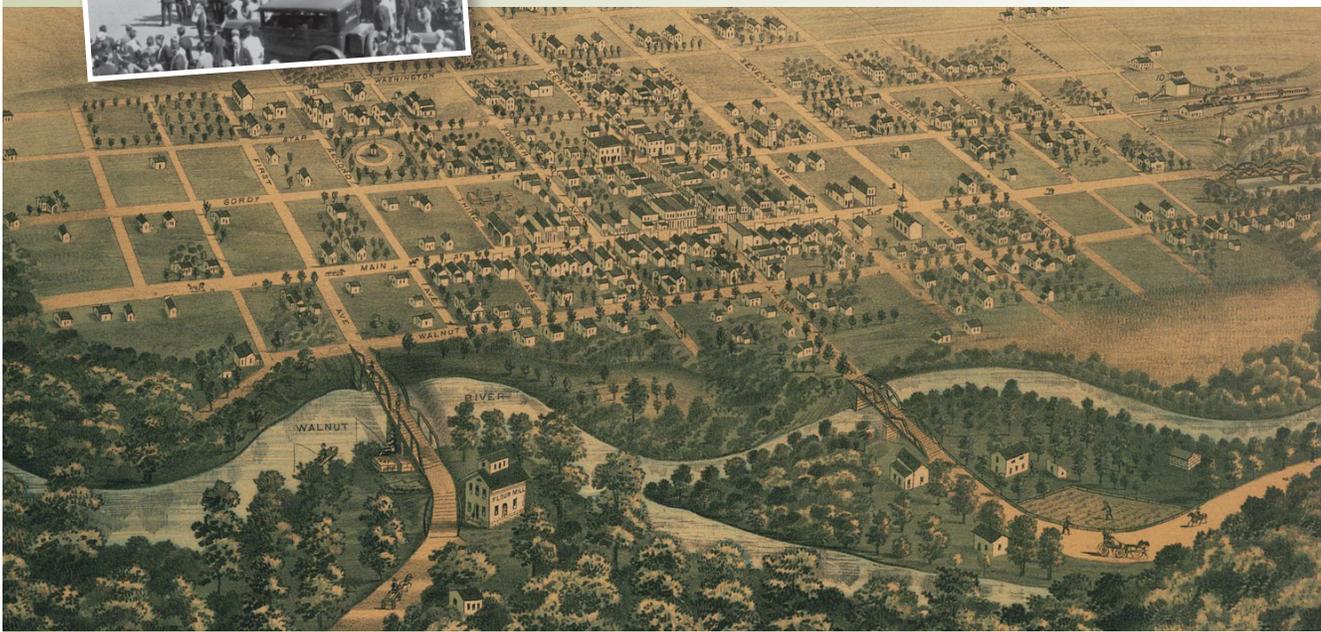




EL DORADO

Downtown Historic Survey



909 ½ Kansas Ave, Suite 7
Topeka, Kansas 66612
785-234-5053
cdavis@davispreservation.com

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Chapter 1 *Introduction*

Background/Methodology

El Dorado Main Street sponsored a historic survey to identify properties or districts in El Dorado's downtown that may be eligible for listing on the National Register of Historic Places. Prior to this project, only twelve (12) properties in downtown El Dorado had been surveyed. There had never been a comprehensive historic survey of downtown. To date, there are only six (6) state and/or national register-listed properties in El Dorado. Only four of these – the Butler County Courthouse, Carnegie Library, Missouri Pacific Depot, and Yingling Brothers Auto Company – are located downtown.

To complete the survey project, El Dorado Main Street hired historic preservation consulting firm Davis Preservation. Davis Preservation surveyed a total of 156 properties. The firm began sitework on February 5, 2012 and completed sitework on March 25, 2012.

The survey area is roughly bounded on the north by Fourth Avenue, on the south by Locust Avenue, on the east by Griffith Street, and on the west by Washington Street. Each property within the survey area was given an inventory number. The west side of Main Street was surveyed first, north to south (Properties #1-46). The east side of Main Street was surveyed second, north to south (Properties #47-77). Properties on east/west side streets – 4th, 3rd, 2nd, 1st, Central, Pine, Ash, Olive, and Locust - were surveyed third (Properties #78-136). Properties on north/south streets – Star, Gordy, Vine and Griffith - were surveyed last (Properties #137-156).

Survey data was entered into a Microsoft Excel spreadsheet, from which it was uploaded to the Kansas Historical Society's online historic resources inventory (KHRI).

Davis Preservation and El Dorado Main Street participated in a public kick-off meeting on March 20, 2012.

A Note on Sources

Davis Preservation conducted archival research at the Kansas Historical Society (KSHS). In addition, Davis Preservation reviewed hundreds of news articles from the clippings files at the Butler County Historical Museum. Research also relied on documentation found in Sanborn Fire Insurance Maps. Sanborn-Map coverage is relatively extensive for El Dorado, with maps dating from 1884, 1887, 1892, 1899, 1905, 1912, 1917, 1923, 1930, and 1946. In addition to providing information about building uses, these maps were essential in documenting circa construction dates for properties whose exact dates of construction were unknown. Although the property histories, noted in the column "historic function remarks," are not comprehensive, they represent the complete record as found in the above-noted materials. Where articles were used to develop property histories, they were cited in parenthesis at the end of the database field.

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Chapter 2 *Architectural Analysis*

Introduction

The architecture of downtown El Dorado is reflective of various periods of development. El Dorado was founded in 1871. Its earliest permanent buildings were built in the 1870s and 1880s.

Although some of the downtown buildings still represent their original appearance to a degree, most were modified over time. It was not uncommon for commercial buildings to have been built and updated many times through the years, particularly during the oil boom years of the 1910s 1920s. For purposes of this survey, a building's construction date is derived from a variety of sources. For those properties whose construction dates are documented, the date given is the actual construction date. For those whose construction dates are not otherwise documented, the construction date was derived from a span of dates evident through Sanborn Map research. Construction dates are further fleshed out in the property histories provided in the KHRI.

