

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

Historic name Garvey Center
 Other names/site number KHRI # 173-13010
 Name of related Multiple Property Listing n/a

2. Location

Street & number <u>200-220-250-300 W. Douglas Avenue</u>	n/a	not for publication
City or town <u>Wichita</u>	n/a	vicinity

State Kansas Code KS County Sedgwick Code 173 Zip code 67202

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
 I hereby certify that this x nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
 In my opinion, the property x meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:
 ___ national ___ statewide x local Applicable National Register Criteria: x A ___ B x C ___ D

Signature of certifying official/Title Patrick Zollner, Deputy SHPO Date _____

Kansas State Historical Society
 State or Federal agency/bureau or Tribal Government

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

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:
 ___ entered in the National Register ___ determined eligible for the National Register
 ___ determined not eligible for the National Register ___ removed from the National Register
 ___ other (explain:) _____

Signature of the Keeper _____ Date of Action _____

Garvey Center
Name of Property

Sedgwick Co, Kansas
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

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

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

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

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

<u>Contributing</u>	<u>Noncontributing</u>	
5		buildings
1	1	sites
		structures
		objects
6	1	Total

Number of contributing resources previously listed in the National Register

NA

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/TRADE: Office Building, Financial Institution, Professional, Specialty Store, and Restaurant

DOMESTIC: Hotel

LANDSCAPE: Plaza, Parking Lot

TRANSPORTATION: Parking Garage

RECREATION & CULTURE: Theater

Current Functions

(Enter categories from instructions.)

COMMERCE/TRADE: Office Building, Financial Institution, Professional, Specialty Store, and Restaurant

DOMESTIC: Multiple Dwelling

LANDSCAPE: Plaza, Parking Lot

TRANSPORTATION: Parking Garage

7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT

MODERN MOVEMENT: New Formalism

Materials

(Enter categories from instructions.)

foundation: CONCRETE

walls: CONCRETE

GLASS

roof: SYNTHETIC

other:

Garvey Center
Name of Property

Sedgwick Co, Kansas
County and State

Narrative Description

Summary

The Garvey Center is located on the north side of the 200 block of West Douglas Avenue in the heart of downtown Wichita, Sedgwick County, Kansas. Developed over a six-year period (1965-1971) on the former site of the Missouri Pacific Railroad Depot that had been cleared by the local Urban Renewal Agency, the block is home to four commercial buildings, a parking garage, central plaza, and surface parking lot. The 4.4-acre site is bordered by W. Douglas Avenue on the south, First Street on the north, Webb Street (aka Civic Center Drive) on the west and N. Water Street on the east. The Garvey Center Historic District contains six contributing resources:

- 1) the **R.H. Garvey Building** at 300 W. Douglas - a ten-story concrete office building, completed in 1966;
- 2) a four-story concrete **Parking Garage** at 140 N. Civic Center Place north of the R.H. Building that opened in 1970;
- 3) the **O.W. Garvey Building** at 200 W. Douglas - a ten-story concrete office building, completed in 1970;
- 4) the **former Holiday Inn** at 250 W. Douglas – a twenty-seven story concrete and glass hotel completed in 1970 and converted to housing 1997-2015;
- 5) **Page Court/Kiva Center** at 220 W. Douglas – a five-story office building and two-level retail court around the central plaza, completed in 1971; and
- 6) the final contributing resource is **Kiva Plaza**, a two-tier urban plaza fronting W. Douglas Avenue between the R.H. and O.W. Buildings and the Holiday Inn. The plaza was dedicated in June 1971.

There is one non-contributing resource - a **surface parking lot** is located at the northeast portion of the block (N. Water and First Streets), which includes the site of the former theater (See *Figure 26* at the end of the nomination).¹

The buildings are Modern in style and reflect modern construction techniques. Built with structural outer walls and a central core, the R.H. Garvey Building was Wichita's first column-free high rise office space; the O.W. Garvey Building was similarly designed to maximize flexibility for office tenants. The two office buildings have narrow shaped concrete columns framing vertical bands of windows and metal spandrel panels on the main body of the buildings with a distinctive cap and base. The twenty-seven-story Holiday Inn was built with slip-form concrete construction; the center core construction provided all hotel rooms with a view. The cross-shaped tower sits atop a five-story parking garage. The glass panels on the tower were expanded to full height in the 2015 conversion to housing, replacing the original glass and metal spandrel panels, giving the building a strong vertical presence. Page Court differs in style from the other buildings in the Garvey Center. It is a reinforced concrete structure; the upper floors are sheathed with dark bronze aluminum-framed glass that tapers in from the second to fifth floors, similar to a mansard roof. The lower two stories feature retail and service businesses connected to Kiva Center. Located along W. Douglas between the R.H. and O.W. Buildings and the Holiday Inn, a central plaza provides an urban aesthetic unifying the Center. Scalped concrete canopies denote circulation paths between buildings, and a water feature runs along the south facade of the O.W. Building down to the lower level of the plaza. The two-tiered horseshoe-shaped plaza features brick and concrete paving and retains its original concrete planters and benches.



Figure 1 - ca.1971 View of Garvey Center – the R.H. Garvey Building on left, Holiday Inn in center, and O.W. Garvey Building on right. (Platt & Associates, Architects Photo Book, archives of Platt, Adams,

¹ A sixth building – the 930-seat Fox Theater opened in 1969 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, Willard Garvey demolished the theater ca. mid-1980s. *Wichita Eagle-Beacon*, Tihen Notes: 19 Oct 1969 1F; 17 Nov 1976, 1C; and Jan 1980, 23B. See *Figure 26* at the end of the nomination.

Garvey Center
Name of Property

Sedgwick Co, Kansas
County and State

Bradley & Associates, Architects, Wichita).

Elaboration

Setting

The Garvey Center occupies the 200 block of W. Douglas, with the primary commercial buildings all having addresses on W. Douglas. This center city location lies east of the Arkansas River and north of US-54/Highway 400, the primary E/W route through Wichita. This portion of downtown Wichita largely took its form in the 1960s following land clearance through the federal Urban Renewal program. With few exceptions, the area is characterized by free-standing Modern buildings. The Civic Auditorium/Century II (NR listed 2020) is located on the south side of W. Douglas, opposite Garvey Center, with their urban plazas fronting one another on each side of Douglas Avenue. The Wichita Chamber of Commerce and the Broadview Hotel (NR listed 2009) are located to the west and the old First National Bank Building (also an Urban Renewal project) to the east flank the Garvey Center along on the north side of W. Douglas. The Colorado-Derby Building (NR listed 2015) is located at the northwest corner of First and Water Streets north of the site.

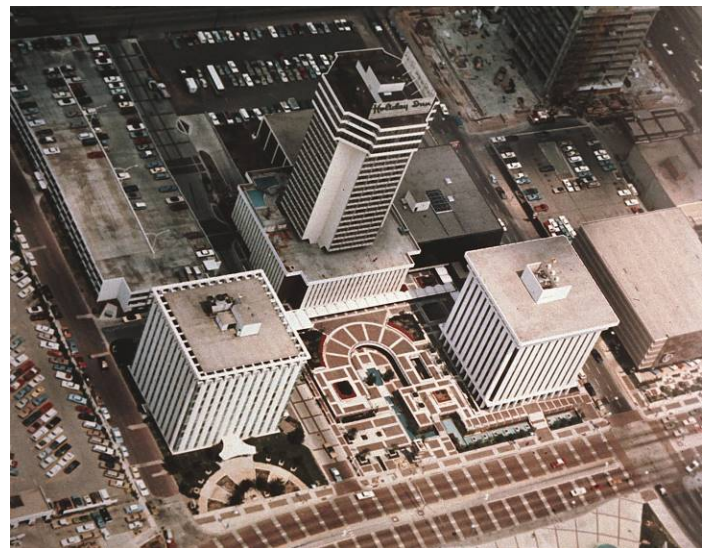
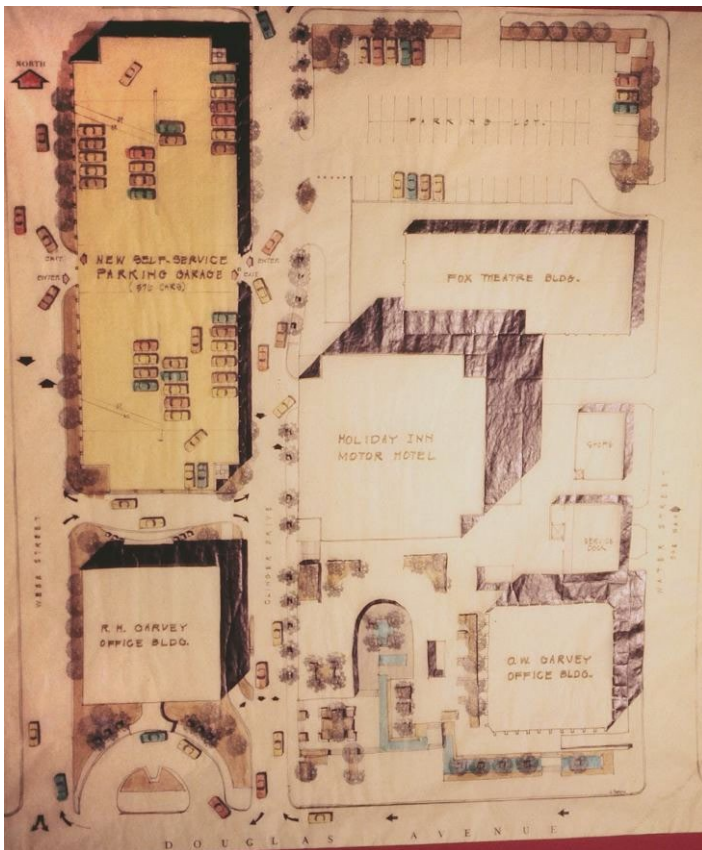


Figure 2 – Left: ca.1969 Site Plan for Parking Garage; Right: Aerial image of Garvey Center site ca. 1971
(Slide archives of Platt, Adams, Bradley and Associates Architects, Wichita).

Occupying the north side of the 200 block of W. Douglas Avenue, Garvey Center has public sidewalks around the perimeter of the block and access to individual buildings through a paved plaza on the south and a surface parking lot on the north. Vehicular circulation occurs at two locations – the former Wichita Street, a N/S drive on the east side of the R.H. Garvey Building and parking garage, and an E/W drive north of Page Court that provides access to the Holiday Inn parking garage from N. Water Street.

The Garvey Center was privately developed by the Garvey family on the north Civic Center Urban Renewal plat from 1965 to 1971, 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 Civic Center Urban Renewal plat. Infrastructure improvements related to these adjacent developments included the bricking of W. Douglas Avenue in 1970 between Garvey Center and Century II (since removed). Plazas with water features at Century II and Garvey Center front West Douglas Avenue and create a pedestrian-friendly urban streetscape.

Garvey Center

Name of Property

Sedgwick Co, Kansas

County and State

There have been two primary changes to the site, the first occurring during the development period. At the time of its opening in 1966, the area north of the R.H. Garvey Building was a surface parking lot. The existing parking garage was planned with the development of the rest of the center; the existing garage opened in 1970. The second was the demolition of the Garvey Fox Theater ca.1985 (See *Figure 26* at the end of the nomination). The theater opened in 1969 at the southeast corner of the existing parking lot, north of Page Court. The theater could not compete with larger suburban multi-plexes that followed shortly after its construction. After struggling as a second-run movie house, was demolished by Garvey Inc. just twenty-years after opening.

Development of Garvey Center

The first structure, the ten-story Ray Hugh Garvey Building, opened in August 1966 on the northeast corner of W. Douglas and Webb Street north of the new civic auditorium under construction at the time (See *Figures 21-22* at the end of nomination). Following the completion of the R. H. Garvey Building, Garvey Inc. focused their efforts on the remainder of the 4.4-acre site bordered by W. Douglas Avenue on the south, First Street on the north, Webb Street on the west, and Water Street on the east.

In 1967, plans were announced to construct a second ten-story office building originally planned for the Farmers and Bankers Life Insurance Company (renamed the O. W. Garvey Building, opening in 1970). The same year, the Garveys announced that a high rise hotel would be built between the office towers. Plans also included a parking garage and the development of a central plaza with retail shops. Construction began on the O. W. Garvey 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 Holiday Inn opened in 1970 but was struggling financially by the mid-1980s. Taken over by Garvey Inc. in 1997, the hotel was converted to luxury apartments and renamed 250 Douglas Place. The conversion to residential use was implemented a few floors at a time and completed in 2015. The 300-foot tall tower remains the second-tallest building in Kansas and an icon in Wichita's skyline. The prominent central tower is framed by the ten-story R. H. Garvey Building on the west and O. W. Garvey Building on the east. Completed in 1971, the five-story Page Court and Kiva Center house office suites, a salon and barbershop, restaurants, and studio workspace for artists. The Garvey Center continues to be among Wichita's premier commercial space offering a wide range of tenant options, all with free, convenient tenant and visitor parking, and on-site amenities including 24/7 maintenance and amazing city views. Kiva Center provides a pedestrian-oriented central plaza with a water feature that is home to Garvey's Wichita-famous ducks.

A 3-D model of the Garvey Center can still be seen today in the office of Dean Bradley, the remaining practicing architect of the Platt and Associates firm with offices located in Garvey Center. Platt and Associates designed the buildings in Garvey Center and, 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 suburban development. Although located in a dense urban center, Platt did not want to place buildings adjacent to avoid looking out your window into a neighboring building.²

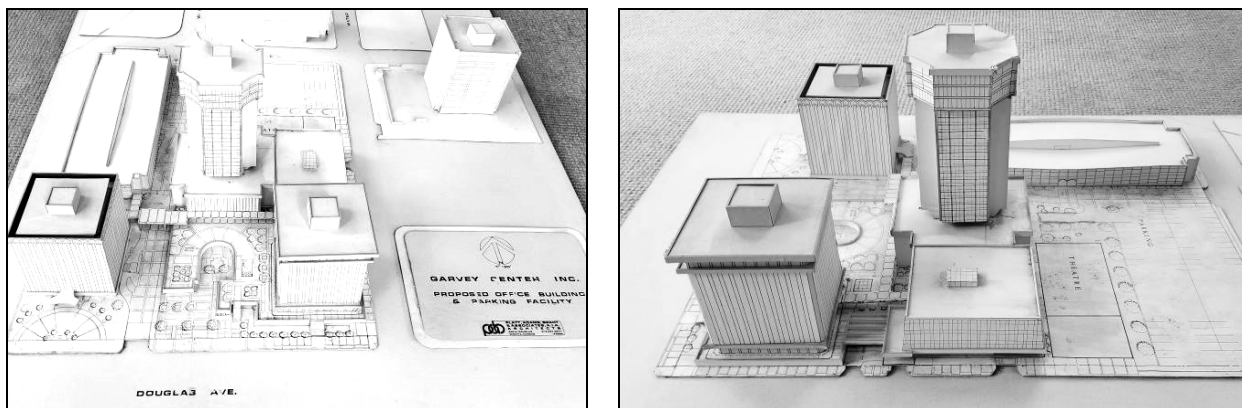


Figure 3 - ca.1970 architect's model of the Garvey Center – On the left is the view from Douglas Avenue on the south; on the right is the view from Water Street on east. (Platt & Associates, Architects, archives of Platt, Adams, Bradley and Assoc., Architects, Wichita).

² Personal interview with Dean Bradley, Wichita. 30 Jul 2020.

Garvey Center
Name of Property

Sedgwick Co, Kansas
County and State

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

1) R. H. Garvey Building (1966) – 300 W. Douglas Avenue

Contributing

The R.H. Garvey Building at the southwest corner of Garvey Center was the first building on the site, completed in 1966. The exterior of the building is comprised of a series of half-round fluted columns that span the building's full height framing vertical bands of windows with turquoise spandrel panels between floors. The upper facades of the building are nearly identical on all sides. Narrower concrete columns frame the top floor, arched at the top to form an open arcade around the penthouse. The building's base is dark granite and quartz, contrasting with the white concrete.

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. A one-story flat concrete canopy spans the four central bays framing two single doors that serve as the main building entrances. The shaped canopy features a scalloped pattern on the fascia that emulates the arched arcade capping the building. Wichita Street on the east side of the building provided access to a drive-through lane with pneumatic tube service for Wichita State Bank, one of the original building tenants.

Architect Sid Platt stated that one of the building's unusual features was the top floor, which is setback from the exterior facade to form a promenade around the top of the building that originally housed Garvey's executive office suites. Platt noted that thirty percent of the exterior walls are glass, a feature that distinguishes the building from others in the urban renewal boundaries.³ 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.

While 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. Constructed of reinforced concrete, the building has a central core that encloses elevators, fire stairs, and restrooms, leaving the remainder of each floor column free for subdivision according to specific tenant needs.⁴ (See select plans and details from original drawings in *Figure 5*).



