

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

East Douglas Avenue Historic District

Name of Property

Wichita, Kansas

County and State

Name of multiple listing (if applicable)

Section number N/A Page 1

Proposed Amendment to East Douglas Avenue Historic District – Wichita, Sedgwick County, Kansas

The owner of the building at 141 S. Rock Island Avenue requests amendment to the boundaries of the East Douglas Historic District by extending the east boundary one-half block east from Mead Avenue to include the 100 block of South Rock Island Avenue (See Figures 8 & 9, pp. 15-16). This additional area would add two contributing buildings and one non-contributing building to the district. A neighborhood context and summaries of the buildings are provided below (See Figure 2, p. 9).

Section 7: Inventory of Properties

Neighborhood Context and History

The 100 block of South Rock Island Avenue, platted as the Rock Island 2nd Addition in 1886, is an extension of two extant historic areas located along or near rail lines one mile east of central downtown Wichita.¹ These areas now comprise the *East Douglas Avenue National Register Historic District* and the *Warehouse and Jobbers National Register Historic District*. The warehouse at 141 South Rock Island Avenue was identified in a recent survey as potentially eligible for nomination to the National Register, most realistically by extending the boundary of the East Douglas Avenue Historic District to include it as a contributing resource.

The East Douglas Avenue Historic District nomination refers to East Douglas Avenue as the most significant historic commercial corridor in Wichita lined with buildings associated with a range of commercial enterprises. The Rock Island railroad line anchors the district with commercial warehouses on either side. Most buildings in the district are two- to three-story commercial blocks facing on Douglas which originally contained storefronts, restaurants, and hotels that served several adjacent railroad depots (Union Station and the Rock Island Passenger Depot are extant and are contributors to the district). South of Douglas Avenue, other contributing buildings filled a different niche as wholesale warehouses that were commercially connected to the railroad and nearby businesses. On the west side of the railroad line, contributing warehouses include the Wichita Wholesale Grocery Company (619-629 E. William), the National Biscuit Company and Wichita Coffee Roasting Company (214-216 S. Commerce), and the Gorvin Flour & Grain Company (220 S. Commerce).

Extending the boundary to the 100 block of South Rock Island Avenue allows for the inclusion of warehouses lining the *east* side of the railroad line, thus providing a more complete representation of the wholesale warehouse area immediately surrounding the rail line. Not only are the histories of these historic warehouses along South Rock Island Avenue intertwined with one another, but they physically resemble others nearby in materials, architecture, and function.

801 E. Douglas Avenue, Cox Communications (2000). Non-contributing

This 49,223 square foot building faces Mead Avenue but is addressed as 801 E. Douglas Avenue

¹ Sedgwick County Plat Maps. On file at Metropolitan Area Planning Department, City of Wichita. Accessed online at <http://gis.sedgwick.gov/view/plats/> (accessed 17 January 2011).

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because it is on a parcel associated with a building that faces Douglas Avenue. The non-contributing building was constructed in 2000, which is outside of the district's period of significance. It is a windowless, two-story structure built of cast concrete panels that have incised, geometric designs as ornamentation for the square building. The building is freestanding and has a flat roof. The west elevation contains the public entrance to the building; there are assorted employee exit and fire doors on the other elevations.

141 Rock Island Avenue, Richardson Produce Co. Warehouse (1901; c. 1910-1914). *Contributing*

This warehouse was built in the early 20th century as wholesale houses were going up to the north and south of Douglas Avenue. The warehouses were situated along railroad lines that spanned Wichita near the center of town creating a viable wholesale district. The 100 block of South Rock Island developed rapidly around the turn of the 20th century. The warehouse was located "within 150 yards of the three trunk line freight depots and within easy access to the fourth."² The trunk line railroad tracks that once traversed Rock Island and Mead Avenues have been removed and paved streets are now in place immediately on the east and west sides of the Richardson warehouse.

The building presently known as 141 S. Rock Island Avenue was built in two phases. The south half was built in 1901 and the north half, which was addressed as 139 South Rock Island, was built sometime between 1910 and 1914.

Isaac N. Hockaday built a three-story wholesale hardware house at 155 Rock Island Avenue in 1901. Simultaneously, he erected nearby a small warehouse which is now the south section of the building at 141 Rock Island Avenue (See Figure 7, p. 14). In 1910, the Aaron Poultry Company took ownership of 141 Rock Island and occupied it until 1913. The next known occupant was the J. H. Jacks and Company Poultry House, which is documented on the 1914 Sanborn map (See Figure 4, p. 11). By this time, the north half of the present building had been erected, and the two buildings were internally integrated with passage on both floors. For many years, the building was occupied by a variety of tenants in both sections. Finally, in 1937, two long-term tenants moved into the building – City Produce Company and the R. R. Richardson Produce Company. Ultimately, the Richardson company took over both sections. Once two buildings with separate addresses, they have long been used as one building with one address.

This two-story painted brick building is a two-part commercial block with a flat roof.³ It faces east overlooking South Rock Island Street. Although the building was built in two phases, the façade is uniform and appears intentionally unified by the cornice. An iron structural beam visually separates the first and second stories of both the north and south sections. The later north section is nearly a mirror image of the early south section. The north section features two bays defined by full-height brick pilasters. There is a garage bay and infilled storefront on the first story and five windows on the second floor. They are double-hung wood sashes, except for the south window, which is a single-pane with a

² *Wichita Eagle*, 22 September 1901.

³ Two-part commercial blocks distinguish the storefront level from the upper levels and were typically built to house a commercial business in the lower level and storage, offices, or living quarters above. Richard Longstreth, *Buildings on Main Street* (Walnut Creek, CA. Alta Mira Press, 2000), 24.

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wood sash.

The south section features two bays defined by full-height brick pilasters. There is a storefront and garage bay on the first story and six double-hung wood sash windows on the second story. The existing garage doors are modern overhead doors – one wood and the other vinyl, and it is unknown if these garage bays are original openings.

