

## 8. Physical Description

The Garvey Center consists of four buildings, a parking garage, and public plaza developed over a six-year period (1965-1971)<sup>1</sup> on the former site of the Missouri Pacific Railroad Depot<sup>2</sup> - a 4.4 acre site that had been cleared through urban renewal (Civic Center North Tract). Century II/Civic Auditorium and the former Wichita Public Library were built concurrently with Garvey Center on a nine-block site south of the Garvey Center that also had been cleared through urban renewal. The first building, a ten-story office building named the R. H. Garvey Building in honor of Ray Hugh Garvey, opened in August 1964.

Following completion of the R. H. Garvey Building efforts were focused on development of the rest of the Center. In 1967 plans were announced for construction of a second ten-story office building originally for Farmers and Bankers Life Insurance Company but those plans fell through and the building was named the O. W. Garvey Building in honor of Willard's mother, Olive White Garvey (1893-1993) who gracefully assumed the reins of Garvey Enterprises after Ray's death in 1959 (later dividing the companies among her children). The same year, Garveys announced that a high rise hotel would be built between the office towers. Future plans included a parking garage and development of a central plaza with retail shops. Construction began on the O. W. Building and the Holiday Inn in 1968, then on the Fox Theater and the parking garage in 1969. The final piece of the Center, started in 1970, was an office building named Page Court with a retail plaza called the Kiva Center.

The showpiece of the Center was the Holiday Inn. Renamed 250 Douglas Place, the 26-story building was converted to luxury apartments. The conversion project spanned nearly two decades with the final floors completed in 2015. The 300 foot tall tower remains the second-tallest building in Kansas and an icon in Wichita's skyline. This central tower is framed by the ten-story R. H. Garvey Building on the west (300 W. Douglas) and the ten-story O. W. Garvey Building (200 W. Douglas) on the east. The four-story Page Court and Kiva Center house office suites, a salon and barber shop, restaurants, and studio workspaces for artists. The office buildings continue to be among Wichita's premier commercial space offering a wide range of tenant options all with free convenient tenant and visitor parking, 24/7 maintenance, and on-site amenities including amazing city views. Kiva Center provides a central open space with a water feature that is home to Garvey's Wichita-famous ducks.

Garvey Center is undeniably the brainchild of Willard Garvey, but it was his long-time friend Sid Platt who brought Willard's inspiration to physical manifestation. All of the Garvey Center buildings except the hotel were designed by Platt Associates Architects.<sup>3</sup> Willard Garvey and Sid Platt first met in the 1920s as youngsters on summer campouts in Western Kansas. Reconnecting in Wichita after college and WWII, the two men maintained a long friendship with Garvey looking to Platt to design many of his commercial developments as well as his family home.<sup>4</sup>

A 3-D model of Garvey Center can still be seen today in the office of Dean Bradley, the remaining practicing architect of the Platt and Associates firm located in the O. W. Garvey Building. Platt and Associates not only designed the buildings in Garvey Center but with Willard, planned the physical development of the entire complex. Platt's design philosophy for the Center was based on the concept of alternating mass and void with compatible, interconnected buildings amid open space that included a large central plaza fronting Douglas Avenue. According to Dean Bradley, Platt wanted to create a new urban environment that was markedly distinguished from their suburban development. Although located in a dense urban center, Platt did not want to place buildings adjacent in order to avoid looking out your window into a neighboring building.<sup>5</sup> Platt had designed Parklane Shopping Center located on S. Oliver in 1955. Parklane, according to the *Wichita Eagle* newspaper, was "the state's first true suburban

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<sup>1</sup> A fifth building – A 930-seat Fox Theater opened in 1969 located north of Page Court at 135 N. Water Street. Like the other Garvey Buildings, the theater was designed by Platt and Associates, Architects. In 1976, the Mann Company converted the theater to a twin screen, renaming it Fox Twin Theater. The Los Angeles-based Mann Co. sold to Dickenson Theaters of Mission, Kansas, in 1980 changing the name to Garvey Twin Theater. However, the small theater could not compete with the suburban multiplexes. The Garvey Theater continued for a time showing second-run films but after rumors that the theater would move to adult films, Garveys tore the theater down (ca. mid-1980s). *Wichita Eagle Beacon*, Tihen Notes: 19 October 1969 1F; 17 November 1976, 1C; and January 1980, 23B.

