then the terminus of the Santa Fe Railroad. The building, in Block 73, "was rushed up in crude pioneer fashion, the goods were piled in promiscuously as fast as the freighters' wagons brought them in from the distant wholesale points, and the energetic proprietors commenced dealing them out to their waiting patrons while work on the building was still in progress.[4] As the first permanent structure, this building was also used for the town's first religious services.[5]

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[1] "Sumner County – This Year Completes Half Century of History," Kansas State Historical Society, Sumner County Clippings, v. 2, 1-5; Wellington Monitor-Press, 1921, 50th Anniversary Edition.
[2] "Wellington," William Cutler, History of the State of Kansas (Chicago: A.T. Andreas, 1883). "An Englishman Named 'Tex' Gave Wellington Its Name." Wellington Daily News 1 April 1967.
[3] "How We Founded a Town: The Story of the First Days of Wellington, KS. Told by One of the Town-Siters – How I Got the County Seat." Kansas City Star 18 February 1900, Sumner County Clippings v.1.
[4] "First Building in Wellington: Shearman Bros. Store, Occupied April 15, 1871, Seems Entitled to That Honor." Sumner County Clippings, v. 2, 8-9, Wellington Monitor Press 1921, 50th Anniversary Edition.
[5] Cutler, History of the State of Kansas.

Unlike Shearman, most early merchants constructed their first buildings not from lumber but from cottonwood logs, the most readily available local building material.[6] Examples of log commercial buildings included Clark Godfrey's drug store, a 20' X 30' structure near Shearman's building.[7] Godfrey was born in New York about 1830. In 1870, he was an agricultural implements dealer in Paola (1870 census). It is unclear if he ever received formal training as a pharmacist, the profession Godfrey pursued in Wellington.

By September, 1871, Wellington was home to about 50 residents who had constructed a smattering of other wood-frame and log structures. Although the majority of residents were still living in tents or wagons, they were beginning to construct a few homes. Surveyor LK Myers built a log house in Block 74 or 81. AN Randall constructed a 24' X 40' frame shoe store in Block 68. RA Davis built a 24' X 30' 1 ½ story frame house on the northwest corner of Jefferson and Lincoln in Block 66. Originally, the house served as a residence for two families. Later, it was used for county offices and courts. There were two early hotels – one commissioned by AD Rosencrans, another by Charles Bates. The Rosencrans Hotel, a 30' X 40' 1 ½ story frame building, stood in Block 73. The Bates Hotel was in Block 68.

Like the masonry storefronts that replaced them, the crude wood-frame structures could serve a variety of business types during the years following their construction. In 1872, Pioneer merchant Horace (Harry) Andrews, remodeled a barbershop on the corner of Harvey and Washington for his Blue Front Grocery, which included the stock from his store in Cherryvale. When he moved from the small building, he changed the name to Bee Hive Grocery, a business he operated into the 1920s.[8]

Early Wellington merchants played an essential role in ensuring the town's future success. Before railroads enticed farmers to the county, the city's economic livelihood relied upon Chisholm Trail-related trade. Established by Jesse Chisholm as an Indian trading route in 1865, the trail brought cattle north from Texas through Caldwell, Wichita, Newton and Abilene. To divert drovers away from the competing community of Sumner City, Wellington boosters plowed a path from the state line to Wellington.[9] By rerouting business from competing cities, Wellington helped ensure its designation as county seat.

Wellington's struggle for county seat designation was bitter. The town failed to receive the necessary majority of votes in the first county-seat election on September 26, 1871.[10] However, since no community received a majority of the votes, the decision was postponed. The second vote, on November 10, was also indecisive. On December 21, 1871, the County Commissioners named Wellington the temporary county seat.[11] They called another election for January 29, 1872.[12] When the county commissioners met to count the votes, acting commissioner RW Stevenson objected to the results and commissioner AD Rosencrans resigned in protest.[13] By the third election on March 26, 1872, Wellington had

[6] "Wellington's First Business Firms." Wellington Monitor-Press 18 March 1946.
[7] "First Building in Wellington: Shearman Bros. Store, Occupied April 15, 1871, Seems Entitled to That Honor." Sumner County Clippings, v. 2, 8-9, Wellington Monitor-Press 1921, 50th Anniversary Edition.
[8] "Harry Andrews Early on the Job: Good Staying Qualities Have Made Him Wellington's Oldest Merchant." CLipps v. 2, 29-31, Wellington Monitor-Press 1921, 50th Anniversary Edition.
[9] "Wellington Was Made – Not Born Through Trickery of Pioneers." The Wellington News 29 April 1941.
[10] Cutler, History of the State of Kansas.
[11] ibid.
[12] ibid.
[13] ibid.

won the greatest number of votes, with 398 votes to Oxford's 297. Wellington beat Oxford 571 to 426 in a run-off vote held on April 9, 1872.[14]

As in most county seat wars, there were dissenters who petitioned the courts to rule against Wellington. Despite a judge's ruling in favor of Wellington, the dissent forced the town to take swift action to secure its place as county seat. By this time, in light of the nationwide Panic of 1873, the stakes were high. After the judge's ruling, civic leaders moved a small frame "courthouse" building from Meridian to Wellington's North Washington Avenue. In 1873, Wellington citizens voted to issue $5000 in bonds to construct a township hall. By authorizing funding for a building that could be leased to the county for offices without a county-wide vote, Wellington citizens were able to tighten their community's hold as county seat. Wellington citizens used the front-gabled two-story building that resembled a school, as a church and meeting hall. Located on the northwest corner of 7th and Washington, it was first occupied August 29, 1874. Like the courthouse moved from Meridian, the township hall was destroyed in the 1892 tornado. In 1878, the county replaced its timber calaboose with a $6000 brick jail building. The jail was condemned and demolished ca. 1899 when it was replaced with a new jail and sheriff's residence.[15] Wellington's county-seat status attracted business firms from other communities in the region. Among the pioneer merchants who moved from competing cities was JC Smith. Smith established his boots/shoes business in Sumner City. In April 1872, after Sumner City lost its county seat bid, Smith put his building on wheels and moved it to Wellington.[16]

Despite a nationwide economic panic, Wellington's early businesses thrived. Stipp and Company, which opened its general store in 1872, was grossing $40,000 per year in sales by 1875.[17] In the mid-1870s, merchants began replacing the early wood-frame and log structures with permanent masonry structures. Pioneer PA Wood's son John Wood, who had established the county's only bank in late 1873, led the way. According to one primary account, John Wood's 22X50 brick building on the corner of 7th and Washington in 1874 was "the first brick structure south and west of the Arkansas." Like many early brick buildings, the brick was manufactured locally.[18]

The Railroad and Agricultural Dominance

County seat status drew more businesses and more residents which in turn attracted the attention of railroads. Between 1875 and 1880, the town's population grew from 528 to 2215. In one day in 1876, ten new families arrived from Illinois and Ohio.[19] In 1877, Illinois entrepreneur JB Moore announced plans to move his flour mill to Wellington. After the mill's arrival in Wichita in May, 1877, boosters floated it downriver to Wellington. The building that housed the city's first industry was enclosed by August 9, 1877.[20]

After 1879, Wellington businesses would no longer have to transport goods downriver or over land. In 1879, the Atchison, Topeka, Santa Fe Railroad extended its southern spur line from Wichita to both Wellington and Winfield. When the first train arrived from Wichita on September 9, 1879, the depot had not yet been completed.[21] However, the announcement

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[14] ibid.
[15] "County's Court House, Old and New – Present Court Buildings." Clippings, v. 2, 15-19, Wellington Monitor-Press 1921, 50th Anniversary Edition.
[16] "J.C. Smith, Old Settler of 1870." Sumner Co Clippings, v. 2, 7-8 Wellington Monitor-Press 1921, 50th Anniversary Edition.
[17] "Wellington's First Business Firms." Wellington Monitor-Press 18 March 1946.
[18] Cutler, History of Kansas.
[19] "Many New Settlers Arrive in 1876." Wellington Monitor-Press 25 March 1946.
[20] "Wellington Historical Sketches: Flouring Mill Was Wellington's First Industry in 1877." Wellington Monitor-Press 25 Jun 1956.
[21] Beacon, 8 Jan 1879; 17 Sep 1879.

that Santa Fe would serve Wellington sparked a construction boom. In the eight months between March and November, 1879, Wellington's population ballooned from 1486 to 2243. One visitor claimed he "stood on an intersection and counted 42 buildings under construction." Construction of the new depot began August 1879. The first train arrived September 13, 1879. By that time, Wellington had 6 dry goods stores, 8 groceries, 5 drug stores, 4 hardware stores, 3 clothing stores, 4 lumberyards, 1 bookstore, 2 banks, 3 implement houses, 2 jewelry stores and others.[22]

The railroad broadened the market for local grain and gave Wellington the tools it needed to become "Wheat Capital of the World." The railroad attracted George H. Hunter, who came to Wellington from Illinois in 1878 to modernize Moore's mill. By 1891, the Hunter Milling Company was one of four mills in Wellington, which also included Aetna Mills, AC Davis and Company, and WK Folks Mill.[23] By 1918, the Hunter Milling Company, which produced 1500 barrels per day, was the "second largest mill in Kansas outside of Kansas City."[24]

Other farm-related businesses, including A. Graff's agricultural implement store, followed. Graff had established a trading post among the Osage Indians before 1870. In 1871, he was one of the founders of Oxford, where he started another store. After the railroad's arrival, Graff relocated to Wellington, constructing a new building in 1880. According to one source, Graff "was the most successful business man and within a few years had established branch stores thruout [sic] Sumner county."[25] His hardware and implement business occupied his 2-story business block until at least the 1920s.

The construction of fireproof buildings, like that built by A. Graff, was advanced by the discovery and quarry of local stone advanced the practice. In 1880, Henry Zuber "opened a quarry in the gypsum bed on his farm, 12 miles southeast of the city." The stone Zuber quarried was known for its ability to polish like marble. The same year, L. Keyes opened a magnesian limestone quarry on his farm south of town. Local architects Smith and White employed stone from both of these quarries in the 1880s. In 1880, the rock was used for the construction of the Sumner County Press building. In 1885, Smith and White specified both kinds of stone in the construction of JC Smith's Marble Block.[26]

Although the stone and other masonry buildings replaced many of the early wood-frame and log buildings, many wood buildings remained for decades. Unfortunately, these buildings tempted devastating fires that could threaten both them and surrounding buildings. On November 2, 1881, a fire broke out in the Markwort Bakery and quickly spread to surrounding buildings. Before the fire was extinguished, it destroyed all of the buildings on the west side of Washington Ave between Harvey and 7th. Among the approximately 20 buildings that were destroyed were those of JG Wood's Bank, Knotts and Wallace, EM Potter, Z Meixsell, and CG Larned and Co. Losses totaled over $40,000.[27]

The ruinous fire could not kill the spirit of Wellington's merchants, who replaced the ravaged buildings with bigger and better ones, including Wood's Opera House and the Arlington Hotel. John Wood commenced work on his $20,000 Wood's Opera House, on the north end of the block, just two short months after the fire destroyed his bank. The new building, which opened October 3, 1882, was designed by local architects Smith and White. It housed Wood's bank, the

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[22] "Wellington Triples During 1879" Wellington Monitor-Press 4 April 1946.
[23] Hunter Mill was later bought out by Cargill who closed it a couple of years ago.
[24] "Wellington Triples During 1879" Wellington Monitor-Press 4 April 1946; Connelley 1918.
[25] "New Business Firms Open in 1880" Wellington Monitor-Press 8 April 1946; "Kept First Store in the County: A Graff, of This City, First to Open Store with Regular Stock of Goods." Clippings. v. 2, 11-12, Wellington Monitor-Press 1921, 50th Anniversary Edition.
[26] "New Business Firms Open in 1880" Wellington Monitor-Press 8 April 1946.
[27] Cutler, History of Kansas.

opera house, and CF Flandro's clothing store.[28] On the south end of the block, the 3-story Alrington House Hotel arose from the flames. Also designed by Smith and White architects, the building was constructed using local brick.

