

Signature of Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply)

☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

☒ building(s)
☐ district
☐ site
☐ structure

Number of Resources within Property

Contributing Noncontributing

1 buildings
 sites
 structures
 objects
1 Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

COMMERCE/business,
specialty store

Current Functions

(Enter categories from instructions)

DOMESTIC/multiple dwelling
(pending)

7. Description

Architectural Classification

(Enter categories from instructions)

Commercial Style

Materials

(Enter categories from instructions)

foundation CONCRETE
roof ASPHALT
walls CONCRETE
BRICK
other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

See continuation sheet.

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.)

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

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # _____

Areas of Significance

(Enter categories from instructions)

INDUSTRY
ARCHITECTURE

Period of Significance

1910-1950

Significant Dates

1910

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Primary Location of Additional Data:

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

Name of repository:

Kansas State Historical Society

10. Geographical Data

Acreage of Property Less than one acre

UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	14	647412	4172716	3		
2				4		

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Susan Jezak Ford

organization Citysearch Preservation date July 2002

street & number 3628 Holmes St. telephone 816-531-2489

city or town Kansas City state MO zip code 64109

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Garrison L. Hassenflu/ Old Town Housing Partners, L.C. (pending)

street & number 7301 Mission Rd., Suite 212 telephone 913-362-9816

city or town Prairie Village state KS zip code 66208

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. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 1

International Harvester Building
Sedgwick County, Kansas

Architectural Description

Overview

The International Harvester Building, located at the southwest corner of East Third Street and Rock Island Avenue in Wichita, Kansas, is a four-story rectangular building constructed of reinforced concrete clad in red brick with a footprint that measures 120 feet by 140 feet. The building is seven bays wide on the north and south sides, eight bays wide on the east and west sides and contains a flat roof. Rows of windows are present on all of the building's four sides. The International Harvester Building was designed as a warehouse and office space to accommodate the display and sales of International Harvester vehicles and machinery.

The more decorative north and east façades were intended to meet the public thoroughfares. These facades contain a decorative cornice, stone sill courses, ornamental brick designs and slightly darker brick below the first story and in the parapet. The south and west sides of the building are currently and historically the most frequently used. Loading docks are located on the south and west sides of the buildings and the primary pedestrian entrance is now located on the south side. The first story of the building is raised slightly above ground level, so that it is level with the loading docks. The building has received few changes since its construction in 1910. Modern paired metal windows have been installed in the entire building, but the current owner intends to replace these with three-over-one windows that replicate the original fenestration.

North Façade

The north façade of the building faces East Third Street and contains the original pedestrian entrance. The façade is seven bays wide, with windows filling bays two through six and brick filling bays one and seven. A simple metal cornice runs across the entire façade; a brick parapet topped with tile rises above this cornice. Continuous stone sill courses are present just below the first- and second-story windows; all other windows have concrete sills.

Bay one is all brick and contains raised geometric designs that run vertically on floors two through four. A small inset decorative square is located in the far left of the parapet. Bays two, three, five and six are identical, containing windows on all four stories. Window openings filled with brick are present at the basement level of these four bays. Raised ornamental rectangles are located under the windows on second, third and fourth stories of these bays. Bay four contains an identical window arrangement on the second, third and fourth stories as the other bays. The first story of this bay contains a doorway framed with piers and topped with a curved pediment supported by small brackets. This doorway is set at ground level, lower than the first story. Three ornamental pieces of stone are set in the wall above the doorway—the center stone is a vertical rectangle and the two side stones are squares. An ornamental design of raised brick runs vertically between bays two through six on the second through fourth stories. The seventh bay of the north façade is identical to the first bay, with the exception of a modern portal for electric wires attached to the first story.

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CONTINUATION SHEET

Section 7 Page 2

International Harvester Building
Sedgwick County, Kansas

East Façade

The east façade faces North Rock Island Avenue and is nearly identical in ornamentation to the north façade. This side of the building is eight bays wide. The metal cornice continues from the north façade along this side of the building. The parapet topped with tile is also present, as are the ornamental stone squares in the far left and right sides of the parapet. Stone sill courses continue on this side of the building below the windows on the first and second stories. Brick fills stories two through four of bays one and eight, with vertical raised ornamentation matching that on the north façade. A fenestration pattern (with no entrance door) identical to that on the north façade fills the four stories of bays two through seven. Also present is the rectangular brick ornament below each window on stories two, three and four.