<sup>2</sup> The Missouri Pacific Depot built in the 1890s was vacated by the railroad and closed 18 May 1964.

<sup>3</sup> Sid Platt served as coordinating architect on the Holiday Inn; the building was designed by Lungdren and Mauer Architects of Austin, Texas.

<sup>4</sup> Maura McEnaney, *Willard Garvey-An Epic Life*. Oakland, CA: Liberty Tree Press. 2013, 4.

<sup>5</sup> Personal interview with Dean Bradley, Wichita. 30 Jul 2020.

shopping center.”<sup>6</sup> Garvey Center, like Parklane and numerous residential developments designed by Platt, was developed by Garvey’s construction company, Builders Inc.

The Garvey Center was privately developed by the Garvey family on the north Civic Center plat in the same period that saw major public investment in the form of Century II – a new civic center and a new public library on the south plat. Infrastructure improvements related to these adjacent developments including the bricking of W. Douglas Avenue in 1970 between Garvey Center and Century II. Public plazas with water features at Century II and Garvey Center fronted West Douglas Avenue and created a pedestrian-friendly urban streetscape.

Following is a physical description and brief history of the individual resources in the proposed Garvey Center Historic District.

### **1) R. H. Garvey Building – 300 W. Douglas Avenue**

The ten-story building located at 300 W. Douglas features 105,000 square feet of premier office space with suites ranging between 500 to 10,000 square feet. Today the 5<sup>th</sup>, 7<sup>th</sup>, and 8<sup>th</sup> floors are each occupied by a single tenant; all other floors are multi-tenant. The CPA firm Regier Carr & Monroe located on the 9<sup>th</sup> floor is one of the Center’s longest term tenants calling the building home for more than 35 years.

With original construction costs in excess of \$1 million, the ten-story office building was designed to accommodate more than 1,000 persons adding over 100,000 sq. ft. of new office space in downtown Wichita.<sup>7</sup> Garvey Enterprises Vice President Paul Hampel said that fifty percent of the space in the building would be occupied by offices of Garvey enterprises.<sup>8</sup> A special advertising supplement to the *Wichita Eagle and Beacon* celebrated the building’s opening in April 1966, the front page noting, “A New Concept in Business Efficiency, Comfort and Convenience.” Contractors included Coonrod, Walz and Vollmer, Kendall Plumbing Co., Southwestern Electric Co., and Dover Elevator Co., the latter of Kansas City.<sup>9</sup> Robert Desmarteau, director of the Urban Renewal Agency stated, “The building is precisely the kind we had anticipated for the north side of Douglas and certainly complements the entire (Civic Center) project.”<sup>10</sup>

Although commonplace today, the building’s structural configuration reflected a new, modern approach to high rise office buildings. The R. H. Garvey Building offered Wichita’s first column-free construction for unlimited flexibility in office space.<sup>11</sup> Constructed of reinforced concrete the building has a central core that houses elevators, fire stairs and restrooms leaving the remainder of each floor column free for subdivision according to specific tenant needs. The exterior of the building is comprised of a series of massive half-round columns that span the building’s full height framing vertical bands of windows in blue-tinted glass with turquoise spandrel panels between floors. Although embracing a thoroughly modern aesthetic, the distinction in exterior materials and fenestration on base, shaft and cap provides a nod to Classical forms of nineteenth and early twentieth-century buildings. Architect Sid Platt noted that one of the unusual features of the building was the top floor which is setback from the exterior facade to form a promenade around the top of the building that houses executive office suites (Willard Garvey’s office was located in the southeast corner of the penthouse with views of Century II on the south and the O. W. Garvey Building to the east). Narrower concrete columns frame the top floor, arched at the top to form an open arcade around the penthouse promenade. A dark granite and quartz base was added to the white-colored concrete to give the building a sparkling appearance. Platt noted that thirty percent of the exterior walls are glass, a feature that distinguishes the building from others in the urban renewal boundaries. Set back from Douglas Avenue, the area in front of the building is a green space with manicured trees, shrubs and flowers. A circular walk extends from the sidewalk along Douglas to the building entrance with a flag pole in the center. Main building entrances are located on the north and south; the north entry later served as an entrance from the parking garage. On the south a one-story flat concrete canopy spans the four central bays framing two single doors that serve as the front building entrance. The canopy features a scalloped pattern on the fascia that emulates the arched arcade capping the

<sup>6</sup> “Builders Reborn,” *Wichita Eagle*, 2 Oct 1979. Microfiche aperture card file (Wichita – Builders, Inc.), Wichita Public Library.

