

United States Department of the Interior
National Park Service

National Register Listed
2/3/2012

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Sedgwick Downtown Historic District
other names/site number 079-1032

2. Location

street & number 500 Block of N. Commercial, West Side not for publication
city or town Sedgwick vicinity
state Kansas code KS county Harvey code 079 zip code 67135

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this x nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property x meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

SEE FILE

Signature of certifying official _____ Date _____
Title _____ State or Federal agency/bureau or Tribal Government _____

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official _____ Date _____
Title _____ State or Federal agency/bureau or Tribal Government _____

4. National Park Service Certification

I, hereby, certify that this property is:

 entered in the National Register determined eligible for the National Register
 determined not eligible for the National Register removed from the National Register
 other (explain:) _____

Signature of the Keeper _____ Date of Action _____

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only **one** box)

Number of Resources within Property
(Do not include previously listed resources in the count.)

<input checked="" type="checkbox"/>	private
<input checked="" type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
9	2	buildings
		district
		site
		structure
		object
9	2	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

N/A

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

COMMERCE/TRADE: Financial Institution,

Specialty Store, Restaurant, Business

HEALTH CARE: Medical Business

SOCIAL: Meeting Hall

Current Functions

(Enter categories from instructions)

COMMERCE/TRADE; GOVERNMENT

EDUCATION: Library

RECREATION/CULTURE: Museum

VACANT/NOT IN USE

7. Description

Architectural Classification

(Enter categories from instructions)

ITALIANATE; LATE 19TH/EARLY 20TH CENTURY

CLASSICAL REVIVAL; COMMERCIAL

Materials

(Enter categories from instructions)

foundation: CONCRETE; STONE

walls: STONE; BRICK; WOOD; STUCCO;

METAL

roof: ASPHALT; RUBBER; METAL

other:

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Sedgwick Downtown Historic District encompasses the majority of the west side of the 500 Block of North Commercial Avenue, the heart of downtown Sedgwick, Kansas. The oldest town in Harvey County, Sedgwick is located approximately twenty miles north of Wichita, the state's largest city, and sixteen miles southwest of Newton, the county seat of Harvey County. The town was sited at the junction of the Little Arkansas River and Sand Creek. It is located on a Santa Fe Railroad spur line that stretches north from Wichita to connect to the main Santa Fe line in Newton. The Santa Fe line runs parallel to Commercial Avenue, two blocks to the east. There are eleven buildings located within the district boundaries, two non-contributors (18%) and nine (82%) contributors. The district includes three nineteenth century buildings (Properties #2, 8, and 9), four buildings constructed between 1900 and 1910 (Properties #1, 3, 7, 10) and three buildings constructed ca. 1925 and 1930 (Properties #4, 5, and 6). Some of the buildings on this block were damaged in a devastating tornado in 1923. Properties #4 and 5 were likely rebuilt following the tornado.

Narrative Description

Architectural Classifications

Where stylistic influences are present, they are classified using the National Park Service's National Register Bulletin 16a. The commercial plan form classifications came from the typology in Richard Longstreth's *The Buildings of Main Street*. Below is an analysis of architectural styles represented within the boundaries of the historic district:

Italianate (2)

The Italianate Style was the predominant architectural style for commercial buildings from the 1860s to the 1880s. Character-defining features of this style include tall narrow windows, cornices, and details such as hood molds. Two (2) of the properties within the district are categorized as Italianate. This includes Property #2, which has been covered with a wood slipcover, and Property #8, which is a very simple interpretation of the style.

Classical Revival (1)

One (1) building, Property #1, is classified as Classical Revival. As its name implies, this style draws on the influences of Classical architecture from ancient Greece and Rome. Character-defining features of Classical Revival include columns, pediments, entablatures, dressed stone, dentiling and shallow hipped or flat roofs. The style was often employed in the 1910s and 1920s, after the City Beautiful Movement popularized free-standing buildings for public and institutional uses.

Commercial Style (4)

The predominant commercial architectural style in the early twentieth century (1910s to 1930s) was the Commercial Style. This style is characterized by simple designs with square window openings, as opposed to tall, narrow ones. They have few architectural details. They generally have no cornices – and instead have parapets or stepped parapets, sometimes punctuated by corbelling. Most are red, blonde or brown brick. Three (3) of the properties in the historic district, Properties #3, 4, 5 and 6) are categorized as Commercial Style.

Other (4)

Three properties, #7, 9, and 10, are classified as "Other." Property #7 is a one-part commercial block with decorative cornice. Property #9 is a unique wood-framed false-front two-part commercial block building. Property #11 was built as a newspaper office and, therefore, does not fit within the typical classifications for commercial architecture. Property #3a is a ca. 2000 metal building classified as "None."

Construction Dates

With the exception of that of the Sedgwick State Bank and Edwards Westmacott Building, whose construction date is identified on its cornice, the exact construction dates of the buildings within the district are unknown. The construction date of the Saloon/Doctor's Office (Sedgwick Museum) at 523 N. Commercial dates to ca. 1870, when it was built in nearly Park City, which quickly became defunct after losing a county-seat bid. It was moved to Sedgwick in 1880. The block was fully developed by the early twentieth century. However, many of the buildings were updated over time, some following the

1923 tornado. Circa construction dates were identified using Sanborn Maps, which date to 1884, 1892, 1899, 1915, 1926, and 1940, as well as exterior appearance. City directories were not useful in identifying construction dates as the earliest-available city directory dates to 1930.

List of District Properties

Below is a list of properties included in the historic district:

#	Add #	Dir	Street Name	Historic Name	Style	Date		C
1	501	N	COMMERCIAL	Sedgwick State Bank	Classical Revival (2-Pt Comm Blk)	1910	DOC	C
2	503	N	COMMERCIAL	Clothing Store	Other (Italianate; 2-Pt Comm Blk)	1880	EST	NC
3	505-507	N	COMMERCIAL	Commercial Building	Commercial (1-Pt Comm Blk)	1910	EST	C
3a	505	N	COMMERCIAL	Metal Building	None	2000	EST	NC
4	511	N	COMMERCIAL	Commercial Building	Commercial (1-Pt Comm Blk)	1925	EST	C
5	513	N	COMMERCIAL	Commercial Building	Commercial (1-Pt Comm Blk)	1930	EST	C
6	515	N	COMMERCIAL	Commercial Building	Commercial (1-Pt Comm Blk)	1930	EST	C
7	519	N	COMMERCIAL	Edwards Westmacott	Other (1-Pt Comm Blk)	1905	DOC	C
8	521	N	COMMERCIAL	Drug Store	Italianate (2-Pt Comm Blk)	1880	EST	C
9	523	N	COMMERCIAL	Saloon/Doctor's Off	Other (False Front, 2-Pt Comm Blk)	1870/1880	EST	C
10	102	W	FIFTH	Sedgwick Pantagraph	Other (Printing Office)	1910	EST	C

Below is a more detailed account of each of the properties within the district:

1. Sedgwick State Bank Status: Contributing

Address: 501 N COMMERCIAL AVE
Date of Construction: 1910 (Documented)
Parcel ID: 138-34-0-30-11-004.00-0
Historic Function: Commerce/Trade: Financial Institution; Social: Meeting Hall
Current Function: Education: Library
Architectural Classification: Classical Revival
Photos: 01

Description: The Sedgwick State Bank is a two-story red brick building that sits on the northwest corner of Fifth and Commercial. The building is rectangular in massing with a flat roof with pronounced parapet and dentilled metal cornice. A one-story addition on the west end of the building historically housed a printing office. Because it is located on a separate parcel, it is not included in this property number. (See Inventory #10)

East (Front) Elevation - The lower level of the east elevation, which was remodeled ca. 1960, is covered with stone veneer. In addition, there are two picture windows and an aluminum storefront. A ramp with pipe railing provides ADA access to the entrance. The entrance is protected by a metal-framed canvas awning. Brick corbelling above the awning divides the lower and upper levels. The upper level of the east elevation has two window openings with single fixed-in-place replacement windows. Above these windows are blonde brick label molds.