South Façade

The south side of the building serves more of a utilitarian purpose, containing a loading dock and an additional entrance on the first story. This side of the building is seven bays wide. The first story, which has been painted white, contains large windows in bays one, three, five and seven. Bay two contains a modern metal garage door, bay four is filled with vertical wood slats and bay six contains a modern double entrance door under a fabric awning. A concrete loading dock fronts this side of the building, extending from bay one to bay four, and sloping to the ground in bay five. The steel and glass entrance door in bay six is approached by a set of concrete steps with a metal balustrade on either side. Each bay of stories two, three and four contains a window identical to those found on the north and east façades. Each window contains a concrete sill. Faded paint above the windows of the fourth story reads, "INTERNATIONAL HARVESTER COMPANY." The area between the third and fourth stories once read, "MOTOR TRUCK AND OIL ENGINES", but the middle portion of this message has been obliterated. The far right edge of the eighth bay contains a short continuation of the east parapet and cornice.

West Façade

The west side of the building is also quite utilitarian. This side of the building is eight bays wide and contains a canopied loading dock that stretches from bay three through bay eight. The first story of the west façade is painted white. The concrete loading dock connects with the one on the south side of the building. A metal canopy is located above the windows on the first story. The first bay of the west façade is primarily solid brick, with the exception of one narrow vertical window located in the fourth story. A concrete shed is attached to the first story and sits on the concrete loading dock, extending into bay two. This addition is painted and contains one window on the north side, two windows on the west side and a metal garage door on the south side.¹ The first story of the third bay contains a modern metal and glass entrance door, approached by a narrow set of concrete steps. The upper stories of bays two and three contain windows identical to those found on the rest of the building. Bays four, six and eight are all identical, containing windows on all four stories that match those found on the rest of the building. The windows on the four stories of bay five consist of two narrow windows separated by a brick divider.

¹ The construction date of this addition is unknown. The shed addition has been determined by KSHS staff to be a non-contributing element and will eventually be removed.

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Section 7 **Page** 3

International Harvester Building
Sedgwick County, Kansas

A one-story brick utility room is placed on the roof of the building at bay five. A protruding brick pier extends to the right of this bay from the loading dock to the roof of the utility room. Bay seven contains windows identical to the majority of the building on the second, third and fourth stories. A modern double steel and glass entry door is located in the first story of bay seven, approached by a short, narrow flight of concrete steps. Paint above the windows of the fourth story has been reapplied at least once, but still reads, "INTERNATIONAL HARVESTER COMPANY". Below it, between the third and fourth stories, a painted sign reads, "MOTOR TRUCKS AND OIL ENGINES".

Interior

With the exception of a portion of the first story that has been updated to provide a show room for the last owner, all floors of the building are open and empty, containing massive wood piers at regular intervals that support wood ceiling beams. A stairwell and elevator shaft in the center of the west side of the building provide access to the upper stories. The building originally contained salesrooms and display rooms on the first and second stories, offices on the north side of the second story and storage on the upper floors. The building has since changed hands several times and floors are now planked wood and ceilings are unfinished. It is likely that the interior originally contained little architectural detailing; no interior details remain.

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Section 8 Page 4

International Harvester Building
Sedgwick County, Kansas

Statement of Significance

The International Harvester Building in Wichita, Kansas is nominated to the National Register of Historic Places under Criterion A, for its contribution to the industrial development of Wichita, and under Criterion C, as an excellent example of Commercial architecture. Built in 1910, the building's exterior has changed little and still contributes a significant individual and streetscape presence to the surrounding area. The brick building solidly anchors a block once surrounded by numerous factories and warehouses, showing few signs of its age.

History of the Building

Ground was broken for The International Harvester Building at the corner of Rock Island Avenue and Third Street in the summer of 1910. The large lot was purchased for \$15,000 in December 1909 by A.S. Parks.² Mr. Parks constructed the building to the specifications of the International Harvester Company; at the time, it was Wichita's second-largest building in floor space. Construction costs for the four-story building were estimated at \$75,000.

