



Register of Historic Kansas Places Registration Form

This form is for use in nominating individual properties and districts. The format is similar to the National Register of Historic Places form. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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 entries and narrative items on continuation sheets. Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name McClellan Hotel

Other names/site number _____

Name of related Multiple Property Listing _____

2. Location

street & number 229 E. William Street not for publication

city or town Wichita vicinity

state Kansas code KS county Sedgwick code 173 zip code 67202

3-4. Certification

I hereby certify that this property is listed in the Register of Historic Kansas Places.

Applicable State Register Criteria: X A ___ B ___ C ___ D

Signature of certifying official/Title Katrina Ringler, Deputy SHPO

June 1, 2024

Date

Kansas State Historical Society

State agency

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public - Local
- public - State
- public - Federal

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

- building(s)
- district
- site
- structure
- object

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

Contributing	Noncontributing	
1	0	buildings
		district
		site
		structure
		object
1	0	Total

Number of contributing resources previously listed in the State Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: hotel

COMMERCE/TRADE: Specialty Store

Current Functions

(Enter categories from instructions)

COMMERCE/TRADE: Business, Restaurant,
Vacant

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19th AND EARLY 20th CENTURY

AMERICAN MOVEMENTS: Commercial Style

Materials

(Enter categories from instructions)

foundation: Concrete

walls: Brick

roof: Synthetic

other:

Narrative Description

Summary Paragraph

Located at the southwest corner of East William and South Broadway in downtown Wichita, the McClellan Hotel is a five-story steel and concrete structure with brick exterior walls with concrete detailing. The long rectangular form is distinguished by a canted northeast corner, a flat roof with projecting cornice at the base of the parapet and regularly-spaced paired windows on the upper floors of the street facades. The building was designed with, and retains, eight storefront bays along the north street facade and three on the east. The canted entrance serves the northeast storefront bay while the primary building entrance occurs in bay four from the east, on the north facade. The north entrance leads to a lobby that serves the upper floors (original hotel).

The interior of the building, configuration and finishes, dates to a 1983-84 remodeling when the building was converted to offices on the upper floors and a single restaurant on the ground floor. The existing ground floor provides two separate commercial spaces, a restaurant is located in the space west of the lobby. The 1980s project also included installation of replacement storefronts and upper windows, maintaining the original masonry openings. The McClellan Hotel retains a sufficient level of historic integrity to convey its original design and commercial function.

Elaboration

Context

The McClellan Hotel is located one block south of Douglas Avenue and the southwest corner of S. Broadway and E. William, the primary address being 229 E. William. Historically, the ground floor had seven storefront bays separate from the hotel lobby; addresses included 219, 221, 223, 225 E. William and 201, 203, 205 S. Broadway. The hotel is free-standing with the north and east facades facing William and Broadway respectively. A narrow alley is located west of the building between the hotel and Sutton Place to the west. A paved lot currently used for parking is in place south of the building spanning from the hotel to the Petroleum Building at 223 S. Broadway. The McClellan Hotel sits in a busy urban area composed primarily of multi-story commercial buildings and parking lots. The Kansas College of Osteopathic Medicine opened in the recent past occupying a number of existing historic buildings (Innes Building and Sutton Place) north and west of the hotel. This new facility has spurred significant interest and development activity centered around Douglas and Broadway.

Exterior

Built in 1923, the hotel is a five-story steel structure with concrete floor and roof slabs and brick-faced tile block curtain walls. The building has a flat roof with membrane and brick parapet that was reconstructed in the 1983. An elevator penthouse projects a full story above the roof near the center of the building on the south side. A decorative metal cornice is located on the upper facade at the base of the parapet.

The building is a narrow rectangular form, three bays in width on the east and nine bays on the north with a full-height canted corner bay on the northeast. On the north and east street facades, each bay on the upper floors is defined by paired 6/6 fixed replacement windows in the original masonry openings. Original windows were 6/1 double-hung units (from renderings, not photographs). The northeast angled corner also has a pair of windows on each of the upper floors. The west alley facade has single windows in each bay contrasting with paired windows on the street facades. The rear/south facade originally had eighteen single windows on each of the upper floors. The east three bays extend slightly beyond the main south facade originally with a single window per floor in this projecting section. Most of the south windows were infilled with brick as part of the 1983 remodeling and have since been painted to look like windows. Two single windows remain at the west end of the south facade and a single window is extant in the 13th opening from the west end corresponding to the elevator lobby on the upper floors. All other openings are infilled. Ground-floor openings have also generally been infilled with only the rear entrance remaining.

The exterior facade is painted brick all around the building. Concrete columns with ornate perimeter detailing divides the ground level on the street facades into storefront bays with a projecting lower cornice with dentils separating the storefront from the upper facade. The corner of the building has a concrete entablature inscribed 'McClellan 1923.' A non-historic flat boxed canopy extends between the entry doors and transom. This corner entrance has always served the corner storefront/commercial space, not the hotel itself. According to Sanborn Fire Insurance Maps, three storefront bays were located across the front/east facade extending three bays deep on the north facade. The fourth bay from the east, on the north facade was and continues to be the primary building entrance to the hotel lobby which aligns today with north and south entrances. Four additional storefront bays are in place west of the hotel entrance along the north facade. By 1950, the northwest storefronts had been combined into two retail spaces; the three small retail spaces remained on the east. Today, the ground floor is configured for two commercial spaces – one on the east and one on the northwest. The

primary hotel entrance remains in bay four. Early images show that the entrance had multi-light display windows and a pair of doors with multi-light glass lights and a flat metal canopy spanned the width of the entry bay. A flat canopy is extant that appears to be a former replacement. The entry bay is recessed, comprised of paired replacement doors with side display windows over a wood bulkhead.

Historically, the storefront bays were traditional three-light display windows over a simple concrete bulkhead with three panels of multi-light transoms above. The existing storefront bays date to the 1983 remodeling and are uniquely configured although they do retain the basic storefronts and components with multi-light transoms and bulkhead. Each storefront was reconstructed as a recessed bay window with wide center light and angled side light over a wood paneled bulkhead. Today canvas awnings are in place between the storefront and transom but the proportions have been altered. The multi-light transoms were formerly downsized and paneled wood installed in lieu of glass.

Interior

The existing plan configuration dates to the 1980s remodeling in which the interior of the building was essentially gutted. Although the drawings do not include demolition plans, a set of plans is available for the 1983-1984 project. It is likely that some partition walls for individual office suites on the upper floors have been modified in the past forty years based on tenant needs. With few exceptions the basic configuration of the ground floor commercial space and the upper floor offices match the 1980s drawings.

Although no plans have been found to document the original layout of hotel rooms, early newspaper descriptions of the hotel provide clues to the upper floor plans. At its 1923 opening, the hotel boasted 100 rooms each with individual bathrooms. With an average of twenty-five hotel rooms per floor, the rooms were fairly small and likely fed by a central corridor. The existing brick elevator penthouse suggests that the hotel was built with an elevator but the location and configuration of the original stairs is unknown. The 1983 remodeling resulted in construction of two new stair towers located on the south wall located one bay in from the east and west ends of the building. Two elevators are located off a lobby in bay four (from the east) just off the south wall and restrooms are located west of the elevator lobby in bay five. A modified H-shaped corridor provided access to offices and suites around the perimeter of each floor; the stem of the H is the center core (elevator and bathroom lobby) with a secondary corridor along the south wall connecting the two stair towers. The east end of each floor was generally designed for a larger office suite while the west end had individual offices accessed off the corridor. The 1983 design included curved walls at various upper-floor locations, a feature that remains today.