When built c.1910-1914, the north wall of the building featured windows on the first and second stories. According to Sanborn maps, a building was erected to the north and this wall became a party wall sometime between 1903 and 1914 (See Figures 3 and 4, pp. 10-11). The adjacent building was demolished after 1950, and today, there is no fenestration or ornamentation on building's north (side) elevation. It does, however, feature a non-historic painted mural which will be obliterated during rehabilitation.

The west elevation faces South Mead Avenue along which the trunk line tracks once traversed. Although no longer extant, a wood platform originally spanned the west elevation.⁴ The two sections of the building are more easily discernible here than on the east elevation. Also, there have been more alterations to this west elevation. The older south section has an in-filled vehicle bay with two window openings on the first story; there are four segmental-arch windows on the second story, only one of which retains the historic 1/1 wood sashes. Two window openings have been filled in with brick. The later north section retains the historic wood freight door, but two adjacent windows have been filled in. The second story features four segmental-arch windows – all with triple rowlock arched lintels.

The building's south elevation is a party wall with the three-story brick warehouse building at 155 South Rock Island Avenue.

155 S. Rock Island Avenue,⁵ Arctic Ice & Cold Storage/Weaver Commission Company Building
(1907, 1922, 1944). *Contributing*

This three-story brick warehouse is now a combination of one complete building and a remnant of another. The two structures have had shared use since 1907.⁶ They were built at the same time; the south ell is what remains of a larger adjoining warehouse that is no longer extant.

The north section was constructed by the Arctic Ice and Refrigerating Company on Lots M and N in an expansion project of an existing warehouse on Lots O, P, 1, 3, and 5 of the Rock Island 2nd Addition.⁷ The south section was part of the original warehouse, which Arctic Ice purchased when Hockaday Hardware Company vacated it. Arctic Ice leased the lower two floors of the north building to the Weaver Commission Company from 1909 to 1915. The building remains in its original configuration.

⁴ This is noted on the 1914, 1935, and 1950 Sanborn maps. See figures 2, 3, and 4.

⁵ Sanborn Maps, Building Permits, and City Directories show variations on numbered addresses on South Rock Island Avenue over the years; lot numbers help to identify the exact properties.

⁶ Sanborn Map, 1914, Sheet 157.

⁷ *Wichita Beacon*, 4 May 1907, p. 6. Accessed in "The Tihen Notes", <http://specialcollections.wichita.edu>.

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The south section underwent remodeling in 1922 and rebuilding again in 1944, which resulted in its present form.⁸

North Section

This brick building sits on a high foundation with a stone water sill; a 72-inch brick firewall above the roof forms the parapet.⁹ A simple corbelled belt course at the cornice level and pilasters form the only ornamentation on the east and west elevations of the building.

The north section's east elevation faces South Rock Island Avenue. Pilasters at the corners are full-height to the top of the parapet. Three pilasters rise to cornice height and divide the front elevation into four bays. All original fenestration openings are in place with segmental arch lintels and stone sills. New one-over-one and two-over-two sashes in the windows on the second and third stories have replaced the original sashes. At grade, one recessed entryway with a three-over-three transom window is intact, although the non-original wood door is deteriorated and the entry has been covered with a new metal security door. One window on the ground floor and one loading door are each filled with brick. The pilaster on the southeast corner of this building flares slightly at the base; this slight variation indicates that although the north and south buildings shared a party wall, their east elevations were not exactly flush. The Arctic (south) building apparently was recessed from the street enough to allow this small design element on the front of the Weaver building (north).

A portion of the party wall between the north and south sections is visible because much of the original south building is gone. The south elevation of the north building contains two original door openings, one person-entry, and one loading doorway on the first floor level, now bricked in. One window on the second floor with sill and arched lintel is also bricked in. Concrete has been plastered on the upper portion of the third floor, extending to the top of the firewall parapet. This treatment may have been done when a remodeling project reduced the height of the original three-story building to two-and-one-half-stories.¹⁰

The west elevation (facing Mead Avenue where railroad tracks formerly passed by) is similar to the east with four pilasters, corbelled cornice band and triple rowlock arched window openings with brick infill. The six-foot high parapet wall is partially intact. The center bay has been cut away down to the roof level leaving unevenly carved, sloping edges in the remaining pieces of the wall. The west elevation is divided into three bays with uniform distribution and size of windows on the second and third floors; each bay has one double-hung, four-over-four window with the section below the arched lintel being covered with sheet metal. On the first story, a new person-entry doorway has been inserted in the center bay. The two loading doors in the north and south bays are filled with brick. An original concrete loading dock spans the west elevation.

The building's north elevation adjoins the two-story brick warehouse at 141 S. Rock Island. The corbel

⁸ Building Permit Application, Metropolitan Area Planning Department, City of Wichita; Sanborn Map, 1950, Sheet 19 [notation on map records re-built date].

⁹ Sanborn Map, 1914, Sheet 157.

¹⁰ Sanborn Map, 1950, Sheet 19.

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cornice band extends around the building on this side; there is no fenestration on the north. Painted ghost writing appears on the brick parapet wall but is indistinguishable.

South Section

There are six bays on the east-facing elevation divided by five full-height pilasters. The bay on the southern end projects outward from the building slightly to accommodate an original interior elevator shaft. The south elevation also features a full-height elevator shaft. The only opening in the entire elevation is a pedestrian door at grade that is now bricked in. Concrete application on the upper portion of the wall indicates the height of the two-and-one-half-story portion of the original building, now demolished.

The west elevation faces Mead Avenue. Seven pilasters rising to the height of the corbelled cornice create six bays on this elevation. Each bay on all three floors contains a window or loading door with triple rowlock arched lintels that match the windows on the adjacent north section and the building at 141 Rock giving a unified design to the street-wall that faced the railroad tracks and Union Station beyond. An original concrete loading dock spans the wall and connects with the loading dock of the adjacent north section.