The International Harvester Company had outgrown its previous headquarters, built at Douglas and Santa Fe in 1902 by the McCormick Harvester company. The new four-story building included salesrooms and display areas on the first and second stories and office space on the north side of the second floor. Upper floors provided ample storage for equipment.³ The new building, situated just east of the Rock Island railroad tracks, contained loading docks on the west and south sides to accommodate shipments of new machinery.

The company's office workers began moving into the new home in January 1911. Most of the stock had already been transferred to the new building and within one week the former building was deserted.⁴ *The Wichita Beacon* described the new structure:

"The new home of the company is one of the fines warehouses in the city. It is a modern four-story, fire-proof building which will be permanently occupied by the International company."

The building is listed in Wichita City Directories as housing the International Harvester Company through 1959.⁵ The Wichita branch of the company dealt in tractors, agricultural implements, refrigeration, air conditioners, dehumidifiers and industrial equipment. The building became vacant in 1961, according to the City Directory. In 1963, the Graham Glass Company remodeled the building and moved in.⁶ The Case Supply Flooring Company purchased it in 1978 and occupied it until 2000. The

² "A Big Building" *The Wichita Beacon* 22 December 1909, 12.

³ "In New Offices By October First" *The Wichita Beacon* 19 January 1910, 5.

⁴ "Goes To A New Home" *The Wichita Beacon* 4 January 1911, 5. The former building was sold to the Hauser-Garrison Wholesale Dry Goods Company.

⁵ The building was apparently never owned by the International Harvester Company; Dwight and Leta Smith owned the building from 1946 until 1977.

⁶ "Larger Quarters" *The Wichita Eagle* 8 December 1963, 1D.

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International Harvester Building
Sedgwick County, Kansas

building is currently unoccupied, awaiting renovation as a 48-unit apartment building by the current owner.

International Harvester

The International Harvester Company resulted from a massive 1902 consolidation of several manufacturers of agricultural equipment. Cyrus McCormick's invention of the reaper in 1830 began an agricultural revolution that made farming less physically demanding and more time efficient. Between 1830 and 1840, the time required to harvest an acre of wheat was reduced from about 37 hours to an estimated 11½ hours.⁷

By the end of the 1800s, the farm equipment industry was glutted. So many companies had entered the market that the severe competition restricted normal expansion or development. The two leading manufacturers of harvesting machinery at the time were the McCormick Company and The Deering Harvester Company. In 1902, the two companies merged with three smaller companies—the Milwaukee Harvester Company; the Warder, Bushnell and Glessner Company; and the Plano Manufacturing Company. The goals of the merger were to develop new products, diversify the line of equipment and to give more attention to the foreign market.⁸ Thus, the International Harvester Company was born.

International Harvester began the manufacturing of tractors in 1906. By 1911, the company was the leading producer of tractors, accounting for a third (more than 3000) of those built in the United States.⁹ By 1912, corn binders, ensilage cutters, seeding machinery, harrows and manure spreaders were added to the products offered by the company. The business introduced the light harvester-thresher in 1914 and a stationary thresher in 1918.¹⁰

This expansion of the International Harvester Company took it far beyond its Chicago offices and factory. During the early 1900s, the company expanded across the Midwest. Showrooms and offices allowed farmers to view and purchase equipment firsthand, without relying solely on catalogues. A large building was built for the corporation in Oklahoma City just prior to the construction of the Wichita building and similar structures were planned in Omaha, Lincoln and Sioux City.¹¹

The International Harvester Company grew to represent the American success story, expanding to include vehicles and heavy machinery among its products that achieved a solid reputation in this country and overseas. Its factory played a significant role in World War II and additional factories were eventually established in more than 20 other countries. As stated in a company history,

"The farm equipment industry, exemplified by the International Harvester Company, is a distinctively American enterprise. It is doubtful that its phenomenal growth and

⁷ "History and Development of International Harvester" published by the International Harvester Company circa 1965, 5. (On file with Wisconsin Historical Society.)

⁸ Ibid., 7.

⁹ Cyrus McCormick, *The Century of the Reaper*, Boston: Houghton Mifflin Company, 1931, 157.

¹⁰ "History and Development of International Harvester", 8.

¹¹ *The Wichita Beacon*, 19 January 1910.