At the time of construction, the ground floor was designed with seven individual storefront bays and a separate hotel entrance/lobby off of William Street. The precise configuration of the ground floor commercial space is unknown at the time of the 1980s remodeling. Historically a confectionery shop with a lunch counter was located in the northeast corner storefront bay directly accessed from the corner building entrance. In 1983, the ground floor was remodeled to accommodate a single restaurant and bar with the dining rooms and kitchen being west of the original hotel lobby and the bar with a large seating area, located east of the lobby. A restaurant remains today in the ground-floor space west of the lobby; the east commercial space, most recently an office, is currently vacant. As noted above, the existing three-sided bay windows along the storefronts date to the 1980s project. While the lobby remains in the same location, it has clearly been altered since the 1983 remodeling. Today doors on both the north and south sides of the building provide access into the lobby. The north/original hotel lobby entry is clearly the primary entrance but the south entrance provides convenient access from the parking lot south of the building. A two-story former building was likely still adjacent to the south wall of the hotel in 1983 as there was no exterior door on the south. The date that this former building was removed is unknown but the existing south doors have been added since the 1980s.

Integrity

The McClellan Hotel remarkably, continued to function as a hotel until ca. 1980 likely with few major alterations. However, in the building's conversion to offices in 1983-84, any features or finishes dating to the original hotel were lost. Existing finishes include suspended acoustical tile ceilings, carpet and tile floors, and sheetrock walls. The ground-floor commercial spaces also have experienced major modifications including the size of commercial spaces, features and finishes. The one common feature is the location of the primary building entrances – the north entry to the original hotel lobby and the northeast canted storefront entry. As noted above, the 1983 project also involved replacement of historic storefronts and upper-floor windows. The original brick building with upper and lower cornices, and concrete detailing, reflect the original building design and construction.

The McClellan Hotel retains a moderate to high level of integrity of location, design, feeling and association and a lower degree of integrity of setting, materials, and workmanship due to the former alterations. The weight of each integrity aspect is tied to the area of significance of the resource which for the hotel, is Criterion A – Community Development, not Criterion C – Architecture. Therefore, the building retains a sufficient degree of integrity to communicate its historic associations with the 1920s development of this area shifting synergy south and east of the former downtown core.

8. Statement of Significance

Applicable Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for State 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

1923 - 1930

Significant Dates

1923

Significant Person

(Complete only if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Oliver Jackson Mourning – architect and builder

Period of Significance (justification)

The period of significance spans from 1923 to 1930 reflecting the development of the 200 block of William Street between Market and Broadway. The McClellan Hotel was reportedly the second multi-story building constructed south of Douglas (1923). By 1930 the blocks were full of multi-story buildings including Innes Dry Goods, Kauffman Building, the York Rite Temple, Union National Bank, Ellis-Singleton (Petroleum Building), and the Allis Hotel reflecting a shift of the commercial center in downtown Wichita from Main Street to Broadway.

Criteria Considerations (explanation, if necessary)

NA

Narrative Statement of Significance

Summary Paragraph

The McClellan Hotel, Wichita, Sedgwick County, Kansas, is nominated to the Register of Kansas Historic Places as a locally-significant resource under Criterion A - Community Development for its association with the growth and development of the Wichita central business district during the post-World War I (WWI) period. The period of significance spans from construction in 1923 to 1933 reflecting its influence in the development of the 200 block of William Street between Market and Broadway resulting in the shift of the central core of downtown Wichita from Main Street to Broadway (originally named Lawrence Avenue and changed to Broadway in 1933).

The Sanborn Maps from 1914 (the last before McClellan was built) shows the area around the corner of William and Lawrence as sparsely dotted with manufacturing firms and garages for the developing automotive industry. The Hotel opened in 1923, the first new permanent construction in the 200 block of E. William. By 1930 the McClellan Hotel would be surrounded by multi-story buildings in densely developed blocks. The hotel was the first building to begin to pull the heart of the business district south of Douglas Avenue and east of Main Street. Other buildings would follow and together they brought office workers, shoppers, renters and out-of-town guests to William Street and South Broadway.

Wichita resident Alexander McClellan developed the property at William and Broadway following the death of his parents in 1922 and turned to Richard Gray and John Rigby who operated the Lassen Hotel in Wichita, to run the new hotel. Oliver Mourning built the McClellan Hotel; Mourning was a local masonry contractor who became known for his design and construction of commercial buildings and apartment houses in the city. These men built the McClellan Hotel spurring major development in the area south and east of Douglas and Main throughout the decade of the 'twenties. The McClellan Hotel remained an operating hotel into the early 1980s outlasting many other downtown hotels in the city.

Elaboration

The McClellan Hotel

A "Fine Structure in Heart of Main Business Center" announced the Wichita Eagle on December 31, 1923.¹ The public was invited to the grand opening of the new "absolutely fireproof" McClellan Hotel that was a "home institution" having been constructed and outfitted by Wichita firms. The hotel invited "business men and business women of Wichita" to inspect the new hotel just one short block off the main thoroughfare Douglas Avenue. The newspaper touted the quiet location that lacked streetcar noise. "While the luxuries of the higher-priced hotels are absent, it is in fact the most modern hotel in Wichita with all the comforts and conveniences of more expensive locations." The McClellan offered daily rates of \$2-\$2.50 per night (\$3-\$3.50 for two persons) or monthly rates ranging \$42-\$70 each with private bath with soft water. All rooms were "well ventilated" and thoroughly modern. Throughout the hotel the furniture was made of steel and varnished Mahogany, every article of which including rugs, beds, and linens were furnished by the George Innes Dry Goods Co. of Wichita.

The earliest advertisement for the McClellan claimed that it "fills a need in Wichita" for the man and woman holding a downtown position as well as to the traveling man who desires to stay in one of the most modern hotels in the country at a reasonable price.² It is located only one block south of Douglas and in easy walking distance of the largest stores, auto dealers, and office buildings in the city, the advertisement added. Union Station and the city's large banking institutions were close at hand. The management "will cater to men and women from the towns adjacent to Wichita to trade or attend conventions."³ In addition, it offered permanent guests a moderately-priced place to live in the heart of the growing business district. A decade later, during the Great Depression the hotel continued to market to locals and out-of-town visitors, offering a "home away from home" for a night or longer term with reasonable rates.⁴

The two lots on which the hotel sat were valued at \$2,000 per street-facing foot before the building was completed, making it one of the most valuable corner lots in the city.⁵ The construction took eight months. Locally sourced materials were utilized to construct the hotel including: the Wichita Mill Work Co. provided doors, windows, interior trim & storefronts; Gittrich Plumbing Co. installed plumbing and heating; Western Iron & Foundry Co. provided all structural and

¹ *Wichita Eagle*. 31 Dec 1923, 8.

² "Fine Structure in Heart of Main Business Center." *Wichita Eagle*. 31 Dec 1923, 8.

³ *Ibid.*

⁴ *Wichita Beacon*. 28 Jul 1934, 3.

⁵ "McClellan Hotel Is Sold to Local Men for \$250,000." *Wichita Daily Eagle*. 7 Nov 1923.

ornamental steel; the Central Electric Co. did all electrical work; American-Venetian Marble Co. provided the terrazzo floors; the Artkraft Sign Co., owned by Edward C. Dennis, installed the electric signs; Innes Dry Goods provided furnishings; while Carl Graham furnished the plate glass.⁶

The 1935 Sanborn Map shows that hotel offered seven ground floor store fronts in addition to the large lobby. Thomas E. Davis was the original barber adding a women's stylist in 1925. The McClellan Hotel Barber Shop remained extant through at least the early 1970s. A few professional services: savings and loan, insurance, and real estate would inhabit the storefronts, while others included dry cleaners/laundry, refrigerators and Eureka vacuum cleaners. Ladies clothing was extant in the early 1920s along with an oriental rug shop. During the 1930s a millinery replaced clothing, a photographic studio, a jeweler, and a fur company may have reflected the influx of higher income clientele from the Allis Hotel across Broadway (formerly Lawrence). A confectionery with a lunch counter remained through the early 1950s on the corner at 201 Broadway. In 1962, the Central Ticket Agency owned by Vesta Grindle moved to McClellan Hotel where it remained for several years. The agency sold tickets to local sporting and musical events.

