

WICHITA CENTRAL BUSINESS DISTRICT SURVEY PART II

SUMMARY REPORT

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A. INTRODUCTION

The City of Wichita received Historic Preservation Fund grant monies from the Kansas State Historical Society in 2007 to assist with the completion of historic property surveys of the remaining area of downtown Wichita that had not been previously documented. The City contracted with Brenda Spencer in to conduct a survey of approximately 325 properties in Wichita's Central Business District. A 2006 survey project documented properties north of Douglas. The focus of the current project was the area south of Douglas and east of the railroad.

This report summarizes the results of each of three phases of the project. The first phase was comprised of 225 properties; the boundaries were generally Douglas Avenue to Kellogg between Ellis Avenue and Mead. The second phase included properties on the west side of Market Street and the east side of Main Street, between Douglas and Kellogg. This area represented void between two former survey projects and was comprised of 27 properties. The third and final phase of the project was selected to complete/expand former survey projects in the area north of Douglas Avenue. The project included 69 properties in the block between 3rd Street and Central Avenue, from Santa Fe to Waco. The three phases involved a total of 321 properties and were completed in March, 2008.

B. THE SURVEY

The survey project involved site investigation and research. The primary sources for historic data on the individual properties were historic building permit files (located in the Planning Department at City Hall), Sandborn Maps, City Directories, and Tihen Notes on-line. The project was administered by the Historic Preservation Division within the Planning Department at the City of Wichita. City staff defined the areas to be surveyed, provided maps and electronic property data, and assisted with historic research on some properties. The City of Wichita GIS Department provided the aerial photos for the site plans and maps. The survey data on each property was entered into a Microsoft Access database, an electronic copy of which has been provided to the City. The data was then merged to provide hard copies of a survey form on each property in the survey area. The standard "Kansas Historic Properties Survey" form was completed for each property in the survey area. Two sets of completed survey forms were provided to the City of Wichita, as well as electronic copies of the completed forms and separate copies of the site plans and photographs for each individual property.

In addition to providing basic information on individual properties in the survey area, the primary purpose of a survey project is to identify existing historic resources. The threshold criterion is the age of the property, which must exceed 50 years to be considered historic. Among those properties that are over 50 years old, buildings are examined to determine the level of historic integrity – how well the existing property portrays its historic character. It is that level of historic integrity that determines whether a property is eligible for individual listing on the National Register, whether it would be a contributing resource to a potential historic district, or if the building has been so compromised by former alterations that it no longer portrays its historic character and therefore, would likely not be eligible for any type of listing. Each property was surveyed and a preliminary determination made regarding its potential eligibility for listing on the National Register. Following is a summary of each of the survey areas including a list of eligible properties.

C. SURVEY RESULTS

Phase 1 Survey Area - Southeast quadrant of Downtown Wichita

The first survey area is comprised of three regions that are characterized by use. The largest region spans from the E survey boundary at Ellis Avenue to Washington Ave. The 2nd is S. Washington Ave., and the 3rd is the area from the west survey boundary at Mead east to Washington Ave.

The first region is the largest and comprised primarily of primarily free-standing one-story secondary commercial buildings with historic dwellings scattered between. The area has only a few prominent individual structures which include the former Kellogg Elementary School at 1220 E. Kellogg, the First Church of the Nazarene at 1400 E. Kellogg, and the Wichita Eagle Beacon facilities in the 900 block of Douglas Avenue (The alley S of Douglas was the northern survey boundary except at the 900 block of Douglas Avenue where buildings fronting Douglas were included). Historically, the entire area was predominantly residential with the earliest dwellings being located in the northern portion of the district. These homes generally date to first decade of the twentieth century. A majority of the area's dwellings date to the 1920s – the post-WWI building boom and the corresponding boom in the local aircraft industry. The construction of new dwellings continued through the 1940s. This portion of the survey area is also characterized by its secondary commercial development, much of which was tied to the emergence of the automobile and the growth of Wichita's central business district. Commercial structures were originally located near the major thoroughfares of Kellogg and Douglas Avenue and expanded into the neighborhood as the area transitioned to commercial use. The earliest commercial structures date to the 1920s (except those on Douglas Ave.) and into the 1940s. The transition to commercial use has continued steadily since with new commercial development occurring in each decade.