Based upon the dating conventions identified above, ten (10) of the buildings in the survey area were built before 1890. None of the buildings were built in the 1890s. Four (4) surveyed buildings were built between 1900 and 1909. Twenty-three (23) were built in the 1910s. Forty-eight (48) were built in the 1920s. Four (4) were built in the 1930s; six (6) in the 1940s; fourteen (14) in the 1950s; twenty-four (24) in the 1960s; and nine (9) in the 1970s. Fourteen (14) buildings in the survey area post-date 1979.

Although a variety of architectural styles are represented in downtown El Dorado, the majority of the commercial buildings do not fall within the categories of high-style architecture. Where stylistic influences are present, they are noted in the survey forms under the styles identified in the National Park Service's National Register Bulletin 16a. The commercial plan form

classifications came from the typology in Richard Longstreth's *The Buildings of Main Street*.

Architectural Styles

Below is an analysis of architectural styles represented within the survey boundaries:

Italianate

The Italianate Style was the predominant architectural style for commercial buildings from the 1860s to the 1880s. Character-defining features of this style include tall narrow windows, cornices, and details such as hood molds. Six (6) of the surveyed properties are categorized as Italianate.



Richardsonian Romanesque

One (1) of the buildings is classified as Richardsonian Romanesque. Popular from the late 1880s through the first decade of the twentieth century, Richardsonian Romanesque was often used for free-standing institutional and governmental buildings, such as courthouses. However, its characteristic heavy massing and wide masonry (usually stone) arches, were often applied to commercial buildings.

Gothic Revival/Collegiate Gothic

Gothic Revival and Collegiate Gothic architecture, generally reserved for free-standing educational and religious buildings, is identified by their pointed arches and crenellated towers. One (1) of the buildings is Collegiate Gothic.

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Beaux Arts

Beaux Arts, which takes its cues from classical architecture as well as French and Italian Renaissance design, proliferated between 1890 and 1920. Architects generally applied the style to free-standing public buildings, such as city halls and county courthouses, and to financial institutions, including early twentieth-century banks. Most examples are symmetrical in massing with flat, low-pitched or mansard roofs. Commercial examples often use terra cotta. There are three (3) Beaux Arts buildings in the survey area.



Neoclassical/Classical Revival

Two (2) buildings in the survey area are classified as Neoclassical/Classical Revival. As its name implies, Classical Revival architecture draws on the influences of Classical architecture from ancient Greece and Rome. Character-defining features of Classical Revival include columns, pediments, entablatures, dressed stone, dentiling and shallow hipped or flat roofs. The style was often employed in the 1910s and 1920s, after the City Beautiful Movement popularized free-standing buildings for public and institutional uses.



Commercial Style

The predominant commercial architectural style in the early twentieth century (1910s to 1930s) was the Commercial Style. This style is characterized by simple designs with square window openings, as opposed to tall, narrow ones. They have few architectural details. They generally have no cornices – and instead have parapets or stepped parapets, sometimes punctuated by corbelling. Most are red brick. Reflecting the county's second major period of growth, this is the most prolific of the commercial architectural styles. Of the surveyed properties, fifty-three (53) are categorized as Commercial Style.



Mission/Spanish Eclectic

Like Tudor Revival, Spanish Eclectic architecture takes its cues from old-world architecture. The style, popular nationwide from 1915-1940, was adopted for both residential and commercial architecture. Character-defining features include low-pitched roofs with clay tiles or pan (metal made to look like clay tile) tiles, arched openings, multi-pane windows, and stucco or blond brick exteriors with polychromatic terra cotta. Four (4) buildings in the survey area are identified as Mission. These tend to be more subdued, without the use of terra cotta. Sometimes the only thing that distinguishes a Mission Style building from a Commercial Style one is a bell-shaped parapet.



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Art Deco

One (1) building in the survey area is classified as Art Deco. Characterized by its verticality and rigid geometric patterns, Art Deco was popular in the late 1920s and early 1930s. In large cities, it took the form of skyscrapers, like the Chrysler Building. On commercial buildings in smaller towns like El Dorado, architects executed Art Deco design through applied elements.



Streamline/Art Moderne

One (1) of the buildings in the survey area falls into the Streamline/Art Moderne category. Whereas Art Deco architecture places an emphasis on verticality and rigid geometric patterns, Art Moderne features horizontal massing, architectural glass block and rounded elements.



Modern/Modern Movement

There are thirty (30) Modern buildings in the survey area. The "Modern" classification generally encompasses the mid-century buildings marked by simple form and lack of architectural adornment. They tend to be more

angular than Streamline/Art Moderne buildings.



Other

Fifty (50) of the surveyed properties do not fall within a formal style category and are classified as "Other." The majority of the buildings classified as "Other" have been heavily modified with changes that do not reflect any particular style – or are contemporary buildings to which historic architectural styles do not apply.

Commercial Plan Forms

Because many commercial buildings lack architectural detail, they are sometimes best-classified by commercial plan form, as identified in Richard Longstreth's book *The Buildings of Main Street*. Below are the Commercial Plan Forms assigned to the surveyed properties:

Arcaded Block

One (1) of the surveyed properties is classified as an arcaded block. Commonly seen in bank buildings, arcaded blocks have evenly spaced arched openings along a wide façade.

Central Block with Wings

Two (2) of the surveyed properties are classified as central blocks with wings. As the name suggests, these buildings are often free-standing classically inspired buildings with a prominent central blocks flanked by wings on the sides.

Enframed Block

One (1) building is classified as an enframed block. Commonly used in public buildings in the 1920s and 1930s, this plan form is distinguished by a main form bracketed by narrow end bays and the presence of columns, pilasters and arcades.

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Temple Front

Two (2) of the surveyed properties are classified as temple fronts. This plan form is common among early twentieth century bank buildings.

One-Part Commercial Block

Forty-eight (48) of the surveyed properties are classified as one-part commercial blocks. One-part commercial blocks are one-story buildings that serve a single use. The majority of the façade is occupied by storefront windows. Late nineteenth-century examples feature prominent cornices. Early twentieth-century examples have corbelled parapets.

