NPS Form 10-900-b
(Revised March 1992)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places
Multiple Property Documentation Form

This form is used for documenting multiple property groups relating to one or several historic contexts. See instructions in *How to Complete the Multiple Property Documentation Form* (National Register Bulletin 16B). Complete each item by entering the requested information. For additional space, use continuation sheets (Form 10-900-a). Use a typewriter, word processor, or computer, to complete all items.

_X_ New Submission ____ Amended Submission

A. Name of Multiple Property Listing

Commercial and Industrial Resources of Hutchinson

B. Associated Historic Contexts

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

I. Grain and Agricultural Industries: 1875-1956

II. Wholesale Distribution & Manufacturing: 1879-1956

III. "Salt City": 1887-2001

IV. The Oil Boom: 1924-1945

V. Commercial Center of Reno County and Southwestern Kansas: 1878-1966

C. Form Prepared by

name/title Deon Wolfenbarger, Preservation Consultant

organization Three Gables Preservation date June 18, 2003

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

city or town Nederland state CO zip code 80466

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation.
(See continuation sheet for additional comments [ ].)

Richard D. Pankratz State Historic Preservation Officer 9/29/04
Signature and title of certifying official Date

State or Federal agency and bureau

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Signature of the Keeper Date of Action

Table of Contents for Written Narrative

Provide the following information on continuation sheets. Cite the letter and the title before each section of the narrative. Assign page numbers according to the instructions for continuation sheet in *How to Complete the Multiple Property Documentation Form* (National Register Bulletin 16B). Fill in page numbers for each section in the space below.

		Page Numbers
E.	**Statement of Historic Contexts** (If more than one historic context is documented, present them in sequential order.)	E: 1-37
F.	**Associated Property Types** (Provide description, significance, and registration requirements.)	F: 1-28
G.	**Geographical Data**	G, H: 1
H.	**Summary of Identification and Evaluation Methods** (Discuss the methods used in developing the multiple property listing.)	G, H: 1-2
I.	**Major Bibliographical References** (List major written works and primary location of additional documentation: State Historic Preservation Office, other State agency, Federal agency, local government, university, or other, specifying repository.)	I: 1-3

Primary location of additional data:

[X] State Historic Preservation Office
[X] Other State Agency
[ ] Federal Agency
[X] Local Government
[ ] University
[X] Other

Name of repository:
Hutchinson Public Library
Reno County Museum

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The multiple property listing "Commercial and Industrial Resources of Hutchinson" is organized around the commercial and industrial buildings of Hutchinson, Kansas. This initial multiple property submission covers those extant buildings from 1872 through 2003 which are located in the downtown commercial area. Some of the historic contexts listed below are not fully explored, either because too few resources remain from the period, the associated resources have yet to be surveyed, or the theme did not fall within the scope of this project. However, these contexts are still clearly associated with the commercial vitality of Hutchinson in some manner. Future amendments to this nomination may more fully develop some of these themes, such as the "Salt City" context. There are other historic contexts not listed which had an indirect influence on the commercial development of Hutchinson, but which do not have any extant associated resources found within the project area. The annual Kansas State Fair, for example, had a profound influence on civic pride in Hutchinson, as well as obvious positive impact on economic development; however, the development of that context is better suited for a future amendment. The following historic contexts were developed for this project:

I. *Grain & Agricultural Industries: 1875-1956*

II. *Wholesale Distribution & Manufacturing: 1879-1956*

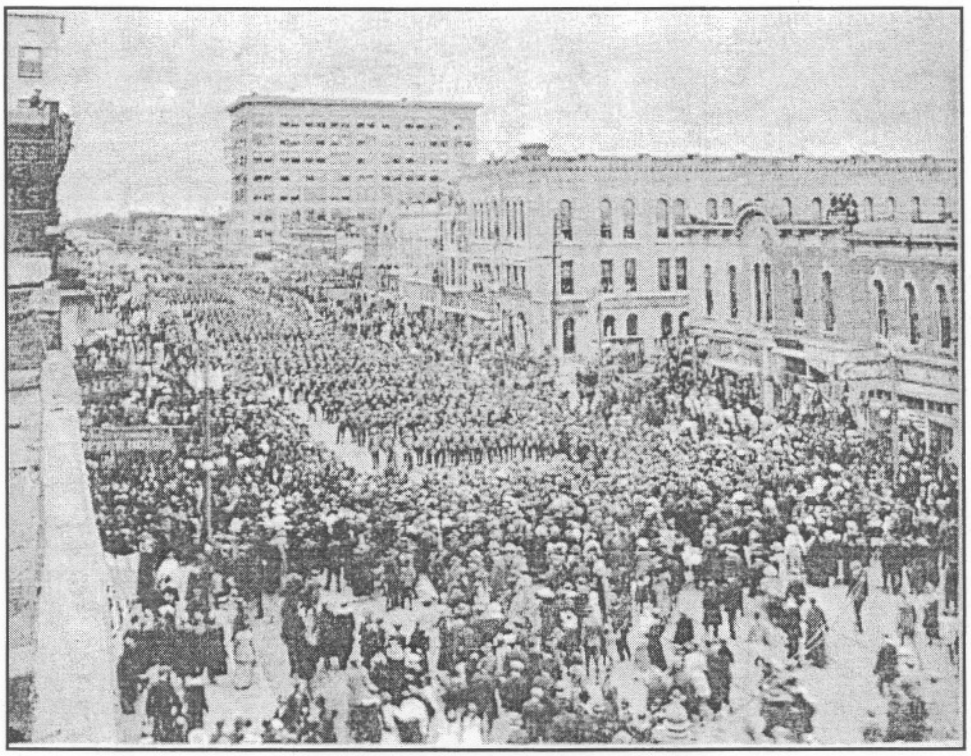
III. *"Salt City": 1887-2001*

IV. *The Oil Boom: 1924-1945*

V. *Commercial Center of Reno County and Southwestern Kansas: 1878-1966*

Historical Background

The original townsite of Hutchinson was located near the Arkansas River where it was bisected by Cow Creek. The site was selected by C.C. Hutchinson, a U.S. Indian Agent who had made an agreement with the Santa Fe Railroad to lay out a town where the railroad would cross the Little Arkansas River. Hutchinson's original townsite was one square mile. He aligned Main Street with the north star, and named the principle east/west street after his future wife, Gertrude Sherman. He also had the foresight to plat generously-sized streets in the commercial area -- Main Street was 112 feet wide, and the cross streets were 80 feet wide.



Main Street's width came in handy in 1918 during a parade for returning World War I soldiers.

The sale of lots in Hutchinson's new town began on November 15, 1871.[1] At first, this townsite was located close to the edge of the county's boundaries -- only six miles to the east line, and two miles from the Rice county line. However, after C.C. Hutchinson was elected as a state representative, he was able to successfully lobby to change the county boundaries in early 1872. This led to the logical selection of the town of Hutchinson for the Reno County seat on February 3, 1872, after it was centrally located within the county's boundaries.

The railroad, critical to future success of virtually all Kansas towns, was indeed the reason for the creation of the town of Hutchinson in the first place. First, the very selection of the town's site was dependent upon the location of the Santa Fe rail line as it crossed the Arkansas River. Later, this rail line would retain its prominence in the city's history. Hutchinson eventually gained

[1]Pat Mitchell and Linda Laird, "Buildings and History," Legacy (Spring 1991) p. 21.

other rail lines, and by virtue of its two transcontinental lines, the city ranked fifth in the nation in 1912 in terms of freight tonnage in the Santa Fe system, exceeding even Denver's.[2] On the Rock Island line at this time, Hutchinson ranked sixth in freight tonnage. In 1912, the Missouri Pacific used Hutchinson as one of its important feeders. Other rail lines serving Hutchinson were the Hutchinson & Southern Railway, and the Kinsley branch of the Santa Fe, for a total of five rails and nearly one hundred miles of track in the city. Hutchinson had forty-eight daily passenger trains, as well as mixed trains also carrying passengers, bringing the daily total up to sixty-six in 1912. It also served as the headquarters of the division freight offices of both the Santa Fe and Rock Island systems, and as a division office of the Wells-Fargo Express Company located there. Hutchinson's Santa Fe Freight Depot was more than five hundred feet long with double platforms along its entire length. This facilitated the rapid handling of shipments for the many agricultural resources and goods coming in and out of town. Through this rail system, Hutchinson could serve the great agricultural territory of central and western Kansas, western Oklahoma and Texas, eastern Colorado & New Mexico.[3] Rail traffic in Hutchinson clearly exceeded that typical of other towns of similar size.

While rail service continued to improve in the 1920s, Hutchinson was also beginning to benefit from a national automobile network. By 1926, there were six railroad lines serving Hutchinson -- three lines of the Santa Fe, the Rock Island, the Missouri Pacific, and the Arkansas Valley Interurban (an electric line). About this time, Hutchinson became part of a national automobile highway system. The city was located on U.S. Highway 50 South, known as the New Santa Fe Trail, as well as Kansas Highways 17 and 96. The New Santa Fe Trail was an important transcontinental road in the early twentieth century.[4]

In spite of its clear advantages in transportation, like much of the country Hutchinson suffered during the Great Depression, but its economy rebounded shortly thereafter. In 1942, during World War II, Hutchinson was selected as the location of a U.S. Naval Air Station. The citizens were so excited with this announcement, they offered the Kansas State fairgrounds and the Municipal airport for temporary training quarters.[5]

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[2] The other cities with more traffic were Chicago, San Francisco, Kansas City, and Los Angeles.

[3] "The Salt City," The Trail Mirror (December 1912)

[4] Bryon T. Johnson, "Hutchinson, America's Salt Cellar," The Wichita (January 1928) p. 5.

[5] Willard Welsh, Hutchinson: A Prairie City In Kansas (s.p., 1946) pp. 119-120.

From nearly its inception and up past World War II, Hutchinson was a prosperous and growing manufacturing and distribution center for a substantial agricultural hinterland covering western Kansas, northern Oklahoma, the Texas Panhandle, and eastern New Mexico and Colorado. As the commercial and industrial contexts which follow will reflect, the community was not dependent upon a single industry, but instead had a balance of industrial and commercial development. As a pamphlet from the Hutchinson Chamber of Commerce stated c. 1938:

> No important city in Kansas comes nearer to having the perfect balance industrially, with salt, petroleum, wheat, dairying, flour milling and poultry raising all contributing to that balance. . . . A major breadbasket of the world. A Mid-continent Black Gold capital. A No. 1 Salt Cellar of America. A land were butter and eggs come from. That probably best describes the commercial and industrial life . . .[6]

The reasons for this balance were repeated, albeit in even more glowing terms typical of the day, in an earlier 1910 promotional pamphlet:

> Hutchinson: A crystalline gateway to a glorious garden of golden grain, laughing, fruit-burdened orchard, health and prosperity, Hutchinson, the Salt City, stands 'neath the sunny skies of Kansas smiling and supreme. Located nearer to the geographical center of the United States than any other city of its size, endowed with all the advantages of climate, natural resources, and having within itself possibilities of unlimited development, the city needs no title to come into its own.[7]

I. *Grain & Agricultural Industries: 1875-1956*

Located in the center of the nation's breadbasket, Hutchinson would eventually achieve national prominence in grain. The first agricultural-based industry in Hutchinson and Reno County, however, was short-lived and far less prominent. Settlement by European descendants in the area around Hutchinson happened to coincide with the wholesale destruction of the buffalo herds. For many of the early settlers, gathering bison bones was the only way of making a living. At one point, there was a pile two to three hundred feet long in Hutchinson, containing over twenty railcar loads of bones. This bone pile was located where the Bisonte Hotel was eventually built,

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[6]Hutchinson Chamber of Commerce, "Hutchinson: Agricultural, Industrial, Salt and Petroleum Center of the Southwest" [c. 1938].

[7]New Co. Printers, "Hutchinson, 1910: The Salt City Industrial Review," (Hutchinson, KS: Author, 1910).

and contained more than 250 tons of bison bones.[8]

The next agricultural-related industry in region surrounding Hutchinson proved to be the most significant -- grain production. Successful grain production, specifically wheat, eventually led to need for grain storage, exportation, and milling, all of which became key components of Hutchinson's agriculturally-based economy. The first grain dealer in Hutchinson did not deal with wheat, however. Charles Christopher began purchasing locally-grown corn in 1875 in order to ship to the Colorado mining camps. It was the wheat crop of Kansas, however, which led to an explosive growth in grain industries in Hutchinson.

Before the arrival of the Russian Mennonites, wheat production in the surrounding area was very small and limited to the soft wheat varieties. Partly due to the efforts of the Santa Fe railroad company to entice immigrants to Kansas, an agricultural "revolution" occurred in the late 1870s and 1880s. Russian-Germans, and in particular the Mennonites, are often credited with bringing "hard red winter wheat" to Kansas when they immigrated. The total number of Russian-Germans which immigrated to Kansas in the 1870s alone has been estimated at about 12,000, and a large number settled in the area around Reno County.[9] The promotion and testing of hard wheat varieties was conducted in cooperation with Mark Carleton of the Kansas State Agricultural College and the U. S. Department of Agriculture. Together with some Mennonite millers, they proved the adaptability of the "Russian" hard wheat to Kansas in the early 1880s. This hard wheat survived the Kansas winters better, and, because it was harvested earlier in the summer, had fewer problems with insects and plant disease than the soft wheat varieties.[10] The new variety of hard red winter wheat was so hard that at first millers found it difficult to grind. However, the qualities of this wheat, not the least of which were its high yield, were so superior that the variety helped propel Kansas to the title of "Granary of the Nation."

J.B. Potter was one of the first citizens to build a small elevator in Hutchinson and begin buying wheat. In 1880, J.M. & W.F. Mulkey came from Illinois to Hutchinson and also began buying and selling grain. In the 1880s, several more grain buyers came to Hutchinson, including Ken

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[8]Welsh, p. 14.

[9]Norman E. Saul, "The Migration of the Russian-Germans to Kansas," The Kansas Historical Quarterly (Spring 1974): 52.

[10]Norman E. Saul, "Mill Town Kansas in the Age of Turkey Red," Kansas History: A Journal of the Central Plains 23 (Spring-Summer 2000): 29.

Ringle, George Woodar, A.S. Vance, and A.N. Bontz. One of the more prominent was T.J. Emplar, who purchased a small elevator built by C.B. Myton. This business was enlarged several times until it eventually became the Kansas Grain Company, one of the largest in the state. Later enlarged by L.B. Young, the Kansas Grain Company began erecting elevators at other shipping points across Kansas, until by 1917, they were doing business at fifty different locations across the state.[11]

Most of Hutchinson's growth in the grain industry came after the turn of the century, as nearby wheat production increased dramatically. Hutchinson was at the center of the hard wheat belt of Kansas, and even the smaller grain storage companies flourished during the twentieth century as wheat became the predominant crop. Through consolidations or expansions, many of these grain storage enterprises gained national prominence, and remain a significant economic force up through the present time. In 1911, approximately 90 million bushels of wheat were harvested in Kansas, and more than sixty per cent of this was harvested with a seventy-five mile radius of Hutchinson. Reno County alone harvested 3,781,463 bushels of wheat in 1912, followed closely in production by the adjacent counties of Ford and Stafford. The area tributary to Hutchinson raised 34,275,847 bushels of wheat in 1912. Hutchinson was clearly at the center of an area which led the world in grain production.

By virtue of its location, as well as excellent rail service, Hutchinson was destined to become one of the great grain shipping centers of Kansas. By the early 1910s, the city had elevators with a capacity of more than a million bushels. There was an active board of trade, and the town was the headquarters for a number of companies that operated elevators throughout the grain-producing sections of the southwest. Wheat was not the only grain that passed through Hutchinson, though. In 1911, over 30,000,000 bushels of wheat, 19,667,000 bushels of corn, 7,621,000 bushels of oats, and 102,000 bushels of rye were stored or shipped from Hutchinson. In addition to this grain, 12,000,000 pounds of broom corn, and 182,000 tons of alfalfa were handled in Hutchinson.[12]

In 1917, there were four large elevators in town, capable of storing 575 thousand bushels of grain: the Kansas Grain Elevator, the Rock Mill & Elevator Company, the Hutchinson Terminal Elevator Company, and the Pettit Grain Company. Besides these, there were several smaller

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[11]Sheridan Ploughe, History of Reno County Kansas: Its People, Industries and Institutions (Indianapolis: B.F. Bowen & Company, Inc., 1917) pp. 211-212.

[12]The Trail Mirror.

elevators which had facilities for handling the grain from the farmer's wagon to the rail car.[13] Growth in the elevator industry remained phenomenal throughout the 1920s, and the people involved were prominent in not only agriculture, but politics across the state. In 1930, Hutchinson was the site of a meeting for over three hundred angry Kansas grain men, who came to hear local grain man George Gano, president of the Hutchinson Board of Trade, denounce the Federal Farm Board for trying to impose federal controls on wheat buying and promoting acreage control.[14] The dust storms and drought of the 1930s, however, had a more devastating impact on grain production. Nonetheless, by 1938 Hutchinson was the second largest hard wheat market in the country, taking in approximately forty-six million bushels annually. Public and private grain storage capacity totaled 10,350,000 bushels.[15] These numbers grew to about fifty million bushels of grain received annually by the end of World War II. After the war, Hutchinson had eight terminal elevators in the city with a total storage capacity of nearly 16,000,000 bushels; this included 14,000,000 bushels of public storage, and mill storage of 1,855,000 bushels.[16]

Some of the other prominent Hutchinson grain storage companies over the years included the Liberal Elevator Company, which was the first to build a concrete elevator in Hutchinson in 1914. In 1918, the former Hugoton Elevator and Warehouse Company built the first of elevators which were later operated by the Security Elevator Company. This latter company was responsible for building the first terminal elevator in Hutchinson. The company grew significantly, so that by 1946 they operated forty-one other country elevators. By 1956, when the company's total capacity for grain storage reached four million bushels, the Security Elevator Company had expanded their business to also include the operation of twenty-two oil stations, thirteen gasoline stations, and nine feed stations.[17]

In 1946, there were ten Hutchinson companies with public grain storage; the largest was the George E. Gano Grain Corp at 3,300,000 bushels. Like the Security Elevator Company, Gano Grain had built a terminal elevator in Hutchinson. His company had also significantly expanded

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[13]Ploughe, p. 213.