The second region within the survey area is comprised of the 100-500 blocks of S. Washington Avenue distinguished as an automobile thoroughfare. Historically, Washington Avenue was not unlike the area to the west; it included single and multiple-family dwellings which have generally been replaced by secondary commercial development. There are no longer any dwellings on S. Washington Ave. A number of the existing commercial businesses are oriented to the automobile. Washington Ave. is a major N/S thoroughfare in downtown Wichita with no on-street parking. It is a significant pedestrian barrier and many of the historic commercial buildings have been remodeled to change their orientation from the street to adjacent parking lots. A portion of this area (the west side of the 200-300 blocks of Washington Ave.) was formerly surveyed as part of the county arena project. The existing commercial structures provide a few ties of the area's history with buildings formerly occupied by Poultry companies, Ice and Cold Storage Companies and Lumber yards but also includes contemporary structures. Washington Ave., at the intersection with Waterman, will serve as an entrance to the new downtown arena. The arena project has resulted in removal of some former historic buildings in the 200 and 300 blocks of S. Washington.

The third region is comprised of the western portion of the survey area and distinguished by its primary function as a warehouse district. Located along the rail lines, this area historically included the Frisco Rail yard and the Wichita Ice and Cold Storage Plant. Today, the most prominent individual structures have been built in recent years, including the new Wichita Transit Center, and the free-standing Protection One offices but the area maintains its warehouse atmosphere with large facilities serving Sara Lee, KMS, and the Wichita Eagle Beacon Publishing.

As a whole, the first survey area reflects a limited range of uses spanning a broad range of dates of construction. The predominant use classification is Commerce/Trade, a category which includes professional offices, commercial businesses and services, restaurants, and

warehouses. Fifty-nine percent of the existing buildings are occupied by businesses in this category. Twenty-one percent of the existing structures are domestic, including single- and multi-family dwellings. Nine percent of the existing buildings are vacant. Other uses include 5% civic/ social, and 4% industrial/manufacturing.

Existing structures reflect each decade of the past century; only one existing resource pre-dates the turn-of the century. Only 9% of the existing structures pre-date 1920 and two-thirds of those structures are early single-family dwellings. Twenty-percent of the existing structures were built in the 1920s and an additional 14% in the 1930s-40s. Sixteen percent of the existing buildings were built in the 1950s. A significant number of the existing buildings, 40%, post-date 1960 and are therefore, not considered historic. Twelve percent of the buildings were built in the 1960s and 28% of the existing structures have been built since 1970. These dates of construction reflect the transition from residential to commercial uses and the ongoing trend is clearly represented by a prominence of contemporary commercial buildings throughout the district.

The stylistic classifications of buildings in the survey area reflect their dates of construction in general terms; however, the largest category falls into the "Other" stylistic classification (54%). A majority of the buildings in this category (Other) are contemporary construction and therefore not classified by traditional architectural styles. The existing historic commercial buildings generally fall into one of two stylistic categories – Commercial Style or Modern Movement. The Commercial Style includes those simple one- and two-story commercial buildings with brick facades, parapets, and little or no ornamentation. Buildings of this style typically have traditional commercial storefronts but depending on their original use may have multi-light steel windows or even double-hung windows on apartment buildings. These structures were prominent in the Progressive Era but the style extended into the 1940s in Kansas. The "Modern Movement" classification also includes similar one- and two-story commercial buildings, most with brick facades, flat roofs, and simplified openings which often give the building a horizontal orientation. Unlike buildings in the Commercial Style, the Modern Movement structures typically have individual windows flanking a central entrance rather than "storefronts."

