

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: June 19, 1985

TO: The "Files"

FROM: Margaret McDonald Lahey, Preservation Planner

SUBJECT: Proposed East Douglas Avenue Historic Landmark District
(H 85-1)

During the processing of the above captioned case, and after notices of public hearing were forwarded by certified mail to all property owners within the proposed historic district boundaries, as well as all adjacent and abutting property owners, two property owners came forward and requested that their properties be included in proposed boundaries of the historic district.

Staff advised them that the boundaries had been recommended by preservation consultants, and, had been carefully selected according to specific criteria established by the National Register of Historic Places. The consultants, Preservation Associates, Inc., before being retained were informed that the purpose of the district proposal was for the establishment of a local historic district which would meet the requirements for nomination and consideration for certification as a Registered Historic District (pursuant to the 1981 Economic Recovery Tax Act). In order to qualify for the 25% Investment Tax Credit for rehabilitation of certified historic structures, buildings must either be individually listed in the National Register or located within a Registered Historic District if they are certified as contributing to the significance of the district. Registered Historic Districts include National Register historic districts or State or locally designated districts if the district itself is certified by the Department of Interior as substantially meeting the requirements for National Register historic districts. Therefore, the boundaries of the proposed East Douglas district were carefully selected to meet the same criteria used for National Register historic districts. The City's preservation staff concurred with the boundaries proposed by the consultants.

The two buildings requesting inclusion in the district were 520 East William and 201 South St. Francis. 520 East William was not included in the boundaries for two major reasons. It has a non-contributing facade and it is peripheral to the physical and geographic concentration of structures which comprise the district. 201 South St. Francis was not included in the district because, although its architecture is appropriate to the district, it is located peripherally. The owner of 520 East William was advised, that if future inclusion in the district was desired, a request could be made to the City to have the district boundaries amended to include the structure. A request for boundary amendment would follow the same procedures and requirements as initially required for the original district nomination, i.e., legal notification of public hearing to affected property owners, publication of notice of public hearing, a hearing before the Historic Landmark Preservation Committee and

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the Metropolitan Area Planning Commission, official action by the Board of City Commissioners and publication of an ordinance amending the boundaries. The property owner was also advised that just cause for inclusion of the building must be shown. For example, it may be necessary to demonstrate how much of the original building material remains beneath the aluminum facade. Also, logic would dictate that the State Historic Preservation Department and the Department of Interior be in concurrence with the boundary amendment proposed, to insure the boundary change would not endanger the Registered Historic District status of the currently proposed local historic district. It is likely a new application would have to be made to have the district certified, as amended. The owner of the other property, 201 South St. Francis, was advised that their building would qualify for individual listing in the National Register and that perhaps this would be the best course for them to pursue.

Margaret McDonald Lahey
Preservation Planner

MML:blw

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: July 31, 1985

TO: John Dekker, City Attorney and Director of Law

FROM: Michael E. Lindebak, Acting Director of Planning

SUBJECT: Request for Certification of the East Douglas Avenue Historic
Landmark District

Attached for your review is proposed correspondence to the Board of City Commissioners (BCC) concerning the above-captioned subject (Attachment A). Also attached is 36 CFR 67.9 which relates to this request (Attachment B).

We are submitting this for your review and requesting your concurrence. With your concurrence, we anticipate scheduling this item on the agenda for August 20, 1985.

Michael E. Lindebak
Acting Director of Planning

MEL/MML/lw

Attachments

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: July 30, 1985

TO: The Board of City Commissioners
(through Robert G. Finch, City Manager [Interim])

FROM: Margaret McDonald Lahey, Preservation Planner

SUBJECT: Request for Certification of the East Douglas Avenue Historic
Landmark District

Background

On June 25 and July 2, 1985, the Board of City Commissioners took action 3-0 (Bell, Brown and Knight in the affirmative, Casado and Kamen abstaining due to conflict of interest) to place on first and second reading, respectively, the ordinance designating the proposed East Douglas Avenue Historic District as a locally designated historic landmark. The ordinance was published in the Daily Record on July 5, 1985, thus officially creating the East Douglas Avenue Historic District as a local historic landmark.

In order for contributing buildings in such a local historic district to be eligible for the 25 percent Investment Tax Credits (ITC) for rehabilitation costs, the district must be a "Registered Historic District", i.e., certified by the Secretary of the Interior as substantially meeting National Register criteria pursuant to 36 CFR Part 67.9. Such certification will not change the way the district is administered locally nor will it have any regulatory affect. It simply allows qualified buildings in the district to be eligible for the 25 percent ITC for rehabilitation costs. A copy of this memorandum has been forwarded to the Law Department with a request for their review and concurrence.

Recommendation

It is recommended that the BCC approve the City of Wichita's request for the certification of the East Douglas Avenue Historic Landmark District as a "Registered Historic District" pursuant to 36 CFR 67.9 and authorize the Mayor, as the authorized representative, to sign the request.

ACTION: 1) Approve the City of Wichita's request for certification of the East Douglas Avenue Historic Landmark District pursuant to 36 CFR 67.9, and,
2) Authorize the Mayor to sign the application for district certification.

Margaret McDonald Lahey
Preservation Planner

APPROVED:

Michael E. Lindebak
Acting Director of Planning

MML/lw

cc: John Dekker, City Attorney and Director of Law

Subsection 67.10: Throughout this section "Chief Appeals Officer" was inserted in place of "Associate Director" and "Director." The "Chief Appeals Officer" has been duly designated as the recipient of all correspondence concerning appeals of denials of rehabilitation certificates.

Subsection 67.10(b): Language has been added describing the conditions under which the Chief Appeals Officer will conduct Administrative Reviews for buildings that have been denied a preliminary determination of significance or have obtained a preliminary determination of significance but where rehabilitation work has been found not to meet the Standards.

Subsection 67.10(c): Language has been added stating that the Chief Appeals Officer may withhold a decision until a ruling is issued by the Internal Revenue Service pursuant to subsection 67.6(b)(1).

Subsection 67.11(d): The last sentence of this subsection has been revised to state that "qualified State" status may be revoked at any time with 30 days notice if it is determined by the Secretary that the State is not meeting the guidelines for qualified status.

Subsection 67.11(e): This subsection has been revised to state that all certification requests will generally be processed within 15 days by the Secretary, although these time frames are not binding on the Secretary.

Subsection 67.11(f): The requirement that qualified States provide local governments an opportunity to comment on certification requests has been deleted.

Subsection 67.11(g): The second sentence was deleted and language was added to bring this subsection into conformance with subsection 67.1(c), which describes the levels of State participation.

Subsection 67.12(a): This subsection was revised to state that the fee schedule will apply to requests for certification of rehabilitation received by the State official or NPS regional office after the effective date of this rulemaking. The fee schedule was deleted from this subsection and inserted in subsection 67.12(c).

Subsection 67.12(b): This subsection was revised to make clear that application processing will commence before fees are received, but that final action must await receipt of the proper remittance.

Subsection 67.12(c): This subsection was revised to include the fee schedule and to make clear that fees for review of completed rehabilitation work will be based on the costs attributed solely to

the rehabilitation of a historic building as furnished in the Historic Preservation Certification Application Request for Certification of Completed Work. The subsection was further revised to indicate explicitly that no fee will be charged for rehabilitations under \$20,000.

Subsection 67.12(d): This subsection was added to clarify instructions for computing the size of the fee: (1) in the case of a property that includes more than one certified historic structure where the structures are functionally related historically and (2) in the case of multiple building projects. The maximum size of the total fee for most multi-building projects has been limited to \$2,500.

Additional Considerations

These regulations are needed in order to provide guidance to the public as well as to government employees responsible for the implementation of Section 2124 of the Tax Reform Act of 1976, as amended by Section 701(f) of the Revenue Act of 1978, and Section 6 of the Tax Treatment Extension Act of 1980; Section 315 of the Revenue Act of 1978; and Section 212 of the Economic Recovery Tax Act of 1981. Evaluation of the effectiveness of the regulations after issuance will be based upon comments received from offices within the Department of the Interior, the Internal Revenue Service and Treasury Department, other government agencies, and the public.

Compliance With Other Laws

The Department of the Interior has determined that this document is not a major rule under E.O. 12291. These revisions do not result in an impact on the economy of \$100 million or any of the other effects listed in the Executive Order. The Department certifies that this document will not have a significant economic effect on a substantial number of small entities under the Regulatory Flexibility Act (5 U.S.C. 601 *et seq.*). The information collection requirements contained in the application and in this part have been approved by the Office of Management and Budget under 44 U.S.C. 3507 and assigned clearance number 1024-0009.

Environmental Impact Statement

This rulemaking is developed under the authority of Section 101(a)(1) of the National Historic Preservation Act of 1966 U.S.C. 470a-1(a) (170 ed.), as amended; Section 2124 of the Tax Reform Act of 1976, 90 Stat. 1519; Sections 701(f) and 315 of the Revenue Act of 1978, 92 Stat. 2828; Section 6 of the Tax Treatment Extension Act of

1980, 94 Stat. 3204; and Sections 212 and 214 of the Economic Recovery Tax Act of 1981, 95 Stat. 172. Such procedures have no potential for significant environmental impact and are categorically excluded from the requirement for compliance with the National Environmental Policy Act. Therefore, it is hereby determined that this rulemaking does not constitute a major federal action significantly affecting the quality of the human environment and that no detailed statement pursuant to Section 102(2)(c) of the National Environmental Policy Act of 1969 (42 U.S.C. 4332(2)(c)) is required.

Drafting Information

The originators of these procedures are H. Ward Jandl, Preservation Assistance Division; Carol D. Shull, Interagency Resources Division; and Lars A. Hanslin, Office of the Solicitor.

List of Subjects in 36 CFR Part 67

Administrative practice and procedure, Historic preservation, Income taxes.

Dated: January 8, 1984.

G. Ray Arnett,

Assistant Secretary for Fish and Wildlife and Parks.

In consideration of the foregoing comments, 36 CFR 67 is revised as follows:

PART 67—HISTORIC PRESERVATION CERTIFICATIONS PURSUANT TO THE TAX REFORM ACT OF 1976, THE REVENUE ACT OF 1978, THE TAX TREATMENT EXTENSION ACT OF 1980, AND THE ECONOMIC RECOVERY TAX ACT OF 1981

- Sec.
- 67.1 The Tax Reform Act of 1976, the Revenue Act of 1978, the Tax Treatment Extension Act of 1980, and the Economic Recovery Tax Act of 1981.
 - 67.2 Definitions.
 - 67.3 Introduction to certifications of significance and rehabilitation and information collection.
 - 67.4 Certifications of historic significance.
 - 67.5 Standards for evaluating significance within registered historic districts.
 - 67.6 Certifications of rehabilitation.
 - 67.7 Standards for rehabilitation.
 - 67.8 Certifications of statutes.
 - 67.9 Certifications of State or local historic districts.
 - 67.10 Appeals.
 - 67.11 Expedited review system for qualified States.
 - 67.12 Fees for processing rehabilitation certification requests.

Authority: Sec. 101(a)(1), National Historic Preservation Act of 1966 U.S.C. 470a-1(a) (170 ed.), as amended; sec. 2124, Tax Reform Act

of 1976, 90 Stat. 1519; secs. 701(f) and 315, Revenue Act of 1978, 92 Stat. 2828; sec. 6, Tax Treatment Extension Act of 1980, 94 Stat. 3204, and secs. 212 and 214, Economic Recovery Tax Act of 1981, 95 Stat. 172.

§ 67.1 The Tax Reform Act of 1976, the Revenue Act of 1978, the Tax Treatment Extension Act of 1980, and the Economic Recovery Tax Act of 1981.

(a) The Tax Reform Act of 1976, 90 Stat. 1519, the Revenue Act of 1978, 92 Stat. 2828, the Tax Treatment Extension Act of 1980, 94 Stat. 3204, and the Economic Recovery Tax Act of 1981, 95 Stat. 172, require the Secretary to make certifications of historic district statutes and of State and local districts, certifications of significance, and certifications of rehabilitation in connection with certain tax incentives involving historic preservation. These certification responsibilities have been delegated to the National Park Service ("NPS"); the following five regional offices issue certifications for the States listed below them:

Alaska Regional Office, National Park Service, 2525 Gambell Street, Room 107, Anchorage, Alaska 99503;

Alaska

Mid-Atlantic Regional Office, National Park Service, 143 South Third Street, Philadelphia, Pennsylvania 19106;

Connecticut

New Jersey

Delaware

New York

District of Columbia

Ohio

Indiana

Pennsylvania

Illinois

Rhode Island

Michigan

Vermont

Maryland

Virginia

Massachusetts

West Virginia

Michigan

New Hampshire

Rocky Mountain Regional Office, National Park Service, 655 Parfet Street, P.O. Box 25287, Denver, Colorado 80225;

Colorado

New Mexico

Illinois

North Dakota

Iowa

Oklahoma

Kansas

South Dakota

Minnesota

Texas

Missouri

Utah

Montana

Wisconsin

Nebraska

Wyoming

Southeast Regional Office, National Park Service, 75 Spring Street, SW., Atlanta, Georgia 30303;

Alabama

Mississippi

Arkansas

North Carolina

Florida

Puerto Rico

Georgia

South Carolina

Kentucky

Tennessee

Louisiana

Virgin Islands

Western Regional Office, National Park Service, 450 Golden Gate Avenue, San Francisco, California 94102;

Arizona

Nevada

California

Oregon

Hawaii

Washington

Idaho

(b) The Washington office of the National Park Service establishes program direction and considers appeals of certification denials. The procedures for obtaining certifications are set forth

below. It is the responsibility of owners wishing certifications to provide sufficient documentation to the Secretary to make certification decisions. These procedures, upon their effective date, are applicable to future and pending certification requests, except as otherwise noted herein.

(c) Most States participate in the review of requests for certification, through recommendations to the Secretary, although this participation is voluntary and by law all certification decisions are made by the Secretary. Three levels of participation are available to all States:

(1) Regular Participation. States wishing to participate in the review process are given a 30-day opportunity to comment on all certification requests upon receipt of a complete, adequately documented application. In these situations, requests for certification and approvals of proposed rehabilitation work are sent first to the appropriate State official. State comments are carefully considered by the Secretary before a certification decision is made. Certification requests channeled through "regular participation" States are normally processed within 30 days by the Secretary.

(2) Expedited Review Participation. States wishing to participate in the review of Part 1 and Part 2 certification requests, and which meet qualifications in sec. 67.11, are also given a 30-day opportunity to comment on these requests. Like the "regular participation" explained above, certification requests are first sent to the appropriate State official. Because qualified States assume greater responsibility for making certification recommendations, certification requests channeled through "expedited review" States are normally processed within 15 days by the Secretary. The recommendations of qualified States are generally followed, but by law, all certification decisions are made by the Secretary, based upon his review of the application and related information. Expedited review does not apply to the review of State or local statutes or districts.

(3) No Participation. A State may choose not to participate in the review and comment of certification requests. States not wishing to participate in the commenting process are requested to notify the Secretary in writing of this fact. Owners requesting certification from these States may send their applications directly to the appropriate NPS office listed above. In all other situations certification requests are sent first to the appropriate State official.

(d) The Internal Revenue Service is responsible for all procedures, legal determinations and rules and regulations concerning the tax consequences of the historic preservation provisions described above. Any certifications made by the Secretary pursuant to this part shall not be considered as binding upon the Internal Revenue Service or the Secretary of the Treasury with respect to tax consequences under the Internal Revenue Code. For example, certifications made by the Secretary do not constitute determinations that a structure is of the type subject to the allowance for depreciation under Section 167 of the Code.

§ 67.2 Definitions.

As used in these regulations: "Certified Historic Structure" means a building (and its structural components) which is of a character subject to the allowance for depreciation provided in Section 167 of the Internal Revenue Code of 1954 which is either (a) individually listed in the National Register; or (b) located in a registered historic district and certified by the Secretary as being of historic significance to the district. Portions of larger buildings, such as single condominium apartment units, are not independently considered certified historic structures. Rowhouses, even with abutting or party walls, are considered as separate buildings.

For purposes of the charitable contribution provisions only, a certified historic structure need not be depreciable to qualify, may be a structure other than a building and may also be a remnant of a building such as a facade, if that is all that remains, and may include the land area on which it is located. For purposes of the demolition expense provisions and the 15 percent and 20 percent tax investment credits under the Economic Recovery Tax Act of 1981, any building located in a registered historic district is considered a certified historic structure; exemption from this provision can generally occur only if the Secretary has determined, prior to the demolition or rehabilitation of the building, that it is not of historic significance to the district.

"Certified Rehabilitation" means any rehabilitation of a certified historic structure which the Secretary has certified to the Secretary of the Treasury as being consistent with the historic character of such structure and, where applicable, with the district in which such structure is located.

"Duly Authorized Representative" means a State or locality's Chief Elected

Official or his or her representative who is authorized to apply for certification of State/local statutes and historic districts.

"Historic District" means a geographically definable area, urban or rural, that possesses a significant concentration, linkage or continuity of sites, buildings, structures or objects united by past events or aesthetically by plan or physical development. A district may also comprise individual elements separated geographically but linked by association or history.

"Inspection" means a visit by an authorized representative of the Secretary to a certified historic structure for the purposes of reviewing and evaluating the significance of the structure and the ongoing or completed rehabilitation work.

"National Register of Historic Places" means the National Register of districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering, and culture that the Secretary is authorized to expand and maintain pursuant to Section 101(a)(1) of the National Historic Preservation Act of 1966, as amended.

"National Register Program" means the survey, planning, and registration program that is administered by the Secretary pursuant to 101(a)(1) of the National Historic Preservation Act of 1966, as amended. The procedures of the National Register program appear in 36 CFR part 60, *et seq.*

"Owner" means a person, partnership, corporation, or public agency holding a fee-simple interest in a building or any other person or entity recognized by the Internal Revenue Code for purposes of the applicable tax benefits.

"Qualified State" means a State which has agreed to participate in the certification program and which the Secretary has determined to meet established professional and review standards.

"Registered Historic District" means any district listed in the National Register or any district (a) which is designated under a State or local statute which has been certified by the Secretary as containing criteria which will substantially achieve the purpose of preserving and rehabilitating buildings of significance to the district; and, (b) which is certified by the Secretary as meeting substantially all of the requirements for the listing of districts in the National Register.

"Rehabilitation" means the process of returning a building or buildings to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while

preserving those portions and features of the building(s) which are significant to its historic, architectural and cultural values.

"Secretary" means the Secretary of the Interior or the designee authorized to carry out his responsibilities.

"Standards for Rehabilitation" mean the Secretary's "Standards for Rehabilitation" set forth in § 67.7 hereof.

"State or Local Statute" means a law of a State or local government designating, or providing a method for the designation of, a historic district or districts.

"State official" means an official within each State, designated by the Governor or by State statute; to act as liaison for purposes of reviewing and commenting upon historic preservation certification applications. In most cases this will be the State Historic Preservation Officer (SHOP). In the event the Governor or a state statute has not designated such an official, the term "State official" shall refer to the Governor.

§ 67.3 Introduction to certifications of significance and rehabilitation and information collection.

(a) Who may apply:

(1) Ordinarily, only the fee simple owner of the building in question may apply for the certification described in §§ 67.4 and 67.6 hereof. If an application for an evaluation of significance or rehabilitation project is made by someone other than the fee simple owner, however, the application must be accompanied by a written statement from the fee simple owner indicating that he or she is aware of the application and has no objection to the request for certification.

(2) Upon request of a State official the Secretary may determine whether or not a particular building located within a registered historic district qualifies as a certified historic structure. The Secretary shall do so, however, only after notifying the fee simple owner of record of the request, informing such owner of the possible tax consequences of such a decision, and permitting the property owner a 30 day time period to submit written comments to the Secretary prior to decision. Such time period for comment may be waived by the fee simple owner.

(3) The Secretary may undertake the certifications described in §§ 67.4 and 67.6 on his own initiative after notifying the fee simple owner and the appropriate State official and allowing a comment period as specified in § 67.3(a)(2).

(4) Owners of buildings which appear to meet National Register criteria but

are not yet listed in the National Register or which are located within potential historic districts may request preliminary determinations from the Secretary as to whether such buildings may qualify as certified historic structures when and if the buildings or the potential historic districts in which they are located are listed in the National Register. Preliminary determinations may also be requested for buildings outside the period or area of significance of registered historic districts as specified in § 67.5(c). Procedures for obtaining these determinations shall be the same as those described in § 67.4. Such determinations are preliminary only and are not binding upon the Secretary. Preliminary determinations will be made final as of the date of the listing of the individual building or district in the National Register. For buildings outside the period or area of significance of a registered historic district, preliminary determinations will be made final, except as provided below, when the district documentation on file with NPS is formally amended. If during review of a Request for Certification of Rehabilitation, it is determined that the building does not contribute to the significance of the district because of changes made after the preliminary determination was made, certified historic structure designation will be denied.

(5) Owners of buildings not yet designated certified historic structures may obtain determinations from the Secretary on whether or not rehabilitation proposals meet the Secretary of the Interior's "Standards for Rehabilitation." Such determinations will be made only when the owner has requested a preliminary determination of the significance of the building as described in paragraph (a)(4) of this section and such determination has been acted upon by the NPS. Final certifications of rehabilitation will be issued only to owners of certified historic structures. Procedures for obtaining these determinations shall be the same as those described in § 67.6.