Two-Part Vertical Block

Two (2) of the surveyed buildings are two-part vertical blocks. The difference between two-part commercial blocks and two-part vertical blocks is that vertical blocks are at least four stories in height with an emphasized upper zone.

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Chapter 3 *A Brief History of El Dorado*

The town of El Dorado, Kansas was platted in 1868 and incorporated on September 12, 1871. The original town site encompassed 140 acres, nestled in the valley formed by the east and west branches of the Walnut River.

El Dorado serves as the county seat for Butler County, organized in 1859 as one of the 33 counties established by the first territorial legislature. Butler County is the largest of the state's current 105 counties, boasting a total land area of 1,446.24 square miles. Of the eighteen properties in Butler County that are listed in the National Register of Historic Places, six are located in El Dorado: Butler County Courthouse, El Dorado Carnegie Library, El Dorado Missouri Pacific Depot, James T. Oldham House, Hazlett House and the Yingling Brothers Auto Company.

In Spanish, *el dorado* means "the gilded one." El Dorado's name is attributed to an exclamation by Captain J. Cracklin in 1857, as he watched the reflection of a golden sunset shimmer on the surface of the Walnut River. Under Captain Cracklin's direction, a group of twenty-four

Free-Soil men founded a settlement company in Lawrence and headed west along the Santa Fe Trail, searching for a suitable settlement site. Heading southeast along the Old California Trail, they established a permanent camp on June 15, 1857 at the confluence of the Old California Trail and the Walnut River. Two days later, they planted their first crop of corn. By July, fifteen additional families joined their emergent settlement. This site is two miles south of where the permanent town of El Dorado would be organized some ten years later.



Modern Woodmen of America Parade, El Dorado, Kansas, 1907

Before the Cracklin settlement, the first-known settler of what is now El Dorado was William Hildebrand, who built a cabin approximately two miles south of the Cracklin site in the early- to mid-1850s. However, he abandoned the property in 1859, after a violent confrontation with suspected horse thieves inspired him to relocate.

The first of many recorded droughts hit the Kansas Territory in 1859, only two years after "The Panic of 1857," the first truly global economic crisis. Though the impending Civil War would lead to a robust economic recovery for the rest of the country, even the most tender-footed economic recovery would not be felt in Kansas for many years. Instead, a massive drought exacerbated financial challenges and virtually crippled homesteaders.

The drought started in 1859 and lasted through the winter of 1860. The mean temperature for the summer of 1860 was 103.9° Fahrenheit, compared to the typical mean temperature of 76.4° for the state. It left in its wake ravaged crops and thousands of people staring directly into the face of starvation. The drought drove 30,000 settlers from their Kansas claims, and inspired county-organized relief committees to craft heart-wrenching entreaties for assistance from philanthropic minded people, organizations, and the government on the east coast. Reverend Hugh D. Fisher described the surreal and horrifying scene in his 1896 book entitled The Gun and the Gospel: "It is impossible to depict the suffering and distress incident to the terrible drought and awful famine of 1860. So widespread were they that thousands of brave pioneers were compelled to

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return overland to their former homes to keep from starving.”

Throughout the drought, Kansas was in the midst of a national political discussion about slavery. After much internal debate, Kansas entered the Union in 1861 as a free state. In April of that same year, the civil war broke out. With no local military protection, settlers in and around El Dorado were responsible for mounting their own defenses against the threats of raiding Osage, Cherokee, and Plains Indians as well as from Confederate forces from Texas. In response, settlers organized a local militia company in the summer of 1861, called the Walnut Valley Militia, led by P.G.D. Morgan of Chelsea. Butler County saw the largest enlistment in October 1861, under the recruitment efforts of Lieutenant Colonel Clark. Just one month later, the Walnut Valley militia organized in El Dorado to capture a large wagon train stolen from Federal authorities that was travelling toward Confederate territories. The Walnut Valley militia recruits eventually joined Company I, 9th Kansas Volunteer Cavalry. During the course of the war, two-thirds of Kansas’ military-aged men would enlist in the Union Army. Close to 8,500 of them were killed or wounded, the highest casualty rate (in proportion to population) of any state in the Union.

James R. Mead, a Salina River Valley business man, came to the area in the spring of 1863 scouting for a new location for his hunting and trading business. According to his report, El Dorado at the time of his visit was a feeble town, home to idle men: *“Most of the men seemed to have nothing to do and well pleased that they didn’t...”* He reports a small, crude store and several wooden framed buildings that were being pillaged for lumber by area residents. Mead eventually chose Towanda as the site for his new operation. At the time, Towanda was literally the edge of the frontier, the most southwestern settlement in Kansas.

Things in El Dorado changed rapidly in the years after Mead’s visit. In 1868, the town welcomed



Credit Kansas Historical Society

El Dorado, Kansas. Carnegie Library is in the left foreground.

several new businesses, including a land office,

a wagon shop, a blacksmith shop, harness shop, millinery shop, and the first saloon. Another drinking establishment, the Palace Saloon was started in 1870, by James Thomas, former sheriff. That same year marked the completion of a contested courthouse. Neighboring Augusta had set its sights on becoming the county seat, usurping the title from El Dorado. After a heated and protracted political battle, including a popular vote tainted by rumors of ballot-box stuffing, and a lock out from the courthouse staged by an Augusta sheriff, El Dorado retained its title as the county seat.

By 1869, El Dorado had its first newspaper, a “rustler” called the *Emigrant’s Guide*, and its first hotel. These additions may have contributed to the subsequent influx of settlers in 1870, which spurred the development of 80 acres and a construction boom. That same year, the *Walnut Valley News*, a seven-column newspaper that would go on to become Butler County’s leading news source, printed its first issue. The paper included a weekly feature, organized by its then editor, T. B. Murdock, which included updates and correspondence on the goings-on all over Butler County. Using this feature, Murdock strategically spread information on the County’s resources and expanding settlement. According to William G. Cutler, *“This constant ringing of the changes brought on a settlement rarely paralleled in counties so situated, and seems to justify the*

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statement of the present able editor of the Times: 'The county is what Murdock made it.'" Over the next several years, smaller political weekly newspapers emerged in El Dorado, including: the *El Dorado Press*, launched in 1877; *The Eagle*, launched in 1882; and *The Butler County Democrat*, launched in 1880.