A majority, 57%, of the existing domestic structures is classified as Bungalows and includes those structures built in the 1920 through the 1940s. A few of the existing single-family residences, approximately 5% each, are classified as Queen Anne and Colonial Revival structures. These are generally dwellings that were constructed prior to 1920. The remaining dwellings are more vernacular in style with classifications including Four-Square, Homestead, National-Folk, and Minimal Traditional. Twenty-nine percent of the domestic structures fall into these categories. Many of the existing single-family dwellings are likely catalog homes. Despite having been constructed by different builders, many of the homes are nearly identical sharing details such as eave returns, battered porch columns, and a multi-vertical light attic window in the gable-end over the porch. Catalog homes allow customized details such as porch piers and columns, a feature that differs on many of the existing dwellings in the area.

Architectural styles are not a dominant distinguishing feature of the collection of buildings in the survey area. Architects and builders are known for only 10% of the existing buildings. The City of Wichita has historic building permit files dating from 1900 to the 1940s. These files include permits for a number of the existing dwellings. And although the permits identify the builder on many of these structures, the permits reveal a variety of local builders. Only two of the builders identified were attributed to more than one of the existing buildings. The absence of a prominent builder or group of builders supports the supposition that the source of many of these homes is likely catalogs, then constructed by various local builders.

The existing resources in the survey area include the work of a few prominent local designers and builders. Overend-Boucher were the architects of the Kellogg Elementary School, and Glen Thomas designed the former Safeway Grocery Store at 921 E. Douglas Ave. Buildings on S.

Washington Ave. include a former produce company built by Haner Foreman Construction Co. and a commercial building by Henrion Construction Co.

The resources in Phase 1 of the Wichita Central Business District Survey II reflect the evolution of secondary commercial and warehouse development in downtown Wichita as well as, modest post-war (WWI) dwellings. Given the area's on-going development, the survey area is not physically characterized as a historic "district" or eligible for such designation. Approximately 40% of the existing buildings have been constructed since 1960.

None of the 225 buildings surveyed are currently listed on the National of Kansas Registers of Historic Places. Seven of the existing buildings were deemed to be potentially eligible for listing on the National Register. These buildings include two existing dwellings, the First Church of the Nazarene, Kellogg Elementary School, the old Peerless Mills Building (on Douglas) and two commercial buildings. Fifty-one properties were deemed to be potentially eligible as structures contributing to a National or State Historic District. These resources include existing clusters of Bungalow dwellings and a representation of historic commercial buildings throughout the area.

However, 58 of the existing 225 properties (only 26% of the resources surveyed) are deemed potentially eligible for any type of historic listing. As with the other survey areas, this falls short of the majority required for establishment of a historic district. Additionally, the area is lacking in historic integrity due to the continuing commercial development and a prevalence of contemporary buildings throughout the area. Potential listing is discussed further in the summary at the end of this report.

Following is a listing of properties within the survey area that are deemed to be potentially eligible for any type of listing on the state or national register. Accompanying this report is a map illustrating the eligible properties in each area and the survey forms for each building. The maps were provided by the City of Wichita GIS Department.

SURVEY #	HIST PROP NAME	ADDRESS	CONST DATE	ELIGIBILITY
001	DOMESTIC STEAM LAUNDRY	109 S ELLIS	1928	YES
014	FIRST CHURCH OF THE NAZARENE	1400 E KELLOGG	1954	YES
025	DUPLEX	228-230 S LULU	1920	YES
033	RESIDENCE	149 S LULU	1908	YES
096	KELLOGG ELEMENTARY SCHOOL	1220 E KELLOGG	1941	YES
112	OFFICE	230 S LAURA	1960	YES
218	PEERLESS MILLING	919 E DOUGLAS	1906	YES
003	PAPER WHOLESALE	131-141 S ELLIS	1953	DISTRICT
004	OFFICE	1440 E ENGLISH	1958	DISTRICT
026	RESIDENCE	206 S LULU	1920	DISTRICT
031	RESIDENCE	141 S LULU	1890	DISTRICT
035	RESIDENCE	233 S LULU	1915	DISTRICT
038	RESIDENCE	245 S LULU	1912	DISTRICT
039	RESIDENCE	249 S LULU	1910	DISTRICT
048	USED AUTO	1328 E KELLOGG	1950	DISTRICT
055	RESIDENCE	404 S PATTIE	1921	DISTRICT
056	RESIDENCE	402 S PATTIE	1920	DISTRICT
058	WHOLESALE PAPER	340-42 S PATTIE	1958	DISTRICT
063	OFFICE & DRY CLEANERS	1302 E WATERMAN	1920	DISTRICT
067	AUTO REPIAR	1305 E ENGLISH	1952	DISTRICT
068	MACHINE SHOP	1312 E ENGLISH	1926	DISTRICT
070	COMMERCIAL BUILDING	136 S PATTIE	1920	DISTRICT
073	COMMERCIAL BUILDING	119 S PATTIE	1945	DISTRICT
075	AUTO BODY	129 S PATTIE	1930	DISTRICT

