

A. Introduction

Brenda R. Spencer of Preservation Planning and Design was hired by Sedgwick County in July of 2005 as the successful bidder for completion of a historic survey of the twenty-five block potential arena site in downtown Wichita. The project commenced in mid-August and was completed in late September, 2005. The following report outlines the survey process and summarizes the survey findings.

B. Methodology

Project Scope

Prior to issuing the Request for Proposals for the Downtown Arena Historic Survey, Sedgwick County had identified a twenty-five block area as the potential site for the downtown arena (see attached site map). The site is comprised of approximately 160 properties and bordered by Kellogg on the south, Douglas on the north, Market on the west, and Commerce on the east. Spencer was hired to conduct a historic survey of the 160 properties with the goal of identifying those properties that are historically or architecturally significant and thus eligible for listing on the National Register of Historic Places.

The Survey Form

The project was to use the Kansas State Historical Society's (KSHS) Reconnaissance Inventory Form and meet the National Park Service's Digital Photo Standards. Spencer used the KSHS's electronic database system that utilizes Microsoft Access software for the database. A Microsoft Word template is used for the actual inventory form. Survey data on each property is entered into the Access database; the database is then merged with the Word template and the inventory forms are automatically completed for each individual property. Digital photographs are then inserted on each form and the site plans, scanned and inserted for each property. The result is a professional, final product that includes electronic copies of the completed inventory forms which can be printed for hard copies. The survey data in the Access database will ultimately be directly linked to the state's new electronic database and the data uploaded eliminating the need for reentry of survey data by KSHS staff. This new system will eventually allow all survey data to be accessible on-line through the KSHS's database.

The survey form itself is almost identical to the Kansas Historic Resources Inventory Reconnaissance Form, previously used for reconnaissance surveys. Minor changes make the system more user-friendly and reflect the new digital/electronic system. Many of the fields/cells contain pull down menus; these menus correspond to National Register categories for function, use, materials, and styles. The new features and changes are explained within the following description of the individual fields. The numbers correspond to the field/cell numbers on the survey form. Many of the items are self-explanatory.

1. Historic and present property name and use – if the building was built after 1955, no historic name/use was listed. This field is also blank if the historic name/use is unknown.
2. Property Addresses were provided by Sedgwick County
3. Legal Descriptions were provided by Sedgwick County; additionally a Key Control Number was included as it is used by the County to identify properties.
4. The Dates of Construction are estimated by the Sedgwick County Appraisers Office. Dates from the County are identified as 'estimated'. Dates confirmed through other sources are identified as 'documented'.
5. The Architect and/or Builders are identified when known (identified through basic research; the sources are identified below).
6. Outbuildings or other features on the site are identified where applicable.
7. The Inventory Code is provided by KSHS.
8. County Name
9. Condition is rated from Excellent, Good, Fair, Deteriorated, based on exterior inspection only.
10. Principal Materials applies to primary exterior materials; there are separate cells for principal and secondary materials. The principal materials cell has a pull down menu; the secondary does not to allow for entry of multiple secondary materials.
11. Style and/or Form Type contains four separate cells: the first two- 'style' and 'style details', have pull-down menus. The third and fourth cells are for plan form and roof form.
 - The 'Commercial Style' classification is used to classify buildings in the Progressive Era style whether the buildings are used for Commercial use or other functions.

