

WICHITA CENTRAL BUSINESS DISTRICT SURVEY

Executive Summary

Brenda R. Spencer

March 2, 2007

The City of Wichita received Historic Preservation Fund grant monies from the Kansas State Historical Society in 2006 to assist with the completion of reconnaissance level surveys of the remaining area of downtown Wichita north of Douglas Avenue that had not been previously documented. The City contracted with Brenda Spencer in June of 2006 to conduct an inventory of properties in Wichita's Central Business District. This executive summary provides a brief outline of the project, its implementation, and the survey results.

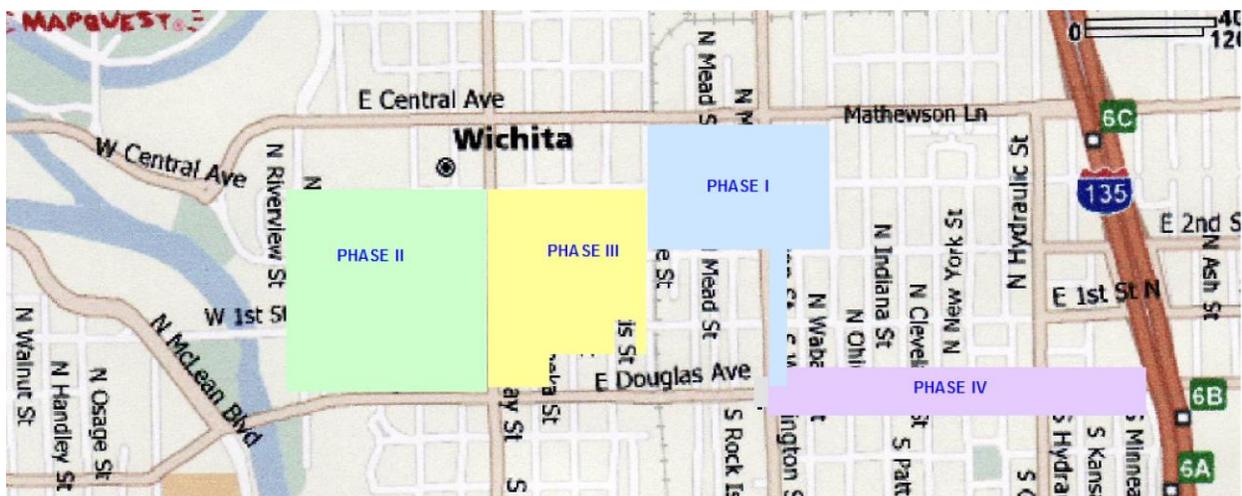
The Central Business District Survey Area was divided into four phases by City staff for administrative purposes. The survey was completed from August 2006 through February 2007.

Phase I – The first phase of the project was completed in August 2006. The boundaries of the survey area were 2nd Street to Central Avenue between Santa Fe Avenue and Washington Avenue AND the east side of Washington Avenue between Douglas Avenue and 2nd Street. Phase I was comprised of 81 resources.

Phase II – Spencer sub-contracted with Christy Davis for completion of Phase II of the survey. Davis conducted the survey in November 2006. Boundaries for this phase of the project were 3rd Street on the north, Douglas Avenue on the south, Broadway Avenue on the east, and the buildings facing east along Waco Avenue on the west. The Phase II survey area also totaled 81 resources.

Phase III – Phases III and IV were conducted in January-February 2007. The boundaries the Phase III survey was generally from Douglas Avenue to 3rd Street between Broadway Avenue and Santa Fe Avenue except the north side of Douglas Avenue which has previously been surveyed. Phase III encompassed 71 resources.

Phase IV - Boundaries for the fourth and final phase of the project were E. Douglas Avenue, from Washington Avenue to Interstate 135. The Phase IV area totaled 66 resources.



Map identifying the four phases of the Wichita Central Business District Survey Area (source-MapQuest). Individual maps of each of the survey phases are provided at the end of this summary.

The survey project involved site investigation and research. A significant amount of the research on the history of individual buildings and businesses was conducted by the Historic Preservation Office of the Wichita/Sedgwick County Metropolitan Area Planning Department. The City of Wichita GIS Department provided the aerial photos for the site plans and maps. 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. The survey data on each property was entered into a Microsoft Access database, an electronic copy of which has been provided to the City.

Following completion of the building surveys in each phase of the project, the data was analyzed and a brief report provided summarizing the results of each phase. Hard copies and electronic copies of the summary reports are attached to the survey forms for each phase of the project.

The area encompassed by the Central Business District Survey includes a major segment of downtown Wichita and is representative of a typical urban business district with a broad range of building and business types. Although the survey area was divided into phases primarily for administrative purposes, each of the phases is distinguished by the mixture of businesses. The Phase I area, adjacent to the existing Warehouse and Jobbers Historic District, is distinguished by a dominance of warehouse and manufacturing businesses. The Phase II survey area is distinguished by its historic associations with the railroad on the west boundary of the area, and a dominance of financial institutions. Phase III represents the widest variety of uses ranging from prominent civic and religious facilities to corporate offices, apartment houses, and factories. The Phase IV area along E. Douglas Avenue was historically known as “Auto Row” and has a rich history tied to the emergence of the automobile in Wichita. The entire Central Business District Survey area shares common characteristics in business and building types and the area’s portrayal of the history of the development of downtown Wichita. The history of each area is outlined in the summary reports for each phase of the survey project. These summaries also document the construction dates, architectural styles, and architects and builders of properties in each area.

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. See the summary reports for each phase of the survey area for list and map of eligible properties. Following is a summary of the results in each of the survey areas.

Phase	# already listed on Local/ State/National Registers	# potentially eligible for individual listing on NR	# contributing to a potential district	Totals
I	3	2	21	26/81 – 32%
II	7	13	16	36/81 – 44%
III	3	8	17	28/71 – 39%
IV	1	7	23	31/66 – 47%
Total	13/299 – 5%	30/299 – 10%	77/299 – 26%	121/299 – 40%

Thirteen or approximately 5% of the buildings in the Central Business District survey area are already listed on the Wichita, Kansas, or National Registers of Historic Places. An additional 30 buildings (10%) were deemed potentially eligible for individual listing on the National Register. Another 77 properties (26%) were deemed to retain sufficient integrity that they would be contributing members to a potential National Register District (these properties were preliminarily determined not to retain sufficient historic integrity to warrant individual listing).