On October 5, 1933, two men were working on the boilers in the basement of the McClellan when one exploded heaving the eight-inch concrete floor immediately above the boiler. One boilermaker was killed instantly while the other and eleven additional people suffered severe burns and cuts from flying debris.⁷ Photographer Jodi Payne was blown into the street from her studio above the blast. The center of the blast was near the rear stair which had a concrete cover that opened onto the alley behind the building. While the stores on the first floor had the most damage, the hotel itself was not damaged and remained open following close inspection by officials.

The McClellan weathered the next four decades with minor modifications, but generally was allowed to decline. In December 1981, it was closed after being declared unsafe by the city. Thirty residents were given notice and the hotel closed, ending fifty-eight years of operation as a downtown hotel. In 1983 rehabilitation was completed and the building renamed the Kensington. The office building sold after default in 1988. In 1993 the O'Rourke Title Company bought the building, moving offices there and opening a fine dining restaurant called the Dakotas.

Nineteenth and Early-Twentieth Century Hotels

The history of the McClellan Hotel falls into the broader context of the history of hotels nationwide. In the late nineteenth and early twentieth centuries, hotels in the western United States acted as economic and social centers.⁸ In one academic study on community development, the authors argued that hotels were a better indicator of a city's personality and progress than government buildings and churches.⁹

In the early days hotels acted as stage coach stops until the railroad brought commercial traffic that included traveling salesmen exhibiting their wares. Before apartment buildings, hotels served as temporary housing for prospective residents and single entrepreneurs. In many Kansas towns local businessmen and civic leaders funded early hotels that were fireproof and luxurious as a draw for statewide events and commercial travelers. These included the Fifth Avenue Hotel in Arkansas City and Hotel Stamey in Hutchinson.

By the 1930s the allure of community hotels waned as independent restaurants catered to local residents and travelers. Apartment buildings, which became common following World War I, eased the housing shortage. And as automobile traffic skyrocketed, roadside motels began to appear along highways providing convenient, if less grand quarters. Hotels in city centers struggled to compete. Some transitioned to housing while others like Wichita's Lassen Hotel, built in 1918, were converted to office buildings.¹⁰

Wichita's McClellan Hotel is a rare example of a hotel built for a niche market, not luxury, nor cheap, but down-to-earth-no-frills business men and women. Important amenities such as terrazzo floors and good ventilation were not overlooked, including the one element vital to a modern hotel: individual bathrooms. Marketing to long-term residents in a town where the oil, aviation, and automotive industries increased the need for semi-permanent housing for singles likely benefited the bottom line. The offer of an entire floor to women also was unique in Wichita and perhaps the state.

⁶ "Fine Structure in Heart of Main Business Center." *Wichita Eagle*. 31 Dec 1923, 8.

⁷ *Wichita Eagle*. 6 Oct 1933, 1, 8.

⁸ Christy Davis. *Broadview Hotel National Register Nomination*. Washington, DC: National Parks Service, 2008, 8-6.

⁹ Ibid, quoting Karl B. Raitz and John Paul Jones III. "The City Hotel as Landscape Artifact and Community Symbol." *Journal of Cultural Geography*. V. 9, 1988, 28.

¹⁰ Davis, 2008, 8-7.

The McClellan was not an apartment hotel, lacking the luxury and services most offered such as kitchenettes and a dining room. Wichita's Commodore Apartment Hotel rented rooms for \$65-\$165 per month, while the McClellan's single rates topped out at \$70 per month.¹¹ While McClellan's hoteliers initially advertised for a restaurant, a confectionery was the result and the more casual style of the lunch counter with soup and sandwiches met the need of singles and economizing travelers they were trying to attract.

Downtown Wichita

Wichita was incorporated on July 21, 1870 and was well on its way to becoming a thriving center of trade two years later when it welcomed its first railroad. By 1886, Wichita was well ensconced as the region's principal trade center. A real estate boom followed and by 1887 Wichita was ranked third in the country in volume of real estate transactions.¹² By 1889, however, the boom had ended and Wichita's population growth reversed itself causing many local investors to lose everything. The city had a surplus of buildings left vacant by a dwindling number of residents and businesses. The bust continued through the remainder of the nineteenth century but by 1900, Wichita was the third-largest city in Kansas with more than 24,000 residents.¹³

By 1920, Wichita was the nation's ninety-sixth largest city and Sedgwick County had a population of 92,234. During the following year, the city experienced record growth recording nearly \$7.4 million in construction permits, a sixty-four percent increase over the previous year.¹⁴ In the same era Wichita would experience monumental change with the arrival of two new industries: oil and aviation. Wichita's economy had been dependent on agriculture until oil was discovered twenty-five miles northeast of Wichita. The El Dorado oilfield would bring in \$65M into Wichita's economy in the late teens and early 1920s, which provided ready capital for entrepreneurs to invest in other Wichita industries, such as aviation.¹⁵

The downtown commercial district had grown up along Douglas Avenue and Main Street. Around the turn of the twentieth century, four of the city's major department stores (The Boston Store, George Innes Dry Goods, Chapman & Walker, and Rorabaugh Dry Goods) were all located within a half block of one another on North Main Street.¹⁶ While the Boston Store relocated to expanded quarters at Douglas and Main in 1906, the Innes Dry Goods Store was the first large retail establishment to move off Main Street when it leased the Charles Smyth building at Douglas and Lawrence in 1908.¹⁷ Construction of new commercial buildings continued along Douglas Avenue west of Main Street before and after the WWI including the Biting Building (1912), Woolf Bros. Building (1923), the Fourth National Bank (1925), Brown Building and Union National Bank (1926) reinforcing its supremacy of the moment. But merchants saw an opening with lower costs off of Main and Douglas.¹⁸ The Sanborn Maps from 1914 (the last before McClellan was built) shows the area around the corner of William and Lawrence as sparsely dotted with manufacturing firms and garages for the developing automotive industry. As the hotel was being built there was still a lumber yard at the corner of William and Market (209 E. William). Nine years later, beginning with the McClellan Hotel, the area would fill in with high-rise buildings including the twelve-story York Rite Temple that replaced the lumber yard at 209 E. William (1925), the four-story Kaufman Building on S. Market (1924), the new seven-story Innes Dry Goods Store across William Street (1927), the eight-story Ellis-Singleton (Petroleum Bldg.) Office Building at 221 S. Broadway (1929), and the luxurious sixteen-story Allis Hotel at 206 Broadway (1930).

In 1933 Lawrence Avenue was renamed Broadway in an effort to elevate the street and the city's status. The continued push and pull of the geographic boundaries had the effect of broadening the business district. The pull southward from Douglas and eastward towards Broadway placed the McClellan Hotel at the center of a bustling commercial core.

The Men Who Made It Happen

Alexander McClellan

Alexander William McClellan was born in Chicago, IL on September 17, 1882 to Michael A. and Sarah (Rooney) McClellan. The family moved to Wichita by 1891 and Alexander and his sister Gertrude attended school in the city. Michael acquired various properties in the city and when he died in March 1922 his will prevented sale of any of the land

¹¹ *Wichita Eagle*. 31 Dec 1923, 7.