On June 16, 1871, only two months before the town's incorporation, El Dorado was devastated by a tornado. Two residents died in the storm, many were injured, and the damage was extensive. By this time, several churches had taken root in El Dorado. Baptist, Presbyterian, and Methodist churches established congregations in El Dorado between 1869 and 1870, followed closely by Christian and United Brethren in 1873 and 1876, respectively. Congregations ranged from 75 to 165 parishioners.

As El Dorado continued to grow, so did the town's infrastructure. Three banks were established between 1877 and 1882. Two of these, Exchange Bank and The Bank of El Dorado, were private banks; the other, The Butler County Bank was a State bank. By 1881, El Dorado's population was 2,152. In 1885, El Dorado city council granted the right to establish water works to J. A. Jones. The following year, it established a fire department. In 1872, the town constructed a new school to accommodate the swelling numbers of enrolled youth; by 1879, the new building was deemed too small, precipitating the construction of a large addition. By 1882, school enrollment neared 600.

By the late 19th century, El Dorado's economy was tied entirely to its role as a railroad and trade center for the region's thriving farming and ranching industries. The grasses of the Flint Hills provided a protein rich diet for cattle. A drought- and heat-resistant strain of corn, Kafir, was a staple crop in El Dorado, inspiring the first annual Kafir Corn Carnival in 1911. More than 20,000 people attended the three-day festival. Kafir was declared the "Queen of the Prairie" and honored with parades, a Kafir Queen contest, and a craze for covering surfaces like cars,

homes, and businesses with the golden grain. Though farmers continued to raise Kafir through the 1950s as feed grain for livestock, the last Kafir Carnival was in 1929.

In 1880, a fire destroyed the Walnut Valley Elevator, a grain elevator and flouring mill. At the time, the elevator was filled nearly to capacity, resulting in the total loss of the building and its stores, nearly 40,000 bushels of wheat. The building was built in 1878 with a cost of \$10,000. This same year, Kansas Governor John St. John championed prohibition legislation with the support of the National Women's Christian Temperance Union, effectively establishing Kansas as the first "dry" state in the nation.

The late 19th century brought a boom to El Dorado when the railroads completed lines to town. In 1877, the Topeka, Atchison, and Santa Fe Railway completed the line from Florence to El Dorado. In 1883, the St. Louis, Fort Scott, and Wichita Railway completed a line between El Dorado and Wichita. As the railroads expanded, so did access to markets for farmers and ranchers. This, in combination with fertile soil on inexpensive land, made El Dorado an attractive relocation destination. Many settlers from eastern states purchased inexpensive lots on which to build homes.

With the arrival of the railroads, El Dorado grew into a regional trade center that provided a fertile environment for industry, agriculture, and entrepreneurial enterprise. For example, in 1882 a salt factory was built to evaporate an artesian flow of salt water. In 1889, El Dorado resident, Almon Stowger, invented the dial telephone. By 1913, El Dorado had railroad "lines radiating in five different directions" and boasted a population of over 3,000. The town also had two daily newspapers, an electric plant, water works, four banks, and a fire department.

In 1912, the district court in El Dorado garnered national attention when it assembled the first ever all-woman jury to hear a case. After two days of testimony, the jury deliberated for less

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than four hours before granting a judgment in favor of the plaintiff. The judge presiding over the case, Judge Aikman, reported, *"No jury ever showed keener appreciation of its responsibility."* The court stenographer concurred, saying, *"The women followed the evidence with closer interest than any jury of men he had ever seen."*

That same year (1912), the Carnegie Library, the first public library in El Dorado, opened, thanks to a \$10,000 grant from Andrew Carnegie. Designed in the Classic Revival style by John F. Stanton, the library was placed on the National Register of Historic Places in 1987.

On October 6, 1915, after a decade of prospecting, the course of El Dorado's history was forever altered by the discovery of oil—"black gold." The Kansas Natural Gas Company made the discovery in the Stapleton No. 1 field, near the site of the now defunct Oil Hill. By June 1916, there were approximately 160 oil and gas wells in development and/or production in El Dorado. In three short years, fields in El Dorado and nearby Augusta accounted for 9% of the world's oil production, with the El Dorado fields alone producing 29 million barrels. When the United States entered World War I in 1917, demand for oil skyrocketed. El Dorado was a major player in meeting the nation's demand, providing nearly 13% of the nation's oil that year. By 1918, six refinery projects were operating in and around El Dorado.

Oil discovery predicated an enormous shift in the regional economy and spurred a huge population boom. Within eighteen months of the discovery, the population soared to 7,000; by 1920, the population exploded to 20,000—a whopping 1,900% population increase in just five years. This sudden, exponential population growth resulted in a serious housing shortage. Oil companies provided employee housing near the oil wells in settlements such as Oil Hill, which sprung up near El Dorado. However, the scores of people who arrived to supply the oil industry and its employees with goods and services also required housing and commercial buildings.

The oil boom financed significant civic improvement projects, starting with the construction of 25 blocks of brick-laid streets in 1913-14, and paving more than 200 blocks of city streets with asphaltic concrete between 1916 and 1920. The first sewage treatment plant was constructed in 1915, with sewage mains being constructed through the city during 1915 and 1916.

During the Great Depression of the 1930s, El Dorado benefited from several W.P.A. projects, including repaving and grading roads, adding storm sewers, constructing a new sewage treatment plant, constructing a new water plant and storage tank, acquiring public-use land, and damming the Walnut River. Infrastructure improvements continued through the 1940s.