Figure 4 - ca.1971 views of R. H. Garvey Building Left: from sidewalk along Douglas Avenue east of building; Right: North facade with entry canopy, taken from Holiday Inn. (Platt & Associates photo book and slides, archives of Platt, Adams, Bradley & Associates, Architects, Wichita).

³ Ibid.

⁴ "Design Concept New to Wichita." *Wichita Eagle and Beacon*. 3 Apr 1966, 6H.

Garvey Center
Name of Property

Sedgwick Co, Kansas
County and State

The lobby features anodized aluminum-framed glass and teak wood panels, 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, the office suites are finished or remodeled based on new tenants or when existing tenants renew 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 fixture upgrades include new ceilings and lighting, new floor coverings, new wall coverings or paint, and new bathroom fixtures. 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, most floors have replacement ceilings in varied styles, including 2 x 2 acoustic panels with recessed or 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, wallpaper, or wood paneling. Upgraded restrooms have stainless steel sinks and ceramic tile walls, and floor finishes. No major changes have occurred on the exterior of the building, building entrances, lobbies, or the general configuration of circulation space and common areas. County Records note building permits for the R. H. Garvey Building in 2018 and 2019 totaling \$85,000 for interior remodeling. Previously used for mechanical space and storage, the basement was finished in 2020 for a new shared conference room.

With original construction costs in excess of \$1 million, the R.H. Garvey Building was designed to accommodate more than 1,000 persons adding over 100,000 sq. ft. of new office space in downtown Wichita with suites ranging between 500 to 10,000 square feet.⁵ In 1964, Garvey Enterprises Vice President Paul Hampel said that fifty percent of the space in the building would be occupied by offices of Garvey enterprises.⁶ A special advertising supplement to the *Sunday 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.⁷ A listing of early tenants is provided in *Figure 25* at the end of the nomination. Today, the fifth, seventh, and eighth floors are each occupied by a single tenant; all other floors have multiple tenants. The CPA firm Regier Carr & Monroe, located on the ninth floor, is one of the Center's longest-term tenants calling the building home for more than thirty-five years.

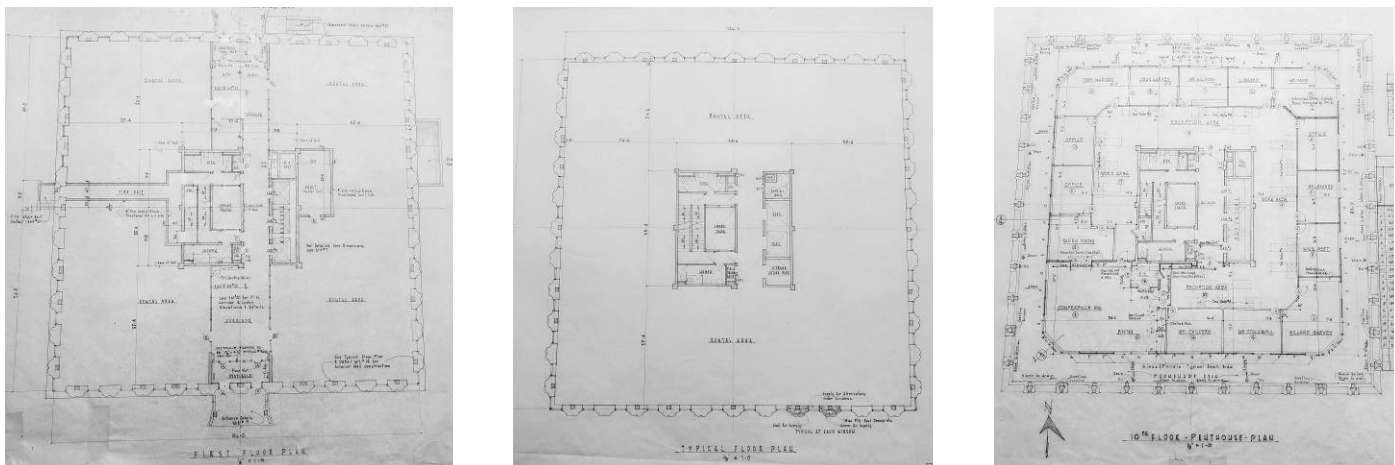


Figure 5 - GCI Office Building (R.H. Garvey Building) Excerpts from original drawings, October 1964 S.S. Platt & Associates (archives of Platt, Adams, Bradley & Associates, Architects, Wichita).

⁵ "Garvey 10-Story Building to Start Early in 1965." *Wichita Eagle*. 19 Nov 1964, 1 & 3A.

⁶ *Ibid*, 1.

⁷ "The R. H. Garvey Building." Grand Opening Special Section, *Wichita Eagle and Beacon* 3 Apr 1966, 1 – 16H.

Garvey Center
Name of Property

Sedgwick Co, Kansas
County and State

2) Garvey Center Parking Garage (1970), 140 N. Civic Center Place

Contributing

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 1969 drawings, constructed in the late 1960s concurrent with the O. W. Garvey Building and Holiday Inn (See 1969 site plan in *Figure 2*). The garage opened on January 5, 1970; the concrete structure had four-levels of parking with 576 parking spaces.⁸

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, Architects, 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, and Webb Streets (aka 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.⁹ There have been no major alterations to the garage since the addition of the roof. Improvements include painting the concrete "railings" bright colors along the east-facing the center plaza and rear surface parking lot and an extensive \$3.2 million concrete repair project completed in 2020.



Figure 6 - ca.1970-71 views of Parking Garage from southeast on Wichita Street (Platt & Associates, Architects photo book and slides, archives of Platt, Adams, Bradley & Associates, Architects, Wichita)

⁸ *Wichita Eagle-Beacon*, 7 Jan 1970, 8C.

⁹ Interview with Larry Weber, Garvey Center Building Manager. 30 Jul 2020.

Garvey Center
Name of Property

Sedgwick Co, Kansas
County and State

3) O. W. Garvey Building (1970), 200 W. Douglas Avenue

Contributing

The Olive White (O.W.) Garvey Building at 200 W. Douglas is a ten-story 116,000 square foot building completed in 1970 at the 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.¹⁰ Located at First 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 before construction was completed.¹¹ The building was renamed the O.W. Garvey Building in honor of Olive White Garvey.

The building's exterior was completed in the 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.¹² The building boasted high-speed elevators and an open lobby with marble walls and floors featuring two metal wall sculptures by Wichita artist Louis Mason. A listing of early tenants is provided in *Figure 25* at the end of the nomination.



Figure 7 – Left: ca.1969 view of O.W. Garvey Building during construction; Center: ca.1971 view of O.W. Garvey Building from the southeast on Water Street; Right: ca.1971 view of the lobby with metal wall sculpture (Platt & Associates, Architects photo book and slides, archives of Platt, Adams, Bradley and Associates, Architects, Wichita).

Like the R. H. Garvey Building, the O. W. Garvey Building was designed using “center-core construction” with all utilities, elevators, stair towers, and restrooms placed in a central core, maximizing the flexibility of perimeter office space. Built of reinforced concrete, the exterior of the building features large three-sided columns framing narrow slots of vertical windows in a bronze glass with anodized aluminum frames. The columns served a dual purpose, housing ventilation ducts. A distinguishing feature is the clipped corners on the shaft of the building (second through tenth 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 facades are nearly identical except for entrances on the north and south. The O. W. Garvey Building's design 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 Garvey's mammoth grain elevators just outside of Wichita.¹³

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

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

¹¹ The Farmers and Bankers Life Insurance Company announced in 1969 that it would move its headquarters to Baltimore, Maryland. Commercial Credit Company of Baltimore acquired the Farmers and Bankers Company as an independent subsidiary in 1962. *Wichita Eagle-Beacon*. 13 Feb 1969.

¹² “O.W.G. Building Tenants to Show Facilities Today.” *Wichita Eagle-Beacon*. 1 Mar 1970.

¹³ Maura McEnaney, *Willard Garvey-An Epic Life*. Oakland, CA: Liberty Tree Press. 2013, 223.

Garvey Center
Name of Property

Sedgwick Co, Kansas
County and State

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. Interior finishes include paint, wallpaper, and paneling on walls, stained and painted wood trim and doors, carpet and tile floors, and acoustical paneled ceilings. One office suite (230) was remodeled in recent years and removed the suspended ceilings exposing the concrete structure and mechanical ducts. This is the only space in the entire Center without finished ceilings. Restrooms have received fixture and finish upgrades throughout. There have been no significant changes to the building's exterior, entrances, circulation patterns, or the general plan configuration. County Records note building permits in 2008, 2009, and 2012 totaling \$126,000 for interior remodeling.

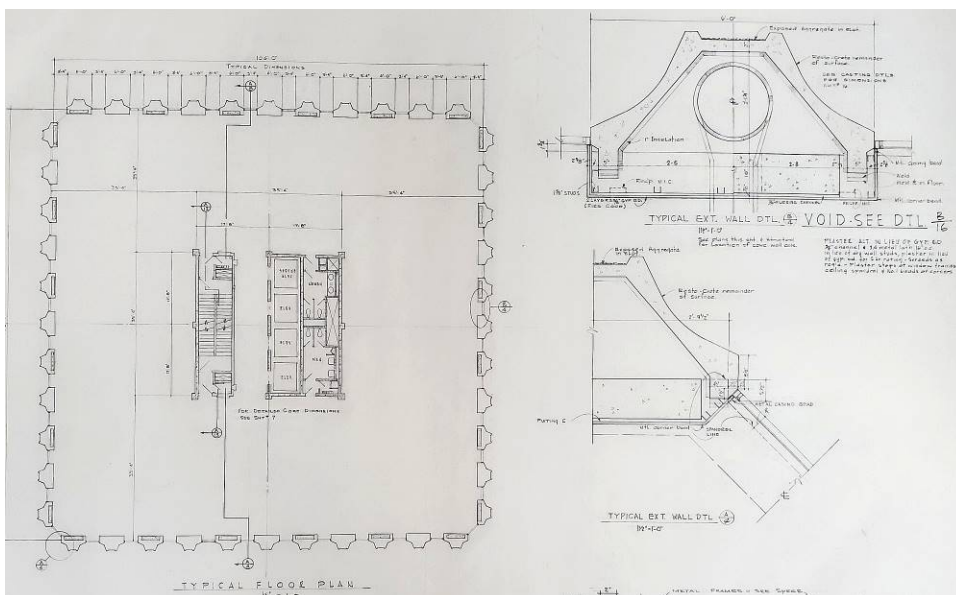
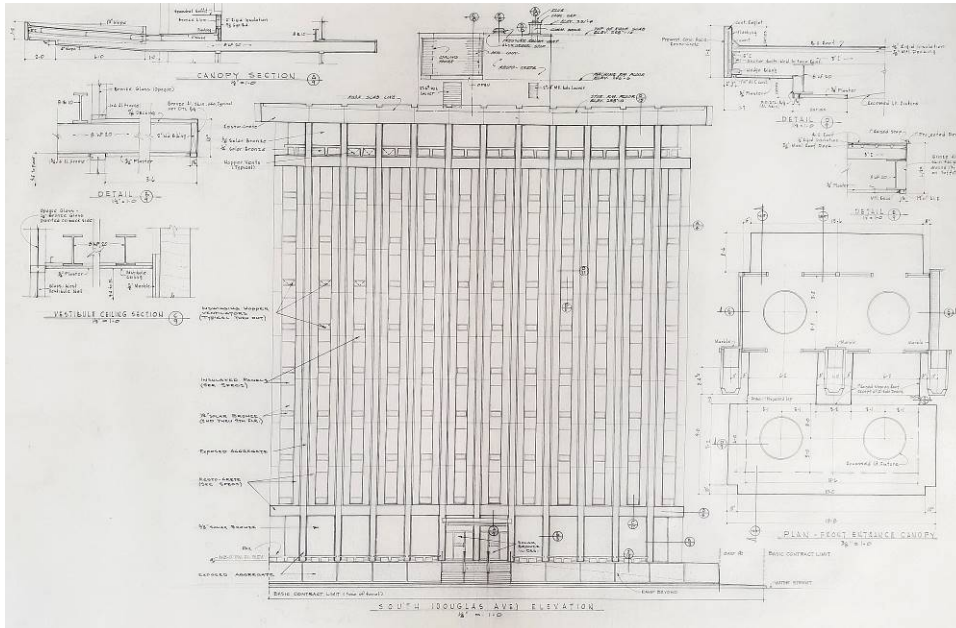


Figure 8 - Farmers and Bankers Building (renamed O.W. Garvey Building in 1969), Excerpts from original drawings June 1968, Platt & Associates, Architects (archives of Platt, Adams, Bradley & Associates, Architects, Wichita).

Garvey Center
Name of Property

Sedgwick Co, Kansas
County and State

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

Contributing

Holiday Inn of America signed an agreement in August 1967 to consider building a twenty-plus-story hotel in Garvey Center. Developer Robert S. Lightner said the twenty-seven-story vertical motel would be Wichita's tallest building, cost more than \$3.5 million with 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.¹⁴ Architects of the hotel were Lundgren and Mauer of Austin, Texas, with Platt and Associates serving as the local coordinating architect. The hotel was designed 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.¹⁵



Figure 9 – Left - Architect's rendering of Holiday Inn and Kiva Center (*Wichita Eagle* 21 Jan 1968, page 1). Right: ca.1969 view of Holiday Inn during construction (*Platt & Associates, Architects photo book and slides, archives of Platt, Adams, Bradley & Associates, Architects, Wichita*).

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 exterior of the tower had a bronze glass with metal spandrel panels between floors. The top three floors are a steel structure on top of the concrete shaft. These upper floors form the cap of the building, which extends out from the body of the building and angles across the recessed corners.

The hotel is accessed from the south in the central plaza, from the north parking lot, 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 glass storefront enclosures were located inside the south plaza entrance. Original tenants included Continental Airlines, a book store, gift shop, beauty salon, liquor store, and the Park Restaurant and Coffee Shop (See *Figure 25* at the end of the nomination for a complete listing of early tenants). Just inside the south plaza door is an open horseshoe-shaped stairway between the first floor and lower level; the lower level has additional retail and service shops, including a barbershop and shoeshine stand. The lobby had white terrazzo floors now covered by carpet.

Historically, the twenty-fourth and twenty-fifth floors housed a restaurant and bar with a 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 providing space where salesmen could show their wares. The seventh through twenty-third floors housed the original hotel rooms on the perimeter around a central core. The second through fifth floors are an open-air parking garage accessed from Wichita Street on the west and an alley off Water Street on the north.

¹⁴ "27-Story Building to Start by April near Civic Center." *Wichita Eagle-Beacon*. 21 Jan 1968, 1.

¹⁵ *Wichita Eagle-Beacon*. 8 Jun 1969, 5A.

Garvey Center
Name of Property

Sedgwick Co, Kansas
County and State

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 sixth floor was enclosed (top of the parking garage) around the central shaft with an enclosure that spanned to the eighth floor for the “Holidome” - a recreational space with pool, ball courts, etc. (See *Figure 10* below).

Garvey Inc. had an agreement with Robert Lightner, the original hotel developer, 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. Garvey decided to convert the hotel to luxury apartments a few floors at a time. Each pair of hotel rooms became a single apartment (one corridor door removed).¹⁶ The first room was an open kitchen and living area, and 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 switching to individual PTAC units in the apartments, thus eliminating the central heating plant and installing a sprinkler system throughout.

The conversion to apartments included removal of the “Holidome” enclosure as well as a change in exterior sheathing. The original bronze glass and metal spandrel panels were replaced with floor-to-ceiling glass panels to maximize views from the apartments. Blue-tinted glass was selected to match the original spandrel panels on 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. Though the color-tinted glass change does alter the materials, the overall design and material integrity remain intact and in good condition. The exterior improvements were made through the City of Wichita’s facade program. The only other known modification is the addition of glass block on the west side of the second 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 sixth floor and a resident lounge on the twenty-sixth 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.

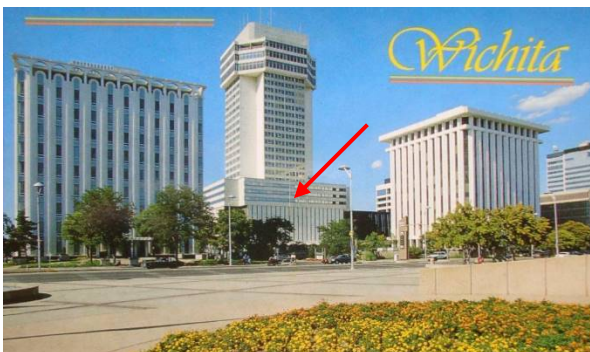


Figure 10 – Upper: ca.1971 Views of Holiday Inn (Platt & Associates, Architects photo book and slides, archives of Platt, Adams, Bradley & Associates, Architects, Wichita).

Left: 1991 Postcard illustrating “Holidome” enclosure on top of parking garage, later removed.

¹⁶ The exception was the twentieth floor, which originally held two large four-room apartments, later changed to one-bedroom apartments.