¹² Kathy Morgan and Barbara Hammond. *Residential Resources of Wichita, Sedgwick County, Kansas National Register Multiple Property Documentation Form*. Topeka, KS: Kansas Historical Society, 2008. E-4.

¹³ Population of Cities in Kansas accessed at <http://www.ipssr.ku.edu/ksdata/ksah/population/2pop33.pdf> on 10 Mar 2024.

¹⁴ *Wichita Beacon*. 1 Jan 1922, C-6.

¹⁵ Morgan and Hammond, *Residential Resources of Wichita*, E-8.

¹⁶ William Sloan, Jr., "Wichita's Downtown Department Stores," *Wichita Local History Series: Wichita Public Library (Wichita, Kansas)*. 1987, 2.

¹⁷ *Wichita Eagle*. 5 Jul 1931, 24.

¹⁸ *Ibid*.

prior to his wife's death. However, she died in October of the same year and his son Alexander began to develop the land at the corner of William and Lawrence. McClellan sold the hotel before it opened, lived in Wichita for a brief while, then moved to Los Angeles where he died in 1943.

Ownership of the building and the hotel business changed hands multiple times in the decade. Alexander McClellan owned the property and initially planned a one-story building with multiple storefronts, costing around \$200,000.¹⁹ The plan changed to a five-story hotel by early 1923. In November 1923, a month before the hotel officially opened, McClellan and Sever sold the building to Fred B. Stanley, local attorney and W.R. "Tex" Jones, oil man for \$250,000. Only a month prior, McClellan had sold a half share to John T. Sever, a Wichita real estate man.²⁰ McClellan later claimed the men had tricked him due to his suffering a nervous breakdown. He was deemed "feeble minded" and appointed a guardian in September 1924.²¹ One year later he filed suit against Mourning, the buyers, and the operators of hotel. The suit was eventually dropped.

William R. "Tex" Jones, (1885-1938), was born in Marion, KS where he went to public school, then moved to Wichita to attend Friends University. He excelled at baseball and went on to play for the Chicago White Sox. He began investing in oil leases with his brother-in-law W.H. Stanley and was so successful he quit baseball to devote his time to the oil business. With the proceeds from his oil revenue, he bought real estate in Wichita including a half share in the McClellan. Fred B. (1874-1943) and brothers Claude C. (1872-1938) and William Harvey Stanley (1876-1936) earned law degrees from the University of Kansas. Fred and Claude established Stanley and Stanley legal firm in Wichita; W.H. never practiced as an attorney. Fred became an oil speculator about 1915, partnering with W.R. Jones, who married his sister, Helene (1887-1927). Jones and Fred Stanley bought the McClellan one month before its grand opening and it remained in the family until it went into receivership in 1965.²²

Gray and Rigby Hotel Company

Richard M. Gray and John Rigby were the first proprietors of the McClellan Hotel. The duo formed the Rigby-Gray Hotel Company in 1918 to operate the ten-story Lassen Hotel located at Market and First Street in Wichita. In August 1919, the Rigby-Gray firm bought the Lassen building, gaining full ownership of the hotel.²³ On June 3, 1923, the Rigby-Gray company signed a thirty-year lease to operate the McClellan. They also operated the Park Hotel in Madison, WI. In August 1924, Rigby and Gray sold the thirty-year McClellan lease to Howard W. and Stella I. Simpson for \$75,000. Simpson was Rigby's brother-in-law. The pair ran the hotel until 1928 when Howard died. Stella sold a half interest in the hotel proprietorship to J.F. and Wrenna Benson. The Bensons came to Wichita from Hutchinson, KS, where they owned and operated Chalmers Hotel. The Bensons were the proprietors until November 1957 when Wrenna, a widow, retired and sold her share to Jack Van Grundy, former assistant manager of the Lassen Hotel.²⁴ The hotel was managed by James R. Mote when it closed in 1981.

Oliver Mourning

The McClellan was reported to be the first all steel frame building in Wichita, constructed at a cost of over \$250,000 (although other buildings made the same claim)²⁵. "One of the most beautiful and modern buildings in the city."²⁶

Oliver Mourning, the second of sixteen children, was a member of a large family skilled in brick making and construction. While it is unclear whether he was a trained architect, he designed several apartment blocks and other buildings in Wichita. Mourning's design for the McClellan followed the trends emerging after the end of WWI. In Wichita there was a high demand for rental housing in the 1920s and 1930s, which drove the construction of apartment buildings throughout the city. During this same period, the promotion of hygiene and sanitation – including running water, private toilets and hard surfaces such as terrazzo tile floors, health benefits from access to adequate sun, and proper ventilation – influenced

¹⁹ *Wichita Eagle*. 18 Oct 1922, 3.

²⁰ "McClellan Hotel Sold to Local Men for \$250,000. *Wichita Eagle*. 7 Nov 1923, 1.

²¹ *Plaindealer*. 19 Sep 1924, 3.

²² *Wichita Eagle*. 14 May 1965, 5. When the hotel closed in 1981, some decedents of Stanley and Jones held shares in the hotel.

Wichita Eagle. 25 Sep 1981, 1.

²³ *Wichita Daily Stockman*. 22 Aug 1919, 1.

²⁴ *Wichita Eagle*. 30 Nov 1957, 4.

²⁵ The seven-story Wheeler-Kelley-Hagney Building was completed on S. Market Street in 1920 also claiming to be the first steel high rise structure.

²⁶ "McClellan Hotel Is Sold to Local Men for \$250,000." *Wichita Daily Eagle*. 7 Nov 1923.

the design of apartments and hotels.²⁷ Mourning designed the hotel with multiple storefronts that would produce ongoing rental income.

His design approach also addressed some of the major concerns of the day including fire prevention with the all-steel construction. While no specific mention was made, the construction was capable of withstanding the boiler explosion in the basement resulting in little to no damage to the hotel. The storefronts experienced the most of damage from destruction of plate glass windows.

Oliver Jackson Mourning (1875-1952), born September 11, 1875 in Bentley, Hancock County, IL, was the second of sixteen children of Joshua Bell and Naomi (Steffy) Mourning.²⁸ Joshua Mourning was a brick manufacturer and general contractor who moved his family to Sherman County in northwestern Kansas by 1891. In 1895 the family moved to Lamar, Colorado where nine of his sons, including Oliver (age 24), worked for their father as molders and layers in his brick factory and contracting business.²⁹ Oliver married Myrtle Mae Kernman in Colorado in 1901; their daughter Leona was born in Pueblo in 1903. Oliver moved his young family to Wichita by 1908 when he is listed in the city directory.³⁰ Advertisements for his contracting business are found by 1910. By 1915 many members of the Mourning family had moved to Wichita. Seven of Joshua's sons formed the Mourning Brothers brick contracting company including Oliver, Chester, William, Delbert, Fred, Frank and Gerald.³¹ Two other sons, Burchard and Elmer remained in Lamar, CO with the brick business there.

Oliver Mourning's obituary states that his education and architectural training was obtained in Kansas and Colorado. It is not known if and when he attended university, and the 1940 census shows his education level as a high school graduate.³² During the early 1930s, Oliver and Mae Mourning lived in the Leona Apartment Building that Oliver had designed, built, and owned. Other Wichita buildings Mourning designed and built include the Durling Apartments (1921), Severdale and Severlawn Apartments (1925), the Mae Apartments (1927), the Naomi and Leona Apartments (1928-now demolished), and the Victor Court Apartments (1935, NR 2014) as well as numerous modest commercial buildings and private homes in Wichita.³³ Bothers Fred and Chester are also credited with building several Wichita homes. Oliver Mourning moved to Albuquerque in ca. 1933 and moved back to Wichita ca. 1949 following death of his wife. He died in January 1952 and is buried in Highland Cemetery.