078	AUTO BODY	145	S	PATTIE	1957	DISTRICT
088	RESIDENCE	343	S	PATTIE	1920	DISTRICT
089	TIN SHOP	351	SS	PATTIE	1958	DISTRICT
094	RESIDENCE	421	S	PATTIE	1917	DISTRICT
097	RESIDENCE	428	S	LAURA	1922	DISTRICT
098	RESIDENCE	422	S	LAURA	1922	DISTRICT
102	RESIDENCE	402	S	LAURA	1921	DISTRICT.
107	-	312-316	S	LAURA	1955	DISTRICT
108	-	310	S	LAURA	1952	DISTRICT
114	FOUR-PLEX	1201-03	E	ENGLISH	1900	DISTRICT
115	FOUR-PLEX	1205-07	E	ENGLISH	1900	DISTRICT
116	FOUR-PLEX	1209-11	E	ENGLISH	1900	DISTRICT
121	WHOLESALE RADIO SHOP	113 (115)	S	LAURA	1954	DISTRICT
122	ELECTRIC MOTOR SHOP	119	S	LAURA	1940	DISTRICT
123	OFFICE BUILDING	131 (125)	S	LAURA	1950	DISTRICT
124	FURNITURE WHOLESALE	151	S	LAURA	1953	DISTRICT
128	COMMERCIAL BUILDING	301	S	LAURA	1950	DISTRICT
130	WHOLESALE AUTO PARTS	311	S	LAURA	1948	DISTRICT
138	RESIDENCE	407	S	LAURA	1923	DISRICT
139	RESIDENCE	409	S	LAURA	1921	DISTRICT
149	RESIDENCE	408	S	IDA	1921	DISTRICT
155	RESIDENCE	318	S	IDA	1919	DISTRICT
158	RESIDENCE	242-44	S	IDA	1920	DISTRICT
159	APARTMENT BUILDING	240	S	IDA	1948	DISTRICT.
173	GENERAL WHOLESALE	231-227	S	IDA	1955	DISTRICT
180	RESIDENCE	411	S	IDA	1921	DISTRICT
190	AUTO GARAGE	144	S	WASHINGTON	1930	DISTRICT
191	COMMERCIAL BUILDING	142	S	WASHINGTON	1922	DISTRICT
192	COMMERCIAL BUILDING	140	S	WASHINGTON	1922	DISTRICT
196	N.E. MARSHALL LUMBER CO.	127	S	WASHINGTON	1926	DISTRICT
201		427	S	WASHINGTON	1946	DISTRICT
207	STABLE	322	S	MOSLEY	1923	DISTRICT
221	J.H. JACKS & CO. POULTRY	139-41	S	ROCK ISLAND	1910	DISTRICT
222	WICHITA ICE & COLD STORAGE	155	S	ROCK ISLAND	1910	DISTRICT

C. SURVEY RESULTS

Phase 2 Survey Area – South Market and Main Streets in Downtown Wichita

The second survey area is comprised of the 100-500 blocks of S. Market and S. Main. It includes the south side of the 100 block of Douglas Ave., the west side of S. Market, and the E. side of S. Main Street. The area abuts a former survey area on the west with no clear physical distinctions or boundaries. This phase of the survey area reflects a void between former surveys but otherwise would not have been separately identified as a region or district.