After their designs for the Wood's Opera House and Arlington Hotel had been successfully executed, Smith and White were hired to design a new county courthouse in 1882. By then, Sumner County residents had resigned themselves to the fact that Wellington would be the permanent county seat. Residents voted to authorize a tax levy for a courthouse. According to one source, Smith and White based the $65,000 courthouse design on that of the Chicago Board of Trade building. The original Chicago Board of Trade (replaced 1930) was completed in 1885 from plans by W. W. Boyington. Apparently, the plans were widely distributed before the Board of Trade was completed, as the Winfield Limestone Sumner County Courthouse, dedicated May 5, 1885, bore a striking resemblance to it.[29] After the courthouse was completed, the township hall served city offices – until it was destroyed in the 1892 tornado.

Between 1880 and 1885, Wellington's population nearly tripled from 2215 to 6346. Approximately 30 new buildings were constructed in downtown Wellington between 1884 and 1887. These included the Brumley House (Block 39), the Pennsylvania Boarding House (Block 40), Rasure Feed and Sale (Block 40), Washington Avenue Skating Rink (Block 46), the Bauman/Bon Ton Bakery Building (Block 54), Hastie and Day Livery, a frame rowhouse building (Block 59), Cole Robinson and Co. Carriageworks (Block 53), the Post Office/Office Building (Later Telephone Exchange, Block 67), Kentucky Livery (Block 74), Tucker House (Block 82), and the CP Mallett Livery (Block 82). The booming city gained the attention of the Rock Island Railroad, which reached Wellington in 1887.[30]

Hard Knocks

Just as Wellington was beginning to recover from the 1881 fire, it was dealt a series of devastating blows – a recession, a tornado, and the Oklahoma land rush. Like most Kansas communities, Wellington was affected by a late 1880s economic downturn. An 1887 drought ravished farmers, many of whom had over-expanded in the abundant preceding years. By 1890, creditors held mortgages for more than 60% of the state's taxable acres. Kansas creditors reported 11,000 mortgage foreclosures in the late 1880s and early 1890s.[31] Construction slowed considerably between 1886 and 1891. In those years, Wellingtonians only commissioned a handful of downtown buildings – included were 106-110 S. Washington and an agricultural implements shop at 124 W. Lincoln.

In the throws of a recession, the citizens faced yet another shocking misfortune. On May 27, 1892, a deadly tornado touched down in the city limits, killing eleven people and destroying public, religious, residential and commercial buildings. Many buildings not destroyed by the tornado were damaged in the heavy rains and fire that followed.

According to a report in the Caldwell News, "The tornado had gone clean through the heart of the city. It had swept whole rows of store buildings down to a mass of indistinguishable debris. It had crushed hotels, churches, residences and barns as if they were mere egg shells in its had of iron ... The streets for blocks are impassable being filled with the debris from fallen buildings." The detailed account continued:

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[28] "Beginning of the Boom." Wellington Monitor Press, 11 April 1946.

[29] "County's Court Houses, Old and New – Present Court Buildings." Sumner County Clippings, V. 2, pg 15-19; Wellington Monitor-Press, 50th Anniversary Edition 1921; The History and Architecture of Chicago, Illinois: A Tour Of The City in Vintage Postcards, http://www.patsabin.com/illinois/index.htm.

[30] Wichita Eagle 2 Aug 1887.

[31] Craig Miner, West of Wichita: Settling the High Plains of Kansas, 1865-1890 (Lawrence: University Press of Kansas, 1986)" 143, 191.

> The elegant opera house is dismantled of its tower, its roof torn off and otherwise damaged. Next to it the old stone court house is a wreck, completely crushed. The large implement and carriage factory of Sasher & Kirk is a mass of ruins ... From the opera house north every business house is reduced to ruins covering two blocks. On the east side of the street the same wreck and ruin are visible, every building save one just north of where the Phillips House stood is a shapeless mass of debris ... The Monitor Press and the Peoples Voice printing offices are victims to the common destruction. The Phillips House is utterly wiped out and every building south to Harvey Avenue is more or less in ruins ... The Standard office building is also badly wrecked ..."[32]

In all, 34 commercial buildings were, according to newspaper accounts, "totally destroyed." Nearly all the buildings in Block 53 and Block 54, including the city offices, Enterprise Carriage Factory, restaurants, a hotel, a cigar factory and numerous other shops, were destroyed. Among the losses was Phillips House Hotel, a two-story hotel located on the southeast corner of 7th and Washington. When the Phillips Hotel "shattered into fragments," there were 26 people inside. Six of them died. The reconstruction was delayed in part because construction-related businesses whose services were essential to rebuilding the town were destroyed. Among them were the Long Bell Lumber Company, Rock Island Lumber and Manufacturing Company, the Smith and White Architectural firm, and the Brown carpenter shop.[33] The clean-up was also delayed by gawking site-seers that flooded the community. The Wichita Santa Fe office sold 1200 tickets from Wichita to Wellington the day after the disaster.[34]

Just when boosters thought the worst was over, thousands of Kansans fled the state to find new opportunity in Oklahoma during the Cherokee Strip Land Rush in 1893. Communities like Wellington in southern Kansas were especially hard hit. Wellington was less than 30 miles from Caldwell, one of nine communities from which land rushers departed for Oklahoma on September 16, 1893. Between 1885 and 1900, Wellington's population plummeted from 6346 to 4245.

In light of the combined population decline and financial downturn, it took years for Wellington to rebuild the tornado-ravished town. In 1899, Block 53 was still nearly vacant. Long Bell Lumber Company had rebuilt there – but the only other buildings were the few that survived the storm. The southwest corner of Block 60 had been subdivided and four new buildings had been built there. The armory had replaced the four Washington Ave buildings destroyed in Block 54. The lot on which the Phillips House Hotel had stood remained vacant until the Antlers Hotel was completed in 1907. Its population did not again reach its 1885 level until 1910.

Revival

By the mid-1890s, Wellington had lost residents and buildings. Fortunately, the city could not be robbed of its best asset, its location. The city was surrounded by rich farmland particularly well suited for the production of the state's cash crop: wheat. By the turn of the century, Sumner County was home to the largest wheat producers in the world. Wellington's merchants benefited both directly and indirectly from record wheat production. Many of the merchants engaged in business with farmers also owned farm land. Banker John T. Stewart was the world's largest individual wheat producer in 1901, raising 240,000 bushels.[35] In the first two decades of the new century, as wheat production was mechanized,

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[32] "Cyclone Caused Great Devastation." Caldwell News 2 June 1892.
[33] Sumner County Standard 9 Jun 1892.
[34] Wichita Eagle 27 April 1906.
[35] "Sumner Co. Had Largest Wheat Producers in World, '01" Caldwell News 3 Oct 1901.

farmers, and many of the bankers who had foreclosed on farmland during the 1890s, achieved unprecedented levels of production.

John T. Stewart's heirs used the estate to help build the community. Following Stewart's 1905 death, the Stewart estate commissioned the construction of the John T. Stewart Building (1907) from plans by Wichita architect CW Terry. Terry designed similar buildings in Newton (JA Randall Building) and Pittsburg (Commerce Building). Terry was the business partner of Elbert Dumont who earlier had designed the HF Smith House at 721 W. Harvey Ave. The Stewart building is one of downtown Wellington's few Beaux Arts designs. The Stewart estate later helped in the effort to build and revive the Antlers Hotel (see below).

During the first two decades of the twentieth century, many of the community's churches constructed new buildings. The First Christian Church started the trend in 1908 with the construction of its complex plan masonry building, designed by renowned Wichita architect Ulysses Grant Charles. They replaced the building in 1925. The Church of Christ constructed a one-story building between 1905 and 1912. The building was still extant in 1947 but had been demolished by 1957 and replaced with a brick building. The Methodist Church constructed a new building between 1912 and 1916. They replaced the building in 1953. The Baptists constructed their new building, still in use, in 1919 from plans by church architect Ernest Brostrom.

No building better represented the community's rebirth than the Antlers Hotel, also completed in 1907. The $50,000 structure rose from the lot left vacant when the 1892 tornado destroyed the fated Phillips House Hotel, killing six of its occupants. Town boosters subscribed as shareholders in order to construct the hotel that they believed was necessary to building a progressive community. They hired Wichita architect UG Charles (1865-1947) to design the building. Charles was known for his designs of Wichita's Mentholatum Building (1908) and Minnick Building. He also specialized in churches. While working on the Antlers Hotel, he also designed Wellington's First Christian Church and the Wellington City Hall.[36]

The Stewart Building and Antlers Hotel were just two of the many substantial public, private and religious buildings constructed in the first decade of the twentieth century. Investors developed the entire northern half of Block 54, on Washington between 7th and 8th, in 1906. The northernmost building was built by the Wellington IOOF lodge. Like the lodge, the adjoining buildings, 219 N. Washington, the Walton Building and Fetters Building were built of concrete block, a new construction material. The Masons built their lodge, on the northwest corner of Washington and Lincoln, in 1910. Like the Odd Fellows, who constructed their Wellington lodge in 1906, the masons chose to build a multi-story structure with leasable space on the first floor and a lodge hall upstairs, in this case on the third floor. Other early twentieth-century commercial buildings include the Wellington Daily News building (still extant). The Gambrill Mercantile Building replaced the Wood's Opera House on the southwest corner of 7th and Washington in 1909.

By 1920, such "fire-proof" masonry buildings had replaced downtown's early wood-frame buildings. Still, as demonstrated by the tragic 1909 fire that destroyed the Wood's Opera House, even masonry buildings were not immune to fire's havoc. Organized fire departments were essential in curbing the damage a downtown fire could cause to adjoining buildings. By 1921, the Wellington Fire Department boasted 2 motorized fire trucks and no major fire losses for the preceding few years.[37] A dependable water supply improved the reliability of fire services. In 1915, the city awarded Westinghouse the

[36] 1910 Business Directory, Wichita HPO.
[37] "Fire Department is Well Equipped: The Wellington Fire Department Has Made A Record To Be Proud Of." Sumner County Clippings, v. 2, 19, Wellington Monitor-Press 1921, 50th Anniversary Edition.

contract for over $30,000 in new machinery at the Wellington Water Plant, which provided the community with a steady supply of clean water. The city also owned the city's electrical lighting plant.[38]

The first decades of the twentieth century were years of unprecendented investment in public infrastructure, like water lines, services, fire protection. They were also a period of substantial investment in public buildings nationwide. It was also a period Early twentieth-century downtown public buildings in Wellington included the Wellington City Hall, United States Post Office, and Memorial Auditorium.

In 1908, the City of Wellington commissioned a building to replace the township hall that had been destroyed by the 1892 tornado. The city hired architect UG Charles to design the new structure. At the same time, Charles was also designing the 1908 First Christian Church and the Antlers Hotel. Like the township hall, the city hall was a long narrow building that faced Washington Avenue. Like many Progressive-Era buildings, it was Commercial Style, a pared-down fire-proof structure.

In the years between Wellington's founding in 1871 and 1909, Wellington's post office occupied eight different locations. Until the early twentieth century, the location of the post office was the prerogative of the postmaster. In the first two decades of the twentieth century, there was a national push to construct free-standing post offices/federal buildings in the Classical Revival Style. Congress appropriated $65,000 for the construction of the Wellington Post Office, undertaken in 1911-1912. Frame buildings, including WR Savage's Sunflower Hotel/boarding house, were cleared from the site in preparation of the construction. The building was designed by the office of architect James Knox Taylor, Supervising Architect of the Treasury from 1897 to 1912. During his tenure, the postal service constructed such monumental buildings throughout the nation in classical styles promoted by the City Beautiful movement and 1893 Chicago Worlds Exposition.