Section 9: Major Bibliographical References

- Books**
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 - Longstreth, Richard. Buildings on Main Street. Walnut Creek: Alta Mira Press, 2000
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- Articles**
(Electronic)
- Tihen, Dr. Edward N. "The Tihen Notes". Transcribed by Wichita State University Libraries, Department of Special Collections. Annotated newspaper articles from the Wichita Eagle and the Wichita Beacon. Accessed online at http://specialcollections.wichita.edu/collections/local_history/tihen/index.asp
 - Brick and Clay Record. Chicago, Kenfield Publishing Co, Vol 28, Jan 28, 1908, No 1:288. Accessed online at <http://books.google.com>
- Maps**
- Sanborn Fire Insurance Company. Maps for Wichita, Kansas 1897, 1903, 1914, 1935, 1950. Accessed online at <http://www.kclibrary.org/databases>
 - Sedgwick County Plat Maps. On file at Metropolitan Area Planning Department, City of Wichita. Accessed online at <http://gis.sedgwick.gov/view/plats/>, Jan 17, 2011.
 - Building Permit Applications. On file at Metropolitan Area Planning Department, City of Wichita

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Section 10: Geographical Information

Verbal Boundary Description

Beginning at the midpoint of the intersection of East Douglas Avenue and Rock Island Avenue, proceed south 870 feet along the front property lines of 801 E Douglas, 141, and 155 S Rock Island.¹¹ Proceed east 165 feet to property line on east side of South Mead Avenue; and proceed south 206 feet on S. Mead. Proceed west 475 feet, crossing railroad tracks to property line on west side of South Santa Fe Avenue; north 200 feet on S. Santa Fe and west 120 feet on south property line of 222 S. Santa Fe. At South Commerce Street, proceed 350 feet north along east property line of 222, 220, 216, 214, 208 S. Commerce, and 619 E. William Street. Proceed west 230 feet along north property line of 202 S. Commerce and crossing South St Francis Avenue to east property line of 525 E. Douglas. Proceed north 120 feet to alley at midpoint in block. Proceed west 180 feet in alley along south property lines of 507-525 E. Douglas; south 25 feet; west 110 feet; north 25 feet. Proceed west 170 feet, crossing South Emporia Avenue, following south property lines of 417 and 423 E. Douglas and 105 S. Emporia. Proceed north along west property line of 417 E. Douglas to the north property line of the same parcel. Proceed 130 feet west on Douglas Avenue along north property line of 415 and a portion of 401 E. Douglas. Proceed 210 feet north, crossing Douglas Avenue and following west property line of 412 E. Douglas to alley on north. Proceed east 665 feet in alley along north boundary lines of 412-430 and 500-530 E. Douglas, crossing North St Francis Avenue to east property line of 114 S. St Francis. Proceed north 230 feet along west property lines of 114, 122, 126, 130, and 134 N. St Francis; east 125 feet on north property line of 134 N. St Francis to alley; south 230 feet on east property lines of the 114-134 N. St Francis properties to alley. Proceed east along alley 760 feet following north property lines of 618-630 E. Douglas, crossing North Santa Fe Avenue and railroad tracks, along north property lines of 704-720 E. Douglas, crossing North Mead Avenue, and following north property lines of 800-808 E. Douglas. Proceed south 195 feet to beginning point at intersection of E. Douglas Avenue and Rock Island Avenue.

Boundary Justification

Extending the district boundary to the 100 block of South Rock Island Avenue allows for the inclusion of warehouses lining the *east* side of the railroad line, thus providing a more complete representation of the wholesale warehouse area immediately surrounding the rail line. Not only are the histories of these historic warehouses along South Rock Island Avenue intertwined with one another, but the physically resemble others nearby in materials, architecture, and function.

¹¹ Property address number 165 is shown on some maps; it is now addressed as part of 155 S. Rock Island

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Photograph Log

Name of Properties: **1. Richardson Produce Company Warehouse**
2. Weaver Commission Company/Arctic Ice & Cold Storage Company
3. Cox Communications Kansas LLC

City or Vicinity: Wichita

County: Sedgwick State: KS

Photographer: Barbara R. Hammond

Date Photographed: 04/03/2011 Views are indicated on Figure 1

Photo # 141 S. Rock Island Avenue, Richardson Produce Company Warehouse

- 1 East elevation, looking west
2 North elevation, looking southwest
3 West elevation, looking east

155 S. Rock Island Avenue (north section)

Weaver Commission Company Warehouse

- 4 East elevation (front) looking west from Rock Island Avenue. Original, recessed entry way with transom visible. Adjoins Richardson building (141 S Rock Island on north)
5 East elevation looking southwest. New security door obscures original doorway.
6 Combined view (Weaver on north adjoins Arctic Ice on south). East and south elevations looking northwest from Rock Island Avenue. Concrete demarcation where former 2 ½-story segment of Arctic building was removed. Richardson building at far right.

155 S. Rock Island Avenue (south section)

Arctic Ice & Cold Storage Company Warehouse

- 7 West elevations, looking northeast from Mead Avenue. Pilastered wall of Arctic building at right; cutaway parapet wall on Weaver building at center; two segments of Richardson building left of center; non-contributing Cox building at far left.
8 Detail, west elevations of Arctic section at right and Weaver section at left; original concrete loading dock spans both sections.

801 E. Douglas, Cox Communications Kansas (non-contributing)

- 9 West elevation (front) looking northeast on Mead Avenue. Partial view of Richardson building at right.
10 West elevation with front entrance, looking east from Mead Avenue. North elevation of Richardson building at right.
11 South elevation looking southwest from parking lot.