The Phase 2 Survey Area is predominantly commercial with a small cluster of three apartment buildings in the 500 blocks of S. Market and Main. The area reflects a broad range of commercial uses including automotive services in the southern portion, parking garages, major office buildings and financial institutions, former government/civic buildings, and traditional historic commercial buildings at the north end of the area, on and near Douglas Avenue. The area is distinguished by two buildings on S. Main – the Old Wichita City Hall, now home to the Sedgwick County Historical Society, and the Carnegie Library which is currently being converted to offices for a financial institution. Existing traditional commercial buildings include the Woolf Brothers and Caldwell Murdock Buildings on Douglas Avenue, and the former Sears store on S. Market. The majority of office buildings are contemporary construction or contemporary remodelings of historic structures.

Sixty-seven percent of the resources in the district are classified under Commerce/Trade. Other uses include education-related, medical offices, museum, and warehouse comprising 19% of the existing structures. Two buildings in the area are vacant and there are three apartment buildings at the southern end of the survey area.

Sixty-three percent of the existing buildings were built prior to 1960 -11% prior to 1920, 33% in the 1920s, and 11% in the 1930s-40s. Thirty-seven percent of the existing structures have been constructed since 1960 with 30% being contemporary construction, post-dating 1970.

As would be expected with a prominence of contemporary structures, the most common architectural classification of the existing buildings is "Other," including contemporary construction. The existing historic resources in the survey area reflect a variety of architectural styles including Richardsonian Romanesque, Beaux Arts, Commercial Style, and the Modern Movement reflecting the broad range of dates of construction and varied original uses including prominent public buildings, commercial structures, and apartment buildings.

The historic structures represent the work of several well-known architects and builders. The old City Hall was designed by the architectural firm of Proudfoot & Bird and the Carnegie Library by Wichita architect, A.A. Crowell. Prominent local architect Lorentz Schmidt designed the Woolf Brothers Building on Douglas Ave. and it was built by Seidhoff Construction. Haner Foreman Construction Co. built the Sears building on S. Market. Also notable is the fact that two of the existing apartment houses were constructed by local builder, Oliver Mourning. Mourning actually lived in the apartment building at 507 S. Market and named the building Leona, after his eldest daughter.

Of the 27 resources in the Phase 2 Survey Area, two buildings are already listed on the National and Kansas Registers of Historic Places - The old Wichita City Hall and the Carnegie Library on S. Main Street. Five additional properties were deemed to be potentially eligible for listing on the National Register and four properties were deemed to be potentially eligible as structures contributing to a National or State Historic District. A total of 11 of the existing 27 resources, or 41%, were deemed to be potentially eligible for some type of listing; however, as with the other survey areas, the 41% falls short of the majority required for establishment of a historic district. Additionally, the survey area has an abundance of contemporary structures and lacks the

geographic and physical integrity for a potential historic district. Options regarding potential historic listings are discussed further in the summary at the end of this report.

Following is a listing of properties within the survey area that are deemed to be potentially eligible for any type of listing on the state or national register. Accompanying this report is a map illustrating the eligible properties in each area and the survey forms for each building. The maps were provided by the City of Wichita GIS Department.

SURVEY NUM	HIST PROP NAME	ADDRESS		CONST DATE	ELIGIBILITY
243	CITY HALL	204 S	MAIN	1890	NR
244	CARNEGIE LIBRARY	220 S	MAIN	1914	NR
228	PARKER ARMS APARTMENTS	509 S	MARKET	1928	YES
229	LEONA APARTMENTS	507 S	MARKET	1927	YES
238	WOLF BROTHERS BUILDING	101 S	MARKET	1922	YES
239	CALDWELL MURDOCK BUILDING	111 E	DOUGLAS	1907	YES
251	THE ELLINGTON APARTMENTS	514 S	MAIN	1928	YES
230	GAS STATION	501 S	MARKET	1932	DISTRICT
236	SEARS	123 S	MARKET	1938	DISTRICT
237	VALENTINE CATERING CO.	115 S	MARKET	1954	DISTRICT
252	COMMERCIAL BUILDING	113-117 E	LEWIS	1940	DISTRICT