The Wellington Post Office, a 65' X 76' Bedford Limestone Building, was particularly elaborate for a city of 7000. Inspired by City Beautiful tenets, the grounds were laid out by an "experienced gardener, with hedges of privet and flowering wigelia, and an artistic banking of spirea and other small-leaved foliage plants along the walks and in the recesses and angles made by the building's projections." From the time the site was announced, locals complained that the post office was too far from the central business district. The U. S. Postal Service vacated the building in 1965 when it completed a new building on West Harvey, closer to the center of the business district. The building is now the offices of the Wellington School District.[39]

Shortly after Armistice Day on November 11, 1918, citizens nationwide began petitioning local governments to fund memorials to those who gave their lives in World War I. Wellington citizens and a committee of the commercial club petitioned the city commission to pursue the construction of a community auditorium in memorial to war veterans. In early 1919, the city contracted with Boller Brothers Architects of Kansas City to design preliminary drawings of an auditorium and provide a cost estimate for the project.[40] City commissioners traveled to Topeka, Hays, and Kansas City to tour similar buildings. On March 10, 1919, the city commission voted to petition voters for their support of a bond issue for the construction of an auditorium, first called "Liberty Hall" in Wellington. A week later, the newspaper published the

[38] "George H. Hunter," Connelly, 1918; "Wellington Water Plant Buys $30,700 Machinery." Topeka Capital-Journal 12 February 1915.

[39] "Post Office Pride of Wellington - - in an Elegant Modern Building" Wellington Clippings, v. 2, 51, Wellington Monitor-Press 1921; "Wellington's New Federal Building" Wellington Daily News 27 November 1912; "Who Ever Heard of Expecting a Post Office to Stay in One Spot." Wellington Daily News 23 August 1971; National Register Bulletin #13 "How to Apply National Register Criteria to Post Offices."

[40] For a complete context on the Boller Brothers, see the Historic Theaters of Kansas MPDF.

architects' rendering of the proposed building. Enamored with the Spanish Colonial Revival design, the voters passed the bond issue – and the city proceeded with preparations for the construction. The commission voted to condemn lots 4-8 in Block 53 for the auditorium. They later condemned lots 18-20 and 21-24. They hit a roadblock when Ed Bauman, who owned lots 4 and 5 filed a lawsuit for more compensation. At the end of November 1919, the nature of the building was being hotly debated. Some sided with Bauman, arguing that his lots should be reserved for business buildings and the auditorium should be located near the library. Some commissioners wanted to consolidate the auditorium with a new high school building.

Despite the debates, plans for a free-standing building in Block 53 continued. By the time the plans were completed, Boller Brothers had abandoned the Spanish Colonial Revival design, which they frequently employed in their theater designs, in favor of an eclectic design with Prairie Style, Sullivanesque and Classical influences. After delays, local contractor JH Mitchell and Son finally broke ground for the building on November 15, 1921. The cornerstone was set on March 24, 1922. Wellington citizens dedicated the auditorium on November 18, 1922. In 1929, the city added an additional 200 parking spaces to accommodate increased auto traffic.[41]

Auto Age

The 200-car parking lot at the Memorial Auditorium symbolized the growing impact of the automobile on Wellington's downtown. Given that the number of vehicles in Kansas ballooned from 10,490 in 1910 to 134,000 in 1917, it is no surprise that many of the buildings construced in the first decades of the twentieth century were automobile-related. By 1922, there were eight auto garages in downtown, with a combined capacity of over 130 cars. The public garage craze followed a pattern established by livery stables in an era when most property owners did not own horses and few kept horses in carriage houses on their property. These businesses soon became obsolete, however, as homeowners began to construct garages on their properties. Many continued to serve as service stations and auto dealerships.

Many of the auto-related buildings were located in the 300 Block of N. Washington. These included the Shearer Motor Company at 303-313 N. Washington. The building was built between 1912 and 1922 as a garage built to store 35 cars. The Shearer Motor Company, which sold Hudson-Terraplane cars, opened here in 1934. By 1943, the building housed the Bryan Packard Motor Company.[42] Like the Shearer Motor Company building, the building at 302-304 N. Washington was constructed between 1912 and 1922 as a garage. It had a capacity for 20 cars. The building was occupied by the Rush Motor Company until 1926, when the company moved to the new Hangen-Halliday building to the north. After 1926, Rush Motor Company occupied the first two of the four new 50-foot fronts. According to a primary source, "Together the two new buildings [would] afford the Rush Company 10,350 feet of floor space."[43] 320 N. Washington was the Newton-Davidson Motor Company.[44] In 1943, 312 was occupied by Jack Lane Motor Company. The Fetters Building at 215 N. Washington housed the Fetters Auto Garage in the 1910s and 1920s. The garage had a storage capacity of 12 cars. There was a 25-car garage, built between 1912 and 1922, at 124 W. Harvey. The building was later home to the Newton Motor Company. Another service station was built at 323 N. Washington between 1922 and 1931.

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[41] "Commissioners Favor Consolidated Building." Wellington Daily News 7 November 1919; 28 March 1919; "Auditorium Investigators Return From Tour of Building Inspection." 21 January 1919; "Hundreds Attend Dedication of New Wellington Memorial." 20 November 1922; "Memorial Building to be Dedicated Tomorrow Night." 18 November 1922; "History of the Wellington Memorial Auditorium." 20 November 1922; "Parking Lot to be Ready Soon." 21 August 1929.

[42] Wellington Daily News 8 May 1934; 23 January 1961.

[43] "Hangen-Halliday Building Rapidly Near Completion." Wellington Daily News 26 Octobr 1926.

[44] Wellington Daily News 2 August 1930.

Many of the early auto-related businesses were descendants of livery and agricultural implements businesses. The story of the Maxwell car dealership illustrates this trend. Founder William Carrington came to Wellington from Winfield in 1899, when he purchased the Curtis Implement Company. In the early 1910s, Carrington started a dealership for Maxwell Cars. In one month in July 1917, Mr. Carrington sold 73 Maxwell Cars, a record in western states. In 1917, Carrington announced plans to lease the first floor of the new Savage Building on South Washington. According to an article about the business's new location, the firm's space had "been designed to suit their own personal desires and ideas." The front 30' X 50' of the building was the "sales and display room and the rear half the storage and service room." The company "imported" an artist to "resemble a hugh [sic] massive stone wall." The floors were hard maple. There was a balcony on the south side of the room.[45]

The car craze continued in the years following World War I. By 1921, there were 12,000 service stations in the United States.[46] Two of these were located in downtown Wellington. One of the stations was at 224 N. Washington, just north of the Memorial Auditorium. This parcel still houses a gas station. A second filling station was located at 301-303 N. Washington. In 1922, the station on this parcel was a small octagonal building. By 1929, the number of gas stations had exploded to 143,000 and stations and stations had evolved from small shelters to full-service stations offering auto repair, service, and sales of tires and other items. In 1929, the small gas station at 301-303 N. Washington was replaced by a full-service station, the TO Fold Super Service Station.

These businesses served not only a growing local population, which climbed from 4245 in 1900 to 7048 (the 1885 level) in 1920, but also an increasing number of auto tourists. The Pine Lodge Tourist Camp, with "twenty sleeping cabins and seven service buildings," opened in 1927.[47]

Boom and Bust

Economists attribute the massive public and private investment in roads and cars with the economic boom of the 1920s. By the 1920s, street and highway construction was the government's second-largest expenditure.[48] Regional trade centers, like Wellington, also benefited from the economic well-being of Kansas farmers, who had profited from record-high grain prices during World War I. The new auto culture drove oil sales and fostered the state's oil industry, which also positively impacted Wellington's local economy. The resulting prosperity set off a building boom the likes of which had not been seen since the 1880s. 1923 was a banner year for new construction in Wellington. In 1923, Wellington property owners spent more than $275,000 on new construction and renovation.[49]

Although much of the 1920s construction was residential rather than commercial in nature, construction-related businesses expanded. In 1925, Barbour Lumber Company announced plans to construct a new 65' X 110' lumber building on the southeast corner of 7th and C Street.[50] Other businesses opened in existing buildings. Wellington welcomed national chain JC Penney's in 1924 at 101-103 S. Washington Avenue. Mr. JC Penney signed a five-year

[45] Wellington Daily News 29 August 1917.
[46] John Margolies, Pump and Circumstance: Glory Days of the Gas Station (Boston: Little, Brown and Company, 1993): 44.
[47] "Pine Lodge Camp Opening Saturday." Wellington Daily News 23 May 1928.
[48] James Fink, The Car Culture (MIT Press, 1976): 141.
[49] "Wellington." Topeka Capital-Journal 30 December 1923.
[50] "Barbour to Build New Lumber Yards." 10 February 1925.

lease with building owner A. Graff. Wellington's JC Penney's was the 22 in the state.[51] The store moved to 122 N. Washington in 1934.

After a decade of expansion, not unlike the 1880s boom, the nation's economy soured, beginning with the stock market crash in October 1929 and worsening with the passing of the Smoot-Hawley Tariff Act, which quadrupled tariff rates slowing international trade. As a result of the tariff act, American goods, particularly farm exports including wheat, drastically declined causing crop prices to plunge up to 60%.[52] Rural trading centers, like Wellington, were particularly hard-hit during the early years of the Great Depression. Farmers defaulted on loans, forcing small banks to close their doors. Because Wellington's small banks had consolidated over the years (in 1921, the Wellington National Bank and Farmers State Bank and merged) – and because, unlike many banks of the time, the remaining banks did not invest in elaborate new buildings, they were spared the wave of depression-era bank closures.

The hard times did not keep businesses from opening, expanding and constructing new buildings. Still, during the Great Depression, every ribbon cutting was cause for celebration. In 1934, 1340 eager consumers attended the opening of the Model Market, which attracted shoppers with the city's first deli, a delivery service, and modern black and white color scheme.[53] Harry's Café, which first opened in the 1920s, held a reopening in 1935.[54] Successful business owner Grace Collins commissioned a new building for her abstract business in 1937. News coverage of the building's opening highlighted the building's interior décor; the building featured indirect lighting, Monks cloth drapes, ivory grey insulation, and an asphalt tile floor with large green checks of various shades.[55] Another 1930s building was the Art Deco ice plant at 123 E. 4th. The ice plant supplied citizens, the railroad and Fred Harvey House with a supply of clean ice.

Still, the majority of construction during the depression was not funded by private businesses – but, rather, by government agencies, such as the Works Progress (Projects) Administration (WPA). "Among Wellington's WPA-subsidized projects were the city swimming pool (1935), city utilities building (1935), a county shop (1936), and a county engineering shop (1937). The city shop (1936) at 217 N. Jefferson Ave is a contributor to the downtown district. So is the American Legion hall." With the help of the city, the American Legion applied for WPA funding to construct a $30,000 meeting hall and community building at 124 W. Lincoln. The building was completed in 1938.[56]

Among the WPA-funded building were hundreds of county courthouses. Were it not for the timing of history, Sumner County might have been home to a WPA courthouse. In 1940, the 1885 courthouse was condemned by the state architect as unsafe "when wooden beams in Wellington's most imposing structure were found to be slipping out of place."[57] The building was razed before the county could finalize plans for its replacement. By 1940, the WPA, the principal source for publicly funded construction projects during the depression, had shifted its focus from construction to job training.

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[51] "Penney Store to Locate Here." Wellington Daily News 29 February 1924; "Wellington JC Penney Store Observes 50th Anniversary." Wellington Daily News 28 October 1974.

[52] Willard W. Cochrane, Farm Prices, Myth and Reality (Minneapolis: Minnesota University Press, 1958), 15; League of Nations, World Economic Survey 1932-33, 43.

[53] Wellington Daily News 27 March 1934, "Crowds Throng to New Store Opening." 30 March 1934.

[54] "Opening of the New Harry's Café is a Big Success." Wellington Daily News 9 February 1935.

[55] "Collins Abstract Formally Opened." Wellington Daily News 2 October 1937.

[56] Wellington Daily News 23 August 1971, Centenial Edition.

[57] "Sumner County, Kansas Courthouse is Abandoned." Kansas City Times 6 August 1940.

World War II, the 1950s, and Suburban Development

The war thwarted plans to replace the razed courthouse. When the Japanese bombed Pearl Harbor, Americans focused all their energy and resources on the war effort. Neither construction materials nor construction labor would be available for nearly a decade. War production nearly eliminated unemployment – and eliminated the need for jobs-creating New Deal programs like the WPA.