Conclusion

The McClellan Hotel is locally significant under Criterion A -Community Development as a rare example of a mid-priced hotel that played an important role in the development around William and Broadway (formerly Lawrence Ave.) in downtown Wichita. The location of the McClellan helped change William Street from a side street to one second in importance only to Douglas Avenue.³⁴ When constructed, the McClellan was one of only two multi-story buildings existing south of Douglas, expanding the business district south- and eastward.³⁵ From its first advertisement, McClellan's proprietors made it clear they had no intention of competing with the city's luxury hotels such as the Lassen, Broadview, or the 300-room Allis that was built directly across Broadway from the McClellan in 1930. The Allis was the last hotel built downtown for decades because of the ensuing depression and the post-war shift to roadside motels. The McClellan endured as a downtown stalwart until December 1981, when it closed its doors. The property was renovated in 1983 becoming home to offices with a restaurant on the ground floor. It is primarily vacant today (2024) awaiting the first step in its next one-hundred years.

²⁷ Morgan and Hammond, *Residential Resources of Wichita*, E-8, as quoted in Rhandalee Hinman and Rick Anderson. *Victor Court Apartments National Register Nomination*. Washington, DC: National Parks Service, 2014.

²⁸ *Wichita Eagle*. 13 Jan 1952, 5.

²⁹ *Wichita Eagle*. 20 Aug 1928, 2.

³⁰ *R.L. Polk & Co. Wichita City Directory, 1908*. Accessed at Ancestry.com. U.S. City Directories 1822-1995 [database on-line]. Lehi, UT: Ancestry.com Operations, Inc., 2011.

³¹ "His Boys all in His Business." *Wichita Eagle*. 14 Feb 1915, 8.

³² Oliver Mourning. *1940 United States Federal Census*. Albuquerque, Bernalillo, New Mexico; Roll: m-t0627-02439, 81A; ED: 1-37. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

³³ Morgan and Hammond. *Residential Resources of Wichita*, 2008. E52, and Kansas Historic Resources Index online at <https://khri.kansasgis.org/>

³⁴ "Evolution of William Street." *Wichita Eagle*. 13 May 1923, 21.

³⁵ *Wichita Beacon*. 31 Jan 1923, 7.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form)

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Polk, R.L. *R.L. Polk & Co. Wichita City Directory*. Multiple dates. Accessed at Ancestry.com. U.S. City Directories 1822-1995 [database on-line]. Lehi, UT: Ancestry.com Operations, Inc., 2011.

Sanborn Maps of Wichita. (1914, 1935, & 1950).

Wichita Beacon and *Wichita Eagle* newspapers. Multiple dates, accessed online at newspapers.com

10. Geographical Data

Acreege of Property Less than one

Provide latitude/longititude coordinates OR UTM coordinates.
(Place additional coordinates on a continuation page.)

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

1 37.644866 -97.335951 ; _____
Latitude: Longitude:

Verbal Boundary Description (describe the boundaries of the property)

LOTS 14-16 LAWRENCE AVE. GREIFFENSTEIN'S ADDITION, Wichita, Sedgwick County, Kansas

Boundary Justification (explain why the boundaries were selected)

The above legal description reflects the two-lot parcel on which the building was constructed in 1923 and remains today.

McClellan Hotel
Name of Property

Wichita, Sedgwick County
City and County

11. Form Prepared By

name/title Brenda and Michelle Spencer
organization Spencer Preservation date 13 March 2024
street & number 10150 Onaga Road telephone 785-456-9857
city or town Wamego state KS zip 66547
e-mail brenda@spencerpreservation.com

Property Owner:

name McClellan Hotel 1923 LLC
street & number 2243 Ridge Road, Suite 105 telephone 316-721-2153
city or town Wichita state KS zip code 67205

Additional Documentation

Submit the following items with the completed form:

Photographs

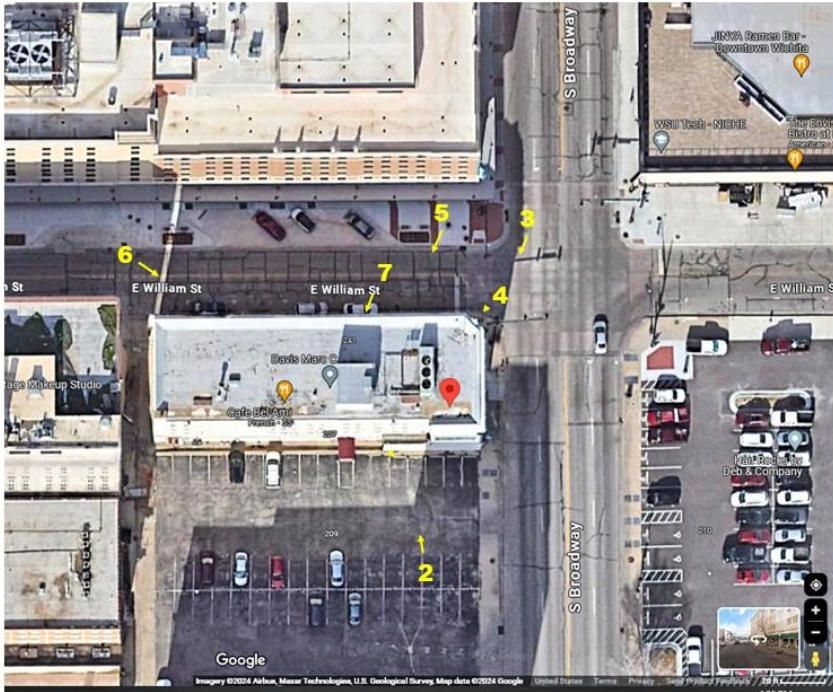
Photograph Log

Name of Property: McClellan Hotel
City or Vicinity: Wichita
County: Sedgwick State: Kansas
Photographer: Brenda R. Spencer (except where otherwise noted)
Date Photographed: 23 January and 12 March 2024

<u>Photo #</u>	<u>Direction</u>	<u>Description</u>
1 of 13:	W	East facade of building, looking west down William Street
2 of 13:	N	South facade from parking lot south of building
3 of 13:	S	Northeast corner of building, from Broadway (by Kathy Morgan)
4 of 13:	SW	Detail of canted entry at NE corner
5 of 13:	SW	Detail of storefront bays and main entrance on north facade (by Kathy Morgan)
6 of 13:	SE	North facade from William Street west of building (by Kathy Morgan)
7 of 13:	SW	Detail of north/primary building entrance (by Kathy Morgan)
8 of 13:	N	Interior view of front entry, from lobby
9 of 13:	S	Looking south in lobby with elevators on left and south entry in background
10 of 13:	E	Commercial space in northeast corner
11 of 13:	SE	Elevators, from second floor lobby (typical)
12 of 13:	W	Central corridor on second floor, looking west (typical of upper floors)
13 of 13:	NE	Looking northeast in north office suite on third floor