South (Side) Elevation - The ca. 1960 stone veneer wraps from the east elevation to the east end of the south elevation, framing three picture windows on the south side. In addition to these, there are five additional window openings and a man door on the lower level. There are eight window openings with replacement windows on the upper level. All windows have stone sills and blonde brick label molds. A one-story addition, which sits on a separate parcel, extends west from the bank building.

History: The Sedgwick State Bank was established as the Sedgwick City Bank in 1882. By 1884, the bank occupied a two-story building at the location of the current building, on the northwest corner of 5th and Commercial Streets. The second floor was occupied by the printing office of the *Sedgwick Pantagraph* newspaper (1885 City Directory). George Kanavel, the bank's first president, was a

Civil War veteran who settled in Harvey County in 1872. Before entering the banking business, Kanaval was employed as a Methodist minister. In 1885, just three years after organizing the Sedgwick City Bank, Kanaval organized the First National Bank in Riverside, California. Kanaval was active in civic pursuits. He was appointed by Governor Stanley to serve on the state board of charities and was appointed in 1906 to serve on the state board of railroad commissioners.

By 1890, the Sedgwick State Bank had \$50,000 in capital. In 1894, following the economic bust of the 1890s, during which the bank was embroiled in a series of lawsuits, the bank was reincorporated as a state bank and renamed Sedgwick State Bank. In 1900, C. A. Seaman, a prominent local nurseryman, bought the bank from R. W. Hull. By 1915, the building had been expanded west to cover the entire lot. By that time the print shop had been moved from the second floor to a one-story addition on the west side – and, for a time, the second floor housed the AF & AM #139. In 1932, the second floor housed the offices of attorney C. L. Foster and dentist H. F. Jacobs. The lower level and exterior were remodeled ca. 1960. In 1980, the Sedgwick State Bank moved to a new free-standing building across the street. The original building sat vacant for many years until it was recently reopened as a library. The building, which is one of only a handful of two-story buildings in downtown Sedgwick, remains as an anchor in this small Kansas community.

Integrity: The Sedgwick State Bank retains sufficient integrity to contribute to the historic district.

2. Clothing Store Status: Non-Contributing

Address: 503 N COMMERCIAL AVE
Date of Construction: 1880 (Estimated)
Parcel ID: 040-138-34-0-30-10-008.00-0
Historic Function: Commerce/Trade: Specialty Store
Current Function: Commerce/Trade: Business
Architectural Classification: Other (There is an Italianate Building beneath the wood slipcover.)
Photos: 02

Description: This two-story, two-part commercial block was built ca 1880. The original façade was Italianate, with features including four-part display windows, 4/4 double-hung windows with arched window openings, and a prominent cornice. The current façade dates to the ca. 1970s. The upper façade is covered with wood. Wood shingles cover a shed awning and conceal the transom. The storefront remains relatively open, with large plate-glass storefront windows and paneled bulkhead. The rear elevation is covered with corrugated metal. A wood staircase on the north elevation provides exterior access to the second floor.

History: This building was extant by 1884, when it housed a clothing store on the first floor and offices on the second floor. The clothing store was listed as J. H. Hay's Boots, Shoes and Clothes in the 1885 City Directory. In 1892, there was a hardware store on the first floor and photo studio on the second floor. According to the 1885 City Directory, this was the studio of H. S. Sheppard. There has always been a gap between this building and the adjacent building to the north, a gap filled by a stair that provides access from the sidewalk to the second floor. In 1915, there was a harness shop on the first floor and telephone office on the second floor. By 1915, the first floor had been converted to a drug store. It remained a drug store in 1926 and 1940. This address is listed for the shop of druggist Earl Schaefer in the 1932 and 1934 City Directories. The second floor was occupied by Virgil Koehn in 1946, 1947, and 1948. In 1955, this address was listed for Charles Dudley. In 1884 and 1892 and 1899, a canopy extended from the east elevation. The canopy was gone by 1915. (Sanborn Maps)

Integrity: This building is classified as a non-contributor because the historic façade is covered with a ca. 1970s board-and-batten slipcover. If the wood was to be removed revealing the historic brick façade, this building's status could be re-evaluated.

3. Commercial Building Status: Contributing

Address: 505-507 N COMMERCIAL AVE
Date of Construction: 1910 (Estimated)
Parcel ID: 040-138-34-0-30-10-009.00-0
Historic Function: Commerce/Trade: Specialty Store/Restaurant
Current Function: Government: Correctional Facility
Architectural Classification: Commercial (1-Part Commercial Block)
Photos: 03

Description: This one-story, one-part commercial block is constructed of rusticated concrete blocks painted white. The south elevation is exposed. There are two storefronts, each consisting of a centered entrance flanked on each side by a large plate-glass display window. The curb, sills and parapet cap are cast concrete. The façade is shaded by a barreled canvas awning. There is a non-historic/non-contributing metal building on the southwest corner of this parcel. It is identified in the district map as Property #3a.

History: This parcel includes properties historically divided into two addresses, 505 and 507 N. Commercial. The history of each historic address is summarized below:

505 - There was a one-story drugstore on this parcel by 1884. It was still a drugstore in 1892, 1899 and 1915. In 1926, there was a bakery here. This existing concrete block building was built between 1899 and 1915, likely about 1910. The 1932 City Directory gives this as the address for the Brownie Market. In 1940, it was listed in the Sanborn Maps as a store. The 1940 and 1941 City Directories list this address for the Fairmont Creamery Company. In 1945, the Sedgwick Co-op and Oil Company was listed at this address. In 1947, 1949, 1950, 1951, 1952, the Hillberling Cleaners was here. In 1955, the business was listed as Ottomann Cleaners.

507 - There was a one-story grocery store on this parcel by 1884. It was listed as Jay A. Kendricks grocery in the 1885 City Directory. It remained in 1892 and 1899. Like the adjacent building to the south, the existing concrete block building was constructed between 1899 and 1915, likely about 1910. In 1899, there was a clothing store here. In 1915, by which time the existing concrete block building was constructed, the building housed a confectionary and restaurant. There was a restaurant on the first floor, Nick's Café, in 1940. Owner Nick Selling lived on the second floor. In 1946, this was the address listed for the Sedgwick Café. It was the OK Café in 1948, 1949, 1950, and 1951. In 1952, the listing was Otto Kater. This address was listed as that of Ella's Variety store in 1959.

Integrity: This building retains a high degree of integrity dating to its ca. 1910 construction. It has been classified as a contributor.

4. Commercial Building Status: Contributing

Address: 511 N COMMERCIAL AVE
Date of Construction: 1925 (Estimated)
Parcel ID: 040-138-34-0-30-10-010.00-0
Historic Function: Commerce/Trade: Specialty Store/Restaurant/Business
Current Function: Government: City Hall
Architectural Classification: Commercial (1-Part Commercial Block)
Photos: 04

Description: This one-story, one-part commercial block dates to the ca. 1920s. The principal building material is blonde brick with red brick detailing on the parapet and above the transom. The building is capped with a glazed-tile parapet cap. The storefront and transom are anodized aluminum with tinted glass. A double-door entrance is flanked on each side by two-part picture windows with aluminum bulkheads. The transom is divided into five panels, which are filled with opaque panels.

History: The historic address of this property was 509 N. Commercial. There was a one-story building on this parcel by 1884, when there was a dry goods store here. There was still a dry goods store in 1892 and 1899 and a general store in 1915. The existing façade dates to the ca. 1920s and may have been modified following the 1923 tornado. The 1932, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, and 1945 City Directories give this as the address for Kansas Gas and Electric. It was Bar's Food Market in 1948, 1950, and 1951. It was the Sedgwick IGA in 1955. By 1959, it had been converted to the A & M Café.

Integrity: Although the storefront has been modified, the storefront configuration remains with large display windows, transom and recessed entrance and the building retains its original brick upper façade. It is therefore classified as a contributor.