During the war, a community's economic viability was tied to its role in the new military/industrial order. Nearby Wichita, with Beech and Boeing plants, was a center for war production. It was there that business partners Earl Clarkson, Jr. and Wellington native GW Startz started their defense sub-contracting business. In 1942, a committee of Wellington's Chamber of Commerce met with the business partners, offering to pay rent and utilities to lure the company to Wellington.[58] The availability of affordable housing for production workers was another draw.[59] The company opened its Wellington plant in February 1942. At the height of the war, Clarkson Startz employed 500 workers who manufactured airplane parts in buildings throughout downtown, including the Hangen-Halliday buildings in the 300 Block of North Washington Avenue, then-owned by Chamber of Commerce president Ralph Hangen and even in the Memorial Auditorium.

As the nation transitioned from war production to peacetime pursuits, Clarkson and Startz made plans to evolve. In 1944, the company announced that it would use the metal stamping equipment it used to produce aircraft parts to model commercial refrigeration equipment. At the end of the war, Startz bought out Clarkson's share of the company, re-tooled to manufacture refrigerator parts, and changed the name to the Frigidmist Company. Frigidmist was a subsidiary of a Pittsburg, Kansas-based company that manufactured air-conditioned vegetable display units.[60] In August 1945, the firm employed 260 workers who were producing 125 units per week – and Startz was also operating a six-hangar airport on the north side of town.[61] The company continued in the refrigerator business until October 13th, 1947[62]. By this date G.W. Startz had sold the company to a investment group, Comas Inc., run by M.W. Brod, a native Californian. Unfortunately, Brod's plans for the company never materialized. On July 7th, 1949, federal agents seized the Frigidmist plant for $126,622.42 in back taxes.[63] The federal government auctioned off the company's assets to recover federal losses.

By the time Frigidmist closed, the community had begun a return to normalcy. County officials re-focused on the unfinished business of replacing the razed courthouse. For more than a decade, county offices had been relegated to eight locations around town. The probate court was held in the Antlers Hotel; District court was in the city building. In 1950, the county finally announced plans to build a new courthouse. The commissioners hired Topeka architects Thomas Williamson and Victor Loebsack to design it. Williamson, best known for his 1910s and 1920s Collegiate Gothic schools (including Topeka High), had recently designed the Modern Style Labette County Courthouse (1949). The new Sumner County Courthouse was similar to the Labette County design – and the design of a number of other Modern Style Kansas courthouses in the post-war period, including the Ellsworth County Courthouse. When the new building was finally dedicated in 1952, 1000 people celebrated the long-awaited completion.[64]

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[58] "The aircraft industry is born" Wellington Daily News, 30 Dec 1999.
[59] "Clarkson-Startz is 3 Years Old" Wellington Daily News, 27 March 1935.
[60] "Local Aircraft Firm Started with Rope Drop Hammer and Lots of Vision," Wellington Daily News, 6 June 1945.
[61] Wellington Daily News, 10 August 1945.
[62] "Entire Layout Is Seized in Tax Claim," Wellington Daily News, 7 July 1949.
[63] Wellington Daily News 7 July 1949.
[64] "Celebrate New Courthouse," Topeka Capital Journal, 18 June 1952; "A Wellington Courthouse: Sumner County Has Had None for Ten Years," Kansas City Times, 21 September 1950; "Sumner County Will Sport Courthouse After Long Wait," Topeka Capital Journal, 30 January 1951.

In the early nineteen fifties, the community, like the nation, was changing shape. After a twenty-year private construction hiatus, contractors frenzied to keep up with the pent-up demand. Much of the post-war construction was residential, meant to accommodate a growing number of households subsidized by the GI Bill. When commercial, governmental and organizational construction resumed, it reflected the increasing impact of the automobile on design.

Whereas pre-war non-residential buildings were generally multi-story buildings on 25-foot lots, post-war buildings were wide, one-story, free-standing structures. Examples of post-war downtown commercial buildings include the Hyten Insurance Company (1955), Huegel Cleaners (1962), 120 E. 9th (1959), and 123 N. Jefferson (1957). These buildings followed the patterns established by ranch-style residential architecture. The Elk's Club demolished its Queen Anne lodge at 202 S. Jefferson and replaced it with an International Style lodge in 1948.

Among the businesses most changed by post-war consumer trends were banks. To compete in the car culture, banks had to provide drive-thru service. In the 1950s, the First National Bank left its historic building to move into a free-standing at 206 E. Harvey that allowed it to provide drive-thru service to its customers. The Bank of Commerce modified the Arlington Hotel to create a drive-thru window on the west end of its south elevation.

Wellington's pre-war livelihood was tied to the railroad. In the new modern era, Wellington's future rested on its vicinity to major highways. Cheap land and cheap cars allowed nationwide expansion that would have been imprudent in a pedestrian culture – and the patterns of commerce changed. Throughout the nineteenth and early twentieth centuries, traditional commercial districts nationwide consisted of a collection of buildings of varied architectural detail dictated by individual owners who independently updated and modified their buildings over time to suit tenants and consumer expectations. As cars increased the mobility of consumers, communities spread out. No longer tied to a central core, developers were free to create an entire homogenous suburban shopping center over night. The first suburban shopping center in the United States, marked by a unified design and simultaneous development, was Kansas City's Country Club Plaza, which opened in 1922. In the 1950s, developers built nation's first enclosed shopping malls.

Downtown business owners nationwide took drastic measures to compete in the new auto-bound suburban order. Buildings were modified to create both a uniform appearance and enhanced visibility from fast-moving cars. Town boosters and business owners in many Kansas downtown, including Parsons, McPherson and Atchison, pursued extensive downtown overhauls (with varying degrees of success), which ranged from covering buildings with matching aluminum siding to closing off car traffic to create outdoor pedestrian malls. Signs, with characteristic stylized or cursive lettering that spanned the width of the façade, often became a building's only exterior architectural feature.

Although there was no concerted effort to unify the appearance of Wellington's downtown, there were some isolated attempts to modernize historic buildings. Many downtown business owners added projecting metal awnings between their storefronts and transoms. Many covered the transom windows and installed aluminum storefronts, some of which were recessed. The owners of Locke's Men's and Boy's Wear remodeled the front of the Arlington Hotel in 1967, adding a new stone façade and awning.[65] Whereas some property owners covered their transoms, others covered their entire buildings. In 1975, JC Penney's added a metal storefront to modernize the appearance the building it had occupied since 1934.[66]

The efforts to modernize downtown could not curb competing suburban development, which in Wellington was tied to the community's place along the Kansas Turnpike corridor. The Kansas Turnpike Act, enacted April 7, 1953, enabled the

[65] Wellington Daily News 21 February 1967.
[66] Wellington Daily News 22 April 1975.

construction of a private highway that would connect the state's three largest cities, Topeka, Kansas City and Wichita, and tie the state's highways to those in Oklahoma. The road would extend south from Wichita, past a Winfield/Wellington exit, and connect to Oklahoma City. Contractors broke ground on the Kansas Turnpike on December 31, 1954. The highway was opened in October 1956.[67] The completion of the Kansas Turnpike precipitated the growth of a new commercial corridor between the turnpike exit and downtown, along Highway 160 and facilitated the community's growth. Between 1950 and 1960, the city's population grew from 7738 to 8891.

In the 1950s and 1960s, some department and grocery stores were locating in downtown Wellington. Woolworth's razed the First National Bank Building to build a new store on the southeast corner of Harvey and Washington. Montgomery Ward's located in downtown in 1965.[68] Some local businesses constructed free-standing buildings on the outskirts of the central business district. Harry's IGA at 8th and Jefferson opened a new 12,700 square-foot building in 1968. Harry's was a descendent of the Wellington Superette, purchased by Harry Bauersfeld in 1953. By 1968, supermarket entrepreneurs like Harry Bauersfeld understood the need to expand in order to compete – but most remained downtown.[69]

Downtown Decline and Revitalization

By the 1970s, however, big box stores on the outskirts of town had become the norm. In Wellington's case, the logical location for these sprawling buildings was east Highway 160 between downtown and the turnpike exit. Among the early chain stores located along Highway 160 was the discount chain TG&Y Family Center, which opened September 24, 1975.[70] The Gibson Discount Store also opened on Highway 160 in 1975.[71] In the mid 1970s, Wellington's first suburban shopping center, the Wellington Plaza, opened on Highway 160. Among the anchor stores were the Douglas Discount Food Store[72] and Coast to Coast Hardware.[73]

As the city limits expanded in the 1960s and 1970s, the population dropped from 8801 in 1960 to 8072 in 1970 to 8212 in 1980. As townboosters, investors, and chains began focusing limited resources on the city's outlying areas, investment in downtown buildings waned. Local businesses closed; and many buildings sat derelict. The Farmers State Bank at 121-123 S. Washington, which the bank abandoned when it merged in 1921 to create the First National Bank, was in deteriorated condition by 1971.[74] It was razed in the 1980s. The Kansas Mutual Insurance Company building, constructed in 1909 at 220 N. Washington, was demolished in 1972.[75] And city hall, completed in 1908, was also demolished.

In the 1980s, many downtown businesses closed. The Chief Drug store, open for 34 years and a descendant of a pharmacy that opened in 1878, closed in 1987.[76] JC Penney's, which had been a downtown anchor since 1924, closed in 1988. Montgomery Ward's, in downtown since 1965, also closed. One of the most unsettling losses was that of the Antlers Hotel. The hotel remained open through the 1970s. In 1980, the city ordered the owners to make the building

[67] http://ksturnpike.com/history.html
[68] Wellington Daily News 2 March 1965.
[69] "Ribbon Cutting Ceremonies" Wellington Daily News 11 July 1968; "Sale of Harry's IGA completed" Wellington Daily News 28 February 1977.
[70] Wellington Daily News 23 September 1975.
[71] Wellington Daily News 13 May 1975.
[72] Wellington Daily News 17 November 1975.
[73] Wellington Daily News 16 May 1976.
[74] Wellington Daily News 23 August 1971, Centennial Edition.
[75] "Soon Will Be Flattened." Wellington Daily News 9 August 1972.
[76] "Chief Drug Store Closes After 34 Years." Wellington Daily News 4 March 1987.

safe. However, the building was left vacant after a 1982 arson fire destroyed the interior. After a succession of owners made failed attempts to restore the landmark, it was condemned to demolition. Ironically, the $60,000 demolition cost $10,000 more than the building's original construction.[77]

The demolition of the Antlers Hotel raised awareness among citizens about the importance of preserving the community's landmarks. Today, community leaders and downtown business owners have joined forces to preserve the commercial business district for future generations through nominating the district to the National Register of Historic Places.

Architectural Styles

The extant downtown buildings were constructed between ca. 1880 and the 1960s. Sixteen (16) of the buildings within the district boundaries are Italianate constructed between ca. 1880 and 1906. These include the IOOF Lodge (1906), Bon Ton Bakery (1880), and Gambrill Hardware (1889). Thirty-nine (39) of the buildings are Commercial Style, constructed in the first three decades of the twentieth century. Many of the Commercial Style buildings, including TO Ford Super Service Station (1929) and Rush Motor Company (1915), were historically auto-related. Four (4) buildings, including the WR Savage Building (1910) and JT Stewart Building (1907) are Beaux Arts Style. These were also constructed in the first three decades of the twentieth century. There are 2 Art Deco buildings, the Ice Plant (ca. 1935) and American Legion (1936). Twelve of the buildings, the majority of which are free-standing, were constructed in the 1950s and 1960s in the Modern Style. The most prominent example is the Sumner County Courthouse.

Summary

The buildings in downtown Wellington interpret the history of the community's permanent commercial development, from the construction of the first masonry buildings in the late 1870s to the construction of free-standing office buildings in the 1950s. The Downtown Wellington Historic District is being nominated to the National Register of Historic Places under Criterion A for its association with the growth and development of Wellington and Criterion C for its architectural significance.

[77] "Fading Into History." 19 July 1995.