(b) How to apply:

(1) Requests for certifications of historic significance and/or of rehabilitation shall be made on "Historic Preservation Certification Applications" (approved OMB form No. 1024-0009). The information collection requirements contained in the application and in this part have been approved by the Office of Management and Budget under 44 U.S.C. 3507 and assigned clearance number 1024-0009. Part 1 of the application shall be used in

requesting a certification of historic significance or non-significance and preliminary determinations, while Part 2 shall be used in requesting an evaluation of a proposed rehabilitation project or a certification of a completed rehabilitation project. Information contained in the application is required to obtain a benefit.

(2) Application forms are available from National Park Service regional offices or the appropriate State official.

(3) Requests for certifications, preliminary determinations, and approvals of proposed rehabilitation projects shall be sent to the appropriate State official in participating States. Requests in nonparticipating States should be sent to the appropriate NPS regional office.

(4) Generally review of certification requests shall be concluded within 60 days of receipt of a complete, adequately documented application, as defined in §§ 67.4 and 67.6 (30 days at the State level and 30 days at the Federal level). Where certification requests come from qualified States, review shall be concluded within 45 days (30 days at the State level and 15 days at the Federal level; see § 67.11 for procedures regarding qualified States). Where a State has chosen not to participate in the review process, review by the NPS shall be concluded within 60 days of receipt of a complete, adequately documented application. Where adequate documentation is not provided, the owner will be notified of the additional information needed to undertake or complete review. The time periods in this part are based on the receipt of a complete application; they will be adhered to as closely as possible and are defined as calendar days. They are not, however, considered to be mandatory, and the failure to complete review within the designated periods does not waive or alter any certification requirement.

(5) State comments received within the time period will be considered by the Secretary in the review process. Reviews of complete certification requests taking longer than 30 days at the State level may be brought to the attention of the Secretary. The Secretary in turn will consult with the appropriate State to ensure that a review is completed in a timely manner. If necessary the Secretary may process a certification request without the recommendations of the State. The recommendations of qualified States are generally followed, but by law, all certification decisions are made by the Secretary based on his review of the application and related information.

(6) Although certifications of significance and rehabilitation are discussed separately below, owners are encouraged to submit Part 1 of the "Historic Preservation Certification Application" prior to, or with, Part 2. Part 2 of the application will not be processed until an adequately documented Part 1 is on file and acted upon unless the building is already a certified historic structure. Reviews of rehabilitation projects will also not be undertaken if the owner has objected to the listing of the building in the National Register.

§ 67.4 Certifications of historic significance.

(a) Requests for certifications of historic significance should be made by the owner to determine—

(1) That a building within a registered historic district is of historic significance to such district; or

(2) That a building located within a registered historic district is not of historic significance to such district; or

(3) That a building not yet on the National Register appears to meet National Register criteria; or

(4) That a building located within a potential historic district appears to contribute to the significance of such district.

(b) If the building is individually listed in the National Register it automatically is considered a certified historic structure, except as provided below.

(1) To determine whether or not a building is individually listed or is part of a district in the National Register, the owner may consult the listing of National Register properties in the "Federal Register" (found in most large libraries), or contact the appropriate SHPO for current information.

(2) If the building is individually listed in the National Register and the owner believes it has lost the characteristics which caused it to be nominated and therefore wishes it delisted, the owner should refer to the delisting procedures outlined in 36 CFR Part 60.

(3) Many individual listings in National Register include more than one building. In such cases, the Secretary will utilize the Standards for Evaluating Significance within Registered Historic Districts for the purpose of determining which of the buildings included within the listing are of historic significance to the property. An individual listing containing more than one building where the buildings are judged by the Secretary to have been functionally related to serve an overall purpose, such as a mill complex or an industrial plant, will be treated as a single certified historic structure, when rehabilitated as

part of an overall project. For questions concerning demolition of separate structures as part of an overall rehabilitation project, see § 67.6.

(4) If it is proposed that a building individually listed in the National Register be moved as a part of a request for certification of rehabilitation, the owner must follow the procedures outlined in 36 CFR 60. When a building is moved, every effort should be made to reestablish its historic orientation, immediate setting, and general environment.

(c) If the building is located within the boundaries of a registered historic district and the owner wishes the Secretary to certify as to whether the building contributes or does not contribute to the historic significance of the district or if the owner is requesting a preliminary determination in accordance with subsection 67.3(a)(4), the owner must complete Part 1 of the "Historic Preservation Certification Application" according to instructions accompanying the application. Such documentation includes but is not limited to:

(1) Name and mailing address of owner;

(2) Name and address of building;

(3) Name of historic district;

(4) Current photographs of building; photographs of the building prior to alteration if rehabilitation has been completed; photograph(s) showing the building along with adjacent buildings and structures on the street; and photographs of interior features and/or spaces adequate to document significance;

(5) Brief description of appearance including alterations, distinctive features and spaces, and date(s) of construction;

(6) Brief statement of significance summarizing how the building reflects the values that give the district its distinctive historical and visual character, and explaining any significance attached to the building itself (i.e. unusual building techniques, important events that took place there, etc.);

(7) Sketch map clearly delineating building's location within the district; and

(8) Signature of fee simple owner requesting or concurring in a request for evaluation.

(d) Applications for preliminary determinations for individual listing must show how the building individually meets the National Register Criteria for Evaluation. An application for a building located in a potential historic district must document how the district meets

the criteria and how the building contributes to the significance of that district. An application for a preliminary determination for a building in a registered historic district which is outside the period or area of significance in the district documentation on file with the NPS must document and justify the expanded significance of the district and how the building contributes to the significance of the district or document the individual significance of the building. Applications must contain substantially the same level of documentation as National Register nominations, as specified in 36 CFR Part 60 and "How to Complete National Register Forms." Applications must also include written assurance from the State that the district nomination is being revised to expand its significance or, for certified districts, written assurance from the duly authorized representative that the district documentation is being revised to expand its significance. Owners should understand that confirmation of intent to nominate by a State does not constitute listing in the National Register, nor does it constitute a certification of significance as required by law for Federal tax incentives. Owners should further understand that they are proceeding at their own risk. In the event that: (1) the building or district is not listed in the National Register for procedural, substantive or other reasons, (2) district documentation is not formally amended, or (3) the significance of the building has been lost as a result of alterations, final certifications will not be issued. The SHPO for National Register districts and the duly authorized representative for certified districts must submit documentation and have it approved by the NPS to amend the National Register nomination or certified district before the preliminary certification can become final.

(e) For purposes of the 15 and 20 percent tax credits under the Economic Recovery Tax Act of 1981, buildings within registered historic districts are presumed to contribute to the significance of such districts unless certified as non-significant by the Secretary. Owners of non-historic buildings within registered historic districts, therefore, must obtain certification of non-significance in order to qualify for either the 15 percent (buildings 30-39 years old) or the 20 percent (buildings 40 years or older) investment tax credit. If an owner begins or completes demolition or substantial alteration (within the meaning of Section 167(n) of the Internal

Revenue Code) of a building in a registered historic district without knowledge of requirements for certification of non-significance, he or she may request certification that the building was not of historic significance to the district prior to substantial alteration or demolition in the same manner as stated in (c). The owner should be aware, however, of the requirements under section 701(f)(2)(B)(iii) and 701(f)(5)(b) of the Revenue Act of 1978 and section 212(b) of the Economic Recovery Tax Act of 1981 that the taxpayer must certify to the Secretary of the Treasury that, at the beginning of such demolition or substantial alteration, he or she in good faith was not aware of the certification requirement by the Secretary of the Interior.

(f) If an owner wishes to obtain certification of a building which has been moved (or is proposed to be moved) into a registered historic district or which is within a registered historic district and which has been moved (or will be moved) elsewhere in the district, he must complete Part 1 of the Historic Preservation Certification Application and should submit additional documentation which demonstrates:

- (1) The effect of the move on the building's appearance (and proposed demolition, proposed changes in foundations, etc.);
- (2) The new setting and general environment of the proposed site;
- (3) The effect of the move on the distinctive historical and visual character of the district;
- (4) The method to be used for moving the building.

Photographs showing the proposed location must be sent with the documentation. When a building is moved, every effort should be made to reestablish its historic orientation, immediate setting, and general environment.

(g) Buildings within registered historic districts will be evaluated to determine if they contribute to the significance of the district by application of the Secretary's "Standards for Evaluating Significance within Registered Historic Districts" as set forth in § 67.5.

(h) Once the significance of a building located within a registered historic district or a potential historic district has been determined by the Secretary, written notification will be sent to the owner and the State official in the form of a certification of significance or non-significance.

§ 67.5 Standards for evaluating significance within registered historic districts.

(a) Buildings located within registered historic districts are reviewed by the Secretary to determine if they contribute to the significance of the district by applying the following "Standards for Evaluating Significance within Registered Historic Districts."

(1) A building contributing to the historic significance of a district is one which by location, design, setting, materials, workmanship, feeling and association adds to the district's sense of time and place and historical development.

(2) A building not contributing to the historic significance of a district is one which does not add to the district's sense of time and place and historical development; or one where the location, design, setting, materials, workmanship, feeling and association have been so altered or have so deteriorated that the overall integrity of the building has been irretrievably lost.

(3) Ordinarily buildings that have been built within the past 50 years shall not be considered to contribute to the significance of a district unless a strong justification concerning their historical or architectural merit is given or the historical attributes of the district are considered to be less than 50 years old.

(b) A condemnation order may be presented as evidence of physical deterioration of a building but will not of itself be considered sufficient evidence to warrant certification of non-significance for loss of integrity. In certain cases it may be necessary for the owner to submit a structural engineer's report to help substantiate physical deterioration and/or structural damage.

(c) Certifications of significance and non-significance must be consistent with documentation on official file for registered historic districts and individually listed properties. In the event that a certification request is received for a building which is outside a district's established period or area of significance, a preliminary determination of significance will only be issued if the request includes adequate documentation to support the revision and if there is written assurance from the State that the district nomination in question is being revised to expand its significance or for certified districts, written assurance from the duly authorized representative that the district documentation is being revised to expand the significance. Final certifications will be issued when the district documentation is officially amended unless the significance of the

building has been lost as a result of alterations. For procedures on amending listings to the National Register, consult the appropriate SHPO or NPS regional office.

(d) Where rehabilitation credits are sought, certifications of significance will be made on the appearance and condition of the building before rehabilitation was begun.

(e) In cases where a nonhistoric surface material obscures a facade so that it is impossible to discern whether the building contributes to the significance of the historic district, it may be necessary for the owner to remove a portion of the surface material prior to requesting certification so that a determination of significance can be made.

(f) Additional guidance on certifications of historic significance is available from State officials and NPS regional offices.

§ 67.6 Certifications of rehabilitation.

(a) Owners wanting rehabilitation projects for certified historic structures to be certified by the Secretary as being consistent with the historic character of the structure, and, where applicable, the district in which the structure is located, thus qualifying as "certified rehabilitations," shall comply with the procedures listed below. A fee, as described in § 67.12, for reviewing all proposed, ongoing or completed rehabilitation work is charged by the Secretary. Final action will not be taken on any application until the appropriate remittance is received.

(1) To initiate review of a rehabilitation project for certification purposes, an owner must complete Part 2 of the Historic Preservation Certification Application according to instructions accompanying the application. These instructions explain in detail the documentation required for certification of a rehabilitation project. The application may describe a proposed rehabilitation project, a project in progress, or a completed project. In all cases, documentation, including photographs adequate to document the appearance of the building(s) prior to rehabilitation, both on the exterior and on the interior, must accompany the application as well as the social security or taxpayer identification number(s) of the owner(s). Other documentation may be required by reviewing officials to evaluate certain rehabilitation projects. Plans for any attached or adjacent new construction also must accompany the application. Where such documentation is not provided, review and evaluation may not be completed. Owners are

encouraged to submit Part 2 of the application prior to undertaking any rehabilitation work. Owners who undertake rehabilitation projects without prior approval from the Secretary do so at their own risk.

(2) If requesting certification of a completed rehabilitation project, the owner shall also provide the project completion date and a signed statement indicating that, in the owner's opinion, the completed rehabilitation project meets the Secretary's "Standards for Rehabilitation" and is consistent with the work described in Part 2 of the Historic Preservation Certification Application. Also required in requesting certification of a completed rehabilitation project are: costs attributed to the rehabilitation and photographs adequate to document the completed rehabilitation. A determination that the completed rehabilitation of a building not yet designated a certified historic structure meets the Secretary's "Standards for Rehabilitation" does not constitute a certification of rehabilitation.

(b) A rehabilitation project for certification purposes encompasses all work on the significant interior and exterior features of the certified historic structure(s) and its setting and environment, as determined by the Secretary, and, related demolition, construction or rehabilitation work which may affect the historic qualities, integrity or setting of the certified historic structure(s). More specific considerations in this regard are as follows:

(1) All elements of the rehabilitation project must meet the Secretary's ten "Standards for Rehabilitation" (§ 67.7); portions of the rehabilitation project not in conformance with the Standards may not be exempted. In general, an owner undertaking a rehabilitation project will not be held responsible for rehabilitation work undertaken by previous owners or third parties. However, if the Secretary considers or has reason to consider that a project submitted for certification does not include the entire rehabilitation project undertaken by the owner, or beneficial owner, the Secretary may choose to deny a rehabilitation certification or to withhold a decision on such a certification until such time as the Internal Revenue Service, through a private letter ruling, has determined, pursuant to these regulations and applicable provisions of the Internal Revenue Code and income tax regulations, the proper scope of the rehabilitation project to be reviewed by the Secretary. Factors to be taken into account by the Secretary and the

Internal Revenue Service in this regard include, but are not limited to, the facts and circumstances of each application and (i) whether previous demolition, construction or rehabilitation work irrespective of ownership or control at the time was in fact undertaken as part of the rehabilitation project for which certification is sought, and (ii) whether property conveyances, reconfigurations, ostensible ownership transfers or other transactions were transactions which purportedly limit the scope of a rehabilitation project for the purpose of review by the Secretary without substantially altering beneficial ownership or control of the property. The fact that a building may still qualify as a certified historic structure after having undergone inappropriate rehabilitation, construction or demolition work does not preclude the Secretary or the Internal Revenue Service from determining that such inappropriate work is part of the rehabilitation project to be reviewed by the Secretary.

(2) Conformance to the Standards will be determined by evaluating the building as it existed prior to the commencement of the rehabilitation project, regardless of when the building becomes or became a certified historic structure.

(3) For rehabilitation projects involving more than one certified historic structure where the structures are judged by the Secretary to have been functionally related historically to serve an overall purpose, such as a mill complex or an industrial plant, rehabilitation certification will be issued on the merits of the overall project rather than on individual components.

(4) In situations involving rehabilitation of a certified historic structure in a historic district, the Secretary will review the rehabilitation project both as it affects the certified historic structure and its district and make a certification decision accordingly.

(5) In the event that an owner of a portion of a certified historic structure requests certification for a rehabilitation project related only to that portion, but there is or was a larger related rehabilitation project(s) occurring with respect to the certified historic structure, the Secretary's decision on the requested certification will be based on review of the overall rehabilitation project(s) for the certified historic structure.

(c) Upon receipt of the complete application describing the rehabilitation project, the Secretary shall determine if the project is consistent with the

"Standards for Rehabilitation." If the project does not meet the "Standards for Rehabilitation," the owner shall be advised of that fact in writing and, where possible, will be advised of necessary revisions to meet such standards. For additional procedures regarding rehabilitation projects determined not to meet the "Standards for Rehabilitation," see § 67.6(f).

(d) Once a proposed or ongoing project has been approved, substantive changes in the work as described in the application shall be promptly brought to the attention of the Secretary by written statement, with a copy to the appropriate State official, to ensure continued conformance to the Standards; such changes should be made using a Historic Preservation Certification Application Continuation Sheet. The Secretary will notify the owner and the State official in writing whether the revised project continues to meet the Standards. Oral approvals of revisions are not authorized or valid.

(e) Completed projects may be inspected by an authorized representative of the Secretary to determine if the work meets the "Standards for Rehabilitation." The Secretary reserves the right to make inspections at any time up to five years after completion of the rehabilitation and to revoke a certification, after giving the owner 30 days to comment on the matter, if it is determined that the rehabilitation project was not undertaken as presented by the owner in his or her application and supporting documentation, or the owner, upon obtaining certification, undertook unapproved further alterations as part of the rehabilitation project inconsistent with the Secretary's "Standards for Rehabilitation." The tax consequences of a revocation of certification will be determined by the Secretary of the Treasury.

(f) In the event that a proposed, ongoing, or completed rehabilitation project does not meet the "Standards for Rehabilitation," an explanatory letter will be sent to the owner with a copy to the State official. A rehabilitated building not in conformance with the "Standards for Rehabilitation" and which is determined to have lost those qualities which caused it to be nominated to the National Register, will be removed from the National Register in accord with Department of the Interior regulations 36 CFR Part 60. Similarly, if a building has lost those qualities which caused it to be designated a certified historic structure, it will be certified as non-contributing (see §§ 67.4 and 67.5). In either case, the

delisting or certification of non-significance is considered effective as of the date of issue and is not considered to be retroactive. In these situations, the Internal Revenue Service will be notified of the substantial alteration. The tax consequences of a denial of certification will be determined by the Secretary of the Treasury.

§ 67.7 Standards for rehabilitation.

(a) The following "Standards for Rehabilitation," a section of the Secretary's "Standard for Historic Preservation Projects" (see 36 CFR Part 68), are the guidelines used to determine if a rehabilitation project of a certified historic structure qualifies as a certified rehabilitation. The Standards shall be applied taking into consideration the economic and technical feasibility of each project; in the final analysis, however, to be certified, the rehabilitation project must be consistent with the historic character of the structure(s) and, where applicable, the district in which it is located.

(1) Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.

(2) The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

(3) All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

(4) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

(5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.

(6) Deteriorated architecture features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features,

substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

(7) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

(8) Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any project.

(9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

(10) Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

(b) Certain treatments, if improperly applied, or certain materials by their physical properties, may cause or accelerate physical deterioration of historic buildings. Inappropriate physical treatments include, but are not limited to: improper repointing techniques and improper exterior masonry cleaning methods; and the introduction of insulation into cavity walls of historic woodframe buildings where damage to historic fabric would result. In almost all situations, use of these materials and treatments will result in certification denial. Similarly, exterior additions that duplicate the form, material, style and detailing of the structure to the extent that they compromise the historic character of the structure will result in certification denial. For specific information on appropriate and inappropriate rehabilitation treatments, owners should consult the "Preservation Briefs" series published by the National Park Service. Additional guidelines and other technical information to help property owners formulate plans for the rehabilitation, preservation, and continued use of historic properties consistent with the intent of the Secretary's "Standards for Rehabilitation" are available from the appropriate SHPO or NPS regional office.

(c) In certain limited cases, it may be necessary to dismantle and rebuild portions of a certified historic structure to stabilize and repair weakened structural members and systems. In such cases, the Secretary will consider such extreme interventions as part of a certified rehabilitation if (1) the necessity for dismantling is justified in supporting documentation; (2) significant architectural features and overall design are retained; and (3) adequate historic materials are retained to maintain the architectural and historic integrity of the overall structure. Substantial alterations undertaken between June 30, 1976, and December 31, 1981, may be subject to the provisions of section 167(a) of the Internal Revenue Code. The Economic Recovery Tax Act of 1981 requires that 75 percent or more of the existing external walls remain as external walls in the rehabilitation process to qualify for the investment tax credit.

(d) Prior approval of a project by Federal, State and local agencies and organizations does not ensure certification by the Secretary for Federal tax purposes. The Secretary's Standards take precedence over other regulations and codes in determining whether the rehabilitation project is consistent with the historic character of the building and/or the district in which it is located.

§ 67.8 Certification of statutes.

(a) State or local statutes which will be certified by the Secretary. For the purpose of this regulation, a State or local statute is a law of the State or local government designating, or providing a method for the designation of, a historic district or districts. This includes any by-laws or ordinances that contain information necessary for the certification of the statute. A statute must contain criteria which will substantially achieve the purpose of preserving and rehabilitating buildings of historic significance to the district. To be certified by the Secretary, the statute generally must provide for a duly designated review body, such as a review board or commission, with power to review proposed alterations to structures of historic significance within the boundaries of the district or districts designated under the statute except those owned by the State.

(b) When the certification of State statutes will have an impact on districts in specific localities, the Secretary encourages State governments to notify and consult with appropriate local officials prior to submitting a request for certification of the statute.

(c) State enabling legislation which authorizes local governments to

designate, or provides local governments with a method to designate, a historic district or districts will not be certified unless accompanied by local statutes that implement the purpose of the State law. Adequate State statutes which designate specific historic districts and do not require specific implementing local statutes will be certified. If the State enabling legislation contains provisions which do not meet the intent of the law, local statutes designated under the authority of the enabling legislation will not be certified. When State enabling legislation exists, it must be certified before any local statutes enacted under its authority can be certified.

(d) *Who may apply.* Requests for certification of State or local statutes may be made only by the Chief Elected Official of the government which enacted the statute or his or her duly authorized representative. The applicant shall certify in writing that he or she is authorized by the appropriate State or local governing body to apply for certification.

(e) *Statute certification process.* Requests for certification of State or local statutes shall be made as follows:

(1) The request shall be made in writing from the duly authorized representative certifying that he or she is authorized to apply for certification. The request should include the name or title of a person to contact for further information and his or her address and telephone number. The authorized representative is responsible for providing historic district documentation for review and certification prior to the first certification of significance in a district unless another responsible person is indicated including his or her address and telephone number. The request shall also include a copy of the statute(s) for which certification is requested, including any bylaws or ordinances that contain information necessary for the certification of the statute. Local governments shall also submit a copy of the State enabling legislation, if any, authorizing the designation of historic districts.

(2) The address to which requests should be sent may be obtained by contacting the appropriate NPS regional office or State official. These requests shall be sent to the appropriate State official in participating States. Requests from owners in non-participating States should be sent to the appropriate NPS regional office.