C. SURVEY RESULTS

Phase 3 Survey Area – Third Street to Central Ave. on the North edge of Downtown Wichita

The third survey area is located along the northern portion of downtown Wichita, the block between 3rd Street and Central Avenue spanning from Santa Fe to Waco. The area is distinguished as the center of government including both City Hall and the Sedgwick County Courthouse. Other prominent resources include three churches: St. John's Episcopal Church at 3rd and Topeka, St. Mary's Cathedral (rectory and high school) at Broadway and Central, and the former First Christian Church at Market and Central.

The Phase 3 Survey Area includes a broad variety of uses and resources dating to each decade of the past century. The uses vary based on location. The eastern edge of the survey area is defined by a prominence of warehouse and commercial buildings including free-standing historic commercial buildings along St. Francis and Emporia. The block between Topeka and Emporia is distinguished by a cluster of domestic uses including apartment buildings and a few single-family dwellings. In addition to the prominent churches located in the blocks between Broadway and Main, this area is distinguished by presence of the historic County Courthouse (former Federal Building and Post Office). A majority of commercial buildings in this area house law offices, in close proximity to the courthouse. The western edge of the survey area is anchored by City Hall, a contemporary building constructed in the 1970s. Adjacent structures include a parking garage and the former Rounds and Porter Lumber Co. building, now occupied by the City Police Department.

Commercial uses, including professional offices, financial institutions, businesses and warehouses, comprise 45% of the existing resources. Residential properties account for 20% of the existing buildings and churches and religious facilities comprise 13% of the survey area. An additional 13% of the area's buildings are currently vacant and the remainder fall under government and social classifications.

Sixty-six percent of the existing resources were constructed before 1960. St. John's Episcopal Church is the oldest existing structure, originally built in 1885 (with the existing tower and steeple added in 1926). Nine percent of the existing buildings pre-date 1920 and 16% of the buildings were constructed in the 1920s. Nine percent of the buildings were built in the 1930s and half of the existing historic resources were built in the 1940s and 1950s (20% in the 1940s & 13% in the 1950s). Accounting for the greatest percentage in a single decade, 25% of the existing resources in the survey area were constructed in the 1960s and an additional 9% built since 1970.

The Architectural Styles reflected by the existing resources correspond in large part to the dates of construction. The prominence of buildings built from the 1940s and 1960s distinguish the area physically by the presence of "modern" architecture. Forty-eight percent of the existing resources are classified as "Other" stylistically, which includes contemporary construction. An additional 17% fall into the Modern Movement and 3% reflect the Art Deco and Art Moderne styles. Fifteen percent of the buildings are classified as Commercial Style structures, reflecting the 1920s-1940s Progressive Era buildings including commercial structures and apartment houses. A majority of the existing apartment buildings in the survey area are classified as Commercial Style structures although some have Craftsmen or Beaux Arts details. One of the oldest single-family dwellings in the area reflects the Eastlake style; other domestic resources represent Bungalow, Homestead, National Folk, and Four Square stylistic classifications.

The architects and builders are known for only 15% of the existing resources. The existing apartment buildings reflect the work of several local builders including Oliver Mourning, Jenson & Ridge, John Denny, J.R. Rutledge, Clarence Mourning, and Schrader.

The area is comprised of a diverse grouping of resources distinguished in large part by their use. Of the 69 resources in the Phase 3I Survey Area, three buildings are already listed on the National and Kansas Registers of Historic Places- The Federal Building/Post Office (Courthouse), and The Nokomis and Navarre Apartment Buildings. Ten properties were deemed to be potentially eligible for individual listing on the National Register and an additional nine properties were deemed to be potentially eligible as structures contributing to a National or State Historic District.