During World War II, the U.S. Government transferred Italian and German prisoners of war to Kansas and other Midwestern states to replace laborers that were serving overseas. Ft. Riley established a prisoner of war camp in El Dorado where prisoners volunteered to work on area farms.

Crippling drought struck El Dorado again in the 1950s, spurring the construction of Lake Bluestem in 1954. Unfortunately, due to the drought, the lake did not fill until 1957, delaying any anticipated relief. In the interim, El Dorado's city manager negotiated to purchase 1,500,000 gallons of water per day from the City of Wichita for the final few months in 1954. For the next



Missouri Pacific Railroad depot, El Dorado, Kansas, 1957

Credit Kansas Historical Society

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Gordon oil field, El Dorado, Kansas

three years, El Dorado piped water in from Mulvane, Kansas, some 30 miles away.

Close on the heels of the four-year drought came a massive flood, the worst in El Dorado's history. Two people died, and the property damage was extensive. Then, on June 10, 1958, a massive tornado ripped through El Dorado. The storm, though brief, was tragic: 13 people died and 57 were injured. In 2008, on the 50th anniversary of the storm, the El Dorado Rotary Club unveiled a monument in Graham Park in honor of the victims.

Over the years, El Dorado has been the home to pioneers, inventors, scholars, journalists, oil barons, star athletes, famous actors, and political figures. William Allen White (1868-1944), a noted journalist and Pulitzer Prize winner grew up in El Dorado. There is a statue in his honor at Vine and Central, in the heart of town. Steve Brodie (1919-1992), a famous movie and television actor in the 1940s and 1950s, was born John Stevenson in El Dorado. He was nominated for an Oscar for best supporting actor for his role in the 1949 film, *Home of the Brave*. Television producer Alex Graves, most well known for his Primetime Emmy-winning work on *The West Wing*, was born in El Dorado in 1968.

President Barack Obama's maternal grandfather, Stanley Dunham, grew up in El Dorado; his grandmother hails from neighboring Augusta. The two were high school sweethearts, and

raised their daughter, President Obama's mother, in El Dorado until she was thirteen. After her death, President Obama lived with his grandparents in Hawaii, where his grandmother recounted stories of life in Augusta and El Dorado. Then-Senator Obama visited El Dorado in January 2008 to host a town hall meeting at Butler County Community College.

Today, El Dorado is home to over 13,000 residents. El Dorado has an acute care hospital, several museums, and is served by two unified school districts. Butler Community College enrolls 4,200 students and offers 40 associate degrees and program certificates. El Dorado's park system includes 15 developed parks, hiking and biking trails, a dog park, and an activity center. El Dorado Lake, originally constructed in 1928 and re-engineered by the U.S. Army Corps of Engineers in 1981, provides a recreation destination for thousands of visitors each year and serves as a local water source. The Captain Wilbur Jackson Thomas Memorial Airport is located southeast of downtown and serves as the Municipal Airport. Bradford Memorial Library houses a collection of more than 60,000 books and a public meeting space. The Main Street Sculpture Walk features 16 sculptures by local and regional artists and a 10 x 20 foot mural of the Flint Hills by Phil Epp and Terry Corbett. The El Dorado Correctional Facility, a 1,300 bed maximum security prison, is the second largest employer in El Dorado, providing more than 450 jobs. Other major area employers include Public School District 490, Butler Community College, Frontier Oil, and Susan B. Allen Memorial Hospital.



Landscape of the Flint Hills, between 1950 and 1969

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Chapter 4 Recommendations

A Note on Historic Status

In the KHRI online survey database, properties surveyed in this project are placed into three categories: 1) eligible for individual listing on the National Register of Historic Places (Yes), 2) not eligible for listing (No), or 3) would contribute to a potential national register historic district (Contributing).

A building's potential to contribute to a national register district does not mean that it is located in a geographic area that qualifies as a historic district. A historic district is a geographically definable area that includes a concentration of buildings, structures or objects that have significance.

In order to be designated as a potential contributor to a potential historic district, a property must be at least 50 years old and possess historic integrity. The following is a list of reasons a property may have been designated above as a non-contributor to a potential historic district:

1. *The building was built fewer than 50 years ago.*

Example: Kansas Gas and Electric (#64)

2. *The building has been covered with non-original siding, such as steel, vinyl or wood.*

Example: Flour and Feed (#16)

3. *The storefront, which is integral in interpreting a commercial building, has been enclosed.*

Tin Shop (#71)

Exception – An enclosed storefront will not render a building non-contributing when the building's second floor retains a high level of architectural integrity.

4. *The second-story windows have been closed enclosed.*

Example: #106

Exception – Enclosed second-story windows will not render a building non-contributing when the building's first floor is pristine.

Historic status, contributing or non-contributing, is identified in the enclosed maps. The recommendations related to contributing/non-contributing status of

properties are the professional opinions of Davis Preservation.

Please note that only the State Historic Preservation Office and National Park Service make final recommendations as to historic status and the existence of potential historic districts.

Three properties within the survey boundaries are already listed on the National Register of Historic Places. These include the Missouri Pacific Depot (#47), Yingling Brothers Auto Company (#42), and Butler County Courthouse (#92). The Gish Building (#40) has been determined eligible for listing on the National Register of Historic Places and is in the process of being nominated. Based upon the consultant's recommendations, an additional nine (9) properties are eligible for individual listing on the National Register of Historic Places. These include the Farmers and Merchants Bank (#27), Butler State Bank (#58), Masonic Temple (#65), El Dorado Arms Hotel (#66), First Baptist Church (#93), United States Post Office (#111), Municipal Auditorium (#130), and Southwestern Bell/AT&T Building (#137). Please note that individual eligibility is dependent in part on interior historic integrity – and that interiors were not evaluated as part of the survey. For more information on these properties, see spreadsheet titled "List of Surveyed Properties."

Including the formerly designated properties and those that appear to be eligible for individual listing, 102 (65%) of the properties in the survey area are identified as "Contributing." Fifty-four (54, 35%) of the surveyed properties are identified as "Non-Contributing."