Counting the properties already listed, those deemed potentially eligible for individual listing, and those that would be contributing to a potential historic district, a total of 121 of the 299 resources in the Central Business District Survey area were deemed to be eligible for some type of listing. Although 40% of the existing properties clearly represent a significant number of historic resources, it does not reflect a majority of the existing properties in the survey area. Nomination of a National Register District requires that a majority of the properties in the district contribute to the historic character of the district. That fact negates the potential of developing a National Register District to cover the entire survey area. In addition, none of the individual phases of the survey area result in a majority of contributing properties. Further analysis of the entire survey area did not reveal clear geographic clusters of historic properties that are sufficient to support smaller district nominations.

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. 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.

A second option would be the development of a Multiple Property Nomination for Wichita’s Central Business District.¹ 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

¹ The Phase I summary concluded that a Multiple Property Nomination was likely not feasible. However, following completion of the entire Central Business District Survey and the lack of a majority contributing resources in any of the phased areas, the MPS may be the most feasible solution, as compared to individual listings on the state or national registers.

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.

In summary, 121 properties in the Central Business District Survey Area were identified as existing resources contributing to the historic character of downtown Wichita. These properties warrant preservation. A Multiple Property Nomination for Historic Resources in Wichita's Central Business District may be the most feasible way to preserve the remaining historic buildings in downtown Wichita. Given that the survey area lacks the majority of contributing properties required for a National Register District, the Multiple Property Nomination is the best way to cover all potentially eligible properties and provides 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.

PHASE ONE-WICHITA CENTRAL BUSINESS DISTRICT SURVEY SUMMARY REPORT

August 30, 2006

Brenda R. Spencer

The City of Wichita received Historic Preservation Fund grant monies from the Kansas State Historical Society in 2006 to assist with the completion of reconnaissance level surveys of the remaining area of downtown Wichita that had not been previously documented. The City contracted with Brenda Spencer in June of 2006 to conduct an inventory of approximately 360 properties in Wichita's Central Business District. This report summarizes the results of the first phase of the project comprised of 81 properties. The boundaries for this phase of the project were 2nd Street to Central Avenue between Santa Fe Avenue and Washington Avenue AND the east side of Washington Avenue between Douglas Avenue and 2nd Street.

There are two existing National Register Districts in proximity to the Central Business District Survey Area: The East Douglas Avenue Historic District [nomination prepared by Deon Wolfenbarger, 2003] located southwest of the survey area, and The Wichita Historic Warehouse and Jobbers District [nomination prepared by Dr. Pamela Kingsbury in 2003] encompassing the Old Town area also located south and west of the survey area. The East Douglas District encompasses downtown Wichita's prime commercial area and has little direct relationship to the resources in the survey area. The Warehouse and Jobbers District however, encompasses the area between Douglas Avenue and 2nd Street between the railroad tracks and Washington Avenue – adjacent to the survey area on the south.

By the beginning of the twentieth century, Wichita was home to three major railroads which positioned the town as an ideal location for the wholesale and jobbers industry; the trade evolved and became a major component of Wichita's economy. The existing concentration of wholesale warehouses comprises the Historic Warehouse and Jobbers District. The survey area is related to the existing Historic Warehouse and Jobbers District by both its historic uses and its geographic proximity.

There are two primary structures in the survey area directly affiliated with the existing district – The International Harvester Co. building constructed in 1910 as a warehouse and retail showroom (listed on the National Register and converted to loft apartments in 2004), and the Ranney Davis Wholesale Grocery Co. constructed in 1930 and now being incorporated into the construction of a new Marriott Hotel. In addition to these primary structures, there are numerous small commercial and warehouse structures that served smaller companies including Wichita Fruit Wholesalers, Wichita Milk Producers, Jackson and Holder Farm Implements, the Stainless Cookware Co., and a rock wool company.

Although at first glance, it might seem appropriate to consider an expansion of the existing district, the Warehouse and Jobber District had few industrial and manufacturing companies – a significant distinction between the existing historic district and the survey area. Both areas encompass a variety of warehouse structures but the survey has a concentration of manufacturing companies and factories. Prominent manufacturers located in the survey area include: the Wichita Towel and Linen Company a local commercial laundry located in the Keep Klean System building (1929) at 802 E. 3rd, the General Baking Company (1928), located at 927 E. Central, and the Bartlett Potato Chip/Food Products Co. (1950) located at 430 N. Mosley.

Historically, the survey area was also home to a number of foundries. Globe Iron Works was located on the east side of Santa Fe in 1897 and Wichita Bridge and Iron Co., in the same block

in 1903 (both now the site of the Old Town Parking garage). Martin Metal Company was one of only four manufacturers located within the Warehouse and Jobbers District at 130-138 N. Mosley, but occupied additional structures in the survey area in the 300 block of N. Mosley. By the mid-1920s two additional foundries were located in the 300 block of N. Mosley - Service Foundry Company at 355 N. Mosley, and Service Brass and Aluminum Foundry, which is still in business today at 330 N. Mosley.

Secondary only to the warehouse and industrial/manufacturing uses in the survey area, is automotive-related businesses. In the period from the 1920s to the 1940s, there were approximately ten auto-related businesses housed in the area including three filling stations and numerous auto repair businesses. Since the mid-1950's the number of auto-related businesses in the area has doubled as development occurred along Washington Avenue.

As with most secondary commercial areas, the original use of the land in the survey area was primarily residential. With the exception of the early industries located on N. Santa Fe, across from the rail lines, most of the property within the survey area maintained its residential function until at least the 1920s. The area generally east of Mosley (between Douglas and Central) was still primarily residential on the 1935 Sandborn Map and with few exceptions; parcels on both sides of Washington Avenue (from Douglas to Central) were still residential on the 1950 Sandborn Map. Three single-family residences dating to c.1900 (at the south end of the block between Washington and Wabash, north of 3rd Street) remain in the survey area as a representative of the area's original residential function. Although these homes could potentially be contributing resources to a historic district, they are not likely eligible for individual listing on the state or national register.

The dates of construction of existing properties in the survey area are another clear distinction between the survey area and the historic district to the south. Only 22 of the 81 properties in the survey area were constructed prior to 1940; 48% of the properties were built between 1940 and 1955, and 20 (25%) of the properties date to post-1955. Commercial development along Washington Avenue, the eastern edge of the survey area, was slow to occur. Many of the existing commercial properties were likely built around 1960; the area was still predominantly residential on the 1950 Sandborn Map. Most of these properties are one-story concrete block warehouse and commercial structures with brick facades and have little or no ornamentation, similar to many of the 1920-1940 Commercial Style properties throughout the survey area. It is possible that some of these properties would be eligible for listing in the next five years however; precise dates of construction would have to be determined through a search of modern building records in order to confirm eligibility based on the fifty-year age threshold.