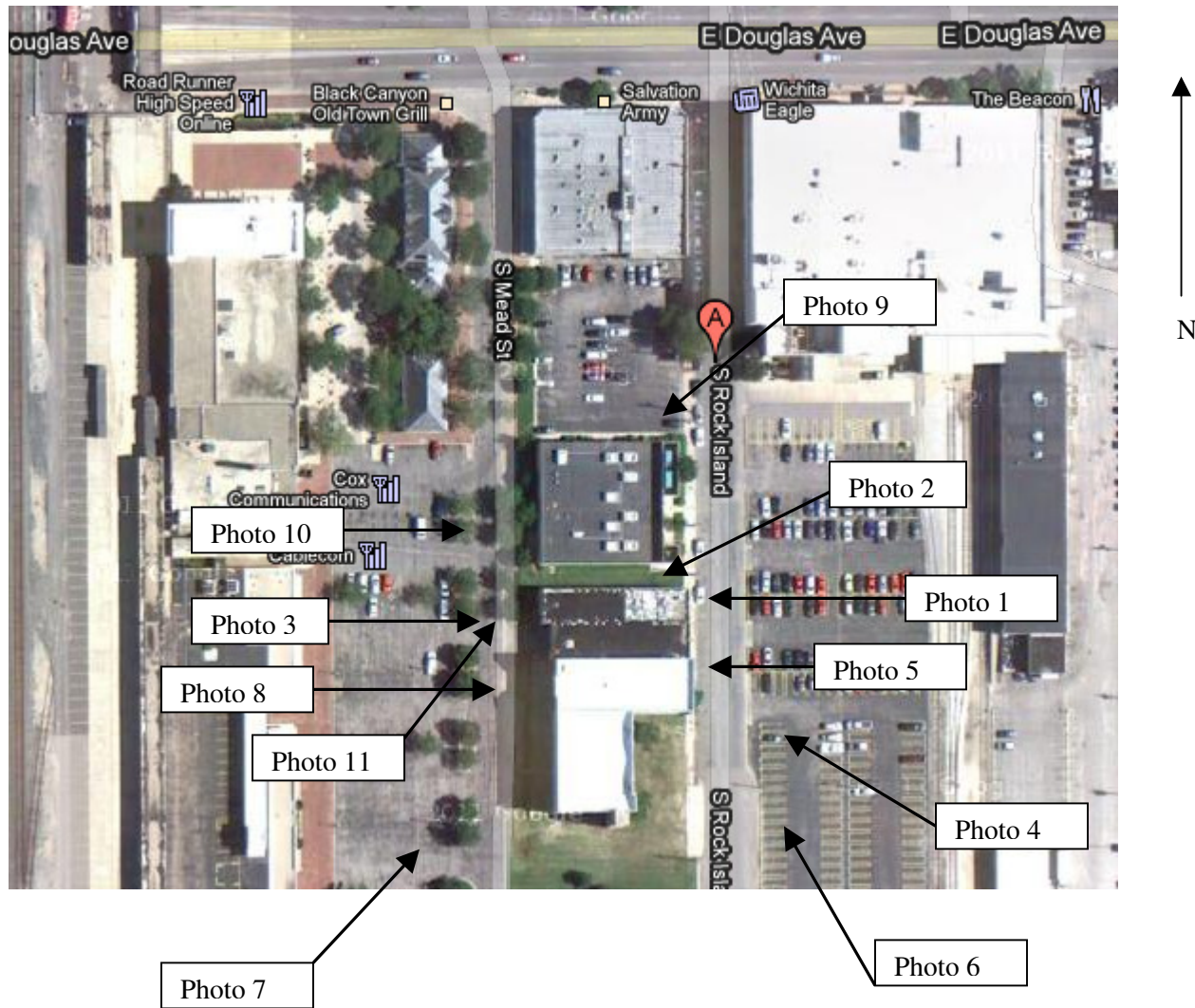
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Figure 1: Map of Photo Views



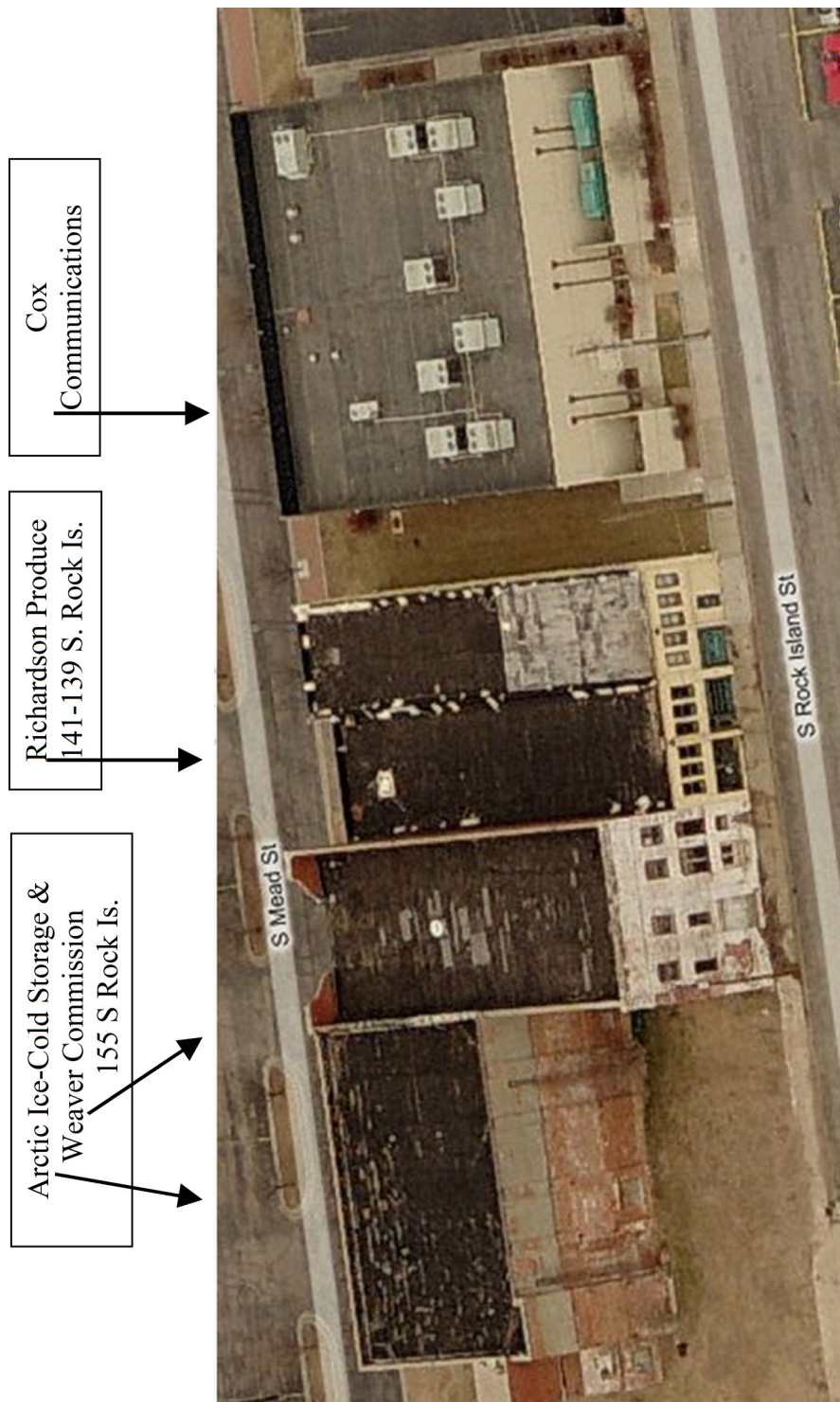
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Figure 2: Birdseye View of South Rock Island Avenue