(3) The Secretary shall review the statute(s) and assess whether the statute(s) and any bylaws or ordinances that contain information necessary for the certification of the statute contain

criteria which will substantially achieve the purposes of preserving and rehabilitating building of historic significance to the district(s) based upon the standards set out above in § 67.8(a). The State shall be given a 30-day opportunity to comment upon the request. State comments received within this time period will be considered by the Secretary in the review process. If the statute(s) contain such provisions and if this and other provisions in the statute will substantially achieve the purpose of preserving and rehabilitating buildings of historic significance to the district, the Secretary will certify the statute(s).

(4) The Secretary shall provide written notification within 60 days to the duly authorized representative and the State official when certification of the statute is given or denied. If certification is denied, the notification will provide an explanation of the reason(s) for such denial.

(f) *Amendment or Repeal of statute(s).* State or local governments, as appropriate, must notify the Secretary in the event that certified statutes are repealed, whereupon the certification of the statute (and any districts designated thereunder) will be withdrawn by the Secretary. If a certified statute is amended, the duly authorized representative shall submit the amendment(s) to the Secretary, with a copy to the State, for review in accordance with procedures outlined above. Written notification of the Secretary's decision as to whether the amended statute continues to meet these criteria will be sent to the duly authorized representative and the State official within 60 days of receipt.

(g) The Secretary may withdraw certification of a statute (and any districts designated thereunder) on his own initiative if it is repealed or amended to be inconsistent with certification requirements after providing the duly authorized representative and the State official 30 days in which to comment prior to the withdrawal of certification.

§ 67.9 Certifications of State or local historic districts.

(a) The particular State or local historic district must also be certified by the Secretary as substantially meeting National Register criteria, thereby qualifying it as a "registered historic district," before the Secretary will process requests for certification of individual buildings within a district or districts established under a certified statute.

(b) The provisions described herein will not apply to buildings within a State or local district until the district has been certified, even if the statute creating the district has been certified by the Secretary.

(c) The Secretary considers the duly authorized representative requesting certification of a statute to be the official responsible for submitting district documentation for certification. If another person is to assume responsibility for the district documentation, the letter requesting statute certification shall indicate that person's name, address and telephone number. The Secretary considers the authorizing statement of the duly authorized representative to indicate that the jurisdiction involved wishes not only that the statute in question be certified but also wishes all historic districts designated by the statute to be certified unless otherwise indicated.

(d) The address to which requests should be sent may be obtained by contacting the appropriate NPS regional office or State official. These requests shall be sent to the appropriate State official in participating States. Requests from duly authorized representatives in non-participating States should be sent to the appropriate NPS regional office. The State shall be given a 30 day opportunity to comment upon an adequately documented request. State comments received within this time period will be considered by the Secretary in the review process. Each request should include the following documentation:

(1) A concise description of the general physical or historical qualities which make this a district; an explanation for the choice of boundaries for the district; descriptions of typical architectural styles and types of buildings in the district.

(2) A concise statement of why the district has significance and why it substantially meets National Register criteria for listing (see 36 CFR 60); the relevant criteria should be identified (A, B, C, or D).

(3) A definition of what types of buildings do not contribute to the significance of the district as well as an estimate of the percentage of buildings within the district that do not contribute to its significance.

(4) A map showing all district buildings with, if possible, identification of contributing and non-contributing buildings; the map should clearly show the district's boundaries.

(5) Photographs of typical areas in the district as well as major types of contributing and non-contributing

buildings (all photos should be keyed to the map).

(e) Districts designated by certified State or local statutes shall be evaluated using the National Register criteria (36 CFR 60) within 60 days of the receipt of the required documentation. Written notification of the Secretary's decision will be sent to the duly authorized representative or to the person designated as responsible for the district documentation.

(f) Certification of statutes and districts does not constitute certification of significance of individual buildings within the district or of rehabilitation projects by the Secretary.

(g) Districts certified by the Secretary as substantially meeting the requirements for listing will be determined eligible for listing in the National Register at the time of certification and will be published as such in the Federal Register.

(h) Documentation on additional districts designated under a State or local statute that has been certified by the Secretary should be submitted to the Secretary for certification following the same procedure and including the same information outlined in the section above.

(i) State or local governments, as appropriate, shall notify the Secretary if a certified district designation is amended (including boundary changes) or repealed. If a certified district designation is amended, the duly authorized representative shall submit documentation describing the change(s) and, if the district has been increased in size, information on the new areas as outlined in § 67.9. A revised statement of significance for the district as a whole shall also be included to reflect any changes in overall significance as a result of the addition or deletion of areas. Review procedures shall follow those outlined in § 67.9 (d) and (e). The Secretary will withdraw certification of repealed or inappropriately amended certified district designations, thereby disqualifying them as registered historic districts.

(j) The Secretary may withdraw certification of a district on his own initiative if it ceases to meet the National Register Criteria for Evaluation after providing the duly authorized representative and the State official 30 days in which to comment prior to withdrawal of certification.

(k) The Secretary urges State and local review boards or commissions to become familiar with the standards used by the Secretary of the Interior for certifying the rehabilitation of historic buildings and to consider their adoption for local design review.

§ 67.10 Appeals.

(a) An appeal by the owner or duly authorized representative as appropriate may be made from any of the certifications or denials of certification made pursuant to this part or any decisions made pursuant to § 67.6(e). Such appeals must be in writing and received by the Chief Appeals Officer, Cultural Resources, National Park Service, U.S. Department of the Interior, Washington, D.C. 20240, within 30 days of receipt of the decision which is the subject of the appeal. The appellant may request an opportunity for a meeting to discuss the appeal. The State official will be notified that an appeal is pending. The Chief Appeals Officer will review such appeals and the written record of the decision in question, and shall notify the appellant of his decision within 30 days of its receipt if circumstances permit.

(b) The denial of a preliminary determination of significance for an individual building may not be appealed by the owner because the denial itself does not exhaust the administrative remedy that is available. The owner instead must seek recourse by undertaking the usual nomination process (36 CFR Part 60). Similarly, the denial of preliminary certification for a rehabilitation project for a building that is not a certified historic structure may not be appealed. The owner must seek a final certification of significance as the next step, rather than appealing the denial of rehabilitation certification. Administrative reviews in these circumstances may be performed at the discretion of the Chief Appeals Officer. The decision to undertake an administrative review will be made on a case-by-case basis, depending on particular facts and circumstances and the Chief Appeals Officer's schedule, the expected date for nomination, and the nature of the rehabilitation project (proposed, ongoing or completed). Administrative reviews of rehabilitation projects will not be undertaken if the owner has objected to the listing of the building in the National Register.

(c) In such appeals or administrative reviews: (1) The Chief Appeals Officer shall consider: (i) alleged errors in professional judgment; (ii) alleged prejudicial procedural errors; and (iii) any additional information provided. (2) The Chief Appeals Officer's decision may: (i) reverse the appealed decision; (ii) affirm the appealed decision, (iii) resubmit the matter to the appropriate Regional Director for further consideration; or (iv) where appropriate, withhold a decision until issuance of a ruling from the Internal Revenue Service

pursuant to Section 67.6(b)(1). The Chief Appeals Officer is authorized to issue the certifications discussed in this part only if he considers that the requested certification meets the applicable statutory standard upon application of the guidelines set forth herein or prejudicial procedural error legally compels issuance of the request certification.

(d) The decision of the Chief Appeals Officer shall be the final administrative decision on the appeal. No person shall be considered to have exhausted his or her administrative remedies with respect to the certifications or decisions described in this part until the Chief Appeals Officer has issued a final administrative decision pursuant to this section.

§ 67.11 Expedited review system for qualified States.

(a) Expedited review of certification requests is an objective of the Secretary. Qualified States wishing to participate in the review and processing of Part 1 and Part 2 certification requests can greatly assist in expediting the process. The procedures detailed below will eliminate duplication of effort and enable qualified States to assume greater responsibility for making certification recommendations. The procedures will enable the Secretary to make certification decisions in 15 days, shortening the total review time for applications from 60 to 45 days. This system does not apply to the review of State or local statutes or districts.

(b) States wishing to obtain "qualified State" status will be evaluated by the Secretary prior to receiving such status to ensure that:

(1) Each certification request, for evaluations of significance and rehabilitation, is reviewed by professionally qualified staff in accordance with procedures set forth herein.

(2) The State is able to document that it has reviewed, and is reviewing, certification requests and has made, and is making certification recommendations consistent with established standards, within the specified 30-day time frame, and other guidelines established by the Secretary.

Guidelines for evaluating whether or not a State is qualified shall be established by the Secretary.

(c) A request for "qualified State" status may be made in writing at any time by the State official to the appropriate National Park Service regional office. The Secretary shall evaluate each request and notify the State in writing of his determination.

(d) The performance of a qualified State in administering the certification program shall be reviewed on an ongoing basis. "Qualified" status, however, may be revoked at any time, with 30 days notice, if it is determined by the Secretary that the State is not meeting the guidelines for qualified State status.

(e) All certification requests from qualified States will generally be processed within 15 days by the Secretary. These time frames, however, are not binding upon the Secretary.

(f) Qualified States are encouraged to provide local governments certified in accordance with the National Historic Preservation Act and Department of the Interior guidelines an opportunity to participate in the certification program, within the time periods established in § 67.3.

(g) States not wishing "qualified State" status may continue to comment on any or all certification requests within their jurisdiction, as described in § 67.1(c).

§ 67.12 Fees for processing rehabilitation certification requests.

(a) Fees are charged for reviewing rehabilitation certification requests in accordance with the schedule below. The fee schedule described in this part shall apply to all requests for certification of rehabilitation received by the State official or the NPS regional office after the effective date of this regulation.

(b) Payment shall not be made until requested by the NPS Regional Office according to instructions accompanying the Historic Preservation Certification Application. All checks shall be made payable to: NATIONAL PARK SERVICE. Final action will not be taken on an application until the appropriate remittance is received. Fees are nonrefundable.

(c) The fee for review of proposed or ongoing rehabilitation projects for projects over \$20,000 is \$250. The fees for review of completed rehabilitation projects are based on the dollar amount

of the costs attributed solely to the rehabilitation of the certified historic structure provided by the owner in the Historic Preservation Certification Application, Request for Certification of Completed Work, as follows:

Fee	Size of rehabilitation
\$500	\$20,000 to \$99,999
\$800	\$100,000 to \$499,999
\$1,500	\$500,000 to \$999,999
\$2,500	\$1,000,000 or more

If review of a proposed or ongoing rehabilitation project had been undertaken by the Secretary prior to submission of a Request for Certification of Completed Work, the initial fee of \$250 will be deducted from these fees. No fee will be charged for rehabilitations under \$20,000.

(d) In general, each rehabilitation of a separate certified historic structure will be considered a separate project for purposes of computing the size of the fee.

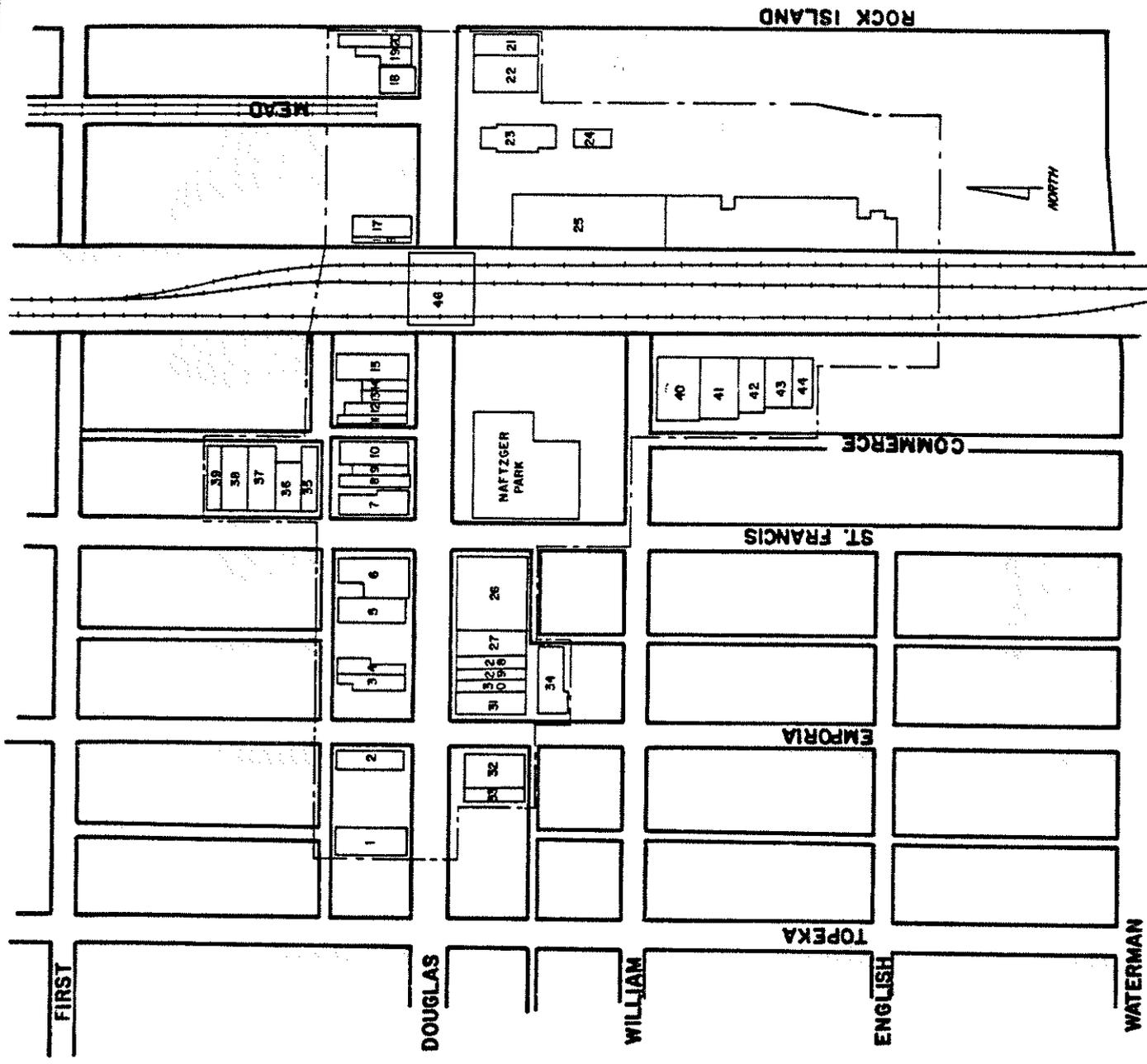
(1) In the case of a rehabilitation project which includes more than one certified historic structure where the structures are judged by the Secretary to have been functionally related historically to serve an overall purpose, the fee for preliminary review is \$250 and the fee for final review is computed on the basis of the total rehabilitation costs.

(2) In the case of multiple building projects which are under the same ownership; are located in the same historic district; are adjacent or contiguous; are of the same architectural type (e.g., rowhouses, loft buildings, etc.), and are submitted for review at the same time, the maximum total fee is \$2,500. In this situation, the fee for preliminary review is \$250 per building to a maximum of \$2,500 and the fee for final review is computed on the basis of the total rehabilitation costs of the entire multiple building project to a maximum of \$2,500. If the \$2,500 maximum fee was paid at the time of review of the proposed or ongoing rehabilitation project, no further fee will be charged for a Request for Certification of Completed Work.

[FR Doc. 84-6452 Filed 3-11-84; 8:45 am]

BILLING CODE 4310-70-M

PROPOSED EAST DOUGLAS AVE. HISTORIC LANDMARK DISTRICT



1. 412-414 E. DOUGLAS
JAMES R. MEAD BLDG.
2. 430 E. DOUGLAS
3. 504 E. DOUGLAS
BRONSTON BLDG.
4. 506 E. DOUGLAS
MEAD BLDG.
5. 518-520 E. DOUGLAS
STITES BLDG.
6. 530 E. DOUGLAS
7. 600-602 E. DOUGLAS
8. 604 E. DOUGLAS
FRAUCK BLDG.
9. 608 E. DOUGLAS
10. 612 E. DOUGLAS
RENFRO HOTEL
11. 618 E. DOUGLAS
12. 620 E. DOUGLAS
13. 622 E. DOUGLAS
14. 624-626 E. DOUGLAS
15. 630 E. DOUGLAS
16. 700 E. DOUGLAS
17. 704 E. DOUGLAS
18. 800-804 E. DOUGLAS
19. 806 E. DOUGLAS
20. 808 E. DOUGLAS
21. 811-813 E. DOUGLAS
PATRICK HOTEL
22. 801-803 E. DOUGLAS
GRAND HOTEL
23. 711 E. DOUGLAS
ROCK ISLAND DEPOT
24. 711 E. DOUGLAS (BEHIND)
ROCK ISLAND DEPOT
BAGGAGE HOUSE
25. 701 E. DOUGLAS
UNION STATION
26. 517-527 E. DOUGLAS
CAREY HOTEL
27. 515 E. DOUGLAS
WICHITA HOTEL
28. 509 E. DOUGLAS
KIRKWOOD BLDG.
29. 507 E. DOUGLAS
30. 505 E. DOUGLAS
31. 501-503 E. DOUGLAS
LAWRENCE BLOCK BLDG.
32. 419-421 E. DOUGLAS
33. 417 E. DOUGLAS
E.M. DODD BLDG.
34. 112-114 S. EMPORIA
LEXINGTON HOTEL
35. 114 N. ST. FRANCIS
36. 122 N. ST. FRANCIS
37. 126 N. ST. FRANCIS
38. 130 N. ST. FRANCIS
39. 134 N. ST. FRANCIS
40. 619-629 E. WILLIAM
WICHITA WHOLESALE
GROCERY COMPANY BLDG.
41. 212 COMMERCE ST.
42. 214 COMMERCE ST.
43. 216-218 COMMERCE ST.
44. 220 COMMERCE ST.
45. 617 E. WILLIAM
46. DOUGLAS AVE. RAILROAD
VIADUCT

DISTRICT BOUNDARY

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: February 6, 1985

TO: George Anderton, Purchasing Manager
FROM: Robert A. Lakin, Director of Planning
SUBJECT: Request for Certified Ownership List

Would you please order a certified abstract ownership list of names and mailing addresses for the area within the boundaries delineated on the attached map.

This list will be used by the Metropolitan Area Planning Department to notify property owners of a public hearing to be held concerning the designation of an historic landmark district in the area of East Douglas Avenue generally between Topeka and Washington Avenues. The area delineated on the attached map includes all properties proposed to be within the district as well as all abutting properties.

Attached is a base map with the boundaries delineated for you to forward to the abstract company. If you or the selected abstract company have any questions, or if we may provide any assistance, please contact either Eunice Walter, Assistant to the Director of my staff, at 268-4445 or Margaret McDonald Lahey, Preservation Planner, also of my staff, at 268-4421.

Robert A. Lakin
Director of Planning

RAL/MML/Iw
Attachment

cc: Mike Reichenberger, Acting Federal Aid Coordinator
Don Anderson, Director of Housing and Economic Director

THE CITY OF WICHITA

OFFICE OF THE MAYOR
CITY HALL -- FIRST FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4331

August 6, 1985

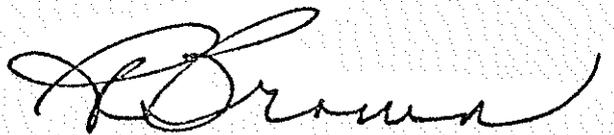
Joseph Snell
State Historic Preservation Officer
120 West Tenth
Topeka, Kansas 66612

Dear Mr. Snell:

As the duly authorized representative of the City of Wichita, in accordance with 36 CFR 67.9, we respectfully request that you process our application for the certification of the locally designated East Douglas Avenue Historic Landmark District.

The documentation required pursuant to 36 CFR 67.9(1)-(5) is enclosed in duplicate. If further information is required, please advise Margaret McDonald Lahey of the Metropolitan Area Planning Department at (316) 268-4421.

Sincerely,



Robert C. Brown
Mayor

cc: David Burk, President, Historic Landmark Preservation Committee
Robert G. Finch, City Manager (Interim)
The Honorable Board of City Commissioners

860(Published in The Daily Record, July 5, 1985)11

ORDINANCE NO. 39-260

AN ORDINANCE DESIGNATING AS A HISTORIC LANDMARK CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 28.04.195, THE CODE OF THE CITY OF WICHITA, KANSAS.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS.

SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of Section 28.04.195, The Code of the City of Wichita, Kansas, the lands legally described hereby are designated as a historic landmark, to-wit:

CASE NO. H85-1

Established of the "H" Historic Landmark Designation on the following described property:

EAST DOUGLAS AVENUE HISTORIC LANDMARK DISTRICT located within the following described boundary, commencing at the Northwest corner of Lot 33, Douglas Avenue, N.A. English's Addition to the City of Wichita; thence east along the south line of Douglas Avenue as platted in said addition to the Northwest corner of Lot 41, Douglas Avenue of said addition; thence south along the west line of said Lot 41 and said line extended to the south line of the alley adjacent to and south of said Lot 41; thence east along said south line and said line extended to the Northwest corner of Lot 1 Emporia Avenue in said addition; thence south along the west line of Lots 1 and 3 Emporia Avenue in said addition to the south line of said Lot 3; thence east along said south line to the east line of said Lot 3; thence north along the east line of Lots 3 and 1 Emporia Avenue on said addition to the Northeast corner of said Lot 1; thence east to the Northwest corner of Lot 2 St. Francis Avenue in said addition; thence continuing east along the north line of said Lot 2 to the west line of St. Francis Avenue; thence south along said west line to the north line of William Street; thence east along said north line to the Southwest corner of Lot 12 Santa Fe Avenue in said addition; thence south to the Northwest corner of Lot 14, Santa Fe Avenue in said addition; thence south along the west line of even numbered Lots 14 thru 38, Santa Fe Avenue in said addition to the Southwest corner of said Lot 38; thence east along the south line of said Lot 38 to the Southeast corner of said Lot 39; thence south along the east line of even numbered Lots 40 thru 50, Santa Fe Avenue in said addition to the Southeast corner of said Lot 50; thence east to the Southwest corner of Lot 1, Union Station Addition to Wichita, Kansas; thence east along the south line of said Lot 1 to the southeast corner of said lot; thence northerly along the east line of said Lot 1 to a point 140 feet south of the north line of said Lot 1, which point is also 140 feet south of the north line of Lot 3, Union Station Addition; thence east parallel to and 140 ft. south of said north line to the west line of Rock Island Avenue; thence north along said west line to the north line of the alley adjacent to and south of Lot 2, Mead Avenue, East Wichita Addition; thence west along the north line of said alley to the Southeast corner of Lot 1, Mead Avenue of said addition; thence westerly to the Southeast corner of Lot 14, Santa Fe Avenue, J.R. Mead Addition; thence west along the south line of said Lot 14 to the Southwest corner of said Lot 14; thence southwesterly to the Southeast corner of Lot 1, St. Francis Avenue, in said addition; thence north along the east line of Lots 1, 3, 5, 7, and 9 St. Francis Avenue in said addition to the north line of the south half of said Lot 9; thence west along said north line to the east line of St. Francis Avenue; thence south along said east line to Southwest corner of Lot 1, St. Francis Avenue in said addition; thence west to the Southwest corner of Lot 2, St. Francis Avenue in said addition; thence west along the south line of said Lot 2 and the south line of Lot 1, Emporia Avenue in said addition to the east line of Emporia; thence west to the Southeast corner of Lot 2, Emporia Avenue in said addition; thence west along the south line of said Lot 2 and the south line of Lot 1 Topeka Avenue in said addition to a point, said point being the intersection of the south line of said Lot 1 and the west line of Lot 30, Douglas Avenue in said addition extended north; thence south along said extended west line and said west line to the north line of Douglas Avenue; thence south to the point of beginning. Generally located east of Topeka Avenue and west of Rock Island Avenue from one-half block north of Douglas Avenue and south of English.

SECTION 2. That upon the taking effect of the Ordinance, the above historic designation shall be outlined and shown on the "Official Zoning Map" previously adopted by reference.

SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

ADOPTED AT WICHITA, KANSAS, July 2, 1985.
R.C. BROWN, Mayor

ATTEST:(SEAL) DONALD C. GISICK, City Clerk

*Application for Historic
District Certification
(E. Douglas Ave Historic District)*

WICHITA REGISTER OF HISTORIC LANDMARKS
Inventory Nomination Form

Print all entries - complete applicable sections

1. NAME

historic

and/or common EAST DOUGLAS AVENUE HISTORIC LANDMARK DISTRICT

2. LOCATION

street and number SEE CONTINUATION SHEET AND ATTACHED MAP

city, town WICHITA county SEDGWICK state KANSAS

3. CLASSIFICATION

Category

- district
- building(s)
- structure
- site
- object
- Ownership
- public
- private
- both
- Public Acquisition
- in process
- being considered

Status

- occupied
- unoccupied
- work in progress
- Accessible
- yes: restricted
- yes: unrestricted
- no
- Present Use
- agriculture
- commercial
- educational
- entertainment

- government
- industrial
- military
- museum
- park
- private residence
- multi-family
- religious
- scientific
- transportation
- other:

4. OWNER OF PROPERTY

name MULTIPLE PRIVATE OWNERSHIP AND PUBLIC OWNERSHIP

street and number N/A phone

city, town WICHITA county SEDGWICK state KANSAS zip

5. LOCATION OF LEGAL DESCRIPTION

courthouse, register of deeds, etc. REGISTER OF DEEDS

street and number SEDGWICK COUNTY COURTHOUSE

city, town WICHITA state KANSAS

6. REPRESENTATION IN EXISTING SURVEYS

Title WICHITA'S INVENTORY OF HERITAGE RESOURCES Has this property been determined eligible? Yes No

date 1985 federal state county local

depository for survey records OFFICE OF PRESERVATION PLANNER, METROPOLITAN AREA PLANNING DEPARTMENT, CITY HALL, 10TH FL, 455 N. MAIN (67202)

city, town WICHITA state KANSAS

7. DESCRIPTION

Condition		Check One	Check One
<u> </u> excellent	<u> </u> deteriorated	<u> X </u> unaltered	<u> X </u> original site
<u> X </u> good	<u> </u> ruins	<u> </u> altered	<u> </u> moved
<u> </u> fair	<u> </u> unexposed		date <u> </u>

Describe the present and original (if known) physical appearance:

Generally the district consists of low rise brick structures ranging from two to six stories in height. The majority of buildings have commercial vernacular styling of the late 19th and early 20th century. Decorative elements are usually stylized neoclassical motifs. The earliest buildings show influence of the second Empire style (Carey Hotel) and commercial variations of the Queen Anne style and Italianate styles (620 East Douglas, 509 East Douglas, 505 East Douglas, 504 East Douglas, and 501 East Douglas). The later buildings tend to be simpler commercial vernacular structures. Key 20th century buildings among the group are those which show rich ornamentation in terra cotta with neoclassical styling as represented in the Beaux Arts school. These buildings included the two Mead buildings (419 and 506 East Douglas) and Union Station, built in 1914 and resembling, in a much smaller, simpler scale, Grand Central Station in New York City. The latest contributing buildings in the proposed district are those dating from the late 1920's displaying influence of the art deco period in contrasting colors and geometric decorative motifs, (Fralick Building at 604 East Douglas and 126 North St. Francis).

The district appears spacious and uncluttered, partially because of the low profile of the buildings and because of the great width of Douglas Avenue with approximately 115 feet between building facades. Another key element of the district is the railroad, to which the district in part owes its development. The railroad which crosses the district, north to south on elevated tracks, helped establish the East Douglas district as a commercial center. The railroad also spawned the several hotels located within the proposed district, as well as the group of warehouses between the railroad and Commerce Street.

The 46 buildings and structures forming the district are in generally good condition. Many are, however, vacant or under-utilized as the area was bypassed by modern urban high-rise development further west on Douglas and on Market and Main Streets. The decline of passenger and freight rail usage resulted in a decline in the prosperity of the East Douglas area from which it is now only beginning to recover through the efforts of a few investors who have successfully rehabilitated some of the structures.

The qualities that make this district distinct from the surrounding area are its unity of scale, materials usage and age. The edges of the district are easily marked by the beginning of concentrations of noncontributing features, either buildings or open space such as parking lots. Within the proposed district itself, there are only two noncontributing buildings: 524-530 East Douglas and 122-124 North St. Francis which date from after the established period of significance. These two buildings are, however, consistent with their neighbors in overall scale, size, use and materials.

One important feature of the district which helps to strengthen its historical significance is the remaining original wooden paving blocks in the alley running between Emporia and St. Francis, south of Douglas. The paving which may predate any of the buildings in the district consists of rectangular wooden blocks set on end in the ground to provide a brick-like surface for the alley. This is the only known area in the city where this material is visible.

A. Criteria for Evaluation

The following criteria are to be considered in determining the eligibility of a property for historic landmark designation under Ordinance 33-790, City of Wichita (Section 2.12.1019, Code of the City of Wichita). Check one or more categories of applicable criteria.

- a. Character, interest or value as part of the development, heritage, or cultural characteristics of the City of Wichita, State or United States.
- b. Location as the site of a significant historic event.
- c. Identification with a person or persons who significantly contributed to the culture and development of the City.
- d. Exemplification of the cultural, economic, social or historical heritage of the City.
- e. Portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.
- f. Embodiment of distinguishing characteristics of an architectural type or specimen.
- g. Identification as the work of an architect or master builder whose individual work has influenced the development of the City.
- h. Embodiment of elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation.
- i. Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on historic, cultural or architectural motif.
- j. Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the City.
- k. Archaeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest.
- l. Value as an aspect of community sentiment or public pride.

8. EVALUATION OF CRITERIA AND SIGNIFICANCE FOR DESIGNATION (Continued)

B. Significance

Explain how the property meets the criteria checked above.

This district is held together by an architectural and historical unity representing important periods in Wichita's history: the 1880's and the first three decades of the century. An important aspect of the district is that it remains substantially as it was earlier in the 20th century. The intrusive elements to the district are minimal, and nonexistent, and consist mostly of non-historic open space in the form of parking lots and city park. It is, in fact the only remaining commercial concentration from Wichita's history.

Nearly all of the buildings within the boundaries of the district date from the two periods of significance given: The 1880's and the early 20th century. Actually, there are only a few buildings in the district from the earlier period, but two of them are key or outstanding structures and are already individually listed in the National Register of Historic Places. These buildings are the Hotel Carey (Eaton Hotel) on the southwest corner of Douglas and Emporia, built in 1887 and the Rock Island Depot at the southwest corner of Mead Street and Douglas, also built in 1887. The character of the district is commercial with a small number of warehouses located adjacent to the railroad.

The buildings seen today in the proposed East Douglas historic district are actually the second generation of architecture to be there. Old photographs show that in the 1870's, particularly the 1880's the area was substantially built up with small frame structures. Gradually, they were replaced with larger, more substantial brick buildings reflecting Wichita's growth and prosperity largely brought about by the railroads and the industry dependent upon them.

While Wichita experienced a great boom cycle in the 1880's, there was an equally great period of prosperity in the first two decades of the 20th century. It was during this later period that nearly all of the buildings in the district were constructed. In the 1930's new construction diminished as might be expected from general economic conditions of that decade. Therefore, 1930 is the approximate ending date for the period of significance of the district. One exception which is definitely considered "contributing" to the importance of the district is the art deco facade applied to the Marple Theatre (building #34) which probably dates from the 1930's.

The greatest historical significance of the East Douglas proposed district is that it is the largest remaining concentration of early commercial architecture in Wichita. While the city itself was incorporated in 1870, there is little remaining construction from that early settlement period. Several of those earliest buildings known to remain have been relocated to The Old Cowtown Museum. During the 1860's the beginnings of Wichita were established north of Douglas Avenue, along the Arkansas River, principally along Waco Avenue between 8th and 9th Streets. The person most responsible for this early settlement location was Daniel Sales Munger.

Another early developer of Wichita was William R. Greiffenstein who acquired a substantial amount of land between the present location of Douglas Avenue and Central, four blocks to the north. Munger and Greiffenstein made an agreement to combine their plats to form a six-block townsite. However, there developed a competition between the north and south sections which prevailed for many years to come.

(Cont'd on page 1)

name/title	MARGARET MCDONALD LAHEY, PRESERVATION PLANNER		
organization	HISTORIC LANDMARK PRESERVATION COMMITTEE	date	4/4/85
street & number	455 NORTH MAIN, 10TH FLOOR	telephone	(316) 268-4421
city or town	WICHITA	state	KANSAS

send to: Preservation Planner
 Metropolitan Area Planning Department
 City Hall, 10th Floor
 455 North Main
 Wichita, Kansas 67202-1688
 (316) 268-4421

10. MAJOR BIBLIOGRAPHICAL REFERENCES

Bentley, Orsemus H., ed. THE HISTORY OF SEDGWICK CO., KANSAS.
 Chicago: C.F. Cooper & Co., 1910

Long, R.M. "Dick". WICHITA CENTURY. 1870-1970.
 Wichita: The Wichita Historical Museum Assn., Inc. 1969.

Miner, H. Craig. WICHITA: THE EARLY YEARS 1865-1880.
 Lincoln: University of Nebraska Press. 1982

PEERLESS PRINCESS OF THE PLAINS. Wichita: Two Rivers
 Publishing Co. 1976.

11. ADDITIONAL COMMENTS:

Survey Methods

Using information supplied by the City of Wichita's preservation planner, the survey area examined and the proposed boundaries located. Two surveyors completed an exterior architectural study of each building within the area. The buildings were rated according to their architectural integrity and age relative to the period of significance established for the district. The buildings were then classified as key (outstanding), contributing, or non-contributing. Photographs were taken to show all buildings in the district and their relationship to one another. Other photographs were taken to depict the district's streetscape and boundaries.

To compliment the architectural analysis, basic historic research was undertaken to establish the historical associations of the East Douglas area and to confirm how and when it developed. Historical research documentation included previously compiled material on file with the City of Wichita, city directories and Sanborn Insurance maps.

No. 2 Location

The proposed East Douglas Avenue Historic District extends along Douglas from near the mid of the 400 block east through the 800 block to Rock Island Street. Also included is one h of the east side of North St. Francis' first block north of Douglas and part of the east s of the first block of South Emporia, William Street between Commerce and the railroad Commerce Street, south of William to include 212-220 Commerce Street. The recommended d trict boundaries follows:

Establishment of the "H" Historic Landmark Designation is recommended on the following d cribed property:

EAST DOUGLAS AVENUE HISTORIC LANDMARK DISTRICT located within the following described bo dary, commencing at the Northwest corner of Lot 33, Douglas Avenue, N.A. English's Addition the City of Wichita; thence east along the south line of Douglas Avenue as platted in s; addition to the Northwest corner of Lot 41, Douglas Avenue of said addition; thence sou along the west line of said Lot 41 and said line extended to the south line of the al adjacent to and south of said Lot 41; thence east along said south line and said line exten to the Northwest corner of Lot 1 Emporia Avenue in said addition; thence south along the we line of Lots 1 and 3 Emporia Avenue in said addition to the south line of said Lot 3; ther east along said south line to the east line of said Lot 3; thence north along the east line Lots 3 and 1 Emporia Avenue on said addition to the Northeast corner of said Lot 1; ther east to the Northwest corner of Lot 2 St. Francis Avenue in said addition; thence continui east along the north line of said Lot 2 to the west line of St. Francis Avenue; thence sou along said west line to the north line of William Street; thence east along said north line the Southwest corner of Lot 12 Santa Fe Avenue in said addition; thence south to the Northwe corner of Lot 14, Santa Fe Avenue in said addition; thence south along the west line of ev numbered Lots 14 thru 38, Santa Fe Avenue in said addition to the Southwest corner of sa Lot 38; thence east along the south line of said Lot 38 to the Southeast corner of said I 38; thence south along the east line of even numbered Lots 40 thru 50, Santa Fe Avenue in sa addition to the Southeast corner of said Lot 50; thence east to the Southwest corner of Lot Union Station Addition to Wichita, Kansas; thence east along the south line of said Lot 1 a said line extended to the west line of Rock Island Addition to Wichita, Kansas; thence nor along said west line and the west line of Rock Island 2nd Addition to Wichita, Kansas to t Southwest corner of Lot 3, Union Station Addition to Wichita, Kansas; thence north along t west line of said Lot 3 to a point 140 ft. south of the north line of said Lot 3; thence ea parallel to and 140 ft. south of said north line to the west line of Rock Island Avenue thence north along said west line to the north line of the alley adjacent to and south of L 2, Mead Avenue, East Wichita Addition; thence west along the north line of said alley to t Southeast corner of Lot 1, Mead Avenue of said addition; thence westerly to the Southea corner of Lot 14, Santa Fe Avenue, J. R. Mead Addition; thence west along the south line said Lot 14 to the Southwest corner of said Lot 14; thence southwesterly to the Southea corner of Lot 1, St. Francis Avenue, in said addition; thence north along the east line Lots 1, 3, 5, 7, and 9 St. Francis Avenue in said addition to the north line of the south ha of said Lot 9; thence west along said north line to the east line of St. Francis Avenue thence south along said east line to Southwest corner of Lot 1, St. Francis Avenue in sa addition; thence west to the Southeast corner of Lot 2, St. Francis Avenue in said additio; thence west along the south line of said Lot 2 and the south line of Lot 1, Emporia Avenue said addition to the east line of Emporia; thence west to the Southeast corner of Lot Emporia Avenue in said addition; thence west along the south line of said Lot 2 and the sou line of Lot 1 Topeka Avenue in said addition to a point, said point being the intersection the south line of said Lot 1 and the west line of Lot 30, Douglas Avenue in said additio extended north; thence south along said extended west line and said west line to the nor line of Douglas Avenue; thence south to the point of beginning. Generally located east of Topeka Avenue and west of Rock Island Avenue from one-half block north of Douglas Avenue and south of English.

No. 7 Description

Buildings and structures contributing to the character of the district.*

1. James R. Mead Building
412-414 East Douglas
Built 1914
3 stories, 3 bays, brick & terra cotta
Classical Revival
Key Building
2. 430 East Douglas
Built Ca. 1910
2 stories, 2 bays, stuccoed masonry
Early 20th century commercial vernacular
Contributing
3. Bronson Building
504 East Douglas
Built 1903
2 stories, 2 bays, brick with extensive
corbeled trim
Commerical vernacular
Contributing
4. Mead Building
506 East Douglas
Built Ca. 1915
2 stories, 3 bays, glazed brick & terra cotta
Early 20th century Classical Revival
Contributing
5. Stites Building
518-520 East Douglas
Built Ca. 1900
2 stories, 6 bays, brick, commerical vernacular
Contributing
6. 530 East Douglas
Built Ca. 1950
3 stories, 10 bays, masonry
Mid 20th century commercial vernacular
Noncontributing
7. 600-602 East Douglas
Built Ca. 1887
2 stories, 3 bays, brick
Late 19th century commercial vernacular
Contributing

* With the exception of two noncontributing structures which are so noted.

2. 7 Description

8. Fralick Building
604 East Douglas
Built Ca. 1925
2 stories, 3 bays, brick, early 20th century
commercial vernacular with Art Deco features
Contributing
9. 608 East Douglas
Built Ca. 1915
1 story, 3 bays, brick
Early 20th century commercial vernacular
Contributing
10. Renfro Hotel
Built Ca. 1890
612 East Douglas
3 stories, 4 bays, brick with cast or cut
stone window heads
Late 19th century commercial vernacular
Key Building
11. 618 East Douglas
Built Ca. 1900
3 stories, 3 bays, brick with projecting cast
stone parapet
Late 19th century commercial vernacular
Contributing
12. 620 East Douglas
Built 1902
3 stories, 2 bays, brick with corbeled trim
Early 20th century commercial vernacular
Contributing
13. 622 East Douglas
Built Ca. 1905
2 stories, 3 bays, brick with segmentally
arched window heads
Early 20th century commercial vernacular
Contributing
14. 624-626 East Douglas
Built Ca. 1900
2 stories, 2 bays, brick with corbeled trim
Late 19th century commercial vernacular
Contributing

No. 7 Description

15. 630 East Douglas
Built 1922
3 stories, e bays, reinforced concrete
Early 20th century commercial vernacular (with
English Gothic influence)
Contributing
16. 700 East Douglas
Built Ca. 1920
2 stories, 1 bay, precast concrete
Early 20th century commercial vernacular
Contributing
17. 704 East Douglas
Built Ca. 1920
5 stories, 3 bays, reinforced concrete
Early 20th century commercial vernacular
Contributing
18. 800-804 East Douglas
Built Ca. 1900
2 stories, 4 bays, brick with corbeled brick
and stone trim
Late 19th century commercial vernacular
Contributing
19. 806 East Douglas
Built Ca. 1900
2 stories, 4 bays, brick with corbeled brick
and stone trim
20th century commercial vernacular
Contributing
20. 808 East Douglas
Built Ca. 1900
2 stories, 2 bays, brick with corbeled trim
Early 20th century commercial vernacular
Contributing
21. Patrick Hotel
811-813 East Douglas
Built Ca. 1915
2 stories, 6 bays, brick
Early 20th century commercial vernacular
Contributing
22. Grand Hotel
801-803 East Douglas
Built Ca. 1915
2 stories, 5 bays, brick
Early 20th century commercial vernacular
Contributing

No. 7 Description

23. Rock Island Depot
711 East Douglas
Built 1887
2 stories, 5 bays, 2 one-story wings, brick
Queen Anne with Richardsonian influence
Key Building (Individually listed in the National Register of
Historic Places)
24. Rock Island Depot - Baggage House
Behind 711 East Douglas
Built 1887
1 story, 5 bays, brick
Utilitarian with Queen Anne features
Contributing
25. Union Station
701 East Douglas
Built 1914
2 stories, 3 bays, long extension to rear, cast or cut stone
Beaux Arts - neoclassical
Key Building
26. Carey Hotel
517-527 East Douglas
Built 1887 (west two bays added in 1907)
6 stories, 7x10 bays, brick
Second Empire
Key Building (Individually listed in the National Register of
Historic Places)
27. Wichita Hotel
515 East Douglas
Built Ca. 1910 (1905)
3 stories, 4 bays, brick
Neoclassical Revival
Contributing
28. Kirkwood Building
509 East Douglas
Built 1902
2 stories, 2 bays, brick with cast iron trim
Early 20th century commercial
Contributing
29. 507 East Douglas
Built Ca. 1910 (1907)
2 stories, 4 bays, brick
Early 20th century commercial vernacular
Contributing

No. 7 Description

30. 505 East Douglas
Built Ca. 1902
2 stories, 2 bays, brick with corbeled trim
Early 20th century commercial
Contributing
31. Lawrence Block
501-503 East Douglas
Built 1906
3 stories, 5x14 bays, brick with cast iron trim
Early 20th century commercial with neoclassical revival motifs.
Key Building
32. 419-421 East Douglas
Built Ca. 1901 (facade modified, ca. 1925)
3 stories, 9x10 bays, brick with corbeled trim
Early 20th century commercial vernacular
Contributing
33. E. M. Dodd Building
417 East Douglas
Built Ca. 1914
3 stories, 4 bays, brick with applied Art Deco facade
Early 20th century commercial vernacular
Contributing
34. Lexington Hotel
112-114 South Emporia
Built Ca. 1914
2 stories, 5 bays, brick with white glazed brick facade
Early 20th century commercial vernacular
Contributing
35. 114 North St. Francis
Built Ca. 1910
2 stories, 6 bays, brick with cast iron storefront
Early 20th century commercial vernacular
Contributing
36. 122 North St. Francis
Built Ca. 1940
2 stories, 7 bays, brick
Mid 20th century commercial vernacular
Noncontributing
37. 126 North St. Francis
Built Ca. 1925
3 stories, 3 bays, brick with corbeled geometric trim
Early 20th century commercial vernacular
Contributing

No. 7 Description

38. 130 North St. Francis
Built Ca. 1910
3 stories, 6 bays, brick with corbeled trim
Early 20th century commercial vernacular
Contributing
39. 134 North St. Francis
Built Ca. 1910
2 stories, 3 bays, brick with segmentally arched window heads
Early 20th century commercial vernacular
Contributing
40. Wichita Wholesale Grocery Company
619-629 East William
Built 1894
4 stories, 10x5 bays, brick
Turn of the century warehouse style
Key building (Individually listed in the National Register
of Historic Places)
41. 212 Commerce Street
Built Ca. 1930
2 stories, 3 bays, steel truss with masonry curtain walls
Utilitarian warehouse
Contributing
42. 214 Commerce Street
Built Ca. 1910
2 stories, 4 bays, brick
Early 20th century commercial vernacular
Contributing
43. 216-218 Commerce Street
Built Ca. 1910
2 stories, 4 bays, brick
Early 20th century commercial vernacular
Contributing
44. 220 Commerce Street
Built Ca. 1910
1 story, 3 bays, brick
Early 20th century commercial vernacular
Contributing
45. 617 East William
Built Ca. 1920
2 stories, 2 bays, brick
Early 20th century commercial vernacular
Contributing
46. Douglas Avenue Railroad Viaduct
Built 1914
Poured concrete
Contributing

No. 8 Evaluation of Criteria and Significance for Designation

B. Significance (cont'd)

Another important figure in the early history of Wichita and thus the history of the East Douglas area was James R. Mead whose name is commemorated on two buildings and a street within the district. Mead first visited the future site of Wichita in 1863 when it was a camp established by the federal government for the displaced Wichita Indians. Mead was a trader who had great knowledge of the plains and as well had marketing connections in eastern cities. He became a prosperous merchant and leading force in the early development of Wichita. He owned substantial property along Douglas Avenue and along with his friend, William Greiffenstein helped to promote East Douglas as the main commercial thoroughfare of Wichita.