Architectural styles are not a defining characteristic of the properties within the survey area. The few exceptions include a residence with Queen Anne detailing at 401 N. Wabash, the Phillips gas station in the Tudor Revival style at 802 E. Central, a former gas station at 725 E. Central with Mission/Spanish Revival detailing (only the clay tile is extant/the facade is obscured by later additions), the front section/offices of the Ranney Davis Grocery Co. at 820 E. 2nd which is a classic representative of the Mission/Spanish Revival style, and a commercial building at 355 N. Washington that features a rounded corner characteristic of the Moderne style. The vast majority of structures in the survey area are characteristic of their function as warehouses or commercial and industrial businesses. Most are plain brick structures generally void of any detailing or ornament except minor use of stone sills or caps, and brick corbelling on the parapet. Depending on the date of construction, many of these simple brick structures are classified as Commercial Style, common throughout the Progressive Era (which can be argued to extend into the 1930s in Kansas). However, because a majority of the buildings in the survey

area date to post-1940, the majority of structures are not classified under a particular architectural style. This lack of architectural style and ornament is typical of commercial and industrial buildings in which functionality and utility takes priority over style and ornament. The buildings within the survey area are characteristic of their use and representative of the period in which they were constructed.

As mentioned above, the Old Town Parking Garage (2002) is located in the 300 block of N. Santa Fe, east of the railroad tracks. At least six new commercial developments have occurred in the past five years in the block between 2nd and 3rd Streets between Mosley and Santa Fe. Only two of these projects (Harvester Lofts in the International Harvester Co. Building, and the Marriott incorporating the Ranney Davis Grocery Building) involve existing historic buildings. The remaining development projects involved removal of former structures and new construction. The presence of these new structures in the block north of the Historic Warehouse and Jobbers District make it improbable to consider expansion of the existing historic district to incorporate contributing structures in the survey area.

Of the 81 resources in the Phase One Survey Area, one building is already listed on the National and Kansas Registers of Historic Places (the International Harvester Building) and one property (The Phillips Petroleum Co. gas station and office) is listed on the Wichita Historic Register. Two additional properties were deemed to be potentially eligible for listing on the National Register – The Keep Klean Building and Central Baking Company Building. Twenty-one properties were deemed to be potentially eligible as structures contributing to a National or State Historic District; however, 32% (a total of 26 of 81 resources) does not meet the minimum threshold of integrity for establishment of a historic district. Although a Multiple Property Listing for a Warehouse/ Manufacturing Property Type might be a remote consideration, the majority of building identified as potentially contributing to a district are common representatives of the property type with only a few being outstanding. It is doubtful that the existing resources would warrant development of a Multiple Property Nomination to the National Register.

Individual listing of the eligible properties on the National or Kansas Register of Historic Places is the recommended approach. The preliminary determination of eligibility was based on a survey of building exteriors only and a thorough analysis of the building interiors and former modifications will be necessary to pursue definitive determinations of eligibility for individual listing on the state or national registers. Six of the properties deemed potentially contributing to a district, could be eligible for listing on the Kansas Register of Historic Place (the integrity requirement is slightly less for the state register than it is for the National Register). In summary, 10 of the 81 resources in the Phase One survey area potentially eligible for individual listing on the National or Kansas Registers of Historic Places (4-National and 6-Kansas).

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 and a map illustrating those properties. Survey forms are provided for each property in the survey area. Map were provided by the City of Wichita GIS Department.

Discover Historic Wichita-A listing of Wichita's Registered Landmarks and Districts, a pamphlet by the Wichita-Sedgwick County Metropolitan Planning Department.

Maps were provided by the City of Wichita GIS Department.

Miner, Craig. *Wichita-The Magic City*. Wichita-Sedgwick County Historical Museum Association, 1988.

Research of Sandborn Maps, historic permit records and City Directories by City of Wichita Planning Department.

Tihen Notes-Wichita State University Department of Special Collections-Dr. Edward N. Tihen's Notes from Wichita Newspapers, accessed on-line.

The Wichita Historic Warehouse and Jobbers District National Register Nomination by Dr. Pamela Kingsbury, 2003.

**PHASE ONE WICHITA CENTRAL BUSINESS DISTRICT SURVEY AREA
 PROPERTIES ELIGIBLE FOR LISTING ON STATE OR NATIONAL REGISTER**

<u>Survey #</u>	<u>Control #</u>	<u>Historic Name</u>	<u>Address</u>	<u>Date</u>	<u>Eligibility</u>
003	129069	Phillips Petroleum Co. Gas Station	805 E. Central	1927	NR
004	129069	Phillips Petroleum Co. Office	447 N. Rock Island	1931	NR
005	129070	Ebert Building	433 N. Rock Island	1920	District
007	129075	Keep Klean Building	802 E. 3rd	1929	NR
008	129065	Rock Wool Warehouse	432 N Rock Island	1930	District
009	129063	Central Baking Company	827 E. Central	1928	NR
012	118982	Commercial Building	907 E. Central	1940	District
013	118985-11986	Henrion Implement Co.	911 E. Central	1940	District
022	129061	Warehouse	437 N. Washington	1950	District
023	129057-129058	Gas Station/Auto Repair	919 E. Central	1935	KS R
030	120905	Residence	402 N. Washington	1900	District
031	120943	Residence	1016 E. 3rd	1900	District
032	120942	Residence	401 N. Wabash	1900	District
039	118954	International Harvester Co. Building	355 N. Rock Island	1910	Listed NR
045	118955	Service Foundry Co.	355 N. Mosley	1925	KS R
050	118955	Service Foundry Co.	355 N. Mosley	1925	KS R
051	118959	Martin Metal Manufacturing Co.	312 N. Mosley	1930	KS R
053	118960	Service Brass and Aluminum Foundry	330 N. Mosley	1926	KS R
054	118964	Warehouse	901 E. 3rd	1940	District
057	118965	Lewis Motors, Inc.	355 N. Washington	1940	KS R
065	120900	Stainless Steel Cookware Co.	330 N. Washington	1955	District
066	120901	Commercial Building	342 N. Washington	1955	District
067	120902	Morgan-Bulleigh Auto Supply	348 N. Washington	1940	District
078	121316	Moore Auto Electric Wholesale	130 N. Washington	1955	District
079	121317	Axel & Wheel Aligning Co.	126 N. Washington	1945	District
080	121438	Auto Repair/Filing Station	114 N. Washington	1945	District