<sup>7</sup> “Garvey 10-Story Building to Start Early in 1965,” *Wichita Eagle*. 19 Nov 1964, p.1 and 3A

<sup>8</sup> *Ibid*, 1.

<sup>9</sup> “The R. H. Garvey Building,” Grand Opening Special Section, *Wichita Eagle-Beacon* 3 Apr 1966, 1 – 16H.

<sup>10</sup> “City Leaders Applaud Glistening Structure.” *Wichita Eagle and Beacon*. 3 Apr 1966, 7H.

<sup>11</sup> “Design Concept New to Wichita.” *Wichita Eagle and Beacon*. 3 Apr 1966, 6H.

building. Wichita Street on the east side of the building provided access to a drive-through lane with pneumatic tube service for one of the original bank tenants.

The main building lobby is a combination of glass and teak wood panels with anodized aluminum frames with white marble walls and dark red marble floors. Three elevators service all floors of the building and open to a public corridor with access to restrooms and offices. Like most commercial buildings, office suites are typically finished or remodeled based on new tenants or when existing tenants extended long-term leases. An inherent feature of the Garvey office buildings is that the precise configuration of the office suites varies with tenants although major reconfiguration of partition walls is rare. Individual office suites in the R. H. Garvey Building differ primarily in wall and floor finishes and detailing. Building systems and common areas too have been upgraded by the building owner as needed or as incentives for long-term lease extensions. Typical finish and fixtures upgrades include new ceilings and lighting, new floor coverings, new wall coverings or paint, and new bathroom fixtures, as well as finish upgrades. The original ceiling in the first-floor lobby and corridors throughout was a suspended acoustical tile ceiling with lay-in luminous lighting with paneled grid diffusers. Today, many floors have replacement ceilings in varied styles including 2x2 acoustic panels with both recessed and lay-in LED lighting or hard ceilings with coffered lighting. Flooring in common spaces and office suites includes carpet and tile. Walls are sheetrock generally with a painted finish or wall paper. Upgraded restrooms have stainless steel sinks and ceramic tile wall and floor finishes. No major changes have occurred on the exterior of the building or its basic configuration. County Records note building permits for the R. H. Garvey Building in 2018 and 2019 totaling \$85,000 for interior remodeling. Previously unfinished and used for mechanical space and storage, the basement was finished in 2020 for a new shared conference room (moved from the 10<sup>th</sup> floor).

## **2) O. W. Garvey Building, 200 W. Douglas Avenue (1969)**

The Olive White Garvey Building at 200 W. Douglas is a ten-story 116,000 square foot building completed in 1970 at a cost of \$2 million. In August 1967, Farmers and Bankers Life Insurance Company announced an agreement with Garvey Inc. to build an office tower at Water and Douglas in the Garvey Center with Sid Platt as the building designer.<sup>12</sup> Located at 1<sup>st</sup> and Market Streets since 1938, Farmers and Bankers had outgrown their building and deemed renovation of the old building infeasible however; the company decided to move their national headquarters from Wichita to St. Louis shortly thereafter and pulled out of the Garvey Center deal.<sup>13</sup> At groundbreaking for the new office tower in August 1968, the building was still referred to as the new home office of the Farmers and Bankers Life Insurance Building but the following year it was renamed in honor of Olive Garvey.

Like the west office building, the O. W. Garvey Buildings was designed using “center-core construction” with all utilities, elevators, etc. in the center maximizing utilization of perimeter office space. Built of reinforced concrete, the exterior of the building features large half-round columns with concave sides framing narrow slots of vertical windows in bronze glass with anodized aluminum frames. A distinguishing feature is the clipped corners on the shaft of the building (2<sup>nd</sup>-10<sup>th</sup> floors) and a horizontal concrete band separating the first-floor and tenth floors from the main facade. The first and tenth floors have narrow rectangular columns and a heavy concrete cap projects out beyond the building facade on all four sides. The design of the O. W. Garvey Building is complementary yet different from the R. H. Garvey Building to the west. With their columned white concrete facades, the two office towers were later said to be a 1960s interpretation of R. H. Garvey’s mammoth grain elevators just outside of Wichita.<sup>14</sup>