5. Commercial Building Status: Contributing

Address: 513 N COMMERCIAL AVE
Date of Construction: 1930 (Estimated)
Parcel ID: 040-138-34-0-30-10-011.00-0
Historic Function: Commerce/Trade: Specialty Store/Business
Current Function: Commerce/Trade: Business
Architectural Classification: Commercial (1-Part Commercial Block)
Photos: 05

Description: This one-story, one-part commercial block, dates to ca. 1930. This building is historically associated with the adjacent building to the north. The principal building material is blonde brick with red brick detailing on the parapet and above the transom. The building is capped with a red brick parapet cap. The storefront and transom is bronze and aluminum with clear-glass display window and divided-lite transom. The entrance is on the south end.

History: This property is historically associated with the adjacent building to the north. There was a two two-story building on this lot in 1926. By 1940, there was a two one-story building here. The storerooms at the back of the original two-story buildings on this and the adjacent lot to the north were damaged in the 1923 tornado, which struck the heart of downtown. Perhaps long-term plans to replace the damaged buildings did not come to fruition until after 1926. There was a two-story grocery on this parcel in 1884, when there was a grocery store on the main floor. It was a dry goods and clothing store in 1892 and 1899; and a two-story general store in 1915. The existing façade dates to ca. 1930 as there was a two-story building here in 1926 and one-story building in 1940. The 1932, 1940, 1941, 1942, 1943, 1945 City Directories list this address for the Kinzer and Drease, later Kauffman and Drease, Furniture Store. This address was listed for the Fry Insurance Agency in 1934, 1935, 1936, 1937, 1938, and 1939.

Integrity: This building retains a high degree of integrity with original features including original bulkhead, storefront, and transom, as well as decorative brick work. It is therefore classified as a contributor to the district.

6. Commercial Building Status: Contributing

Address: 515 N COMMERCIAL AVE
Date of Construction: 1930 (Estimated)
Parcel ID: 040-138-34-0-30-10-011.00-0
Historic Function: Commerce/Trade: Specialty Store/Business
Current Function: Commerce/Trade: Business
Architectural Classification: Commercial (1-Part Commercial Block)
Photos: 05

Description: This one-story, one-part commercial block, dates to ca. 1930. The principal building material is blonde brick with red brick detailing on the parapet and above the transom. The building is

capped with a red brick parapet cap. The storefronts and transoms are bronze and aluminum with clear-glass display windows and divided-lite transoms. The divided appearance of the transom is created through the use of patterned frosted glass. The entrance is centered.

History: This property is historically associated with the adjacent building to the south. There was a two-story building on this lot in 1926. By 1940, there was a one-story buildings here. The storerooms at the back of the original two-story buildings on this and the adjacent lot to the south were damaged in the 1923 tornado, which struck the heart of downtown. Perhaps long-term plans to replace the damaged buildings did not come to fruition until after 1926. There was a two-story building on this parcel by 1884, when there was a hardware store on the first floor and offices on the second floor. This was likely Shattuck's hardware, which is listed as 513 N. Commercial in the 1885 City Directory. The building's used remained unchanged in 1892 and 1899. In 1915, there was a general store here, associated with the adjacent building to the south. Between 1926 and 1940, this building and the adjacent building to the south (513 N. Commercial) were replaced with the present one-story buildings. The 1932 City Directory lists this address for the H. Pennington General Merchandise Store.

Integrity: This building retains a high degree of integrity with original features including original bulkhead, storefront, and transom, as well as decorative brick work. It is therefore classified as a contributor to the district.

7. Edwards Westmacott Lumber Status: Contributing

Address: 519 N COMMERCIAL AVE
Date of Construction: 1905 (Documented)
Parcel ID: 040-138-34-0-30-10-012.00-0
Historic Function: Commerce/Trade: Specialty Store/Business
Current Function: Vacant/Not in Use
Architectural Classification: Other (1-Part Commercial Block)
Photos: 06

Description: This is a one-story one-part commercial block with symmetrical façade. The building is stone with a wood-framed storefront. A recessed centered entrance with original wood double doors is flanked on each side by a three-part display window with wood-shingled awnings and multi-pane transoms. A wood lintel divides the transom from the upper façade, which is stuccoed. The building is topped by a decorative metal cornice with eave brackets and centered sign that reads "05 Edwards Westmacott."

History: In 1884, 1892, and 1899, this parcel was occupied by a storage building associated with the hardware store adjacent to the south and a small shop that was first a harness shop then a barber shop. In 1885, the hardware shop was that of H. S. Mueller. The existing building, wood-frame with "iron-clad" exterior, was constructed in 1905 for the Edwards Westmacott Lumber Company. The company was likely associated with Percival and H. E. Westmacott, English lumber dealers who operated a lumber business in nearby Burrton, Kansas. (1900 and 1910 US Census). In 1915, the building was listed in the Sanborn Map as a furniture, hardware and implements store. In the 1930s, 1940s and 1950s, the building housed Hayden Hardware.

Integrity: Although the upper façade has been somewhat modified with stucco, this building retains its historic storefront, transom, and decorative cornice. It is classified as a contributor.

8. Drug Store Status: Contributing

Address: 521 N COMMERCIAL AVE
Date of Construction: 1880 (Estimated)
Parcel ID: 040-138-34-0-30-10-013.00-0
Historic Function: Health Care: Medical Business

Current Function: Recreation and Culture: Museum
Architectural Classification: Italianate (2-Part Commercial Block)
Photos: 07

Description: This two-story two-part commercial block is a streamlined vernacular interpretation of Italianate Style. The principal material is rusticated limestone laid in a regular ashlar pattern. The sills, lintels, and parapet cap are tooled limestone. The storefront was modified in the ca. 1920s or 1930s, with the addition of black Vitrolite. There is a centered recessed entrance, flanked on each side by a single-pane display window framed in aluminum. A second door on the south side of the façade, provides access to a second-floor stair. The transom, which is covered, was likely modified at the time the Vitrolite was added. There are three evenly spaced 1/1 double-hung wood windows on the upper façade. The side and rear elevations are rubble limestone laid in irregular courses. A large one-story rear addition extends almost to the alley.

History: The historic address of this building was 523 N. Commercial. This building was extant by 1884, when it was occupied by a drug store with offices on the second floor. There was still a drug store here in 1892, 1899, 1915, and 1926. The 1932, 1935, 1936, 1937, 1938 and 1939 City Directories list this address for the drug store of D. D. Johnson, with the Sedgwick Club on the second floor. By 1940, John Drake was the proprietor of the drug store. It remained the Drake Drug Store through the 1940s and early 1950s. In 1955, it was listed as the Dumas Rexall Drug Store, with proprietor John Dumas apparently living on the second floor.

Integrity: This building retains the appearance of a ca. 1930s remodel with features including architectural glass block and vitrolite. With the exception of the limestone being painted, the upper façade has changed little since the building's ca. 1800 construction. It is classified as a contributor.

9. Saloon/Doctor's Office Status: Contributing

Address: 523 N COMMERCIAL AVE
Date of Construction: 1870 (Estimated); moved to this location in 1880
Parcel ID: 040-138-34-0-30-10-014.00-0
Historic Function: Health Care: Medical Business; Commerce/Trade: Restaurant
Current Function: Recreation/Culture: Museum
Architectural Classification: Other (2-Part Commercial Block)
Photos: 08

Description: This is a wood-framed 1 ½ story false-front two-part commercial block built ca. 1870. The lower façade has its original wood storefront, with a recessed entrance two steps up from sidewalk level flanked on each side by a 4-part display window with wood bulkhead. A historic metal shed awning, supported by metal posts, divides the upper and lower facades. The upper façade features two evenly spaced 4/4 double-hung wood windows with angled lintels. The upper façade, side and rear elevations are clad with wood clapboard. The gabled roof is clad with corrugated metal. The rear gable is clad with painted sheet metal.