PHASE II - WICHITA CENTRAL BUSINESS DISTRICT SURVEY SUMMARY REPORT

January 15, 2007

Brenda Spencer, Christy Davis

The City of Wichita received Historic Preservation Fund grant monies from the Kansas State Historical Society in 2006 to assist with the completion of reconnaissance level surveys of the remaining area of downtown Wichita north of Douglas Avenue that had not been previously documented. The City contracted with Brenda Spencer in June 2006 to conduct an inventory of properties in Wichita's Central Business District. In November 2006, Spencer sub-contracted with Davis Preservation to complete Phase II of the project. This report summarizes the results of the project's second phase, which consisted of the survey of 81 properties. The boundaries for this phase of the project are 3rd Street on the north, Douglas Avenue on the south, Broadway Avenue on the east, and the buildings facing east along Waco Avenue on the west.

There are five properties within the Phase II survey area that are listed on the National Register of Historic Places and/or Register of Historic Kansas Places. National Register-listed properties are the Occidental Hotel at 304 N. Main; the Lassen Hotel at 155 N. Market; the Hayford Buildings at 255 N. Market, 127 E. 2nd and 115-125 E. 2nd (because these are separate structures, they are treated separately in the survey); and the Kress Department Store at 224 E. Douglas. The Michigan Building at 206 E. Douglas is listed on the Register of Historic Kansas Places.

Although they have been removed, north-south rail lines played a significant historic role in the survey area. One of these was the Arkansas Valley Interurban Railway whose station, offices and depots were incorporated into the Broadview Hotel at Douglas and Waco. The second line was the Missouri Pacific Railway, which ran from a bridge across the Arkansas River, northeast north of the Broadview Hotel, then north from 1st Street past 3rd Street, the northern boundary of the survey area. Three tracks ran along the route now occupied by Wichita Street, from 1st Street south to Douglas, where it terminated at the Richardsonian Romanesque depot (1900).

The depot was demolished in 1964 in preparation for subsequent new construction. During the 1960s, the entire area was re-developed as the Civic Center North Addition with the construction of the RH Garvey Building, Garvey Center, Olive Garvey Building, and Holiday Inn. Other industrial and rail-related buildings, including lumber companies, warehouses and factories, soon after gave way to parking lots and the Central Church of Christ.

East of the Civic Center North Addition lies the center of Wichita's historic business district, which emanated from the corner of Douglas and Main. Although many of the historic commercial buildings have been lost, extant structures in the survey area include the First National Bank Building on the northwest corner of Douglas and Main and the Schweiter Building on the northeast corner. The survey area, which includes ten financial institutions, remains the city's central banking district.

Historically the above-mentioned corner buildings anchored a dense commercial district, flanking stretches of two and three-story commercial blocks in the areas not occupied by rail lines between Douglas and 2nd. By 1935, the areas north of the commercial blocks along Douglas Avenue were occupied by auto-related businesses. A series of one-story auto garages stretched along the east side of the 100 Block of N. Water. Today, this area is occupied by parking lots. The auto-related uses stretched into the 200 Block of N. Water, which housed a garage, parking lot and two filling stations. Like the east side of the 100 Block, the 200 Block of N. Water is now mostly occupied by parking lots.

The areas north of 2nd Street were historically occupied by a mix of commercial and residential buildings. In 1935, the block now occupied by the United States Post Office on North Waco, was occupied by residences on the west and the Universal Motor Oils Co adjacent to the Missouri Pacific Railway. The block now occupied by the Internal Revenue Service building housed the Dolese Brothers Company and Wichita Sash and Door Company, businesses that benefited from their vicinity to the rail line. The land on which the Epic Center sits was occupied by a 4-story bank and row of 1-4 story commercial buildings on the east; and residences, storage, and filling station on the west. The blocks between Main and Market north of 2nd also had a mix of residential and commercial buildings.

The buildings within the survey area represent every decade from the 1870s to the present. There are three extant buildings in the survey area known to date from the Nineteenth Century. All of these are located on the east side of the 300 Block of North Main. These include the Occidental Hotel (1874) at 304 N. Main, the meat market at 330 N. Main (1888), and the building at 322 N. Main (1885). Four buildings date to the years between 1900 and 1910. Included are 320 N. Main, the Hayford Building at 127 E. 2nd, and the Michigan Building at 206 E. Douglas. Twelve buildings in the survey area appear to date to the 1910s. Downtown construction reached its peak in the 1920s. Thirteen of the buildings constructed during the 1920s are still extant. Few if any buildings were constructed during the Great Depression. There are no remaining 1930s buildings in the survey area. Only three extant buildings date to the 1940s. Materials were scarce during the war and were generally reserved in the late 1940s for residential construction. Commercial construction resumed in the 1950s. Eight 1950s buildings remain in the survey area. Excellent examples of post-war modern architecture include the Union Center at 150 N. Main and the KG & E Building at 120 E. 1st. Twelve buildings date to the 1960s. Among these are those in the Civic Center North Addition mentioned above. Nine buildings date to the 1970s. Twelve are from the 1980s. Two are from the 1990s. One dates to 2000.

There are very few high-style buildings in the survey area. The most common style is Commercial Style, used during the 1910s and 1920s. One building was Art Moderne, one was Romanesque, two were Colonial Revival, 2 Italianate, and 1 Gothic Revival. The Beaux Arts examples deserve additional mention. They include the Schweiter Building at 100 N. Main, the Michigan Building at 206 E. Douglas, Lawrence Photo at 149 N. Broadway, and the J. Arch Butts Building at 211 N. Broadway. All of these examples incorporate terra cotta facades and date from the years between 1900 and 1920.