- Because ‘Modern Movement’ is used to classify Modern style buildings that can not be categorized under a sub-category such as Art Deco, Moderne, International, etc., the terms ‘Other’ and ‘Contemporary’ are used to classify post-1955 buildings.
12. Additional Remarks - this section is used for a basic description and brief history of the building. Due to a maximum allowable size of 255 characters per cell (in the Access database), this section of the form includes two cells in the database.
 - The first cell is used generally for a basic description of the exterior of the property.
 - The second cell is generally used for a continuation of the description and/or history on the building or business.
 13. Category corresponds to National Register use classifications through a pull-down menu.
 14. Functional Type corresponds to National Register classifications through a pull-down menu.
 15. Eligibility for National Register Listing-Although normally determined by KSHS, determination of eligibility was the primary goal of this project and thus this category was completed by the consultant. Although National Register eligibility is based on interior and exterior integrity, properties were inspected from the exterior only for this preliminary determination of eligibility. There are a number of potential entries in this field:
 - Properties that are already individually listed on the Wichita Register of Historic Places or the National Register are noted as WHR or NR.
 - Properties that are included in the existing East Douglas Avenue National Register District are identified as NR Dist and then identified as C-contributing or NC-non-contributing. An * was used to identify properties with a change in contributing status (detailed later in the report).
 - ‘No’ indicates that properties either do not meet the 50 year age threshold for National Register eligibility or the properties do not retain significant historic integrity and context to be eligible for listing.
 - ‘Yes’ indicates that properties may be eligible for individual listing on the National Register.
 - ‘District’ indicates that while properties may not retain significant integrity or significance for individual listing, the properties may be eligible for listing on the National Register through a district or Multiple Property nomination.
 16. Date Logged - completed by KSHS.
 17. Logged By - completed by KSHS.
 18. Survey Project Name – Wichita Downtown Arena Historic Survey is the name assigned to this survey project.
 19. Photographer-All photos were taken by Brenda Spencer.
 20. Photo Date – Photos were taken August 17th – 25th, 2005.
 21. Survey Sequence Number – The numbers were assigned by Sedgwick County as indicated on their initial map of the potential arena site. On a few occasions these numbers were modified when properties included more than one building. In these cases, 0.1, 0.2, 0.3 were used to indicate multiple structures generally within the same property.
 22. Photo roll and frame numbers(s)- This field now refers to the name of the digital photo file corresponding to each property. The name of the file includes: Two-letter County Abbreviation-City-Project –Survey Sequence Number (SG-WICHITA-DT ARENA-001). The letters A, B, C are added to the survey number to indicate additional photos.
 23. Inventory Form Completed By-All forms were completed by Brenda Spencer of Preservation Planning and Design.
 24. Date Form Completed-All forms were completed August 17th – 25th, 2005.

Digital Photos were taken of each property in the survey area. National Park Service photo standards were used as basic parameters with one exception. Where the Park Service requires .tif files for National Register Photos, KSHS allows .jpeg files for survey photos. .jpeg files were used, taken at 1200 x 1800 ppi, 4 x 6 inch prints and set at 300 dpi resolution. Separate digital photo files are provided for each property, as well as inserted onto the survey form. The photos were resized to 3-1/2 x 5 inches when inserted on the survey form.

Aerial photos, provided by Sedgwick County GIS, were used as the base for the site plans for each property. The photos for each block were scanned and then each building highlighted for individual site plans. The site

plans were also saved as .jpeg files. Like the photographs, separate digital files are provided for each site plan, as well as being inserted onto the survey form. The digital files are numbered to correspond to the survey sequence number and labeled SITE, for example - 001 SITE.

Conducting The Survey

The surveys were conducted over a ten day period from August 17th – August 25th, 2005. Data was recorded on-site based on visual inspection of each property. Digital photos were also taken of each property. The data was then entered into the Access database.

As noted above, Sedgwick County provided aerial photos of the proposed arena site and by individual blocks (used for the site plans). The County also provided property addresses, key control numbers, legal descriptions, and estimated dates of construction.

Additional research was conducted in Wichita through the Wichita-Sedgwick County Metropolitan Area Planning Department. Kathy Morgan, Senior Planner in the Historic Preservation Division, provided access to the 1935 w/ 1950 update Sandborn fire insurance maps and old building and water permit records. Morgan also provided the following resources that included history on some downtown buildings:

Wolfenbarger, Deon. *East Douglas Avenue Historic District National Register Nomination*. February 25, 2003.

Discover Historic Wichita – A Listing of Wichita’s Registered Historic Landmarks and Districts, Funded by the National Park Service and Kansas State Historical Society ; Compiled by the Wichita Historic Preservation Office in the Metropolitan Area Planning Department, 2005.

Greater Wichita – The Peerless Princess of the Southwest. Wichita: Moore Printing Co., 1906.

Peerless Princess of the Plains – Early Postcard Views of Wichita. Wichita: Two Rivers Publishing Co., 1976.

Additional research on the history of individual buildings was conducted on-line through the Tihen Notes, Department of Special Collections, Wichita State University Library. The Tihen Notes provide an index by topic/keyword to early Wichita newspapers.

Upon completion of the data collection and research phase, the database was merged with the survey form, and the photo and site plans inserted on each form. In addition to this summary report that describes the survey methodology and survey findings, the final product includes the following:

1. The completed forms include a reconnaissance inventory form with digital photograph and digital site plan for each property surveyed. Hard copies of each survey form are provided. The electronic copies of the survey forms are divided into three files due to the file size: Survey Numbers 1 – 55; 56-105; 106 – 158. [Microsoft Word files];
2. The electronic database of survey data, [Microsoft Access file];
3. Electronic photo files (digital photo files) [.jpeg file format]; and
4. Electronic site plan files [.jpeg file format].