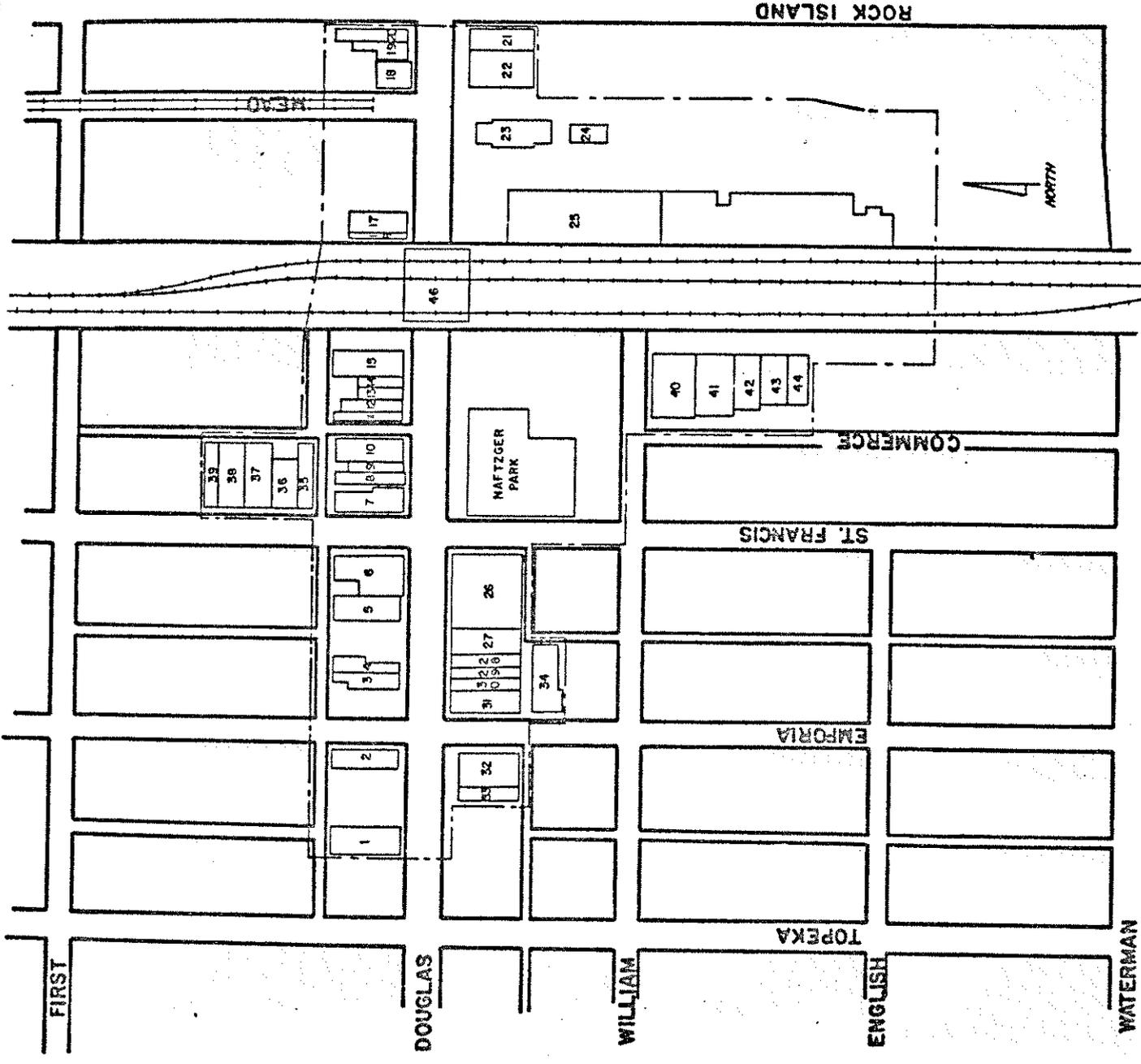
In the 1880's when the East Douglas area began to develop as it appears today, Greiffenstein was Mayor and Mead a substantial businessman and developer. The two had been friends since the 1860's and together were a guiding political-economic unit of the city. Both men were wealthy and could offer incentives to promote commercial development in the south section of Wichita, along Douglas Avenue. This they did in the 1870's by giving away commercial lots, promoting, by financial support, a bridge across the Arkansas River on West Douglas, and by establishing Douglas Avenue, as a result of the bridge, as a cattle route, thus consolidating Wichita's position as a cattle center. When the rail center was established on East Douglas in the 1880's the commercial prominence of Douglas Avenue was guaranteed.

The development within the proposed East Douglas Avenue historic district reflects the overall development of the city during the 20 years before and after the turn of the century. Wichita's population in 1880 was 4,911; by 1890 it was 23,853, establishing the 1880's as a boom period for Wichita. During this time Wichita saw the installation of telephones, a municipal water system and electric lights. By contrast, the 1890's was a time of depression when businesses closed and population declined. The Women's Christian Temperance Union (WCTU), a strong force in Kansas led by Carrie Nation, during this decade caused the closing of numerous saloons and bars. Pendulum-like, Wichita saw another great boom period between 1900-1910 when the population grew from 24,671 to 52,540. During this decade the political and economic structure of the town began to change. William Greiffenstein died in 1899 and James R. Mead died in 1910. Two other important early developers, N.A. English and Marsh M. Murdock died in 1892 and 1908, respectively.

Economic changes were brought about by new industries which began to take hold in the early 20th century, principally wheat and oil. Prosperity, thus continued into the 1920's with the population of 1920 at 72,217 continuing the growth trend. Another important new development in the city's economy was the beginning of the aircraft industry in 1919 with the Wichita Airplane Corporation and a few years later, the Travel Air Corporation in 1925 whose leaders were Walter Beech, Lloyd Stearman and Clyde V. Cessna, names familiar in the history of aircraft production.

Wichita continued to grow through the 1920's and by 1930 had a population of 111,110. The city remains an important aircraft, oil, grain, and cattle center today.

The ups and downs of Wichita's development are reflected in the construction architectural growth of the East Douglas District. This area was the heart of the city during the 1880-1930 years and it remains today much as it was by 1930.



1. 412 - 414 E. DOUGLAS
JAMES R. MEAD BLDG.
2. 430 E. DOUGLAS
3. 504 E. DOUGLAS
BRONSTON BLDG.
4. 506 E. DOUGLAS
MEAD BLDG.
5. 518 - 520 E. DOUGLAS
SPITES BLDG.
6. 530 E. DOUGLAS
7. 600 - 602 E. DOUGLAS
8. 604 E. DOUGLAS
FRAUCK BLDG.
9. 608 E. DOUGLAS
10. 612 E. DOUGLAS
RENFRO HOTEL
11. 618 E. DOUGLAS
12. 620 E. DOUGLAS
13. 622 E. DOUGLAS
14. 624 - 626 E. DOUGLAS
15. 630 E. DOUGLAS
16. 700 E. DOUGLAS
17. 704 E. DOUGLAS
18. 800 - 804 E. DOUGLAS
19. 806 E. DOUGLAS
20. 808 E. DOUGLAS
21. 811 - 813 E. DOUGLAS
PATRICK HOTEL
22. 801 - 803 E. DOUGLAS
GRAND HOTEL
23. 711 E. DOUGLAS
ROCK ISLAND DEPOT
24. 711 E. DOUGLAS (BEHIND)
ROCK ISLAND DEPOT
BAGGAGE HOUSE
25. 701 E. DOUGLAS
UNION STATION
26. 517 - 527 E. DOUGLAS
CAREY HOTEL
27. 515 E. DOUGLAS
WICHITA HOTEL
28. 509 E. DOUGLAS
KIRKWOOD BLDG.
29. 507 E. DOUGLAS
30. 505 E. DOUGLAS
31. 501 - 503 E. DOUGLAS
LAWRENCE BLOCK BLDG.
32. 419 - 421 E. DOUGLAS
33. 417 E. DOUGLAS
E.M. DODD BLDG.
34. 112 - 114 S. EMPORIA
LEXINGTON HOTEL
35. 114 N. ST. FRANCIS
36. 122 N. ST. FRANCIS
37. 126 N. ST. FRANCIS
38. 130 N. ST. FRANCIS
39. 134 N. ST. FRANCIS
40. 619 - 629 E. WILLIAM
WICHITA WHOLESAL
GROCERY COMPANY BLDG.
41. 212 COMMERCE ST.
42. 214 COMMERCE ST.
43. 216 - 218 COMMERCE ST.
44. 220 COMMERCE ST.
45. 617 E. WILLIAM
46. DOUGLAS AVE. RAILROAD
VIADUCT

DISTRICT BOUNDARY

PROPOSED EAST DOUGLAS AVE. HISTORIC LANDMARK DISTRICT

AN ORDINANCE DESIGNATING AS A HISTORIC LANDMARK CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 28.04.195, THE CODE OF THE CITY OF WICHITA, KANSAS.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS.

SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of Section 28.04.195, The Code of the City of Wichita, Kansas, the lands legally described hereby are designated as a historic landmark, to-wit:

CASE NO. H85-1

Established of the "H" Historic Landmark Designation on the following described property:

EAST DOUGLAS AVENUE HISTORIC LANDMARK DISTRICT located within the following described boundary, commencing at the Northwest corner of Lot 33, Douglas Avenue, N.A. English's Addition to the City of Wichita; thence east along the south line of Douglas Avenue as platted in said addition to the Northwest corner of Lot 41, Douglas Avenue of said addition; thence south along the west line of said Lot 41 and said line extended to the south line of the alley adjacent to and south of said Lot 41; thence east along said south line and said line extended to the Northwest corner of Lot 1 Emporia Avenue in said addition; thence south along the west line of Lots 1 and 3 Emporia Avenue in said addition to the south line of said Lot 3; thence east along said south line to the east line of said Lot 3; thence north along the east line of Lots 3 and 1 Emporia Avenue on said addition to the Northeast corner of said Lot 1; thence east to the Northwest corner of Lot 2 St. Francis Avenue in said addition; thence continuing east along the north line of said Lot 2 to the west line of St. Francis Avenue; thence south along said west line to the north line of William Street; thence east along said north line to the Southwest corner of Lot 12 Santa Fe Avenue in said addition; thence south to the Northwest corner of Lot 14, Santa Fe Avenue in said addition; thence south along the west line of even numbered Lots 14 thru 38, Santa Fe Avenue in said addition to the Southwest corner of said Lot 38; thence east along the south line of said Lot 38 to the Southeast corner of said Lot 38; thence south along the east line of even numbered Lots 40 thru 50, Santa Fe Avenue in said addition to the Southeast corner of said Lot 50; thence east to the Southwest corner of Lot 1, Union Station Addition to Wichita, Kansas; thence east along the south line of said Lot 1 to the southeast corner of said lot; thence northerly along the east line of said Lot 1 to a point 140 feet south of the north line of said Lot 1, which point is also 140 feet south of the north line of Lot 3, Union Station Addition; thence east parallel to and 140 ft. south of said north line to the west line of Rock Island Avenue; thence north along said west line to the north line of the alley adjacent to and south of Lot 2, Mead Avenue, East Wichita Addition; thence west along the north line of said alley to the Southeast corner of Lot 1, Mead Avenue of said addition; thence westerly to the Southeast corner of Lot 14, Santa Fe Avenue, J.R. Mead Addition; thence west along the south line of said Lot 14 to the Southwest corner of said Lot 14; thence southwesterly to the Southeast corner of Lot 1, St. Francis Avenue, in said addition; thence north along the east line of Lots 1, 3, 5, 7, and 9 St. Francis Avenue in said addition to the north line of the south half of said Lot 9; thence west along said north line to the east line of St. Francis Avenue; thence south along said east line to Southwest corner of Lot 1, St. Francis Avenue in said addition; thence west to the Southwest corner of Lot 2, St. Francis Avenue in said addition; thence west along the south line of said Lot 2 and the south line of Lot 1, Emporia Avenue in said addition to the east line of Emporia; thence west to the Southeast corner of Lot 2, Emporia Avenue in said addition; thence west along the south line of said Lot 2 and the south line of Lot 1 Topeka Avenue in said addition to a point, said point being the intersection of the south line of said Lot 1 and the west line of Lot 30, Douglas Avenue in said addition extended north; thence south along said extended west line and said west line to the north line of Douglas Avenue; thence south to the point of beginning. Generally located east of Topeka Avenue and west of Rock Island Avenue from one-half block north of Douglas Avenue and south of English.

SECTION 2. That upon the taking effect of the Ordinance, the above historic designation shall be outlined and shown on the "Official Zoning Map" previously adopted by reference.

SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

ADOPTED AT WICHITA, KANSAS, July 2, 1985.

R.C. BROWN, Mayor

ATTEST:(SEAL) DONALD C. GISICK, City Clerk



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

November 7, 1985

Martha Hagedorn
Historic Preservation Department
Kansas State Historical Society
120 West Tenth
Topeka, Kansas 66612

Dear Martha:

Enclosed is the information that you requested concerning the East Douglas Avenue Historic Landmark District. Please add these descriptions to photographs that you have in your possession. I have also included two additional rendered maps (with legend) of the district for submittal.

PHOTO

7	600 E. Douglas	NE Direction
8	600-604 E. Douglas	N Direction
12	700-704 E. Douglas	N Direction
13	704 E. Douglas + Vacant land	NE Direction
14	800-808 E. Douglas	N Direction
18	801-813 E. Douglas	S Direction
19	701-729 E. Douglas	S Direction
21	715 E. Douglas, Union Station	SW Direction
24	600 Blk E. Douglas, Vacant Land	S Direction
26	500 Blk E. Douglas, Eaton Hotel	SW Direction
28	501-509 E. Douglas	S Direction
30	417-425 E. Douglas	SW Direction
31	417-425 E. Douglas	SE Direction
32	100 Block S. Emporia	NE Direction
33	114-119 S. Emporia	E Direction
34	114-134 N. St. Francis	NE Direction
36	100-134 N. St. Francis	SE Direction
40	600 Block E. Douglas & Eaton Hotel	NW Direction

Martha Hagedorn
October 21, 1985
Page 2

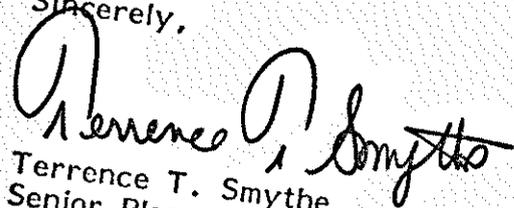
IDENTIFICATION OF NONCONFORMING USES

PHOTO

5	Value Centre Bldg.	530 E. Douglas (partially obscured by street trees)
6	Value Centre Bldg.	530 E. Douglas (NW corner of Douglas and St. Francis)
34	-----	122-122½ N. St. Francis, Identified as Service Beauty Supply Co.
36	-----	122-122½ N. St. Francis

If I can answer any further questions, please give me a call.

Sincerely,


Terrence T. Smythe
Senior Planner

TTS/lw

Enclosures



KANSAS STATE HISTORICAL SOCIETY

120 West Tenth • Topeka, Kansas 66612 • 913/296-3251

RECEIVED

SEP 27 1985

METROPOLITAN PLANNING
ROUTE

September 26, 1985

Terry Smythe
c/o Metropolitan Planning Commission
City Hall - Tenth Floor
455 North Main Street
Wichita, KS 67202

RE: Local Certification for the East Douglas Avenue
Historic Landmark District

Dear Terry:

There are several minor omissions which must be alleviated before the application can be approved by our office.

1. The non-contributing buildings are not marked on either of the two maps or on the relevant photographs. *addresses on photo*
2. Photographs 7, 8, 12, 13, 14, 18, 19, 21, 24, 26, 28, 30, 31, 32, 33, 34, and 36 are not identified. *direction*
3. Photograph 40 is unclearly identified.

I will come to Wichita in early October to work these problems out and will call you to set up an appointment.

Sincerely,

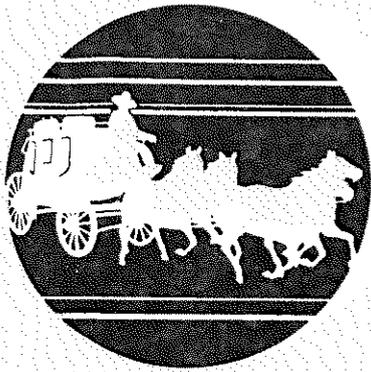
Martha Hagedorn

Martha Hagedorn
Architectural Historian
Historic Preservation Department

caf

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RUTH A. SHERRER, Associate Executive Director
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THOMAS P. BARR, Historic Properties Supervisor
LARRY JOCHIMS, Research Historian
NYLE H. MILLER, Executive Director Emeritus
EDGAR LANGSDORF, Executive Director Emeritus



KANSAS STATE HISTORICAL SOCIETY

120 West Tenth • Topeka, Kansas 66612 • 913/296-3251

September 26, 1985

Mayor Robert C. Brown
City Hall - First Floor
455 North Main Street
Wichita, KS 67202

Dear Mayor Brown:

Thank you for submitting the East Douglas Avenue Historic Landmark District local certification application to our office for review and comment. It is a very thorough and informative piece of work. My staff has identified several minor technical aspects of the application that need attention before the application can be sent to the National Park Service for final review. Martha Hagedorn, the Architectural Historian on my staff, will schedule a site visit to Wichita with Terry Smythe for October.

Sincerely,

Joseph W. Snell
State Historic Preservation Officer

Richard Pankratz
Richard Pankratz, Director
Historic Preservation Department

caf

pc: Terry Smythe

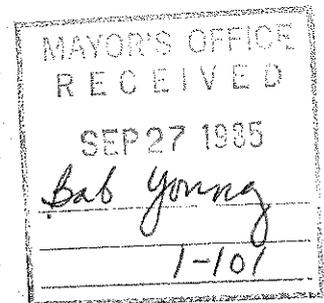
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WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: June 19, 1985

TO: The "Files"

FROM: Margaret McDonald Lahey, Preservation Planner

SUBJECT: Proposed East Douglas Avenue Historic Landmark District
(H 85-1)

During the processing of the above captioned case, and after notices of public hearing were forwarded by certified mail to all property owners within the proposed historic district boundaries, as well as all adjacent and abutting property owners, two property owners came forward and requested that their properties be included in proposed boundaries of the historic district.

Staff advised them that the boundaries had been recommended by preservation consultants, and, had been carefully selected according to specific criteria established by the National Register of Historic Places. The consultants, Preservation Associates, Inc., before being retained, were informed that the purpose of the of the district proposal was for the establishment of a local historic district which would meet the requirements for nomination and consideration for certification as a Registered Historic District (pursuant to the 1981 Economic Recovery Tax Act). In order to qualify for the 25% Investment Tax Credit for rehabilitation of certified historic structures, buildings must either be individually listed on the National Register or located within a Registered Historic District if they are certified as contributing to the significance of the district. Registered Historic Districts include National Register historic districts or State or locally designated districts if the district itself is certified by the Department of the Interior as substantially meeting the requirements for National Register historic districts. Therefore, the boundaries of the district were carefully selected to meet the same criteria used for National Register historic districts. The City's preservation staff concurred with the boundaries proposed by the consultants.