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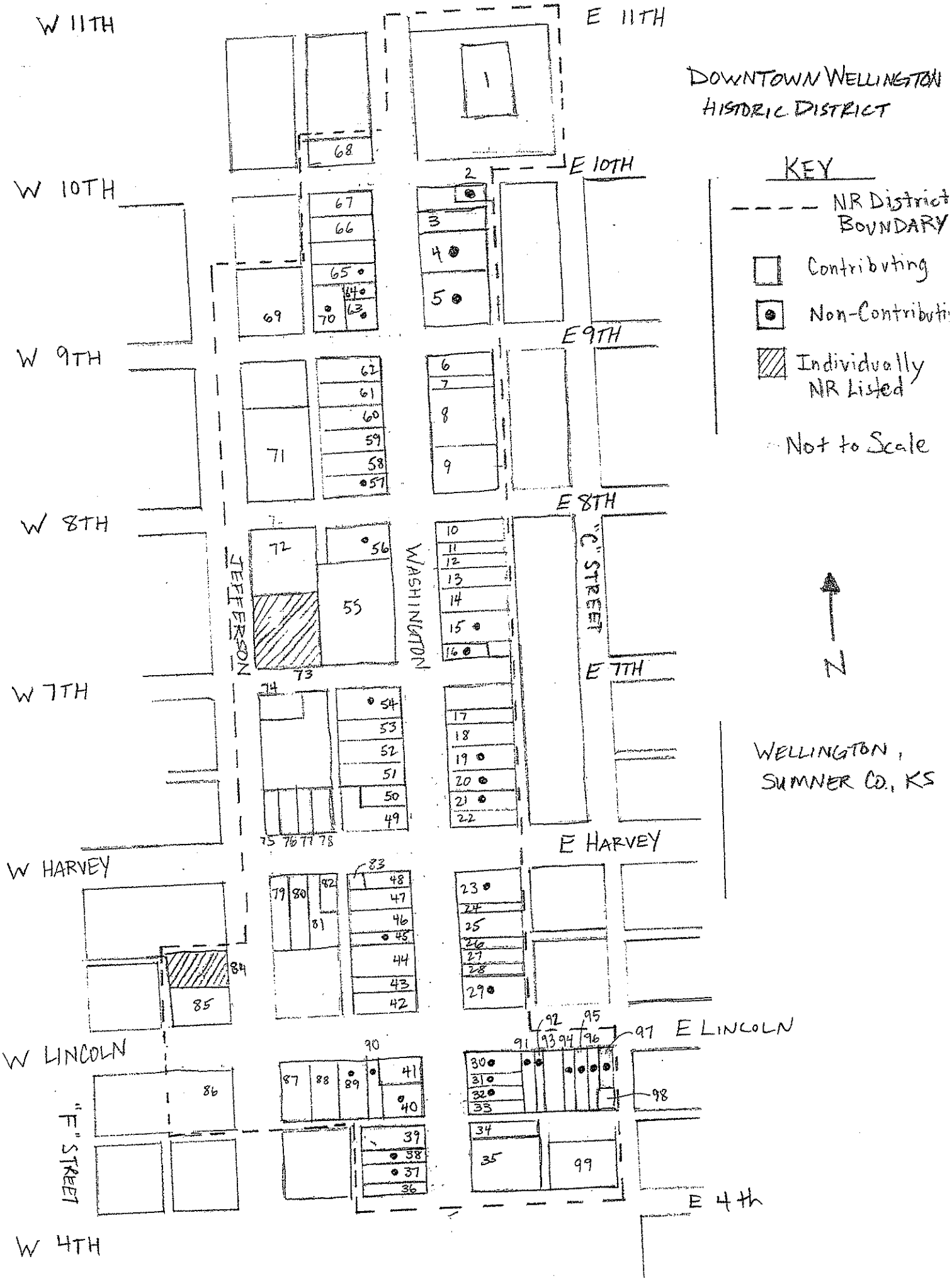
**Verbal Boundary Description**

This verbal description is presented using street names and boundaries. All descriptive comments are assuming the middle of the street as a boundary with the proposed district being considered inclusive within the boundaries as described.

Beginning at the midpoint of E 11th and "C" Streets proceed south 1 block to the midpoint of E 10th and "C" Streets; then west 1/2 block to the midpoint of E 10th and the north-south alley between "C" and Washington Streets; then south 5 blocks to the midpoint of E Lincoln and the north-south alley between "C" and Washington Streets; then east 1/2 block to the midpoint of E Lincoln and "C" Streets; then 1 block south to the midpoint of E 4th and "C" Streets; then west 1 1/2 blocks to the midpoint of W 4th and the north-south alley between Washington and Jefferson Streets; then north 1/2 block to midpoint of the north-south alley between Washington and Jefferson Streets and the east-west alley between W Lincoln and W 4th; then west 1 block to the midpoint of the east-west alley between Jefferson and "F" Streets and the north-south alley between W Lincoln and W 4th; then north 1 block to the midpoint of the north-south alley between W Harvey and W Lincoln and the east-west alley between Jefferson and "F" Streets; then east 1/2 block to the midpoint of Jefferson and the east-west alley between W Harvey and W Lincoln; then north 4 blocks to the midpoint of Jefferson and the east-west alley between W 10th and W 9th; then east 1/2 block to the midpoint of the east-west alley between W 10th and W 9th and the north-south alley between Washington and Jefferson; then north 2/3 block along the north-south alley to include the parcel at the NW corner of Washington and W 10th Streets; then east 1/2 block to the middle of Washington; then north 1/2 block to the midpoint of E 11th and Washington Streets; then east 1 block to the point of beginning. The district covers an area of approximately 21 acres.

**Boundary Justification**

The district boundaries were selected to encompass the single area of land containing the significant concentration of historic commercial buildings in Wellington's commercial core. The northern boundary of the district is delineated by the Sumner County Courthouse on the east and the Hatcher Hospital on the west. These buildings have traditionally divided the community's commercial and residential areas. Although some buildings in the district that were constructed as single-family dwellings, many of these buildings were converted to commercial use during the district's period of significance. For example, the Frank Funeral Home, at 417 N. Washington Avenue, was converted to a funeral home by the 1920s. The southern boundary of the district is established by the Post Office Building. This building has anchored the south end of the business district since the time of its construction. The blocks north of the post office house dense groupings of row-type commercial buildings. The blocks south of the post office are devoid of these dense groupings. The eastern boundary of the district generally follows the alley between the west and east halves of the blocks on the east side of Washington Avenue. This boundary separates the commercial buildings from residential buildings. In Blocks 54 and 59, this boundary separates the historic commercial district from a new city facility. There are some commercial buildings east of the boundary in Block 68; however, there is not a preponderance of contributing buildings in this area. The west boundary of the district is bound by Jefferson Avenue. This boundary separates the dense historic commercial area from less-dense newer commercial construction and residential neighborhoods. The district includes 100 buildings, 67 (67%) of which are classified as contributing to the district. Two of the 67 are individually listed on the National Register of Historic Places.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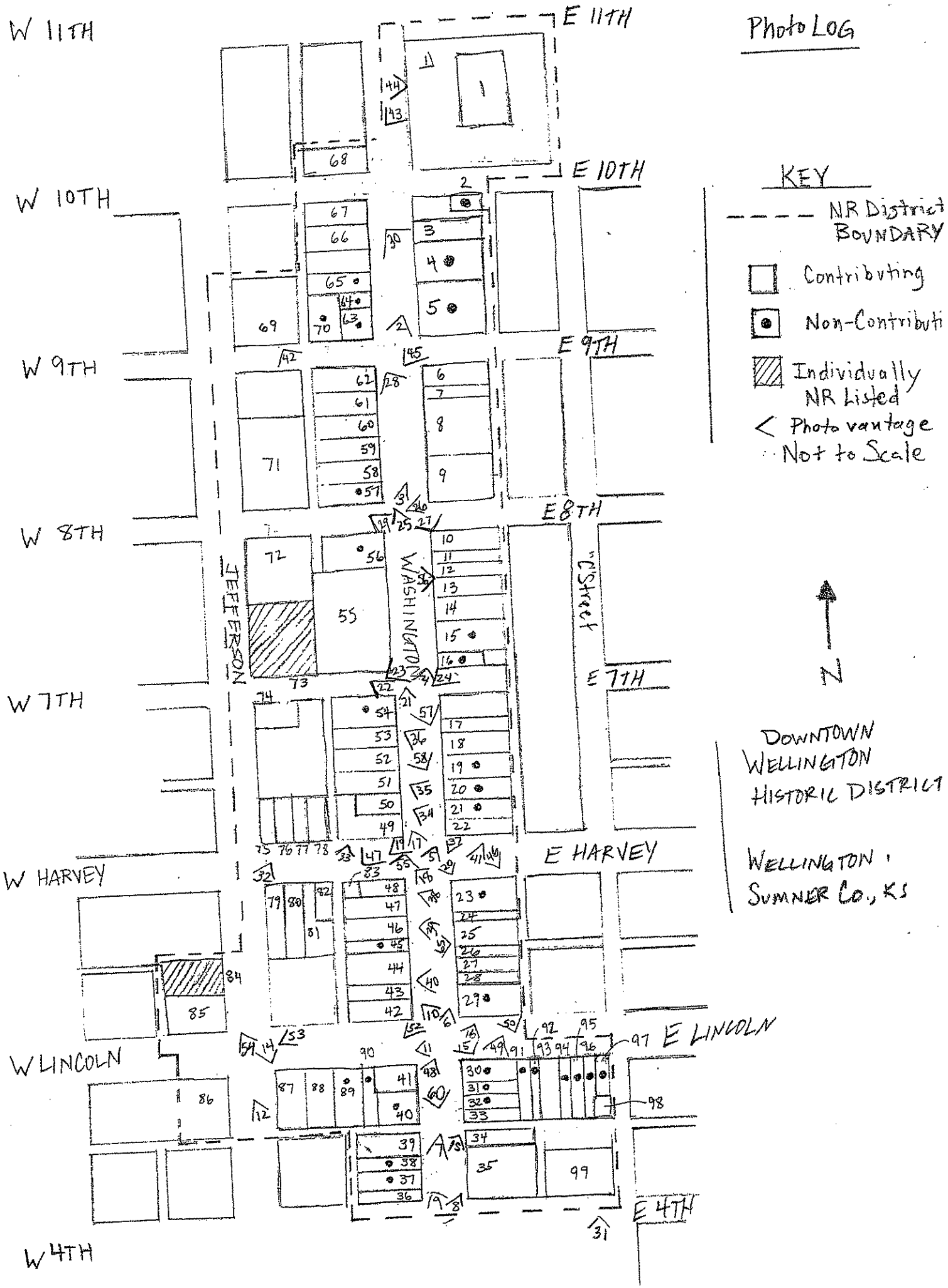
JEFFERSON
WASHINGTON
"C" STREET
"F" STREET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W 7TH
E 7TH
W HARVEY
E HARVEY
W LINCOLN
E LINCOLN
W 4TH
E 4TH
JEFFERSON
WASHINGTON
"C" Street

**UTM Coordinates (cont.)**

| | Zone | Easting | Northing |
|---|---|---|---|
| 5. | 14 | 642171 | 4125440 |
| 6. | 14 | 642175 | 4125323 |
| 7. | 14 | 642002 | 4125312 |
| 8. | 14 | 641997 | 4125366 |
| 9. | 14 | 641900 | 4125366 |
| 10. | 14 | 640691 | 4125290 |
| 11. | 14 | 640644 | 4125305 |
| 12. | 14 | 640659 | 4125803 |
| 13. | 14 | 641124 | 4125819 |
| 14. | 14 | 641925 | 4125518 |
| 15. | 14 | 642445 | 4125535 |
| 16. | 14 | 642364 | 4126169 |
| 17. | 14 | 642867 | 4126210 |
| 18. | 14 | 642832 | 4126895 |