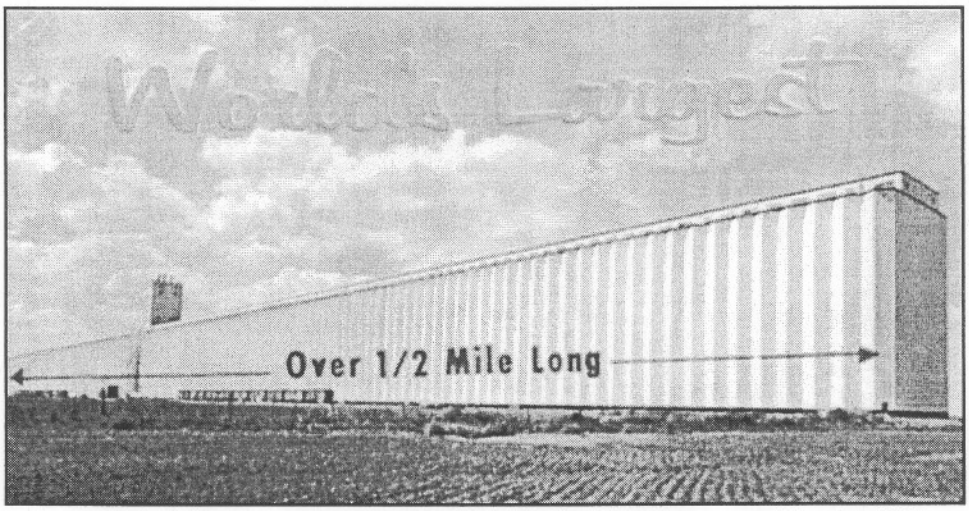
[14]Hutchinson News Centennial Edition (4 July 1972) p. 60.

[15]Hutchinson Chamber of Commerce.

[16]Welsh, p. 101.

[17]N.a., Kansas: The First Century (New York: Lewis Historical Publishing Co., 1956) p.450.

by 1946, operating nearly sixty-five country elevators.[18] Another important public grain storage company was the Western Terminal Elevator Company. Organized in 1928, it grew quickly by adding more storage tanks; by 1930, the company had capacity for one million bushels. In addition to the public storage companies, there were also four private elevators in Hutchinson in the 1940s. These were used primarily for mill storage, with the William Kelly Milling Company as the largest at one million bushels.[19] After World War II, grain storage remained a significant portion of Hutchinson's local economy. In 1952, the Farmers Cooperative announced that it was building a five million bushel capacity elevator east of town.[20]



A postcard of the Farmer's Co-op elevator. The first grain was stored here in 1953. Work was completed on the $9 million elevator in 1956; capacity was over 17 million bushels.

The history of the grain storage industry in Hutchinson is obviously physically represented by storage elevators, most of which have moved from their historic downtown locations. Many of the buildings which housed the early companies' offices, however, remain in downtown Hutchinson. Also associated with this context are buildings associated with the local grain board of trade. By 1910, there were so many grain buyers in Hutchinson that the Board of Trade was

[18]Welsh, p. 107.

[19]Ibid., pp. 102-103.

[20]Hutchinson News Centennial Edition, p. 66.

organized with fifty members. At first it was little more than a loose organization of local grain dealers, and did not require a trading floor. Most of the grain trading occurred in the grain company offices, several of which were at first located in the Hoke Building. It was not until 1917 that a spot cash market for wheat and other grains were established.[21] By 1917, there were fifty firms buying grain in Hutchinson, and approximately fifty million bushels of grain sold through the various elevators and mills in the county.[22] Offices for the Board were established in the Wiley Building, and individual company offices were located here as well.

Almost as significant to Hutchinson's economy as grain storage and sales was the flour milling industry. The transition from older milling equipment to modern mills typically occurred in the early 1890s. New equipment was required in part by the hard qualities of the winter wheat, and required a substantial investment. The tremendous amount of cash outlay for this equipment was partly responsible for the consolidation of several of the smaller milling companies in Hutchinson. By 1917, four large flouring mills had been established in Hutchinson. The Hutchinson Flour Mill, Monarch Mills, William Kelley Milling Company, and the Larabee Flour Mills had a combined production capacity of 3,700 barrels of flour a day at this time, and a combined storage capacity of 505 thousand bushels of wheat. The Larabee Mills were touted as being without peers in the country in the 1910s. The plans for the mills followed a modern German model, and the mills were equipped with German machinery. In addition to the mills located within the city limits of Hutchinson, George Herr's mill in the adjoining town of South Hutchinson had a capacity of 150 barrels of flour daily, and a storage capacity of 2,500 bushels. By 1946, there were three large flour mills remaining in Hutchinson. The William Kelly Milling Company had a milling capacity of 2,500 bushel barrels; the Commander Larabee Milling Company, 2,500 bushel barrels; and Consolidated Flour Mills Company, 700 bushel barrels.[23] The biggest setback to the milling industry occurred in the 1960s, when four flour mills closed. The William Kelly Milling Company closed its mill at 414 S. Main in 1967, but remained in business and transferred all production to their plant on East B.[24]

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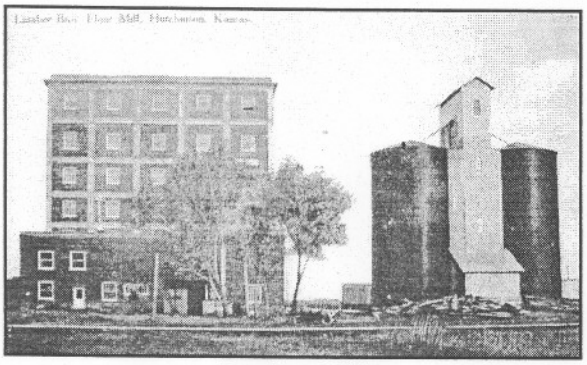
[21]Welsh, pp. 101, 102.

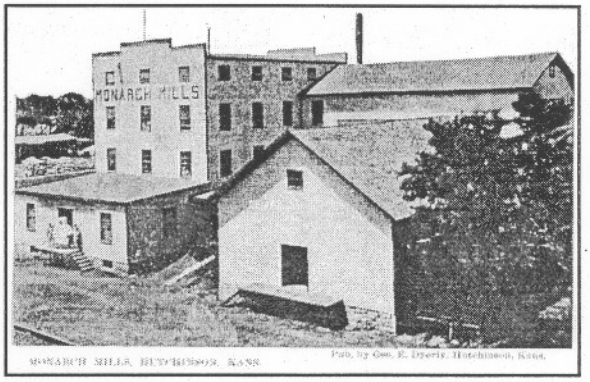
[22]Ploughe, pp. 211-212.

[23]Welsh, p. 104.

[24]Tri-Tabula, Pictorial Atlas of Reno County Kansas [1970] No pagination.



Larabee Mills



Monarch Mills

These two closely related agricultural industries – milling and grain storage – have remained as perhaps the most prominent economic force in Hutchinson up through the present time. The city continues to serve as a grain center for handling, storage, milling, and transporting the wheat crop, not only for Reno County, but for southwest Kansas as well. The millers and grain dealers make direct shipments to European and South American ports, and well as eastern markets and throughout the rest of the country. Thus the period of significance for this historic context extends through 1953, the National Register of Historic Places' arbitrary cut-off date for eligibility.

Although grain businesses are clearly the most significant agricultural-related industries in Hutchinson, there are other agricultural businesses which affected the historical development of the city. Hutchinson had a thriving livestock industry, although it was not as significant portion of the local economy as it was in other southern Kansas towns. This was in part due to geography, but also in part due to the city's founder, C. C. Hutchinson. At the time of the town's founding, one of the first laws he enacted was the "Herd Law," which stated that all stock owners must either "herd it" or keep their cattle in pastures. C. C. Hutchinson was also instrumental in insuring that the cattle trails of the 1870s did not go through the farmer's fields in Reno County. He wanted his city to be free from the "wild west" influences that were so prevalent in other cattle towns, such as Abilene and Newton, and instead hoped that Hutchinson would become a residential community.[25] In spite of these efforts to thwart the cattle industry, and the fact that Hutchinson was located on the eastern edge of stock-raising and feeding belt in Kansas, the town

[25]Ploughe, p. 101.

nonetheless supported businesses related to livestock. Early attempts to lure meat packing companies to Hutchinson in the 1880s were thwarted, as Hutchinson had to compete with established cattle towns such as Wichita.[26] Nonetheless, a few companies found it profitable to operate out of Hutchinson. The Winchester Packing Company was founded in 1904 as a packing house for hogs and cattle. Winchester had first moved to Hutchinson in 1893, opened a market, and slaughtered meat solely for his market. It was still operating in 1968, when the building was extensively remodeled.[27] As a side industry from this and other packers, Hutchinson was at one point one of the largest shippers of hides in the west around the turn of the century. The cattle industry would later regain a foothold in the local economy during the late 1950s, when nearby ranchers significantly increased the size of their herds.[28]

Hutchinson was also important as a dairy center, and in particular, a creamery center. Three creameries in the 1910s drew from dairy suppliers in five states. Swift & Co. produced 800 tons of butter in 1911, in addition to running a poultry and egg business as well. The Meriden Creamery Company was started in 1919; like many, they were located in the downtown commercial area of Hutchinson close to the railroads and main roads of town. First located at 133 E. Sherman, they moved just two years later to 421-423 S. Main. Their products included butter, cheese, condensed sweet milk, and condensed buttermilk.[29] In 1928, there were five creameries in operation in Hutchinson with a capacity of seven million pounds of butter a year.[30] The Jackson Ice Cream Company initially grew from the demand for ice cream at the Chocolate Shop of Mr. & Mrs. Jackson. They eventually began producing ice cream commercially, until in 1945, the annual volume of ice cream from the plant was 150,000 gallons.[31]

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[26] Hutchinson News Centennial Edition, p. 47.

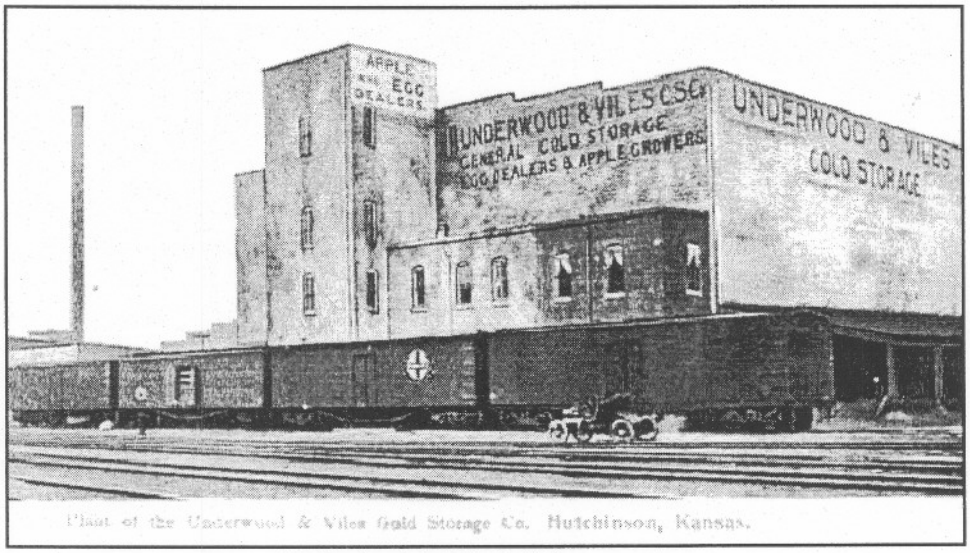
[27] Tri-Tabula.

[28] Hutchinson News Centennial Edition, p. 72.

[29] Welsh, p. 140.

[30] Ibid., p. 25.

[31] Ibid., p. 142.



Underwood & Vile Cold Storage plant

Hutchinson was also the center for a number of large cold storage warehouses for the orchards and other produce of Reno County, as well as for poultry and eggs. At the turn of the century, Reno County was one of the largest fruit producing counties in Kansas, with approximately 8,000 acres of apple trees. Although some of the produce was grown elsewhere and shipped in, as is typical of wholesale companies, a portion was grown locally and thus related to regional agriculture. However, some of these businesses are also associated with the *Wholesale Distribution & Manufacturing* context, particularly those which made shipments to all parts of the country. Hutchinson also had commercial greenhouses which grew flowers and vegetables.

The proximity of so many apple orchards to Hutchinson induced Hermann Benscheidt to come to town and start the Hutchinson Cider & Vinegar works in 1902. Sweet cider, cider vinegar, and horseradish were the main products in early years. Later distilled vinegar was made from grain, also found in abundance in the surrounding region. To create an additional outlet for vinegar, the company began manufacturing mustard in 1935. This required construction of a new building at 216 E. 2nd. Shortly thereafter, salad dressing and pickles were added, with the new branch of this business called the Western Food Products Company. In order to complete government orders during the war, the buildings used by the original Hutchinson Wholesale Grocery

Company were added as a warehouse in 1942.[32]

Although influential in general commercial expansion before the turn of the century, the agricultural-related industries had their strongest effect on Hutchinson's economy after the turn of the century. This, in turn, helped to prop up the local economy in general at this time and led to a renewed enthusiasm for commercial building in downtown Hutchinson.[33] Although the agricultural industries have naturally suffered in the twentieth century through several cyclical highs and lows caused by outside circumstances, such as droughts, floods, or federal marketing quotas, these industries have remained the backbone of Hutchinson's economy up through the present time. However, the last major construction associated with the agricultural industry was in 1956 when the large Farmers' Co-op Elevators were completed; thus the period of significance for this context extends up through 1956.

II. *Wholesale Distribution & Manufacturing: 1879-1956*

While geography was a key factor in the development of agricultural related industries (i.e., the city's location in the wheat-growing belt), it was the superb railroad connections that played a key role in development of the wholesale distribution and manufacturing industries in Hutchinson.

Wholesale distribution of goods through the use of "jobbers" or wholesale companies was common practice after the Civil War through the mid-twentieth century. Instead of ordering directly from the suppliers or manufacturers, retailers -- particularly those in the West -- depended upon wholesale distributors to supply their merchandise. In turn, factories relied on wholesalers to sell their products, thereby avoiding the difficulty of sending their products to hundreds or thousands of smaller stores. Instead, the factories sent their products to wholesalers, who would then market and ship them onward to retailers.

A wholesale distribution company generally focused on a particular line or type of goods. There were jobbers for groceries, hardware, dry goods, furniture, etc. Thus a wholesale distributor who specialized in hardware would carry all sorts of goods related to hardware from a variety of manufacturers. A small retailer in the West could compare the prices and lines from a variety of manufacturers across the country, or even overseas. It was easier on both the retailer and the

[32]Ibid., pp. 129-131.

[33]Mitchell & Laird, p. 22.

factory to use the wholesale jobber as the "middle man."

Logic dictated that wholesalers be located between the markets requiring goods and the factories that were producing them. Another requirement was an excellent transportation network. Hutchinson had both -- a central location and a rail network linking it to the rest of the country. These elements have benefited Hutchinson from the time of its settlement, allowing it to serve as a gateway to the vast undeveloped southwestern territory. This great expanse of tributary trade needed all sorts of supplies, from agricultural implements, wagons, harnesses, groceries, boots, shoes, lumber, drugs, furniture, canned goods, hardware, stoves, and hundreds of other articles. Some of the earliest wholesalers in Hutchinson provided all of these goods to new communities in the Southwest. After the turn of the century and as the west began producing some of its own goods, several of the smaller wholesalers either went out of business, or consolidated with some of the larger concerns in Hutchinson. Thus most twentieth century wholesalers focused on a particular type of products.

With one of the most basic needs being food, it was natural that the first wholesale house in Hutchinson dealt with groceries. Bloom and Company was the first of the grocery wholesalers, starting their business on July 20, 1879.[34] Also important to the settlement of the west was the sale of harvesting machinery and farm implements. Branch houses of several national companies were quick to make Hutchinson one of their shipping points to the west, such as the International Harvester Company, the Acme Harvesting Company, the Aultman-Taylor Company, and others.[35] Close behind in importance were hardware goods, and Hutchinson was also a shipping point for many hardware jobbers. One of the oldest hardware wholesalers in southwest Kansas was the Frank Colladay Hardware Company, which opened in Hutchinson in 1885. At first, it was a retail operation for hardware and farm implements, but in 1903 the company entered the wholesale hardware business. Its territory extended to Colorado and portions of Oklahoma, Texas, and New Mexico, as well as southwestern Kansas. The company constructed its own building in 1906 at 2nd & Plum.[36]

The wholesaling industry increased its presence in Hutchinson dramatically after the turn of the century. By 1910, there were thirty-two wholesale concerns in Hutchinson, doing an annual

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[34]Welsh, p. 18.

[35]The Trail Mirror.

[36]Welsh, p. 141.

business of more than $16,000,000. In addition to the employees that worked directly for the wholesalers, there were approximately four hundred traveling men associated with these companies who were based in Hutchinson as well. These companies' wholesale trade territory included not only the southwestern portion of the state, but extended into Colorado, Oklahoma, Texas and New Mexico.[37] Just two years later, there were 170 wholesale shipping and manufacturing establishments in Hutchinson; approximately fifty of these were exclusive wholesale houses. The number of traveling men who called Hutchinson "home" increased to five hundred. Over four hundred worked for local wholesalers, but several were representatives of large eastern companies, filling orders through the local jobbers.[38] Combined with the other employees of the wholesale companies, the payrolls of the wholesale industries represented a significant portion of Hutchinson's economy.

Hutchinson was still was growing in the 1920s as a wholesale distribution center for central Kansas and the southwest. The total volume of business of Hutchinson's forty wholesale houses during 1927 aggregated $20,000,000, a gain of nearly 1200 freight cars shipments from the previous year. By this time, nearly seven hundred commercial travelers lived in Hutchinson.[39]

Hutchinson continued to be a significant force in the regional wholesale industry up through, and after World War II. Just prior to the outbreak of the war, a c. 1938 Chamber of Commerce brochure referenced the relationship between the jobbing industry to Hutchinson's retail establishments, and overall economy.