The O. W. Garvey Building has four elevators that serve all floors. The building is connected to Page Court and Kiva Center on the lower level and to Page Court through a covered walkway on the first floor. The white marble lobby walls, dark marble floors and anodized aluminum storefronts are original to the building’s construction while the 2 x 2 acoustic paneled ceilings are replacements. The configuration of the upper floors maintains the central core with elevators, stair tower, mechanical functions, and restrooms. All floors are multi-tenant but the size and configuration of the office suites varies based on tenant needs. Like the R. H. Garvey Building, finishes and fixture upgrades have been made on most floors as tenants change or long-term tenants renew their leases. Finishes include paint and wall paper on walls, stained and painted wood trim and doors, carpet and tile floors and acoustical paneled ceilings. One office suite (230) was recently remodeled by removing the suspended ceilings exposing the

<sup>12</sup> “New 10-Story Building Set.” *Wichita Eagle*. 19 Aug 1967, 1 & 8A.

<sup>13</sup> Interview with Emily Bonavia and Harvey Childers (Willard’s long-term right-hand man). 10 Aug 2020.

<sup>14</sup> McEnaney, 223.

concrete structure and mechanical ducts. This is the only space in the entire Center with the finished ceilings removed. Restrooms have received fixture and finish upgrades throughout like the R. H. Garvey Building.

The exterior of the building was completed in late summer of 1969 and tenants began moving into the new O. W. Garvey Building in October. An open house was held March 1, 1970, with two dozen new office tenants including Hershberger Explorations, Inc., Walston & Co. Brokerage Office, and attorneys Smith, Shay, Farmer and Wetta.<sup>15</sup> The building boasted high-speed elevators and an open lobby with marble walls and floors featuring two metal wall sculptures by Wichita artists Louis Mason. The lower level has direct access to the Kiva Center located between the two office buildings and the new hotel. There have been no significant changes to the building's exterior or its basic plan configuration. County Records note building permits in 2008, 2009 and 2012 totaling \$126,000 for interior remodeling.

### **3) Garvey Center Parking Garage, 140 N. Civic Center Place (1970)**

When the R. H. Garvey Building opened in 1966, the area north of the building was used as a large surface parking lot. The existing parking garage was included in the overall Garvey Center development seen in 1967 drawings, constructed in the late 1960s simultaneous with the O. W. Garvey Building and Holiday Inn. The garage opened on January 5, 1970; the concrete structure had four-levels of parking designed with 576 parking spaces.<sup>16</sup>

The garage was designed with hexagonal columns around the perimeter and central shear walls with openings for vehicular circulation. Like most parking garages, the building is open air; its form is distinguished by concrete knee wall "railings" alternating with dark voids. Designed by Platt and Associates, the building shares design features with the other Garvey Center buildings in the form of unique corner treatments. The garage has recessed square corners with glass enclosed metal stair towers at the northeast and southeast corners. A concrete canopy extends between the garage and the R. H. Garvey Building on the south. Vehicular entrances are centrally located on the east and west from Wichita Street and Webb Street (now Civic Center Place) with the circulating drive ramped up on the east and down on the west halves of the garage. Two years after opening the existing roof deck with metal fascia was added to the garage to provide covered parking on the upper deck.<sup>17</sup> There have been no major alterations to the garage since the addition of the roof deck shortly after its construction. The concrete "railings" have been painted bright colors along the east facing the center plaza and rear surface parking lot, while an extensive \$3.2 million concrete repair project is nearing completion (2020).

### **4) Holiday Inn (now known as 250 Douglas Place), 250 W. Douglas Avenue (1970)**

Holiday Inn of America signed an agreement in August 1967 to consider building a 20+ story hotel in Garvey Center. Developer Robert S. Lightner said the 27-story vertical motel would be Wichita's tallest building, cost more than \$3.5 million and have 272 lodging rooms and suites, three restaurants, two private clubs, convention and exhibition facilities and a five-floor 300 car parking garage at the base.<sup>18</sup> Architects of the hotel were Lundgren and Mauer of Austin, Texas with Platt and Associates serving as local coordinating architects. The hotel was built similar to the office buildings on a "core" plan to give outside exposure to all rooms. Construction was in full swing in the summer of 1969 when contractors embarked on a five day non-stop concrete pour using the slip-form technique long used in grain elevators and silos. The structure of the first seven floors was complete at the end of the marathon pour.<sup>19</sup>

The hotel was designed in the shape of a cross with cut-out corners in white concrete resting on a heavy projecting base with vertical concrete panels. The top three floors are a steel structure on top of the concrete shaft. The exterior exhibits glass panels with horizontal concrete bands between floors. These upper floors form the cap of the building which extends out from the shaft and angles across the recessed corners. The main body of the building originally had bronze glass with metal spandrel panels between floors.