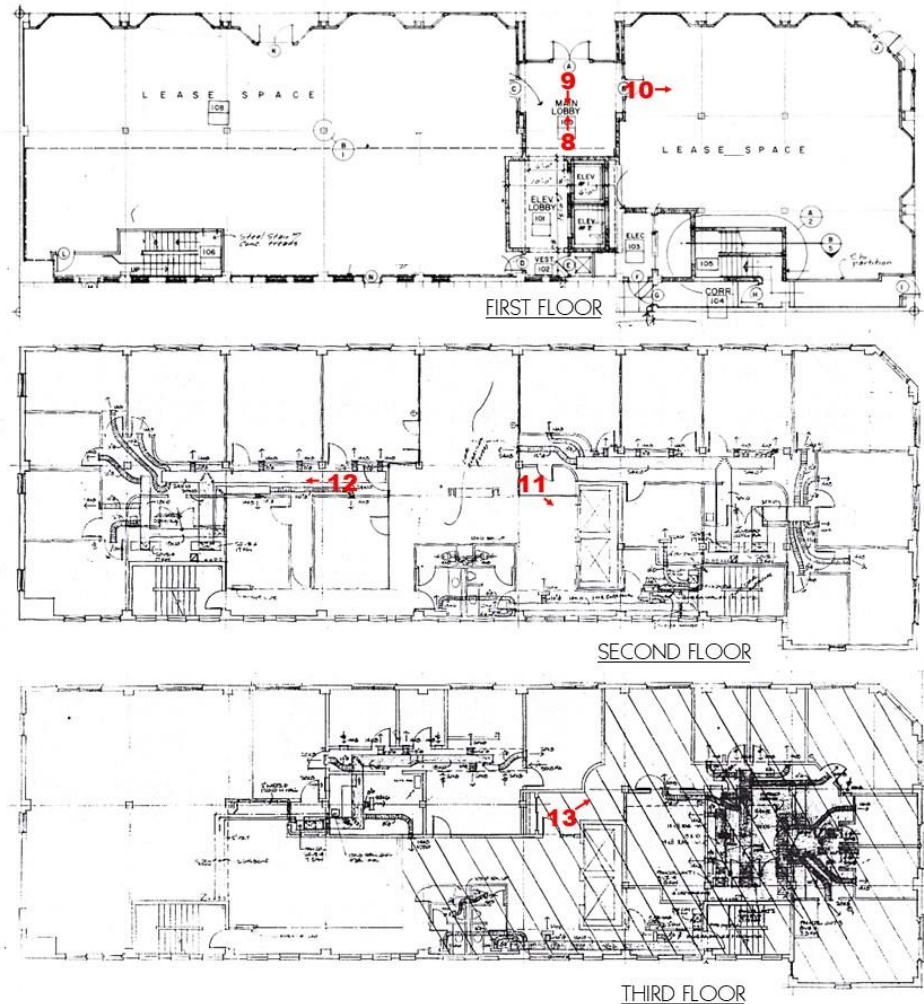
Figures

Include GIS maps, figures, scanned images below.



McClellan Hotel
229 E. William Street, Wichita
Kansas Register PHOTO KEY

Floor Plan and Mechanical Plans
1983 Remodel —NTS
SITE PLAN—GOOGLE EARTH 2024



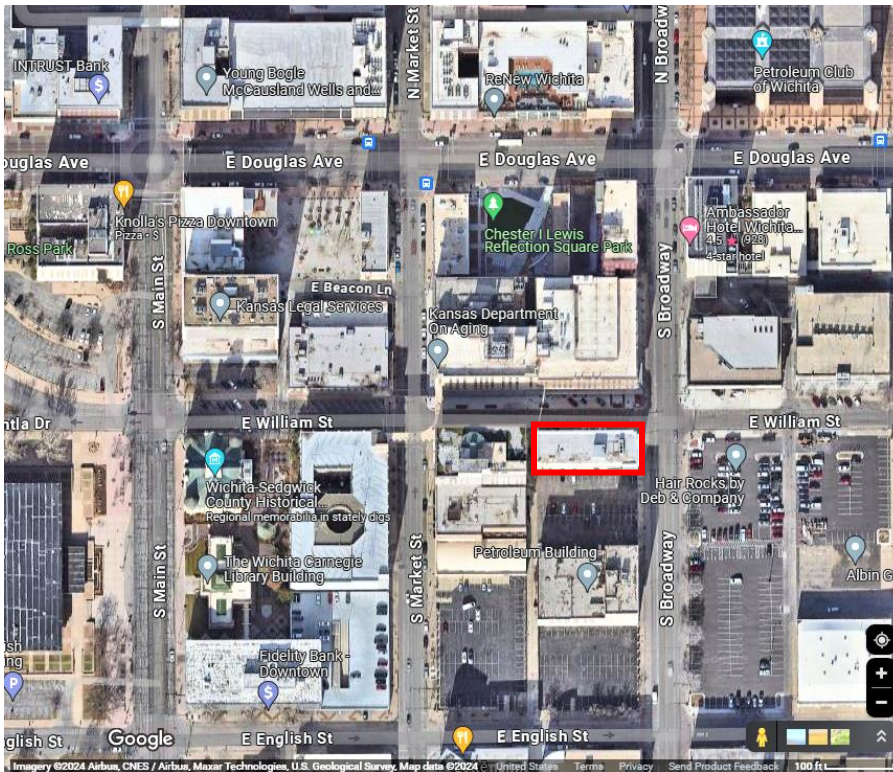
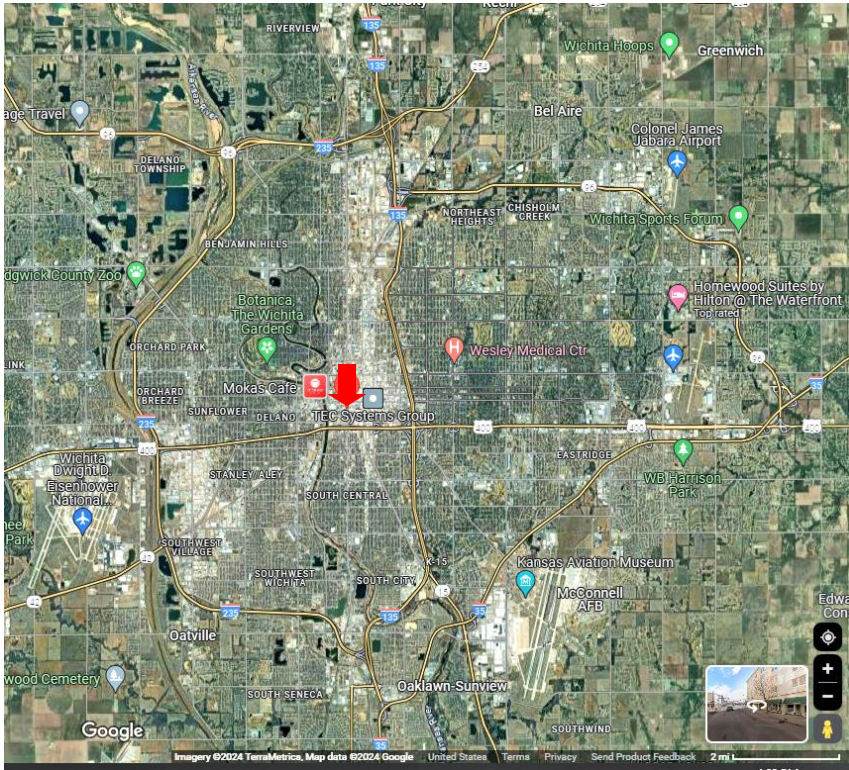


Figure 1 – City and Downtown Context Maps

Red arrow marking property and red line denotes boundary of nomination.