Garvey Center
Name of Property

Sedgwick Co, Kansas
County and State

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

Contributing

Note – These two building sections are considered a single resource for the purpose of this nomination. The tenant/mailling addresses for Page Court and Kiva Center are 220 W. Douglas and the two sections are physically connected at basement and plaza levels. However, County records list 125 N. Water Street as the address of Page Court.

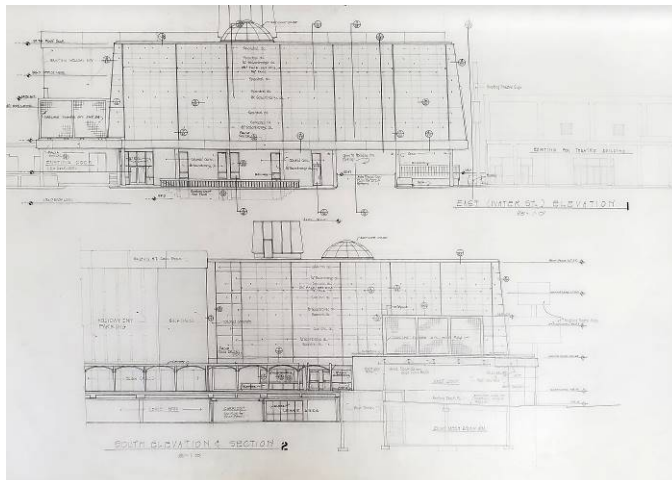


Figure 11 – Page Court, 220 W. Douglas - Upper: Excerpt from original drawings of Page Court by Platt & Associates, Architects. Lower: ca.1971 South & east facades of Page Court from Water Street (left) and Plaza entry to Page Court from south (right) Platt & Associates, Architects drawings and slides (archives of Platt, Adams, Bradley & Associates, Architects, Wichita).

Groundbreaking for Kiva Center took place in May 1970, with construction costs estimated at \$2 million.¹⁷ Construction also began in May 1970 on the five-story office building to be called Page Court named for Robert A. Page, president of Garvey Center, Inc.¹⁸ The two spaces were both addressed at 220 W. Douglas; Willard Garvey reportedly wanted all buildings in Garvey Center to have a Douglas Avenue address. At grade, 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. On the north, glass storefronts open onto a paved drive off Water Street that provides access to the hotel's parking garage west of Page Court.

Page Court is a reinforced concrete structure but differs in style from the other buildings in Garvey Center. The upper floors are a dark bronze aluminum-framed glass curtain wall that tapers in from the second to fifth similar to a mansard roof. A horizontal concrete band divides the two sections of the facade, and concrete columns and panels frame glass storefronts along the ground level. The lower two stories are part of Kiva Center's retail shopping mall, with the upper

¹⁷ *Wichita Eagle-Beacon*. 2 May 1970, 4A.

¹⁸ "Kiva to Have Above-Ground Office Area." *Wichita Eagle*. 17 May 1970, 1C.

Garvey Center
Name of Property

Sedgwick Co, Kansas
County and State

three stories providing 43,400 square feet of office space. Designed by Platt and Associates, Martin K. Eby Construction Co built the building.¹⁹

Page Court's interior is distinguished by a central atrium that was originally capped by a retractable glass roof. 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 enclosed in aluminum-framed glass storefront systems around the atrium on the upper floors. Interior finishes include acoustical tile ceilings with lay-in lighting and carpet and tile floors. Common area bathrooms have been remodeled in recent years with ceramic tile walls and floors and new fixtures.

The ground floor and lower level house retail and service establishments, including a hair salon and restaurants with aluminum-framed glass storefront enclosures fronting interior public areas and exterior perimeter walls. The lower level is directly connected to Kiva Center shopping mall. The flooring is concrete with brick pavers; the carpet was installed over concrete floors in some areas, and acoustical tile ceilings were upgraded throughout. Exposed-aggregate concrete walls and columns on the lower levels were painted in recent years; County Records illustrate multiple building permits in 2013 – 2015 totaling \$200,000 for interior remodeling. There have been no significant alterations to the building's exterior except painting of the concrete.



Figure 12 - Upper: ca.1971 interior views of Page Court atrium with upper-level offices (left) and lower-level mall (right). Lower: ca. 1971 views of Kiva Center Shops from lower level of plaza (left); Interior view of Kiva shops (right) (Platt & Associates, Architects photo book and slides (archives of Platt, Adams, Bradley and Associates, Architects, Wichita).

¹⁹ Ibid.

Garvey Center
Name of Property

Sedgwick Co, Kansas
County and State

6) Kiva Plaza (1971)

Contributing

With the early announcements of the new hotel in 1969, 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.²⁰ Kiva Plaza 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 used by Pueblo Indians for spiritual and ceremonial purposes.

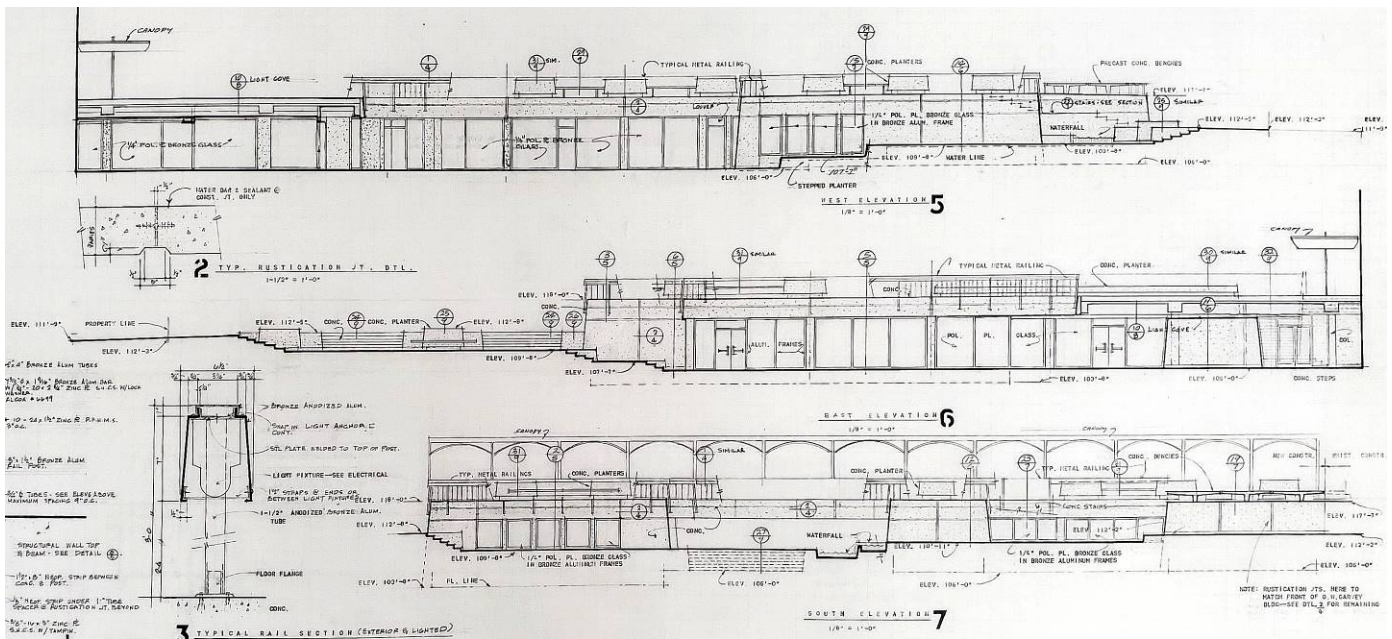
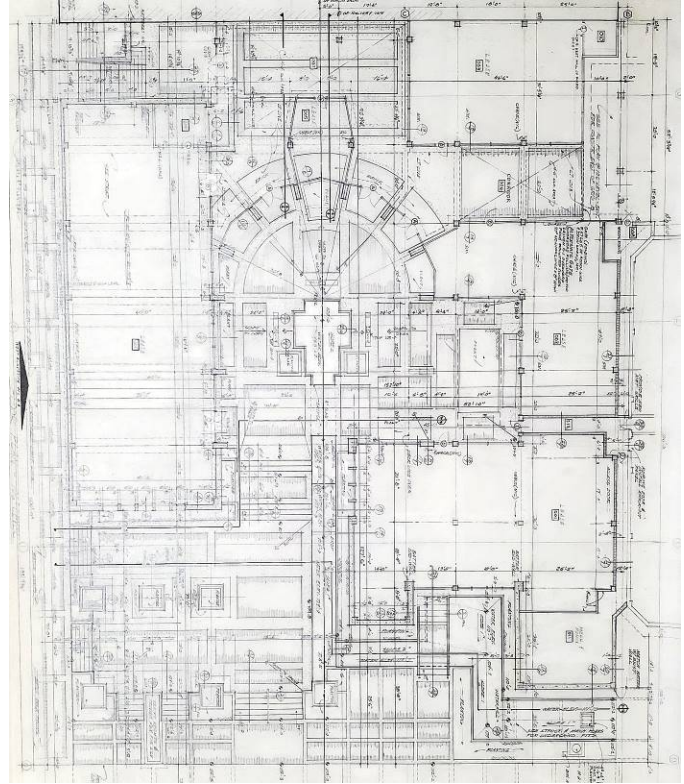
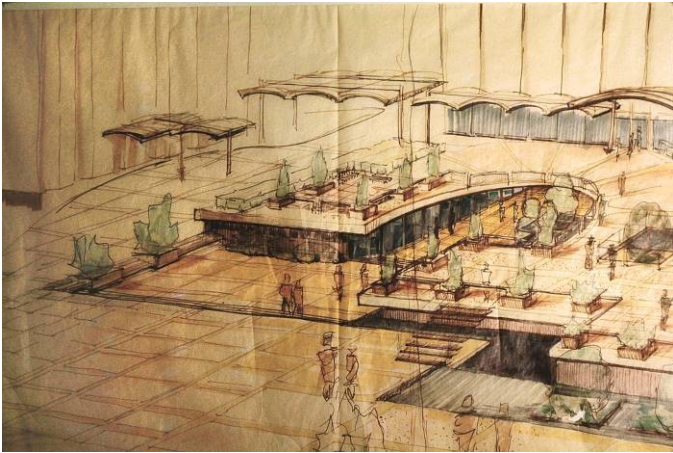


Figure 13 – Plan, Elevations and Rendering of Kiva Plaza, Excerpts from original drawings, April 1970 by Platt & Associates, Architects (archives of Platt, Adams, Bradley and Associates, Architects, Wichita).

²⁰ “27-Story Hotel Proposed Near Civic Center.” *Wichita Eagle*. 15 Dec 1967, 1.

Garvey Center

Name of Property

Sedgwick Co, Kansas

County and State

Kiva plaza is centrally located providing a cohesive urban setting for the Garvey Center buildings. From Douglas Avenue on the south side of the site, steps lead down to the lower level and up to the top level, both featuring open space with trees, plants, flowers, water features, and seating. The concrete and brick paving inside Kiva Center extends out into the plaza in a horseshoe shape curved on the north end. Metal railings with simple square vertical rails are located around openings overlooking the lower level. Original concrete pools, planters, and benches are located throughout both plaza levels. The water feature is comprised of tiered ponds that begin in front of the O.W. Garvey Building on the south and step down along the plaza stairs to lower-level pools. The northern pool has a bronze sculpture of an Indian on horseback. Retail shops and restaurants are located along both levels on the north and west sides. The upper level overlooks the lower plaza and provides access to the four Garvey Center buildings from the central plaza. Scalloped concrete canopies denote circulation paths and building entrances.

Kiva Center was officially dedicated in June 1971. The event marked the completion of a six-year, \$12 million complex known as Garvey Center. There have been no changes in the basic plan configuration, and the plaza retains concrete and brick paving, concrete benches, planters, canopies, and water pools. Known changes in the plaza include maturing of the landscape and ongoing landscaping upgrades.



Figure 14 - ca.1971 Views of Kiva Plaza
(Platt & Associates, Architects photo book and slides, archives of Platt, Adams, Bradley and Associates, Architects, Wichita)

Garvey Center
Name of Property

Sedgwick Co, Kansas
County and State

7) Parking Lot at First and Water Streets

Non-Contributing

A surface parking lot is located at the northeast corner of the site spanning from N. Wichita Street on the east side of the Parking Garage to N. Water Street and from the mid-block alley north of Page Court and the former Holiday Inn to First Street. The parking lot includes the footprint of the former theater, demolished ca. 1985. The parking lot provides necessary tenant and visitor parking for the Garvey Center but does not contribute significantly to the center's historic character.

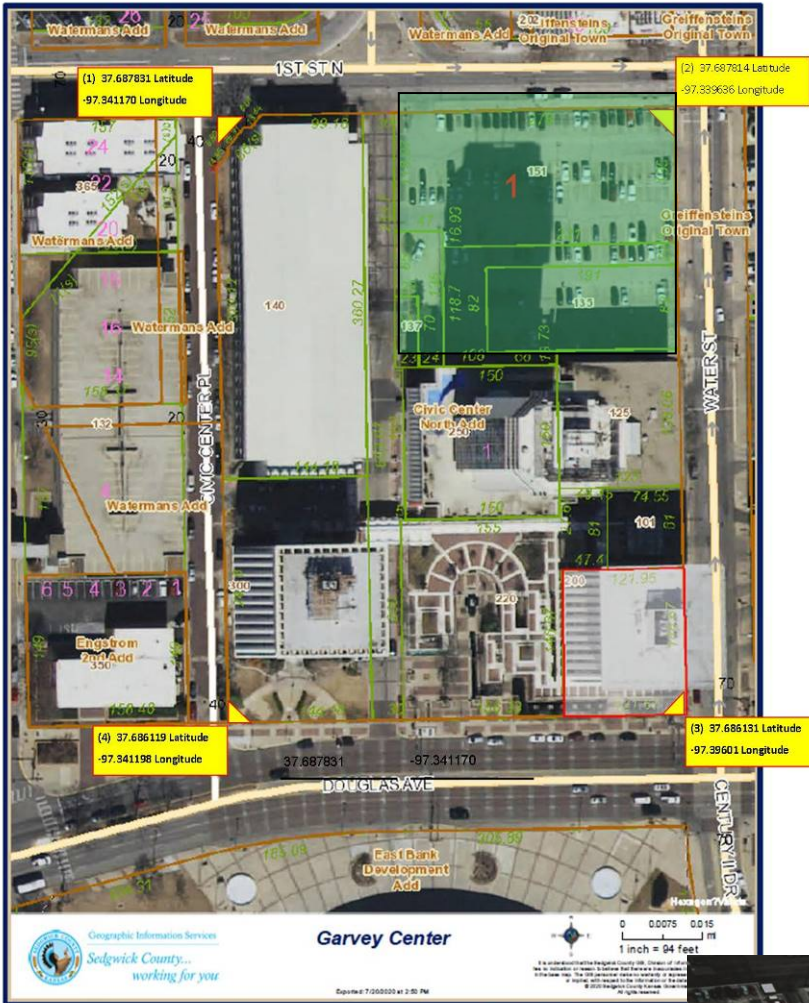


Figure 15-
Left: GIS Parcel map with coordinates showing coordinates of district boundary. Surface parking lot is highlighted in green. (Sedgwick County GIS, 2020)

Below: ca. 1971 view of Garvey Center with central plaza on south and parking lot in northeast portion of site. (Platt & Associates, Architects slides, archives of Platt, Adams, Bradley & Associates, Architects, Wichita)



Garvey Center
Name of Property

Sedgwick Co, Kansas
County and State

Integrity

Known past alterations are detailed by individual resources above. The only major change to the overall site was the ca. 1985 demolition of the Garvey Fox Theater, constructed at 135 N. Water Street in 1969 north of Page Court (seen in *Figure 26* at the end of nomination). There have been two primary modifications to the exterior of buildings in the Center: the addition of a roof with metal soffit on the upper floor of the parking deck ca. 1971 (within the district's period of significance) and installation of blue-tinted full-height glass on the former Holiday Inn in 2015, replacing the former bronze glass and metal spandrels. The Holiday Inn also saw the addition of a "Holidome" enclosure on the sixth – eighth floors in 1975 (seen in *Figure 10*), a change that was reversed in the 1990s. The Holiday Inn is the only building that does not retain its original function; it was converted to luxury apartments, a project spanning nearly twenty years culminating with the exterior renovation in 2015.

The R.H. Garvey, O.W. Garvey, and Page Court/Kiva Center buildings continue to provide quality rental space for professional offices, services, and retail businesses. Interior modifications common to speculative rental space have occurred, including changes in the configuration of interior partition walls and changes to interior fixtures and finishes based on tenant needs. Common areas, including lower-level and first floor lobbies and upper-floor elevator lobbies and restrooms, have been upgraded with new fixtures and finishes generally in the past twenty years. All of the buildings convey their original design and function as modern concrete buildings freestanding in a cohesive urban setting.