> . . . no master photographer can . . . portray the good will and the common bond of commerce formed by the Hutchinson jobbers and retailers with the Great Southwest. For nearly three quarters of a century the jobbers have kept faith with the city and with the Southwest. How well they have succeeded is best shown by the fact that to residents of all of Kansas and to those in the surrounding states the name Hutchinson is synonymous with the words "Southwest Kansas."[40]

Wholesale grocery concerns remained a significant portion of the wholesale industry. Four

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[37]News Co. Printers.

[38]The Trail Mirror.

[39]Johnson, p. 5.

[40]Hutchinson Chamber of Commerce.

wholesale grocery houses alone shipped out $3,500,000 worth of goods in 1911.[41] One of the largest whole grocery distributing firms in southwest Kansas, lasting through World War II, was the Guymon-Petro Mercantile Company. Started in 1902 as the Gonder-Petro Mercantile Company at 225-227 S. Main, it was incorporated as Guymon-Petro in 1907. In 1938, it purchased the Winfield Wholesale Grocery, and by 1946, the company covered five-eighths of Kansas.[42] Dillons was another company that began small, starting with a single grocery store in Hutchinson after World War I and eventually expanding to a chain of stores over Kansas. Hutchinson became the company's headquarters with a general office, warehouse, and bakery. By World War II, the company was using a variety of warehouses located in the downtown area, which were deemed inadequate. In 1945, the company announced that it would build a central office, warehouse, and bakery on the east side of town. The Industrial District was formed to accommodate Dillons' move.[43] In 1956, the company had grown to a chain of twenty-seven stores.[44] It has since grown to over two hundred stores statewide. Now a division of Kroger, Inc., it still maintains a distribution center and headquarters in town.

Warehousing, particularly for grocery chains, continued through World War II. The Hutchinson branch of the Nash Finch Company was established just a few years before the war (in 1938), and distributed its line of food products, fruit, and vegetables over the entire Hutchinson territory. Some local baking companies grew into the wholesaling and distributing of their products to retailers all over southwest Kansas. One such company was Betts Baking Company, which began as a small bakery on South Main, and by 1946, had one hundred employees and a fleet of thirty-seven trucks.[45]

Wholesale concerns were not the only segment of Hutchinson's industrial economy. Factories and small manufacturing plants were also significant players in the local economy. These businesses also required an excellent rail system in order to supply the needs of the expanding markets to the west, as well as nationwide. Some of these manufacturing firms used natural resources shipped in from elsewhere, while others took utilized local resources. A few of the

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[41] The Trail Mirror, n.p.

[42] Welsh, p. 131.

[43] Hutchinson News Centennial Edition , p. 64.

[44] Kansas, The First Century, p. 447-448.

[45] Welsh, p. 133.

factories began as wholesale jobbers, and with success in a particular product, later turned to manufacturing.

One of the earliest manufacturing industries in Hutchinson was harness making. At one time, there were more harness makers in Hutchinson than in any other city in Kansas. These companies were responsible for supplying a growing trade in the Southwest. Hutchinson Harness and Saddlery Company was one of the first companies in this field. Hutchinson was also well represented in the field of candy production. In 1913, there were three candy factories: the Richards-Schebele Candy Company, the Sifers-Hirschenroeder Candy Company. D.E. Richards started as a candy jobbing company in 1900, which then turned to manufacturing candy when it became the Richards-Scheble Candy Company in 1903. In 1946, it was the only candy manufacturing company between Kansas City and Denver.[46]

As previously noted, in 1912 there were 170 wholesale shipping and manufacturing establishments in Hutchinson; sixty-nine of these were manufacturing companies. There were also many other many small firms in town which were too small to be classified as factories, but were producing goods nonetheless. The list of products made in Hutchinson factories in the 1910s included: soda ash, overalls, gloves, yeast, trunks, stoves, packed meats, art goods, automobile tops and attachments, wagons, bread, blank books, horseshoes, bottled goods, boilers, castings, stationery, brick, brooms, cement blocks, furniture, oil burners, cabinet work, carpets & rugs, medicines, canned goods, cider, vinegar, cloaks, clocks, violins, screens, ladders, buttons, purses, marbles and granite blocks, photo-engravings, antholine, fencings, metal goods, and souvenirs.[47] Some were small companies, such as the Standard Pencil Company, which produced color advertising on pencils, along with colored pennant pencils.[48] Others were branches of national companies, such as the Coca Cola Bottling Company of Hutchinson, which began operations in 1913. In 1928, Hutchinson's sixty manufacturing plants had an annual output valued at $17,000,000 in 1928. The largest at this time included the soda ash plant; two large foundries and metal processing plants; an oil field supply house and machine shop; a candy factory; a combine harvester factory; and a large harvesting machinery assembling and

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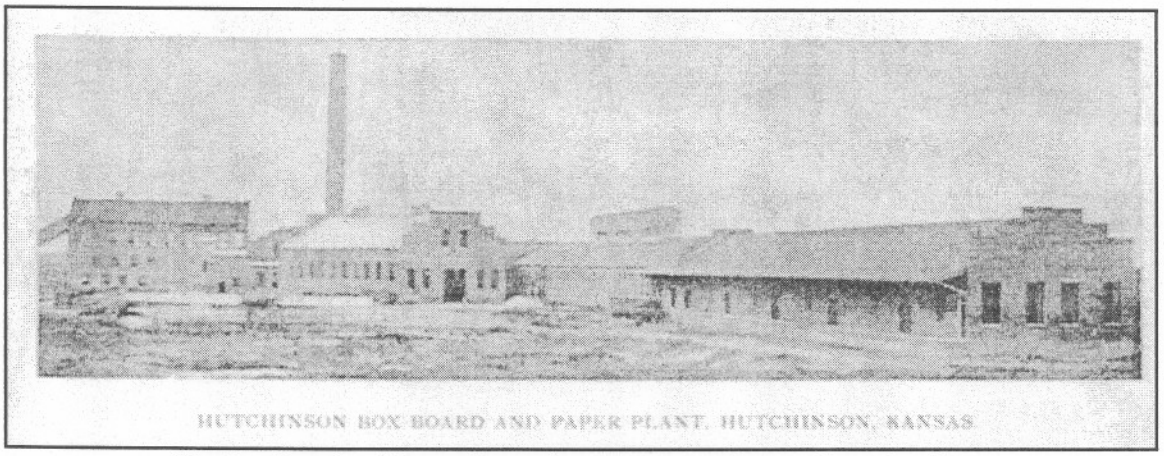
[46]Ibid., p. 142.

[47]The Trail Mirror.

[48]Ibid.

distribution plant.[49]



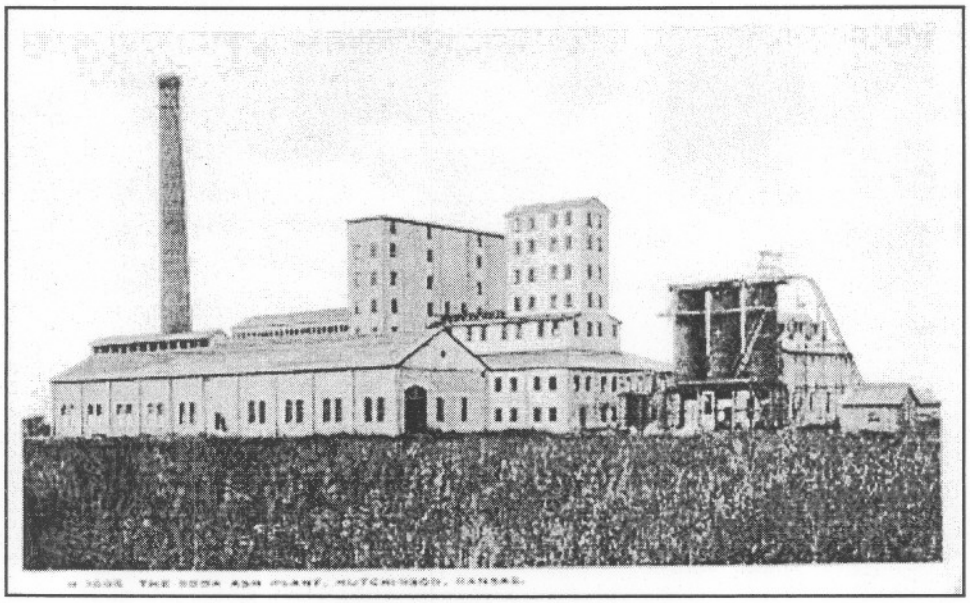
The Box Board and Paper Plant - the successor to Western Straw Products.

One company which used nearby natural resources was the Western Straw Products Company. This factory converted the by-product of Kansas wheat straw into pulp, then formed it into board. As the only strawboard factory in the west, it cornered the market on this product. It also provided a useful end product for straw, which had been a burden for many years as a waste by-product for Kansas farmers.[50] Even though this straw had been lying in nearby fields for years, it was Eastern investors from the East who saw the potential in this by-product of wheat farming. When these investors came to Hutchinson in 1908, they first purchased a factory site, and then went to work convincing local residents to purchase stock in the new company. After some initial problems with management, the straw plant was eventually turned over to local citizens with Emerson Carey at the helm. Carey was successful in many other ventures in Hutchinson, particularly the salt industry, and put his business sense into running this new plant more efficiently. Carey realized that the products from strawboard could be manufactured economically in town, but that the real dilemma lay with finding outlets for the materials. Carey consequently purchased a manufacturing plant in Omaha -- the Omaha Egg Case Filler Company -- and moved it to the Hutchinson. The company began manufacturing strawboard egg case

[49]Johnson, p. 5. [note: this number apparently includes salt mining and processing plants, flour mills, and other agricultural related industries which are discussed in other historic contexts within this MPS]

[50]The Trail Mirror.

fillers from the product of the mill. This gave an immediate outlet for the product, giving the company freedom to look for other markets. The name was eventually changed to Hutchinson Boxboard and Paper Company, then later to the Emerson Carey Fibre Products Company. It began producing fibre wallboard under the trade names of Atlas Board and Bison Board. These products remained in the market until World War II, when it was discontinued because of trouble securing raw materials. By this time, the fibre products company had merged with the Hutchinson Egg Case Filler Company in 1931; along with nine other corporations, this formed the Central Fibre Products Company. Although wheat straw was still used, the principal raw materials were waste paper, collected in the trade territory of Hutchinson and shipped to the mill.[51]



Hutchinson's Soda Ash plant

Another significant manufacturing plant in the early twentieth century was the Kansas Chemical Manufacturing Company, or soda ash plant. Hundreds of tons of soda ash were manufactured, stored, and shipped from the plant. It was purchased by eastern capitalists in 1912 when it was valued at $2,000,000, who remodeled the plant and constructed a new addition. Soda ash was an important component in many products, and there were only two other soda ash plants in the

[51]Welsh, pp. 127-129.

country at that time.[52]

Railroad service continued to improve in Hutchinson after the turn of the century, which in turn continued to attract new manufacturers to Hutchinson. Easy shipping was necessary not only to ship out the finished product, but to receive the raw materials needed to manufacture those products. In 1928, Hutchinson had nine rail outlets, five of which radiated throughout the wheat belt of Kansas, Colorado, the Texas panhandle, New Mexico, and western Oklahoma. Also in Hutchinson's favor for the siting of new industries was the abundance of cheap industrial gas and power, the latter provided by the United Power & Light Corporation. In addition, it was in the center of the nation's great "bread basket," in easy reach of growing new markets. All these factors made Hutchinson a logical point for manufacture, assembling, and distribution of products such as farm machinery to these parts of the country. The conditions continued to be favorable for new industries to continue to locate in Hutchinson in the 1920s.[53]

The Krause Manufacturing Company was formed in 1928, and manufactured the Krause OneWay Disc Plow. In the 1940s, it was considered to be the world's largest plow. Due to the drought and depression almost immediately after the company formed, however, the business had a rough time in the early years. In fact, between 1931 through 1934, the company's founder, Henry Krause, spent much of his time repossessing plows. He found many of them buried in huge mounds of dust resembling snow drifts. In 1938, however, the real growth of the company started when the fifteen foot "OneWay" was introduced. This plow, popular because of its ability to cover acreage twice that of an ordinary plow, helped meet the demands of greater wheat production necessary for the war efforts during World War II.[54]

In spite of its location in the center of rich farmland, farm implements did not dominate the manufacturing scene in Hutchinson. The city's central location, good shipping facilities, an exceptional territory, and an active Commercial Club, all worked to interest manufacturers of all kinds of products in relocating to Hutchinson. The city's manufacturing economy was quite diverse through the mid-twentieth century. Some of the other manufacturers included Sellers

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[52]Ibid.

[53]Johnson, p. 5.

[54]Tri-Tabula.

Motor Car Company. Founded in 1909, it manufactured roadsters and touring cars.[55] At one time, they claimed to be one of the largest auto manufacturers in the west. A related industry in town was an automobile and carriage top factory. The Nelson Manufacturing Company produced windmills, pumps, piping, tank, and corrugated iron work to dealers in the Southwest. The Hutchinson Foundry and Machine Works produced specially modeled pieces requiring heavy castings or mill work, heavy structural iron, brass, bronze and aluminum castings, stoves, and crude oil burners. There were many other smaller factories in town, which employed anywhere from one to twenty men. The Antholine Manufacturing Company produced medicated toilet preparations. Other manufacturing enterprises in Hutchinson included ice cream and soda water factories; the Hutchinson Trunk Factory; a carpet and rug factory; extensive marble and granite works; cement block factories; and several wood working, wagon, and carriage factories.[56]

There was a lull in manufacturing activities in Hutchinson before the start of World War II. After the United States entered the war however, manufacturing produced an economic boom for the city. During the war, many existing companies continued to operate, but were making items for government contracts. Two examples of existing businesses which changed for war production were Hutchinson Foundry & Steel and the Woodwork Manufacturing Company. Founded in 1913, Hutchinson Foundry & Steel produced war materials during World War II, making jigs for airplane manufacturers and the machining of airplane parts. After the war, the company reconverted to its prewar industries, which included the fabrication of structural steel, farm machinery sales and manufacturing, industrial machinery sales, manufacturing castings, machine works, steel building material sales.[57] The Woodwork Manufacturing Company, organized in 1925, helped produce glider planes and other materials for the government. During the war years, it occupied sixteen different business buildings in town while manufacturing airplane and glider parts. After the war, it converted to the manufacture of store fixtures and built-in features for homes.[58]

Other manufacturing companies were initiated solely for war production purposes. Some of

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[55]News Co. Printers.

[56]The Trail Mirror.

[57]Welsh, p. 133, 135.

[58]Ibid., pp. 139-140.

these then remained in Hutchinson after the war by converting to peace-time industries. Cessna Aircraft Company began construction of its first plant outside the Wichita area in 1942 in a field east of Hutchinson. This plant was doubled in 1959, and again in 1965-'66, and eventually shifted from making airplane wings to furniture, and later hydraulic parts.[59] Although located outside of the city's boundaries, the plant had a very strong positive impact on Hutchinson's economy. The Master Manufacturing Company moved from Dodge City to Hutchinson in 1941, and was one of the city's most active manufacturing plants for the government during World War II, making finished machined aircraft parts and sub-assemblies for military operations, as well as its principal product, the Master Lathe Converter. The latter was a complete metal working machine tool used for all Army mobile repair and shop units, and used by the U.S. Navy as well. After the war, the plant converted to products needed for modern grain-producing equipment, as well as continuing to manufacture the Master Lathe Converter.[60]

Although these larger manufacturing industries developed during the war years remained strong in the post-war years, many of the smaller industrial businesses located in the downtown core had closed. The citizens of Hutchinson realized that they needed to continue to attract new industries to town in order to increase their economic base, and in 1956, the HIDI (Hutchinson Industrial Development, Inc.) was formed in order to bring manufacturing facilities to town. They were successful in luring Detroiter Mobile Homes to town (although they were helped partly by the fact that the company's president was named Mel Hutchinson!)[61] Airco Industries, Inc., an aluminum extrusion industry, located to Hutchinson in 1964. Many of these newer manufacturing plants are located outside of the current project area, or in some cases, outside of the city limits, although they nonetheless have a strong influence on the local economy. However, the role of manufacturing and industry in the built environment of Hutchinson's historic downtown core has slowly been diminishing since the 1950s. The period of significance for this context therefore extends to 1956, when the residents formed the HIDI, signaling a recognition that the number of manufacturing concerns had declined in Hutchinson.

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[59] Hutchinson News Centennial Edition, p. 64, 70.

[60] Welsh, pp. 137, 139.

[61] Hutchinson News Centennial Edition, p. 70.

III. *"Salt City": 1887 -2001*

Although few buildings within the current project area deal directly with this context, the discovery and subsequent manufacturing of salt was so critical to the historical development of Hutchinson that an outline of this context is warranted.[62] For a resource to become so synonymous with a community, it may come as a surprise that the discovery of salt in Hutchinson was accidental. Ben Blanchard, the founder of South Hutchinson, was hoping to find oil in 1887. He began drilling in this small community, which was located across from Hutchinson on the south bank of the Arkansas River. Instead of discovering oil, he found a very large deposit of salt which was the remains of an ancient sea. This rock salt deposit was later determined to extend through Rice, Ellsworth, Kingman, Harper, Meade, and Reno counties. It lay in a strata from three to four hundred feet thick, and was approximately one thousand miles long and fifty miles wide. It has been estimated that eight million barrels of salt is deposited under each acre -- enough salt to supply the United States for the next 250,000 years![63] The thick vein of salt near Hutchinson is found at a depth of 325 to 400 feet, and extends to 725 to 800 feet below the surface.

Although the extent of this deposit was not realized at first, it a salt "boom" was quickly set into motion in Hutchinson. Within a year after the discovery, there were twelve salt plants were organized, constructed, or began operations in the city, and eventually twenty-six salt companies were formed. In 1888, representatives of the Michigan Salt Association, including Joy Morton, came to town to erect a plant, but found so many plants already in operation that they considered it a bad time to invest.[64] The first salt was produced in March 1888 in Dr. Gouinloch's plant, which started with a capacity of five hundred barrels a day. Five years later it was enlarged to one thousand barrels a day. The second plant in operation was called the "Vincent plant." Indicative of how speculative the salt industry was in the beginning, the owners sold their interest before the plant even began operations. The new company was known as the Hutchinson Salt and Manufacturing Company. Located on Avenue C East and Lorraine, their capacity was three hundred barrels a day in 1888, the first year of operation. In this first year after discovery, twelve plants. Another salt plant was opened in 1895 by the Hutchinson Packing Company as a side

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[62]Future projects which may deal with buildings having a direct association will require additional research into this context, as well as the development of property types which deal directly with salt production.