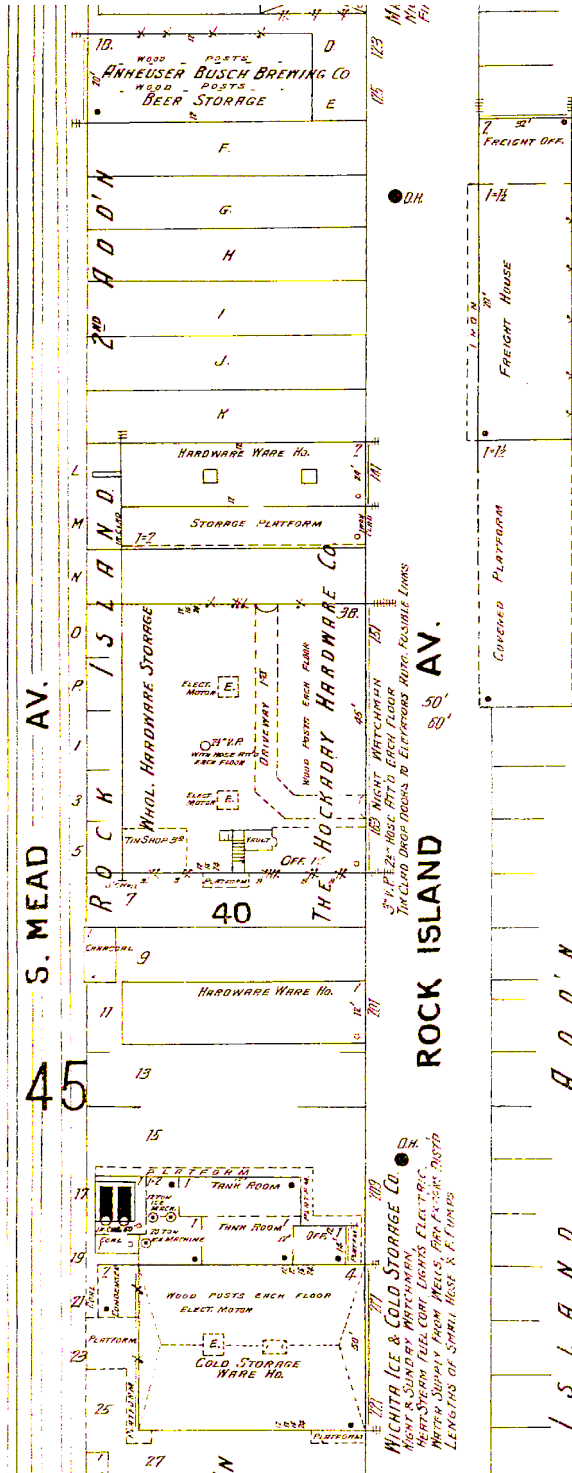
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Figure 3: Sanborn Map, Wichita, KS, 1903 (sheet 47)