Hard copies of the individual surveys are provided at the end of this report. Electronic copies were provided on disk to Sedgwick County Facility Project Services.

C. Summary of Findings

A total of 161 individual buildings were surveyed in the defined project area. As previously noted, the primary purpose of this historic survey was the determination of eligibility for National Register listing as an indication of historic and/or architectural significance. Given that goal, the analysis of survey findings will focus specifically on National Register eligibility.

An aerial photo is included at the end of this report. This base map indicates the survey area and the individual property numbers. A second map indicates those properties potentially eligible for National Register Listing. Both maps were provided by Sedgwick County GIS.

Seventy-four of the 161 buildings surveyed were already designated or deemed eligible for some type of historic register listing. Eighteen of the properties are individually listed on the Local or National Register or included in the existing East Douglas Avenue National Register District. Nineteen additional properties were deemed potentially eligible for individual listing on the National Register (although the interiors of these buildings were not evaluated). An additional 37 properties were deemed potentially eligible for listing through a National Register District or Multiple-Property nomination. These properties would be deemed contributing properties to any such district.

Following is a listing of the historically/architecturally significant properties by the three categories:

Already Listed on Local, State, or National Register

- #11-Wheeler-Kelly-Hagney Building (Board of Trade Center), 120 S. Market St. – *Individually listed on National Register*
- #14-Brown Building (Broadway Plaza), 105 S. Broadway – *listed on Wichita Register of Historic Places*
- #72.1 – E.M. Dodd Building/Marple Theater (Old Marple’s Blues), 417 E. Douglas Ave. – *Contributing member of East Douglas Avenue National Register District*
- #72.2 – Schweiter Building/Daniels Furniture (Legacy Antique Mall) 419-423 E. Douglas Ave (and 105 S. Emporia) – *Contributing member of East Douglas Avenue National Register District*
- #90 – Lexington Hotel (Art N. Attic at Eaton Plaza), 124 S. Emporia Ave. - *Contributing member of East Douglas Avenue National Register District*
- #91 – Lawrence Block (Eaton Apartments/Retail Storefronts), 501 E. Douglas Ave. - *Contributing member of East Douglas Avenue National Register District*
- #92.1 – Brontson Building (Eaton Apartments/Retail Storefronts), 505 E. Douglas Ave. - *Contributing member of East Douglas Avenue National Register District*
- #92.2 – Schweiter-Bissantz Building (Eaton Apartments/Retail Storefronts), 507 E. Douglas Ave. - *Contributing member of East Douglas Avenue National Register District*
- #92.3 – Kirkwood Building (Eaton Apartments/Retail Storefronts), 509 E. Douglas Ave. - *Contributing member of East Douglas Avenue National Register District*
- #93 – Wichita Hotel (Eaton Apartments/Retail Storefronts), 511-515 E. Douglas Ave. - *Contributing member of East Douglas Avenue National Register District*
- #94 – Carey/Easton Hotel (Eaton Apartments/Retail Storefronts), 519 – 527 E. Douglas Ave. - *Contributing member of East Douglas Avenue National Register District*
- #128.1 – Mid-Continent Warehouse Co. (Benchmark Land Survey), 617 E. William St. – *Non-Contributing Member of East Douglas Ave. National Register District**
- #128.2 – Wichita Wholesale Grocery Co. (former Spaghetti Factory), 619 E. William St. - *Contributing member of East Douglas Avenue National Register District*
- #129 – Warehouse (Environmental Management/Midland Materials), 208-212 S. Commerce St. – *Non-Contributing member of East Douglas Avenue National Register District*
- #130 – Wichita Coffee Roasting Co. (vacant?), 214 S. Commerce St. - *Contributing member of East Douglas Avenue National Register District**
- #131 – National Biscuit Co. (Vickie’s Tax Service/Even Temp Heating/Cooling), 216-218 S. Commerce St. - *Contributing member of East Douglas Avenue National Register District**
- #132 – Gorvin Flour & Grain Co. (warehouse), 220 S. Commerce St. - *Contributing member of East Douglas Avenue National Register District**
- #133 – Plan Masters, 222 S. Commerce St. – *Non-Contributing member of East Douglas Avenue National Register District*

The area surveyed includes one individually listed National Register property and one property listed on the Wichita Register of Historic Places. It also includes several properties within the East Douglas Avenue National Register District (designated in 2003). Four of the above properties are marked with an asterisk (*) indicating a recommended change in the contributing/non-contributing status of these properties.