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International Harvester Building
Sedgwick County, Kansas

development over the past century could have been nurtured in any but the vigorous pioneering soil of the United States. The Company has grown with the nation and helped the nation grow.”¹²

Wichita's Industrial District

During the early 1900s, the Wichita Terminal Association promoted commercial development along downtown rail lines, resulting in the substantial construction of warehouses, factories and industrial businesses between 1903 and 1914.¹³ Located adjacent to or near the Wichita and Southwestern Railroad Company, the Santa Fe, the Frisco and the Rock Island lines, these buildings were constructed in a collection of styles that included Vernacular, Classic Revival, Modern and Romanesque Revival.

The development instigated by the Wichita Terminal Association was just a part of the overall development occurring in adjacent areas of downtown Wichita. The Old Town area, bounded by Central Avenue on the north, Douglas Avenue on the south, Washington Avenue on the east and Mead Avenue on the west, became a mecca at the turn of the century for businesses that needed access to rail transportation.¹⁴

In 1910, Wichita's commercial leaders began concentrating on the transportation industry and its effect on the city's economic prosperity. Construction projects of the time combined to provide better access for the new automobile, as well as the growing number of trains coming into the city. Municipal improvements included the paving of more than 54 miles of streets, the construction of Union Station and the elevation of downtown railroad tracks to accommodate vehicles.¹⁵

In 1912, the city began construction of a new Union Station located just south of Douglas, a main east-west thoroughfare just south of the International Harvester site. At the same time, the city elevated the railroad tracks and constructed underpasses over Douglas Avenue to help expedite the flow of automobile and truck traffic to and from downtown. During this time, any remaining residences in the area were replaced by commercial and industrial properties, making the forty acres of Old Town and surrounding areas all ideal for industry and businesses.¹⁶

The International Harvester building is significant as a physical reminder of Wichita's initial wave of industrial expansion and as a survivor of later development that followed. Its location and prominent presence speak well of its contribution to the Wichita's patterns of growth.

¹² "History and Development of International Harvester", 2.

¹³ Sheryll White and Terry Ward. *East Douglas II Historic District, Local Historic Resources Survey Report*, 30 March 1989, 9.

¹⁴ Terry Ward. *Old Town Survey*, 30 June 1998.

¹⁵ Sheryll White and Terry Ward, 28.

¹⁶ Terry Ward. *Old Town Survey*, 30 June 1998.

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International Harvester Building
Sedgwick County, Kansas

Design

The International Harvester building is also significant as an excellent example of turn-of-the-century industrial architecture. The design for the building was declared by *The Wichita Beacon* as "one of the handsomest structures in the Southwest." The 1910 article extolled the exterior and interior finishes and the convenience of placing all local business under one roof. The original exterior appearance continues to contribute to the building's integrity.

The building is representative of those that filled one of Wichita's early industrial districts. Such districts appeared at the turn of the century clustered near railways, highways and waterways. Warehouses such as the International Harvester building served as part of the chain that linked communities by transportation systems.¹⁷ These districts contributed to the development of towns and cities while creating visually distinct regions.

The concept of incorporating aesthetics into warehouse construction evolved during the 1880s, noted especially in the warehouse at 173-175 Duane Street in New York City. The Duane Street warehouse, designed by the firm of Babb, Cook & Willard, received accolades at the time of its construction and afterward for its functional engineering and aesthetic architecture.¹⁸ Architects practicing during the turn of the century began an attempt toward developing a new form of industrial design. Those specializing in industrial architecture endeavored to create structures that were pleasing while promoting a sense of purpose and strength.¹⁹

The International Harvester building is typical of warehouse design of its era. Vernacular warehouses from this time tend to be uniform in shape and materials, featuring plain brick walls, modest ornamentation and orderly placed openings.²⁰ Special attention was usually paid to the shipping and receiving bays so that the transferring, loading and storage of goods met the owner's needs. Plans of the ground floor frequently included an ornamented main entrance, as seen on the north side of this building.²¹

The warehouse met the design and structural requirements of its day. Reinforced concrete proved to be an economical and extremely strong material appropriate for industrial buildings that were several stories tall. It offered strength that would allow a wider span of columns, supported floor loads of 250 pounds per square foot and was extremely durable.²² The structural materials were combined to meet the needs of the tenant. The poured concrete floors were sturdy enough to hold the farm machinery on display, the building was nearly fireproof and the many stories could hold a variety of machinery

¹⁷ Herbert Gottfried and Jan Jennings. *American Vernacular Design*, Ames, IA: Iowa State University Press, 1988, 10.