The hotel is accessed from the central plaza in Garvey Center and connected to Page Court and Kiva Center on the lower level. The registration desk and hotel office were located inside the north door (since removed) and offices in

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<sup>15</sup> "O.W.G. Building Tenants to Show Facilities Today." *Wichita Eagle Beacon*. 1 Mar 1970.

<sup>16</sup> *Wichita Eagle-Beacon*, 7 Jan 1970, 8C.

<sup>17</sup> Interview with Larry Weber, Garvey Center Building Manager. 30 Jul 2020.

<sup>18</sup> "27-Story Building to Start by April near Civic Center." *Wichita Eagle Beacon*. 21 Jan 1968, 1.

<sup>19</sup> *Wichita Eagle Beacon*. 8 Jun 1969, 5A.

glass storefront enclosures were located inside the south plaza entrance; original tenants included American Airlines, Ship's Tavern, and the Holiday Inn restaurant. Just inside the south plaza door is an open horseshoe-shaped stairway between first floor and lower level; with the lower level having additional retail shops including a barber shop and shoe shine stand. The lobby had white terrazzo floors now covered by carpet.

Historically, the 24<sup>th</sup> and 25<sup>th</sup> floors housed the Top of the Plaza restaurant and bar with recessed floor and fire pit spanning the perimeter of the tower and a spiral staircase between the floors. The top floor originally housed salesmen suites featuring rooms with Murphy beds where salesmen could show their wares. With the convention center located across Douglas, the hotel initially was built with meeting rooms on the 25<sup>th</sup> floor and in the basement but in response to demand, additional meeting/conference rooms were added shortly after opening. The 7<sup>th</sup> – 23<sup>rd</sup> floors housed the original hotel rooms around the perimeter around a central core. The 2<sup>nd</sup> – 5<sup>th</sup> floors are an open air parking garage accessed from Wichita Street on the west and an alley off Water Street on the north.

Holiday Inn opened for business in July 1970 although a number of the upper floors were not yet complete. Five years later Holiday Inn required the hotel to follow the corporate model with the addition of a Holidome. The 6<sup>th</sup> floor was enclosed (top of the parking garage) around the central shaft with an angled roof that spanned to the top of the 8<sup>th</sup> floor for the "Holidome" - a recreational space with pool, ball courts, and parking.

Garvey Inc. had an agreement with the original hotel developer, Robert Lightner that mandated the building be used as a hotel. Lightner filed for bankruptcy in 1987. A variety of options were explored including tearing the building down. In 1997 Willard Garvey won a lawsuit and took over the property deciding to convert the hotel to luxury apartments. The transition was implemented 1-3 floors at a time. Each pair of hotel rooms became a single apartment (one corridor door removed).<sup>20</sup> The first room was an open kitchen and living area, the second was a bedroom and bath. Wall, floor and ceiling finishes were upgraded including new acoustical paneled ceilings, carpet and tile floor coverings. The project included building system upgrades eliminating the central heating plant switching to individual PTAC units in the apartments and installing a sprinkler system throughout.

The conversion to apartments included removal of the Holidome as well as a change in exterior sheathing. The original spandrel panels located vertically between windows on each floor were removed to create floor-to-ceiling glass panels to maximize views from the apartments. Blue-tinted glass was selected to match the original windows in the adjacent R. H. Garvey Building. This change enhances the building's vertical character compared to the original sheathing with the spandrel panels that created horizontal bands between each floor. The exterior improvements were made through the City of Wichita's facade program. The only other known modification was the addition of glass block on the west side of the 2<sup>nd</sup> floor in 2005 to address water infiltration in the parking garage. County Records include building permits in 2017 in the amount of \$145,000 and \$40,000 in 2020.

The transition to luxury apartments was completed in 2015 and the building was renamed 250 Douglas Place. Today there are 157 apartments with recreational space on the 6<sup>th</sup> floor and a resident lounge on the 26<sup>th</sup> floor. 250 Douglas Place offers unique and distinctive living in an iconic downtown building with upscale amenities such as secure access, indoor reserved parking, on-site laundry, fitness center, and 24-hour maintenance staff.