The potential individually eligible properties include the three churches and several of the existing domestic resources. Properties that would potentially be contributors to a district include commercial and domestic resources. Geographically, there are two distinct clusters of eligible properties, in addition to the churches – commercial properties along St. Francis (and Central), and the apartment buildings and homes in the block between Emporia and Topeka. These clusters are relatively intact and could represent potential small districts, particularly under Multiple Property Submissions such as the existing Residential Resources of Wichita.

Twenty-two of the existing 69 properties - including those listed or eligible for individual listing, and those deemed contributing to a potential district - totals 32% potentially contributing resources. As with the other survey areas, this falls short of the majority required for establishment of a historic district. With 25% of the existing resources in the survey area constructed in the 1960s, this survey area might be eligible for future listings when the 1960s structures meet the 50-year age threshold. Additionally, although the survey area as a whole would not qualify as a historic district, the defined clusters within the survey reflect potential small districts. The potential for historic listings is discussed further in the summary at the end of this document.

Following is a listing of properties within the survey area that are deemed to be potentially eligible for any type of listing on the state or national register. Accompanying this report is a map illustrating the eligible properties in each area and the survey forms for each building. The maps were provided by the City of Wichita GIS Department.

SURVEY #	HIST PROP NAME	ADDRESS		CONST DATE	ELIGIBILITY
289	NOKOMIS APARTMENT BUILDING	426 N	TOPEKA	1924	NR
290	NAVARRE APARTMENT BUILDING	420 N	TOPEKA	1925	NR
312	FEDERAL BUILDING-COURTHOUSE AND POST OFFICE	401 N	MARKET	1932	NR
279	DURLING APARTMENTS	423 N	EMPORIA	1921	YES
280	ROSEDALE APARTMENTS	425 N	EMPORIA	1929	YES
284	APARTMENT BUILDING	443 (445) N	EMPORIA	1939	YES
286	RESIDENCE	440 N	TOPEKA	1885	YES
288	APARTMENT BUILDING	428-434 N	TOPEKA	1915	YES
292	ST. JOHNS EPISCOPAL	402 N	TOPEKA	1887	YES
295	CATHEDRAL HIGH SCHOOL	437 N	TOPEKA	1910	YES
296	RECTORY	307 E	CENTRAL	1921	YES
297	ST. MARY'S CATHEDRAL	307 E	CENTRAL	1906	YES
313	CENTRAL CHRISTIAN CHURCH	445 N	MARKET	1947	YES
256	TENT & AWNING CO.	611 E	CENTRAL	1929	DISTRICT
260	AUTO REPAIR	436 N	ST. FRANCIS	1946	DISTRICT
265	OFFICE	423 N	ST. FRANCIS	1955	DISTRICT
266	COMMERCIAL BUILDING	427 N	ST. FRANCIS	1956	DISTRICT
267	PRINTING	437 N	ST. FRANCIS	1957	DISTRICT
268	OFFICE	443 N	ST. FRANCIS	1960	DISTRICT
270	COMMERCIAL BUILDING	515 E	CENTRAL	1946	DISTRICT
277	RESIDENCE	516 E	THIRD	1900	DISTRICT
303	AUTO GARAGE	205 E	CENTRAL	1945	DISTRICT

D. SUMMARY

Due to varied geographic location of the three survey areas, each was summarized individually above. It is not practical to look at the three areas as a single region solely because they were surveyed under a single project. Therefore, the potential eligibility for historic listings has to be analyzed separately for each of the areas. The results are detailed by area above but is summarized below.

- Survey Area 1 – 55 of the 225 properties (26%) were deemed to be potentially eligible for individual listing or considered contributors to a potential historic district;
- Survey Area 2 – 11 of the 27 properties (41%) were deemed to be potentially eligible for individual listing or considered contributors to a potential historic district;
- Survey Area 3 – 22 of the 69 properties (32%) were deemed to be potentially eligible for individual listing or considered contributors to a potential historic district;

Although 25-40% of the existing properties clearly represent a significant number of historic resources, it does not reflect a majority of the existing properties in any of the survey areas. Nomination of a National Register District requires that a majority of the properties in the district contribute to the historic character of the district. Because none of the survey areas resulted in a majority of eligible resources, a district nomination is not a likely alternative. The only exceptions to this are the two defined clusters in Survey Area 3 that could be defined and nominated as small districts.