As noted above, of the 81 resources in the Phase Two Survey Area, five properties are listed on the National Register of Historic Places and/or Register of Historic Kansas Places. National Register-listed properties are the Occidental Hotel at 304 N. Main; the Lassen Hotel at 155 N. Market; the Hayford Buildings at 255 N. Market, 127 E. 2nd and 115-125 E. 2nd (because these are separate structures, they are treated separately in the survey); and the Kress Department Store at 224 E. Douglas. The Michigan Building at 206 E. Douglas is listed on the Register of Historic Kansas Places. Thirteen buildings in the survey area appear to be eligible for listing on the National Register of Historic Places: Broadview Hotel, 400 W. Douglas; First National Bank Building, 105 N. Main; Meat Market, 330 N. Main; Union Center Building, 150 N. Main; Schweiter Building, 100 N. Main; Bitting Building, 107 N. Market; Kansas Gas and Electric, 120 E. 1st; McCullough Building, 323 N. Market; Apartments, 343 N. Market; Elks Club, 212 N. Market; Wichita Club, 200 E. 1st; J. Arch Butts Building, 211 N. Broadway; and First Baptist Church, 216 E. 2nd. The preliminary determination of eligibility was based on a survey of building exteriors only and a thorough analysis of the building interiors and former modifications will be necessary to pursue definitive determinations of eligibility for individual listing on the state or national registers. Sixteen properties, less than 20%, in the district boundaries would be eligible for listing as contributors to a district. Some of these potential district contributors are concentrated on the east side of the 200 Block of North Waco. Unfortunately, these buildings' histories were tied to the adjacent rail lines, no longer extant.

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 and a map illustrating those properties. Survey forms are provided for each property in the survey area. Maps were provided by the City of Wichita GIS Department.

**PHASE TWO WICHITA CENTRAL BUSINESS DISTRICT SURVEY AREA
PROPERTIES ELIGIBLE FOR LISTING ON STATE OR NATIONAL REGISTER**

<u>Survey #</u>	<u>Control #</u>	<u>Historic Name</u>	<u>Address</u>	<u>Date</u>	<u>Eligibility</u>
82	100212	Broadview Hotel	400 W. Douglas	1922	NR
83	100216	Commercial Building	137 N. Waco	1950	District
91	100198	Commercial Building	262 N. Waco	1955	District
92	100194-100195	Universal Garage/Callender Grill	238-240 N. Waco	1940	District
93	100193	Wichita Forwarding Co, Inc.	218 N. Waco	1940	District
94	100192	Conway Springs Bottling Co.	214-216 N. Waco	1925	District
95	100191	Gilbert Marshall Warehouse	212 N. Waco	1920	District
109	99015	First National Bank Building	105 N. Main	1920	NR
113	99477	JO Jones Building	221 N. Main	1917	District
116	99410	McIntire Brothers Building	358 N. Main	1912	District
117	99393	Meat Market	330 N. Main	1888	NR
118	99391	Commercial Building	328 N. Main	1915	District
119	99387	Commercial Building	322 N. Main	1885	District
120	99385	Commercial Building	320 N. Main	1900	District
121	99377	Occidental Hotel	304 N. Main	1874	Listed NR
124	99318-99338	Union Center Building	150 N. Main	1955	NR
125	99022	Schweiter Building	100 N. Main	1911	NR
127	99037	Bitting Building	107 N. Market	1911	NR
129	117287-117299	Travelers Hotel/Lassen Hotel	155 N. Market	1918	Listed NR
130	99243	Kansas Gas and Electric	120 E. 1 st	1953	NR
133	99272	Hayford Building	255 N. Market	1910	Listed NR
134	99270	Hayford Building	127 E. 2 nd	1907	Listed NR
135	99270	Hayford Building	115-125 E. 2nd	1907	Listed NR
137	99275	Central Key and Safe	305 N. Market	1940	District
139	99284	McCullough Building	323 N. Market	1928	NR
140	99296	Apartments	343 N. Market	1910	NR
144	99174	Club Garage	232 N. Market	1920	District
145	99172	Ponca Tent & Awning/LTF Drug	228 N. Market	1920	District
146	99164	Elks Club	212 N. Market	1924	NR
147	99160	Wichita Club/Frmers & Bankers Bldg	200 E. 1 st	1925	NR
148	99154, 99156	Office Supply Co.	146-150 N. Market	1915	District
152	99044	Michigan Building	206 E. Douglas	1909	Listed SR
154	99054	Kress Department Store	224 E. Douglas	1929	Listed NR
157	99069	Lawrence Photo	149 N. Broadway	1910	District
159	99075-99077	J. Arch Butts Building	211 N. Broadway	1918	NR
161	99095	First Baptist Church	216 E. 2nd	1927	NR

PHASE III - WICHITA CENTRAL BUSINESS DISTRICT SURVEY SUMMARY REPORT

March 1, 2007

Brenda R. Spencer

The City of Wichita received Historic Preservation Fund grant monies from the Kansas State Historical Society in 2006 to assist with the completion of reconnaissance level surveys of the remaining area of downtown Wichita north of Douglas that had not been previously documented. The City contracted with Brenda Spencer in June of 2006 to conduct an inventory of properties in Wichita's Central Business District. This report summarizes the results of the third phase of the project comprised of 71 properties. The boundaries for this phase of the project were generally Douglas Avenue to 3rd Street between Broadway Avenue and Santa Fe Avenue except the north side of Douglas Avenue which has previously been surveyed.

The Phase III survey area represents a typical urban central business district with a variety of uses. Douglas Avenue serves as the southern boundary of the area and with the exception of the 300 block, is not included in this project because the area has been previously surveyed. The Phase III area is located between survey areas I and II and shares common uses with each. Throughout its history the Phase III survey area has included prominent downtown uses such financial institutions and corporate offices, rail-related industries, manufacturing, civic, religious, auto-related service businesses, and apartment houses. The area is also home to prominent buildings including the old Wichita High School, the First Methodist Church, the Scottish Rite Temple, and the Orpheum Theater.

In addition to the varied mixture of uses, the area reflects a broad range of dates of construction with existing buildings representing each decade spanning from 1880 to the 1980s. The oldest extant structures are the Steinhauser Merkle Building at 3rd and Santa Fe, built in 1887 and later occupied by Aylesbury Mercantile and Massey Iron and Hardware Co, and the old YMCA Building at 1st and Topeka, one of only nine remaining Proudfoot and Bird structures in Wichita. Built by the YMCA in 1896, the building was sold to the Wichita Scottish Rite in 1910 and continuously occupied by them since that time. The first two decades of the twentieth century are well represented by existing structures including the Broadway Building and Derby Apartments on N. Broadway, the Virginia Apartments at 3rd and Topeka, the old Unique Cleaners Building at 140-44 N. Emporia, and the old Wichita High School at 3rd and Emporia that was designed by renown school architect, WM. Ittner of St. Louis. Built in 1910 on the grounds of the old Webster School that was razed for construction of the new high school, the school was quickly outgrown and replaced by new city high schools in the early 1920s. The school is now used as Wichita Area Technical College.