[63]Welsh, p. 61.

[64]Later, however, Morton eventually bought many of the plants in Hutchinson that failed to make money. Ploughe, p. 356.

line of the packing plant (the brine being evaporated with the used steam of the packing house). Other salt plants were operated in conjunction with dairy mills.

Although salt can be extracted from the earth in a variety of ways, nearly all nearly all of the early salt plants in Hutchinson employed similar methods of extraction. The most common practice in Hutchinson was to use the evaporation process, also called called solution mining, where a well is dug into a vein or cavity of salt. Double wells were drilled, and fresh water was forced down into one inner pipe to the deposit and allowed to dissolve the salt into brine. Once the salt dissolved, the brine water was brought back to the surface in the other pipe, or "brine well. The water was then heated to the point of evaporation leaving behind a high grade of salt. The first salt production plants used open grainer pans for the evaporation of the salt. The evaporation pans were quite large, and these salt manufacturing plants covered acres of land. In the boom days of the salt industry in Hutchinson, when the companies often closed their doors as fast as they were opened, there were no strict regulations for capping abandoned wells. These abandoned brine wells came back to life in a volatile fashion on January 17, 2001.[65] Before this disaster, however, the discovery of salt and the influx of men eager to exploit this resource resulted in a building boom in Hutchinson. Between 1886 and 1890, the population of Hutchinson quadrupled, and over 5,000 new residents came to town; most of this is credited to the salt industry.[66] In addition to housing, there was a marked increase in the construction of commercial buildings during the 1880s.[67] Several commercial buildings were constructed speculatively with great hopes for a corresponding boom in retail business.

The nearly twenty plants that had first started eventually consolidated to become more efficient. By 1912, the town was down to eight salt plants: Hutchinson-Kansas Salt Company, Carey Salt Company, Barton Salt Company, Hutchinson Pure Salt Company, the Union Ice & Salt Company, and the Western Salt Company. Their combined production was more than seven thousand barrels daily, two million annually, and they had a payroll that covered 400 employees.[68] Within a few more years, many of these salt plants were further consolidated. Two that emerged were the Hutchinson and Kansas Salt Companies. The Hutchinson Salt Company

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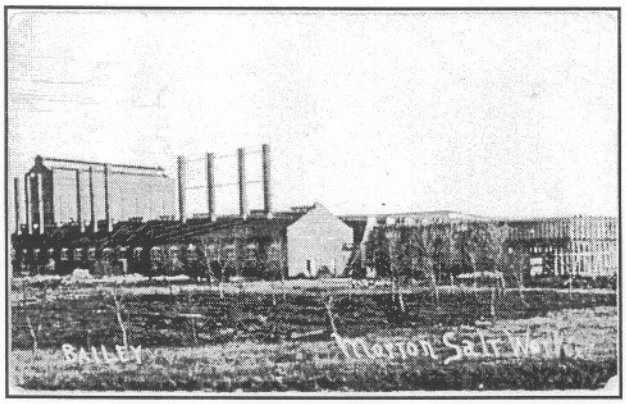
[65] Jay Smith, "Testing our Mettle in the Wake of Disaster," History News (May/June 2001).

[66] Mitchell & Laird, p. 22.

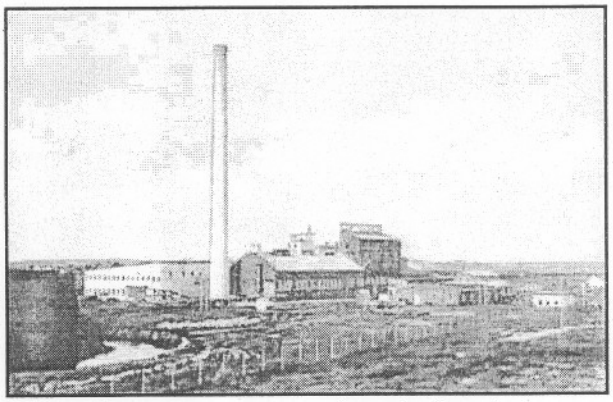
[67] Ibid., p. 22.

[68] The Trail Mirror.

merged with the Kansas Company which then later came under control of the Morton Salt Company.[69]



Some of the buildings at the Morton Salt plant



The acreage necessary for salt plants is seen here at the Carey Salt works.

Not all of the salt plants used the evaporation method. Carey Salt, founded by Emerson Carey, was the first salt mine in Reno County. Rather than using the evaporation method, Carey sent men down to cut blocks of salt whole from the deposit. The salt mines that were left behind led to one of the most important development in the Hutchinson salt history after World War II. In 1949, Underground Vaults & Storage (UVS) was formed as secure storage company in the salt mine. Wichita businessman Mark Adams was a soldier in WWII attached to one of the units that discovered some of the plundered treasures of European museums stored by Hitler in the salt mines in Germany. This memory was triggered by Cold War reports of potential nuclear strikes in 1958. While everybody else built bomb shelters, Adams contracted with Carey Salt to create a place to store business records. The first salesman hired was an former Hollywood executive; when it was later discovered that the old film stock was decomposing, he was able to secured Warner Brothers as UVS's first major client. Today this company has over thirty acres of storage underground that includes 250 of the Fortune 500 companies and many Hollywood film Studios, such as Disney, Warner Brothers, and Sony.[70]

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[69]Welsh, p. 63.

[70]Jay Smith, Executive Director of Reno County Museum, e-mail to Deon Wolfenbarger on 27 August 2004.

The salt industry after World War II matured into the industry that exists today. There has been little change in the process or techniques for mining or producing salt, save those technological advances designed for greater efficiency (i.e. belt lines, heavier loaders, improvements to canning lines, etc.) Companies have worked to grow profits through better communications, more efficient transportation and shipping methods, and marketing. This refinements, coupled with the discoveries of deposits all over the world likely has led to an industry-wide malaise that forced the search for market share to the top of the priority list for most producers.[71] Changes in the salt industry in Hutchinson, therefore, have been primarily those of ownership or plant closures. The Carey Salt Mine was sold in 1969 to the Interpace Corporation, ending family ownership of the mine and salt producing facility. In 1973, the Barton Salt Company was sold to Cargill Salt, leaving Hutchinson without any privately or independently owned salt producing facilities. Lack of local ownership, combined with the ever increasing markets for salt, has led to less community involvement by the salt companies than ever before and limited the extent to which outside corporations participated in local philanthropy.

The trend of ownership changes continued into the 1980s, when the Interstate Commerce Commission forced North American Salt (which had later purchased the Carey Mine and Evaporation plant) to divest itself of one of the other of the produces due to what they deemed to be a monopoly. The mine was purchased by an individual from Baxter Springs, and North American retained control of the evaporation plant. In 1999, the Carey Salt plant (built in 1909) was closed. It was demolished with little fanfare two years later. Shortly after this, the Morton Salt Company corporation was purchased by a German company, Rohm & Haas. This has further weakened the local link, although Morton Salt Hutchinson continues to be a corporate citizen where it can; it is clear the priorities of the company have shifted in order to remain competitive, as can be seen in changes to distribution patterns and clients.[72] The final blow to the salt industry, at least in terms of its image, occurred on January 17, 2001.

At 10:45 a.m. that morning, a tremendous explosion rocked Hutchinson. A downtown building was burning with flames shooting 100 feet into the air, and the concussion from the explosion damaged sixty-three downtown buildings. Miraculously, there were only two minor injuries. The ensuing fire destroyed both the Décor Building and the Old Coliseum Hotel. This was no ordinary fire however. Hours after the blast, flames were still shooting into the air, prompting the fire chief to have gas and power turned off. Even with the power out, the flames appeared to

[71] Jay Smith, Executive Director Reno County Museum, e-mail to Deon Wolfenbarger 26 August 2004.

[72] Ibid.

grow stronger - apparently fed by an unknown source of natural gas. In Kansas, natural gas is stored underground in salt deposits due to capacity and the natural sealing properties of salt. It is generally a safe and effective way to store gas reserves. What was unknown, however, was that gas had apparently been leaking from a broken pipe in the Yaggy Storage field seven miles west of the city. It was later estimated that between 3.2 and 6.3 million cubic feet of natural gas had leaked underground and migrated toward Hutchinson, above the gas storage wells in the salt deposit. Just before noon on January 18th, a sudden explosion rocked the east side of Hutchinson destroying a trailer in a mobile home park. Both of the occupants later died from injuries incurred in the explosion. After the second explosion, local officials concluded that gas was being brought to the surface through old, uncapped and abandoned brine wells, which in 1916 were estimated to number about 150 in Hutchinson. Although the fires were eventually extinguished, it was clear that action was needed to prevent any future incidents associated with abandoned brine wells. City officials, with the assistance of the Kansas Department of Health & Environment and Kansas Gas Service, are now developing a plan to cap abandoned brine wells around the city.[73] Hutchinson's recovery from the gas crisis is now in full swing.

Although there were other salt companies in Kansas besides those in Hutchinson and Reno county, a large percentage of Kansas salt business has historically been centered in and around Hutchinson. After the discovery of salt in the late 1887, the city would eventually grow to be one of the greatest salt producing centers of the world. By 1946, it ranked sixth in world salt production. It remains a significant industry through the present day, but starting with the transfer of local ownership the plants to outside corporations, and culminating in the eventual demolition of the Carey Salt Plant and the explosion in 2001, Hutchinson's association to the salt industry of the past was changing. 2001 also signaled the dawn of a new salt "industry" in Hutchinson, as it was the beginning of a capital campaign for the Kansas Underground Salt Museum. This complex, the only museum within a working salt mine in the Western Hemisphere, is slated to open in between 2005 and 2006. Thus the period of significance for the *Salt City* context extends from the discovery of salt in 1887 through 2001.

IV. *Oil boom: 1924 - 1945*

Across the nation in the early decades of the twentieth century, the discovery of oil (or possibility thereof) led to dramatic speculation in land prices, and booms and busts in local economies. When oil was discovered locally, Hutchinson discovered that its economy was just as susceptible

[73] Smith, "Testing our Mettle."

to these fluctuations. During World War I, wildcat operators produced test drills in Harvey County, and other scattered tests were conducted throughout southwestern Kansas. Most of these were ignored though, as the early focus on oil in Kansas was in the southeastern part of the state, as well as on into northern Oklahoma. However, when the No. 1 Carrie Oswald well of the Valerius Oil Company was drilled in Russell County in 1923, hopes were raised that other similar discoveries might be made in the region.[74] Extensive explorations were thus conducted in the fields surrounding Hutchinson in the early 1920s. Land was leased north of Hutchinson as early as 1922 for the purposes of drilling test wells. These tests were eventually rewarded in January 1924, when Carl Hipple lit a match to a quart filled with dark brown liquid as a crowd of spectators watched. Hutchinson's Mayor promptly declared that day an oil holiday.[75] The first oil producing well in the area was drilled about fifteen miles north of town in 1925. The #1 Welch field, located a few miles north of town, was the forerunner of all fields in the Hutchinson area, hitting a peak production of fifteen barrels a day. Residents recall the effect this industry had on the local landscape; after oil development got underway, one could drive in almost any direction from Hutchinson and see hundreds of derricks and pumping wells.

Also as significant to Hutchinson was the effect this industry had on the local economy. Almost immediately after the discovery well, the city saw an inrush of oilmen, drillers, speculators, suppliers, and their families. To house all these workers, there was a short-lived building boom. The development (or the promise of development) of oil brought thousands of dollars to landowners in the twenty years following. Huge sums were paid for lease and royalty payments, with the hopes of reaping the income from oil production.

By 1930, Reno County marketed 11,508 barrels of oil -- enough to list the county on state drilling charts. Before the end of the decade, 457 wells were drilled, with a total production of 21 million barrels. Wells were even drilled within the city limits, and it was said that millions were made daily in hotel lobbies. Most of the laborers in the industry had difficult jobs, though. The drillers, tool-dressers, and roughnecks drove sixty to one hundred miles a day between the fields and their headquarters in Hutchinson.[76]

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[74] Hutchinson New Centennial Edition, p. 57.

[75] Mitchell & Laird, p. 24.

[76] Hutchinson News Centennial Edition, p. 59.

During the peak of oil developments in the 1930s, Hutchinson had as many as fourteen oil well supply stores for the drilling activity. The Hutchinson News even maintained an oil editor for the newspaper.[77] The Hotel Stamey at 5th and Main became known as the "oilmen's headquarters." In addition to requiring housing for workers and offices for oil-related businesses, the oil boom encouraged other businesses, not quite as legitimate, to flourish. The pipeline crews and roustabouts "made merry" at night clubs which catered to other needs of the oilmen, and the "wet west end" was born. Although several of these clubs were located on the outskirts of town, the "South Main sewing circle" maintained the interest of several oil workers in the downtown area.[78] Plying the "world's oldest trade" out of the second stories of commercial buildings on S. Main Street, the prostitutes earned the moniker of "sewing circle" due to their uncanny ability to be sitting quietly sewing every time the local police attempted a raid.

Oil money is credited with increasing the influence of the automobile industries in town. Although Hutchinson's first motor row began to develop in the 100 block of East Sherman in the late teens, it wasn't until the influx of oil money that auto-related businesses boomed. Soon E. Sherman was lined with automobile related businesses, when then expanded west of Main, as well as into the 100 block of W. 2nd Avenue.

The oil industry, although a vibrant part of Hutchinson's economy, never grew to the status that many had hoped for. By the late 1930s, claims were still being brought forth of "what might be." A circa 1938 Chamber of Commerce brochure included a map of the "region which the nation's outstanding geologists claim will in the next few years proved to be the sensation of the world's petroleum industry."[79] Never proving to be the "sensation," the industry slowed during World War II due to material shortage for drilling equipment. It never regained the prominence it held in the 1930s, although another boom occurred in 1963 when Reno County moved into the top dozen counties in the state in oil production.[80]

In 1972, the Hutchinson New Centennial Edition described the oil boom in this manner:

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[77]Mitchell & Laird, p. 24.

[78]Hutchinson News Centennial Edition, p. 60.

[79]Hutchinson Chamber of Commerce.

[80]Welsh, pp. 115-116; Hutchinson News Centennial Edition, p. 76.

In 1924 the decade took on a funny smell. It was oil. In the trinity of oil and salt and wheat which gave Hutchinson its greatest booms, oil is outstanding for coming last, producing the greatest hysteria and subsiding the swiftest. It built many handsome homes, at least one unfinished stone mansion and a suburban tract of small homes for the working man. It earned the city the occasional satirical title of "oil capital of Western Kansas," elevated a few local oil men to the status of iron magnates or Hollywood producers and created a fever here that lingers on today.[81]

V. *Commercial Center of Reno County and Southwestern Kansas: 1878-1966*

Several fortuitous factors aided in the development of Hutchinson as a regional retail and service center. The selection of the fledgling town as the county seat on February 3, 1872 was an important first step. However, not all county seats grow to be a large commercial center drawing from a wide regional area. There were other factors which aided the commercial growth of Hutchinson. The varied industries in the city certainly helped; the city's role as the salt cellar of the nation, a wholesale jobbing and manufacturing center, and its location in the center of Kansas' hard wheat grain were important in increasing the general prosperity of Hutchinson, which in turn supported a growing number of retail and service businesses. However, all of these industries were dependent upon an excellent transportation system. This transportation system, in particular, the numerous rail lines, would also help Hutchinson become a regional center of commercial, service, and financial institutions.

At the time of the town's founding, businesses were formed merely to take care of the needs of the fledgling community; regional commerce would come later. Local businesses were quickly established, however, and many would eventually grow to serve a wider trade area. In November 1872, just one year after its founding, Hutchinson had a bank, newspaper, two livery stables, two paint ships, a blacksmith and wagon shop, hardware store, two millinery stores, a harness hop, two boot and shoe shops, three bakeries, two hotels, two butcher shops, a daguerrean gallery, five boarding houses, two drug stores, three grocery stores, a furniture store, two lumber yards, two coal yards, and one stone and lime yard. There were doctors, law offices, and contractors - all primed to help the new community along. Main Street extended for nearly one and a half miles south of the depot, down to the Arkansas River.[82]

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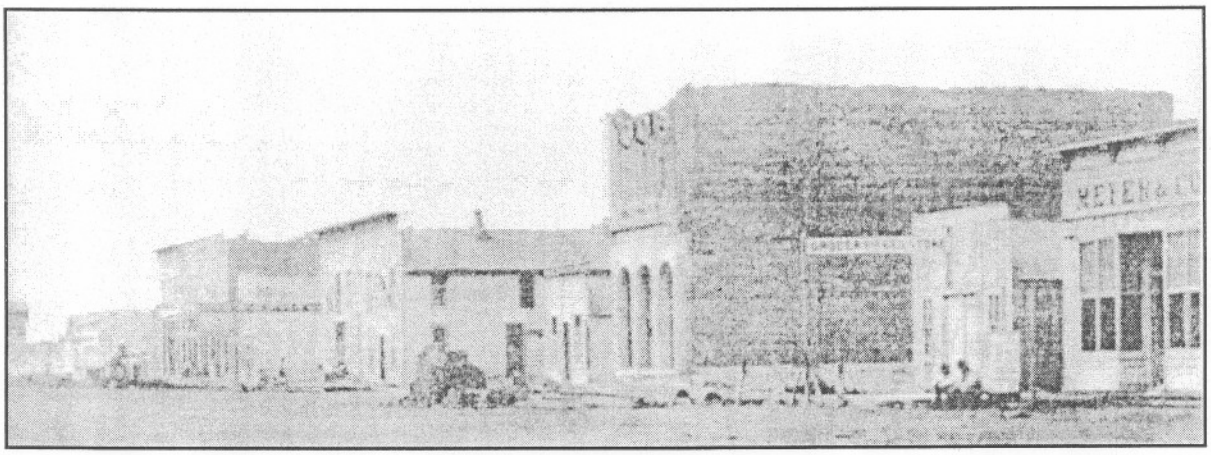
[81] Hutchinson News Centennial Edition, p. 57.