Historic District

Attached to this report are two maps. One map identifies the survey area. The second identifies the boundaries of a potential National Register historic district. Properties that have the potential to be contributors to a historic district are identified with infilled circles. Properties that would not contribute are indicated by open circles. The proposed downtown historic district includes approximately seventeen city blocks. The district is generally bounded on the north by Third Avenue, on the south by Locust Avenue, on the east by Griffith Street, and on the west by Star Street.

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Appendix A *List of Surveyed Properties*

#	Add #	Dir	St Name	Historic Name	Style	Date	Certainty	Status
1	431	N	MAIN	Grocery	Commercial Style	1920	Est	C
2	417	N	MAIN	Kirkwood Lumber Company	Other	1915	Est	N
3	409	N	MAIN	N/A	Other	1969	Doc	N
4	405	N	MAIN	N/A	Other	1970	Doc	N
5	347	N	MAIN	B&A Motor Company (1947)	Other	1947	Doc	C
6	341	N	MAIN	Butler County Farm Association	Other	1958	Doc	C
7	323	N	MAIN	Commercial Building	Commercial Style	1920	Est	C
8	321	N	MAIN	Diamond Lunch	Modern/Modern Movement	1920	Est	C
9	301	N	MAIN	N/A	Other	1998	Doc	N
10	231	N	MAIN	Allen and Weston Building	Commercial Style	1921	Doc	C
11	227	N	MAIN	Battery Service	Commercial Style	1920	Est	C
12	225	N	MAIN	Men's Clothing	Commercial Style	1917	Doc	C
13	223	N	MAIN	N/A	Other	1995	Doc	N
14	211	N	MAIN	Butler Garage	Commercial Style	1915	Est	C
15	205	N	MAIN	N/A	Other	1996	Doc	N
16	201	N	MAIN	Flour and Feed	Other	1884	Est	N
17	151	N	MAIN	Commercial Building	Commercial Style	1920	Est	C
18	145	N	MAIN	Commercial Building	Other	1960	Est	N
19	135-139	N	MAIN	Loomis Building	Commercial Style	1919	Doc	C
20	127	N	MAIN	Commercial Building	Other	1980	Est	N
21	121-123	N	MAIN	Office Supplies	Other	1970	Est	N
22	111	N	MAIN	Commercial Building	Commercial Style	1960	Est	C
23	109	N	MAIN	Ladies Clothing Store	Commercial Style	1917	Doc	C
24	107	N	MAIN	Hardware Store	Commercial Style	1905	Est	C
25	105	N	MAIN	Drug Store	Italianate	1884	Est	C
26	103	N	MAIN	Dry Goods	Other	1884	Est	N
27	101	N	MAIN	Farmers and Merchants National Bank	Beaux Arts	1920	Est	Y
28	101	S	MAIN	Commercial Building	Art Deco	1930	Est	C
29	103	S	MAIN	Dry Goods	Italianate	1905	Est	C
30	105	S	MAIN	Hardware Store	Italianate	1884	Est	C
31	113	S	MAIN	Commercial Building	Italianate	1885	Est	C
32	115-117	S	MAIN	Drug Store	Commercial Style	1910	Est	C
33	123	S	MAIN	Shelden Building	Mission	1930	Doc	C
34	201	S	MAIN	Oldham Building	Mission	1921	Est	C
35	205	S	MAIN	Commercial Building	Modern/Modern Movement	1950	Est	C
36	301	S	MAIN	Service Station	Modern/Modern Movement	1950	Est	C
37	311	S	MAIN	Commercial Building	Mission	1925	Est	C
38	313	S	MAIN	Commercial Building	Commercial Style	1925	Est	C
39	315	S	MAIN	Commercial Building	Commercial Style	1920	Est	C
40	317	S	MAIN	Gish Building	Commercial Style	1917	Doc	Y
41	323	S	MAIN	Paice Building	Commercial Style	1918	Doc	C
42	411	S	MAIN	Yingling Brothers Auto Co	Commercial Style	1917	Doc	NRHP
43	413?	S	MAIN	Commercial Building	Commercial Style	1920	Est	C
44	417	S	MAIN	Battery Recharging	Commercial Style	1920	Est	C
45	425	S	MAIN	Motorite Service Station (1931)	Commercial Style	1925	Est	C
46	501	S	MAIN	Wholesale Bakery	Commercial Style	1920	Est	C