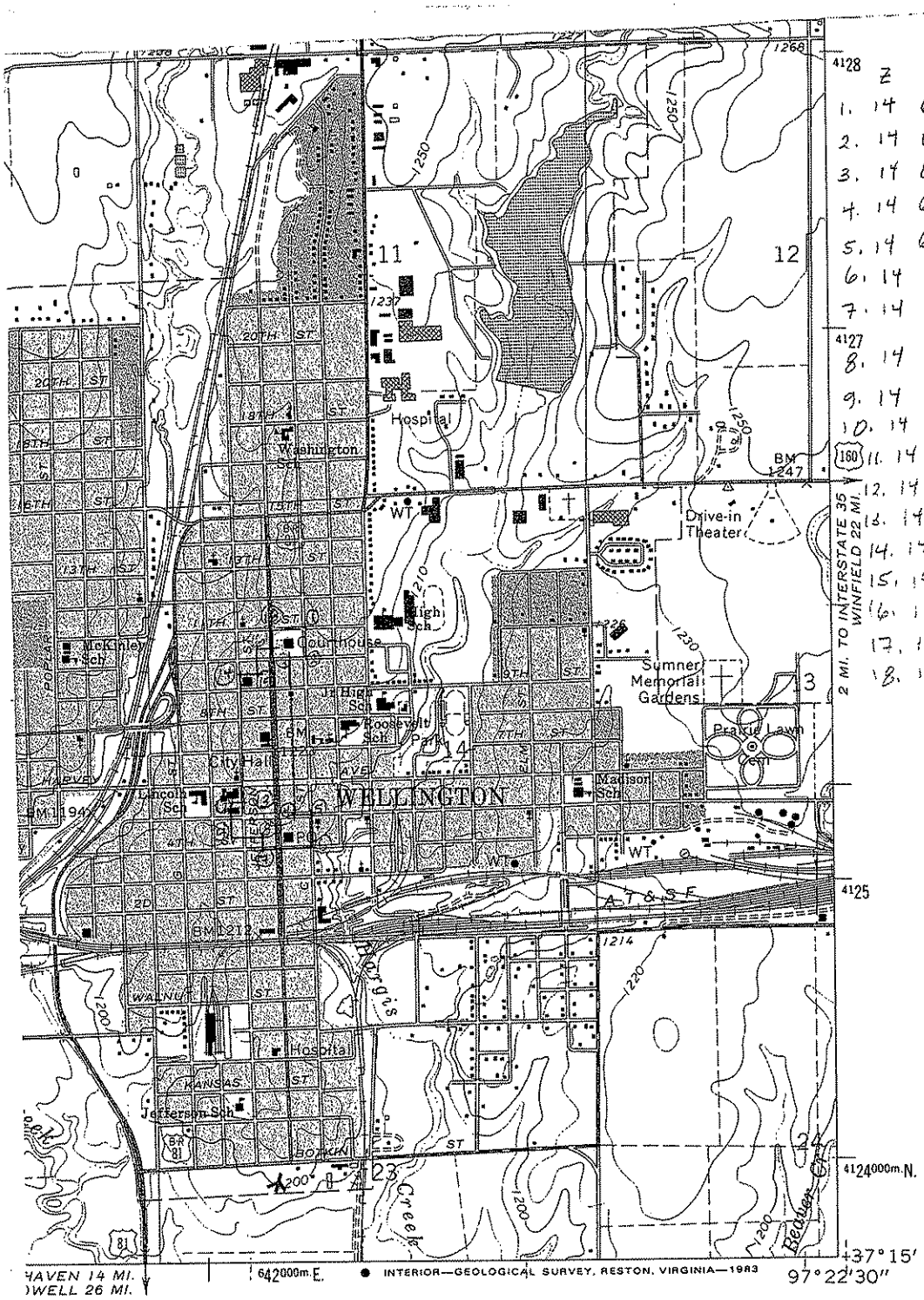
**Photo Log**

1. Sumner County Courthouse, looking east, Property 1.
2. East side of the 400 Block of N. Washington, looking northeast, showing Properties 1-5.
3. East side of the 300 Block of N. Washington, looking northeast, showing Properties 8-9.
4. East side of the 200 Block of N. Washington, looking northeast, showing Properties 10-16.
5. East side of the 100 Block of N. Washington, looking northeast, showing Properties 17-22.
6. East side of the 100 Block of S. Washington, looking northeast, showing Properties 23-29.
7. East side of the 200 Block of S. Washington, looking northeast, showing Properties 30-34.
8. East side of the 200 Block of S. Washington, showing Post Office (35) and Ice Plant (99), looking northeast.
9. West side of the 200 Block of S. Washington, looking northwest, showing Properties 36-41.
10. West side of the 100 Block of S. Washington, looking northwest, showing Properties 42-48.
11. South side of the 100 Block of W. Lincoln, looking southwest, showing Properties 41, 86-90.
12. West side of the 100 and 200 Blocks of S. Jefferson, looking northwest, showing Properties 85-86.
13. Alley ½ block south of Lincoln between Jefferson and Washington, looking northeast, showing Properties 40, 87-90.
14. American Legion (87), South side of the 100 Block of W. Lincoln, looking southeast.
15. South side of the 100 Block of E. Lincoln, looking southeast, showing Properties 30, 91-97.
16. North side of the 100 Block of E. Lincoln, looking northeast, showing district boundary.
17. West side of the 100 Block of N. Washington, looking northwest, showing Properties 49-54.
18. North side of the 100 Block of W. Harvey, looking northwest, showing Properties 49, 75-78.
19. South side of the 100 Block of W. Harvey, looking southwest, showing Properties 48, 79-83.
20. South side of the 100 Block of E. Harvey, looking southeast, showing Property 23 and eastern district boundary.
21. West side of the 200 Block of N. Washington, looking northwest, showing the Auditorium (55) and Property 56.

22. North side of 100 Block of W. 7th, looking northwest, showing Auditorium (55) and Carnegie Library (73).
23. South side of 100 Block of W. 7th, looking southwest, showing Property 54.
24. West side of 100 Block of N. Washington, looking southwest, showing Properties 49-54.
25. West side of the 300 Block of N. Washington, looking northwest, showing Properties 57-62.
26. South side of the 100 Block of W. 8th, looking southwest, showing Properties 56, 72.
27. South side of the 100 Block of E. 8th, looking southeast, showing Property 10.
28. West side of 300 and 400 Blocks of N. Washington, looking northwest, showing Properties 62-67.
29. North side of 100 Block of W. 9th, looking northwest, showing Properties 57, 71.
30. West sides of 400 and 500 Blocks of N. Washington, looking northwest, showing Properties 66-68.
31. Ice Plant (99), North side of 100 Block of E. 4th, looking north.
32. North Side of 100 Block of W. Harvey, showing properties 76, 77, and 78.
33. North Side of 100 Block of W. Harvey, showing the south elevation of Property 49.
34. West Side of 100 Block of N. Washington, showing east elevations of properties 49, 50, and part of 51.
35. West Side of 100 Block of N. Washington, showing east elevations of properties 50-54.
36. West Side of 100 Block of N. Washington, showing east elevations of properties 52-54.
37. West Side of 100 Block of S. Washington, showing east elevations of properties 42-48.
38. West Side of 100 Block of S. Washington, showing east elevation of Property 48.
39. West Side of 100 Block of S. Washington, showing east elevation of properties 45-48.
40. West Side of 100 Block of S. Washington, showing east elevation of Property 42-44.
41. North Side of 100 Block of E. Harvey, showing south elevation of Property 22.
42. North Side of 100 Block of W. 9th, showing First Christian Church, Property 69.
43. 300 and 400 Block of N. Washington, looking southwest, showing properties 68-66.
44. East Side of 500 Block of N. Washington, showing Sumner County Courthouse, Property 1.
45. West Side of 300 Block of N. Washington, showing properties 59-62.
46. South Side of 100 Block of E. Harvey, showing properties east of the eastern district boundary.
47. South Side of 100 Block of W. Harvey, showing properties 81-83.
48. East Side of 100 Block of S. Washington, showing properties 23-29.
49. North Side of 100 Block of E. Lincoln, showing area excluded from district boundaries.
50. South Side of 100 Block of E. Lincoln, showing properties 93-97.
51. West Side of 200 Block of S. Washington, showing properties 39-41.
52. South Side of 100 Block of W. Lincoln, showing properties 86-90.
53. South Side of 100 and partial 200 Block of W. Lincoln, showing properties 86 and 87.
54. West Side of 100 Block of S. Jefferson, showing properties 84 and 85.
55. East Side of 100 Block of N. Washington, showing properties 17-22.
56. Walton (12) and Fetters (13) Buildings, East Side of 200 Block of N. Washington.
57. East Side of 100 Block of N. Washington, showing properties 17-19.
58. East Side of 100 Block of N. Washington, showing properties 19-22.
59. East Side of 100 Block of S. Washington, showing properties 25-27.
60. East Side of 200 Block of S. Washington, showing properties 32-35.

H1. Historic Photo of Arlington Hotel and the West side of the 100 Block of N. Washington.
H2. Historic Photo of Hatcher Hospital, ca. 1920.
H3. Historic Photo of Downtown Parade, looking north at 100 Block of N. Washington, 1921.
H4. Historic Photo of West Side of 100 Block of S. Washington, including Smith Building, ca. 1920.

H5. Historic Photo of East Side of N. Washington, showing Antlers Hotel, looking north, ca. 1910.
H6. Historic Photo of Stewart Building, West Side of 200 Block of S. Washington, looking south, ca. 1910.
H7. Historic Photo of Washington, looking south, ca. 1905.
H8. Historic Photo of Washington, looking north from intersection of Lincoln and Washington, ca. 1950.




| | Z | E | N |
|---|---|---|---|
| 1. | 14 | 643745 | 4126951 |
| 2. | 14 | 642146 | 4126017 |
| 3. | 14 | 642085 | 4126006 |
| 4. | 14 | 642114 | 4125438 |
| 5. | 14 | 642171 | 4125440 |
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| 7. | 14 | 642062 | 4125312 |
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| 14. | 14 | 641925 | 4125518 |
| 15. | 14 | 642445 | 4125535 |
| 16. | 14 | 642364 | 4126169 |
| 17. | 14 | 642867 | 4126210 |
| 18. | 14 | 642832 | 4126895 |

(SOUTH HAVEN NE)
6558 III NE

ROAD CLASSIFICATION

Heavy-duty — Light-duty

Medium-duty — Unimproved dirt

U. S. Route

KANSAS

INGLE LOCATION

ole compiled from aerial
l and other sources
d checked. Map edited 1983
ension of urban area