[82] Welsh, pp. 14-15.

Although the number of retail establishments was high for a community just starting out, the size of the individual businesses were not. It was not long, however, before these businesses grew to the extent that several needed larger quarters within the first decade of business. The early frame commercial buildings, many of which also served as the residence of their owners, were soon replaced with modern masonry buildings which housed strictly commercial enterprises. The larger businesses, especially those that were drawing from a wide area, were desirous to leave the "Wild West" appearance of false-fronted wooden storefronts behind and have an up-to-date brick building.



Circa mid-1870s, when masonry buildings were beginning to replace simple wood commercial buildings.

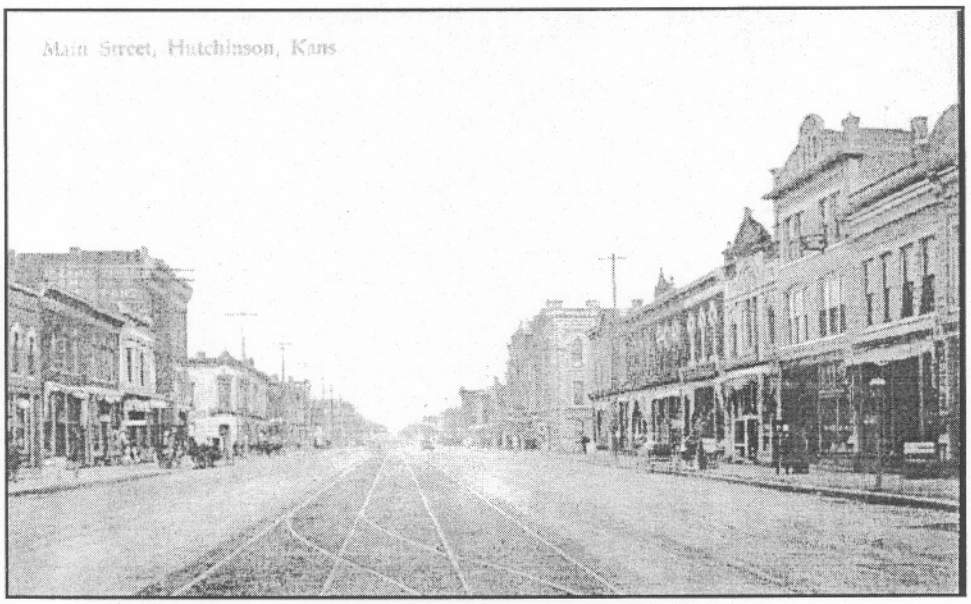
The first bricks were manufactured locally by Captain Williams in 1872, at a plant near the Santa Fe railroad tracks. Other local brick plants were also started in the 1870s, but it was soon discovered that these bricks were of inferior quality. They were soft-fired, and proved to be an unstable building material because of their tendency to deteriorate. They were still preferred over wood, however, as the city had passed an ordinance that no building could be constructed on Main Street between the railroad and the courthouse except of brick or stone.[83]

The earliest commercial buildings were located near the Atchison, Topeka, and Santa Fe railroad tracks, along Main Street. An 1878 birds-eye map by D.D. Morse shows Main Street lined with business buildings from Avenue A north to the Santa Fe tracks. However, some liberties may have been taken with this map, as the Sanborn map of 1884 reveals that only the block between

[83]N.a., "Downtown Historic Resources Survey," (City of Hutchinson, KS: 1990) p. 2-55.

1st Avenue and Sherman was completely developed. By this time, large masonry buildings, two- and three-stories tall, had been built on both corners of the west side on the north 100 block, but the east side still contained a number of one-story wood buildings.[84]

Commercial prosperity, or the hope of such, increased in the 1880s. More wooden buildings were being replaced by masonry; in the 1880s, the preferred building material was cut sandstone or limestone. After the discovery of salt, there was a marked increase in the number of commercial buildings constructed. Many of these were speculative, however, and when the salt boom did not bring in as much new commerce as hoped, several of these buildings stood empty for many years.[85]



Taken near the intersection of Avenue A & Main, looking north.
This 1900s postcard shows extensive commercial development.

After the turn of the century, the local economy improved due to the stabilization of the salt industry, and the dramatic increase in grain storage and milling. The wholesale industry was solid as well, and many of these businesses were located near Hutchinson's commercial core. As

[84]"Hutchinson, Kansas," Sanborn Map, 1884.

[85]"Downtown Historic Resources Survey," p. 2-56.

a result, new commercial buildings were constructed downtown and retail and service enterprises grew dramatically. In 1911, Hutchinson became a city of the first class, and had a population of more than 15,000 residents. The population continued to grow to nearly 28,000 in 1928. The retail district served a prosperous trade area extending from sixty to nearly one hundred fifty miles out from the city, in addition to serving the needs of the local residents. By 1928, there were more than two hundred retail stores in Hutchinson.[86] Many existing stores expanded, building larger and more impressive commercial structures downtown. The eight-story skyscraper of steel, terra cotta, and buff brick was built for the Rorabaugh-Wiley Company at a cost of $275,000. The company used the first four floors for its retail business. The next four were divided into offices, and the top floor was fitted for the Commercial Club, Board of Trade, and Hutchinson's grain dealers. The significance of Hutchinson as a regional retail center is noted in a circa 1938 Chamber of Commerce brochure, which states of Hutchinson's stores:

> . . . [there are] none finer in all the land. People of the great southwest look to Hutchinson as their source of supply. When larger assortments are desired, they say "Let's go to Hutchinson."[87]

In order to protect existing commercial trade, and encourage new businesses to locate downtown, the city took active steps to improve Hutchinson's commercial core. Multi-globed streetlights were installed along the commercial streets, which led to downtown's moniker of "The White Way." The city commissioners voted to construct Convention Hall in the downtown area in 1911. Not only did this building house a city auditorium, the city offices were located there as well. By encouraging a number of conventions to be held in Hutchinson, business for nearby retail, service, and hotels was increased. In fact, the construction of the Convention Hall on Avenue A encouraged the commercial district to expand in a southerly direction. Across the street from the convention building, Sylvan Park was built on the site of older residential buildings, and was also an attraction that drew residents to downtown.

Some of the improvements downtown were more mundane, but nonetheless important in order to keep Hutchinson's center of commerce up-to-date. By 1911, there were three miles of paved streets, all focused around downtown. More significant were the extensive flood control measures undertaken after the 1903 flood, which was disastrous to downtown businesses.

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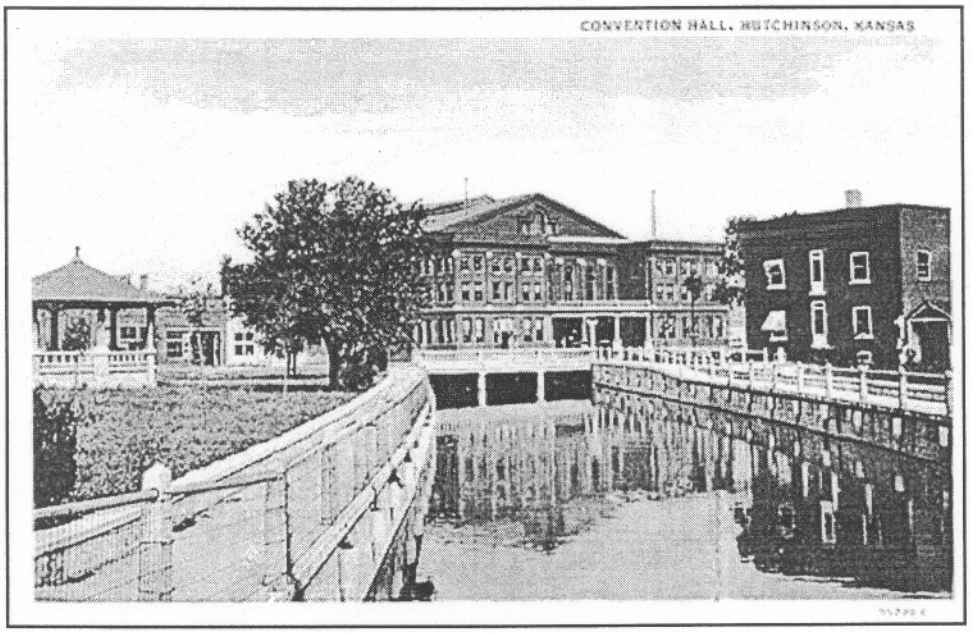
[86]Johnson, p. 5.

[87]Hutchinson Chamber of Commerce.



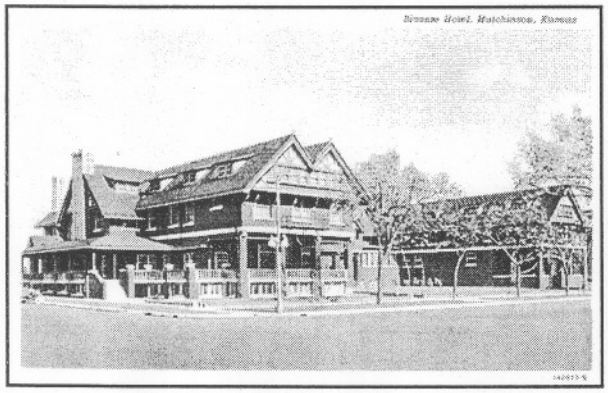
Several public improvement projects are visible in this postcard: Sylvan Park on the left; Convention Hall in the center background; and the channelization of Cow Creek in the center foreground.

With over two hundred businesses located in or near downtown, Hutchinson clearly was represented by a full range of commercial enterprises. Retail clothing, jewelry, furniture, feed & seed, shoes, lumber yards, automobiles -- a person could be fairly certain of finding anything they needed in Hutchinson. In order to handle the monetary transactions that accompanied this trade, several financial institutions were clearly required. The establishment of many large wholesale, manufacturing, grain storage, and milling industries also went hand-in-hand with the need for banking facilities. Traditionally, due to its scarcity in western towns, money was expensive and let out at extremely high rates of interest. Hutchinson was more fortunate than some communities; from nearly its outset, the town could rely on many of its own resources. The location of so many successful financial institutions in town is an additional indicator of Hutchinson's commercial and industrial prosperity.

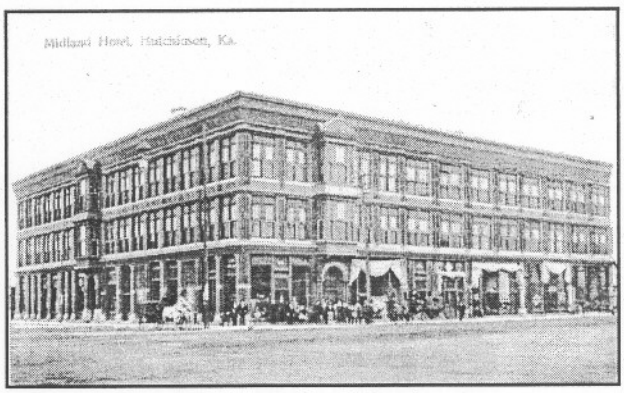
The first bank in the county was organized by C.C. Hutchinson in October 1872. Its successor was the Reno County State Bank, which lasted until 1884. It was succeeded by the First National Bank, organized in 1884. The First National Bank later built the first skyscraper in Hutchinson. Designed by Daniel Burnham, the steel and white terra cotta building was constructed at a cost of $125,000. The first floor was occupied by the bank, while the other stories contained modern

office rooms. There were five banks in 1912, which kept pace with the growth of Hutchinson's trade associations. In 1928, there were six banks - three national and three state -- and one trust company with combined resources of more than $10,000,000. Other financial institutions included a life insurance company, three building and loan associations, and two finance companies.[88]

Hotels were also critical to the success of Hutchinson as a regional center of commerce. The first was a simple frame building, the Eagle Hotel located on the southwest corner of Main Street at Sherman. Of the other early hotels, the Reno and the Windsor were the best known. In the early twentieth century, though, it was the Bisonte that brought Hutchinson renown for its hotel services. Part of Fred Harvey's chain, this outstanding hotel was located on East Second Avenue close to the Santa Fe passenger depot (as were the vast majority of Hutchinson's hotels). Not far behind in reputation was the Midland, a large hotel encompassing almost the entire 200 block of N. Main Street. It was anchored on the north by the Chalmers Hotel.[89] By 1926, Hutchinson had ten large hotels, which combined with the Convention Hall, helped cement the city's reputation as a convention city.[90] Business travelers also required hotel accommodations, with several catering either to wholesale sales representatives or workers in the oil industry.



The Bisonte, part of Fred Harvey's chain.



The Midland Hotel

[88]Johnson, p. 5.

[89]All three of these hotels have been demolished, with the Bisonte being the last to go in 1964.

[90]Johnson, p. 21.

With industries geared up for wartime production during World War II, as well as the number of service stationed at the nearby Naval Reserve base, commercial businesses in Hutchinson enjoyed steady traffic through the war. Nonetheless, near the end of war residents were worried about the loss of manufacturing jobs and the removal of the Naval Reserve station. Consequently, city leaders began planning for postwar economic development. As early as the fall of 1942, Hutchinson had formed a "Post War Planning Commission." As part of this effort, a survey of convention facilities was undertaken, with the outcome revealing that Hutchinson sorely needed a metropolitan convention hotel. A city drive for funds "welded the community closer together than it had ever been" and the end result was the Baker Hotel. Sometimes referred to as the "Outback Hilton" by Easterners who could not believe a city of Hutchinson's size could sustain such a building, it opened Feb. 13, 1954. It attracted forty-five conventions and 22,000 persons to Hutchinson in its first year.[91]

In spite of such clear economic benefit to the city, the hotel didn't make a profit in its early years, and the management was changed in 1956. Furthermore, shopping and travel habits were beginning to change. Shoppers were more dependent upon their automobiles, and motels were becoming the preferred choice for travelers. Although some motels were built on the outskirts of town, in the 1960s they were even constructed downtown in direct competition to the older hotels.

Shopping habits were changing as well. In 1956, the town of South Hutchinson had built Hart's Shopping Center. While giving that town an economic boost, it began to erode the business of Hutchinson's downtown retailers.[92] Other factors that were affecting retailers was not simply a Hutchinson phenomenon, however. An editorial in the January 2, 1962 Hutchinson News reported on the problem of the migration from the city's core, not only in Hutchinson, but across the nation.

> All manner of taxation, traffic, and retailing problems are involved in this shift and the problems will become steadily more serious because this transformation of the business landscape is still far from complete.
>
> . . . Whatever the solutions are, they will not be found in trying to preserve the commercial and professional status quo. Automotive transportation has spelled its doom. . . More likely the answers are to be found in the downtowns adopting the

[91] Hutchinson News Centennial Edition, pp. 64, 66.

[92] Ibid., p. 68.

> patterns fitted to the new public habits and tastes which the shopping centers have so successfully appealed . . .Such dramatic action is impossible if left to individual hands. It requires some sort of an organization in which the few reactionary among the business landlords and tenants can not thwart the ambitions of the progressive majority. The cost would be great, but the cost of not doing it will proved greater still.[93]

While the problems facing downtown businesses during the 1960s were serious, some of the solutions that followed did not bode well for historic buildings in the commercial and industrial core. City leaders worked hard, however, to keep businesses downtown. Downtown shopping plans called for more parking places, which obviously required the removal of existing buildings. Hutchinson National Bank built a new building at Washington and the Santa Fe tracks, which also resulted in the demolition of several buildings.

New retail options continued to be constructed away from the city's central core. Plans for a new shopping center at 30th and Plum were announced in 1964. To counter this, city leaders were overjoyed to hear Woolworth's announcement that it would remain downtown. Controversy over the fate of downtown reached a peak in 1966, when discussions about urban renewal figured prominently in local politics. Pro-renewal forces talked about progress, while anti-renewal forces painted pictures of "federal bulldozers." A special election was held on August 2, 1966 to decide whether or not to bar urban renewal in Hutchinson for ten years. The decision to ban urban renewal was approved. Three years later, the city commissioners called a vote to repeal the ban, but that was also defeated.[94] Even without federal monies supporting the new construction projects downtown, various factors led to demolition of several downtown historic buildings. Fires in the unit and 100 blocks on South Main in the 1960s led to the destruction of several buildings. Further affecting downtown commerce was the construction of discount stores and shopping centers on the edge of town. In recent years, however, there has been a renewed interest in the preservation of the remaining historic buildings. Several individual property owners have rehabilitated their buildings, and it is hoped that this designation will continue to encourage further rehabilitation. However, the demolitions of the 1960s, coupled with the ballot issue regarding urban renewal in 1966, signaled an end to Hutchinson's central core serving as the sole location for commercial enterprise in town. The period of significance for this context therefore ends at 1966.

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[93] As quoted in Hutchinson News Centennial Edition, p. 74.

[94] Hutchinson News Centennial Edition, pp. 82-83.

F. Associated Property Types

The property types covered in this initial submission of the MPS "Commercial and Industrial Resources of Hutchinson" discuss buildings which may be found within the project area in downtown Hutchinson. Examples of these property types may also be found throughout Hutchinson, such as along the rail lines leading out of downtown, although these examples were not studied for this submission. Future amendments covering other areas of Hutchinson, such as the salt plants or grain mills, may outline additional commercial or industrial property types.

I. Name of Property Type: *Two-Part Commercial Block*

II. Description

Historically, Two-Part Commercial Blocks were the most common property type (based on a typology of facade arrangement) for small and moderate-sized commercial buildings throughout the country for nearly a century.[1] They were prevalent from the 1850s to the 1950s across America, but in Hutchinson, were constructed primarily from the 1870s through the 1920s, although later examples exist as well.

In Hutchinson, Two-Part Commercial Blocks are usually two stories in height, although there are some multi-story examples. The prime defining characteristic of this property type is a horizontal division of the facade into two distinct zones. The lower zone at the first-story indicates public use, such as a retail store or bank. The upper zone suggests more private spaces, which in Hutchinson were generally offices, rooms for let, or meeting halls. The first and second story zones may either be similar in architectural treatment, or different in character, but still reflect the differences in use.