History: The historic address for this building was 527 N. Commercial. This building, originally built as a saloon in nearby Park City, Kansas, a failed county-seat contender not to be confused with present-day Park City, was moved to this site in early 1880 (Sedgwick Historical Society). It was vacant in 1884. The 1885 City Directory lists this as the address of a shoemaker's shop. In 1892, this was a wallpaper shop. By 1899, it had been converted to a doctor's office, a use it held for many decades. In the early years, the building was used by several doctors, including Dr. Edward Kanavel. The 1932-1951 City Directories list this address for the offices of Dr. D. G. Buley.

Integrity: This is a very rare example of a wood false-front building in a Kansas downtown. It retains a high degree of architectural integrity with its original windows, lintels, storefront and historic awning. It is classified as a contributor.

10. Sedgwick Pantagraph Status: Contributing

Address: 102 W FIFTH ST
Date of Construction: 1910 (Estimated)
Parcel ID: 040-138-34-0-30-10-007.00-0
Historic Function: Commerce/Trade: Business
Current Function: Commerce/Trade: Business
Architectural Classification: Other (Printing Office)
Photos: 09

Description: This building is a one-story red-brick, one-part commercial block designed to house a printing office. There are five arched masonry openings: two windows on the west end; an entrance on the east end flanked on each side by a larger arched window opening. The window openings, which have cast-stone sills, are filled with single-paned anodized aluminum windows with tinted glazing. The building is topped by dentilled brick corbelling. The rear elevation, which faces west, has two arched masonry openings – a window on the north and a man door on the south. There are three enclosed arched window openings on the north/side elevation.

History: This building was constructed as an addition to the bank to the east between 1899 and 1915. It was built to house the printing office of the *Sedgwick Pantagraph* newspaper, which formerly occupied the bank's second floor.

Integrity: Although the windows and door have been modified and cornice has been lost, this building retains a high degree of integrity and is classified as a contributor to the historic district.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1880-1930

Significant Dates

1880, 1923

Significant Person

(Complete only if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Period of Significance (justification)

The Period of Significance for the Sedgwick Downtown Historic District stretches from 1880, the year the earliest extant buildings were erected (although the Saloon/Doctor's Office pre-dates 1880, it was not moved to Sedgwick until 1880), to 1930, the date of construction of the building at 513 N. Commercial, the most recent historic building in the district.

Criteria Considerations (explanation, if necessary)

N/A

Narrative Statement of Significance

Summary (provide a summary paragraph that includes level of significance and applicable criteria)

The Sedgwick Downtown Historic District is nominated to the National Register of Historic Places for local significance under Criterion A in the area of Community Planning and Development. The district buildings, which date from ca. 1880 to ca. 1930, are the only remaining concentration of historic buildings within Sedgwick's commercial business district and represent all periods of major community development. The clothing store (Property #2), Drug Store (Property #8) and Saloon/Doctor's Office (Property #9) date from the community's earliest period of development in the 1870s and 1880s. The Sedgwick State Bank (Property #1), Sedgwick Pantagraph (Property #10), and 505-507 Commercial (Property #3) all date to a second major period of development that coincided with the arrival of the Arkansas Valley Interurban in 1910. The buildings at 513 and 519 Commercial were built and/or modified during a third period of development following a devastating tornado in 1923. Some buildings, like the Sedgwick State Bank, were updated in the post-World War II period when Sedgwick experienced a population boom of aircraft workers who worked at Wichita's Boeing and Cessna plants. This period of development falls outside of the period of significance.

Elaboration

A Brief History of Sedgwick, Kansas

Sedgwick, Kansas is located at the junction of Sand Creek and the Little Arkansas River, just west of the Sixth Principal Meridian, the dividing line between tallgrass and shortgrass prairie in the traditional hunting lands of the Wichita (Quivira) Indians.¹

Sedgwick was one of the many Kansas towns founded by veterans in the years immediately following the Civil War. Town Company president Theodore S. Floyd filed the plat for Sedgwick, originally located within the boundaries of Sedgwick County, in June 1870, just two months after the county was organized. A New Hampshire-born and Harvard-educated physician, Floyd had come to the area to serve as a U. S. Army surgeon at Camp Beecher, a post-Civil-War post near present-day Wichita. When they came to settle, Floyd's family lived out of a wagon in a tent on the banks of Sand Creek.²

Given the post-Civil War race to establish county seats, it is no coincidence that the town's platting corresponded with the county's organization – or that Floyd's new city was named after the county. Despite Sedgwick's best efforts and T. S. Floyd's status as an original Sedgwick County commissioner, Wichita's earlier platting (two months before), location on the Chisholm Trail and Big Arkansas River, and status as an outpost and trading center, gave it a leg up. By 1872, when Sedgwick County was divided and Sedgwick City was located within the boundaries of the newly established Harvey County, Newton, platted by the Santa Fe as its latest rail terminus, was the obvious choice for Harvey County seat.³

Although it failed to win a county-seat bid, Sedgwick could claim the title as oldest city in Harvey County. The first building on the town site, the first in the county, was a schoolhouse, completed in 1870. William H. McOwen opened the town's first store in July 1870. It had its first post office, with T. S. Floyd as postmaster, by summer 1870, and its first hotel, the Pocahontas, commissioned by Mrs. Susan McClung, that fall. In June 1871, W. M. Congdon, a Vermont-born lumber dealer, arrived and began a ranch and lumber dealership. Congdon turned a \$5000 investment into a \$20,000 fortune selling lumber to a growing number of citizens, which by 1871 had reached 300.⁴

Sedgwick reaped the benefits of its vicinity to both Wichita, twenty miles to the south, and Newton, sixteen miles to the northeast. In 1872, after Wichita voters approved \$200,000 in bonds to build a Santa Fe spur line from Newton to Wichita – Sedgwick welcomed its first rail line and began to develop in earnest. In 1872, Sedgwick was incorporated as a city of the third class, with T. S. Floyd elected as its first mayor; and W. M. Congdon and others organized the *Citizens Savings Bank*.⁵

¹ *Harvey County Clippings*, 1878-1932. v.1, 9, Kansas State Historical Society.

² William T. Moran, *Santa Fe and the Chisholm Trail at Newton*. (N.P., 1974), 75. Thomas Francis Harrington, *The Harvard Medical School: a History, Narrative and Documentary, 1782-1905* (New York/Chicago: Lewis Publishing Company, 1905), 964.

³ *Wichita Beacon*, 2, March 1920.

⁴ *Harvey County Clippings*, 1928-1959, "Historical Sketch of Sedgwick," *Sedgwick Pantagraph*, 15 October 1959.

⁵ Moran, 75.

By 1878, Sedgwick boasted fifteen stores, a bank, two grain elevators, a hotel, livery stable and coal yard, and Methodist and Congregational Churches. By 1880, the population of Sedgwick Township had reached 940. The permanent commercial buildings radiated out from the major downtown intersection of Fifth and Commercial. The two blocks between Commercial Avenue and the depot, which was located where Fifth Street terminated into the Santa Fe tracks, housed various industrial enterprises, including grain elevators. Three major lumberyards, established by 1884, provided the lumber necessary to build the town's growing number of wood-framed business buildings and houses.⁶

In the 1890s, the city's largest employer was not the mills, lumberyards, or business houses downtown. Instead it was a nursery operated by Chauncey A. Seaman, who reportedly employed "100 agents and workers." In 1900, Seaman, who arrived in Sedgwick in 1887, sold the nursery and bought stock in the Sedgwick State Bank.⁷ By then, the city's population had grown to 1200.

Sedgwick's population remained steady during the first two decades of the twentieth century, when the city made a number of Progressive-Era improvements. The Arkansas Valley Interurban, which would connect Wichita, Newton, Hutchinson and numerous burgs in between, reached Sedgwick in December 1910, setting off a second major period of development. The first modern school building, which served all grades, was built in 1911. The city established its first water system in 1913; and its first sewer system in 1920.⁸ Despite these many improvements, Sedgwick Township's population remained relatively unchanged, hovering at 1311 in 1930.