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47	340	N	MAIN	El Dorado Missouri Pacific Depot	Other	1918	Doc	NRHP
48	300	N	MAIN	N/A	Other	2002	Doc	N
49	202	N	MAIN	N/A	Other	1993	Doc	N
50	200	N	MAIN	El Dorado National Bank	Modern/Modern Movement	1961	Doc	C
51	142	N	MAIN	Commercial Building	Commercial Style	1918	Doc	C
52	140	N	MAIN	Commercial Building	Commercial Style	1885	Est	C
53	130	N	MAIN	Commercial Building	Modern/Modern Movement	1915	Est	C
54	124	N	MAIN	Commercial Building	Modern/Modern Movement	1962	Doc	C
55	120	N	MAIN	El Dorado Garage	Commercial Style	1915	Est	C
56	114	N	MAIN	KC Smokehouse Billiards (1950+)	Other	1955	Est	N
57	112	N	MAIN	Central Hotel	Commercial Style	1910	Est	C
58	110	N	MAIN	Butler State Bank	Neoclassical Revival	1917	Doc	Y
59	100	N	MAIN	N/A	Other	2000	Est	N
60	100	N	MAIN	El Dorado National Bank	Commercial Style	1924	Doc	C
61	100	S	MAIN	Citizens State Bank	Beaux Arts	1880	Est	C
62	100	S	MAIN	N/A	Other	1976	Doc	N
63	112-114	S	MAIN	Commercial Building	Commercial Style	1925	Est	C
64	120	S	MAIN	Kansas Gas and Electric (1964+)	Modern/Modern Movement	1965	Doc	N
65	124	S	MAIN	Masonic Temple	Commercial Style	1922	Doc	Y
66	200	S	MAIN	El Dorado Arms Hotel and Theater	Commercial Style	1921	Doc	Y
67	208-210	S	MAIN	Carriage Repository	Italianate	1900	Est	C
68	214	S	MAIN	Commercial Building	Commercial Style	1920	Est	C
69	226	S	MAIN	Bank Building	Other	1957	Doc	N
70	300	S	MAIN	Skelly Oil Company	Commercial Style	1920	Est	N
71	300	S	MAIN	Tin Shop	Commercial Style	1920	Est	N
72	306	S	MAIN	Tin Shop	Commercial Style	1920	Est	C
73	310	S	MAIN	Commercial Building	Commercial Style	1960	Est	C
74	312- 326	S	MAIN	McClure's Garage	Commercial Style	1921	Doc	C
75	400	S	MAIN	Morris Oil Company	Modern/Modern Movement	1954	Doc	C
76	418	S	MAIN	WA Dorman Garage	Commercial Style	1921	Doc	C
77	424	S	MAIN	N/A	Other	1977	Doc	N
78	113	W	4TH	Apartment	Other	1946	Est	N
79	112	W	4TH	N/A	Other	1950	Est	N
80	117	W	3RD	Pacific Hotel	Other	1920	Est	C
81	119	W	3RD	Residence	Other	1920	Est	N
82	110	W	3RD	Osborne Laundry/Cleaning Co.	Streamlined/Art Moderne	1946	Doc	C
83	117	W	2ND	Diner	Modern/Modern Movement	1960	Doc	C
84	131	W	2ND	Commercial Building	Modern/Modern Movement	1961	Doc	C
85	106	W	1ST	City Steam Laundry	Other	1910	Est	C
86	113	W	CENTRAL	Dry Goods	Commercial Style	1884	Doc	C
87	117	W	CENTRAL	Ellet's Opera House	Italianate	1884	Doc	C
88	119	W	CENTRAL	N/A	Modern/Modern Movement	1963	Doc	C
89	121	W	CENTRAL	N/A	Modern/Modern Movement	1963	Doc	N
90	123-125	W	CENTRAL	N/A	Modern/Modern Movement	1963	Doc	C
91	127	W	CENTRAL	N/A	Modern/Modern Movement	1963	Doc	C
92	205	W	CENTRAL	Butler County Courthouse	Richardsonian Romanesque	1909	Doc	NRHP
93	315	W	CENTRAL	First Baptist Church	Gothic Revival	1923	Doc	Y
94	330	W	CENTRAL	Carriage House Condos	Modern/Modern Movement	1963	Doc	C
95	318	W	CENTRAL	Carter's Market (1946+)	Other	1970	Est	N
96	308	W	CENTRAL	Photo Parlor	Other	1920	Est	N

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97	300	W	CENTRAL	First Christian Church	Modern/Modern Movement	1975	Doc	N
98	228	W	CENTRAL	Telephone Exchange	Commercial Style	1910	Est	C
99	226	W	CENTRAL	St. Luke's Hospital	Commercial Style	1920	Est	C
100	216-218	W	CENTRAL	Hotel Butler	Commercial Style	1917	Doc	C
101	214	W	CENTRAL	Petroleum Building	Modern/Modern Movement	1960	Est	C
102	212	W	CENTRAL	Commercial Building	Commercial Style	1910	Est	C
103	208	W	CENTRAL	Commercial Building	Other	1920	Est	N
104	202	W	CENTRAL	N/A	Modern/Modern Movement	1978	Doc	N
105	124	W	CENTRAL	N/A	Modern/Modern Movement	1965	Doc	N
106	120	W	CENTRAL	Lodge/Movie Theater	Other	1920	Est	N
107	116	W	CENTRAL	Commercial Building	Commercial Style	1930	Est	C
108	114	W	CENTRAL	Grocery	Commercial Style	1930	Est	C
109	108	W	CENTRAL	Commercial Building	Commercial Style	1920	Est	C
110	106	W	CENTRAL	Grocery	Other	1880	Est	N
111	131	E	CENTRAL	United States Post Office	Neoclassical Revival	1921	Doc	Y
112	201	E	CENTRAL	N/A	Other	2004	Doc	N
113	301	E	CENTRAL	Phillips 66 Service Station	Modern/Modern Movement	1960	Est	C
114	218	E	CENTRAL	Service Station	Other	1940	Est	N
115	212	E	CENTRAL	Job Lunch	Modern/Modern Movement	1955	Doc	C
116	206	E	CENTRAL	P & T Machine Shop (1941+)	Commercial Style	1940	Est	C
117	201	W	PINE	N/A	Other	2003	Doc	N
118	122-124	W	PINE	Commercial Building	Commercial Style	1920	Est	N
119	118	W	PINE	Commercial Building	Commercial Style	1920	Est	N
120	118	W	PINE	Furniture Store	Other	1915	Est	N
121	116	W	PINE	E & Y Brothers Auto Company	Commercial Style	1915	Est	C
122	112	W	PINE	Commercial Building	Commercial Style	1917	Doc	C
123	108	W	PINE	Commercial Building	Commercial Style	1925	Est	C
124	123	E	PINE	RW Long Lumber Company	Commercial Style	1920	Est	C
125	121	E	PINE	BPOE Lodge	Beaux Arts	1925	Est	C
126	111	W	ASH	Commercial Building	Other	1976	Doc	N
127	121	W	ASH	Seth Frazier Lumber Co. Whse	Mission	1920	Est	C
128	121	W	ASH	N/A	Other	1991	Doc	N
129	115	W	OLIVE	Smith Angle Motor Company	Commercial Style	1928	Doc	C
130	111	S	STAR	Municipal Auditorium	Commercial/Renaissance Rev	1921	Doc	Y
131	111	W	LOCUST	Auto Repair	Commercial Style	1920	Est	N
132	0	W	LOCUST	Santa Fe Freight Depot	Other	1920	Est	C
133	124	W	LOCUST	Oil Well Supply	Other	1925	Est	C
134	114	W	LOCUST	KT Oil Corp (1956+)	Modern/Modern Movement	1960	Est	C
135	112	E	LOCUST	Auto Repair	Other	1925	Est	N
136	112	E	LOCUST	N/A	Other	1950	Est	N
137	0	N	STAR	Southwestern Bell	Modern/Modern Movement	1958	Doc	Y
138	215	N	VINE	N/A	Other	2001	Doc	N
139	201	N	VINE	N/A	Other	2002	Doc	N
140	216	N	VINE	N/A	Modern/Modern Movement	1965	Doc	N
141	119	N	VINE	Commercial Building	Modern/Modern Movement	1954	Doc	C
142	128	N	VINE	Auto Repair	Other	1946	Doc	N
143	114	N	VINE	El Dorado Times	Modern/Modern Movement	1962	Doc	C
144	117	N	GRIFFITH	Commercial Building	Modern/Modern Movement	1950	Est	C
145	115	N	GRIFFITH	Dairy Queen	Other	1950	Doc	C
146	109	N	GRIFFITH	N/A	Other	1967	Doc	N