The majority of Two-Part Commercial blocks in the downtown area are located on Hutchinson's Main Street, although some were constructed on the adjoining side streets. On Main Street, the Two-Part Commercial Block buildings generally filled the entire lot, and usually shared a wall with the adjacent building. This utilized all of the available land fronting the main commercial street, which was a valuable commodity, and as noted in Section E, the prime location for commercial activities in Hutchinson. All of the lots on Main Street are narrow and rectangular in dimension, and are deeper than they are wide.

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[1] Richard Longstreth, The Buildings of Main Street (Walnut Creek, CA: Alta Mira Press, 2000) p. 24.

Besides the distinction between the first and second story, the arrangement of the storefront facade of the Two Part Commercial Block is another character-defining feature of this property type. There is an accentuated primary entry, which most generally features a recessed door. There are large display windows for merchandise, with kickplates or bulkheads below to protect from the feet of passersby, and to form a sound base for the windows. There are transoms above the entry and display windows, extending the full width of the storefront. The transoms allow for additional light in the storefront, but were also often covered with awnings in order to control the amount of light. Usually a steel lintel was above the transoms, and a signboard area above that. Pilasters, often cast iron on late nineteenth century buildings, enframed the storefront and provided visual support for a storefront cornice, which separated the first from the upper stories.

Although the first story was open, in order to provide a display for merchandise, the upper story walls were more solid. Indeed, as virtually all of the historic two-part commercial block buildings had masonry bearing walls, these upper stories were clad in either brick or stone. The second-story windows were tall and narrow, and more closely resembled those of residential buildings in that they were usually double-hung, rather than fixed panes of glass. These upper story windows tended to take their design cues from whatever was the corresponding style of residential architecture; therefore the two-part commercial blocks employed a variety of fenestration openings in order to provide visual interest. While these were usually tall and narrow, they did vary in their shapes and sizes. Due the late Victorian era, they were frequently embellished by decorative surrounds or caps, and were sometimes set within arched, recessed openings. The second story windows on Two-Part Commercial Blocks were arranged in regularly-spaced patterns across the facade, although every window opening on one building was not necessarily identical. Combinations of paired and single windows were typical. Oriel windows were sometimes added to break up the pattern of the wall surface.

As mentioned earlier, there was often a continuous cornice or other horizontal device separating the two floors. In addition, many buildings had decorative vertical treatments on the sides, serving to enframe either the first floor only, or sometimes the entire structure. The first and second story of one building usually featured slightly different forms of architectural treatment, to further emphasize the distinction between the two zones of the facade. However, the design of banks was generally distinguished by having a greater consistency in the treatment of all the stories.[2] Fraternal halls, or buildings with meeting halls and theaters above, were sometimes taller than the norm. Usually, though, retail shops were included as part of fraternal hall

[2] Ibid., p. 31.

buildings in order to generate additional revenue, and therefore differed little in overall visual appearance from their commercial neighbors, save for an embellished entry or sign.[3]

The architectural details of Hutchinson's Two-Part Commercial Block buildings' facades were similar to those found across the United States, and varied depending upon the prevailing fashionable style at the time of their construction. The underlying desire was for these commercial structures to look urban and "up-to-date," even if the amount and/or lavishness of detailing may have been restricted by the available resources of an individual property owner in Hutchinson. The Two-Part Commercial Blocks built from 1870s to the turn of the century reflect the influence of the variety of architectural styles prevalent during the Victorian era. They run the gamut from simple vernacular expressions, to high-style representatives, some of which were designed by professional architects. The Two Part Commercial Block buildings can thus be further categorized by their architectural style, or lack thereof, and period of construction. Some of the most common subtypes during the late nineteenth century are listed below.

A. Subtype: *Italianate*

Like many Victorian styles, the Italianate emphasized vertical proportions and rich decorative details. In commercial buildings, it is characterized by wide overhanging, bracketed cornices, a variety of fenestration (usually very tall, narrow, 1/1, double-hung), and molded window surrounds. The development of cast iron and pressed metal in the nineteenth century allowed for economical mass production of decorative features for storefronts that merchants could not have afforded otherwise.[4] Thus elaborate storefront columns and heavy bracketed cornices are found in this material in Italianate commercial buildings. Tall, narrow upper story windows with hood moldings and corner quoins are other typical features of this style. Buildings in this style also sometimes featured accentuated string courses, but were always defined by the wide cornices with large brackets. A simple limestone example of the Italianate sub-type is at 127 N. Main. (c. 1888). It has a large overhanging cornice with paired brackets and a centered pediment. There are large stone blocks beneath the cornice, and four semi-elliptical arched 1/1 windows with engaged stone columns separating. Quarry-faced stone pilasters enframe the second story, but the remainder of the second story cladding is dressed-face stone.

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[3]Ibid.

[4]John C. Poppeliers, S. Allen Chambers, Jr., and Nancy B. Schwartz, What Style Is It? A Guide to American Architecture (Washington, D.C.: The Preservation Press, 1983) p. 47.

The north elevation, clad in quarry-faced ashlar limestone, has semi-circular arched openings at the rear, some of which have been filled with limestone.

B. Subtype: *Romanesque Revival*

The prime character-defining feature of the Romanesque Revival style is the semi-circular arch, used for window and door openings. The round arched window openings are sometimes formed by molded brick or stone impost courses. The arches may also be used to decorate the belt or string courses.[5] A variant of the style, Richardsonian Romanesque, is characterized by heavy rusticated stone, round masonry arches, and contrasting colors. In Hutchinson, most of the commercial examples are built of quarry-faced limestone. One of the best examples of this sub-type in Hutchinson is the Highley Block building as 200 N. Main (1886). This imposing Richardsonian Romanesque Revival building is clad with quarry-faced limestone, and has a prominent angled corner entry has massive arches with stone voussoirs, with impost supported by smooth granite columns with acanthus leaf capitals and set on a large stone base. Above, a second story window is deeply recessed and flanked by stone pilasters. A wide, overhanging metal cornice is on both the west and south elevation, and features large brackets. On the south elevation, the second story windows have semi-circular, double-recessed arched lintels, which connect to form a continuous lintel band across the two elevations. The projecting sill band is also continuous, and has dentils. Other windows have semi-elliptical arches with radiating stone voussoirs.

C. Subtype: *Late Victorian Commercial*

Hutchinson once contained a number of elaborate commercial buildings built during the 1880s, with details that would associate them with the Queen Anne style. However, many of these have been altered or demolished. The extant commercial buildings from this period, which are not examples of the Italianate or Romanesque Revival styles, tend to have less elaborate details but which are nonetheless still indicate Victorian stylistic influences. Late Victorian commercial buildings may have brackets, parapets, finials, or simple parapet at the primary roofline. Windows are still tall and narrow, and may have less elaborate sills and lintels. There may be masonry details, such as raised courses, recessed window surrounds, or panels near the cornice area. Cast iron columns may be present on original storefronts. An example of this sub-type can be found at 409 N. Main

[5] John J.-G. Blumenson, Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1945 (Nashville, TN: American Association for State and Local History, 1981) p. 43.

(c. 1890). Part of an adjoining building to the south, it has a narrow narrow central bay separating the two storefronts, with a door leading to the second story. Typical Victorian details include the tall, narrow, paired 1/1 windows with transoms on the upper story. These windows feature a stone label lintel. There is a tall, overhanging cornice with large decorative paired bracket separating a band of smaller brackets, and a corona decorated with circular medallions. A projecting dentil band serves as the storefront lintel, separating the first from the second story.

While these are the most common extant styles associated with late nineteenth century commercial blocks, some buildings combined architectural features from a variety of styles in an eclectic manner, while other vernacular commercial examples have little architectural ornamentation.

Two-Part Commercial Block Buildings continued to be constructed in Hutchinson's downtown commercial area after the turn of the century. Some contained few architectural or stylistic references, and were therefore quite plain. Others took advantage of a growing diversity in building materials, such as thin stone facing, concrete block, art stone, and terra cotta. The latter could be cast in any form and a variety of colors, and was considered an elegant substitute veneer.[6] However, the division between upper and lower stories remains quite pronounced. Retail storefronts might often be little more than a wall of plate glass, made possible by the development of steel and concrete frame construction and lightweight steel trusses.[7] The prevailing commercial architectural styles in the early part of the twentieth century were the Art Deco or Moderne styles. These influences avoided the use of historical references, but still composed the facades in the same manner as their Victorian predecessors. Rectilinear geometric forms were prevalent, and verticality was emphasized by engaged piers, usually of brick.

D. Subtype: *Moderne*

Also sometimes referred to as *Art Moderne*, this subtype of Two Part Commercial Block buildings have a streamlined appearance which is accented by the emphasis on the horizontality of the buildings. The wall finish is often smooth and lacking in ornamentation, and the windows are arranged in horizontal bands. Aluminum and steel

[6] Longstreth, p. 41.

[7] Ibid., p. 45.

are typical door and window trim.[8] In Hutchinson's Two Part Commercial blocks, the examples most typically have the banded windows and minimal decoration. 316 N. Main, the Moore Cigar Company (c. 1922), is an example of a Two-Part Commercial Block building with with Moderne stylistic influences. Starting with its building materials of tan brick with nearly flush joints, the front elevation features brick piers extending up the full height. There is a pedimented parapet wall at the top with stone coping. There are two 1/1 windows on the second story; centered between these windows are three fixed sash windows in a single opening. At the attic level above is another group of three windows. All windows feature a simple lugsill, typical of the sparse details associated with this subtype.

E. Subtype: ***Art Deco***

Art Deco examples of Two Part Commercial Block buildings are characterized by an emphasis on verticality. Also present are stylized decorations, generally linear or angular in composition. This detailing may be in the same material as the building, or in metal, glazed bricks, or tiles. Windows are often arranged in groups, and have decorated spandrels connecting them with the floor above or below -- thus adding to the feeling of verticality.[9] These buildings still retain the character-defining distinction between the two parts of the building, and for the purposes of this MPS, are distinguished from Art Deco examples of Modern Architecture Commercial buildings. One of the more significant Art Deco examples of the Two Part Commercial Block is the Kress Building at 111-115 N. Main (1933). The three-story Kress building is noted for its polychromatic terra cotta details set off by the tan colored brick veneer. The parapet has floral terra cotta paneling dividing the cornice into large brick rectangular panels; the central panel has "KRESS" in terra cotta lettering. The ends of the building and the bays are divided by brick pilasters with terra cotta fluting and geometric capitals. There are paired windows in each of the six bays, and varying window styles on the mezzanine level windows and the third floor windows. An elaborate terra cotta panel separates the windows on the two stories. Both storefronts appear historic, although one is not original.

F. Subtype: ***Early Twentieth Century Commercial***

This subtype contains the vast majority of vernacular commercial buildings constructed

[8] Blumenson, p. 79.

[9] Ibid., p. 77.

during the early twentieth century. They are noted for their lack of ornamentation. Sometimes constructed of a blond or lighter colored brick, these buildings have few architectural features except for some decorative brickwork along the cornice or within a parapet. Some examples retain some elements of late Victorian commercial buildings, such as corbelled brackets at the cornice. Most still featured recessed entrances and storefront transoms set with some sort of enframement, usually brick pilasters. A good example of an *Early Twentieth Century Commercial* subtype is the Woolworth Building at 116-120 N. Main (1934; altered 1949) The building is clad with tan brick veneer and terra cotta detailing. The simple lines of the second story and the windows have some references to the Classical Revival style. The building's corners, continuous projecting window sill course for the second story, and upper entablature are executed in smooth terra cotta tiles. Above the projecting cornice is a brick parapet, with terra cotta panels at each end with vase decoration, topped with a pommel. The second story windows feature a centered large fixed sash, with multi-paned transom above and flanked on both sides by a tall 6/1 double-hung window.

III. Significance

Two-part Commercial Block buildings in Hutchinson are significant in the areas of either ***commerce*** or ***architecture***, or both. Under criterion A in the area of ***commerce***, the buildings are directly associated with Hutchinson's period of commercial expansion in one or more of the historic contexts noted in Section E of the MPS. The buildings contained a variety of commercial enterprises which served not only Hutchinson, but Reno County residents as well. From hardware stores to banks to doctors' offices, these properties represent the range of business which was conducted in Hutchinson from the late nineteenth century through the early twentieth century. They are tangible links to a period of economic growth in Hutchinson, and represent the success of commerce at this time. They are therefore eligible under Criterion A for their association with this period of development in Hutchinson.

Under Criterion C in the area of ***architecture***, Two-part Commercial Blocks represent specific building forms whose architectural features clearly reveal the buildings' uses. This building type was constructed in Hutchinson were probably constructed as early as the late 1870s; the earliest extant (and relatively unaltered) examples in Hutchinson's commercial core date from 1886. Prior to this, the earliest commercial buildings actually contained a combination of residential and commercial uses (shop-houses) within a single wood building. There were few features to distinguish the special functions of the building. With the rapid growth of commerce in Hutchinson, however, the combination shop-houses were no longer a functional commercial

property type. The lots facing Main Street were too valuable to waste with dwelling space. Soon these shop-houses on Main Street were supplanted by more substantial commercial buildings, most generally the Two-part Commercial Block buildings. This commercial property type eventually dominated the streets of commerce throughout most small to mid-sized cities in the United States.

In their form and design, the Two-part Commercial Block buildings differed not only from the preceding commercial buildings in Hutchinson's downtown, but from the nearby residential buildings as well. In addition to being two stories in height, the Two-part Commercial Blocks were all constructed of masonry. Previously, many of the commercial buildings had been of wood frame construction, but beginning in the 1880s, more substantial building materials were used. Cut sandstone and limestones were brought in from other parts of the state to construct commercial buildings, many of which are extant today.[10] After the turn of the century, though, most of the commercial buildings were constructed with brick. Also after the first wave of commercial construction, this property type featured flat, rather than gable roofs. As early historic photographs indicate, most of the first commercial buildings were one story, and often had gable roofs (although these were disguised by false storefronts which often extended to two stories, and gave the appearance of a flat-roofed commercial building). Several decorative architectural features, found only on commercial buildings, also became prevalent in the late 19th century. The cornice was accentuated and more ornate, serving as an elaborate terminus to the building. Most typically, the cornice projected outwards from the plane of the front elevation, and featured either a wood or metal entablature with brackets, or elaborate patterns of corbeled brick. Even later examples of Two-Part Commercial Blocks in Hutchinson from the early twentieth century still find an emphasis on the cornice, although it is usually simpler and integrated into the masonry. Instead, a parapet roof and two-dimensional patterns in brick provide a focus on the roofline. Thus this property type provided a visual distinction between the commercial buildings in Hutchinson and the nearby residential structures, as well as a clear indication of the building's function.

From the 1870s to the turn of the century across the country, an increased amount of ornamentation, and a greater variety of design elements and materials, were utilized on the facades of Two-part Commercial Blocks. A larger portion of the wall surface was covered with decorative patterns of brick, wood, stone, cast iron, terra cotta, etc. New technological advances allowed for mass manufacturing of ornamentation, flat roofs, larger panes of glass, and the

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

casting of iron. As this latter material was thought to be fire-proof, entire storefronts were sometimes constructed of cast iron.

Retail stores, in particular, utilized the new technology of glass manufacturing. Large windows were the perfect means by which to display merchandise. Often, the entire storefront was of glass, divided only by window frames and cast-iron columns supporting the wall above. Since these buildings were usually part of a row of connecting buildings, the availability of light was greatly decreased. Buildings owners compensated for this lack of light with not only the large display windows, but with transom lights above these. The first-story, storefront section was then usually topped by its own cornice, further delineating the first story from the second. A few buildings accentuated the division between the two floors with a brick or stone stringcourse.

The arrangement of the facades, including both the distinction between the first and second story, and the distinction between commercial and residential structures, was born out of practical considerations. Entrepreneurs, in Hutchinson as well as other towns across the country, wanted their building to serve as an "advertisement" for their business. Strangers to the town should be able to recognize the structure as a commercial structure, simply based on the building type and the arrangement of its facade. An accentuated entry door, transom lights above to allow for light (as there were generally no side windows), and large display windows for merchandise, all let the passerbys know of the purpose of the building. This property type, where form clearly follows function, was prevalent in Hutchinson from the 1880s through the 1950s. As noted, prior to this time, the most typical commercial building was a shop-house which had a residential appearance. After this period, the form of most commercial buildings was based on a strict commercial use, with the upper stories having a similar appearance to the first. As good examples of the most prevalent commercial building form in Hutchinson for nearly sixty years, these buildings are significant under Criterion C in ***architecture.***

Many of Hutchinson's Two-Part Commercial Block buildings are also good examples of a specific architectural style or type, particularly the Italianate and Romanesque. These styles were popular during Hutchinson's greatest period of commercial construction in the downtown core, and the buildings reflect the general public's enthusiasm for architectural decoration during the Victorian period is reflected in these subtypes.

The Italianate style in the United States was inspired by the architecture of Italy, and for

residential buildings, began before the Civil War.[11] Examples of this style began as informal picturesque houses in the 1850s, but later evolved (especially for commercial buildings) to a more highly decorated phase.[12] Popular during Hutchinson's period of greatest commercial growth, there are nonetheless few intact examples. This is due in part to the extensive amount of decoration found on these buildings, which were both expensive to maintain and tended to "date" a commercial building. The extant examples are thus eligible under Criterion C in ***architecture*** as rare representatives of this once popular style.

The Richardsonian Romanesque Revival style was particularly suited for construction during the short period of stone commercial building in Hutchinson. Romanesque Revival was popular in America as early as the 1840s and 1850s for churches and public buildings, but H.H. Richardson's interpretation of this style in the 1870s and 1880s made it a particularly American style.[13] The heavy appearance and rough texture of the stone was an important element, especially as applied to the massive round arches. Since the facades of Two Part Commercial Block buildings are limited in size, examples of this subtype generally employ select elements. Notwithstanding, these buildings are eligible under Criterion C for ***architecture*** as good examples of a local interpretation of this style, applied to a strictly commercial form.