The complex as a whole retains a moderate to a high degree of integrity, conveying its original design and construction as a modern commercial center. Integrity of the setting is moderate to high, with the only modification being the theater's demolition, a change that is not visible from the front/primary view on W. Douglas Avenue. Integrity of materials is somewhat altered by the exterior modifications to the Parking Garage (metal roof) and the replacement glass on the Holiday Inn. Though some of the materials have been altered, the buildings contribute to the history and (unique to Kansas) architectural style. Garvey Center retains integrity of setting, feeling, association, design, and workmanship. The Center reflects private downtown development by a prominent Wichita family that occurred alongside the City's Civic Center development (Century II and Public Library) through the city's 1960s Urban Renewal program. In an attempt to compete with post-WWII suburban development, these downtown redevelopment efforts laid the foundation for today's urban center that combines historic warehouse and Old Town districts with free-standing modern and contemporary public buildings and office towers that house thousands of workers and residents.



Figure 16- Current view of Garvey Center from W. Douglas Avenue (Spencer 2020).

Garvey Center
Name of Property

Sedgwick Co, Kansas
County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

COMMUNITY DEVELOPMENT AND PLANNING

COMMERCE

ARCHITECTURE

Period of Significance

1965-1971

Significant Dates

1966, 1969, 1970, 1971

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

S.S. Platt and Associates, Architects, Wichita

Lundgren & Mauer, Austin, TX (Holiday Inn)

Period of Significance (justification)

The period of significance spans the period of development of Garvey Center beginning in 1965 with the design and commencement of construction of the R. H. Garvey Building and ending in 1971 with dedication of Kiva Center.

Criteria Considerations (justification)

None

Garvey Center
Name of Property

Sedgwick Co, KS
County and State

Narrative Statement of Significance

Summary

The Garvey Center Historic District on W. Douglas is being nominated to the National Register of Historic Places as a representative of the private development that occurred concurrently with the City's development of the Civic Center (Century II auditorium and new public library) following extensive land clearance in downtown Wichita through the urban renewal program in the 1950s-60s. The four-plus acre urban complex reflects the modern designs of Wichita architect Sid Platt (Platt and Associates) and his long term association with the Garvey family. Located in the heart of downtown, the Garvey Center remains a prominent part of the city's skyline and stands as a physical legacy of the Garvey family and their commitment to the Wichita community.

The Garvey Center is significant under Criterion A for Community Development and Planning and Commerce and under Criterion C for Architecture. Developed during a six-year period from 1965-1971, the Center conveys the themes of midcentury redevelopment in downtown Wichita, modern office development in the city center, the Modern Movement in architecture with the period of significance spanning the development period. Comprised of five modern concrete and glass buildings connecting by an urban plaza, the Garvey Center provided Wichita's first column-free speculative office buildings offering flexible rental space to prominent local commercial and industrial enterprises and a modern high-rise hotel in downtown Wichita. This modern complex is a unique grouping of modern architecture in Kansas and locally significant to the surrounding area.

Elaboration

Garvey Center

On November 19, 1964, the *Wichita Eagle* unveiled a rendering of the R. H. Garvey Building, marking the beginning of the first private development in the Civic Center urban renewal project area north of the city's \$15 million Civic Center.²¹ The R. H. Garvey Building opened with great fanfare in April 1966. In addition to attracting prominent local and national companies from the oil & gas industry, insurance, advertising, finance, and brokerage firms, the building housed the headquarters of the numerous Garvey corporations. Olive Garvey declared that being under a single roof would "unify interests and produce more efficient operation with better cooperation." From her penthouse executive office, Olive Garvey could view the extraordinary family influence on the Wichita skyline from her tenth floor home at Parklane Apartments to the Garvey Grain elevators south of town.²²

Upon completion, Robert Desmarteau, director of Wichita's Urban Renewal Agency, described the R.H. Garvey Building as "precisely the kind we had anticipated for the north side of Douglas and certainly complements the entire (Civic Center) project." He noted that the desired outcome of urban renewal in downtown Wichita was private development "on the perimeter of the auditorium-library project is an outgrowth of public investment, enhancing the public improvements themselves. I think it (the building) illustrates the catalytic effect of major public development and what can be achieved through public bodies' cooperation with private enterprise."²³

Before the construction of the R.H. Garvey Building was complete, Garvey Enterprises had submitted a proposal to build another commercial tower on the adjacent property to the east owned by Wichita's Urban Renewal Agency (URA). The Garvey proposal was unsuccessful. A New Orleans entity was awarded the contract to build a luxury hotel. In early January 1967, Olive Garvey received a call from the URA requesting the Garveys resubmit their proposal after the agency had canceled its original award due to noncompliance.²⁴ On January 17th, the City of Wichita announced that Garvey Center Inc. would be the developer of the 4.4-acre civic center north site.²⁵ In August, Farmers and Bankers Life Insurance Company announced plans to build a ten-story office building at Douglas and Water as part of the Garvey development. By year's end, Wichitans could see major progress taking shape downtown. The new \$2.6 million Wichita

²¹ *Wichita Eagle-Beacon*. 27 Aug 1964, 1, and 19 Nov 1964, 34.

²² "The R. H. Garvey Building," Grand Opening Special Section, *Wichita Eagle and Beacon* 3 Apr 1966, 1 – 16H.

²³ "City Leaders Applaud Glistening Structure." *Wichita Eagle and Beacon*. 3 Apr 1966, 7H.

²⁴ "Developer of Civic Center Named." *Arkansas City Traveler* 18 Jan 1967. The Urban Renewal Agency broke off negotiations with Well and Associates, a New Orleans firm that had originally been selected to develop the north site; and Billy M. Jones. *Olive White Garvey: Uncommon Citizen*. Wichita, KS: Wichita State University, 1985, 175-176.

²⁵ *Arkansas City Daily Traveler*. 18 Jan 1967, 8.

Garvey Center

Name of Property

Sedgwick Co, KS

County and State

Public Library had opened, and construction was proceeding on the \$12.6 million auditorium scheduled to be completed in the fall of 1968. The December 31st *Wichita Eagle and Beacon* revealed a rendering of the twenty-seven story Holiday Inn to be built between the two office towers in the Garvey Center.²⁶ The Garvey Fox Theater opened in 1969, and a four-level car parking garage opened in 1970 in Garvey Center. Next, the O.W. Garvey Building (formerly the Farmers and Bankers Life Insurance Building) held an open house in March 1970 with nearly two dozen tenants already occupying the space. And finally, in July, the ground was broken for Page Court and the Kiva Center to be built near the newly opened Holiday Inn. A year later, in celebration of the completion of the Garvey Center, a Special Section ran in Sunday's edition of the *Wichita Eagle* in June 1971, highlighting all the Garvey Center buildings and welcoming the new tenants to downtown.²⁷

Three new modern high rise buildings graced the Wichita skyline set in an urban plaza north of the city's new civic center. Garvey Center included the original R. H. Garvey Building, the Holiday Inn, and the O. W. Garvey Building, as well as Page Court/Kiva Center, the Fox Garvey Theatre, and a parking garage.²⁸ The Center remained unchanged until the theater was demolished in the mid-1980s. More changes would follow in the late 1980s when the owner of the financially-struggling hotel declared bankruptcy. Willard Garvey considered several options for either reviving or demolishing the hotel. Following several failed deals with hotel chains and discussion of other uses, Garvey decided to turn the hotel into downtown housing. Simultaneously Garvey Inc. sold the Garvey Center to one of the family companies. Center Towers L.C., owned by Willard's wife Jean, bought the Center and began renovation of the hotel into luxury apartments called 250 Douglas Place. In 2002, Builders Inc. began management of the property and two years later, with Jim Garvey (son of Willard and Jean) at the helm, bought the Garvey Center. The latest change of ownership occurred in 2016 when Builders Inc. sold the Center to Bonavia properties, owned by Willard and Jean's daughter Emily and grandson Nicholas Bonavia.



Figure 17 - ca.1971 view of completed Century II and Garvey Center on a nine-acre plat cleared by the Urban Renewal Agency in the early-to-mid 1960s. (Platt & Associates, Architects slides, archives of Platt, Adams, Bradley & Associates, Architects, Wichita)

Development of Downtown Wichita

Wichita was incorporated on July 21, 1870, becoming a city of the first class in 1886 positioned as the region's principal trade center. A real estate boom followed but within two years was quickly reversed. The bust continued through the

²⁶ *Wichita Eagle and Beacon*. 31 Dec 1967, 1D.

²⁷ *Wichita Eagle and Beacon*. Special Section. 13 Jun 1971, 11A.

²⁸ Jones, 175-176.; Garvey Center was the site of a sniper shooting on August 11, 1976, a day that looms large in Wichita's history. Michael Soles, of Sand Springs, OK killed three and wounded seven from his perch on the 26th floor balcony of the Holiday Inn, then the tallest building in Kansas. Soles was killed by Wichita police officers preventing a higher death toll. "Two Slain, 7 Wounded in Hail of Bullets from Hotel Sniper," *The Wichita Eagle*, 8-12-1976, pg 1.

Garvey Center

Name of Property

Sedgwick Co, KS

County and State

remainder of the nineteenth century. The first two decades of the twentieth century in Wichita were marked by renewal and growth. The economy was driven by grain production, the elevators and mills needed to process and ship it, as well as farm implement sales.²⁹ By 1900, Wichita was the third-largest city in Kansas with more than 24,000 residents.³⁰ Maps of local population growth illustrate the expansion in Wichita city limits for the period between 1910 and 1919, an area encompassing 14.22 square miles in a concentric circle from downtown.³¹ By 1920, Wichita was the nation's ninety-sixth largest city and Sedgwick County had a population of 92,234. The arrival of automobiles in the first decade of the twentieth-century played a significant role in Wichita's growth as the city tried to accommodate the automobile. Between 1910 and 1912, the city spent over one million dollars on street paving, and this expense increased annually.³² Like most cities, Wichita's residential development expanded along transportation lines, first the trolley and streetcar lines, and later the automobile. Wichita implemented zoning and planning in 1921 and 1922 due to the pressures of expansion and growth resulting in commercial and residential development extending out further from the city center. In the same era oil and aviation arrived in Wichita marking a permanent change in the local economy. Wichita's economic driver had been agriculture until oil was discovered twenty-five miles northeast of town. Eleven oil companies and refineries established offices in Wichita pouring \$65M into the economy in the late teens and early 1920s, which provided ready capital for entrepreneurs to invest in other local industries, such as aviation.³³

By the late 1920s, Wichita produced one-fourth of all commercially-built planes in the United States with over twenty-five aircraft companies.³⁴ In 1929 Wichita's aircraft industry was worth an estimated \$5.6M and employed 2,500 people.³⁵ In the depression-ridden 1930s Wichita's Municipal Airport was one the five busiest in the world.³⁶ The petroleum and airplane industries were the drivers of Wichita's economic growth and dramatically lessened the effects of the Great Depression for many residents. By 1930, Sedgwick County's population had grown to 136,336; an increase of 50,000 between 1920 and 1930, bringing record new construction. Many of the city's new citizens came for jobs in the aviation industry.

By 1939 Wichita was considered a model in the state for industrial diversification and urbanization.³⁷ By 1943 Wichita's population had risen to 225,000 to meet the war industry demands; representing a more than a fifty percent increase in three years.³⁸ Due largely to Wichita's success in the aircraft industry by 1939, the city began to experience a shortage of housing as it had never seen ushering in an era of suburban housing development. Seventy-five new additions were platted during the five-year war period (1940–1945); the immediate post-war years of 1946 through 1949 saw 136 more additions bringing the total for the decade to 211 new plats and 43 re-plats. In startling contrast, the following ten years from 1950 through 1959 created 1,078 plats and re-plats.³⁹ By 1949 the city had annexed still more farmland in northeast and southeast Wichita that rapidly filled with rows of middle-income houses. The housing shortage in Wichita that began in 1940 and 1941 continued well into the 1950s. Small commercial centers began to spring up among them, serving those outlying suburbs more conveniently than the central business district downtown.

In the post-war era, aviation, petroleum and agriculture remained the three primary drivers of Wichita's economy. Manufacturing employment increased 487 percent between 1940 and 1955; retail sales were up 787 percent; bank clearings rose 745 percent. In each case nearly half of the increase came between 1950 and 1955.⁴⁰ War on the Korean peninsula in 1950 brought a resurgence of defense-related industry and the establishment of McConnell Air Base in 1951, which by 1956 was the busiest military airport in the U.S.⁴¹ Wichita's population returned to its wartime highs by 1950

²⁹ Kathy L. Morgan, and Kyle M. Palmer, *Draft Multiple Property Documentation Form, Commercial and Industrial Resources Wichita, Sedgwick County, Kansas*, City of Wichita, Metropolitan Area Planning Department, 2013, 8.

³⁰ Population of Cities in Kansas accessed at <http://www.ipsr.ku.edu/ksdata/ksah/population/2pop33.pdf> on 26 Oct 2020.

³¹ Morgan and Hammond. *Residential Resources of Wichita, Sedgwick County, Kansas 1870-1957*. Multiple Property Documentation Form, City of Wichita, Metropolitan Area Planning Department. 2008, G-95.

³² Deon Wolfenbarger, *East Douglas Avenue Historic District National Register Nomination*. Washington, DC: National Park Service. 2003, 8-6.

³³ Morgan and Hammond. *Residential Resources of Wichita*, E-8 and Rachel Nugent and Lauren Rieke, *Colorado-Derby Building Kansas Historic Register Nomination*, Kansas State Historical Society, 2015, 9.

³⁴ American Institute of Aeronautics and Astronautics (AIAA): Wichita Section with Jay Price, *Images of America: Wichita's Legacy of Flight*, Charleston, SC: Arcadia Publishing, 2003, 21.

³⁵ Craig Miner, *The Wichita Reader: A Collection of Writing about the Prairie City*, Wichita, KS: Wichita Eagle and Beacon Publishing Co., 1992, 129.

³⁶ Frank Joseph Rowe and Craig Miner, *Borne on the South Wind*, Wichita: Wichita Eagle and Beacon Publishing Co., 1994, 68.

³⁷ Miner, *Kansas*, 287.

³⁸ *Ibid.*, 188.

³⁹ Barbara Hammond. *Battin Apartments Historic District National Register Nomination*. Washington, DC: National Park Service, 2011, 11.

⁴⁰ Miner, *Wichita: The Magic City*, 193.

⁴¹ The airbase was established in 1951 as Wichita Air Force Base on the east side of the municipal airport, where pilots were trained on the B-47 bomber. In 1954 the base was re-named McConnell Air Force Base. *Wichita's Legacy of Flight*, 80 & 94.

Garvey Center
Name of Property

Sedgwick Co, KS
County and State

with 190,000 residents within the city limits and roughly 255,000 in the metropolitan area.⁴² It was at this time that Wichita surpassed Kansas City as the largest city in Kansas.⁴³ Between 1940 and 1960, Wichita city limits grew from just under 23 square miles to 48.44 square miles.⁴⁴ By 1963, Wichita encompassed 60 square miles with the entire metropolitan area spanning over 182 square miles.⁴⁵

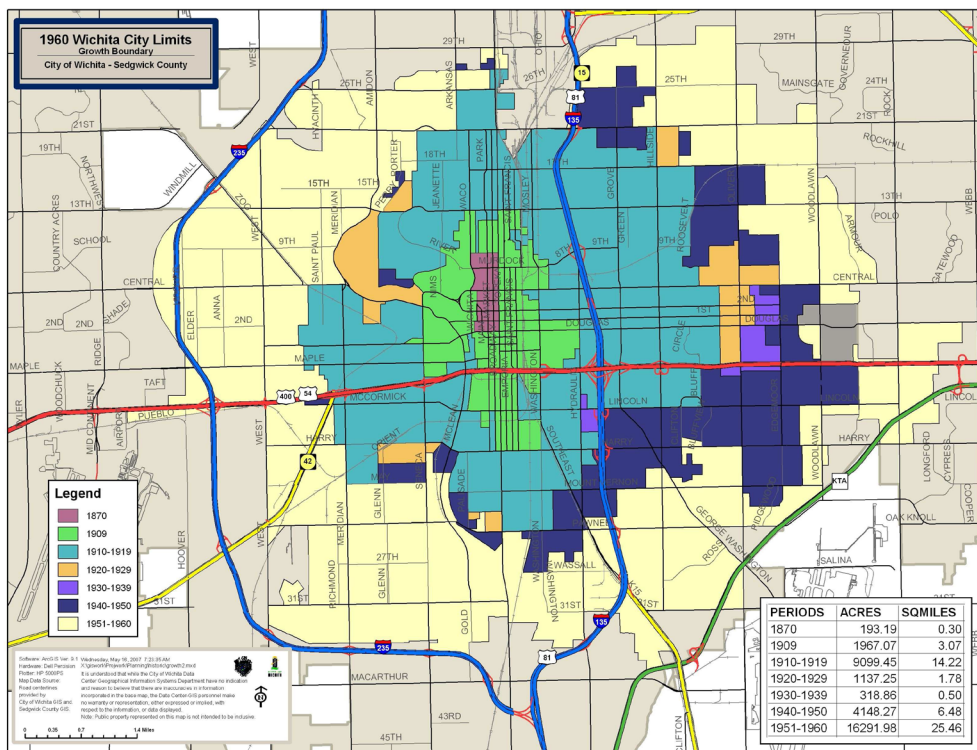


Figure 18 - Wichita City Limits and Growth Boundaries reprinted from *Residential Resources of Wichita, Sedgwick County, Kansas 1870-1957* Multiple Property Documentation Form (Morgan and Hammond, 2008).