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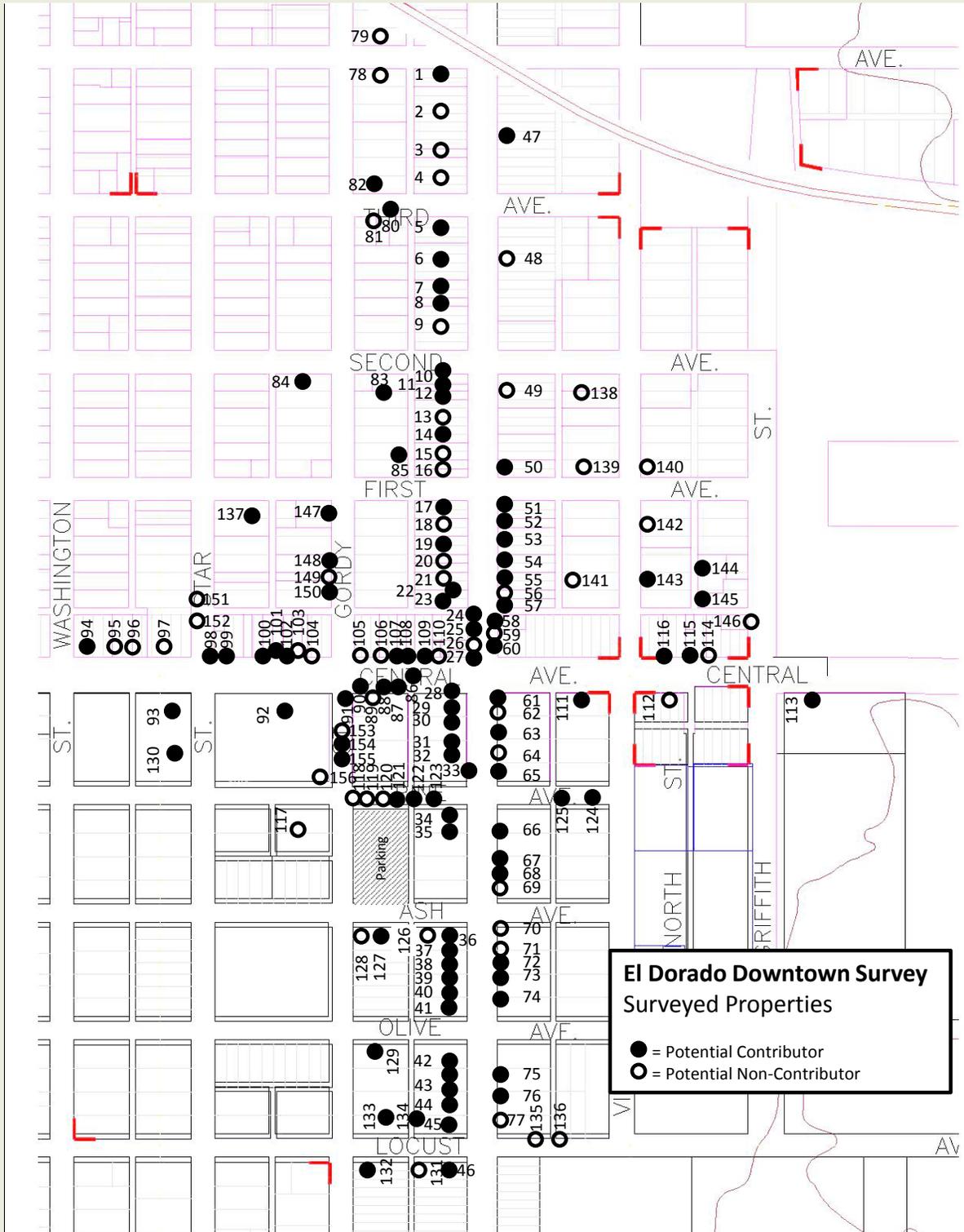
147	141	N	GORDY	Salvation Army	Modern/Modern Movement	1956	Doc	C
148	139	N	GORDY	Laundromat	Modern/Modern Movement	1961	Doc	C
149	121	N	GORDY	Residence	National Folk	1910	Est	N
150	117	N	GORDY	Auto Garage	Commercial	1920	Est	C
151	116	N	STAR	N/A	Other	1976	Doc	N
152	112	N	STAR	N/A	Other	1980	Est	N
153	110	S	GORDY	Commercial Building	Other	1963	Est	N
154	120	S	GORDY	Commercial Building	Modern/Modern Movement	1963	Est	C
155	124	S	GORDY	Traf-O-Teria	Commercial	1920	Est	C
156	126	S	GORDY	N/A	Other	1980	Est	N

Appendix B: Map of Survey Area

Appendix C: Proposed Historic District Boundaries

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Appendix B Map of Survey Area



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Downtown Historic Survey

Appendix C Proposed Historic District Boundaries