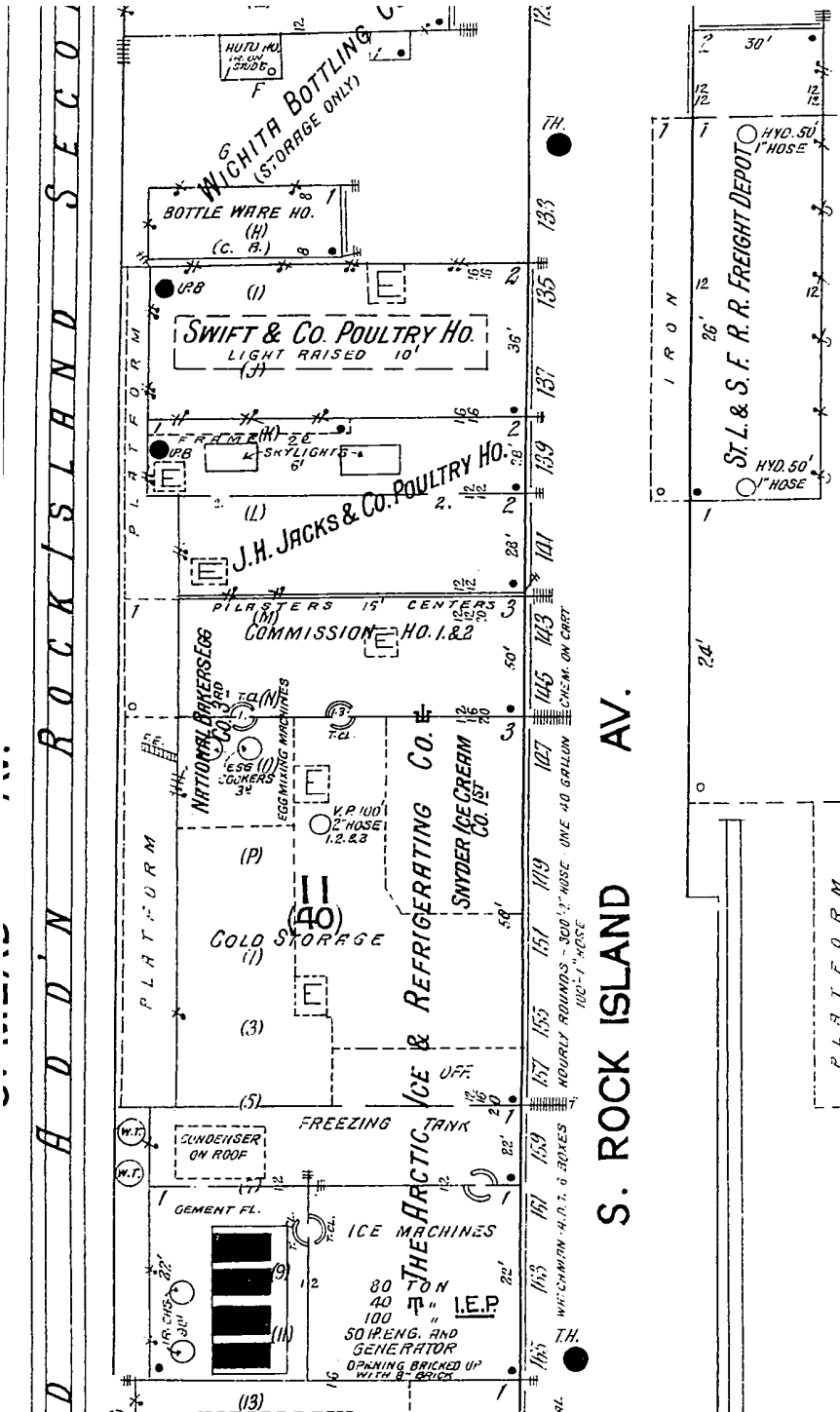
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Figure 4: Sanborn Map, Wichita, KS, 1914 (sheet 157)



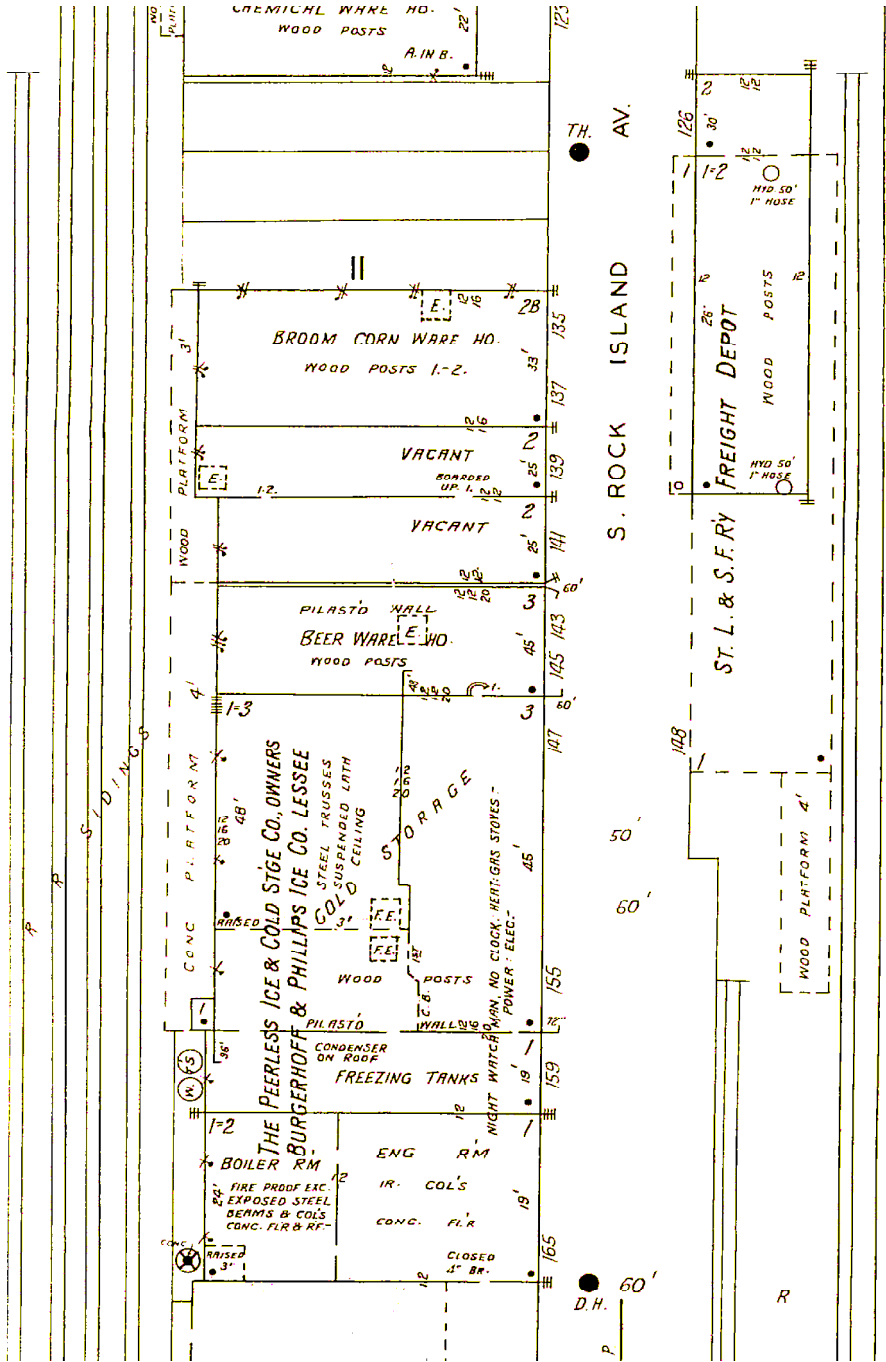
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Figure 5: Sanborn Map, Wichita, KS, 1935 (sheet 19)



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Figure 7:

This is the only known image that represents the 141 S. Rock Island building (small building at right). Artist's rendering; not known if artist made the drawing before the building was complete, if it was drawn from imagination or from memory, or whether it is a faithful rendering of the actual architectural features.