The two buildings requesting inclusion in the district are 520 East William and 201 South St. Francis. 520 East William was not included in the boundaries for two major reasons. It has a non-contributing facade and it is peripheral to the physical and geographic concentration of structures which comprise the district. 201 South St. Francis was not included in the district because, although its architecture is appropriate to the district, it is located peripherally. The owner of 520 East William was advised, that if future inclusion in the district was desired, a request could be made to the City to have the district boundaries amended to include the structure. A request for boundary amendment would follow the same procedures and requirements as initially required for the original district nomination, i.e., legal notification of public hearing to affected property owners, publication of notice of public hearing, a hearing before the Historic Landmark Preservation Committee and the Metropolitan Area Planning Commission and official action by the Board of

Memo to the "Files"
Page Two
June 19, 1985

City Commissioners and publication of an ordinance amending the boundaries. The owner was also advised that just cause for inclusion of the building must be shown. For example, it may be necessary to demonstrate how much of the original building material remains underneath the aluminum facade. Also, logic would dictate that the State Historic Preservation Department and the Department of Interior be in concurrence with the boundary amendment proposed, to insure the district certification would not endanger the Registered Historic District status of the currently proposed local historic district. The owner of 201 South St. Francis was advised that their building would qualify for individual listing in the National Register and that perhaps this would be the best course for them to pursue.

Margaret McDonald Lahey
Preservation Planner

MML:blw

Document Name:
MEMO TO FILES/MML

Requestor's ID:
OP4PLAN

Author's Name:
RAL:rme

Document Comments:

Push Is on to Create Old Town District

By Laura Addison
Staff Writer

Another push is under way to save a part of old Wichita while bringing new development to downtown.

The East Douglas Avenue Historic Landmark District — an area that includes most of Old Town — has been defined by the Wichita Historic Landmark Preservation Committee and recommended to the City Commission by the Metropolitan Area Planning Commission.

"In the past year, when potential developers have come to town, they've always asked about Old Town," said Hugh Nicks of Greater Downtown Wichita, who supports "anything to enhance the possibility of significant development" in the area.

The proposed 27.5-acre district contains 45 buildings in an area between Topeka and Rock Island and primarily between William and the alley just north of Douglas. There are two areas that extend beyond those boundaries: a five-building block from 114 to 134 N. St. Francis, and an area between Commerce and Mead streets south of William.

"There's not another concentration like this in the whole city," said Margaret McDonald Lahey, Wichita's preservation planner. There are several identifiable styles of architecture and ornamentation on various buildings, and a portion of the alley between Emporia and St. Francis, south of Douglas, has the original wooden paving blocks.

PRIMARILY, THE area was built up in two periods, Lahey said in material prepared for application for the district. The late 1880s brought the Hotel Carey, now the Eaton, to the southwest corner of Douglas and St. Francis and the Rock Island Depot to the southwest corner of Mead and Douglas.

Most of the buildings in the area were

Wright, who runs the Old Mill Tasty Shop at 604 E. Douglas.

"The more people we get in the area, using the park, the more other people will come," Wright said.

Wichita Festivals has drawn people into the Old Town area in the past, said Wright, and it is possible to see families in the area on Saturday mornings. The Old Mill has started serving a picnic lunch in the park on Fridays, she said.

Through the years, no single, all-encompassing plan has ever succeeded in bringing the area back to its former strength, but individual projects have brightened the scene. And, in the past year or two, there has been a renewed interest in restoring the area.

"You're already beginning to see it," said David Burk, president of the Old Town Association, as he ticked off a short list of the most recent rejuvenation projects. "Cablevision moved into Union Station, then Prudential Bache, then the restaurant in the baggage depot (the Rock Island Cafe), and Suliwan Higdon & Sink going into the Grand Hotel. Then, there is the Merchants Van Lines storage building" leased by the Dyna-tax division of Tymshare.

"People realize that's still in the downtown area, and it has a charm of its own," said Burk. "You see this all around the country."

LAHEY SEES the fact that no one appeared at the MAPC meeting to oppose the project as a positive sign. An attempt to establish a larger district in 1979 failed, due to opposition from owners of the buildings.

"This is a very large area," said Planning Commissioner Elmer Peters, who voted against the 4-3 recommendation. "The government interferes too much. If I owned a building, I wouldn't want it to be part of the district."

Peters was referring to restrictions

placed on property owners who would be in the district. Restoration projects on local historic buildings may not change the exterior of the buildings, Lahey said, but new construction and demolition can be allowed. Demolition would be delayed 240 days, however, so other alternatives could be sought. Designs for major projects are reviewed by the city's preservation committee.

But, countered Lahey, "This request came from the people in the area. It wasn't like City Hall came down and said, 'We're going to do this.'" And that is an important distinction, she said.

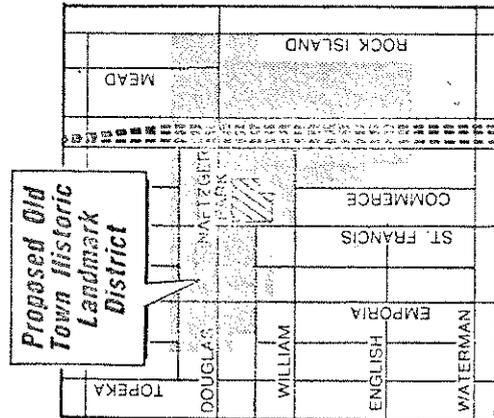
"The major difference is that this is something that they want." It is an important economic tool to help revitalize the area, Lahey said.

Local attorney Philip Kassebaum is principal stockholder in KPH Radio, which owns the entire block in which the Eaton Hotel sits. Gus Gossard, property manager for Kassebaum, said it is too early to talk of how the property would be developed if the district were established. He doesn't see any direct benefit for area owners, however.

"It isn't going to do a thing" for the area, said Gossard, adding that the part of the block that fronts on Douglas is already on the National Register of Historic Places. Other owners could get their buildings on the register and get a 25 percent tax credit on their rehabilitation costs without the district, he said. "There hasn't been any real interest in it."

Planning Commissioner Maxine Hansen, who served five years on the Urban Renewal board, "working in the neighborhood since 1977," has a different view.

"The 25 percent tax credit promotes redevelopment. The Eaton Hotel is the key. It'll turn overnight, once that block is done."



Cynthia Greer/Staff Artist

built in the first two decades of this century, with new construction tapering off during the economic decline of the 1930s.

It was the railroad that brought growth and prosperity to the area, an influence reflected in the number of hotels and warehouses in the district. The elevated tracks of the Santa Fe Railway cross Douglas near the east end of the proposed district.

During the 1970s, when Urban Renewal helped pay for rehabilitation of aging structures, work was begun on individual pieces of property in the area.

The biggest Urban Renewal project in the area was the creation in 1979 of Naftzger Park on the southeast corner of St. Francis and Douglas. The park has never been used extensively by the public because of the number of transients who frequent it.

BUT THAT is changing, said Mary

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placed on property owners who would be in the district. Restoration projects on local historic buildings may not change the exterior of the buildings, Lahey said, but new construction and demolition can be allowed. Demolition would be delayed 240 days, however, so other alternatives could be sought. Designs for major projects are reviewed by the city's preservation committee.

But, countered Lahey, "This request came from the people in the area. It wasn't like City Hall came down and said, 'We're going to do this.'" And that is an important distinction, she said.

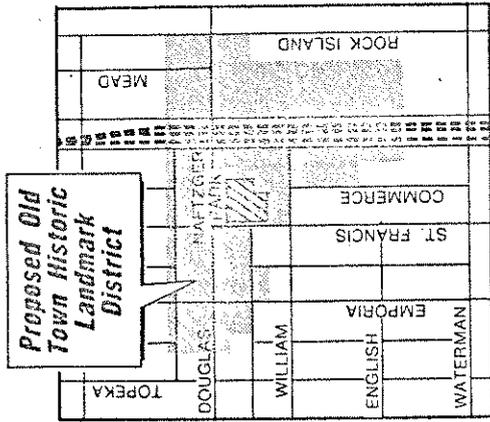
"The major difference is that this is something that they want." It is an important economic tool to help revitalize the area, Lahey said.

Local attorney Philip Kassebaum is principal stockholder in KFH Radio, which owns the entire block in which the Eaton Hotel sits. Gus Gossard, property manager for Kassebaum, said it is too early to talk of how the property would be developed if the district were established. He doesn't see any direct benefit for area owners, however.

"It isn't going to do a thing" for the area, said Gossard, adding that the part of the block that fronts on Douglas is already on the National Register of Historic Places. Other owners could get their buildings on the register and get a 25 percent tax credit on their rehabilitation costs without the district, he said. "There hasn't been any real interest in it."

Planning Commissioner Maxine Hansen, who served five years on the Urban Renewal board, "working in the neighborhood since 1977," has a different view:

"The 25 percent tax credit promotes redevelopment. The Eaton Hotel is the key. It'll turn overnight, once that block is done."



built in the first two decades of this century, with new construction tapering off during the economic decline of the 1930s.

It was the railroad that brought growth and prosperity to the area, an influence reflected in the number of hotels and warehouses in the district. The elevated tracks of the Santa Fe Railway cross Douglas near the east end of the proposed district.

During the 1970s, when Urban Renewal cleared land in the city and federal money helped pay for rehabilitation of aging structures, work was begun on individual pieces of property in the area.

The biggest Urban Renewal project in the area was the creation in 1979 of Natlitzer Park on the southeast corner of St. Francis and Douglas. The park has never been used extensively by the public because of the number of transients who frequent it.

BUT THAT is changing, said Mary

WHAT WILL HISTORIC DISTRICT DESIGNATION MEAN TO ME
AS A PROPERTY OWNER?

Q. WHAT IS AN HISTORIC LANDMARK DISTRICT?

- A. An historic landmark district is a geographically definable area which has a concentration of buildings of historical or architectural importance to the community. An historic landmark district is created through formal action by the Wichita Board of City Commissioners (BCC). The BCC is given the authority to designate historic landmark districts by City Code (Sections 12.20.1015- 2.20.1025).

Q. WHAT IS THE PURPOSE OF HISTORIC LANDMARK DISTRICT DESIGNATION?

- A. The purpose of landmark designation is to protect and enhance historic landmarks which reflect important elements of Wichita's social, economic and architectural history; to safeguard the City's heritage as embodied in such landmarks; promote the use of landmarks for the prosperity, education, and welfare of the City; and to foster civic pride in the past. Also, landmark designation is undertaken to stabilize and improve property values; promote tourism; provide incidental support and stimulus to business and industry, and to strengthen the economy of the City.

Q. HOW WILL HISTORIC LANDMARK DESIGNATION BENEFIT ME AS A PROPERTY OWNER?

- A. The designation of an historic landmark district in your area would provide several benefits. It would provide protection by helping to direct change and new developments within the district in a manner which will allow the special historical and architectural character of the area to be maintained. Also, when a local historic landmark district receives federal certification for tax purposes, historic buildings within the district become eligible for a special 25% Investment Tax Credit (ITC) for rehabilitation. Once local landmark district designation is obtained for this district, federal tax certification will be requested. Certification will make historic buildings in the district eligible for rehabilitation tax credits. Another advantage extended to buildings in historic districts includes a provision in the building code of the city which permits less stringent requirements than for full code compliance for historic buildings.

Additionally, historic district designation "defines" an area and provides it with a special identity and a history all it's own. This can help attract residents, visitors and customers to the area.

Q. WILL HISTORIC DISTRICT DESIGNATION REQUIRE ANY SPECIAL PROCEDURES OR REGULATIONS?

A. Yes. If exterior work which requires a building permit is proposed to be undertaken on a building in an historic district, the applicant must first apply for and receive a Certificate of Appropriateness through a formal review procedure before the Historic Landmark Preservation Committee and the Board of Wichita City Commissioners.

Q. WHAT IS THE PURPOSE OF THE "CERTIFICATE OF APPROPRIATENESS" REVIEW?

A. The purpose of such a review is to protect and preserve those features of a property which are of historical and architectural significance to it and the surrounding area while still allowing the repair and alterations necessary to make efficient and contemporary use possible.

Q. WHAT IS THE PROCEDURE FOR APPLYING FOR A CERTIFICATE OF APPROPRIATENESS AND HOW LONG DOES IT TAKE?

A. A potential applicant is encouraged to contact the City's preservation staff at the earliest possible time to discuss the proposed alterations and the review procedure. Working together from the start helps eliminate confusion and unnecessary delay. The applicant will submit an application on forms provided, describing the proposed modification and accompanied by the necessary documentation. After the application is received, a decision will be made as to whether the project constitutes a major or minor project. Minor projects are reviewed and approved by City preservation staff and the Design Review Subcommittee (DRS) of the HLPC. Major projects are reviewed by the full HLPC and approved by the BCC. Minor projects can be handled more quickly than major projects, usually in a matter of two or three days. Major projects may take a total of forty-five days to review, although it will not usually take that long. All projects are reviewed to determine if they meet the standards and guidelines adopted by the Committee for this purpose. These guidelines are published and available to the public at no charge.

After the Certificate of Appropriateness is approved, the Central Inspection Division may issue the building permit. If a Certificate of Appropriateness request is denied, the applicant may appeal to the next higher authority. The order of the appeal procedure is as follows: (1) preservation staff, (2) the Design Review Subcommittee, (3) the HLPC, (4) and the BCC. There is no charge for the Certificate of Appropriateness review.

Q. WHAT ARE MINOR AND MAJOR PROJECTS?

A. Major projects usually involve the proposed modification of individually designated historic landmark buildings, like the Eaton Hotel for example. Minor projects usually involve buildings which are not individually designated historic landmarks but are located within historic districts.

Exceptions to this, are projects which involve construction of a new building within a landmark district, a general change in the use of a property, or the demolition of a structure. These are generally handled as major projects.

Q. WHAT IF I HAVE A BUILDING IN THE DISTRICT I WANT TO DEMOLISH?

A. Historic landmark district designation cannot prevent the demolition of a structure, only delay it. The purpose of the delay is to allow time for other alternatives to demolition to be sought. The delay period could range from thirty days to up to two hundred forty days depending on the circumstances of the case. The delay period is to be determined by the BCC at a public hearing. At the end of the delay period, the demolition permit can be issued.

Q. WHAT IF I HAVE A VACANT LOT IN THE DISTRICT AND WANT TO BUILD ON IT?

A. New construction is allowed in a historic district. When the applicant obtains a certificate of appropriateness for the project. A new building does not have to be an historical reproduction. In fact, use of contemporary designs are encouraged if the new building is compatible with the character and mood of the neighborhood and the work is compatible in materials, size, scale, color and texture with surrounding buildings.

Q. WILL PROPERTY OWNERS AND TENANTS HAVE ANY INPUT INTO THE CERTIFICATE OF APPROPRIATENESS PROCESS WITHIN THE DISTRICT?

A. Yes, the HLPC has proposed that a district task force be established which will be comprised of two owner/occupants of the buildings in the district, two HLPC members, and one design professional who is not an owner/occupant in the district nor a member of the HLPC. The district task force will review requests for Certificate of Appropriateness and make their recommendations to the HLPC. The task force's district members will serve as contacts for other owners and tenants in the district and will work closely with others in the district and the HLPC to develop any special guidelines that might be needed to tailor the present guidelines to best fit the special needs of the area.

If you have any questions or would like further information, please contact Margaret McDonald Lahey of the Metropolitan Area Planning Department at 268-4421.

WICHITA-SEDGWICK COUNTY

DATE: May 21, 1985

METROPOLITAN AREA PLANNING DEPARTMENT

TO: The Metropolitan Area Planning Commissioners

FROM: Margaret McDonald Lahey, Preservation Planner

SUBJECT: Proposed East Douglas Avenue Historic Landmark District
(H85-1)

On May 20, 1985, the Historic Landmark Preservation Committee (HLPC) considered the proposed East Douglas Avenue Historic Landmark District (Attachment A) for designation as an historic landmark district and unanimously recommended that the district be designated as proposed.

This case is scheduled to go before the Metropolitan Area Planning Commission (MAPC) for public hearing on May 30, 1985. Notice of the HLPC's meeting and the MAPC's hearing was forwarded on May 8, 1985 to property owners within the district as well as all owners of property adjacent to or abutting the proposed district. An informational sheet on the meaning of historic district designation was forwarded with those notices (Attachment B). The following background of this case is being provided for your information.

BACKGROUND

On April 19, 1983, the City Commission approved the use of Urban Renewal A-5 and R-21 closeout funds to go to projects identified by the Old Town Association for rehabilitation work in the East Douglas project area.

The first priority of the Old Town Association was to have a development plan completed so that specific revitalization projects could be coordinated in accordance with an overall comprehensive plan. In October of 1983 the nationally known consulting firm of Zuchelli, Hunter and Associates, Inc. (ZHA) was retained by the City to develop such a plan.

ZHA's Final Report contains an Action Plan. The first portion of the Action Plan discusses those actions which can be taken by the public sector for the public's own benefit and which will directly improve conditions in the Old Town area for existing businesses, property owners and residents. The first recommendation contained under Public Action for Public Benefit is the designation of the Old Town area as an historic district. It states "ZHA cannot overemphasize the value and importance of designation as an historic district," and goes on to cite the 1981 Tax Act's 25 percent credit on all development funds used to rehabilitate contributing buildings in historic districts. (Attachment C)

On January 3, 1984, the BCC received and filed the Final Report on the Old Town Development Plan and referred the plan to the Economic Development Commission (EDC) with instructions to review the proposed priorities suggested in the plan and to forward their recommendations to the BCC. The EDC submitted their recommendations to the BCC, with the first recommendation being to approve the Old Town Association's request that the City assist in pursuing historic designation and to approve the reallocation of A-5 closeout funds in an amount not to exceed \$5,000 toward hiring a consultant to undertake the necessary prerequisite inventory and survey of the area. Subsequently, the BCC took action to direct city staff to assist Old Town in efforts to pursue historic district designation and reallocate A-5 closeout funds in an amount not to exceed \$5,000 to undertake an inventory and survey of that area pursuant to consideration of historic district designation.

Since the Old Town Association was first organized in 1983, city staff including the Downtown Development Coordinator of the Housing and Economic Development Department and Metropolitan Area Planning Department staff have been working closely with the Association. One of the main items worked on with the Old Town Association, at their request, has been potential historic district designation and its ramifications. The potential boundaries of an historic district were identified in the Old Town East Douglas area and, a special informational meeting was called on February 22, 1984, to discuss whether or not property owners wanted to request historic district designation. Notices were forwarded to all the property owners within the identified potential historic district area, inviting them to attend that informational meeting. None of the property owners attending the meeting voiced opposition to the proposal.

In the summer of 1984, consultants were hired to undertake the necessary inventory and survey of the area. It was satisfactorily completed early last fall. The inventory and survey sets out the suggested boundaries for a local district which would be eligible for certification for federal tax purposes. Another meeting was held with the Old Town Association on November 14, 1984 and the results of the survey were presented to the members. At that meeting, the Old Town Association took action to officially request historic district designation. Correspondence to that affect was received by the City of Wichita on December 13, 1984. (Attachment D)

Prior to the current activities described above, the City's Urban Renewal Agency, in 1979, attempted to create the Mead Conservation District, a much larger historic district in the same general area that is being proposed today. At that time, there was significant opposition to the proposal. However, the case that will be coming before you in the near future differs significantly from the attempt in 1979. First and foremost, the current request has come from the Old Town Association, the organization which has as its purpose, representation of property owners and tenants in that area in order to promote economic revitalization. They view historic district designation as a tool to help implement many of the changes needed to revitalize their area.

Efforts have been made to help ensure that this district designation has the support of the majority of the affected property. However, there may be a few property owners who will oppose this designation and request to have their properties removed from the boundaries of the historic district. On the other hand, there are property owners who may request to have the boundaries changed so that their property would be included in the district. Changing the currently proposed boundaries may jeopardize the greatest benefit provided by designation of a certifiable local historic district - eligibility for the 25 percent Investment Tax Credit. In order for a local district to be eligible for the tax credits, it must be "certified". What this means is that the National Park Service must certify that the local historic district substantially meets the standards and criteria of a National Register District. A major requirement of those standards is that the boundaries of the historic district reflect the actual physical, visual and geographical boundaries of the area's historic and architectural continuity. For that reason, it is very important that the district boundaries be designated as proposed. Too great a deviation from the proposed boundaries could jeopardize the City's chances to have the district certified and, thus, eliminate the major benefit provided to property owners by historic district designation.

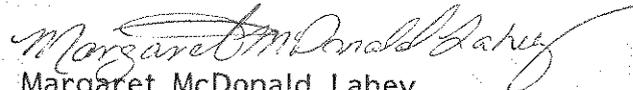
At the May 20, 1985 meeting of the Historic Landmark Preservation Committee, no one appeared in opposition to the proposed district. After the Committee reviewed the nomination form (Attachment E) and answered the questions of the members of the public present, James M. Guy made a motion to recommend that the Board of City Commissioners approve the designation of the East Douglas Avenue Historic Landmark District as proposed for the following reasons:

- 1) as proposed, it would most likely qualify for certification; and
- 2) district designation was requested by the Old Town Association; and
- 3) there appears to be no substantial opposition.

The motion was seconded by Jackie Brant and unanimously approved by the eight committee members present.