The building boom reached its peak in downtown Wichita in the 1920s; nearly 30% of the existing resources in the survey area were constructed in that decade. Construction in the 1920s continued to span a broad array of building types and uses. Prominent existing structures constructed in the 1920s include: The Southwest Bell Dial Building (designed by Lorentz Schmidt and built by G. Seidhoff) and The Shirkmere Hotel and Garage at 2nd and Topeka, the Hollywood/Inglewood Apartments on N. Emporia, the Coleman finished products warehouse and offices at 2nd and St. Francis, and the Orpheum Theater at First and Broadway. The theater was built in 1921 and designed by architects Weaver and Ebersson.

Although no major existing buildings in the survey area date to the 1930s and 1940s, fifteen of the survey area's 71 resources date to that period. Most of the extant buildings from that era are simple one-story commercial structures, many built for auto-related uses. The post-war

industrial expansion is reflected by expansion of Red Star Printing at 3rd and Emporia and new warehouses for the Coleman Co. along N. Santa Fe.

As previously noted, the existing buildings in the survey area reflect all decades; 34% of extant resources post-date 1950, approximately 12% dating to the 1950s, 12% to the 1960s, and 10% were constructed since 1970. Outstanding Modern structures include the United Methodist Church addition in the 300 block of N. Broadway built in the early 1960s and the former Salvation Army Citadel at 136 N. Emporia, now occupied by Rivercrest Free Methodist Community Church. Contemporary structures in the survey area include the Bank of America Center at Douglas and Broadway built in 1960, the Midian Shrine at 130 N. Topeka built in 1970, and the Southwest National Bank at Douglas and Topeka, and their drive-through facility on N. Emporia, both built in the mid-1960s.

The stylistic classifications of buildings in the survey area generally reflect their dates of construction, the largest category of which falls into the Progressive Era. Extant structure built during the 1910s, 20s and 30s are defined by their simple rectangular form and general lack of ornament, and are classified as Commercial Style structures. Many of the existing buildings are simple one- and two-story brick structures typical of those found across Kansas. However, the Progressive Era buildings in this area also includes outstanding structures such as Wichita High School, the Shirkmere Hotel, the Crane Co. Warehouse, and the Coleman Co. Warehouse and Offices. The few high-style buildings in the survey area are prominent structures including the Orpheum Theater and the YMCA/Scottish Rite Temple. Twelve percent of buildings in the survey area fall under the Modern Movement and 18% are classified as contemporary structures.

Although architectural styles are not the primary defining characteristic of the majority of properties within the Phase III survey area, some of the key resources are outstanding examples of the work of well-known architects including Proudfoot and Bird, Eberson and Weaver, and Lorentz Schmidt. The existing buildings also reflect the work of prominent local builders including George Seidhoff, Hahner and Foreman, R.J. McKee, and John Denney.

The resources in Phase III of the Wichita Central Business District Survey area truly reflect the evolution of downtown Wichita representing a wide variety of uses, each decade of the last century, and prominent local builders.

Of the 71 resources in the Phase III Survey Area, three buildings are already listed on the National and Kansas Registers of Historic Places- The Orpheum Theater, the YMCA/ Scottish Rite Temple, and The Virginia Apartments. Eight additional properties were deemed to be potentially eligible for listing on the National Register. Seventeen properties were deemed to be potentially eligible as structures contributing to a National or State Historic District. Twenty-eight of the existing 71 properties - including those listed or eligible for individual listing, and those deemed contributing to a potential district - totals 39% potentially contributing resources. 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 geographic integrity due in large part to the expanse of surface-parking in the area.

The preliminary determination of eligibility was based on exterior survey only. Further investigation will be required to determine the level of historic integrity and the eligibility of individual listing for those properties deemed contributing to a potential district. Because the survey area did not result in a majority of contributing resources, a district nomination is not a

likely alternative. Individual listing of the ‘contributing’ properties may be the only means of recognition and protection. It is possible that a number of these resources could be individually listed on the Kansas Register, with integrity requirements slightly less stringent than the National Register. A second option would be individual listing through a Multiple Property Submission for Wichita’s Central Business District. Both of these options are explored further in the executive summary of the project.

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 and a map illustrating those properties. Survey forms are provided for each property in the survey area. Maps were provided by the City of Wichita GIS Department.

**PHASE III – WICHITA CENTRAL BUSINESS DISTRICT SURVEY AREA
 PROPERTIES POTENTIALLY ELIGIBLE FOR LISTING ON STATE OR NATIONAL REGISTER**

<u>Survey #</u>	<u>Control #</u>	<u>Historic Name</u>	<u>Address</u>	<u>Date</u>	<u>Eligibility</u>
165	118231 & 118233-118247	Orpheum Theater & Office Building	200 N. Broadway	1921	Listed NR
166	118247 & 118253	Parking Garage	240 N. Broadway	1935	Yes
170	118278 & 118281 & 118287	First United Methodist Church	302 N. Broadway	1949	Yes
172	118333	Southwestern Bell Telephone Co. Dial Building	301 N. Topeka	1929	Yes
173	118313 & 118315	YMCA/Wichita Scottish Rite	332 E. 1st	1896	Listed NR
177	118397	Collins Building/Telegraph Office	154 N. Topeka	1923	District
179	118412	Shirkmere Apartments	248-258 N. Topeka	1924	Yes
180	118563	Shirk Building	417 E. 2nd	1931	District
182	118414	Commercial Building	400 E. 2nd	1951	District
183	118417	Shirkmere Garage	312 N. Topeka	1923	District
184	118426	McKee Apartments	324 N. Topeka	1915	District
186	118444	The Virginia Apartments	401-05 E. 3rd	1918	Listed NR
188	118558	Meyer Garage	235 N. Emporia	1923	District
196	118467	Salvation Army Citadel	136 N. Emporia	1952	Yes
197	118470	Unique Cleaners	140-144 N. Emporia	1908	Yes
198	118472	Martin-Jackson Tire Co.	154 N. Emporia	1920	District
202	118490	Coleman Co.	246 N. Emporia	1940	District
203	118492	Wholesale Liquor Warehouse	254 N. Emporia	1950	District
207	118663	Warehouse	325 N. St. Francis	1940	District
208	118661 & 118652	Shuh Garage	301 N. St. Francis	1926	District
209	118643 & 118645	Dunn Inv. Co.	235 N. St. Francis	1930	District
212	118637	W.H. Gaiser Carriage Works	219 N. St. Francis	1910	District
213	118635 & 118637	W.H. Gaiser Carriage Works	213-215 N. St. Francis	1920	District
221	118725 & 118791	Coleman Co. Factor/Warehouse/Offices	250 N. St. Francis	1929	Yes
227	118790	Coleman Co. Warehouse	257 N. Santa Fe	1926	District
229	118790	Coleman Co. Warehouse	223-229 N. Santa Fe	1942	District
231	118790	Coleman Co. Warehouse	213-219 N. Santa Fe	1941	District
232	118789	The Crane Co.	624 E. 1st	1926	Yes