Just as Sedgwick had taken on an air of permanency, tragedy struck. On the evening of September 1923, a devastating tornado wreaked its havoc on the "Heart of the Business District," striking the west side of the 500 Block of North Commercial. "Five brick business buildings were damaged," including the "telephone exchange, the office of the Sedgwick Pantagraph, two grocery stores, a bakery and a restaurant," the majority of which were owned by banker C. A. Seaman. The Finch and Pennington stores (Property #5) lost storerooms at the backs of their buildings; the bakery (Property #3) lost some of its cement blocks; the drug store (Property #8) lost one of its plate-glass windows; and the Pantagraph (Property #10) was "unroofed and the fire wall on either side of the building was torn off." Although the buildings were occupied, no one was injured. The tornado may have been the reason that the buildings at 513-515 N. Commercial were rebuilt as one-story buildings.⁹

A fourth period of development would not occur for nearly two decades. World War II forever changed the landscape of both Wichita and the surrounding communities. Wichita had become a center for aircraft manufacturing in the 1920s, when Cessna, Beech and Stearman established factories there. By the time the U. S. entered World War II, Wichita was already equipped to supply the U. S. Military with war planes; soon, its plants attracted \$20 million in defense orders. During the war, 25,000 aircraft workers built thousands of aircraft, including B-29 bombers.

Wichita's population doubled during the war and efforts to supply civilian housing fell short. Both aircraft production and the housing shortage continued in the post-war years – and many aircraft workers moved to surrounding communities, including Sedgwick. The city's population nearly tripled during the 1950s, expanding from 732 to 1075 between 1950 and 1956 alone. In the ten years following the war, sixty new homes were built in Sedgwick, forty of them for aircraft workers.¹⁰ The population growth necessitated public improvements. The student population quickly outgrew the 1911 school building. In 1958, a new school on the west side of town, R. L. Wright Elementary, opened to serve the growing student population. In 1969, a new high school on the west side of town replaced the over-crowded 1911 building. Downtown improvements during this period included updates to the Sedgwick State Bank.

In the years since World War II, many of the buildings on the east side of the 500 Block of North Commercial have been lost. However, the west side of the 500 Block of North Commercial has changed little since the post-tornado construction of the 1920s and 1930s. The population has continued to grow since the mid-twentieth century, standing today at 1695.

⁶ *Harvey County Clippings*, 1878-1932, 9.

⁷ *Harvey County Clipping*, 1928-1959, v.2, 64-65. (Seaman's obituary can be found at <http://www.usgw-tombstones.org/kansas/obits/seamanchaunceyobit.htm>. He died on 6 January 1948 and is buried in Sedgwick's Hillside Cemetery.)

⁸ *Sedgwick County Clippings*, 1941-1959, v. 12, 60, Kansas Historical Society.

⁹ "Storm Wrecked Some Buildings in Sedgwick," *The Hutchinson News*, 27 September 1923; "Buildings Damaged and Trees Destroyed," *Sedgwick Pantagraph*, 28 September 1923.

¹⁰ *Sedgwick County Clippings*, 1941-1959, v. 12, 60-63.

9. Major Bibliographical References

Blackmar, Frank. *Kansas: A Cyclopedia of State History, Embracing Events, Institutions, Industries, Counties, Cities, Towns, Prominent Persons, Etc.* Chicago Standard Publishing Company, 1912.

Cutler, William. *History of the State of Kansas.* Chicago: A. T. Andreas, 1883.

Hutchinson News.

Kansas State Historical Society .*Harvey County Clippings 1878 -1932.* vol. 1.

_____. *Harvey County Clippings 1928- 1963.* vol. 2.

_____. *Sedgwick County Clippings.* vol. 12, 1941-1959

Moran, William T. *Santa Fe and the Chisholm Trail at Newton.* N.P. October, 1974.

Miner, Craig. *Wichita: the Early Years, 1865-1880.* Lincoln: University of Nebraska Press, 1982.

Sanborn Maps. 1884, 1892, 1899, 1915, 1926, 1940.

Sedgwick Pantagraph.

U. S. Census. 1870-1930.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been Requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____

recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Kansas Historical Society; Sedgwick Historical Museum

Name of repository:

Historic Resources Survey Number (if assigned): N/A

10. Geographical Data

Acreage of Property 0.864 acres
(Do not include previously listed resource acreage)

UTM References

(Place additional UTM references on a continuation sheet)

1 14 638485 4197640
Zone Easting Northing

3 _____
Zone Easting Northing

2 _____
Zone Easting Northing

4 _____
Zone Easting Northing

Verbal Boundary Description (describe the boundaries of the property)

The Sedgwick Downtown Historic District has a rectangular boundary that extends from the northwest corner of 5th Street and Commercial Avenue, west to the alley between Commercial Avenue and Franklin Avenue, north to the north boundary of 523 N. Commercial Avenue, east to Commercial Avenue, and south to the point of beginning.

Boundary Justification (explain why the boundaries were selected)

This boundary encompasses the core of Sedgwick's historic downtown. To the east, the buildings on the east side of the 400 and 500 Blocks of North Commercial Avenue have mostly been replaced with newer buildings. To the south, the buildings on the east side of the 400 Block of North Commercial Avenue, which include a gas station and former grocery store, have been modified to the point that they would not contribute to a historic district. To the west is the non-historic First Christian Church building (1979).

11. Form Prepared By

name/title Christy Davis
organization Davis Preservation date 11/27/2011
street & number 909 1/2 Kansas Ave, Suite 7 telephone 785-234-5053
city or town Topeka state KS zip code 66612
e-mail cdavis@davispreservation.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location. A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Sedgwick Downtown Historic District
City or Vicinity: Sedgwick
County/State: Harvey County, Kansas
Photographer: Christy Davis
Date: 2011

Description of Photograph(s) and number:

- 1 of 9** Front Elevation of 501 N. Commercial, Looking west.
- 2 of 9** Front Elevation of 503 N. Commercial, Looking west.
- 3 of 9** Front Elevation of 505-507 N. Commercial, Looking west.
- 4 of 9** Front Elevation of 511 N. Commercial, Looking west.
- 5 of 9** Front Elevation of 513 N. Commercial, Looking west.
- 6 of 9** Front Elevation of 519 N. Commercial, Looking west.
- 7 of 9** Front Elevation of 521 N. Commercial, Looking west.
- 8 of 9** Front Elevation of 523 N. Commercial, Looking west.
- 9 of 9** Front Elevation of 102 W. Fifth, Looking north.

Property Owner:

(complete this item at the request of the SHPO or FPO)

name Multiple; See file.

street & number _____ telephone _____

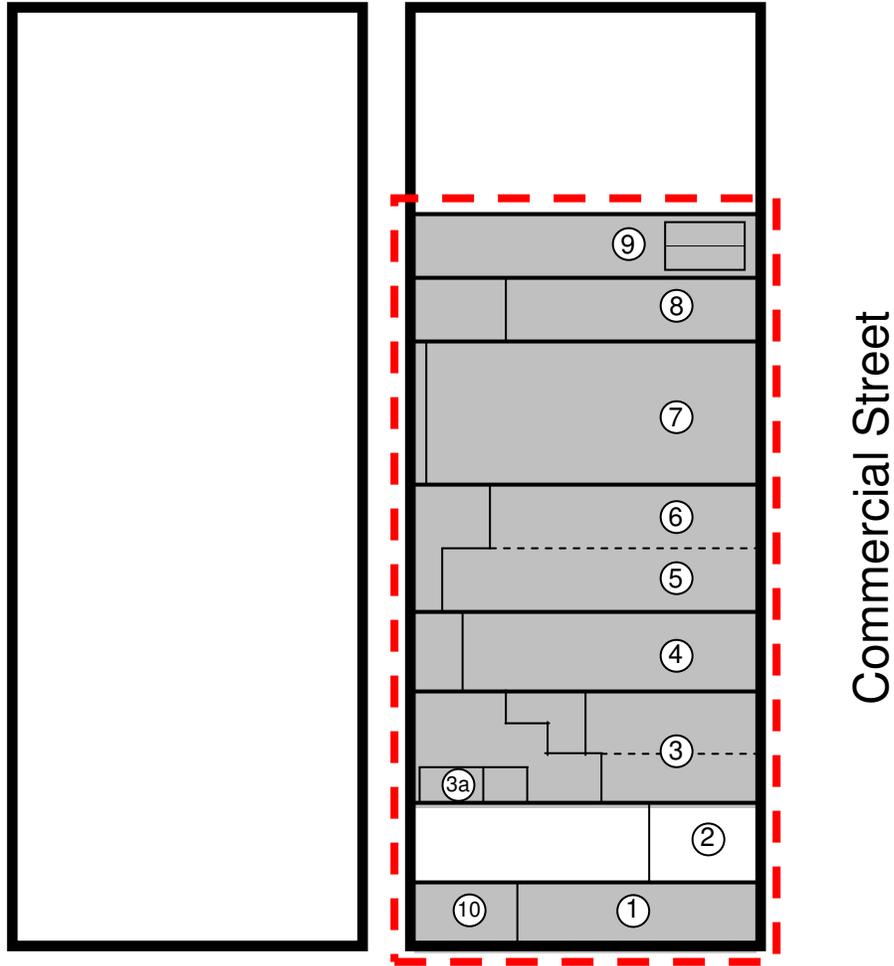
city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