Downtown
Wellington
Historic District
Sumner County, KS

# WELLINGTON, KANS.

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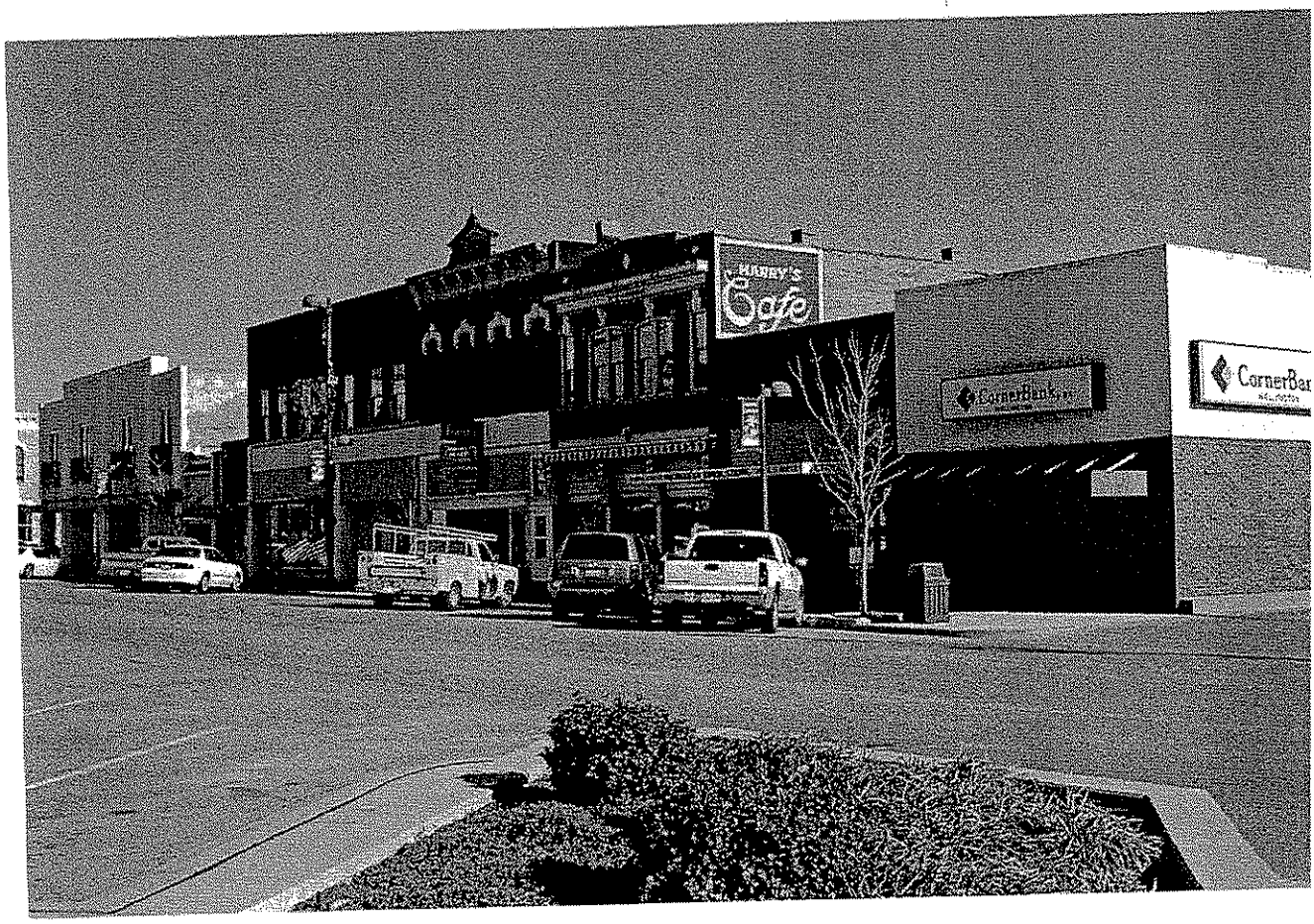

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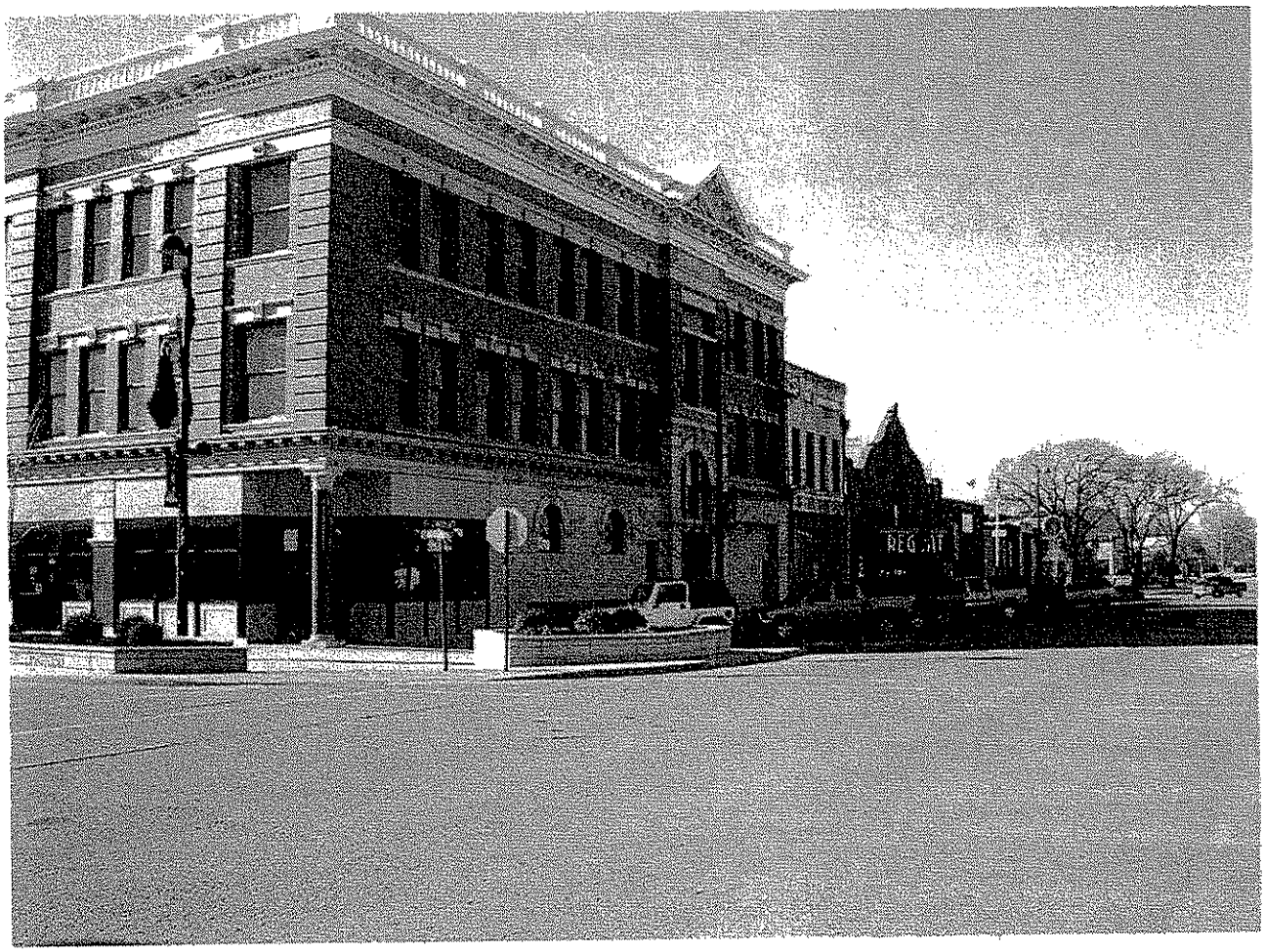

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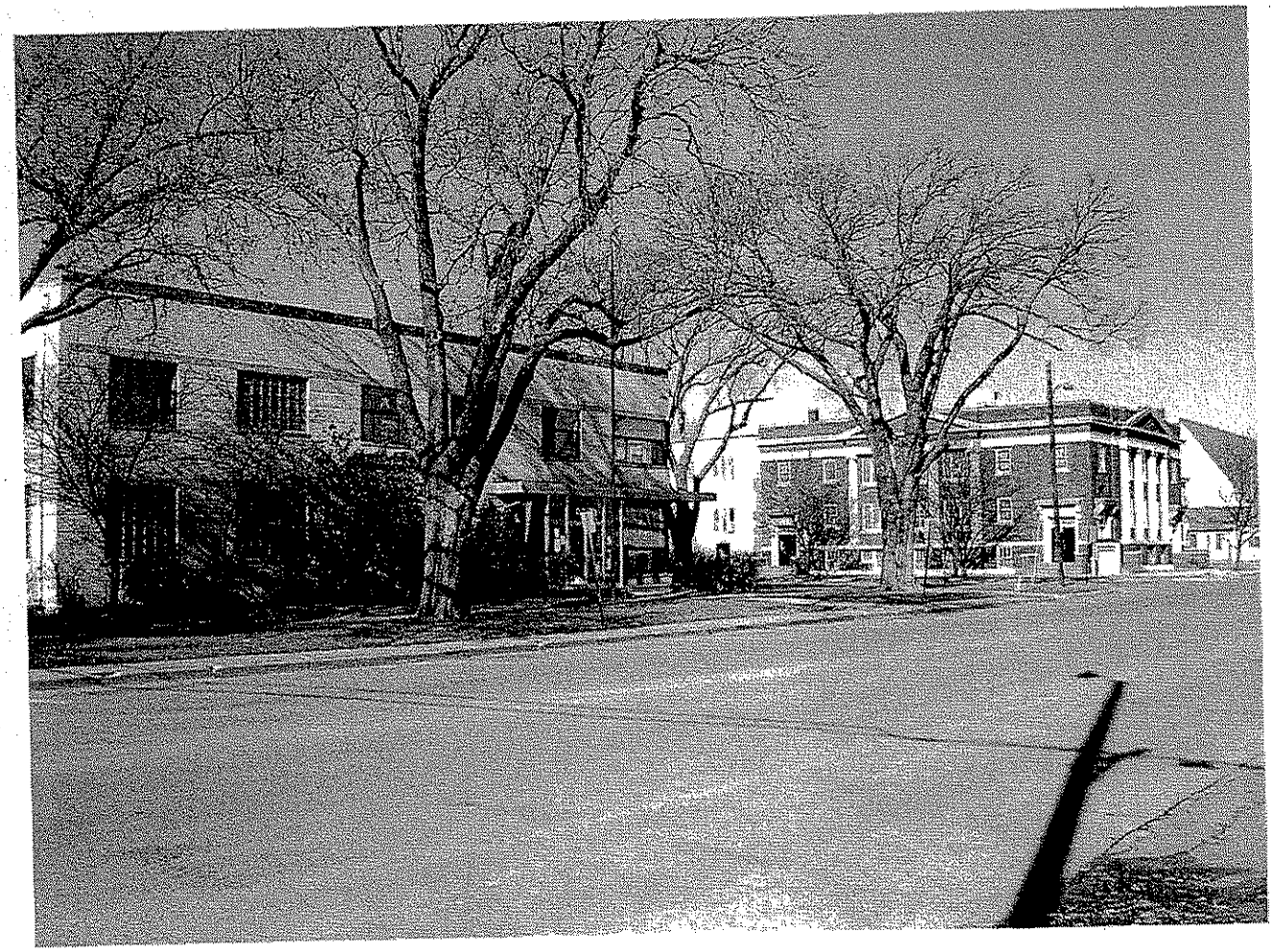

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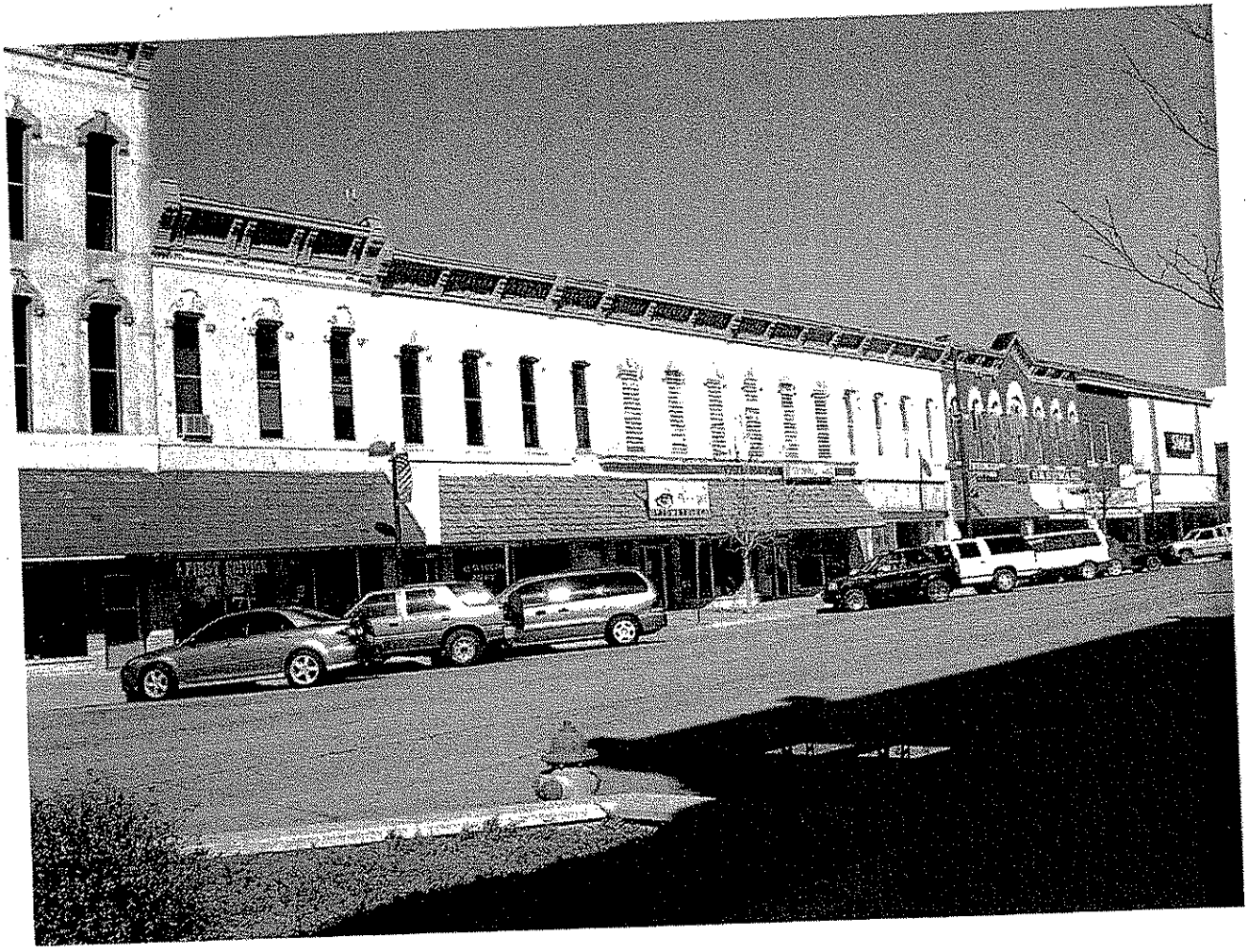