There were a number of resources in each of the survey areas that were determined to be potentially eligible for individual listing on the state or national registers. Due to the lack of a majority of contributing properties, individual listing on the state or national register is the only option for recognition and protection of these historic resources. Listing of the Kansas and National Register of Historic Places also makes properties eligible for financial incentive programs through the Kansas State Historical Society. These financial incentives can be a valuable source of funding for property owners of historic buildings.

The preliminary determination of eligibility for listing was made based on exterior site investigation and preliminary research of building permits, appraisal records, City Directories and Sandborn Maps. Interior inspection and additional research may be required, particularly involving those properties that were preliminarily deemed contributing to a potential district. The level of historic integrity required for listing of the Kansas Register of Historic Places is slightly less than the level required for individual listing on the National Register. Additional documentation such as historic photos of the property would help to confirm the extent of former alterations. Many of these properties were not deemed eligible for individual listing due primarily to replacement of the windows, doors, and/or storefronts. Reversal of former alterations or installation of new features that are more in keeping with the historic character of the building could make some of the "contributing" buildings eligible for individual listing. The dates of construction are also a significant consideration. As discussed in the summary of Survey Area 3, a number of buildings surveyed were constructed in the 1960s. As these properties reach the 50-year age threshold, the issue of eligibility should be revisited.

A second option would be individual listing through a Multiple Property Submission. A document is already in place for Residential Resources of Wichita. The Multiple Property Submission (MPS) provides a shared historic context (s) for resources with a common link. The MPS does not rely on geographic continuity like the district nomination. However, also unlike a district nomination, the MPS nomination does not automatically list eligible properties; properties still have to be individually nominated under the MPS. The real benefit of the MPS is two fold – it allows customizing registration requirements to cover properties that might not meet individual integrity requirements and makes individual listings much easier. An MPS nomination identifies the variety of property types that share the historic context (i.e. historic buildings in Wichita's Central Business District) and specifically lists the registration requirements for each of the

property types. The registration requirements are customized for the specific traits of the property type and can include common, acceptable alterations. For example, on historic commercial buildings, the description of the property type would acknowledge common alterations including replacement storefronts and upper windows; the registration requirements could specifically allow replacement windows and storefronts provided that they maintain the original masonry openings. The registration requirements specific to each property type allows greater flexibility as compared to the integrity requirements for individual listing of a building on the National Register. Although the MPS still requires individual listing of buildings, the shared context is provided in the MPS making individual listing under an MPS a far less arduous process and something property owners can do themselves.

The existing Residential Resources of Wichita MPS provides the historic context and cover document for individual listing of single-family dwellings and apartment buildings. The MPS is a valuable tool and sets the stage for listing of the eligible domestic resources in the survey area (as well as resources throughout the city of Wichita).

As previously recommended, following the first phase of the Wichita Downtown Survey (completed in 2006-07), consideration should be given to preparing a Multiple Property Submission for Secondary Commercial and Warehouse Development in Downtown Wichita. Such a nomination would provide a historic context for the commercial and warehouse development outside of the core area in downtown Wichita which would include a majority of the eligible commercial properties in the current survey area.

Eighty-eight properties in the Central Business District Survey II were identified as existing resources contributing to the historic character of downtown Wichita. These properties warrant preservation. A number of the resources identified clearly warrant individual listing on the National Register. However, a Multiple Property Nomination for Secondary Commercial (and warehouse) Resources in Wichita's Central Business District, in combination with the existing Residential Resources of Wichita MPS, may be the most feasible way to preserve the remaining historic resources in downtown Wichita. Given that the survey areas lack a majority of contributing properties required for a National Register District, a Multiple Property Nomination is the best way to cover all potentially eligible properties and provide a means for simplifying the process for individual listing. This recommendation should be reviewed with the Kansas State Historical Society to ensure their agreement and support of this approach.