PHASE IV - WICHITA CENTRAL BUSINESS DISTRICT SURVEY SUMMARY REPORT

March 2, 2007

Brenda R. Spencer

The City of Wichita received Historic Preservation Fund grant monies from the Kansas State Historical Society in 2006 to assist with the completion of reconnaissance level surveys of the remaining area of downtown Wichita north of Douglas Avenue that had not been previously documented. The City contracted with Brenda Spencer in June of 2006 to conduct an inventory of properties in Wichita's Central Business District. This report summarizes the results of the fourth and final phase of the project comprised of 66 properties. The boundaries for this phase of the project were E. Douglas Avenue, from Washington Avenue to Interstate 135.

Douglas Avenue, east of Washington Avenue was predominately residential at the turn of the century with only a smattering of commercial and industrial uses. Prominent businesses in this area, noted on the 1903 Sandborn map, included Champion Foundry at the southeast corner of Douglas and Washington and Wichita Lumber Company at the northeast corner, The C.H. Poke Manufacturing Co. at 1109-1111, and The Yucca Patent Medicine Co. at 1209-1213. Other businesses in the survey area included feed stores, a blacksmith shop, and a junk/scrap iron yard. A small grouping of business buildings was located on the north side of the 1400 block of E. Douglas, but the predominant use was residential.

A decade later, some additional commercial development had occurred along E. Douglas, comprised of individual factories and clusters of business buildings intermixed with single-family dwellings. Wichita Lumber Co. was still in place at 1000 E. Douglas and an apartment building occupied the former site of Champion Foundry at 1001. The Hauser Garrison Dry Goods Co. was located at 1107-1111, the Bridge Pasteurized Milk Co. at 1300, and the Mentholatum Co at 1400 (later re-addressed 1300). Additionally, the Sisters of St. Josephs Convent was located on the south side of the 1700 block. Clusters of business buildings were located in the 1000, 1200, 1600, 1800, and 1900 blocks of E. Douglas, interspersed between dwellings.

It was the third decade of the 20th century during which this area garnered its reputation and was officially dubbed, "Auto Row." There were at least six motor companies established in the five-year period 1929-1934: Brown Motor Co., J. Arch Butts Packard, Etchen Studebaker, Hull-Butler Motor Co., Stretch and Strain Nash, and McKay Motor Co. Each of these companies built new auto sales rooms on East Douglas. By 1935, as seen on the Sandborn map, East Douglas Avenue had been transformed by the emergence of the automobile. Auto Sales showrooms and lots were located at 1009, 1019, 1101, 1220, 1329, 1402, 1520, 1529, and 1700 E. Douglas. Filling Stations were located at 1000, 1127, 1301, 1338, 1701, 1828, and 1917 E. Douglas. A motorcycle shop was located at 1121; six auto repair businesses and two auto garages had been established on this nine-block stretch. The apartment building at 1001 had become a hotel and the Mentholatum Company continued business at 1300. A tent and awning company had opened at 1600, McCormick Armstrong Printing had built a new building at 1501, Lahey-Martin Mortuary was built at 1401, and the DeCoursey Cream Company had been established at 1901. Two commercial laundries had constructed new facilities on E. Douglas - The Domestic Stem Laundry at 1425 and Luling's City Laundry at 1742. Other businesses included dry cleaning, plumbing, and rug cleaning. Clusters of shops were located in the 1200, 1500, 1600, and 1700 blocks. Some dwellings remained, primarily in the 1700 and 1800 blocks.

By 1950, the downtown strip was beginning to feel the impact of suburban development. Several major car dealerships had moved out of the downtown area. According to the 1950 Sandborn map, car lots were still located at 1214, 1226, 1329, 1402, 1520, 1529, 1700, 1800, and 1900 E. Douglas. However, many of the former new car lots had become used car lots (1109, 1021, 1023, 1020, 1110, 1116, 1101, 1117, 1307, 1338, and 1607 E. Douglas). Only three filling stations and two auto repair shops remained on E. Douglas. Prominent businesses included Butts Buick, Oldsmobile and Cadillac Dealerships, Ferguson-Olander Ford, and later Ben Robinson Buick. The Domestic Steam Laundry and Luling's City Laundry both remained, as well as McCormick Armstrong Printers, Lahey Mortuary, The DeCoursey Cream Co., and the hotel at 1001 E. Douglas. County Relief offices had located in the Mentholatum Building. Secondary businesses were predominantly service-related including printing, electrical and plumbing, sign factories, rug cleanings, and paint and wallpaper.

Today, Douglas Avenue, east of Washington Avenue in downtown Wichita is typical of secondary commercial development in an urban central business district. Five car lots remain, all selling used autos. New auto-related businesses have emerged including Big Dog Motorcycles, Poorman Automotive Warehouse, and Rapid Auto. Other prominent businesses include a barber/beauty college, Fischer's Transmissions, The Spice Merchant, printing companies, a cluster of home furnishings and design uses, and a cluster of tattoo parlors and a bar. The E. Douglas downtown corridor is anchored on the west by two contemporary structures-The Cargill Cares Complex on the south and the Kansas Chapter of the American Red Cross of the north. The nine-block stretch currently has approximately 10% vacancy.

Although commercial was the primary use of new structures built along East Douglas after the turn of the century, many of the commercial buildings were constructed with apartments on upper floors. Many of the upper floors are underutilized today, vacant or used for storage; however, a number of upper-level apartments remain in use today.

The Phase IV survey area along E. Douglas is comprised of 66 buildings, only one of which was constructed before the turn of the century. Eleven of the existing buildings were built from 1900-1920. Fifty-six percent of the buildings (37/66) were built in the 1920s. Nine of the buildings were constructed in the 1930s, two in the 1940s, and 6 of the existing buildings (9%) were built after 1957.