229 E. William, Wichita, Sedgwick County, Kansas

Google Maps, March 2024

Lat/Long: Datum WGS84, 37.644866, -97.335951

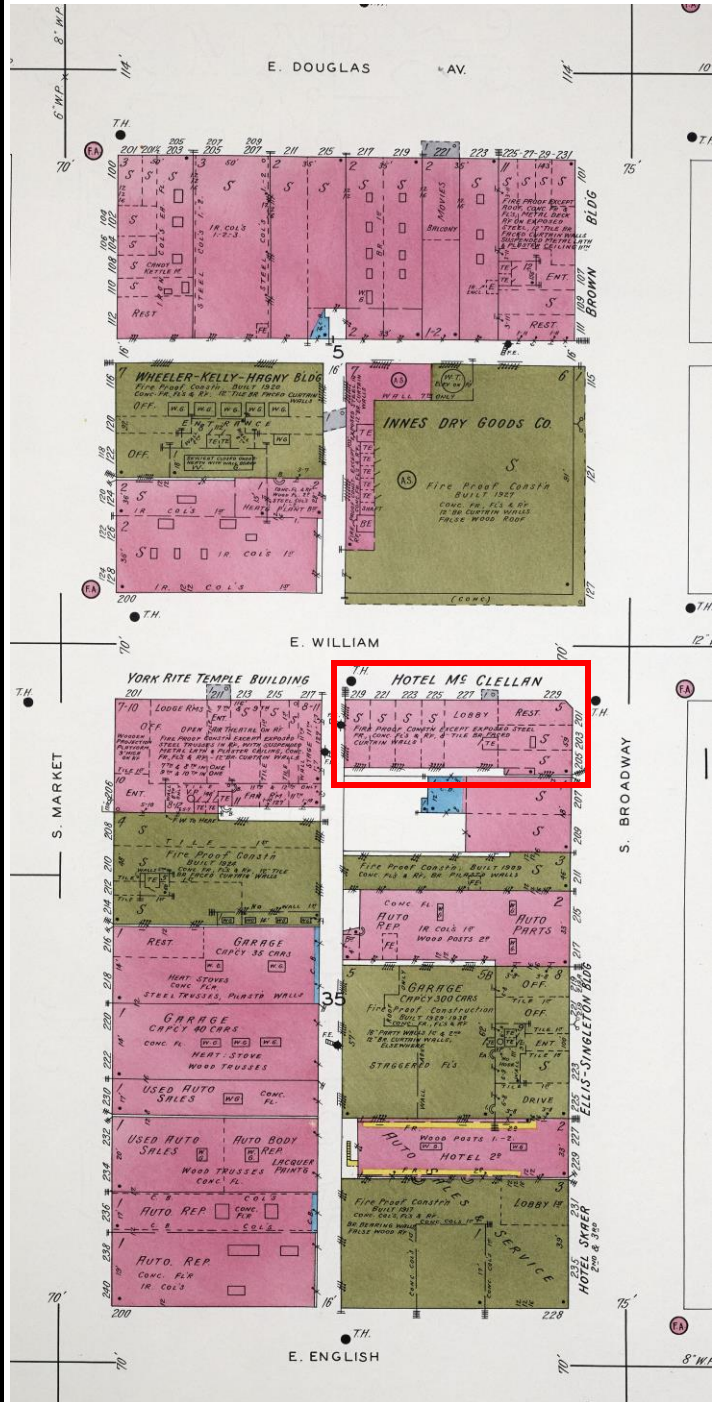
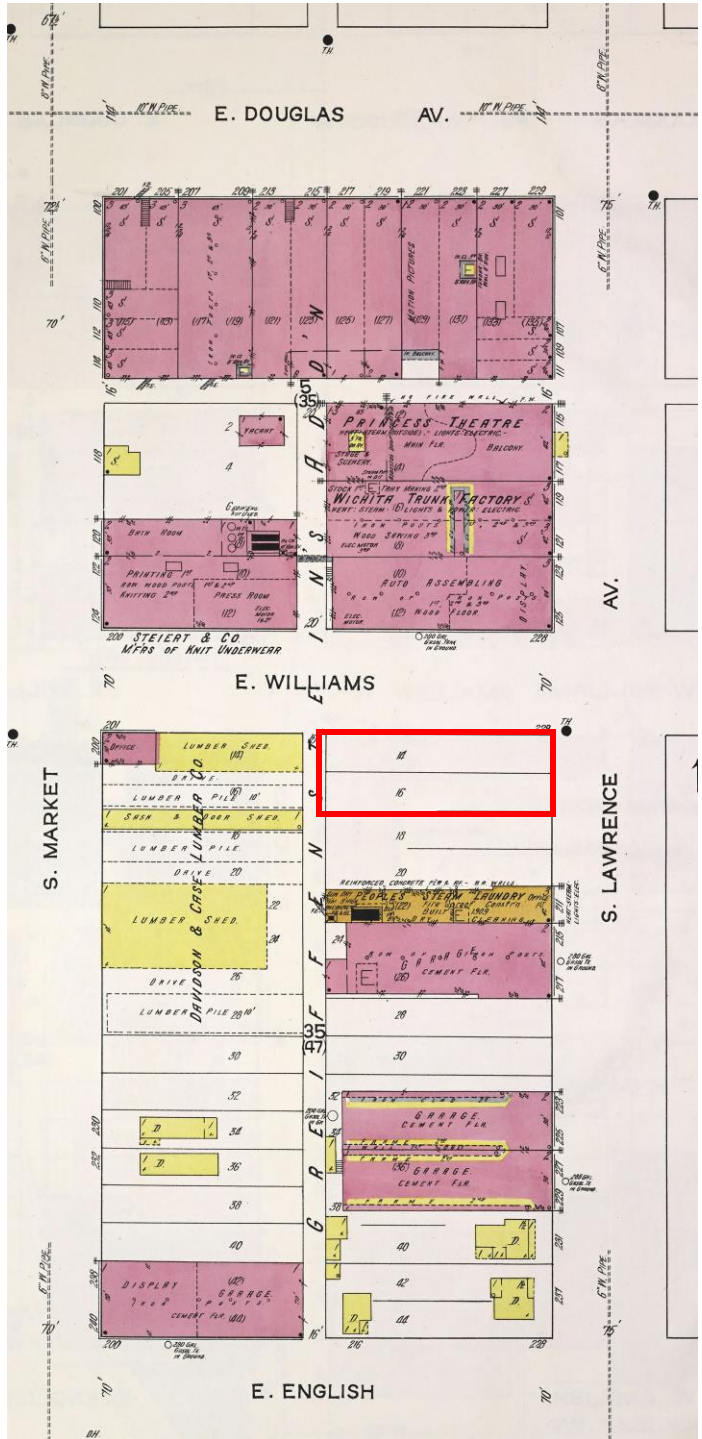
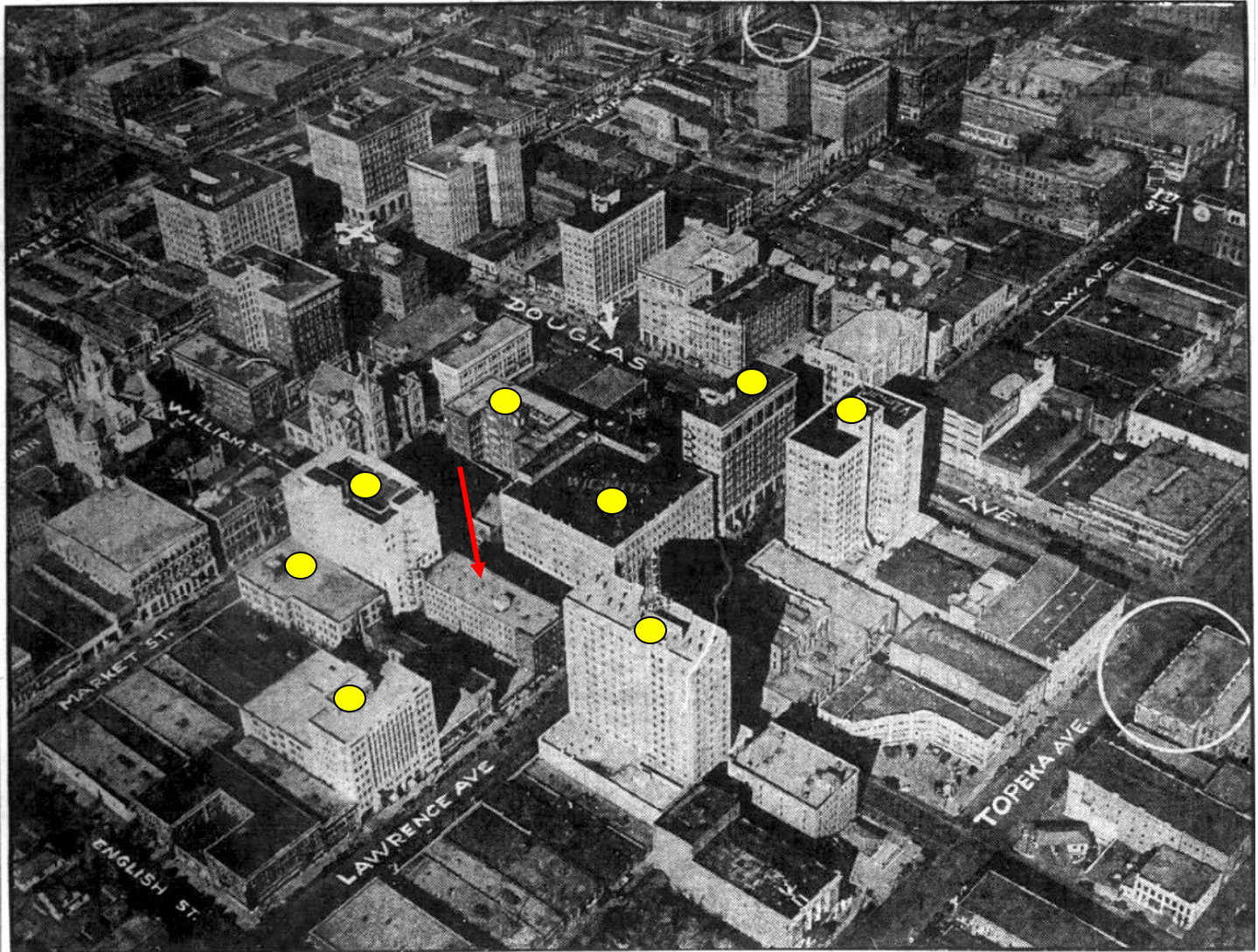