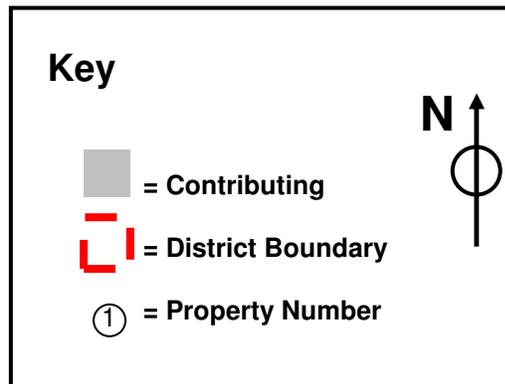
District Map

Sixth Street

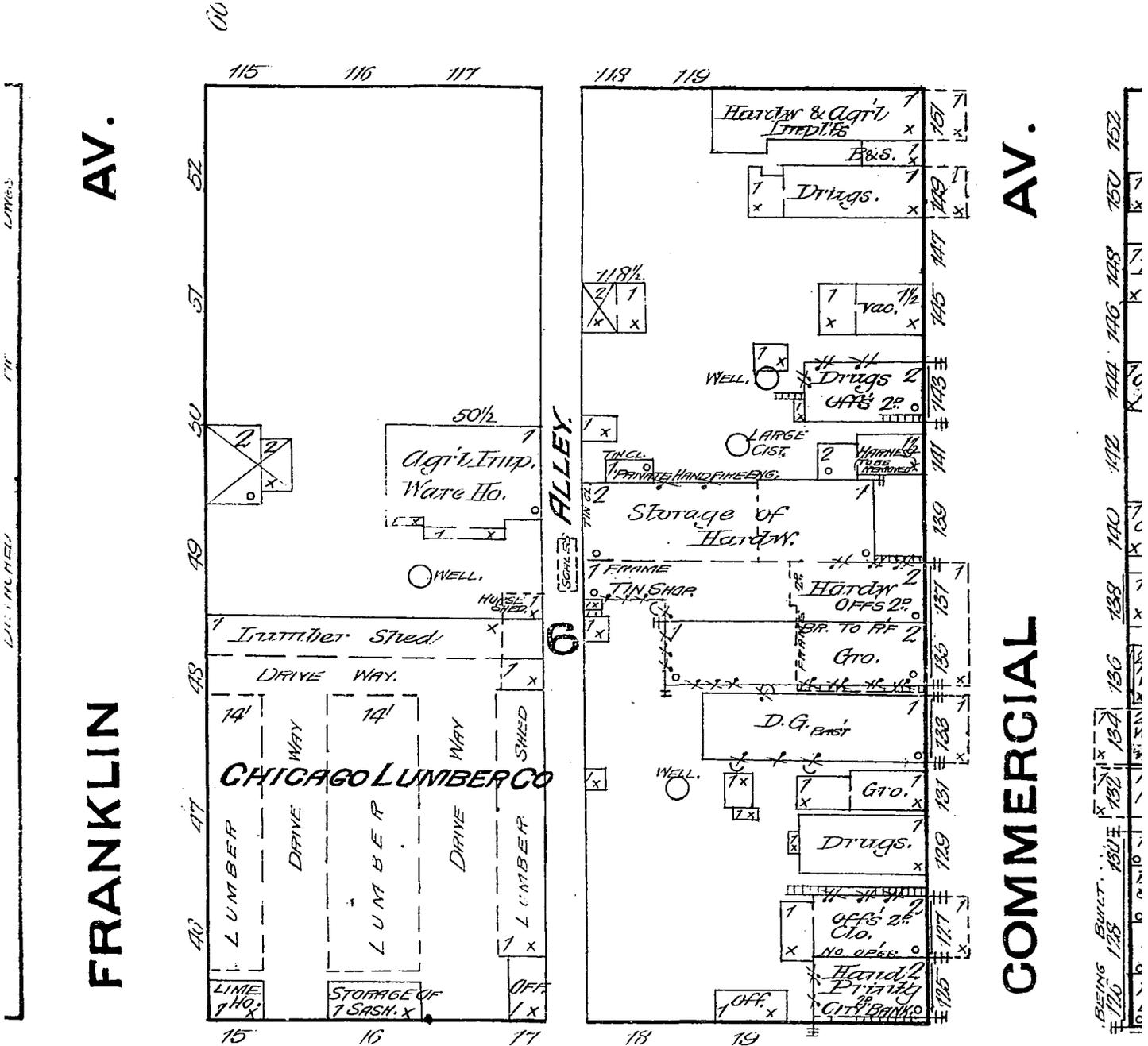


Fifth Street

**Downtown Sedgwick
Historic District**



Sanborn Maps