¹⁸ Betsy Hunter Bradley. *The Works; The Industrial Architecture of the United States*, New York: Oxford University Press, 1999, 217.

¹⁹ Bradley, 218.

²⁰ Gottfried and Jennings, 10.

²¹ Gottfried and Jennings, 11.

²² Henry Grattan Tyrrell. *Engineering of Shops and Factories*, New York: McGraw-Hill Book Company, 1912, 53.

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International Harvester Building
Sedgwick County, Kansas

models. During the early 20th Century, large buildings were often thought of “enclosed acreage.”²³ The ability of the International Harvester company to display all of its wares under one roof would have been appealing to the local distributor, as well as the customer.

The straightforward exterior of the International Harvester building is of a practical yet attractive design, very appropriate for the company it housed. The traditional materials and design provide a sturdy reference for the machinery formerly offered for sale inside. The no-nonsense appearance designates it as a place of business, once offering products to support one's livelihood. The brick walls with the raised ornamentation are eye-catching, yet consistent with warehouse needs. Plain masonry walls were a common element in industrial architecture for aesthetic and practical reasons. The simplicity of brick walls did not represent minimal effort toward the design of industrial buildings. Instead, the material accommodated the interior activity. The vibrations generated by machinery and the movement of materials throughout a large buildings argued against adding decorative elements that projected from the exterior walls.²⁴ The two colors of bricks and raised patterns found on the International Harvester building are typical of those found on factories and warehouses. Patterned bricks were often incorporated into industrial buildings as a relatively economical means of relieving the necessarily plain brickwork.²⁵ The stone sill courses and metal cornice on the north and east sides of the building add further simple decoration to the most public façades of the warehouse. Despite several changes in ownership, the building retains most of its integrity, remaining prominent among its neighbors for its size and stability.

²³ Bradley, 162.

²⁴ Bradley, 231.

²⁵ Bradley, 234.

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International Harvester Building
Sedgwick County, Kansas

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Cyrus McCormick, *The Century of the Reaper*, Boston: Houghton Mifflin Company, 1931.

Sanborn Insurance Co. maps of Wichita: 1914, Plate 7; 1935 with updates to 1959, Plate 39.

Henry Grattan Tyrrell. *Engineering of Shops and Factories*, New York: McGraw-Hill Book Company, 1912.

Terry Ward. *Old Town Survey*, 30 June 1998. Prepared for the City of Wichita and the Kansas State Historical Society Historic Preservation Department.

Sheryll White and Terry Ward. *East Douglas II Historic District, Local Historic Resources Survey Report*, 30 March 1989. Prepared for the Wichita-Sedgwick County Metropolitan Area Planning Department Land Use and Research and the Kansas State Historical Society Historic Preservation Department.

The Wichita Beacon:

"A Big Building" 22 December 1909, 12.

"In New Offices By October First" 19 January 1910, 5.

"Goes To A New Home" 4 January 1911, 5.

The Wichita Eagle:

"Larger Quarters" 8 December 1963, 1D.

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Section 10 Page 10

**International Harvester Building
Sedgwick County, Kansas**

Verbal Boundary Description

The North 25 feet of Lot 9 and all of Lots 10, 11 and 12, of Block A of H.L. and A.M. Taylor Addition, except 10 feet adjacent on the west.

Boundary Justification

The boundary includes all of the property historically associated with the International Harvester building.