Also eligible under Criterion C are the relatively rare examples in Hutchinson of early twentieth century architectural styles, such as the Art Deco or Moderne styles. This period of architecture broke with the revival styles that were popular in the early twentieth century. Forms were simplified and streamlined, and decoration had a futuristic effect. Again, with limited space in which to express these ideas on a Two Part Commercial Block, the examples of this subtype are not generally "high style," but they are still significant as representatives of this style as applied to this commercial property type.

IV. Registration Requirements

To be eligible under Criterion A, the resources must retain a strong association with the growth and development of commerce in Hutchinson. A variety of commercial enterprises were found on the downtown area in Hutchinson, typical of those necessary for a business center before the

[11] Poppeliers, p. 46.

[12] McAlester, p. 214.

[13] Poppeliers, p. 62.

turn of the century. The historic associations will obviously vary from building to building; some businesses stayed in the same location for decades, while others buildings housed a variety of differing enterprises over the years. In addition, as the key physical elements of the built environment of Hutchinson's downtown commercial area, it is essential that there be a high degree of integrity in location, setting, and feeling.

Two-Part Commercial Blocks were constructed in Hutchinson from the 1870s up through the 1930s. However, most examples of this property type were constructed in the downtown by the 1920s. A variety of architectural styles is thus represented, but all examples should retain their integrity of basic design composition of their facade in order to be eligible, both under Criterion A or C. The facades are the key element by which these structures are evaluated, as that is how commercial buildings in the late 19th and early 20th century were designed to be viewed. These property types were not conceived as free-standing objects.

For those buildings eligible as contributing resources within a historic district, the distinction between the first and upper stories is the primary design feature which should be retained. This distinction includes a well-defined storefront, with features reflecting its public use. These public features include an entry door, usually single but sometimes double in width and often recessed, and large display windows. The upper stories, generally containing more private functions, should retain their regularly spaced fenestrations, usually with some form of detailing. An accentuated cornice line should also be retained. The basic rectangular building form, two-story (or greater) height, and flat roof should also be retained.

It is typical with historic commercial buildings for some sort of alteration to occur over the years, either with a change in function, ownership, or merely in a desire to "keep up with appearances". Hutchinson's downtown commercial buildings were no exception to this phenomenon. However, these alterations may not affect the building's individual eligibility, providing a high degree of integrity in overall building design remains, and the integrity of materials on the upper stories is still evident. First-story storefronts are the most likely area to have undergone changes over time; the rare building which retains its original storefront, is clearly individually eligible under both Criteria A and C. Buildings whose storefronts have been altered may still be individually eligible, however, if the arrangement of the storefront design features remains, such as pattern of fenestrations, and proportion of window to bulkhead and transom area. The distinction between first and second story should also still be clearly represented by architectural features.

In Hutchinson, it was not unheard of for a few of these resources to have had an upper story removed. In order to be considered eligible, this removal should have occurred during the period of significance, and should be related to some event during the defined historic contexts, such as changing owners or function for the building. The distinction between the first-level storefront and the remaining upper stories should still be clearly evident, and a terminus to the upper story at the cornice-level should remain in order for these buildings to be considered eligible.

Alterations to non-primary elevations, including subsidiary additions, will not prevent the example from being eligible. Particularly important for individually eligible structures is the retention of cornice line decorations and other second story features. The pattern of fenestration should be retained on the upper stories, as well as any decorative window surrounds or embellishments. Again, however, most significant is that the facade is divided into distinct sections or zones. Materials, design features (such as doors, windows, and cornices), decorative details and stylistic features are secondary characteristics by which these buildings are evaluated, and are not as critical for Criterion A.

Under Criterion C, however, the secondary characteristics noted above take on a greater significance. Again, of primary concern for eligibility is integrity of location, association, feeling, and design. Basic integrity of design is met with a facade that is divided into distinct sections or zones. Materials, individual design elements (such as doors, windows, and cornices), decorative details and stylistic features are secondary, but important nonetheless for designation under Criterion C. These secondary characteristics are critical for identifying those buildings which exhibit a particular architectural style, and usually, for identifying the period of construction (or alteration). The division of the building into distinct zones is the underlying similarity that ties all of the Two-Part Commercial Block buildings together. The "secondary characteristics", on the other hand, are what help to distinguish one building from another.

Under Criterion C, therefore, the resource must at the minimum be a typical example of a Two-Part Commercial Block building. Again, the distinction between the storefront and the second story is vital. The upper story should retain the original fenestration patterns, cornice line treatment, and exterior wall cladding material. In addition, as a good representative of a particular style of commercial architecture, the building should possess an integrity of materials. Specific architectural design elements which represent the particular style should be present, such as arched window surrounds, brackets, brick corbeling, or cast-iron storefront piers. The pattern of recessed store entry, large display glass windows, bulkhead, and transom area should be retained, as well as some original element of the storefront. This, at the minimum, could be

represented by the enframing elements at the side and cornice line of the first story.

I. Name of Property Type: *One-part Commercial Block*

II. Description

A one-part commercial block is a single story building with a flat roof. The storefront is arranged in much the same manner as the lower zone of the two-part commercial blocks in Hutchinson. The main entry, often recessed, is flanked by display windows with kickplates. There is often a transom extending across the entire storefront, above the entry door and display windows. In some cases, though, the facade contains little more than plate glass display windows and an entry topped by a cornice or parapet. Most one-part commercial block buildings in Hutchinson have little architectural or historical references. Several are located in Hutchinson's historic downtown commercial area, generally on the south or north ends of Main Street, or along one of the adjacent commercial streets. One-Part Commercial Blocks were constructed in Hutchinson from the late 1900s up through the 1960s. However, most extant examples of this property type were constructed in the downtown after the turn of the twentieth century. These buildings tended to exhibit few stylistic details.

The two storefronts at 14-16 Avenue B West (c. 1915) are typical of these simple buildings. It features a stepped parapet cornice with stone coping which masks a gable roof. The cornice also features a rectangle formed by a raised brick header course. The storefronts have recessed entries and flanking display windows with brick bulkheads. The multi-paned, fixed sash transoms retain their divisions between the sashes, although some are covered. Their location off of Main Street, the primary commercial thoroughfare, is also common of this property type.

III. Significance

One-part Commercial Block buildings in Hutchinson are significant in the areas of either ***commerce*** or ***architecture***, or both. Under criterion A in the area of ***commerce***, the buildings are directly associated with Hutchinson's period of commercial expansion in one or more of the historic contexts noted in Section E of the MPS. The buildings generally contained businesses that catered to local residents, either retail or service. Constructed during periods of rapid growth of communities during the late nineteenth century, these buildings helped meet the growing demand for services in communities like Hutchinson, yet could be built with comparatively little

investment.[14] Sometimes they were the first building constructed on a lot, with the hopes that an increase in value would at some later date support a larger building. This was not an unusual occurrence in Hutchinson; therefore examples built before the turn of the twentieth century are rare. This form continued to be popular into the twentieth century as a relatively inexpensive commercial property type, typically housing businesses catering to local residents. These buildings are thus tangible links to specific aspects of economic development in Hutchinson, and are therefore eligible under Criterion A for their association with commerce.

Under Criterion C in the area of ***architecture***, One-part Commercial Blocks represent specific building forms whose architectural features clearly reveal the buildings' uses. This commercial type was developed during the mid-nineteenth century, and soon was common throughout the country. Whether built in the late nineteenth or early twentieth century, most all examples in Hutchinson are very simple in appearance. This was due in part to the relatively small expanse of storefront, which left little room for embellishment. The facade generally contained little more than plate glass windows and an entry door topped with a cornice or parapet. Some buildings had wall area between the windows and cornice, which provided a place for advertising (as well as given the appearance of a larger building).[15] Those dating from the early twentieth century generally had larger areas of glass, simpler details, and few historical references. The only place for embellishment remained at the cornice, which typically was decorated with raised bricks. There are a few rare examples in Hutchinson of larger one-part commercial block buildings with greater ornamentation and attention to design. These buildings were generally located on the edges of the commercial core, and attempted to be more harmonious with the adjacent residential neighborhoods.

IV. Registration Requirements

To be eligible under Criterion A, examples of One-Part Commercial Blocks must retain a strong association with the growth and development of commerce in Hutchinson. A variety of commercial enterprises were found on the downtown area in Hutchinson, typical of those necessary for a business center before the turn of the century. One-part commercial blocks often contained smaller businesses, and demonstrated the breadth of commerce activities in downtown Hutchinson. The historic associations will obviously vary from building to building; some businesses stayed in the same location for decades, while others buildings housed a variety of

[14] Longstreth, p. 54.

[15] Ibid., p. 55.

differing enterprises over the years. In addition, as these buildings were among the key physical elements of the built environment of Hutchinson's downtown commercial area, it is essential that there be a high degree of integrity in location, setting, and feeling.

These buildings tended to exhibit few stylistic details; therefore the key design element which should be retained is the basic design composition of their facade in order to be eligible, both under Criterion A or C. The facades are the key element by which these structures are evaluated, as that is how commercial buildings in the late 19th and early 20th century were designed to be viewed. These buildings were not generally conceived as free-standing objects.

For those buildings eligible as contributing resources within a historic district, the well–defined storefront should be retained, with features reflecting its public use. These public features include an entry door, usually single but sometimes double in width and often recessed, and large display windows. If originally designed with some type of cornice ornamentation, this should also be retained. The basic rectangular one-story building form and flat roof should also be retained.

It is typical with historic commercial buildings for some sort of alteration to occur over the years, either with a change in function, ownership, or merely in a desire to "keep up with appearances". Hutchinson's downtown commercial buildings were no exception to this phenomenon. However, these alterations may not affect the building's individual eligibility, providing a high degree of integrity in overall building design remains, and the integrity of wall-cladding materials remains. The storefronts are the most likely area to have undergone changes over time; the rare building which retains its original storefront is clearly individually eligible under both Criteria A and C. Buildings whose storefronts have been altered may still be individually eligible, however, if the arrangement of the storefront design features remains, such as pattern of fenestrations, and proportion of window to bulkhead and transom area. Alterations to non-primary elevations, including subsidiary additions, will not prevent the example from being eligible. Particularly important for individually eligible structures is the retention of cornice line decorations, wall cladding, and storefront arrangement

Under Criterion C, therefore, the resource must at the minimum be a typical example of a One-Part Commercial Block building. However, the arrangement of storefront features should be original. The pattern of recessed store entry, large display glass windows, bulkhead, and transom area should be retained (i.e., not covered over), as well as some original element of the storefront. This, at the minimum, could be represented by the enframing elements at the side and cornice

line of the first story. In addition, if the building is a good representative of a particular style of commercial architecture, it should possess integrity of design and materials as represented by specific architectural design elements which identify that style.

I. Name of Property Type: ***Warehouse/Light Manufacturing Facility***

II. Description

The buildings in this property type are used for the shipping and receiving of goods, or for the manufacture of these goods, are characterized primarily by their scale. In Hutchinson, they were constructed in the 1880s through the 1920s. Although some may be small in size, most were large buildings. They can vary in height from one to four stories, and most covered more than one lot. They feature flat roofs and are constructed of brick. Most examples have a simple form and less architectural ornamentation than commercial block buildings. At least one elevation usually features a broad span which is punctuated by numerous windows. The fenestration patterns might be grouped to create the large bays, which in turn helps to unify the composition of the walls. As noted, while most are not high-style representatives of an architectural style, some buildings feature architectural features characteristic of late Victorian or Classical revival styles.

The Sentney Wholesale Grocery Building at126 E. 2nd Avenue (1904) is a rare extant example of this property type. This three-story brick building details typical of late Victorian commercial building, but its size, form, and function set it apart from typical commercial buildings. It sits on a high quarry-faced limestone foundation with steps leading up to a centered entry door. The first story has deeply recessed, semi-elliptical fenestration openings, with windows and transoms on the bays flanking the centered entry. Stone accents the windows and serve as horizontal courses as well. The arched window lintels have radiating brick voussoirs topped with an arched stone course. A wide stone entablature separates the first story from second on the front third of the building, and also serves as the sill course for the second story windows. The second story windows have limestone sills and corner accents. The cornice features large corbelled brick brackets, and a center flat stepped parapet.

The interiors of warehouse/light industrial buildings historically often had large open spaces with high ceilings. Support columns of iron or wood are dispersed throughout the space. Ornamentation is rare in the interior. Small support rooms for offices are meetings may also be found.

As owners over the years have adapted the warehouse/light industrial buildings to changing needs, some alterations were necessary in order to keep the building functioning. A typical alteration is the closing-down, or blocking of windows, either on the upper level or at the "storefront," with either masonry or wood. While this treatment has been widespread, the effects have not impacted the integrity of these buildings to the point that they no longer portray their historic character. This is primarily due to the fact that the original fenestration patterns are still visible through the window recessions.

Some of these facilities have also had additions over the years, many during the period of significance of the historic context; these additions are therefore considered historic in their own right. Often smaller and simpler in design than the main building, these additions were usually service wings.

III. Significance

Warehouse/light manufacturing facilities in Hutchinson are significant under criteria A or C in the areas of either ***commerce*** or ***architecture***, or both. Some may also be significant in the areas of ***community planning and development.*** A few may also be eligible under Criterion B for associations with an individual who was significant in the commercial or industrial development of Hutchinson. At one time, Hutchinson has numerous examples of this property type; most have been demolished, thereby increasing the significance for those few that remain.

In the area of ***commerce,*** these buildings are directly associated with the wholesale jobbing firms or manufacturing companies that represent this period of commercial expansion in Hutchinson, and in particular the wholesale/distribution and related light manufacturing context that was an integral part of the city's development. There properties, some late 19th century, but primarily early 20th century, showed the advancement of Hutchinson's role as a gateway, which included businesses that catered to the new frontier (leather, saddlery, etc.), changing later to those which catered to a modern society (automobiles, candy). Under criterion A in ***commerce***, these resources thus represent various periods of commercial development and expansion in Hutchinson. Properties may also be eligible under Criterion B for associations with an individual who was significant in the commercial development of Hutchinson.

Under criterion C in the area of ***architecture,*** warehouse/light manufacturing buildings may be significant as good examples of a commercial property type where the function of the building dictates its utilitarian form. Although some may have ornamentation recognizable as a particular style, most are significant in the area of ***architecture*** as plain, functional buildings. Relatively

Under criterion B, the resource must be the primary building associated with the significant individual when he/she was active in the city's commercial or industrial development. It should be the established location of a wholesale/light manufacturing operation, and the person must have had an established position not only with the company, but with commerce and industry in Hutchinson as a whole.

To be individually eligible under criterion C, the resource must possess the distinct characteristics that qualify it as this property type, and should be an excellent example of the type. These characteristics include a sense of massiveness and general simplicity of form. a repetition of bays created by the windows is also critical. They may be a good example of a type or method of construction, or be good examples of a specific style of architecture. In these cases, integrity of design, materials, and workmanship is critical. The original fenestration patterns, exterior wall cladding material, and first floor facade arrangement, and entry features should be evident. For a contributing building within a historic district, alterations which do not significantly detract from integrity of design and materials may be acceptable. For all criterion and areas of significance, a moderate deterioration of a building otherwise exhibiting good integrity should not prohibit the property from eligibility.

I. Name of Property Type: *Civic Buildings*

II. Description

After the turn of the century, Hutchinson settled into it role as a center of commerce, agriculture, and manufacturing in south central and southwestern Kansas. As such, the citizens desired civic and public buildings which represented the prominence of the community. Many of these public buildings were constructed in or near the downtown area of Hutchinson. Some were the result of city bond issues and public works funds, such as the Reno County Courthouse (1929-1930, listed on the National Register on 04-13-1987), while others were the result of philanthropic donations, such as the Carnegie Library (1903-1904, listed on the National Register on 09-07-1989). The extant civic buildings were constructed after the turn of the century up through the 1930s.

As opposed to Two-part Commercial Block buildings, which filled the entire lot and abutted the street as well as adjoining buildings, Civic Buildings were often designed as freestanding objects. Their importance to the community was demarcated by the surrounding open space. Civic and public structures ranged in height from one to three stories. As they were usually meant to represent lasting qualities of the community, the exterior wall cladding was usually brick or

stone, giving an appearance of permanence. The Reno County Courthouse, in particular, visually dominates the entire block not only because of its size, but its choice of material and design.

The style of the Civic Building property type varies greatly, and was chosen according to the use and location of the facility. The structures just off the Main Street, on the fringe of the commercial district and closer to the residential neighborhoods, were often constructed in a style which would be complementary to the adjacent homes, such as a Classical revival style with a gabled roof. The larger scale Civic Buildings, such as the Courthouse mentioned earlier, utilized an architectural style which emphasized the monumentality of the building. Very often the style for these structures carried some sort of symbolic association which corresponded with the original use. The styles tend to differ markedly from the design of the Two-Part Commercial Block buildings.

All of the Civic Buildings retain some stylistic influences from the period in which they were constructed. Representatives range from the Art Deco/Moderne style to Neoclassic Revival. The main feature which distinguishes these from Two-Part Commercial Block buildings is the lack of a clearly defined storefront space. While the first floor may still be differentiated from an upper story, it does not contain typical storefront references.

III. Significance

Civic Buildings may be significant under either Criterion A or C, or both. They may be significant in the area of ***architecture***, or in the areas which relate specifically to the resource's historic use, specifically ***social history***, ***education***, ***law***, and ***politics***. To be significant in these areas, the building must have been constructed as a civic or public building, and must contribute to an understanding of this area in Hutchinson's history.

An analysis of these structures provides a more complete understanding of the growth and development of Hutchinson beyond the area of commerce. As the county seat, Hutchinson provided services not only to the residents of the community, but to a greater number of citizens of the county. Although travel to other large Kansas communities, such as Wichita, was greatly facilitated after the turn of the century, the vast majority of needs of nearby residents were met within the city limits of Hutchinson. Civic Buildings played an important role in the day-to-day lives of Hutchinson citizens. Representatives of this property type are thus eligible under Criterion A for their association with the broad patterns development of Hutchinson's history.

As many of these resources were built for use by the entire community, a great deal of care was

taken in their construction and/or design. Well-known professional architectural firms were employed. Some may thus be eligible under Criterion C not only as an example of a Civic Building property type, but also as excellent representatives of a particular style of architecture or as the work of a master.