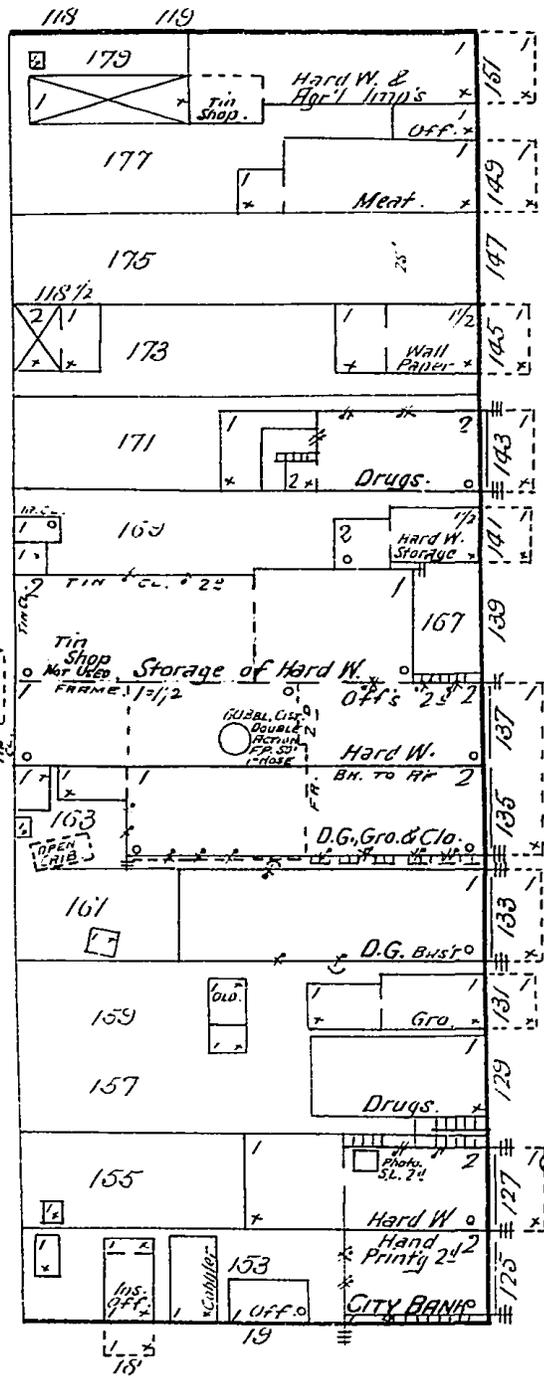
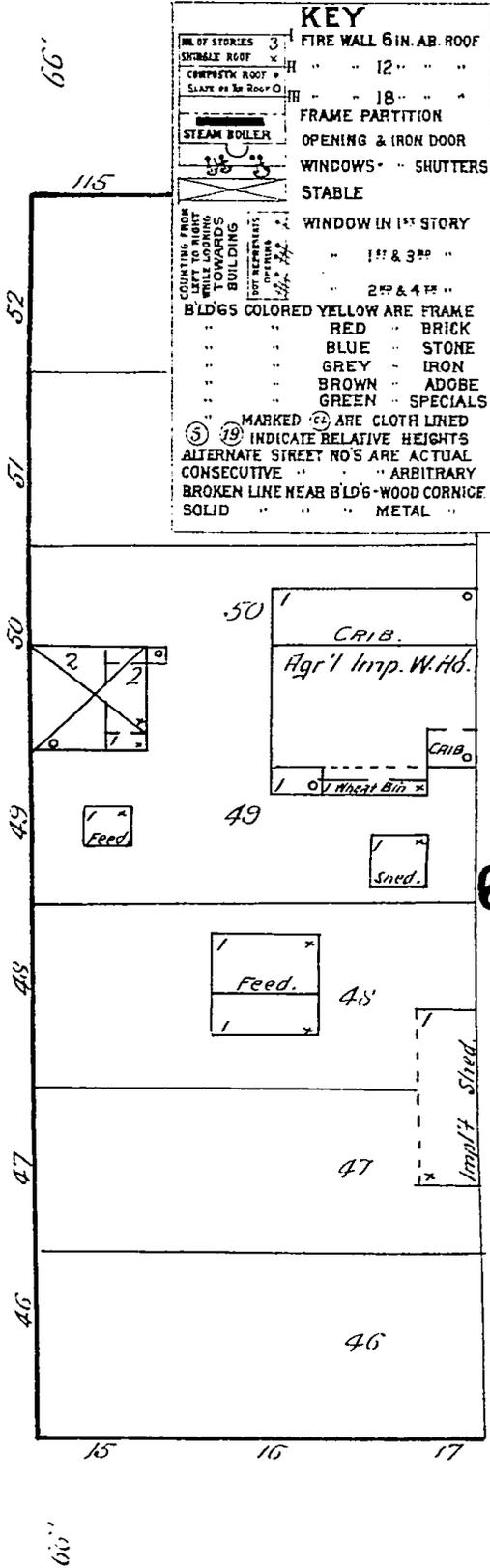


1884 Sanborn Map

AV.

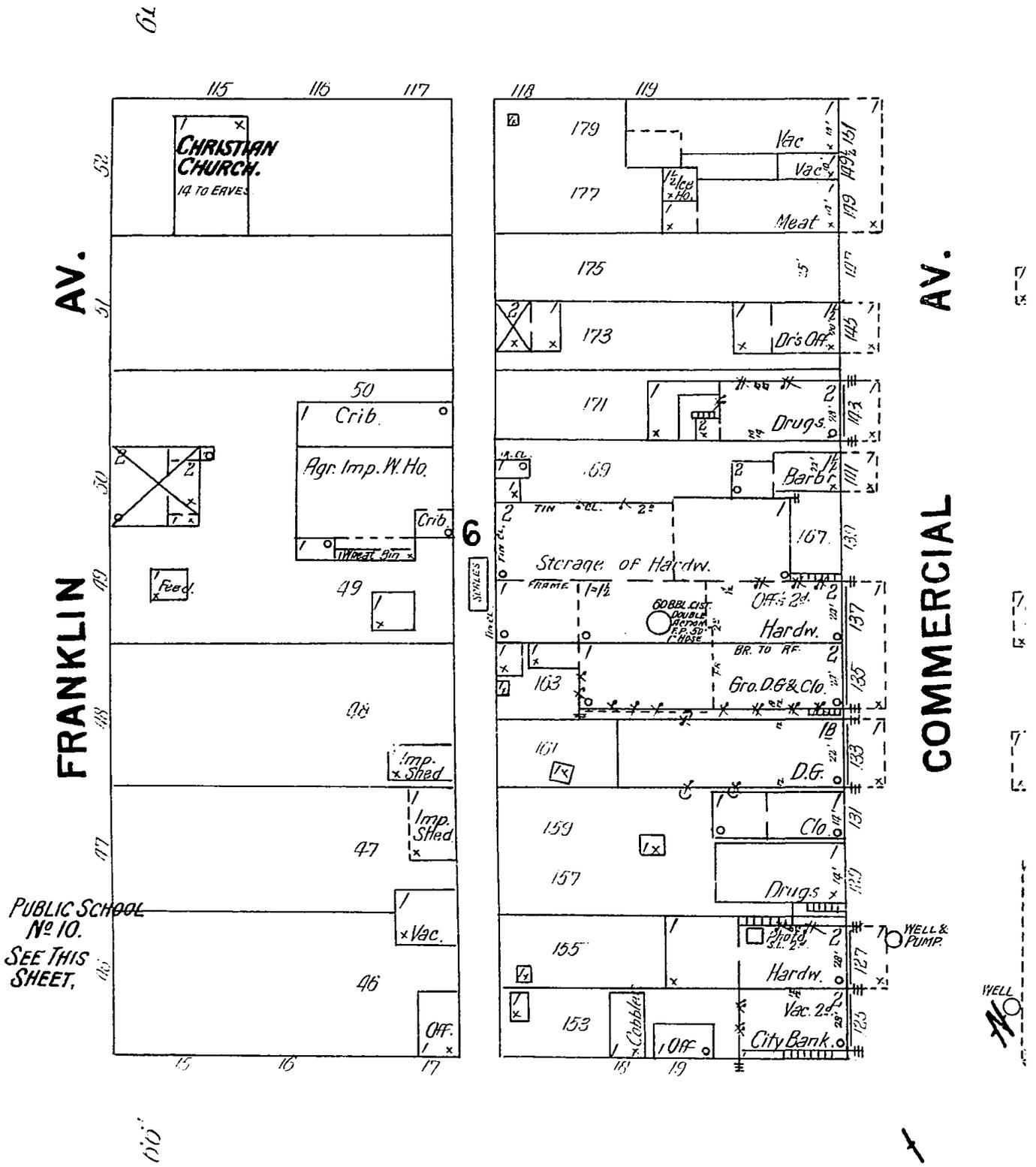
FRANKLIN

SEE DETACHED FOR PUBLIC SCHOOL.