#128.1 – Mid-Continent Warehouse Co. (Benchmark Land Survey), 617 E. William St. is currently designated as non-contributing. It is recommended that this building be designated as contributing. It retains significant integrity and it a good example of the simplicity common in c. 1950 commercial structures.

The three properties:

#130 – Wichita Coffee Roasting Co. (vacant?), 214 S. Commerce St.

#131 – National Biscuit Co. (Vickie's Tax Service/Even Temp Heating/Cooling), 216-218 S. Commerce

#132 – Gorvin Flour & Grain Co. (warehouse), 220 S. Commerce St.

are all currently listed as contributing members of the East Douglas Avenue National Register District however, none of these properties maintain significant integrity to warrant that designation. It is recommended that these three properties be changed to non-contributing members of the district.

Additionally, it is recommended that consideration be given to expanding the existing East Douglas National Register District to the west 3 blocks. This expansion would pick up the individually listed National Register property, the Wheeler-Kelly-Hagney Building and the locally designated, Brown Building. The expansion would also incorporate three additional properties deemed eligible for individual listing and three properties deemed eligible for listing through a National Register District.

Potentially Eligible for **Individual Listing** on the National Register

#5 - Shafer Insurance Training, 416 S. Market St.

#6 - Ray's Party Rental (former Auto Dealership), 406 S. Market St.

#13.2 - Athena Jewelry (Helzburg Building), 219 E. Douglas Ave.

#16 - McClellan Hotel (O'Rourke Title Building), 229 E. William St.

#17 – Ellis-Singleton Building (Petroleum Building), 221-223 S. Broadway

#18 - Knightly Parking Garage, 303 S. Broadway

#33 – Carleton School (vacant), 450 S. Broadway

#37 – Greyhound Bus Station Parking Garage, 314-416 S. Broadway

#38 – Greyhound Bus Station, 312 S. Broadway

#39 – Arnold Auto (English Key Building), 333. E. English St.

#56 – Shearer Apartment Building (Victory Autography Gallery), 608 S. Topeka Ave.

#61 – Fire Station No. 2 (City Maintenance Building), 500 S. Topeka Ave.

#66 – E.S. Cowie Electric, 230 S. Topeka Ave.

#67 – E.S. Cowie Electric, 222 S. Topeka Ave.

#73 – Wichita Labor Temple, 301 S. Emporia Ave. (417 E. English St.)

#78 – Severdale Apartments (vacant), 427 E. Lewis St.

#79 – Severlawn Apartments (vacant), 419 E. Lewis St.

#88.2 – Ray Sales Co. (Auto Shop/Garage), 206 S. Emporia Ave.

#89 – Eagles Lodge/Mortuary, 200 S. Emporia Ave.

The above list is comprised primarily of free-standing individual structures representing a variety of uses including a multi-story office buildings, a former hotel, civic lodge buildings, a parking garage, bus station, fire station, former apartment buildings, and a few retail buildings. The majority of intact commercial and warehouse storefront buildings were included in those properties eligible for listing through a district rather than individually, due primarily to the importance of context rather than any difference in the level of historic or architectural integrity. Two retail storefronts (#66-67 – Cowie's Electric) were included on the above list as individually eligible for listing because they are free-standing rather than within a block of similar buildings, and due to the fact that they are virtually intact, reflecting a high degree of historic integrity.

Some of the buildings on the above list are currently vacant and are nearing the point of no return. These structures include the old Carleton School, the Eagles Lodge, and the Severlawn and Severdale apartment buildings. Upon preliminary inspection, these building appear to retain sufficient integrity for individual listing however, each of these structures are deteriorating due to lack of maintenance. Their condition could change relatively quickly if no protective/preventive maintenance is done in the near future.

Potentially Eligible for Listing on the National Register through a District or Multiple Property Nomination.