Urban Renewal Opens Path to Modern Buildings

As early as the 1930s, modern conveniences such as automobiles changed the way we lived forcing American cities to consider their future prospects for growth and modernization. The concept of urban renewal was practiced only sparingly prior to WWII. Federal legislation in 1949 and 1954 spurred states to act by providing federal funding for clearance of dilapidated housing and disused buildings. By the 1950s downtown Wichita had changed dramatically from the 1920s. During the teen years the intersection of Douglas Avenue and Main Street remained the core of the central business district. Sanborn Maps from 1914 show dense streetscapes of one- to five-story commercial buildings lining Main Street, Douglas Avenue and portions of Market Street with pockets of residential development in surrounding areas. By 1935, Sanborn Maps illustrate how economic growth based on the oil and aviation industries impacted the built environment of downtown Wichita. The dense streetscapes of commercial buildings had spread from the core of Douglas and Main streets south and east to the surrounding blocks. Very little change occurred in the downtown core between 1935 and 1950. Construction had peaked in the 1920s with no major office buildings constructed after 1927. The increasing popularity of the automobile changed the commercial character of downtown as retail businesses and professional services moved to new suburban areas outside the downtown core, leaving behind primarily manufacturing companies and governmental agencies.⁴⁶

⁴² Nugent and Rieke, 10.

⁴³ Miner, *Kansas*, 313.

⁴⁴ Morgan and Hammond, *Residential Resources of Wichita Nomination*, 95.

⁴⁵ 1963 Wichita City Directory. Ancestry.com. *U.S. City Directories, 1822-1995* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.

⁴⁶ Much of the detail of this paragraph is taken from: Rachel Nugent and Lauren Rieke, *Colorado-Derby Building Kansas Historic Register Nomination*, Kansas State Historical Society, 2015.

Garvey Center

Name of Property

Sedgwick Co, KS

County and State

The 1950s marked the beginning of the modern-era construction downtown with the completion of the International-style Kansas Gas and Electric Company Building on E. First Street in 1955; followed by the Union Center Building on N. Main Street in 1956 and the Sedgwick County Courthouse in 1959. In accordance with the Federal Housing Act of 1954⁴⁷ and the 1955 Kansas Urban Renewal Law, Wichita's city leaders began to formulate a plan for the redevelopment of the city center. In 1958, the City began implementing a large-scale urban renewal program with the establishment of the Urban Renewal Agency and formulating a "workable program" for the City of Wichita. A full time director was hired to oversee and coordinate city and private efforts to encourage needed urban rehabilitation and to provide for the redevelopment of blighted, deteriorated, or slum areas.⁴⁸ The plan of action described Wichita's situation of higher-than-expected population growth and the strain it was placing on the city. Wichita's solution was to combine new development with rehabilitation projects in an effort to eradicate blight to encourage investment.

In 1961, voters approved a \$15M bond for the development of a new civic center auditorium and library. Other projects included the razing of the Arkansas Valley Interurban Rail building that would make way for expansion of the Broadview Hotel; followed in January 1964 by the razing of the Midland Valley Railroad depot and freight house in the 500 block of West Douglas for the new Metropolitan Baptist Church.⁴⁹ In early 1965 details were released about the clearing of a nine-block area for the new Wichita Library and Civic Auditorium. By November, Wichita's downtown development spending had almost doubled over the previous year to \$22M.⁵⁰ Not only were new buildings going up, older structures were getting a facelift; realizing the second aspect of the urban renewal plan: rehabilitation. A 1963 *Wichita Eagle* article detailed redevelopment projects including "remodeling of two office buildings and a department store, two retail establishments with new facades, [and] facelifiting at a North Market building."⁵¹ By January 1967, downtown Wichita looked very different. In addition to the R.H. Garvey Building that had opened in April the previous year, a new 100,000 square-foot library would soon open, the Innes Department Store built a \$1M parking garage, the United Savings and Loan building opened, a new YMCA was underway and the Civic Center had broken ground.⁵² By December, the new \$2M five-story parking garage and drive-in bank for First National Bank had been unveiled for the urban renewal site east of the Garvey Center. The *Wichita Eagle* declared that "adrenaline is pumping briskly through the city" with \$50M in construction completed or planned in 1968, downtown Wichita was undergoing "wholesale rejuvenation."⁵³

Changes to downtown Wichita's skyline and streetscape were dramatic. Gone were the blocks of one- to five-story buildings, replaced by taller free-standing buildings surrounded by surface parking or parking garages. The large modern office buildings provided updated facilities with which older buildings could not compete. The new buildings used modern materials, such as aluminum and glass, and advanced technologies such as concrete framing to enable curtainwall construction. New heating and cooling systems and new finishes were more desirable for prospective tenants. A study from 1976 showed that these new office buildings typically maintained occupancy rate over ninety percent while older buildings had occupancy rates of only twenty to thirty percent.⁵⁴

Lincoln Heights Village and Riverside Village Shopping Center serving the College Hill and North Riverside neighborhoods were the city's first suburban shopping centers, developed by Walter Morris and Sons in 1949.⁵⁵ The Garvey's Parklane Shopping Center, completed in 1955, was the largest in the state when it opened. The flight out of downtown to suburban centers accelerated dramatically in the 1960s. By 1974, Wichita had thirty shopping centers outside of downtown leaving many downtown stores unable to compete.⁵⁶

The Garvey Center helped to alleviate the flight from the urban center by providing modern facilities to attract professional offices and the service and retail businesses to support them. Between 1958 and 1979 the Urban Renewal Agency of the Wichita spent \$12M combined with \$121.3M by private enterprises in the redevelopment of land acquired by the

⁴⁷ The Housing Act of 1954 was an amendment to the Housing Act of 1949. The updated law provided federal funding to cities for land clearance.

⁴⁸ City of Wichita, Kansas. *A Workable Program for Urban Renewal*. 1958.

⁴⁹ *Wichita Eagle-Beacon*. 16 Dec 1960, 7A and 12 Jan 1964, 1B.

⁵⁰ *Wichita Eagle-Beacon*. 25 Nov 1965, 12D.

⁵¹ "Many Downtown Buildings Join Spruce-Up Party," *Wichita Eagle*, 13 Oct 1963. Microfilm, Ablah Library, Wichita State University, Wichita, KS.

⁵² "Vast Projects Transform the Wichita Downtown Area." *Wichita Eagle and Beacon*. 1 Jan 1967, 12D.

⁵³ *Wichita Eagle and Beacon*. 31 Dec 1967, 1D.

⁵⁴ Nugent and Rieke, 12.

⁵⁵ Morgan and Palmer, 18.

⁵⁶ Jerry Siebenmark. "Wrestling with Growth." *Wichita Business Journal*. 24 Oct 1999 accessed online 22 Oct 2020 at <https://www.bizjournals.com/wichita/stories/1999/10/25/story2.html>.

Garvey Center

Name of Property

Sedgwick Co, KS

County and State

agency.⁵⁷ Between 1950 and 1975, at least sixteen new buildings were added to the downtown area and the Wichita skyline. The *Colorado-Derby Building Kansas State Register Nomination* noted that "In addition to keeping these businesses downtown and the properties on the tax rolls, the companies occupying these buildings employed individuals who utilized downtown parking facilities, dined in area restaurants, and patronized retail establishments, all of which supported the local economy."⁵⁸ The new development added more than \$24.3M to Wichita's economy and an estimated 2,825 new retail and over 2,100 service jobs by 1978.⁵⁹ In 1965, a local newspaper headline read "new modern architecture" downtown with photos of the recently-completed exterior of the R.H. Garvey Building among others.⁶⁰ These private rehabilitation and construction projects economically and physically complemented the public investment in the Century II Civic Auditorium and the new Wichita Public Library (NR listed 2020) all contributing to a modern aesthetic in Wichita's city center.

Modern Architecture

Widely recognized as a twentieth-century phenomenon, the idea of Modern architecture, in contrast to revived styles from an earlier period, has been in existence for decades. The Modern Movement in architecture emerged slowly over time from ideas rooted in the eighteenth century. The Industrial Revolution was a major force in modern architecture by supplying new methods of construction that allowed new building forms. The style emphasized a process and introduced function as a design criterion. Modern architecture, in its simplest form, is based on the practical use of materials, the principles of function, and the rejection of historic precedent specifically, the use of ornament.⁶¹ Early Modern designs include Art Deco, Streamline, and the International Styles but then the Great Depression and World War II stunted any architectural development outside of federally-funded works programs and war-related building. Notable early designers who developed the style include Le Corbusier, Walter Gropius, Mies Van de Rohe, and Frank Lloyd Wright.

The concept of modernism gained wide popularity in the period after World War II. During that time, many true modernists rejected the Art Deco, Art Moderne and Streamline styles for their traditional architectural values and use of ornamentation albeit geometric in form. According to Midwest architectural historian George Ehrlich, following the lull in private construction due to the Great Depression and World War II, there was a pent-up desire to design and construct new buildings that reflected the optimism of a new era. Ehrlich notes that, in most Midwestern cities, "there was no sweeping surge of innovation" after the war, but instead a "cautious movement toward an increased modernism in architecture" that was generally acceptable to a conservative clientele.⁶²

Advances in building technology were important factors in the re-emergence the Modern Movement in architecture after the war. High-rise office buildings such as downtown Wichita's KG & E Building in 1955 and the Overend and Boucher-designed Union Center office building in 1956 were lasting symbols of architectural modernism in the 1950s. New Formalism is a sub-type of the Modern Movement that became popular in the 1960s as a rejection of the rigid form of Modernism. The style reflects an effort to wed the building forms of the past with new forms enabled by advances in building technology. New Formalist buildings embraced many Classical precedents such as building proportion and scale, and incorporated classical columns, stylized entablatures, and colonnades. These buildings generally had a carefully organized hierarchy of space and an emphasis was placed on the structural grid of the building. New Formalist civic buildings were designed on a larger urban scale and achieve a monumental presence by emphasizing symmetry and the axis or orientation of the building.⁶³

The R.H. and O.W. Garvey office buildings convey the tenets of the New Formalism style in their Classically-ordered symmetrical facades with a distinct base, shaft, and cap. Whether it was the delicate arcade surrounding the recessed penthouse level of the R.H. Garvey Building or the monolithic projecting concrete cap and clipped corners of the O.W. Garvey Building, architect Sid Platt embraced technological advancements that allowed finely articulated facades in reinforced concrete, in contrast to the stark concrete structures in the Modern Brutalism style that emerged in post-war Europe. The Garvey office towers embraced new material and construction techniques that used full-height concrete

⁵⁷ Lawrence E. McKibbin. "Commerce and Industry in Metropolitan Wichita 1960 to the Present." In Glenn W. Miller and Jimmy Skaggs eds. *Metropolitan Wichita: Past, Present and Future*. Wichita, KS: Wichita State University, 1978, 117. McKibbin is quoting the Urban Renewal Agency of the Wichita, KS Metropolitan Area. *Preserving the Past – Building the Future (n.d.)*, 42.

⁵⁸ Nugent and Rieke, 10-11.

⁵⁹ McKibbin, 117.

⁶⁰ *Wichita Eagle-Beacon*. 25 Nov 1965, 12D.

⁶¹ William J. R. Curtis, *Modern Architecture Since 1900*. Englewood Cliffs, New Jersey: Prentice-Hall, Inc., 1982, 14-30.

⁶² Sally F. Schwenk, *Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri* National Register of Historic Places Multiple Property Documentation Form, 2007, E-37, 40 (quoting George Ehrlich, *Kansas City, Missouri: An Architectural History, 1826-1990*. Rev Ed. Columbia, MO: University of Columbia Press, 1992, 121.

⁶³ Washington State Department of Archaeology and Historic Preservation, online at <https://buffaloah.com/a/archsty/newform/newform.html>

Garvey Center

Name of Property

Sedgwick Co, KS

County and State

columns and core construction to provide the city's first column-free speculative office space. Willard Garvey reportedly did not like the color of the concrete samples for the R.H. Building and Platt experimented with additives, the two settling on adding ground quartz which gave the concrete its white, sparkling color.⁶⁴

The Holiday Inn, Page Court, Kiva Center, and the Garvey Center Parking Garage are classified under the Modern Movement in architecture characterized by their use of concrete structure combined with sleek glass and metal skins.

Owners & Architects

The Garvey Family

The Garvey family is legendary in Kansas business and financial circles. Ray Hugh Garvey (1893-1959) earned Bachelor of Arts (1914) and Bachelor of Law (1915) degrees at Washburn University. He married Olive Hill White of Augusta, Kansas, on July 8, 1916, and the couple settled in Colby, Kansas, where they had four children. Ray was elected as County Attorney and began offering real estate and legal services to local farmers. Many were happy to see their fees go to a local boy, who in turn, began investing his income in local land. Initially, Ray invested \$500 into farmland from which he would build an agricultural empire of over 100,000 acres. Garvey holds the American record of the largest harvest of an individual farmer (1,000,000 bushel wheat in 1947).⁶⁵

Ray and Olive moved to Wichita in the late 1920s with their four children: Ruth, Willard, James, and Olivia. The Garveys expanded their early farming operation to include broad business endeavors in grain storage, petroleum, construction, residential properties and investments. Garvey enterprises have made many significant contributions to the physical growth of Wichita beginning in 1941 when Garvey formed Builders Inc. to build Federal Housing Administration (FHA) houses for defense workers.⁶⁶ By 1951, the business savvy Ray Garvey oversaw an enterprise that included a large wheat and cattle farming business with over 100,000 acres in Kansas and Colorado, grain elevators, a thirty-station service oil company, a lucrative oil production company, a mortgage company and an insurance company, in addition to Builders Inc.⁶⁷ R. H. Garvey died in an auto accident in 1959 ending a monumental life and ushering in a new era for the Garvey family and Wichita.

Olive White Garvey began at age 65 what she called her "third life" as chief executive of multimillion dollar family enterprise taking the helm following Ray's death.⁶⁸ Her astute management style included the engagement of all her family members as well as the hiring men who would become trusted, long-time Garvey employees. The *Topeka Daily Capital* assessed Olive Garvey's first five years of leadership by stating that she had done "an extremely capable job of stabilizing" the businesses and credited her success to "direct and immediate action in everything she does."⁶⁹ A few years into her leadership role, Olive decided that the one thing she could no longer manage was a large home and yard. She began to look for an apartment but finding nothing suitable she tasked Builders, Inc. and Sidney Platt with building one. In October 1962, Olive Garvey was among the first tenants to move into the \$3M ten-story luxury apartments at Parklane Towers located in the Builders Inc. Fourth Addition. Each of the seventy-nine units was sold to the tenant making the apartment building jointly owned by Builders Inc. and the individual residents.⁷⁰ Prior to Ray's death, Olive managed the family's substantial charitable foundation, something she continued along with her other executive duties. By 1949, the Garvey Foundation was the largest of its kind (privately funded) in the state. Ray's will endowed a substantial fortune to the Garvey Foundation with the instruction that only twenty-five percent of it was to be spent in the first 100 years after his death.⁷¹ Each of his family members continued to give a portion of their wealth to the foundation, leaving an eternal mark on Wichita and communities across the globe.

One of Olive's first management decisions was hire Robert A. Page to manage the Garvey business accounts upon the death of her husband. Page was a certified public accountant for the local firm Elmer Fox & Co., who had been handling the Garvey account since 1954.⁷² Page, a University of Kansas graduate, took the job immediately. Olive Garvey considered the move one of the most important she made as the leader of Garvey enterprises.⁷³ Robert Page helped to organize the Garvey family businesses under one umbrella called Garvey Inc. Later, Willard's children would reverse the

⁶⁴ Interview with Larry Weber, Garvey Center Building Manager. 30 Jul 2020.

⁶⁵ "Raymond Garvey Killed in Crash." *The Salina Journal*. 1 Jul 1959. 10.

⁶⁶ "Office Building Spotlights Garvey Financial Legend," *Wichita Eagle*. 19 Nov 1964, 34.

⁶⁷ McEnaney, 89.

⁶⁸ *Ibid*, 101.

⁶⁹ Jones, 157.

⁷⁰ *Ibid*, 159.

⁷¹ *Ibid*, 150.

⁷² *Ibid*, 152.

⁷³ *Ibid*, 153.

Garvey Center

Name of Property

Sedgwick Co, KS

County and State

action, making Garvey Inc. part owner of each of their respective entities, allowing them to have individual control of each business.⁷⁴ The Page Court office building in Garvey Center is named for Robert Page, who was named Chairman of the Board of Garvey Inc. in March 1969 and later, president of Garvey, Inc.