RECOMMENDATION:

It is recommended that the MAPC approve the historic designation request and recommend that the Board of Wichita City Commissioners establish the proposed East Douglas Avenue Historic Landmark District.

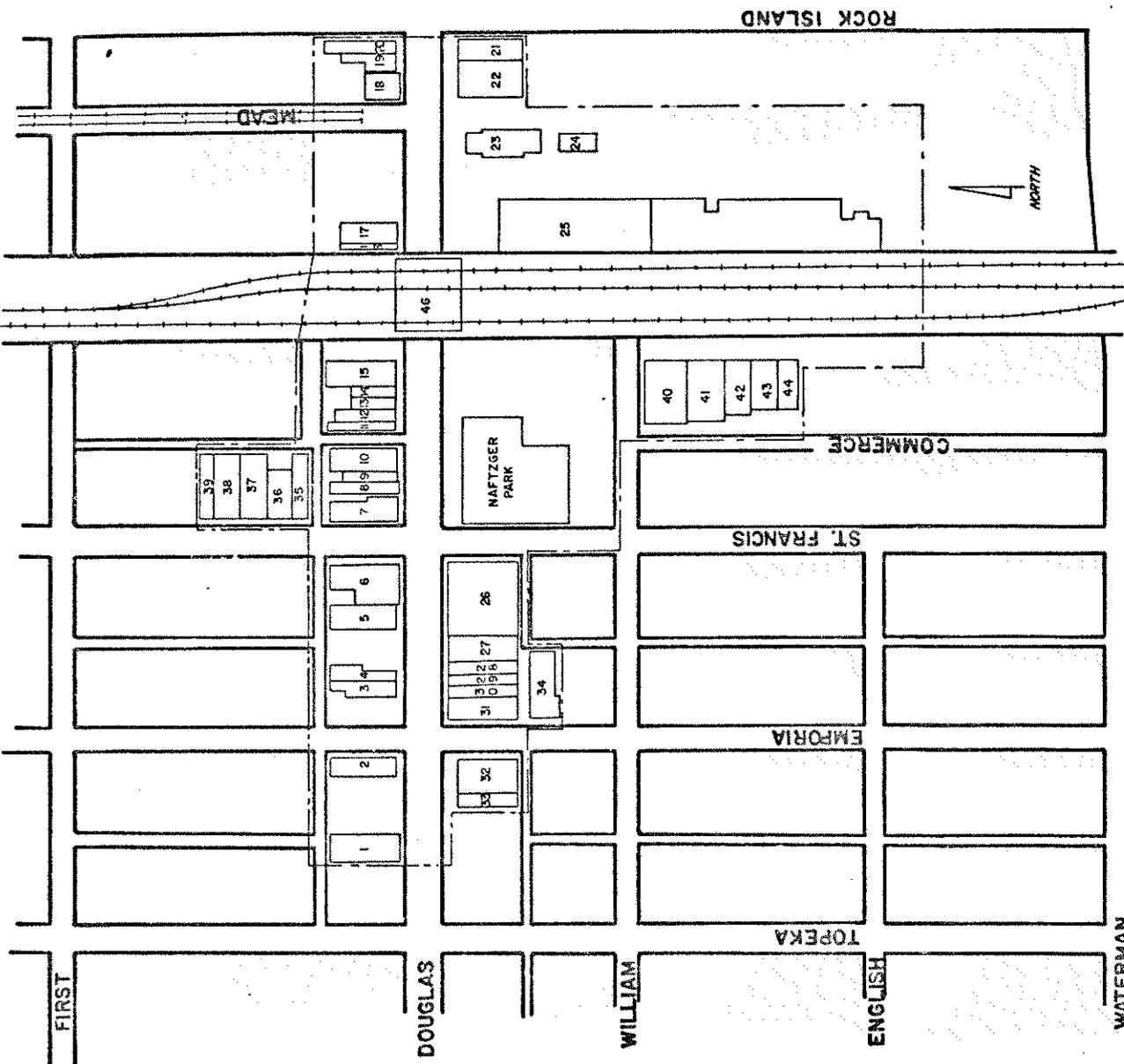

Margaret McDonald Lahey
Preservation Planner

APPROVED:


Robert A. Lakin, Director of Planning

- 1. 412-414 E. DOUGLAS
JAMES R. MEAD BLDG.
- 2. 430 E. DOUGLAS
- 3. 504 E. DOUGLAS
BRONSTON BLDG.
- 4. 506 E. DOUGLAS
MEAD BLDG.
- 5. 518-520 E. DOUGLAS
STITTES BLDG.
- 6. 530 E. DOUGLAS
- 7. 600-602 E. DOUGLAS
- 8. 604 E. DOUGLAS
FRALICK BLDG.
- 9. 608 E. DOUGLAS
- 10. 612 E. DOUGLAS
RENFRO HOTEL
- 11. 618 E. DOUGLAS
- 12. 620 E. DOUGLAS
- 13. 622 E. DOUGLAS
- 14. 624-626 E. DOUGLAS
- 15. 630 E. DOUGLAS
- 16. 700 E. DOUGLAS
- 17. 704 E. DOUGLAS
- 18. 800-804 E. DOUGLAS
- 19. 806 E. DOUGLAS
- 20. 808 E. DOUGLAS
- 21. 811-813 E. DOUGLAS
PATRICK HOTEL
- 22. 801-803 E. DOUGLAS
GRAND HOTEL
- 23. 711 E. DOUGLAS
ROCK ISLAND DEPOT
- 24. 711 E. DOUGLAS (BEHIND)
ROCK ISLAND DEPOT
BAGGAGE HOUSE
- 25. 701 E. DOUGLAS
UNION STATION
- 26. 517-527 E. DOUGLAS
CAREY HOTEL
- 27. 515 E. DOUGLAS
WICHITA HOTEL
- 28. 509 E. DOUGLAS
KIRKWOOD BLDG.
- 29. 507 E. DOUGLAS
- 30. 505 E. DOUGLAS
- 31. 501-503 E. DOUGLAS
LAWRENCE BLOCK BLDG.
- 32. 419-421 E. DOUGLAS
- 33. 417 E. DOUGLAS
E.M. DODD BLDG.
- 34. 112-114 S. EMPORIA
LEXINGTON HOTEL
- 35. 114 N. ST. FRANCIS
- 36. 122 N. ST. FRANCIS
- 37. 126 N. ST. FRANCIS
- 38. 130 N. ST. FRANCIS
- 39. 134 N. ST. FRANCIS
- 40. 619-629 E. WILLIAM
WICHITA WHOLESALE
GROCERY COMPANY BLDG.
- 41. 212 COMMERCE ST.
- 42. 214 COMMERCE ST.
- 43. 216-218 COMMERCE ST.
- 44. 220 COMMERCE ST.
- 45. 617 E. WILLIAM
- 46. DOUGLAS AVE. RAILROAD
VIADUCT

DISTRICT BOUNDARY



PROPOSED EAST DOUGLAS AVE. HISTORIC LANDMARK DISTRICT

Exceptions to this, are projects which involve construction of a new building within a landmark district, a general change in the use of a property, or the demolition of a structure. These are generally handled as major projects.

Q. WHAT IF I HAVE A BUILDING IN THE DISTRICT I WANT TO DEMOLISH?

A. Historic landmark district designation cannot prevent the demolition of a structure, only delay it. The purpose of the delay is to allow time for other alternatives to demolition to be sought. The delay period could range from thirty days to up to two hundred forty days depending on the circumstances of the case. The delay period is to be determined by the BCC at a public hearing. At the end of the delay period, the demolition permit can be issued.

Q. WHAT IF I HAVE A VACANT LOT IN THE DISTRICT AND WANT TO BUILD ON IT?

A. New construction is allowed in a historic district. When the applicant obtains a certificate of appropriateness for the project. A new building does not have to be an historical reproduction. In fact, use of contemporary designs are encouraged if the new building is compatible with the character and mood of the neighborhood and the work is compatible in materials, size, scale, color and texture with surrounding buildings.

Q. WILL PROPERTY OWNERS AND TENANTS HAVE ANY INPUT INTO THE CERTIFICATE OF APPROPRIATENESS PROCESS WITHIN THE DISTRICT?

A. Yes, the HLPC has proposed that a district task force be established which will be comprised of two owner/occupants of the buildings in the district, two HLPC members, and one design professional who is not an owner/occupant in the district nor a member of the HLPC. The district task force will review requests for Certificate of Appropriateness and make their recommendations to the HLPC. The task force's district members will serve as contacts for other owners and tenants in the district and will work closely with others in the district and the HLPC to develop any special guidelines that might be needed to tailor the present guidelines to best fit the special needs of the area.

If you have any questions or would like further information, please contact Margaret McDonald Lahey of the Metropolitan Area Planning Department at 268-4421.

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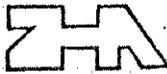
IV. Action Plan

ZHA has prepared a redevelopment plan for the Old Town area of Wichita. This plan has been prepared in a fashion which is sensitive to local market conditions and the surrounding physical environment. In addition, in the last section, ZHA has presented a matrix of creative state-of-the-art funding strategies which can be applied to both public and private sectors of a redevelopment effort. However, in order to ensure that this plan is implemented and that it becomes more than an ambitious study, there are many different actions which the city, the Old Town Merchants Association and those people interested in redeveloping the Old Town area can take.

This section of our development plan discusses a series of separate and distinct initiatives which can be taken as positive steps toward redeveloping the Old Town area. This section is subdivided into two distinct portions. The first portion discusses those actions which can be taken by the public sector for the public's own benefit and directly improve conditions in the Old Town area for existing businesses, property owners and residents. Although these efforts will generally require some type of public endorsement and public action, there is ample room and considerable responsibility upon groups like the Old Town Merchants Association and other concerned individuals to foster, suggest and plan the details of these specific efforts. In addition, ZHA is available for consultation to assist in the execution of these ideas. Our work in other cities has given us practical experience in taking concrete actions to gender the appropriate climate for redevelopment.

A. PUBLIC ACTION FOR DIRECT PUBLIC BENEFIT

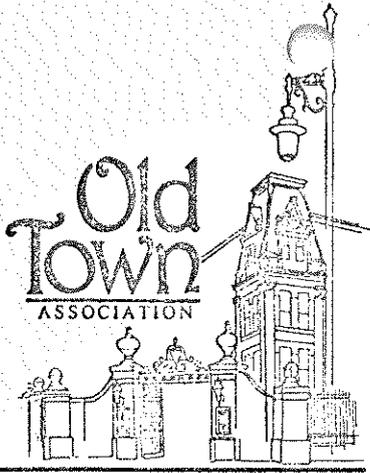
• Designation of the Old Town Area as an Historic District--There has already been a significant amount of work and research documenting the legitimate historic character of the Old Town area. It is ZHA's opinion that the Old Town area has an excellent chance of being formerly designated as either a local or a national historic district. The exact boundaries of such a proposed district would be defined after a more careful analysis, but it is clear that the continuity of late 19th and early 20th century commercial buildings on Douglas Avenue and several of the perpendicular streets describes an important period of time



in Wichita's development. The existing buildings present a continuity of commercial urban fabric that is worth preserving and restoring.

ZHA cannot over-emphasize the value and importance of designation as an historic district. The 1981 Tax Act allows a 25 percent credit (not deduction) on all of the development funds used to rehabilitate an historic building or a building that contributes to the significance of an historic district. This essentially offers the investor/developer a 25 percent discount on the eligible costs of redevelopment (most redevelopment costs are fully eligible). Common sense would also suggest that this tax act legislation will not remain forever. Although Congress has not yet posted any expiration date on this legislation, in our times of escalating national deficits it is more than likely that this legislation will be identified as a target for elimination at some point in the future.

Therefore, we recommend that the city and the Old Town Merchants Association work together towards designation as an historic district. This process involves several steps and will require a formal study by a qualified architectural historian. There are tradeoffs associated with local versus national designation to be investigated. Those tradeoffs also need further investigation to decide which designation is in the best interest of the Old Town area. (The differences lie primarily with those individuals or groups that will review and certify plans for tax credit. Both types of districts are eligible for federal tax credits.)



624 E. Douglas
Wichita, Kansas 67202
316-267-5327

December 13, 1984

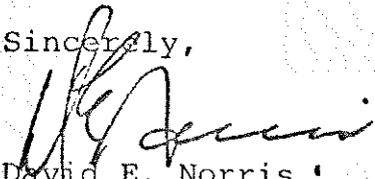
Ms. Margaret McDonald Lahey
City of Wichita
Planning - 10th Floor
455 N. Main
Wichita, Kansas 67202

Dear Margaret:

Pursuant to the Old Town Association meeting of November 14, 1984, I have been asked to officially request you proceed with the historic district designation. The Association supports the proposed boundaries of the proposed district and encourage the designation of same.

Please advise if you have any question.

Sincerely,


David E. Norris

DEN/sb

cc: Lynda Tousley

RECEIVED

DEC 14 1984

METROPOLITAN PLANNING
ROUTE _____

WICHITA REGISTER OF HISTORIC PLACES
Inventory Nomination Form

ATTACHMENT

Print all entries - complete applicable sections

1. NAME

historic

and/or common EAST DOUGLAS AVENUE HISTORIC LANDMARK DISTRICT

2. LOCATION

street and number SEE CONTINUATION SHEET AND ATTACHED MAP

city, town WICHITA county SEDGWICK state KANSAS

3. CLASSIFICATION

Category	Status	
<input checked="" type="checkbox"/> district	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> government
<input type="checkbox"/> building(s)	<input type="checkbox"/> unoccupied	<input type="checkbox"/> industrial
<input type="checkbox"/> structure	<input type="checkbox"/> work in progress	<input type="checkbox"/> military
<input type="checkbox"/> site	Accessible	<input type="checkbox"/> museum
<input type="checkbox"/> object	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> park
Ownership	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> private residence
<input type="checkbox"/> public	<input type="checkbox"/> no	<input type="checkbox"/> multi-family
<input type="checkbox"/> private	Present Use	<input type="checkbox"/> religious
<input checked="" type="checkbox"/> both	<input type="checkbox"/> agriculture	<input type="checkbox"/> scientific
Public Acquisition	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> transportation
<input type="checkbox"/> in process	<input type="checkbox"/> educational	<input type="checkbox"/> other:
<input type="checkbox"/> being considered	<input type="checkbox"/> entertainment	

4. OWNER OF PROPERTY

name MULTIPLE PRIVATE OWNERSHIP AND PUBLIC OWNERSHIP

street and number N/A phone

city, town WICHITA county SEDGWICK state KANSAS zip

5. LOCATION OF LEGAL DESCRIPTION

courthouse, register of deeds, etc. REGISTER OF DEEDS

street and number SEDGWICK COUNTY COURTHOUSE

city, town WICHITA state KANSAS

6. REPRESENTATION IN EXISTING SURVEYS

title WICHITA'S INVENTORY OF HERITAGE RESOURCES Has this property been determined eligible? Yes No
X

date 1985 federal state county local

depository for survey records OFFICE OF PRESERVATION PLANNER, METROPOLITAN AREA PLANNING DEPARTMENT, CITY HALL, 10TH FL, 455 N. MAIN (67202)

city, town WICHITA state KANSAS

7. DESCRIPTION

Condition		Check One	Check One
<u> </u> excellent	<u> </u> deteriorated	<u> X </u> unaltered	<u> X </u> original site
<u> X </u> good	<u> </u> ruins	<u> </u> altered	<u> </u> moved
<u> </u> fair	<u> </u> unexposed		date <u> </u>

Describe the present and original (if known) physical appearance:

Generally the district consists of low rise brick structures ranging from two to six stories in height. The majority of buildings have commercial vernacular styling of the late 19th and early 20th century. Decorative elements are usually stylized neoclassical motifs. The earliest buildings show influence of the second Empire style (Carey Hotel) and commercial variations of the Queen Anne style and Italianate styles (620 East Douglas, 509 East Douglas, 505 East Douglas, 504 East Douglas, and 501 East Douglas). The later buildings tend to be simpler commercial vernacular structures. Key 20th century buildings among the group are those which show rich ornamentation in terra cotta with neoclassical styling as represented in the Beaux Arts school. These buildings included the two Mead buildings (419 and 506 East Douglas) and Union Station, built in 1914 and resembling, in a much smaller, simpler scale, Grand Central Station in New York City. The latest contributing buildings in the proposed district are those dating from the late 1920's displaying influence of the art deco period in contrasting colors and geometric decorative motifs, (Fralick Building at 604 East Douglas and 126 North St. Francis).

The district appears spacious and uncluttered, partially because of the low profile of the buildings and because of the great width of Douglas Avenue with approximately 115 feet between building facades. Another key element of the district is the railroad, to which the district in part owes its development. The railroad which crosses the district, north to south on elevated tracks, helped establish the East Douglas district as a commercial center. The railroad also spawned the several hotels located within the proposed district, as well as the group of warehouses between the railroad and Commerce Street.

The 46 buildings and structures forming the district are in generally good condition. Many are, however, vacant or under-utilized as the area was bypassed by modern urban high-rise development further west on Douglas and on Market and Main Streets. The decline of passenger and freight rail usage resulted in a decline in the prosperity of the East Douglas area from which it is now only beginning to recover through the efforts of a few investors who have successfully rehabilitated some of the structures.

The qualities that make this district distinct from the surrounding area are its unity of scale, materials usage and age. The edges of the district are easily marked by the beginning of concentrations of noncontributing features, either buildings or open space such as parking lots. Within the proposed district itself, there are only two noncontributing buildings: 524-530 East Douglas and 122-124 North St. Francis which date from after the established period of significance. These two buildings are, however, consistent with their neighbors in overall scale, size, use and materials.

One important feature of the district which helps to strengthen its historical significance is the remaining original wooden paving blocks in the alley running between Emporia and St. Francis, south of Douglas. The paving which may predate any of the buildings in the district consists of rectangular wooden blocks set on end in the ground to provide a brick-like surface for the alley. This is the only known area in the city where this material is visible.

(Cont'd on page 7)

8. EVALUATION OF CRITERIA AND SIGNIFICANCE FOR DESIGNATION

A. Criteria for Evaluation

The following criteria are to be considered in determining the eligibility of a property for historic landmark designation under Ordinance 33-790, City of Wichita (Section 2.12.1019, Code of the City of Wichita). Check one or more categories of applicable criteria.

- a. Character, interest or value as part of the development, heritage, or cultural characteristics of the City of Wichita, State or United States.
- b. Location as the site of a significant historic event.
- c. Identification with a person or persons who significantly contributed to the culture and development of the City.
- d. Exemplification of the cultural, economic, social or historical heritage of the City.
- e. Portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.
- f. Embodiment of distinguishing characteristics of an architectural type or specimen.
- g. Identification as the work of an architect or master builder whose individual work has influenced the development of the City.
- h. Embodiment of elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation.
- i. Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on historic, cultural or architectural motif.
- j. Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the City.
- k. Archaeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest.
- l. Value as an aspect of community sentiment or public pride.

8. EVALUATION OF CRITERIA AND SIGNIFICANCE FOR DESIGNATION (Continued)

B. Significance

Explain how the property meets the criteria checked above.

This district is held together by an architectural and historical unity representing two important periods in Wichita's history: the 1880's and the first three decades of the 20th century. An important aspect of the district is that it remains substantially as it was earlier in the 20th century. The intrusive elements to the district are minimal, almost nonexistent, and consist mostly of non-historic open space in the form of parking lots and city park. It is, in fact the only remaining commercial concentration from Wichita's early history.

Nearly all of the buildings within the boundaries of the district date from the two periods of significance given: The 1880's and the early 20th century. Actually, there are only a few buildings in the district from the earlier period, but two of them are key or outstanding structures and are already individually listed in the National Register of Historic Places. These buildings are the Hotel Carey (Eaton Hotel) on the southwest corner of Douglas and Emporia, built in 1887 and the Rock Island Depot at the southwest corner of Mead Street and Douglas, also built in 1887. The character of the district is commercial with a small group of warehouses located adjacent to the railroad.

The buildings seen today in the proposed East Douglas historic district are actually the second generation of architecture to be there. Old photographs show that in the 1870's and particularly the 1880's the area was substantially built up with small frame structures. Gradually, they were replaced with larger, more substantial brick buildings reflecting Wichita's growth and prosperity largely brought about by the railroads and the industries dependent upon them.

While Wichita experienced a great boom cycle in the 1880's, there was an equally great period of prosperity in the first two decades of the 20th century. It was during this later period that nearly all of the buildings in the district were constructed. In the 1930's new construction diminished as might be expected from general economic conditions of that decade. Therefore, 1930 is the approximate ending date for the period of significance of the district. One exception which is definitely considered "contributing" to the importance of the district is the art deco facade applied to the Marple Theatre (building #34) which probably dates from the 1930's.

The greatest historical significance of the East Douglas proposed district is that it is the largest remaining concentration of early commercial architecture in Wichita. While the city itself was incorporated in 1870, there is little remaining construction from that early settlement period. Several of those earliest buildings known to remain have been relocated in The Old Cowtown Museum. During the 1860's the beginnings of Wichita were established well north of Douglas Avenue, along the Arkansas River, principally along Waco Avenue between 8th and 9th Streets. The person most responsible for this early settlement location was Darius Sales Munger.

Another early developer of Wichita was William R. Greiffenstein who acquired a substantial amount of land between the present location of Douglas Avenue and Central, four blocks to the north. Munger and Greiffenstein made an agreement to combine their plats to form a single townsite. However, there developed a competition between the north and south sections which prevailed for many years to come.