- #8 - Kaufman Building, 208-210-212 S. Market St.
- #40 – Henry’s Department Store (Vacant), 124 S. Broadway
- #41 – Union National Bank Building (Douglas Building), 104 S. Broadway
- #45 – Evans Motor Company (Mid-Sates Fitness Equipment), 235 S. Topeka Ave.
- #86 – Electrical Appliance/Furniture Warehouse (Epic Soccer), 400 S. Emporia Ave.
- #96 – Western Newspaper Union Building (Under conversion to loft condos), 201 S. St. Francis Ave.
- #98 – Commercial Storefront (Auto Glass), 219 S. St. Francis Ave.
- #99 – Commercial Storefront (Copa Cabana), 223 S. St. Francis Ave.
- #100 – Dunn Mercantile Co. (Episcopal Social Services), 233 S. St. Francis Ave.
- #101 – Firestone Tire Co. (A&M Superior Upholstery), 301 S. St. Francis Ave.
- #103 – Commercial Storefront (Prairie Print), 315 S. St. Francis Ave.
- #107 – Commercial Storefront (MSE Marketing Services & Exhibits), 415 S. St. Francis Ave.
- #108 – Commercial Storefront (vacant), 417 S. St. Francis Ave.
- #109 – Auto Repair Garage (Old Town Collision), 423 S. St. Francis Ave.
- #110 – Commercial Storefront (vacant), 429 S. St. Francis Ave.
- #113-114 – Machine/Printing Shop (Gift Sales Co.), 513 S. St. Francis Ave.
- #116 – Blacksmith/Welding Shop (Gift Sales Co. Storage), 527 S. St. Francis Ave.
- #117 – Roofing Co. (Gift Sales Co. Storage), 533 S. St. Francis Ave.
- #120 – Kansas Pre-Made Designs, 611 S. St. Francis Ave.
- #140 – Metal & Building Material Warehouse (Dock 410), 410 S. Commerce St.
- #141 – Wichita Building Materials Co. (current use unknown), 414-416 S. Commerce St.
- #142 – Wichita Building Materials Co. (Grisham Fiber Studio), 418 S. Commerce St.
- #143.1 – Wichita Building Materials Co. (The Loft at 420), 420 S. Commerce St.
- #143.2 – Former Building Supply Warehouse (Harris & Co. Frame Shop), 424 S. Commerce St.
- #144 – Sheet Metal & Iron Fencing Warehouse (Current use unknown), 430 S. Commerce St.
- #145 – Wood Working Shop (Go Away Garage), 504 S. Commerce St.
- #146 – Warehouse (Go Away Garage), 508 S. Commerce St.
- #148 – U.S. Supply Plumbing Co. (Liberty Distributors), 516? S. Commerce St.
- #149 – U.S. Supply Plumbing Co. (Liberty Distributors), 518 S. Commerce St.
- #150 – U.S. Supply Plumbing Co. (Crosley Appliances/Electronics), 520 S. Commerce St.
- #151 – U.S. Supply Plumbing Co. (Fish Haus Loft Apartments), 524 S. Commerce St.
- #152 – Broom Corn Warehouse (Clothia Wood & Metal Works, Inc.), 536 S. Commerce St.
- #153 Wholesale Pipe Warehouse (Wichita Air Filter Supply), 550 S. Commerce St.
- #155 – Warehouse (current use unknown), 606? S. Commerce St.
- #156 – Wholesale Appliance Warehouse (current use unknown), 612 S. Commerce St.
- #157 – Royal Crown Cola (Wichita Bindery), 614 S. Commerce St.
- #158 – Home Appliance Warehouse (Wichita Bindery), 622 S. Commerce St.

With few exceptions, the above list of properties is comprised primarily of two clusters of existing storefronts: the one- and two-story retail brick storefronts along the west side of St. Francis Avenue spanning from the 200 to 600 block, and the one- and two-story brick warehouses along the east side of Commerce Street spanning from the 400 to 600 block. The only buildings outside of these two clusters that are included on the above list are individual buildings on Market, Broadway, Topeka, and Emporia that do not retain sufficient integrity to be deemed eligible for individual listing on the National Register. It is recommended that consideration be given to pursuing a National Register district or Multiple-Property nomination that would incorporate at least the Commerce Street and St. Francis Avenue clusters, and possibly include the entire survey area to incorporate those properties deemed potentially eligible for individual listing.

The following map (provided by Sedgwick County GIS) identifies and distinguishes the properties in the three categories described above: those already listed on the local or National Register, those deemed potentially eligible for individual listing on the National Register and those deemed potentially eligible for National Register listing through a district or Multiple Property nomination.



BASE SITE PLAN indicating 25 block potential arena site and individual building numbers



HISTORIC SURVEY MAP