By their twenties and thirties, all of Ray and Olive's children were involved in the family businesses. Willard White Garvey (1920-2002) was eight when the family moved to Wichita and he lived there until his death on July 25, 2002. Willard got a degree in economics from the University of Michigan in 1941 and returned to Wichita after his war service in the U.S. Army. Willard focused his efforts on building affordable housing leading the company's post-war construction programs. In 1947, Willard Garvey assumed management of Builders, Inc.; three years later he was named the company's president. Although the demand for new construction ebbed at the end of the war, it quickly rebounded as Wichita's aircraft plants and McConnell Air Force Base geared up for the Korean Conflict. In order to meet the new demand, Builders, Inc., which trained its own crews of carpenters and bricklayers, built 2,000 apartments, several hundred homes and four shopping centers. By the late 1950s, Builders, Inc. was constructing as many as 500 houses each year, managed 1,800 rental properties and three shopping centers.⁷⁵

While still in college, Willard began working for Builders Inc. in the fall 1941 learning the business he would take over following the war. While Willard was in the Army, Ray and Olive platted the Linwood Place Addition on the south side of Wichita where they built wartime housing comprised of single-family homes and four-plexes. In 1949, Willard platted Darrah's First Addition and continued to build four-plexes and small homes for returning servicemen. Linwood Place was listed in the National Register of Historic Places in 2013. Another of Willard's early projects was in the Shadybrook neighborhood where he platted Builders, Inc's First and Second Additions in the spring of 1948, building single-family homes in accordance to FHA standards. The following year Builders, Inc's Third, Fourth, Sixth, and Eighth Additions were platted in southeast Wichita including the Battin Apartments (listed in NR 2012) designed to serve aviation workers and married men serving at McConnell Air Force Base.⁷⁶ Willard and Jean Garvey began their married life in a simple four-plex on South Hillside constructed by Builders Inc. In 1957, Willard moved his family into the Sid Platt-designed Bonnie Brae development, the first Builders Inc. subdivision on Wichita's eastern side. The neighborhood was one of the more than twenty that Builders Inc. would develop under Willard's management.

In the late 1950s, Willard applied his concept of "Every Man a Home Owner, Every Man a Capitalist," to a new venture aimed at building single-family homes in developing nations. Over the next three decades Garvey would become America's largest homebuilder abroad.⁷⁷ Between 1959 and 1972 Garvey family enterprises would grow fourfold and then do it again 1972-1981.⁷⁸ Willard and his wife, Jean, had six children who would eventually carry on the family's enduring entrepreneurial legacy. Willard Garvey stepped down from his role as President of Builders, Inc. in 1979. He transferred the majority of his business assets to his children in 1992 but remained Chief Executive Officer of Garvey Industries until his death in 2002. Builders, Inc. is still in business under fourth-generation family leadership.

Platt & Associates Architects

While Garvey Center is undeniably the brainchild of Willard Garvey, it was Willard's long-time friend Sid Platt who brought Willard's inspiration to physical manifestation.

Sidney Smith Platt (1916-2012) known to all as Sid, was born in Junction City, Kansas, and received his Bachelors of Architectural Engineering from Kansas State University. Platt was a P-38 fighter pilot in WWII and worked briefly for Libby Owens Corning designing glass products for buildings and automobiles. Sid then worked for the William Randall architectural firm in Kansas City until 1950 when he joined developer Randle Womer in Wichita. Platt worked for Womer through the 1950s on projects including remodeling of Wichita County Club and Westside housing developments before starting his own firm Platt and Associates. Platt formed a partnership with Dean Bradley in 1960 changing the firm name to Platt & Bradley, and later to Platt, Adams, Braht, and Bradley, Architects.⁷⁹ The remaining practicing architect, Dean Bradley, maintains an office in Garvey Center today.

⁷⁴ Ibid, 171 and Olive White Garvey, *Once Upon a Family Tree*. Wichita: Olive W. Garvey, 1980, 316.

⁷⁵ Hammond, *Battin Apartments Historic District*. 15.

⁷⁶ Ibid.

⁷⁷ Christy Davis. *Linwood Place Historic District*. Washington, DC: National Parks Service, 2013 and Finding Aid, World Homes Collection, Wichita State University Special Collections.

⁷⁸ Family papers, WWG letter to family, 14 Jan 1982. The total original capital of all our companies prior to 1980 was less than \$360,000. "Growth quadrupled between 1959-1972, and quadrupled again between 1972-1981." As quoted in McEnaney, 160.

⁷⁹ The firm dropped "Braht" when Fred Braht moved to Colorado. "Architect had vision for an Epic Skyline." *Wichita Eagle*, 16 Feb 2012 accessed online at <https://www.kansas.com/news/article1086371.html>.

Garvey Center

Name of Property

Sedgwick Co, KS

County and State

Licensed in thirty-nine states, Platt's notable projects included the corporate offices of Rollins International in Wilmington, DE, the Advan offices and manufacturing plant in San Francisco, and the jungle facilities at the Sedgwick County Zoo. Dozens of Sid Platt-designed residences, professional offices, banks and a hospital surround Wichita. The firm worked jointly with other firms on several projects from the Wichita Art Museum to the Federal Building in Topeka, which won the Fifth Annual Owens Corning Fiberglass Corp. Energy Conservation Award.⁸⁰ The firm's design of the 1982 Staples House won the Merit Award from the Kansas Society of the American Institute of Architects (AIA) for the solar powered home and its integration into the surrounding landscape.⁸¹ In a 1983 interview Dean Bradley stated that the firm had "intentionally pursued a diverse range of commissions rather than specialize in or concentrate on, the design of a limited range of building types."⁸²

Sid Platt met Willard Garvey 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 and Garvey turned to Platt to design many of his commercial and residential developments, including his 1957 prairie-style home.⁸³ Sid Platt is well known for his mid-century residential designs but his legacy is rooted in his work for the Garveys. Platt designed numerous Garvey projects including the Parklane Shopping Center located on South Oliver in 1955. Parklane, according to the *Wichita Eagle* newspaper, was "the state's first true suburban shopping center."⁸⁴ Parkland National Bank and Parklane Towers soon followed; both were collaborations with Garvey's construction company, Builders Inc. Platt designed the R. H. Garvey Building in 1964, the first building in what would become Garvey Center. He would go on to design the entire complex including all of the buildings (except Holiday Inn) and the urban plaza connecting the buildings. The resulting complex has been a mainstay for local businesses, a home to Garvey executives, and provides enduring landmarks on the city's vista.⁸⁵ Garvey and Platt's final venture would be the Epic Center Tower located north of Garvey Center in downtown Wichita. That project was originally planned to include two towers and serve as a new headquarters for the city's major aircraft companies. One tower was completed in 1987 and remains a towering presence on the city's skyline. However, the project was not a financial success and in 1989, Garvey Inc. turned the building over to lenders.⁸⁶

*Holiday Inn and
Lundgren & Maurer Architects*

Lundgren & Maurer, an Austin, Texas firm, was engaged to design the Holiday Inn in the Garvey Center. Partners from 1953 until 1973, Leonard J. Lundgren and Edward J. Maurer were known for their mid-century designs.⁸⁷ Leonard John Lundgren (1918-2012) held a degree in Architecture from the University of Texas and was licensed in all fifty states.⁸⁸ Edward Joseph Maurer (1921-1987), a New York native, also graduated from the University of Texas architecture program following his service in WWII. The firm designed a wide range of buildings including medical centers, public buildings for the City of Austin, commercial and retail stores, banks and office buildings, churches, schools, and residences. Their notable designs include an AIA merit award for the Pi Kappa Alpha Fraternity House in Austin, Texas (1954) and Zidell Residence (1953) in Taylor, Texas, listed in the National Register in 2009, as well as two commissions by the State of Texas: the LBJ State Office Building and the Texas Memorial at the Vicksburg National Military Park.⁸⁹

Leonard Lundgren befriended Kemmons Wilson, the founder of the Holiday Inn hotel chain and soon Lundgren's firm became one of the chain's chief designers. Lundgren designed the first cylindrical hotel for the chain in 1964 in Austin, followed by at least fifteen other Holiday Inns across the United States.⁹⁰ The round building form had been Wilson's

⁸⁰ *Progressive Architecture*. Dec 1976, 40. Accessed online 24 Oct 2020 at usmodernist.org.

⁸¹ "Wichita Firm to Show Architectural Work." *Manhattan Mercury*. 27 Feb 1983, 18.

⁸² *Ibid*.

⁸³ McEnaney, 4.

⁸⁴ "Builders Reborn," *Wichita Eagle*, 2 Oct 1979. Microfiche aperture card file (Wichita – Builders, Inc.), Wichita Public Library.

⁸⁵ McEnaney, 101.

⁸⁶ *Ibid*, 9.

⁸⁷ After the partnership ended in the early 1970s, Lundgren continued to practice as Lundgren and Associates (ca. 1974). At about the same time Lundgren also became part of the international hotel consulting firm Phillips Lundgren & Wallace. This partnership dissolved just over a year later in August 1976. Maurer formed Maurer Associates around 1975. Maurer then went on to practice as Maurer International between 1977 and 1983.

"Lundgren & Maurer Drawings and Records." Austin History Center, Austin Public Library, accessed online 24 Oct 2020 at <https://legacy.lib.utexas.edu/taro/aushc/00107/00107-P.html>.

⁸⁸ Leonard J. Lundgren, Architect, accessed online on 22 Oct 2020 at leonardlundgrenarchitect.com.

⁸⁹ "Lundgren & Maurer Drawings and Records." Austin History Center, Austin Public Library, accessed online 24 Oct 2020 at <https://legacy.lib.utexas.edu/taro/aushc/00107/00107-P.html>.

⁹⁰ Leonard J. Lundgren, Architect, accessed online on 22 Oct 2020 at leonardlundgrenarchitect.com.

Garvey Center

Name of Property

Sedgwick Co, KS

County and State

idea.⁹¹ Lundgren & Maurer were responsible for designing over 300 hotels in the United States, Mexico, Central America, and Saudi Arabia across several brands including Holiday Inn, Hilton, Ramada, Sheraton, LaQuinta Motels, and Quality Hotels.⁹² The bulk of their work reflects the Modern Movement in architecture.

In 1952, Kemmons Wilson built the first Holiday Inn in Memphis, TN, following a frustrating family holiday with poor accommodations. Wilson's concept was to build 400 motels across the country, each within a day's drive of the next.⁹³ By 1959, he had one hundred hotels; by 1962 there were two Holiday Inns opening every week.⁹⁴ When Wilson resigned in 1979 there were more than 1,750 Holiday Inns in operation. The Holidome concept was adopted by the chain in the 1970s, adding enclosed recreational space that included swimming pools, saunas, miniature golf, and casual dining to entice families to the hotels even during winter months. In 2005, 130 Holidomes remained when the company announced the intention to build new versions with an updated style.⁹⁵

Lundgren and Maurer turned to local architect Sid Platt to serve as local coordinating architect on the Holiday Inn in Garvey Center. Wichita architects Schaefer & Schirmer were hired to do the interior design of the hotel although little of the original hotel interior design remains following the conversion to apartments. That firm was established in 1957 by Robert Schaefer and Henry Schirmer and is renowned for their design of numerous Modern Wichita buildings including the Wichita Public Library (1967), the YMCA (1966) and the American Savings & Loan Building (1969).⁹⁶

Conclusion

Located in the heart of downtown, the Garvey Center remains a prominent part of Wichita's city center. The 600,000 square foot Garvey Center has consistently adapted to the commercial, residential, and business needs of Wichita throughout its fifty years offering shopping, dining, retail, office suites, and luxury apartments for Wichitans to live, work, and play all in one location. Garvey Center is one of many physical manifestations of the Garvey's commitment to Wichita. The Garvey family legacy is continued today by Bonavia Properties. Emily Bonavia, daughter of Willard and Jean, has passed the Garveys' strong entrepreneurial genes to her son, Nicholas Bonavia. Nick has served as President and CEO of Bonavia Properties since 2014 and manages the Garvey Center among his many family and community contributions.

Completed in 1964, the R. H. Garvey building was the first privately funded development under Wichita's Urban Renewal program. The Garvey Center, comprised of the R.H. Garvey Building, O. W. Garvey Building, 250 Douglas Place, Page Court and Kiva Center, was the vanguard of renewed development contributing to Wichita's revitalized downtown. Today, the Center stands aside Century II and the Wichita Public Library (each NR listed 2020) as examples of the successful development made possible through the City's Urban Renewal program of the 1960s and an excellent example of the work of Wichita architect Sid Platt whose Modern designs in Garvey Center continue to contribute to downtown Wichita's rich architectural history.

⁹¹ "Holiday Inn, Austin, Texas." Leonard Lundgren Architect, accessed on 23 Oct 2020

http://leonardlundgrenarchitect.com/Holiday_Inn_Austin_Texas_Round.html

⁹² "In Memory of Leonard J. Lundgren." Leonard Lundgren Architect, accessed on 23 Oct 2020 at

http://leonardlundgrenarchitect.com/Leonard_J_Lundgren_memorium.html.

⁹³ "The Holiday Inn Story." The Kemmons Wilson Story accessed online 23 Oct 2020 at <http://kwilson.com/our-story/holiday-inn/>.

⁹⁴ Ibid.

⁹⁵ "The Holidome Returns: Slumping Holiday Inn Expands Water Parks." *The Wall Street Journal*. 20 Sep 2005.

⁹⁶ "New 10-Story Building Set." *Wichita Eagle and Beacon*. 19 Aug 1967, 1. The firm evolved into Schaefer, Schirmer & Associates in 1972, then Schaefer, Cox & Frey.

Garvey Center
Name of Property

Sedgwick Co, KS
County and State

9. Major Bibliographical References

Extensive Garvey family records and archives are available at the Wichita State University Library and the Kansas State Historical Society. Safety precautions during the 2020 Covid 19 pandemic have limited access to library resources. Special thanks and credit to Rachel McFadden at Bonavia Properties, Inc. and the staff at Special Collections of the Wichita State University Library for their extra help in accessing information for the nomination. Another invaluable resource was architect Dean Bradley in Wichita. Mr. Bradley is the remaining practicing architect from Platt, Adams, Bradley & Associates, Architects and has the archives of S.S. Platt and Platt & Associates, Architects. Rachel McFadden worked with Dean Bradley to duplicate slides and photograph select drawings to aid in the historic record of construction of the Garvey Center.

Bradley, Dean. In-person interview with Brenda Spencer. Wichita, KS. 30 Jul 2020.

Curtis, William J. R. *Modern Architecture Since 1900*. Englewood Cliffs, New Jersey: Prentice-Hall, Inc., 1982.

Davis, Christy. *Linwood Place Historic District*. Washington, DC: National Parks Service, 2013.

Garvey, Olive W. *Once Upon a Family Tree*. Wichita, KS: Olive White Garvey, 1980.

Hammond, Barbara. *Battin Apartments Historic District National Register Nomination*. Washington, DC: National Park Service, 2011.

"The Holiday Inn Story." The Kemmons Wilson Story accessed online 23 Oct 2020 at <http://kwilson.com/our-story/holiday-inn/>.

Jones, Billy M. *Olive White Garvey: Uncommon Citizen*. Wichita, KS: Wichita State University, 1985.

"Leonard J. Lundgren, Architect," accessed online on 22 Oct 2020 at leonardlundgrenarchitect.com.

"Lundgren & Maurer Drawings and Records." Austin History Center, Austin Public Library, accessed online 24 Oct 2020 at <https://legacy.lib.utexas.edu/taro/aushc/00107/00107-P.html>.

McEnaney, Maura. *Willard Garvey-An Epic Life*. Oakland, CA: Liberty Tree Press. 2013.

Miller, Glenn W. and Jimmy Skaggs eds. *Metropolitan Wichita: Past, Present and Future*. Wichita, KS: Wichita State University, 1978.

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

Miner, Craig, *The Wichita Reader: A Collection of Writing about the Prairie City*, Wichita, KS: Wichita Eagle and Beacon Publishing Co., 1992.

Morgan, Kathy and Barbara R Hammond, *Residential Resources of Wichita, Sedgwick County, Kansas 1870-1957*. Multiple Property Documentation Form, City of Wichita, Metropolitan Area Planning Department. 2008.

Morgan, Kathy L. and Kyle M. Palmer, *Draft Multiple Property Documentation Form, Commercial and Industrial Resources Wichita, Sedgwick County, Kansas*, City of Wichita, Metropolitan Area Planning Department, 2013.

Nugent, Rachel and Lauren Rieke, *Colorado-Derby Building Kansas Historic Register Nomination*, Kansas State Historical Society, 2015.

Platt, Adams, Bradley and Associates, Architects archives including drawings, photos and slides.

Polk's Wichita City Directory. [1967, 1970, 1971, 1972] Kansas City, MO: R.L. Polk & Co. Publishers, 1967-1971. Wichita State University Libraries, Special Collections and University Archives.