The drawing was published on the day of the grand opening for the Hockaday Hardware Company. Wichita Beacon, Sept 22, 1901:1

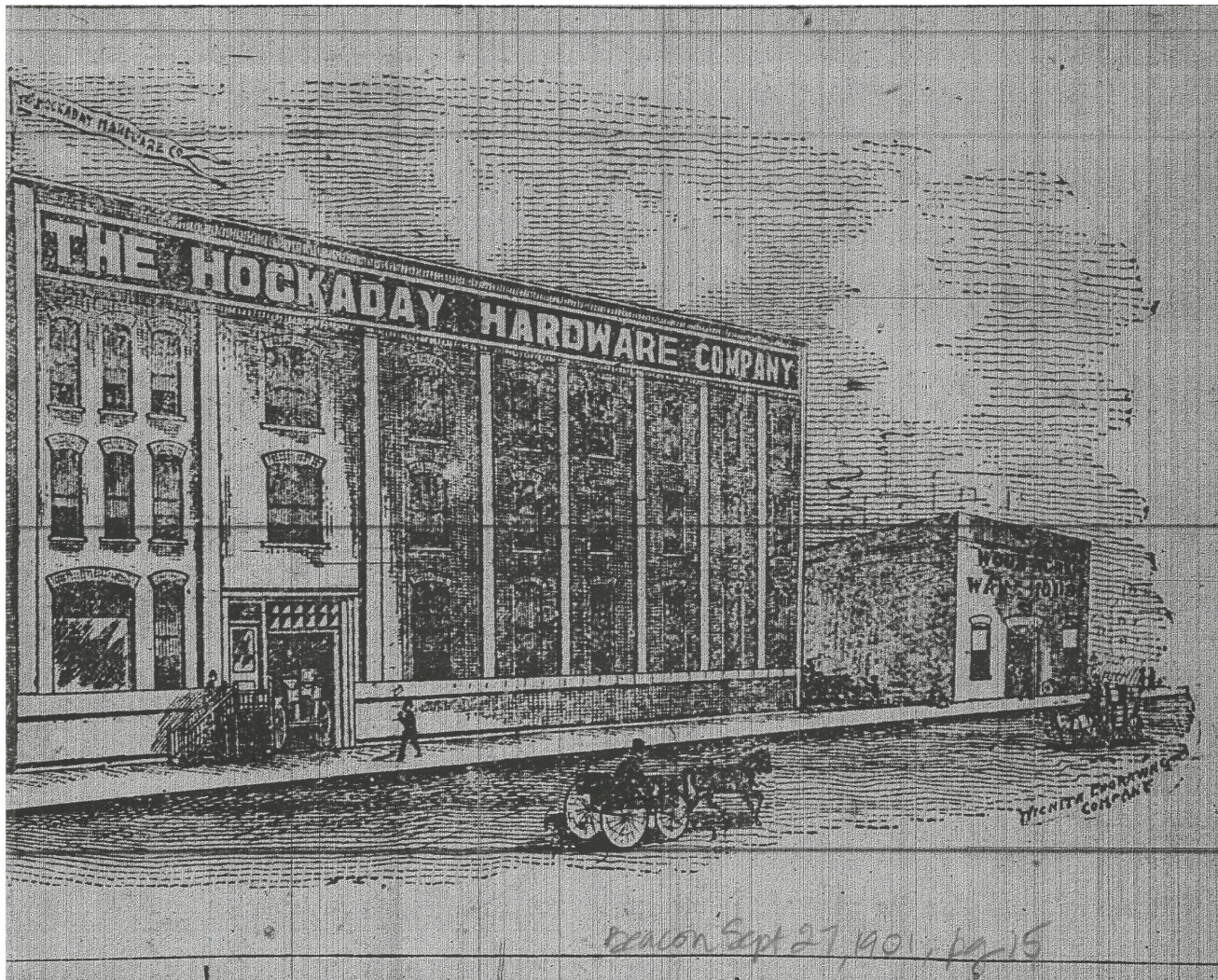


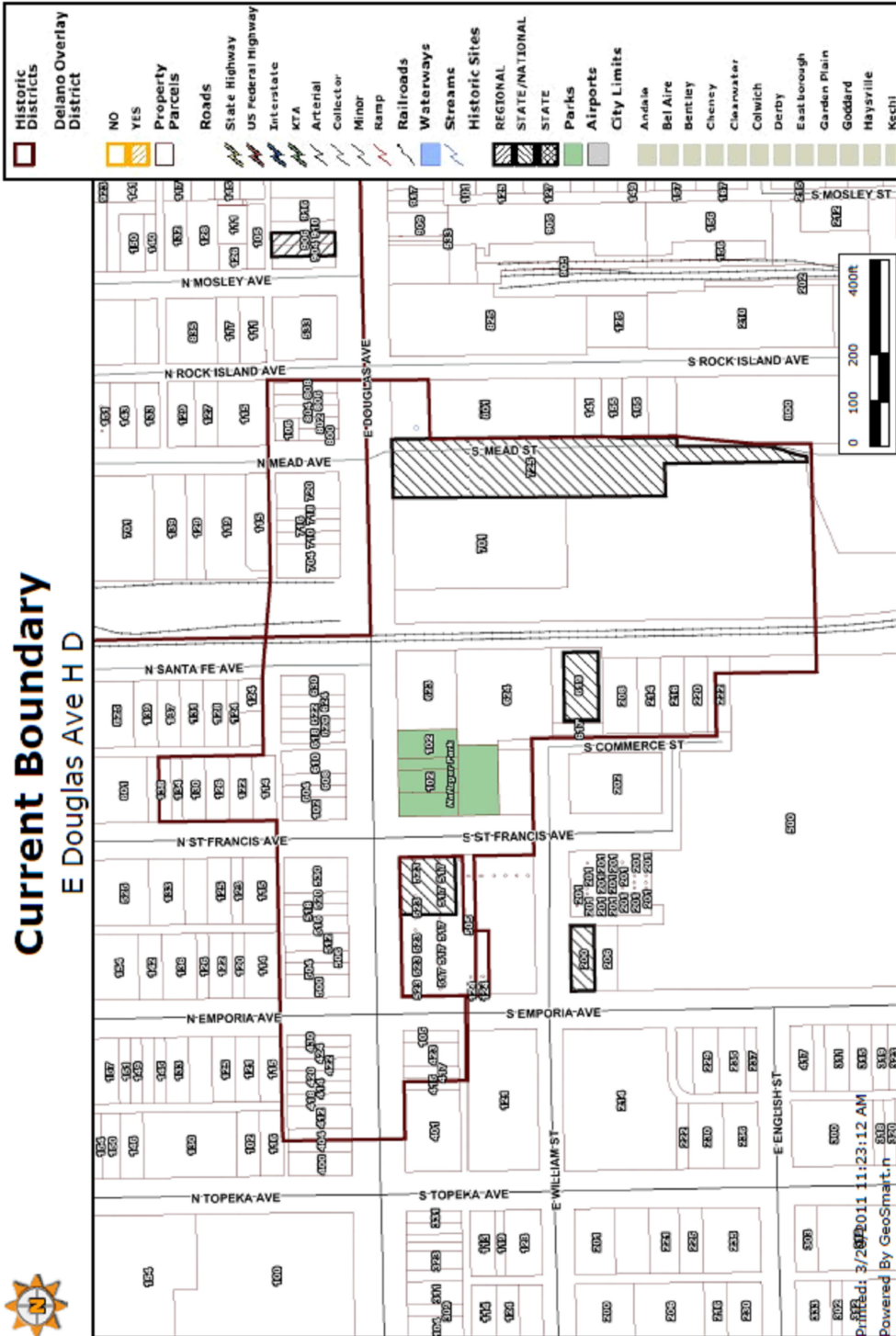
Figure 8: Current Boundaries of East Douglas Historic District