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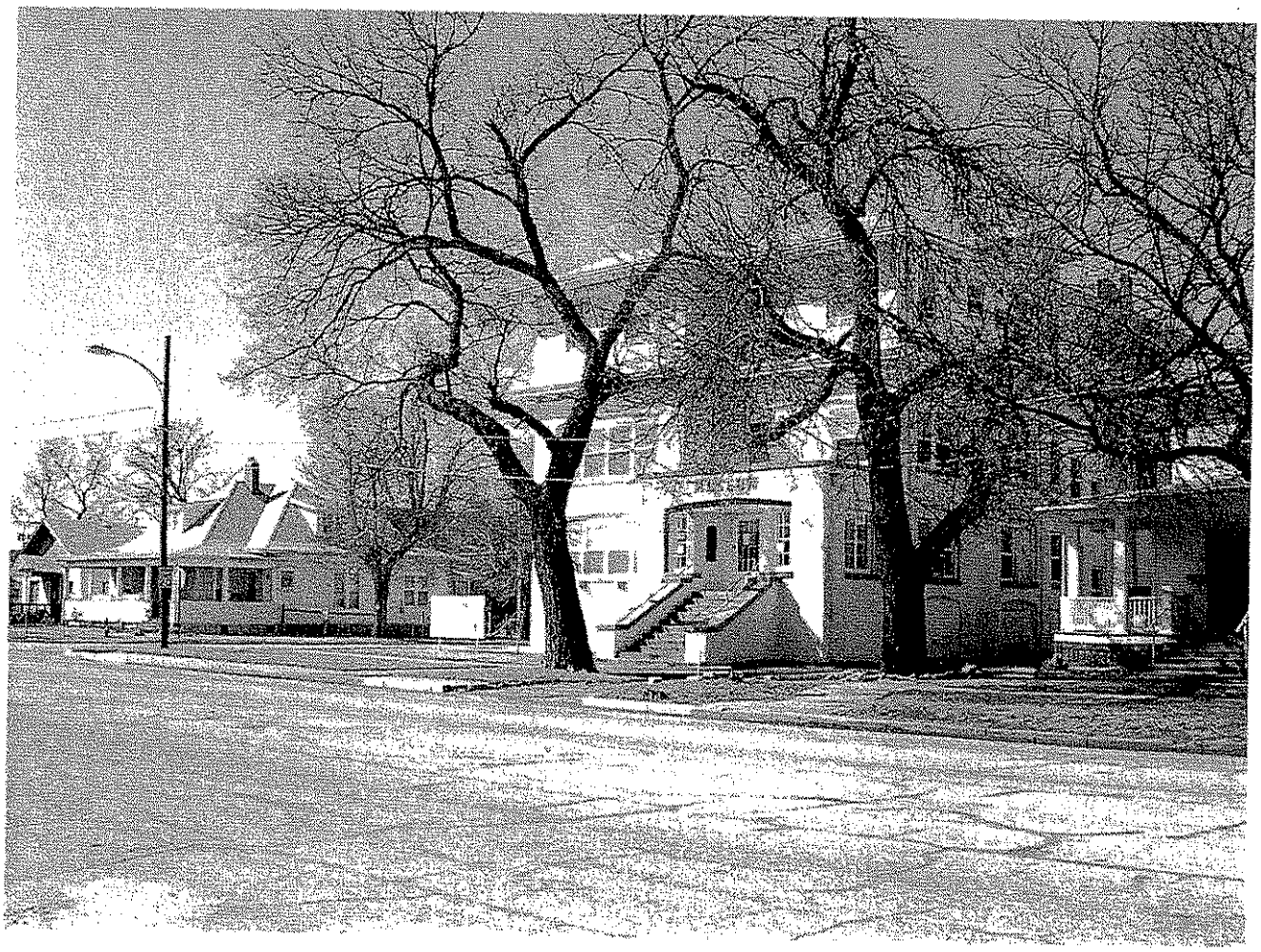

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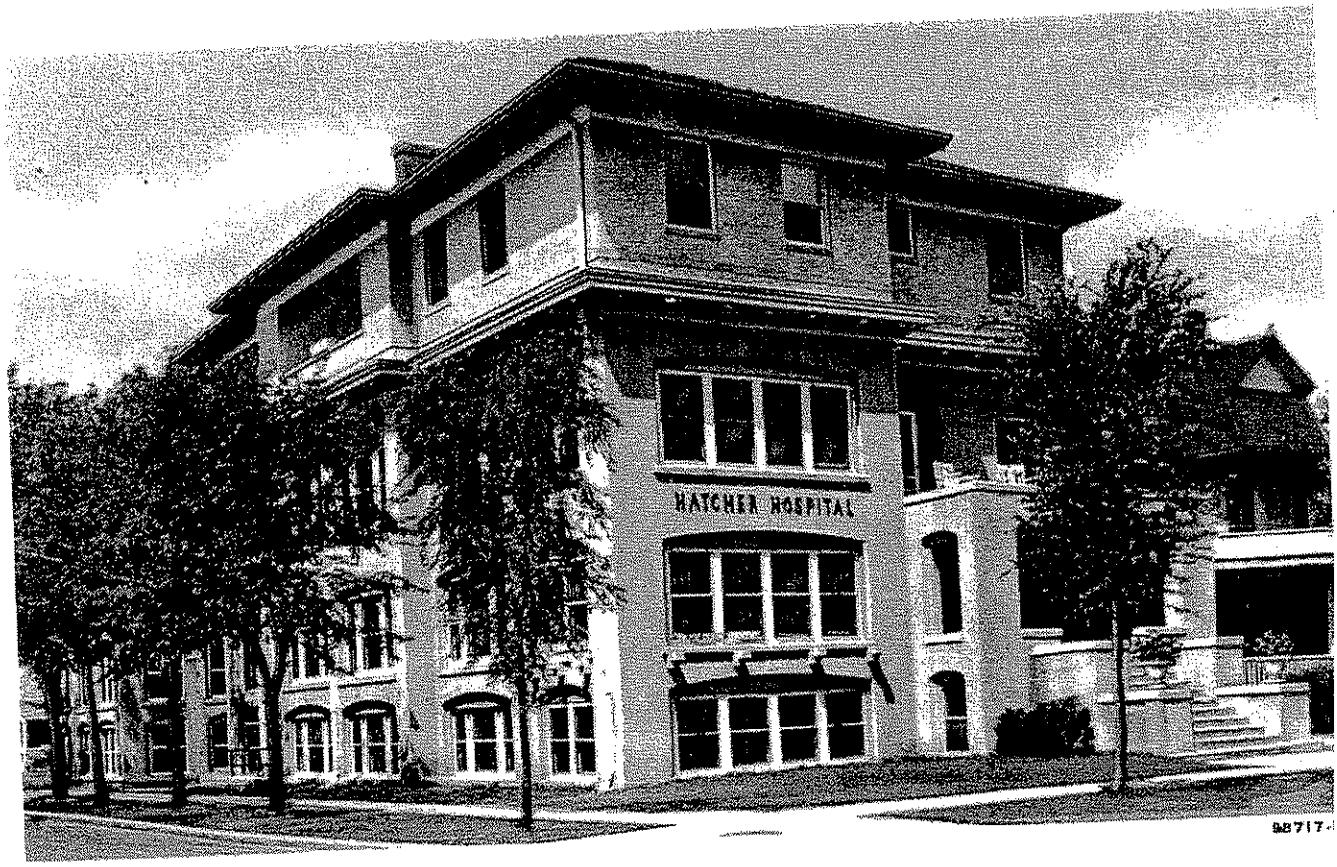
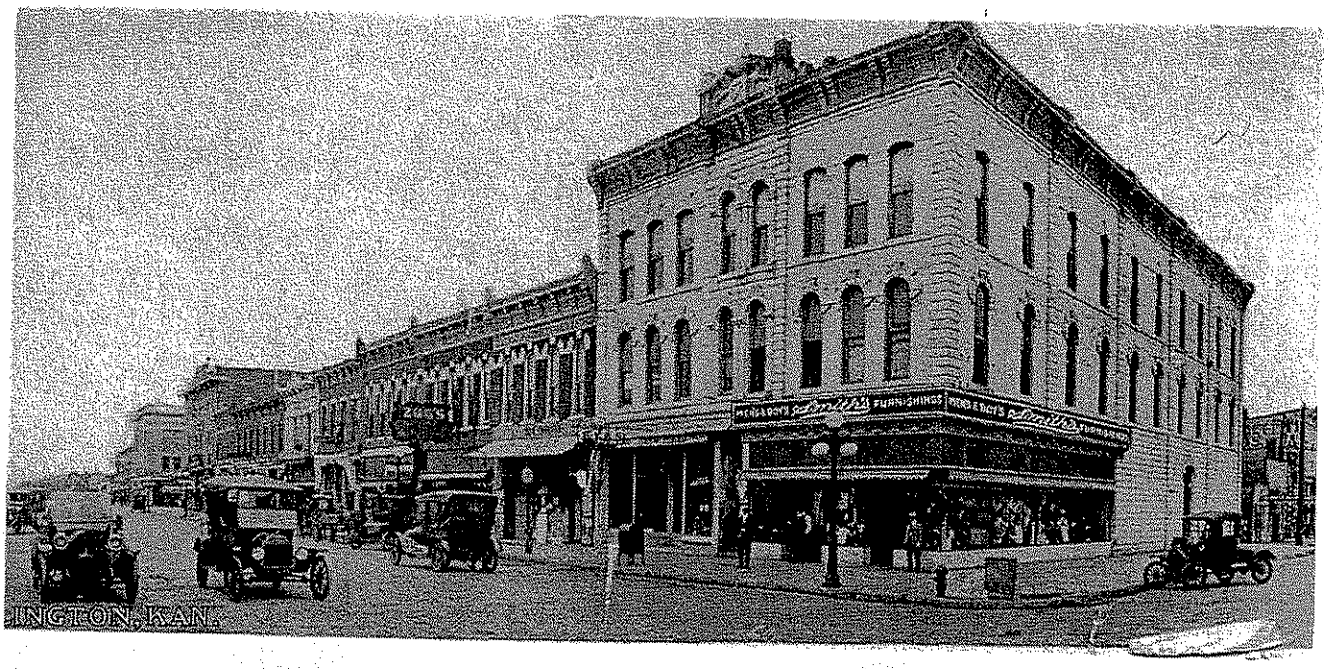


H3

Labor Day Parade - Golden Jubilee
Wellington Kan Sept 5-10. 1921

H4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