Sachs, David H. and George Erlich, *Guide to Kansas Architecture*. Lawrence, KS: University of Kansas Press, 1996.

Sanborn Fire Insurance Maps for Wichita, Sedgwick County Kansas, 1914, 1935, 1950.

Sedgwick County, Kansas. 1920 U.S. Census, population schedule. Database with images. Ancestry.com. <http://www.ancestry.com>.

Spencer, Brenda and Michelle Spencer. *Ash-Grove Historic District on E. Douglas Avenue National Historic Register Nomination*. Washington, DC: National Park Service, 2015.

Spencer, Brenda and Michelle Spencer. *Grandview Terrace Apartments National Historic Register Nomination*. Washington, DC: National Park Service, 2016.

Spencer, Brenda and Michelle Spencer. *Knightley Parking Garage National Historic Register Nomination*. Washington, DC: National Park Service, 2016.

Schwenk, Sally F. *Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri* National Register of Historic Places Multiple Property Documentation Form, 2007.

Tihen, Edward N. "Dr. Edward N. Tihen's Notes from Wichita Newspapers," Special Collections and University Archives, Wichita State University Libraries.

U.S. Census Bureau, Decennial Census, 1900-2010. Online at Kansas University Institute for Policy and Social Research, <http://www.ipsr.ku.edu/ksdata/ksah/population/2pop33.pdf>.

Urban Renewal Agency of the Wichita, KS Metropolitan Area. *A Workable Program for Urban Renewal*. Wichita, KS, 1958.

Garvey Center
Name of Property

Sedgwick Co, KS
County and State

Washington State Department of Archaeology and Historic Preservation, online at
<https://buffaloah.com/a/archsty/newform/newform.html>

Weber, Larry. Garvey Center Building Manager. In-person interview with Brenda Spencer. 30 Jul 2020.

Wichita Business Journal. 1980-2020 accessed online 22 Oct 2020 at <https://www.bizjournals.com>.

Wichita, Kansas City Directories. Ancestry.com. *U.S. City Directories, 1822-1989* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.

Wichita Eagle. [also known as *Wichita Eagle-Beacon* and *Wichita Eagle and Beacon* [Sundays, 1960-1980]. 1945-2020. Accessed on newspapers.com and at Kansas State Historical Society, Kansas Digital Newspapers. microfilm.

Wichita Area Chamber of Commerce. *Archives of the Wichita Area Chamber of Commerce*. Wichita State University Libraries, Special Collections and University Archives.

Wichita Public Library Online photos accessed September and October 2020 at
<https://www.wichitalibrary.org/About/Policies/Pages/wichita-photo-archives.aspx>.

Wichita/Sedgwick County Metropolitan Planning Department, Historic Preservation Office. Old building permit card files, Sanborn Maps, and City Directories.

Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University – Wichita State University Libraries
 - Other
- Name of repository: Dean Bradley, architect – archives of Platt and Associates Architects

Historic Resources Survey Number (if assigned): _____

Garvey Center
Name of Property

Sedgwick Co, KS
County and State

10. Geographical Data

Acreeage of Property 4.4 acres

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

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

Note: Coordinate points begin at NW corner of block and around clockwise to SW corner. See map in Figure 15 at the end of Section 7 above for plat map with coordinates.

1	<u>37.687831</u>	<u>-97.341170</u>	2	<u>37.687814</u>	<u>-97.339636</u>
	Latitude:	Longitude:		Latitude	Longitude:
3	<u>37.686131</u>	<u>-97.339601</u>	4	<u>37.686119</u>	<u>97.341198</u>
	Latitude:	Longitude:		Latitude	Longitude:

Verbal Boundary Description (describe the boundaries of the property)

The Garvey Center Historic District is comprised of a full city block known as the Civic Center North Addition bordered by W. Douglas Avenue on the south, First Street on the north, Water Street on the east and Webb Street aka Civic Center Place on the west.

Boundary Justification (explain why the boundaries were selected)

The above description reflects the site known as Garvey Center developed by Garvey Inc. 1965 – 1971. The site was awarded to Garvey Inc. in 1967 with construction of Kiva Center completed in June 1971. The block contains multiple parcels but there have been no changes in the site boundary.

11. Form Prepared By

name/title Brenda & Michelle Spencer

organization Spencer Preservation date 30 October 2020

street & number 10150 Onaga Road telephone 785-446-9857

city or town Wamego state KS zip code 66547-9584

e-mail brenda@spencerpreservation.com

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

name Bonavia Properties, LLC

street & number 220 W. Douglas Ave., Suite 810, telephone 316-262-2324

city or town Wichita state KS 67202

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

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Garvey Center
Name of Property

Sedgwick Co, KS
County and State

Additional Documentation

Submit the following items with the completed form:

Photographs

Photograph Log (*Key on following page*)

Name of Property: Garvey Center

City or Vicinity: Wichita

County: Sedgwick State: KS

Photographer: Brenda R. Spencer

Date Photographed: 30 July and 5 October 2020

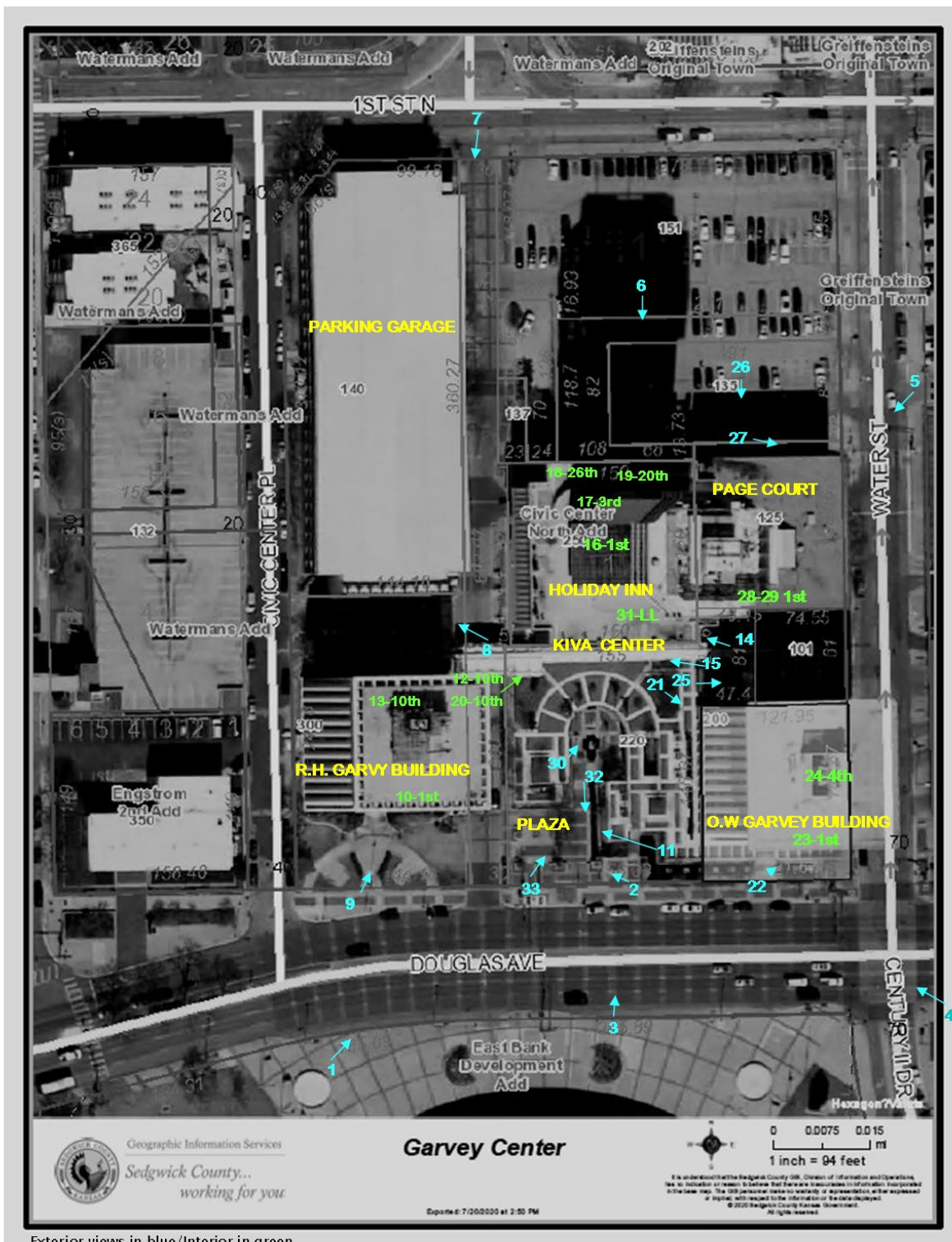
Description of Photograph(s) and number, include description of view indicating direction of camera:

<u>Photo #</u>	<u>Camera Direction</u>	<u>Description</u>
1	NE	View of Garvey Center from south in Century II plaza
2	NW	R.H. Garvey Building from plaza SE of building
3	N	Holiday Inn from Douglas Ave.
4	NW	O.W. Garvey Building from Douglas Ave. SE of building
5	SW	Page Court from Water Street NE of building
6	S	View of Garvey Center from surface parking lot on north
7	SW	Parking Garage from First Street north of Garvey Center
8	NW	Southeast corner of parking garage with canopy to R.H. Building
9	NE	Canopy at main building entrance in center of south facade, R.H. Building
10	N	Lobby inside main/south entry to R.H. Building
11	NW	Detail of top of R.H. Building with 10 th floor recessed with promenade
12	S	View of Penthouse promenade on east side of 10 th floor of R.H. Building
13	NW	Office in northwest corner of 10 th floor of R.H. Building with promenade outside
14	NW	View of top of Holiday Inn from SE in front of Page Court
15	W	Concrete canopy along south side of Holiday Inn
16	N	Looking south on first floor of Holiday Inn toward plaza and open stair to lower level
17	W	Looking W toward Parking Garage on 2 nd floor of Holiday Inn Building
18	W	View from 26 th floor in tenant lounge, Holiday Inn
19	N	Living Room of model apartment, 20 th floor Holiday Inn Building
20	E	View of recreation deck on parking garage of Holiday Inn with Kiva Plaza and O.W. Garvey Building on right, from 10 th floor of R.H. Building
21	SE	View of top of the O.W. Garvey Building (northwest corner from plaza)
22	NE	South/Main entrance of O.W. Garvey Building
23	N	Elevator lobby with original marble floor and walls, with entry from Page Court on north 1 st floor O.W. Garvey Building
24	N	Typical elevator lobby/corridor, looking north on 4 th floor of O.W. Garvey Building
25	E	Looking east in plaza between O.W. Building on south and Page Court on north
26	S	North facade of Page Court from parking lot on north side of Center
27	SW	Storefront and entry on north facade of Page Court from covered drive along north
28	N	Looking north from south side of central atrium on interior of floor, Page Court
29	N	Atrium with skylight from 2 nd floor of Page Court
30	N	Shops along lower level of Kiva Center with central water feature with statue
31	SE	Interior view of lower level of Kiva Center, looking SE toward plaza entry
32	SW	Looking toward Douglas Ave. and Century II from north end of lower level Kiva
33	NE	View of plaza level from SW corner by R.H. Building (sidewalk on Douglas)

Garvey Center
Name of Property

Sedgwick Co, KS
County and State

Photo Key



Exterior views in blue/Interior in green
 #10,12,13—Interior of R.H. Garvey Building
 #16-19—Interior of Holiday Inn Building
 #23-24—Interior of O.W. Garvey Building
 #28-30—Interior of Page Court/Kiva

GARVEY CENTER
KEY TO EXISTING PHOTOS
 Sedgwick Co. GIS Map used as base

Garvey Center
Name of Property

Sedgwick Co, KS
County and State

Figures

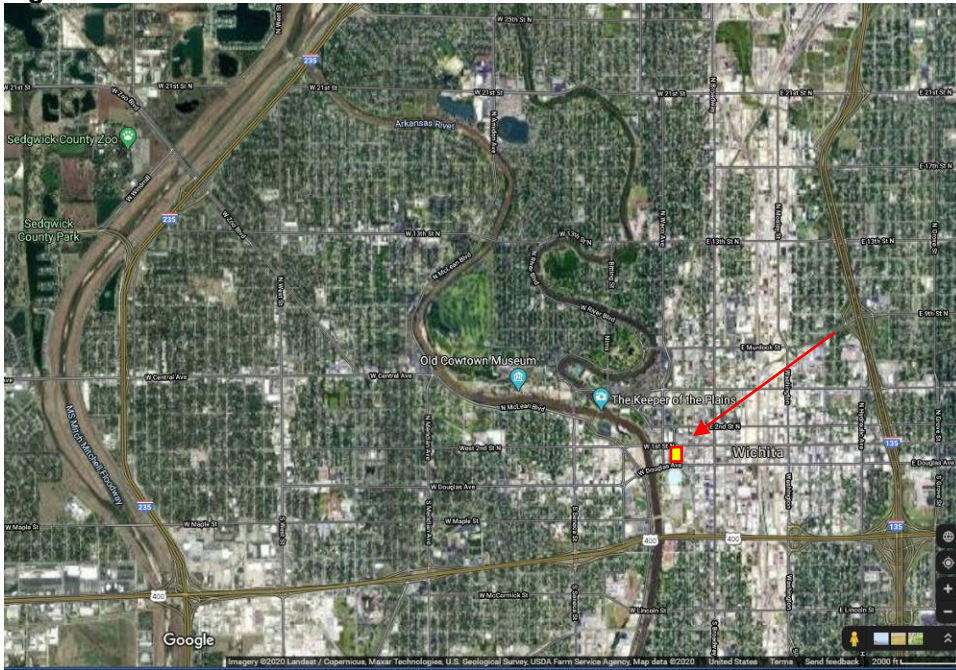


Figure 19 – Context Map (above)/ Site Plan (below) – Downtown Wichita Kansas (Google Maps, 2020)



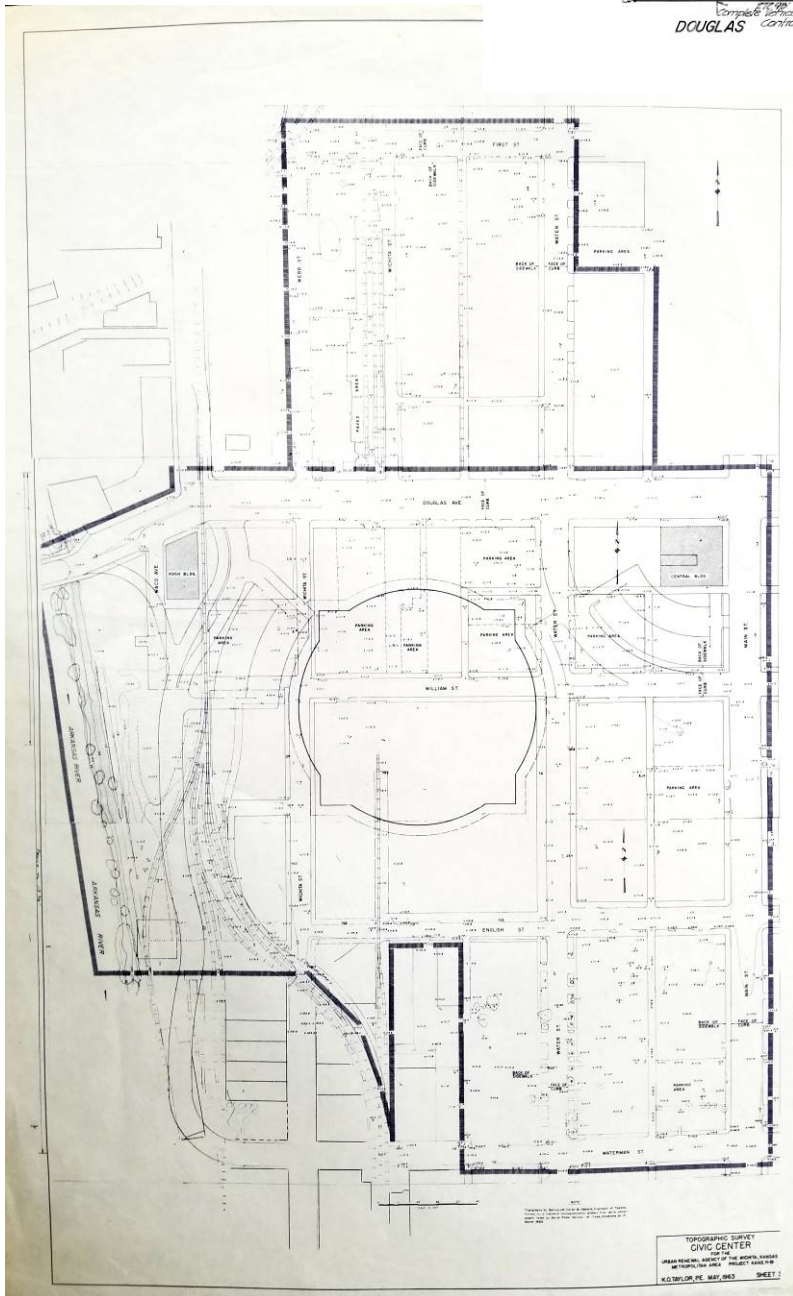
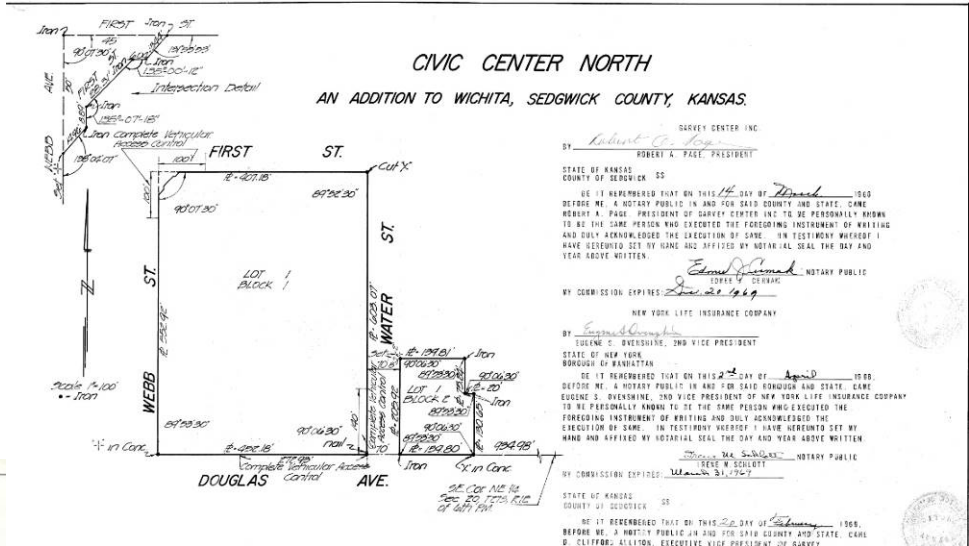
Garvey Center
Name of Property

Sedgwick Co, KS
County and State

Figure 20- Below: Topographical Survey Map of the Civic Center Plat for the Urban Renewal Agency of Wichita, KS May, 1963.