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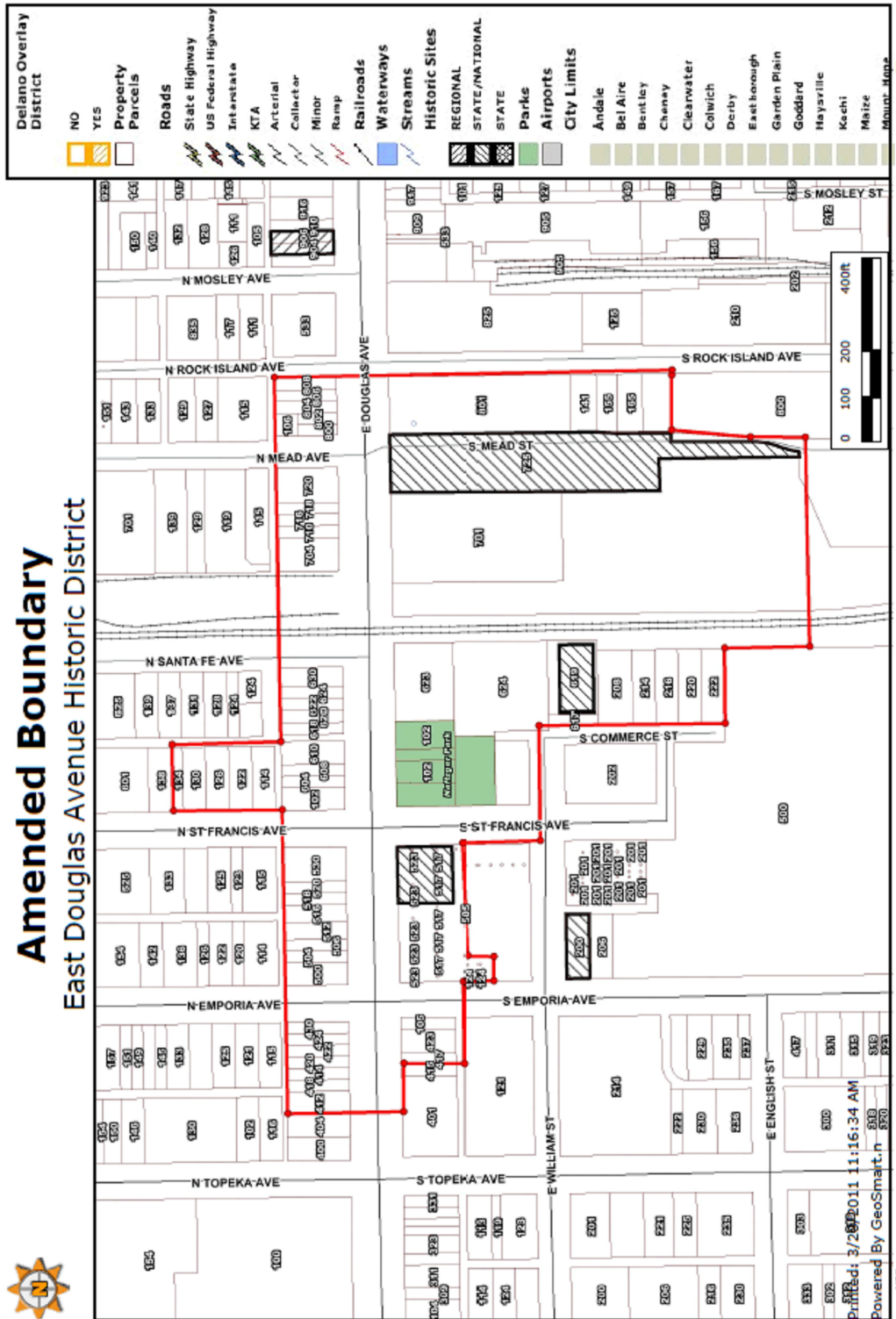
Figure 9: Proposed Boundary for Amended East Douglas Historic District

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