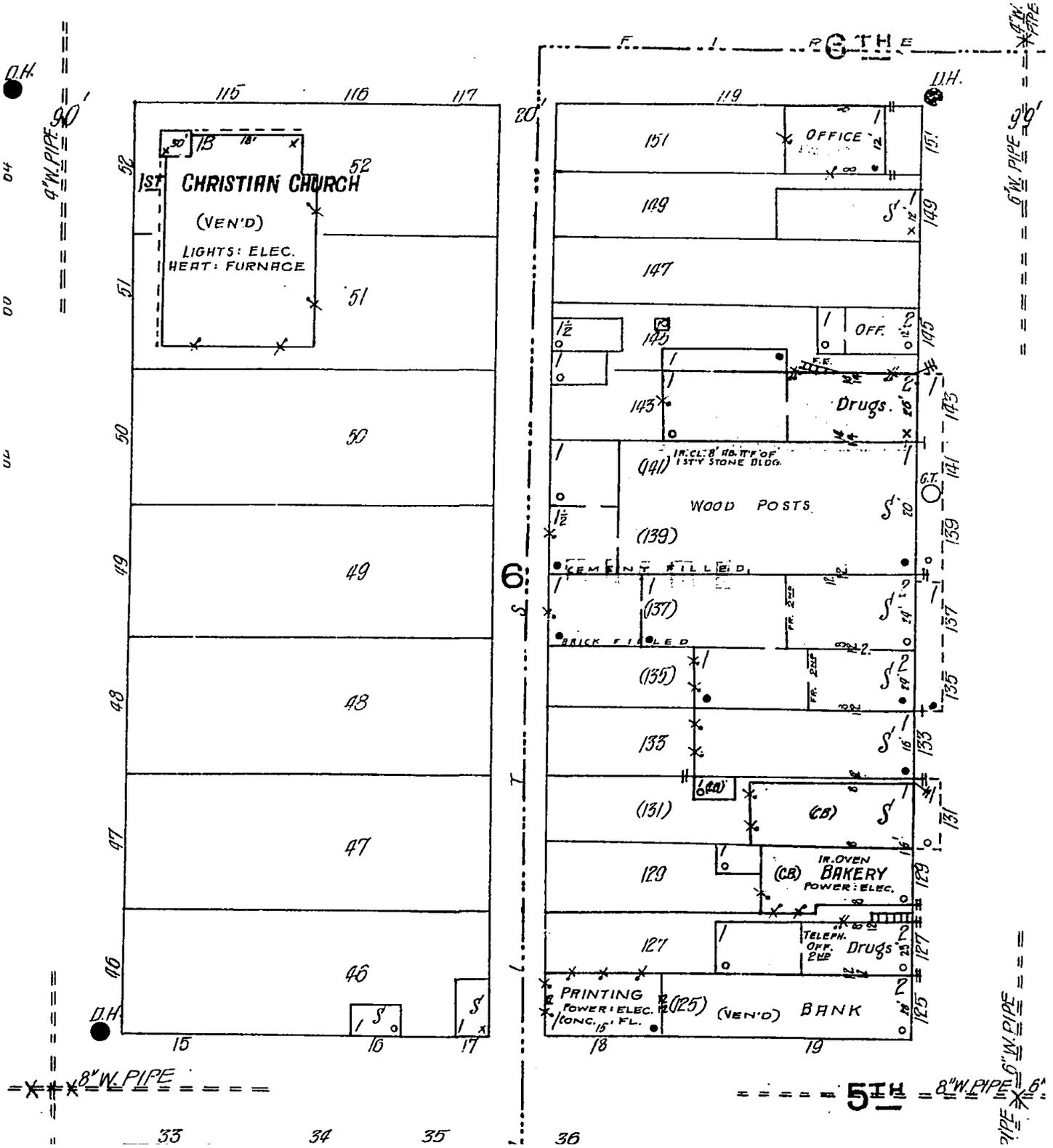


AV.

COMMERCIAL

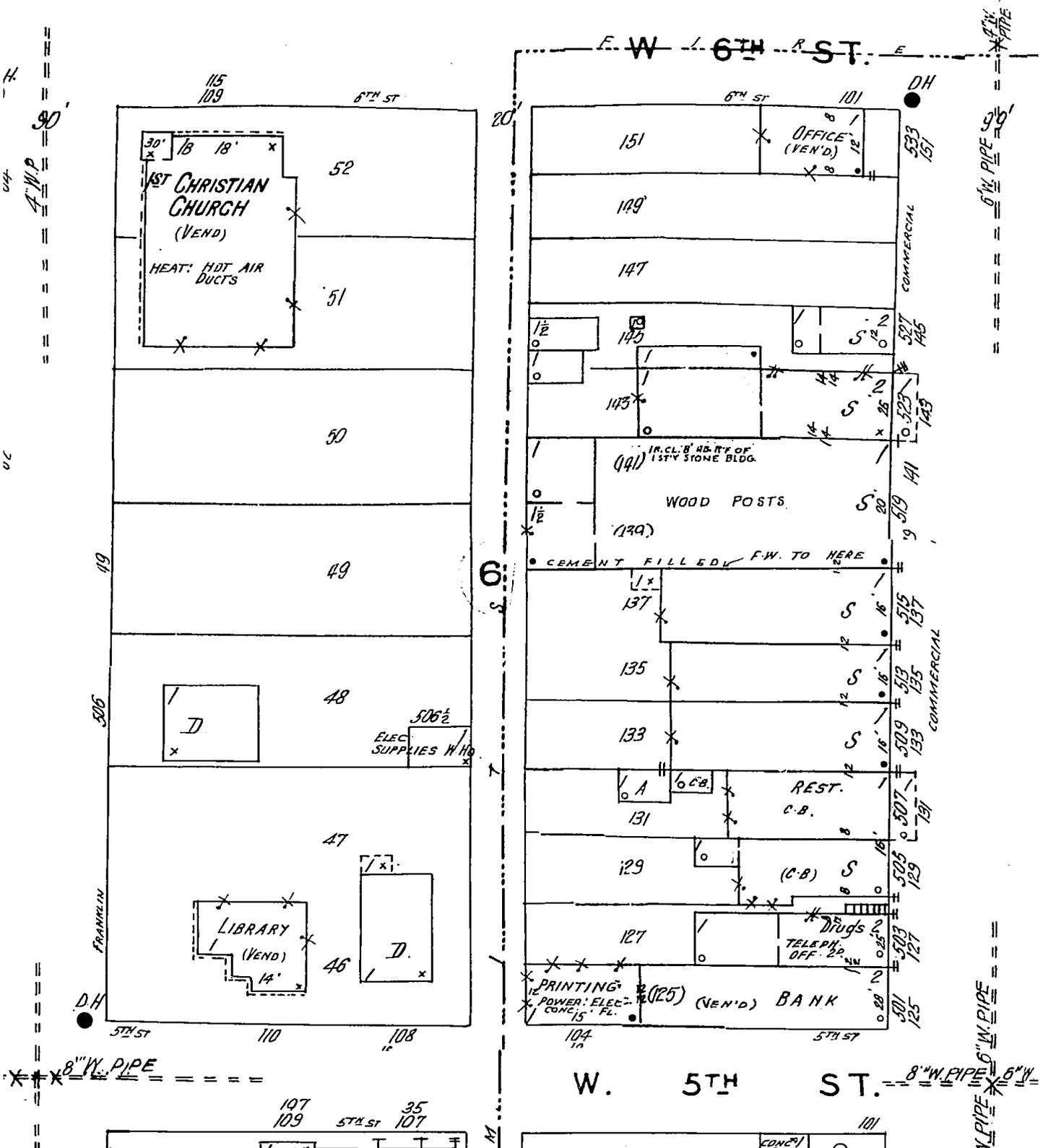


1899 Sanborn Map



1926 Sanborn Map

KANSAS



1940 Sanborn Map

Property Owners

1. 501 N. Commercial (Sedgwick State Bank)

Jaci Reimer, City Administrator
City of Sedgwick
511 N. Commercial Ave
Sedgwick ,KS 67135

2. 503 N. Commercial

Edward E. and Beth Kingsley
The Real Estate Company
317 W. 2nd
Halstead, KS 67056

3. 505-507 N. Commercial

Jaci Reimer, City Administrator
City of Sedgwick
511 N. Commercial Ave
Sedgwick, Kansas 67135

4. 511 N. Commercial

Jaci Reimer, City Administrator
City of Sedgwick
511 N. Commercial Ave
Sedgwick, Kansas 67135

5. 513 N. Commercial

James and Deborah Elmore
513 N. Commercial Ave
Sedgwick, Kansas 67135

6. 513 N. Commercial

James and Deborah Elmore
513 N. Commercial Ave
Sedgwick, Kansas 67135

7. 519 N. Commercial

Ted and Janelle Brunner
519 N. Commercial Ave
Sedgwick, Kansas 67135

8. 521 N. Commercial

Judith and Rodger Gutzmer
PO Box 391
Sedgwick, Kansas 67135

9. 523 N. Commercial

Jaci Reimer, City Administrator
City of Sedgwick
511 N. Commercial Ave
Sedgwick, Kansas 67135

10. 102 W. 5th

Stefanie Brown
414 Franklin Ave
Sedgwick, Kansas 67135