Inset on Right - 1968 Plat of Civic Center North Plat - site of Garvey Center

(Platt, Adams, Bradley & Assoc.,
Architects archives)



Garvey Center
Name of Property

Sedgwick Co, KS
County and State



Figure 21 - ca. 1952 View of downtown Wichita looking north from Kellogg (before urban renewal land clearance).
Wichita Eagle, Wichita Photograph Collection, Wichita State University Libraries, Special Collections and University Archives.



Figure 22 - Century II under Construction with recently completed R.H. Garvey Building in foreground
Peter W. Asjes, 1967. Wichita Chamber of Commerce Photograph Collection, [Wichita Public Library](#), digitized 2003 (wpl_CHA128).

Garvey Center
Name of Property

Sedgwick Co, KS
County and State



Figure 23 - Century II under Construction with R.H. Garvey Building in background on left
Unknown photographer, 1968. Archives of the Wichita Area Chamber of Commerce,
[Wichita State University Libraries, Special Collections and University Archives](#). Digitized 2003 (wsu_ms2002-12.68.54.4).



Figure 24 – View of downtown Wichita looking northeast (completed Garvey Center is the block north/right)
of the round Century II Auditorium on left side of photo. Tom Doan, Photographer, 1976.
Archives of the Wichita Area Chamber of Commerce, [Wichita State University Libraries, Special Collections and University Archives](#).

Garvey Center

Name of Property

Sedgwick Co, KS

County and State

Figure 25 - Wichita City Directory listings for Garvey Center Buildings (Wichita State University Libraries, Special Collections and University Archives)

**1967 RL Polk Directory
RH Garvey Building 300 W. Douglas**

1st Floor

Wichita State Bank
Downtown TV Motor Bank
Garvey Drilling Co.
Amortibanc Investment Corp Inc.
Garvey Insurance Agency
2nd Floor (and 3rd?)

Max L Staley & Associates

4th Floor

Stinson & Lasswell, Attorneys

5th Floor

Earl F. Wakefield Oil
National Aero Finance Company Inc.
McDonald, Tinker, Skaer, Quinn & Herrington, Attorney

6th Floor

R.W. Rine Drilling Co.
Cook & Colver Inc. Surety Bonds
Finance Security Corp of Kansas Inc.
610 – Platt & Associates, Architects (1970 listing)

7th Floor

Northwestern National Life Insurance
Garvey Grain Inc.

Equitable Life Insurance Co. of Iowa
University of Kansas Extension

8th Floor

Petroleum Inc.

9th Floor

Garvey Inc. Oil Well Drilling

10th Floor

Garvey Worldwide Enterprises
Garvey Executive Offices
Garvey Foundation Charitable

**1971 RL Polk Directory
O.W. Garvey Building, 200 W. Douglas**

1st Floor

Lobby – Minute Print
Walston & Co. Inc. Stocks and Bond Brokers
Siefkes Travel Service, Inc.

2nd Floor

Gamelson, Hiebsch, Robbins & Tinker, attorneys
Mark J. Richardson, geologist
Milton E. Wilkenson, geologist

3rd Floor

Leben Drilling Inc.
Natural Resources Fund Inc.
Tilco Oil Production

4th Floor

Crum & Foster Insurance
American Eagle Life Insurance
North River Insurance Co.
United States Fire Insurance Co.
Westchester Fire Insurance
Hopper, Foster & Fuqua, attorneys
Moris, Laing, Evans & Brock, attorneys
Black Petroleum Inc.
Computer Inc.

5th Floor

Massachusetts Mutual Life Insurance Co.
National Oil Co.

6th Floor

Seward County Land & Cattle Inc.

Zenith Drilling Corp.

Berkshire Life Insurance Co.

7th Floor

Key Securities Investments Inc.
Unrau & Regier, CPA
Waddell & Reed, Inc.
Kidwell, O'Keefe & Williamson, attorneys

8th Floor

Raymond Petroleum/Oil Inc.
Smith, Shay, Farmer & Wetta, attorneys
Northwestern National Life Insurance Co.

9th Floor

Metropolitan Life Insurance Co.

10th Floor

Turner-Balloun, attorneys

**1972 RL Polk Directory
Kiva Shopping Center, 220 W. Douglas**

Swiss Colony Inn Restaurant
Gayla's Ladies Boutique
Topps & Trowers Clothing Shop
Persian Bazaar Imports
Athena Jewelry and Gifts
Tommie's Time Shop
Fifty Kiva Casuals Clothing Store
Tie Rack neckties
Zercher Photo

Page Court Office Building, 220 W. Douglas

1st Floor – vacant

2nd Floor

Ray Stekoll & Associates Oil Producers
Coin Petroleum Corp.
Robert A. Clark, Oil
Harold R. Beck, attorney
Bradley & Eddy, attorneys
Appling & Ingram, attorneys
Range Oil Co., Inc.
Richard D. Smith, geologist
R.A. Whortan, geologist

3rd Floor

Martin, Pringle, Schell, & Fair, attorneys
Bob Lewis Shorthand
Douglas K. Dusenbury, attorney
Dale Fair, attorney

Robert Martin, attorney
William L. Oliver, Jr., attorney
Wm. Porter, attorney

Kenneth W. Pringle, Jr. attorney
Thos. C. Triplett, attorney

Wm. G. Schell, attorney
Dwight D. Wallace, attorney

Wayne W. Wallace, attorney
John P. Woolf, attorney

4th Floor

New York Life Insurance Co.
Mull Drilling Co.
Harold W. Bogt, physician
Rains & Williamson Oil Co., Inc.

Holiday Inn Plaza – 250 W. Douglas

John J. Van Hise
Carrousel Ash-Craft Gift Shop
Plaza Secretarial Service
A.H. Speer Co. Investment Bankers
The Park Restaurant & Coffee Shop
Hi-Shoppe Book Shop
Continental Airlines
Holiday Plaza Salon and Boutique
Holiday Inn Plaza Liquors
The Plaza Club cocktail lounge
Penthouse Club private lounge

Garvey Center
Name of Property

Sedgwick Co, KS
County and State

Ship's Tavern



Figure 26 – ca. 1970-71 View of Garvey Center with the Fox Theater in foreground (Platt and Associates, Architects slides, archives of Platt, Adams, Bradley and Associates, Architects, Wichita).

Garvey Center
Name of Property

Sedgwick County, Kansas
County and State

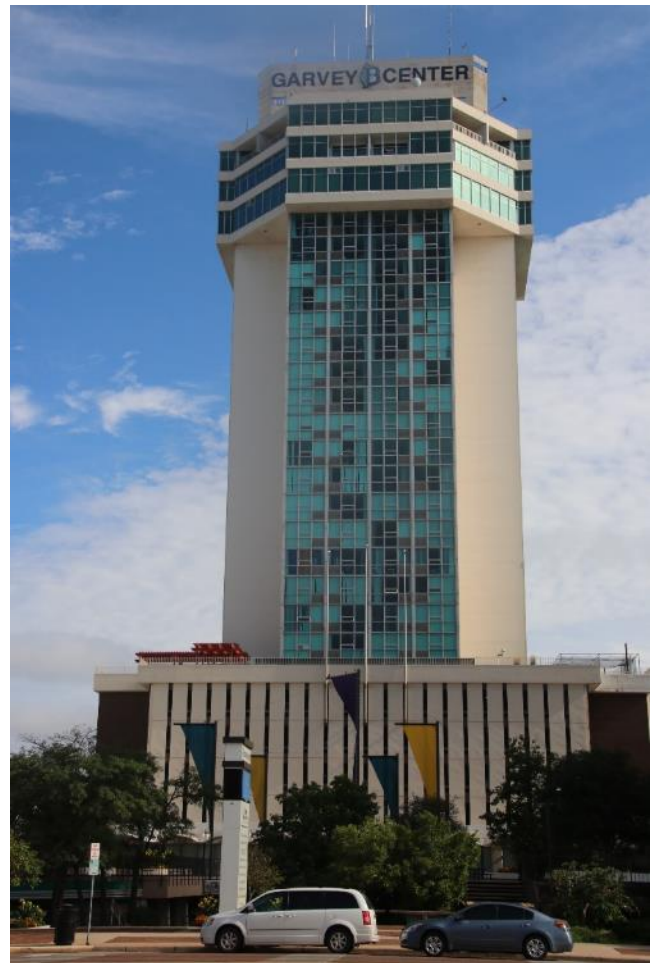
Photo 1



Photo 2



Photo 3



Garvey Center
Name of Property

Sedgwick County, Kansas
County and State

Photo 4



Photo 5



Garvey Center
Name of Property

Sedgwick County, Kansas
County and State

Photo 6



Photo 7



Garvey Center
Name of Property

Sedgwick County, Kansas
County and State

Photo 8



Photo 9



Garvey Center
Name of Property

Sedgwick County, Kansas
County and State

Photo 10



Photo 11



Garvey Center
Name of Property

Sedgwick County, Kansas
County and State

Photo 12



Photo 13



Photo 14



Garvey Center
Name of Property

Sedgwick County, Kansas
County and State

Photo 15



Photo 16



Garvey Center
Name of Property

Sedgwick County, Kansas
County and State

Photo 17



Photo 18



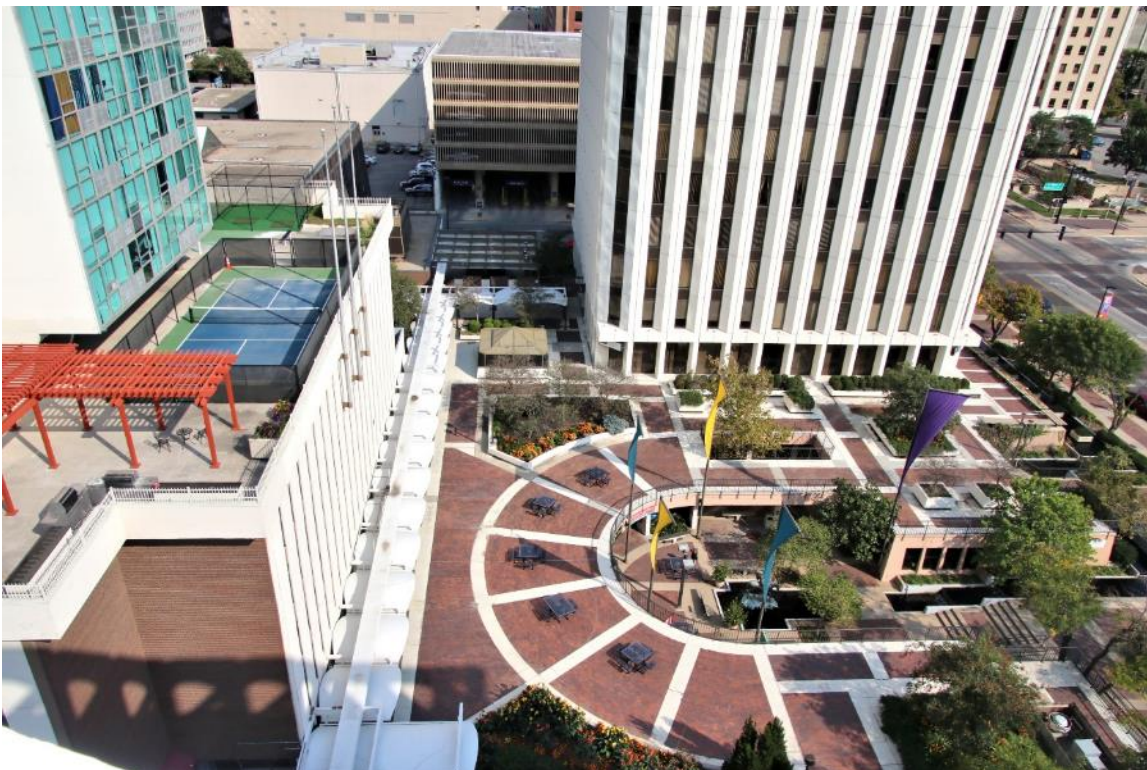
Garvey Center
Name of Property

Sedgwick County, Kansas
County and State

Photo 19



Photo 20



Garvey Center
Name of Property

Sedgwick County, Kansas
County and State

Photo 21



Photo 22



Garvey Center
Name of Property

Sedgwick County, Kansas
County and State

Photo 23



Photo 24



Garvey Center
Name of Property

Sedgwick County, Kansas
County and State

Photo 25



Photo 26



Garvey Center
Name of Property

Sedgwick County, Kansas
County and State

Photo 27



Photo 28



Garvey Center
Name of Property

Sedgwick County, Kansas
County and State

Photo 29



Photo 30

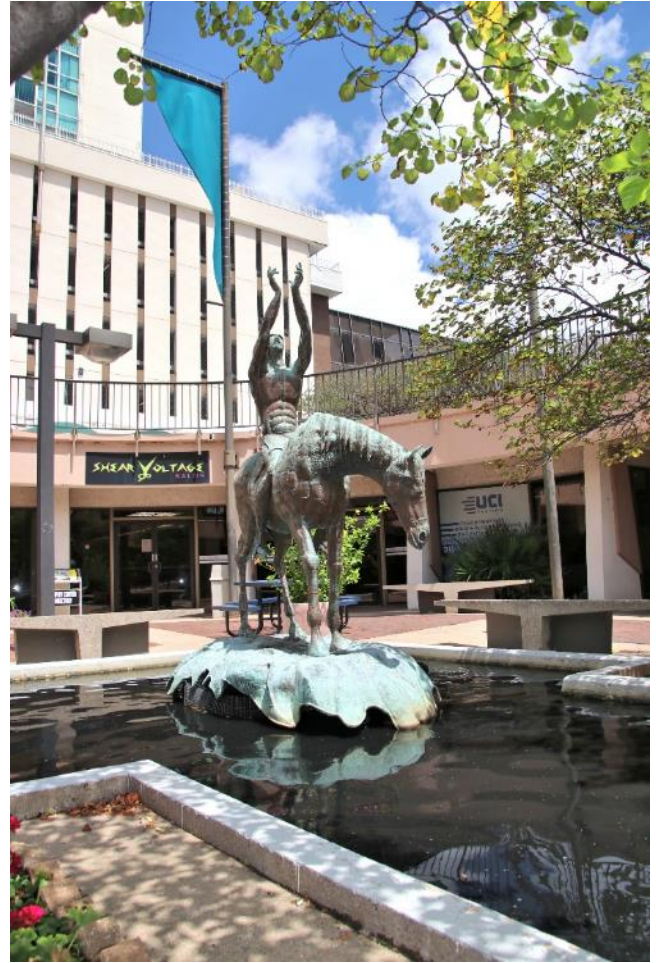


Photo 31



Garvey Center
Name of Property

Sedgwick County, Kansas
County and State

Photo 32



Photo 33