Figure 2 – Sanborn Maps showing development around William and Broadway before and after hotel construction
Left– 1914 Sanborn Ma, Sheet 153
Right – 1935 Sanborn Map – Sheet 13



IN 1872 Douglas avenue began to pick up, for at that time a bridge was erected across the river at Douglas avenue, the present site of the Douglas avenue bridge. The structure was built by a stock company and during the first year nearly paid for itself. The business district took a decided jump southward on Main street. Business men

TALL buildings on Wichita's skyline show the present trend of downtown development with the center of commercial and shopping activity changed in the past 20 years from Main and Douglas to Market and Douglas. The view above is a real birds-eye view of Wichita taken from an airplane by Harold Lyle, Eagle photographer. The location of the Montgomery Ward and company building, Topeka and Douglas is indicated by the large circle at the right while at the top, indicated by the small circle, is the proposed theater which is being backed by wealthy property owners and merchants on North Main street. The once center of business activity, Main and Douglas, is indicated by the crossed arrows, while the present center, as shown by the new buildings, is at Market and Douglas, indicated by the single arrow.

lease on the structure. The old Union National bank building, Bitling building and Fourth National building soon gave Douglas avenue a very busy appearance.

As Wichita grew merchants began to lease stores just off of Douglas avenue and east of Main street on the big buildings followed. Wheeler Kelly & Hagny building, McClellan hotel, York Bire building, Kaufma

Figure 3 – Aerial View of downtown Wichita showing shift of development from Main to Lawrence/Broadway, south of Douglas (Wichita Eagle, 5 July 1931).

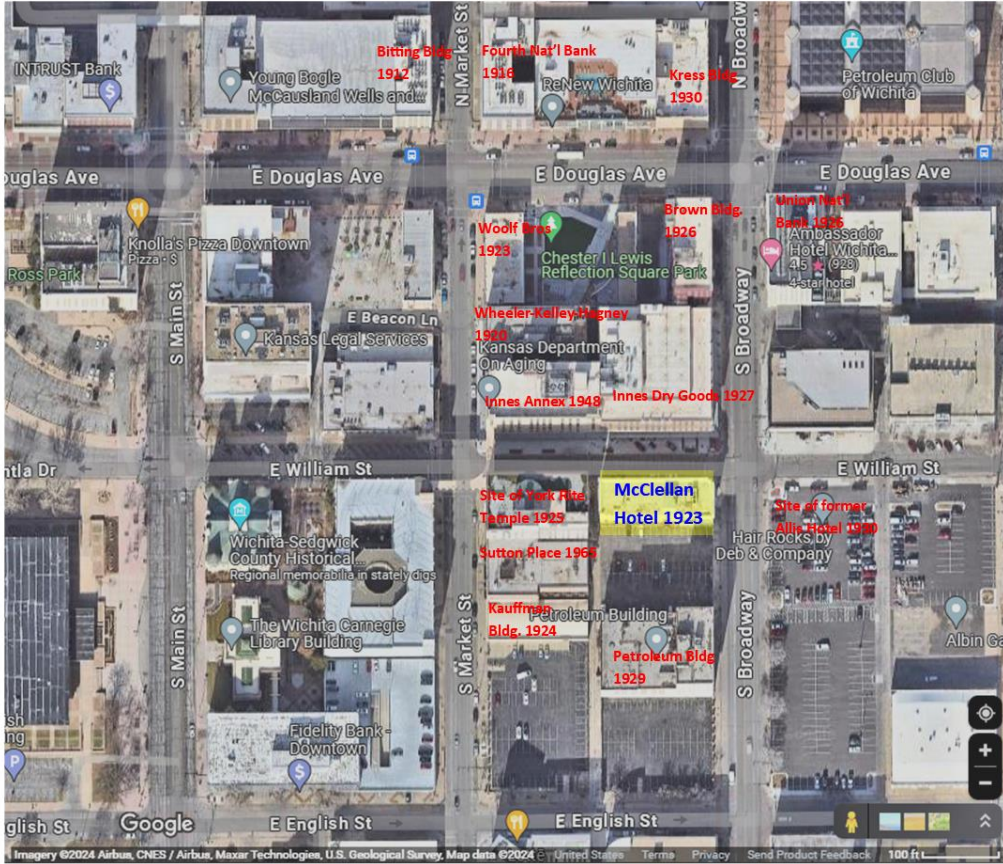


Figure 4 – 2024 Google Map used as base plan to illustrate existing buildings in area around McClellan Hotel showing dates of construction/development in the decade following construction of the hotel (B. Spencer, 2024).



Figure 5 – Rendering of McClellan Hotel at its opening in 1923 (Wichita Eagle, 26 October 1923, 6).



HOTEL McCLELLAN, FIREPROOF — 100 ROOMS ALL WITH BATH

Figure 6 – Undated postcard rendering of McClellan Hotel



1



2



3



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5



6



7



8



9



10



11



12 2



13 3