##### **5) Page Court and Kiva Center, 220 W. Douglas (1971)**

*Tenant/mailling addresses for Page Court and Kiva Center are both 220 W. Douglas and the two building sections are physically connected at basement and plaza levels although County records list Page Court at 125 N. Water Street.*

With the early announcements of the new hotel, Garvey Inc. revealed plans for a mall-type development that would be located between the new hotel and the two office buildings including shops and walking areas in a garden-type atmosphere fronting Douglas Avenue.<sup>21</sup> The plaza area called Kiva Center is a two tier development with indoor/outdoor space. According to Merriam Webster, Kiva is defined as a chamber or room circular in form and built partially or wholly underground and used by Pueblo Indians for spiritual and ceremonial purposes.

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<sup>20</sup> The exception was the 20<sup>th</sup> floor, which originally held two large 4-room apartments, later changed to 1-Bedroom apartments mirroring the other floors.

<sup>21</sup> "27-Story Hotel Proposed Near Civic Center." *Wichita Eagle*. 15 Dec 1967, 1.

The Kiva Center is centrally located provides a cohesive urban atmosphere to the Center's buildings. From Douglas Avenue, steps lead down to the lower level and up to the plaza level, both featuring landscaped space with trees, plants, water features and seating. Retail shops and restaurants are located along the lower level around the central open space. The upper level overlooks the lower plaza and provides access to the four buildings in a landscaped urban plaza. Former modifications in Kiva Center include maturing of the landscape and continual landscaping upgrades. Interior upgrades in the lower level open shopping area have included installation of new acoustical tile ceilings, carpet over concrete floors and sheetrock furring on concrete columns. There have been no changes in the basic plan configuration and the plaza retains its concrete and brick paving, concrete benches, planters, canopies, and water feature.

Ground breaking for Kiva Center took place in May 1970 with construction cost estimated at \$2 million.<sup>22</sup> Also in May 1970, construction began on the adjoining five-story office building to be called Page Court (named for Robert A. Page, president of Garvey Center, Inc.),<sup>23</sup> the two spaces addressed at 220 W. Douglas. Willard Garvey wanted to ensure that all buildings in Garvey Center had a Douglas Avenue address.

Page Court differs in style from the other buildings in Garvey Center. It is a reinforced concrete structure, the upper floors sheathed with dark bronze aluminum-framed glass that tapers in from the 2<sup>nd</sup> to 5<sup>th</sup> floors like a mansard roof. The lower two stories are part of the Kiva's retail shopping area with the upper three stories providing 43,400 square feet of office space. Designed by Platt and Associates, the building was built by Martin K. Eby Construction Co.<sup>24</sup>

In addition to the pedestrian entrance from Kiva Center, the five-story office building is accessible from the east off Water Street and from a covered plaza on the south connecting it to the O. W. Garvey Building. Page Court is distinguished by a central open atrium that was originally capped by a retractable glass roof. However the roof was a constant source of water infiltration and was replaced with the existing fixed skylight shortly after opening. The open court remains with offices around the atrium on the upper floors. Office and common area finishes include acoustical tile ceilings with lay-in lighting, carpet and tile floors and exposed concrete walls, now with a painted finish. Bathrooms have been remodeled in recent years with ceramic tile walls and floors and new fixtures. The ground floor and lower level are retail and service establishments including a hair salon and restaurants with aluminum-framed glass storefront enclosures fronting the public areas. The lower level is directly connected to Kiva Center shops. Flooring is concrete with brick pavers. Exposed aggregate concrete walls and columns on the lower levels were painted in recent years and suspended acoustical tile ceilings were upgraded throughout. County Records illustrate multiple building permits in 2013 – 2015 totaling \$200,000 for interior remodeling.

Page Court, at 220 W. Douglas, opened in May 1971 with the Kiva Center officially dedicated the following month. The event marked the completion of a six-year, \$12 million complex known as Garvey Center. The only major change in the configuration of the Center since its completion in 1971 has been the demolition of the Fox Theater located north of Page Court in the surface parking lot on the north side of the center.

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<sup>22</sup> *Wichita Eagle Beacon*. 2 May 1970, 4A.

<sup>23</sup> *Wichita Eagle Beacon*. 17 May 1970, 1C.

<sup>24</sup> "Kiva to Have Above-Ground Office Area." *Wichita Eagle*. 17 May 1970, 1C.