IV. Registration Requirements

To qualify for listing under Criterion A or C, the resource must retain its integrity in location and association. As these represented the focal point of commercial, governmental, and civic activity in town, these resources reflect the importance of being "downtown." The building should also retain its integrity of design and materials, and be recognizable to the time it was constructed. Of particular importance is the retention of stylistic features which identify the various post-1900 styles. These include window and door openings, roof shapes, exterior wall cladding, and various distinguishing decorative features.

To qualify as significant under Criterion C, the resource must be of a well-preserved example of a style, and must be recognizable to the time it was constructed. Integrity of design, materials, and workmanship are of particular importance. A greater amount of original historic fabric should be retained than for the resources eligible under Criterion A. The architectural features which are most typically associated with of a particular style are the most critical.

I. Name of Property Type: ***Service facility***

II. Description

Buildings within this property type are related to the commercial and industrial development of Hutchinson by provided related support services necessary for the economic expansion which occurred during the various historic contexts listed in Section F. They can almost always be classified by their original use, and the subtypes defined below are thus categorized. However, within each subtype, specific architectural features may also serve to further classify these resources. The subtypes are defined as follows:

A. Subtype: ***Hotel***

Some hotels may be more properly classified as a "two-part commercial block" if the building possesses a well-defined storefront space, with a secondary classification as a "service facility: hotel." These buildings may meet other commercial property type classifications based on composition, as defined by Richard Longstreth in The Buildings

of Main Street, such as "stacked vertical block," "two-part vertical block," or others. Most will also represent a particular architectural style, since greater care was often taken in the design of these buildings. Most of the extant examples are constructed of brick or stone, have flat roofs, are multi-stories, and are located in are near downtown Hutchinson along major transportation routes. They were built from the time Hutchinson was settled until the 1950s, although most of the earlier hotels have been demolished. The extant examples are from the twentieth century. As noted, most were located near Hutchinson's downtown passenger depot, such as the Leon Hotel at 14 E. 2nd Avenue (1929). This five-story brick Classical Revival example of the Service facility: hotel sub-type is one of the more elaborate extant hotels remaining in downtown. It features a smooth dressed-faced limestone base and first story cladding, with a semi-circular arched entry flanked by large multi-paned windows with transoms; one of these features a centered entry to a small storefront. The main entry is elaborated with stone carvings in the transom area consisting of a honeycomb pattern flanked by two trees, and "LEON" in the door lintel. The impost for the arch appears in capital form, and a crest tops the keystone. A dentil band terminates the top of the stone facing. Most windows are 3/3 with simple stone sills. The two centered windows on the second story, however, are accentuated with stone block surrounds, and are topped with a stone balcony for the third story windows. Separating these two center windows on the remaining floors of the front elevation are patterned brick panels. The fifth floor, center windows have radiating stone voussoirs. The front cornice area consists of patterned brick panels, and a parapet edge which rises to form a small tower over the two central bays.

B. Subtype: ***Automobile facilities***

This subtype includes garages, automobile dealers, maintenance garages, and gas stations. They are most generally constructed of brick or concrete block, and are flat-roofed and usually one-story. Several retain the characteristics a "one-part commercial block" as defined by Longstreth compositional typology, and have a defined storefront or display space around the front entry door. Some have minimal stylistic influences from the period in which they are built, although that may be confined to a shaped parapet with brick detailing. A facade-width sign was sometimes the only distinguished architectural "feature" to this functional property type. Many are located downtown, either on the south end of Main Street, or along one of the side streets, such as Sherman. They were built from the 1920s through the 1960s. They are distinguished from Modern Commercial Buildings by their large openings which housed garage doors, such as those found on the McVay Building at 16-18 Avenue A East (c. 1925). This building has a

distinctive orange brick facade with red and tan brick accents. It features a semi-elliptical parapet with low battlements on either end. The cornice area is elaborated with a center name plaque with "McVay," and stone courses forming linear designs on either side. A raised brick course below forms another rectangular pattern. A central entry door is flanked by two display windows (currently bricked-in); all have semi-circular openings with bricked-in transoms. This, in turn, is flanked by two garage doors, also with yellow bricked, semi-circular transoms and a red brick surround. Finally, both ends of the front elevation feature two window openings: a larger one with paired windows, and a smaller window beneath the corner battlements.

III. Significance

Service facilities in Hutchinson are significant under criteria A or C in the areas of ***commerce*** or ***architecture***, or more both. Some may also be significant in the area of ***transportation,*** such as automobile facilities. In the area of ***commerce***, these buildings contributed to the commercial expansion of Hutchinson by providing much needed support facilities in or near areas of commerce. These buildings were needed to facilitate, either directly or indirectly, the commercial development of the community. Automobile related services, for example, were needed to support continued commercial activity in Hutchinson as the railroad lost its dominance in transporting warehoused or manufactured goods.

Hotels provided critical support services in several of the historic commercial contexts, particularly during warehousing period and oil boom. Although Hutchinson was home to several hundred traveling "jobbers," many other salesman traveled through Hutchinson in the course of their business. The boom that was associated with oil also saw an influx of temporary residents, and the hotels located downtown became known as "oil headquarters" during this period.

IV. Registration Requirements

To be eligible for listing under Criterion A or C, a service facility must retain integrity of association with the development of commerce or industry in Hutchinson. Because of the direct relationship of location and setting to the operation of the service facility, the resource must remain on its original location for Criterion A.

For listing under all criteria, service facilities must minimally retain integrity of design and materials. Integrity of design is reflected in the scale, floor plan, roof shape, and construction materials. Fenestration patterns may also be key to the function of the building. For automobile related resources, the garage door openings should remain visible even if the doors themselves

are closed down. Such modifications may have been undertaken as part of the changing function of the building and would illustrate the dynamic pattern of historic use. Integrity of facade arrangements and fenestration are more important to hotel buildings. In all cases, additions to the main building are acceptable if they are clearly subsidiary to the original. Overall, a moderate deterioration of a support structure otherwise exhibiting good integrity should not prohibit the resource from eligibility.

Under Criterion C, a resource must be a good example of a type as defined by form or composition, or a good example of a specific style of architecture. Integrity of design, materials, and workmanship should remain high. Windows, wall cladding materials, and primary entry features should be intact.

I. Name of Property Type: *Modern Commercial Building*

II. Description

Modern Commercial Buildings are distinguished by their architectural designs, representing various styles which predominated during the Modern Architecture movement. In Hutchinson, they were built from the 1940s through the 1980s. The details, structural forms, and materials, are some of the features which differentiate them from the commercial buildings of the pre-World War II era. However, they are also characterized by their departure from the basic two-part commercial block form, which is noted for upper stories which have a residential appearance. Modern Commercial Buildings are strictly commercial in appearance, whether vernacular simple buildings or high-style examples.

As noted, Modern Commercial Buildings are differentiated from late nineteenth and early twentieth century commercial buildings in a number of features. One feature is the use of new materials, such as glass block, carrara glass, roman brick, transite, enamel, and glazed terra cotta wall surfaces. Concrete became a primary wall material. Extruded aluminum or steel was used around windows and doors in windows. Examples of this property type may also include the use of new shapes or methods of construction, such as hyperbolic roofs, cantilevered canopies, and ribbon windows. In many modern commercial buildings, the emphasis was on the horizontality of the detailing.

Although modern architectural details were often applied to earlier commercial forms, such as the two-part commercial block, those buildings would not be considered representative of a

"Modern Commercial Building." Only those buildings where the form is also differentiated from that of earlier commercial property types, or if the distinguishing characteristics of the earlier building were masked by the modern covering, are included in this property type. For example, the covering of the Pegues building at 208 N. Main Street is clearly modern; no portion of the two-part commercial block building beneath this covering is visible. Metal tiles cover the second story, and a large flush window with nine fixed sashes is centered. These details, coupled with the large horizontal cantilevered canopy, are reflective of the *International* style subtype. The storefront features a centered entry with paired double door, and display windows with low kickplate. Flanking the window on the second story are eighteen feet tall hammered iron wheat sculptures, designed professors at Kansas University. This building would therefore be categorized as a "Modern Commercial Building" property type. However, although the storefront of the Kress Building at 111-115 N. Main Street is also representative of a modern architectural style -- Art Deco -- the building's form is clearly a two-part commercial block building, and would thus be categorized as such.

Post-World War II commercial buildings tended to have a more transparent storefront, with very large glass display windows supported by thin extruded aluminum frames, and kickplates reduced to mere sills. As a more scientific approach to marketing drove the design of the storefront, entries were often recessed even further into the building. Large display cases flanked both sides of the long approach to a deeply recessed entry, so that shoppers could view the merchandise before even entering the store. Canopies were often cantilevered, and were integrated into the overall storefront. Along with the prominent window display cases, these extended canopies reached out to bring the customer into the store from the sidewalk. Lighting was recessed into the canopies.

Even as the storefront became more transparent, the upper part of the building was often transformed into a solid wall which served as a sign board. Signage became larger and more central to or integrated with the design of the overall commercial facade. Some signs were composed of large vertical silhouetted letters, often constructed of metal and projecting from the plane of the front wall. Not all modern commercial buildings utilized a solid signboard area, however. Some featured enframed walls, with windows or transparent areas filling the area between the frames.

The modern architectural details noted above might be applied to just a storefront of an earlier commercial building, such as a simple one-part commercial block, or they might be integrated into a more high-style modern form. Although the study of Modern Architecture is still in its

infancy, the following style categories or subtypes could apply to modern commercial buildings in Hutchinson. *Wrightian* buildings have a strong emphasis on horizontality, often using cantilevered roofs and geometric forms. *International* style commercial buildings were influenced by the Bauhaus, and are characterized by a complete lack of ornament. Mass and weight are minimized for an effect of pure volume. These buildings have flat roofs, smooth and uniform wall surfaces, windows with minimal reveals, and windows that turn the corner of the building.[16] Cantilevered roofs and canopies are also common. In *Miesian* commercial buildings, a modular pattern is established by the structural frame, forming precise, regular rectangular shapes.[17] In *Expressionistic* buildings, the continuity of form is more significant than geometry or proportion. In fact, there is a tendency to avoid the geometric, with sweeping curves, convex, concave, or faceted surfaces. Where the continuity of the shape is broken, however, the break is usually emphatic, with acute angles and sharp-pointed gables.[18] *Formalist* buildings are typically self-contained, and have strictly symmetrical elevations. Column support are thicker, and arches appear in various shapes, and may even be the ruling motif of the building. Ornament may be patterned screens or metal grills, or even make of cast stone or concrete.[19] *Brutalist* buildings are noted for their weight and mass that distinctly sets them apart from other rectangular, flat-roofed buildings. Windows are treated as holes in the wall, and not as continuations of the skin of the building, such as in the International style. Exposed concrete is a typical material.[20]

Modern commercial buildings often related to the street differently than their predecessors. Instead of taking up the entire lot, these buildings might be setback from the sidewalk with lawn or parking in front. This was partly in response to the increasing dominance of the automobile in modern society, but also for the desire for the building to be set apart from the other commercial buildings. Modern commercial banks, although still often occupying prominent corner locations in downtown, were often set back from the street. Grocery stores now provided parking in the front of the building.

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16 Marcus Whiffen, American Architecture Since 1780 (Cambridge, MA: The M.I.T. Press, 1985) p. 241.

17 Ibid., p. 251.

18 Ibid., p. 269.

19 Ibid., p. 257.

20 Ibid., p. 275.

III. Significance

Modern commercial buildings in Hutchinson are significant in the areas of either ***commerce*** or ***architecture***, or both. Under criterion A in the area of ***commerce***, the buildings are directly associated with Hutchinson's period of commercial expansion in one or more of the historic contexts noted in Section E of the MPS. The buildings contained a variety of commercial enterprises which served not only Hutchinson, but Reno County residents as well. These properties represent the range of business which was conducted in Hutchinson in the post-World War II era, when Hutchinson still retained its prominence as a regional commercial center.

Under criterion C in the area of ***architecture***, these buildings represent changing the architectural tastes and materials which were prevalent in the post-war years. Atomic/space age materials and designs were part of American culture, and commercial enterprises adopted these for their buildings in order to continue to entice customers into their place of business. Facades were arranged differently, to appeal both to strolling shoppers by displaying a greater amount of merchandise, and to the passing automobiles with larger, more distinctive signage. Even if applied to simple forms, these resources are still significant under criterion C as typical examples of post-World War II commercial property types.

Some of Hutchinson's Modern Commercial Buildings are also good examples of a specific architectural style, such as *Miesian, Formalist*, or *International*. These examples would also be eligible under Criterion C for ***architecture*** as good examples of a particular style.

Although a number of these buildings in Hutchinson are currently less than fifty years in age, it is not anticipated that any of them possess exceptional significance in the area of architecture. However, many should be re-evaluated when they reach fifty years of age; at this time, a number may be found to be eligible for the National Register.

IV. Registration Requirements

To be eligible for listing under Criterion A, a modern commercial building must retain a strong association with the development and growth of commerce in Hutchinson, in one or more of the historic contexts. Because of the direct relationship of location and setting to the operation of the enterprise during the period of significance, the resource must remain on its original location for consideration under Criterion A. As this building is primarily defined by its style, it should also retain a high degree of integrity of design and materials to be considered a contributing building to a potential historic district. To be individually eligible under criterion C, the resource must

possess the distinct characteristics that qualify it as this property type, and should be an excellent example of the type or style. These characteristics include use of modern materials, a sense or either horizontality or facade enframement, use of new architectural forms, such as a cantilevered canopy or formalist arches. As more recent examples of commercial property types, a very high level of integrity of design, materials, and workmanship is critical. The original fenestration patterns, exterior wall cladding material, facade arrangement, and entry features should be evident.

G. Geographical Data

The 2003 city limits of Hutchinson, Reno County, Kansas.

H. Summary of Identification and Evaluation Methods

The multiple property listing of commercial and industrial resources of Hutchinson, Reno County, Kansas is based on two historic architectural resources inventory projects, from 1985 and 1990, which focused on the downtown commercial core of Hutchinson. These surveys were completed by Linda Laird and staff of the city of Hutchinson under the auspices of the Kansas State Historic Preservation Office using federal historic preservation fund grants. The areas surveyed generally followed Main Street, from Seventh Avenue south to Avenue F, and from Adams Street east to Poplar Street. This covered the majority of commercial buildings in Hutchinson. Survey forms were completed for all buildings within the boundaries with a few exceptions. These two survey projects produced both intensive and reconnaissance level inventory forms for individual buildings, and survey reports which provided background data. The data for each building varies in its thoroughness, and the accompanying survey reports tended to focus on general chronological history as it was represented by extant buildings, and less on overall historic contexts. Furthermore, there are a few gaps in the data for the commercial and industrial buildings of Hutchinson primarily for those resources which are found outside of the downtown core. The relevant buildings which have not been inventoried in the previous studies include a small group of commercial buildings clustered near the state fairgrounds, and grain and salt industry buildings which were constructed outside of downtown Hutchinson.

The previous survey projects had identified that a number of demolitions, new construction, and inappropriate alterations have eroded the integrity of portions of the historic central commercial core. Therefore, the project consultant, the city s preservation planner, and Kansas SHPO staff agreed that the multiple property submission form represented the most efficient method of addressing all of Hutchinson s scattered eligible commercial and industrial resources, whether located within small districts or as individual properties. The multiple property submission further provides the flexibility for additions and amendments when new research is conducted.

The present project for the multiple property listing was funded with a federal historic preservation fund grant from the Kansas State Historic Preservation Office, with matching funds provided by the city of Hutchinson. The consultant for the project was Deon Wolfenbarger of Three Gables Preservation. Project manager for the Kansas SHPO was Martha Hagedorn-Krass, and for the city of Hutchinson was Michele Wilbur. All three meet federal standards 36 CFR-61 for historic preservation consultants, with the areas of architectural history, planning, and landscape architecture represented.

Based on the recommendations of the previous survey projects, the present study area for this

multiple property nomination was focused on an area of downtown Hutchinson along Main Street extending from Sixth Avenue on the north to Avenue C on the south. All buildings within this project area were evaluated for their potential eligibility for listing in the National Register. While additional districts may be eligible adjacent to or further south along Main Street, they are separate and distinct from this portion of downtown due to demolitions and new construction which has occurred in recent years.

Information on the individual buildings within the study area was based on the previously compiled inventory forms, as well as nominations for individual properties which have been listed on the National Register of Historic Places, the Kansas Register of Historic Places, or the local register. Most of these nominations are dated, though, and the listings have focused on the architecture of the building without attempting to place these buildings in a larger historical context. Therefore, additional research using primary and secondary data sources was undertaken specifically for this project, both to add to the existing database for each building and to complete the history for the few buildings which were overlooked in previous surveys. Sources used include city directories, historic newspapers, Sanborn maps, historic photographs and postcards, city plat maps, and city and county records.

The scope of work for this multiple property submission focused on historic commercial and industrial resources in downtown Hutchinson. Five historic contexts were developed which represent major influences on the commerce and industry of Hutchinson. This represents the **thematic-based approach** for developing historic contexts. They were based on the economic, social, and political forces of certain industries and general commerce, as expressed by the extant buildings in the downtown area. Sources used to develop the historic contexts were based on a thorough study of both primary and secondary sources. These sources include the aforementioned 1985 and 1990 surveys, city and county histories (both published and unpublished), historic newspapers, city and county government records, Sanborn maps, historic plats, city directories, historic photographs and postcards, historic booklets promoting local commerce and industry, and published documents containing historic data on the grain, agricultural, salt, and manufacturing industries both in Hutchinson and Kansas. These sources were found at the local library, local county museum, city hall, the state archives of Kansas, and through interlibrary loan services from libraries throughout the country.

Property types were based upon individual building forms and/or styles sharing similar architectural features or functions. Integrity requirements for the property types were based on a knowledge of the existing conditions of extant properties, which required a re-examination of the buildings to determine the extent of alterations in the past two decades. As previously noted, a few other historic commercial and industrial buildings are located outside of the boundaries of this project. Additional survey may be warranted for future nominations, in order provide insight as to the relative scarcity of some building types. This research may lead to new property types,

or amendments of the current property types.

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