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Section II **Page** 11

International Harvester Building
Sedgwick County, Kansas

Photographic Information

The following information is consistent for all photographs:

1. International Harvester Building
2. Sedgwick County, Kansas
3. Susan Jezak Ford, photographer
4. Photographs taken August 22, 2001
5. Negatives located at Kansas State Historical Society

The following information is applicable to specific photographs:

6. Northeast corner of the building; camera facing southwest
7. #1

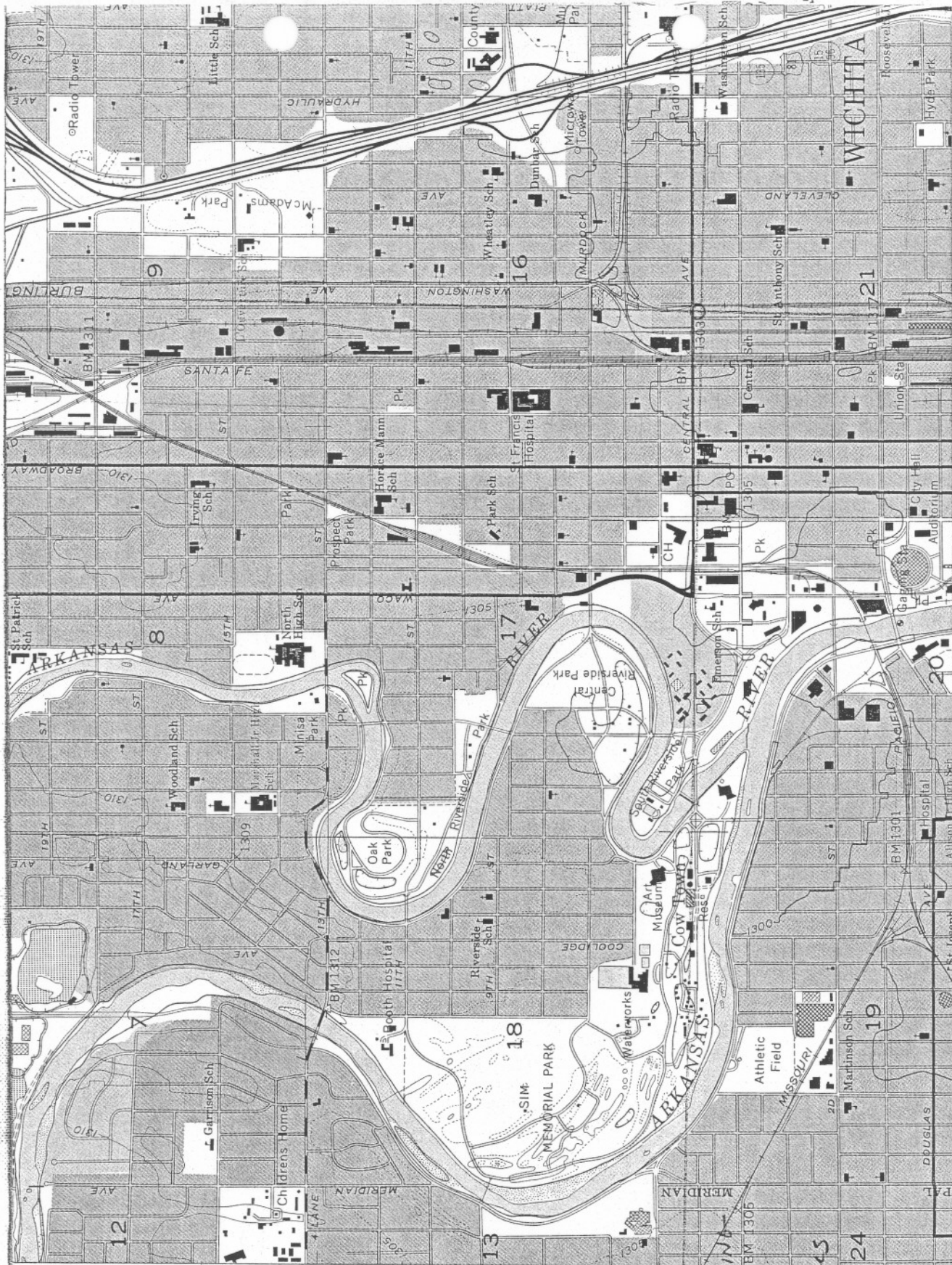
6. Northwest corner of the building; camera facing southeast
7. #2

6. Southeast corner of the building; camera facing northwest
7. #3

6. First story interior; camera facing northwest
7. #4

6. Second story interior; camera facing west
7. #5

6. Fourth story interior; camera facing northeast
7. #6



INTERNATIONAL
HARVESTER BUILDING
WICHITA EAST
QUAD
UTM COORDINATES
14 647412
41 72716

6559 1111 W
(WICHITA EAST)