As with the entire survey area, architectural styles were rarely a defining characteristic of the buildings along East Douglas. A majority of existing structures are classified as Commercial Style, reflecting the common one- and two-story brick buildings that were typical of the Progressive Era. These buildings have subtle brick or stone detailing but rarely embody ornament or overt stylistic-references. Forty-six of the 66 resources in the survey area fall into this category.

Despite the shared stylistic classification of Commercial Style buildings, the existing resources represent a history of Wichita's building profession. Key resources in the survey area were architect-designed by prominent local architects Glen Thomas, Lorentz Schmidt (and Schmidt-Boucher & Overend), and S.S. Voight. Perhaps more significantly is the wide array of local builders represented by the existing resources. City Permit records document the builder of many of the existing buildings and only six builders were responsible for designing more than one of the existing buildings (Ellis-Singleton, McKee, Waldon, Mourning, Alexander, and Holmes). However, other prominent local builders including Denney, Soderberg, Dondlinger, Eberhardt, Hahner-Foreman, Walden-Pinaro, Henrion, Keene, Reed, Rutledge, Blasner-Vollmer, Wurster, and Seidhoff, built at least one of the existing structures.

One of the existing buildings, The Mentholatum Co. at 1300 E. Douglas, now occupied by The Spice Merchant, is currently listed on the National Register of Historic Places. Seven of the 66 buildings were deemed to be potentially eligible for individual listing on the Kansas and/or National Registers: Carlos Flats/Orient Hotel (1001 E. Douglas), Lahey & Martin Mortuary (1401 E. Douglas), Domestic Steam Laundry-original building and addition (1415-1425 E. Douglas), and the Commercial Buildings at 1710, 1100 and 1106 E. Douglas.

As is typical of historic commercial buildings, a majority of the existing buildings in the survey area have experienced substantial alterations over the years. The most common alterations are storefront and window replacements. Many of the buildings that have experienced alterations lack the historic integrity required for individual listing on the National Register but clearly contribute to the historic context of the area as a collection of historic commercial buildings. Twenty-three of the existing 66 buildings (35%) would likely be contributing members of a historic district. Additional research would be necessary to confirm the potential for a district nomination. The preliminary findings of this survey result in a tally of 31 of the 66 existing buildings determined eligible for individual listing or considered contributing to a potential district. However, that number reflects 47% of the existing resources, just shy of a majority.

East Douglas was not a typical downtown commercial streetscape with buildings sharing party walls and a common setback. There were parts of the nine-block area in which adjacent buildings formed a contiguous street front, but the area always had a number of free-standing buildings including auto dealerships and filling stations. Despite this precedence, the existing configuration of building footprints does not clearly reflect the area's historic configuration. Like the other areas included in this downtown survey, the Phase IV survey area along E. Douglas lacks the level of geographic integrity likely required for a Kansas or National Register Historic District Nomination due to the numerous vacant lots, and free-standing and contemporary buildings.

Given the lack of a majority of contributing resources and the geographic integrity challenges, the properties deemed to be contributing to a potential district may need to be reexamined for individual eligibility. Some of the properties may be eligible for individual listing of the Kansas Register of Historic Places or eligible for individual listing under a multiple property submission for commercial structures in downtown Wichita. One of these two options may be the only feasible way to recognize and protect the "contributing" resources. These options are discussed further in the executive summary.

Following is a list of the properties in the Phase IV Downtown Survey area that are deemed to be potentially eligible for any type of listing of the Kansas or National Register, and a map illustrating those properties. Survey forms are provided for each property in the survey area. Site plans and maps were provided by the City of Wichita GIS Department.

**PHASE IV-WICHITA CENTRAL BUSINESS DISTRICT SURVEY AREA
 PROPERTIES POTENTIALLY ELIGIBLE FOR LISTING ON STATE OR NATIONAL REGISTER**

<u>Survey #</u>	<u>Control #</u>	<u>Historic Name</u>	<u>Address</u>	<u>Date</u>	<u>Eligibility</u>
234	125870	Carlos Flats/Orient Hotel/Swope Bldg	1001 E. Douglas	1911	Yes
237	125879	Hauser Garrison Dry Goods Co.	1109 E. Douglas	1914	District
238	125880	Florence Building	1113 E. Douglas	1921	District
239	125881	Jessup Bros. Auto Repair	1115 E. Douglas	1919	District
242	126174	Reed Building/Hereford-Dyer Tire	1125 E. Douglas	1929	District
244	125887	Commercial Building	1205 E. Douglas	1930	District
246	125889	Innes Garage	1217 E. Douglas	1922	District
247	125890	Commercial Building	1219 E. Douglas	1920	District
252	125899	Lahey & Martin Mortuary	1401 E. Douglas	1925	Yes
253	125900	Hammon Garage/Wichita Auto Wash	1409 E. Douglas	1922	District
255	126160	Domestic Steam Laundry Addition	1415 E. Douglas	1930	Yes
256	126160	Domestic Steam Laundry	1425 E. Douglas	1916	Yes
258	126165	J. Arch Butts Packard Building	1525 E. Douglas	1930	District
259	126166	Shanklin Grocery	1601 E. Douglas	1924	District
264	141356	Guy Building	1811 E. Douglas	1924	District
271	134402	Luling City Laundry Building	1730 E. Douglas	1924	District
272	134402	Luling City Laundry Addition	1730 E. Douglas	1927	District
273	134399	Mosbacher Building	1716 E. Douglas	1924	District
274	134396	Wichita Shirt Factory	1714 E. Douglas	1920	District
275	134393	Commercial Building	1710 E. Douglas	1923	Yes
277	134386	Etchen Studebaker Building	1700 E. Douglas	1930	District
281	121385	Sever Building	1508 E. Douglas	1932	District
286	121362	Commercial Building	1328 E. Douglas	1925	District
287	121306	Commercial Building	1312 E. Douglas	1923	District
288	121374	Eby Building	1308 E. Douglas	1929	District
289	121372	The Mentholatum Co.	1300 E. Douglas	1908	Listed NR
290	120853-120854	Ferguson Olander Ford	1224 E. Douglas	1946	District
292	121419	Huber Block	1134 E. Douglas	1909	District
294	121417	Meyer Building	1122 E. Douglas	1924	District
297	120841	Commercial Building	1106 E. Douglas	1922	Yes
298	120841	Commercial Building	1100 E. Douglas	1915	Yes