(Cont'd on page 13)

9. FORM PREPARED BY

name/title MARGARET MCDONALD LAHEY, PRESERVATION PLANNER
organization HISTORIC LANDMARK PRESERVATION COMMITTEE date 4/4/85
street & number 455 NORTH MAIN, 10TH FLOOR telephone (316) 268-4421
city or town WICHITA state KANSAS

send to: Preservation Planner
Metropolitan Area Planning Department
City Hall, 10th Floor
455 North Main
Wichita, Kansas 67202-1688
(316) 268-4421

10. MAJOR BIBLIOGRAPHICAL REFERENCES

Bentley, Orsemus H., ed. THE HISTORY OF SEDGWICK CO., KANSAS.
Chicago: C.F. Cooper & Co., 1910

Long, R.M. "Dick". WICHITA CENTURY. 1870-1970.
Wichita: The Wichita Historical Museum Assn., Inc. 1969.

Miner, H. Craig. WICHITA: THE EARLY YEARS 1865-1880.
Lincoln: University of Nebraska Press. 1982

PEERLESS PRINCESS OF THE PLAINS. Wichita: Two Rivers
Publishing Co. 1976.

11. ADDITIONAL COMMENTS:

Survey Methods

Using information supplied by the City of Wichita's preservation planner, the survey area was examined and the proposed boundaries located. Two surveyors completed an exterior architectural study of each building within the area. The buildings were rated according to their architectural integrity and age relative to the period of significance established for the district. The buildings were then classified as key (outstanding), contributing, or non-contributing. Photographs were taken to show all buildings in the district and their relationship to one another. Other photographs were taken to depict the district's streetscape and boundaries.

To compliment the architectural analysis, basic historic research was undertaken to establish the historical associations of the East Douglas area and to confirm how and when it developed. Historical research documentation included previously compiled material on file with the City of Wichita, city directories and Sanborn Insurance maps.

No. 2 Location

The proposed East Douglas Avenue Historic District extends along Douglas from near the middle of the 400 block east through the 800 block to Rock Island Street. Also included is one half of the east side of North St. Francis' first block north of Douglas and part of the east side of the first block of South Emporia, William Street between Commerce and the railroad and Commerce Street, south of William to include 212-220 Commerce Street. The recommended district boundaries follows:

Establishment of the "H" Historic Landmark Designation is recommended on the following described property:

EAST DOUGLAS AVENUE HISTORIC LANDMARK DISTRICT located within the following described boundary, commencing at the Northwest corner of Lot 33, Douglas Avenue, N.A. English's Addition to the City of Wichita; thence east along the south line of Douglas Avenue as platted in said addition to the Northwest corner of Lot 41, Douglas Avenue of said addition; thence south along the west line of said Lot 41 and said line extended to the south line of the alley adjacent to and south of said Lot 41; thence east along said south line and said line extended to the Northwest corner of Lot 1 Emporia Avenue in said addition; thence south along the west line of Lots 1 and 3 Emporia Avenue in said addition to the south line of said Lot 3; thence east along said south line to the east line of said Lot 3; thence north along the east line of Lots 3 and 1 Emporia Avenue on said addition to the Northeast corner of said Lot 1; thence east to the Northwest corner of Lot 2 St. Francis Avenue in said addition; thence continue east along the north line of said Lot 2 to the west line of St. Francis Avenue; thence south along said west line to the north line of William Street; thence east along said north line to the Southwest corner of Lot 12 Santa Fe Avenue in said addition; thence south to the Southwest corner of Lot 14, Santa Fe Avenue in said addition; thence south along the west line of even numbered Lots 14 thru 38, Santa Fe Avenue in said addition to the Southwest corner of said Lot 38; thence east along the south line of said Lot 38 to the Southeast corner of said Lot 38; thence south along the east line of even numbered Lots 40 thru 50, Santa Fe Avenue in said addition to the Southeast corner of said Lot 50; thence east to the Southwest corner of Lot 1 Union Station Addition to Wichita, Kansas; thence east along the south line of said Lot 1 and said line extended to the west line of Rock Island Addition to Wichita, Kansas; thence north along said west line and the west line of Rock Island 2nd Addition to Wichita, Kansas to the Southwest corner of Lot 3, Union Station Addition to Wichita, Kansas; thence north along the west line of said Lot 3 to a point 140 ft. south of the north line of said Lot 3; thence east parallel to and 140 ft. south of said north line to the west line of Rock Island Avenue; thence north along said west line to the north line of the alley adjacent to and south of Lot 2, Mead Avenue, East Wichita Addition; thence west along the north line of said alley to the Southeast corner of Lot 1, Mead Avenue of said addition; thence westerly to the Southeast corner of Lot 14, Santa Fe Avenue, J. R. Mead Addition; thence west along the south line of said Lot 14 to the Southwest corner of said Lot 14; thence southwesterly to the Southeast corner of Lot 1, St. Francis Avenue, in said addition; thence north along the east line of Lots 1, 3, 5, 7, and 9 St. Francis Avenue in said addition to the north line of the south half of said Lot 9; thence west along said north line to the east line of St. Francis Avenue; thence south along said east line to Southwest corner of Lot 1, St. Francis Avenue in said addition; thence west to the Southeast corner of Lot 2, St. Francis Avenue in said addition; thence west along the south line of said Lot 2 and the south line of Lot 1, Emporia Avenue in said addition to the east line of Emporia; thence west to the Southeast corner of Lot 2 Emporia Avenue in said addition; thence west along the south line of said Lot 2 and the south line of Lot 1 Topeka Avenue in said addition to a point, said point being the intersection of the south line of said Lot 1 and the west line of Lot 30, Douglas Avenue in said addition; thence extended north; thence south along said extended west line and said west line to the north line of Douglas Avenue; thence south to the point of beginning. Generally located east of Topeka Avenue and west of Rock Island Avenue from one-half block north of Douglas Avenue and north of English.

No. 7 Description

Buildings and structures contributing to the character of the district.*

1. James R. Mead Building
412-414 East Douglas
Built 1914
3 stories, 3 bays, brick & terra cotta
Classical Revival
Key Building
2. 430 East Douglas
Built Ca. 1910
2 stories, 2 bays, stuccoed masonry
Early 20th century commercial vernacular
Contributing
3. Bronson Building
504 East Douglas
Built 1903
2 stories, 2 bays, brick with extensive
corbeled trim
Commerical vernacular
Contributing
4. Mead Building
506 East Douglas
Built Ca. 1915
2 stories, 3 bays, glazed brick & terra cotta
Early 20th century Classical Revival
Contributing
5. Stites Building
518-520 East Douglas
Built Ca. 1900
2 stories, 6 bays, brick, commerical vernacular
Contributing
6. 530 East Douglas
Built Ca. 1950
3 stories, 10 bays, masonry
Mid 20th century commercial vernacular
Noncontributing
7. 600-602 East Douglas
Built Ca. 1887
2 stories, 3 bays, brick
Late 19th century commercial vernacular
Contributing

* With the exception of two noncontributing structures which are so noted.

No. 7 Description

8. Fralick Building
604 East Douglas
Built Ca. 1925
2 stories, 3 bays, brick, early 20th century
commercial vernacular with Art Deco features
Contributing
9. 608 East Douglas
Built Ca. 1915
1 story, 3 bays, brick
Early 20th century commercial vernacular
Contributing
10. Renfro Hotel
Built Ca. 1890
612 East Douglas
3 stories, 4 bays, brick with cast or cut
stone window heads
Late 19th century commercial vernacular
Key Building
11. 618 East Douglas
Built Ca. 1900
3 stories, 3 bays, brick with projecting cast
stone parapet
Late 19th century commercial vernacular
Contributing
12. 620 East Douglas
Built 1902
3 stories, 2 bays, brick with corbeled trim
Early 20th century commercial vernacular
Contributing
13. 622 East Douglas
Built Ca. 1905
2 stories, 3 bays, brick with segmentally
arched window heads
Early 20th century commercial vernacular
Contributing
14. 624-626 East Douglas
Built Ca. 1900
2 stories, 2 bays, brick with corbeled trim
Late 19th century commercial vernacular
Contributing

No. 7 Description

15. 630 East Douglas
Built 1922
3 stories, e bays, reinforced concrete
Early 20th century commercial vernacular (with
English Gothic influence)
Contributing
16. 700 East Douglas
Built Ca. 1920
2 stories, 1 bay, precast concrete
Early 20th century commercial vernacular
Contributing
17. 704 East Douglas
Built Ca. 1920
5 stories, 3 bays, reinforced concrete
Early 20th century commercial vernacular
Contributing
18. 800-804 East Douglas
Built Ca. 1900
2 stories, 4 bays, brick with corbeled brick
and stone trim
Late 19th century commercial vernacular
Contributing
19. 806 East Douglas
Built Ca. 1900
2 stories, 4 bays, brick with corbeled brick
and stone trim
20th century commercial vernacular
Contributing
20. 808 East Douglas
Built Ca. 1900
2 stories, 2 bays, brick with corbeled trim
Early 20th century commercial vernacular
Contributing
21. Patrick Hotel
811-813 East Douglas
Built Ca. 1915
2 stories, 6 bays, brick
Early 20th century commercial vernacular
Contributing
22. Grand Hotel
801-803 East Douglas
Built Ca. 1915
2 stories, 5 bays, brick
Early 20th century commercial vernacular
Contributing

No. 7 Description

23. Rock Island Depot
711 East Douglas
Built 1887
2 stories, 5 bays, 2 one-story wings, brick
Queen Anne with Richardsonian influence
Key Building (Individually listed in the National Register of
Historic Places)
24. Rock Island Depot - Baggage House
Behind 711 East Douglas
Built 1887
1 story, 5 bays, brick
Utilitarian with Queen Anne features
Contributing
25. Union Station
701 East Douglas
Built 1914
2 stories, 3 bays, long extension to rear, cast or cut stone
Beaux Arts - neoclassical
Key Building
26. Carey Hotel
517-527 East Douglas
Built 1887 (west two bays added in 1907)
6 stories, 7x10 bays, brick
Second Empire
Key Building (Individually listed in the National Register of
Historic Places)
27. Wichita Hotel
515 East Douglas
Built Ca. 1910 (1905)
3 stories, 4 bays, brick
Neoclassical Revival
Contributing
28. Kirkwood Building
509 East Douglas
Built 1902
2 stories, 2 bays, brick with cast iron trim
Early 20th century commercial
Contributing
29. 507 East Douglas
Built Ca. 1910 (1907)
2 stories, 4 bays, brick
Early 20th century commercial vernacular
Contributing

No. 7 Description

30. 505 East Douglas
Built Ca. 1902
2 stories, 2 bays, brick with corbeled trim
Early 20th century commercial
Contributing
31. Lawrence Block
501-503 East Douglas
Built 1906
3 stories, 5x14 bays, brick with case iron trim
Early 20th century commercial with neoclassical revival motifs.
Key Building
32. 419-421 East Douglas
Built Ca. 1901 (facade modified, ca. 1925)
3 stories, 9x10 bays, brick with corbeled trim
Early 20th century commercial vernacular
Contributing
33. E. M. Dodd Building
417 East Douglas
Built Ca. 1914
3 stories, 4 bays, brick with applied Art Deco facade
Early 20th century commercial vernacular
Contributing
34. Lexington Hotel
112-114 South Emporia
Built Ca. 1914
2 stories, 5 bays, brick with white glazed brick facade
Early 20th century commercial vernacular
Contributing
35. 114 North St. Francis
Built Ca. 1910
2 stories, 6 bays, brick with cast iron storefront
Early 20th century commercial vernacular
Contributing
36. 122 North St. Francis
Built Ca. 1940
2 stories, 7 bays, brick
Mid 20th century commercial vernacular
Noncontributing
37. 126 North St. Francis
Built Ca. 1925
3 stories, 3 bays, brick with corbeled geometric trim
Early 20th century commercial vernacular
Contributing

No. 7 Description

38. 130 North St. Francis
Built Ca. 1910
3 stories, 6 bays, brick with corbeled trim
Early 20th century commercial vernacular
Contributing
39. 134 North St. Francis
Built Ca. 1910
2 stories, 3 bays, brick with segmentally arched window heads
Early 20th century commercial vernacular
Contributing
40. Wichita Wholesale Grocery Company
619-629 East William
Built 1894
4 stories, 10x5 bays, brick
Turn of the century warehouse style
Key building (Individually listed in the National Register
of Historic Places)
41. 212 Commerce Street
Built Ca. 1930
2 stories, 3 bays, steel truss with masonry curtain walls
Utilitarian warehouse
Contributing
42. 214 Commerce Street
Built Ca. 1910
2 stories, 4 bays, brick
Early 20th century commercial vernacular
Contributing
43. 216-218 Commerce Street
Built Ca. 1910
2 stories, 4 bays, brick
Early 20th century commercial vernacular
Contributing
44. 220 Commerce Street
Built Ca. 1910
1 story, 3 bays, brick
Early 20th century commercial vernacular
Contributing
45. 617 East William
Built Ca. 1920
2 stories, 2 bays, brick
Early 20th century commercial vernacular
Contributing
46. Douglas Avenue Railroad Viaduct
Built 1914
Poured concrete
Contributing

No. 8 Evaluation of Criteria and Significance for Designation

B. Significance (cont'd)

Another important figure in the early history of Wichita and thus the history of the East Douglas area was James R. Mead whose name is commemorated on two buildings and a street within the district. Mead first visited the future site of Wichita in 1863 when it was a camp established by the federal government for the displaced Wichita Indians. Mead was a trader who had great knowledge of the plains and as well had marketing connections in eastern cities. He became a prosperous merchant and leading force in the early development of Wichita. He owned substantial property along Douglas Avenue and along with his friend, William Greiffenstein helped to promote East Douglas as the main commercial thoroughfare of Wichita.

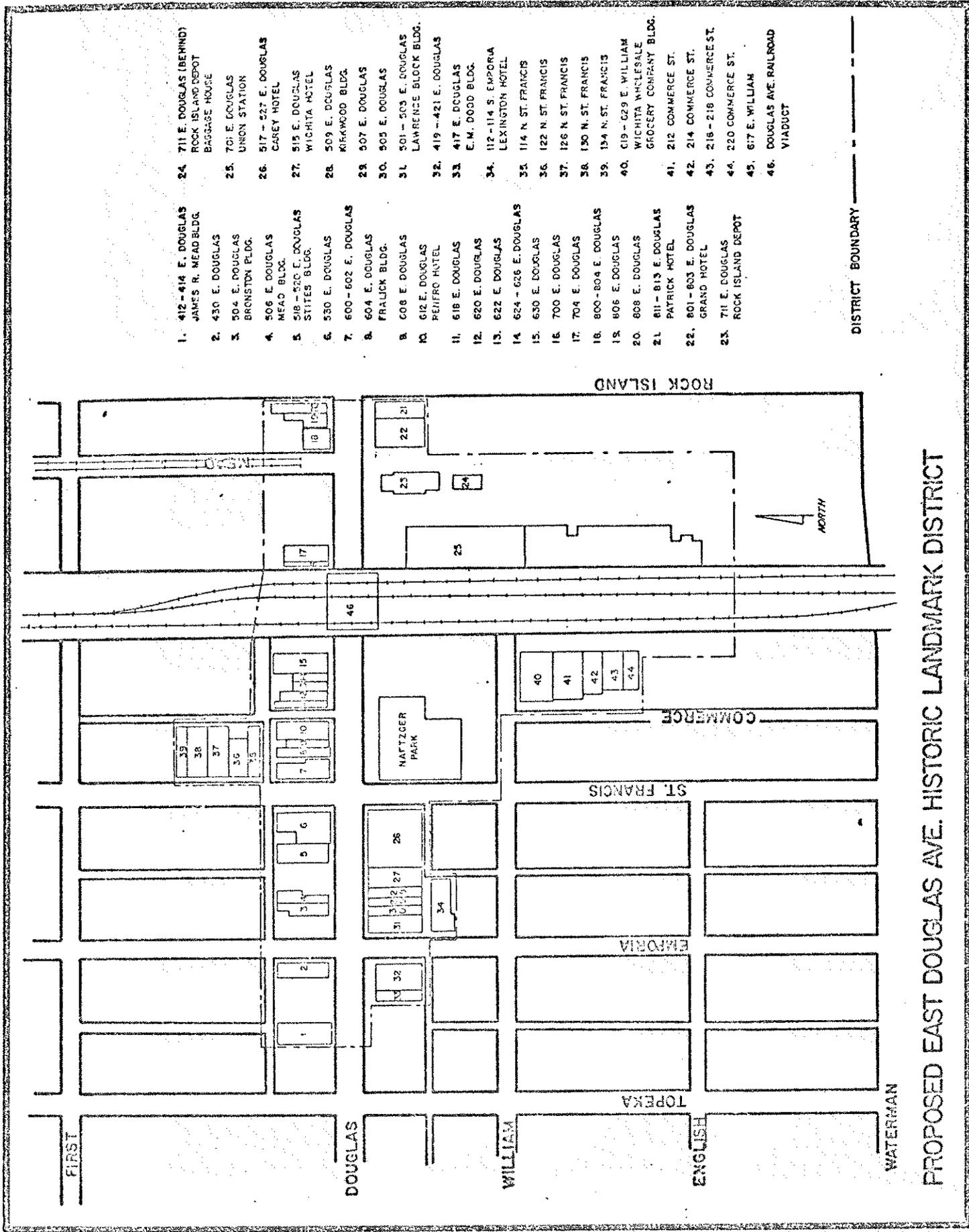
In the 1880's when the East Douglas area began to develop as it appears today, Greiffenstein was Mayor and Mead a substantial businessman and developer. The two had been friends since the 1860's and together were a guiding political-economic unit of the city. Both men were wealthy and could offer incentives to promote commercial development in the south section of Wichita, along Douglas Avenue. This they did in the 1870's by giving away commercial lots, promoting, by financial support, a bridge across the Arkansas River on West Douglas, and by establishing Douglas Avenue, as a result of the bridge, as a cattle route, thus consolidating Wichita's position as a cattle center. When the rail center was established on East Douglas in the 1880's the commercial prominence of Douglas Avenue was guaranteed.

The development within the proposed East Douglas Avenue historic district reflects the overall development of the city during the 20 years before and after the turn of the century. Wichita's population in 1880 was 4,911; by 1890 it was 23,853, establishing the 1880's as a boom period for Wichita. During this time Wichita saw the installation of telephones, a municipal water system and electric lights. By contrast, the 1890's was a time of depression when businesses closed and population declined. The Women's Christian Temperance Union (WCTU), a strong force in Kansas led by Carrie Nation, during this decade caused the closing of numerous saloons and bars. Pendulum-like, Wichita saw another great boom period between 1900-1910 when the population grew from 24,671 to 52,540. During this decade the political and economic structure of the town began to change. William Greiffenstein died in 1899 and James R. Mead died in 1910. Two other important early developers, N.A. English and Marsh M. Murdock died in 1892 and 1908, respectively.

Economic changes were brought about by new industries which began to take hold in the early 20th century, principally wheat and oil. Prosperity, thus continued into the 1920's with the population of 1920 at 72,217 continuing the growth trend. Another important new development in the city's economy was the beginning of the aircraft industry in 1919 with the Wichita Airplane Corporation and a few years later, the Travel Air Corporation in 1925 whose leaders were Walter Beech, Lloyd Stearman and Clyde V. Cessna, names familiar in the history of aircraft production.

Wichita continued to grow through the 1920's and by 1930 had a population of 111,110. The city remains an important aircraft, oil, grain, and cattle center today.

The ups and downs of Wichita's development are reflected in the construction architectural growth of the East Douglas District. This area was the heart of the city during the 1880-1930 years and it remains today much as it was by 1930.



- 1. 412-414 E. DOUGLAS
JAMES R. MEAD BLDG.
- 2. 430 E. DOUGLAS
- 3. 504 E. DOUGLAS
BRONSTON BLDG.
- 4. 506 E. DOUGLAS
MEAD BLDG.
- 5. 518-520 E. DOUGLAS
STITES BLDG.
- 6. 530 E. DOUGLAS
- 7. 600-602 E. DOUGLAS
- 8. 604 E. DOUGLAS
FRALICK BLDG.
- 9. 608 E. DOUGLAS
- 10. 612 E. DOUGLAS
RENFRO HOTEL
- 11. 618 E. DOUGLAS
- 12. 620 E. DOUGLAS
- 13. 622 E. DOUGLAS
- 14. 624-626 E. DOUGLAS
- 15. 630 E. DOUGLAS
- 16. 700 E. DOUGLAS
- 17. 704 E. DOUGLAS
- 18. 800-804 E. DOUGLAS
- 19. 806 E. DOUGLAS
- 20. 808 E. DOUGLAS
- 21. 811-813 E. DOUGLAS
PATRICK HOTEL
- 22. 801-803 E. DOUGLAS
GRAND HOTEL
- 23. 711 E. DOUGLAS
ROCK ISLAND DEPOT
- 24. 711 E. DOUGLAS (BEHIND)
ROCK ISLAND DEPOT
BAGGAGE HOUSE
- 25. 701 E. DOUGLAS
UNION STATION
- 26. 517-527 E. DOUGLAS
CAREY HOTEL
- 27. 515 E. DOUGLAS
WICHITA HOTEL
- 28. 509 E. DOUGLAS
KIRKWOOD BLDG.
- 29. 507 E. DOUGLAS
- 30. 505 E. DOUGLAS
- 31. 501-503 E. DOUGLAS
LAWRENCE BLOCK BLDG.
- 32. 419-421 E. DOUGLAS
- 33. 417 E. DOUGLAS
E.M. DODD BLDG.
- 34. 112-114 S. EMPORIA
LEXINGTON HOTEL
- 35. 114 N. ST. FRANCIS
- 36. 122 N. ST. FRANCIS
- 37. 126 N. ST. FRANCIS
- 38. 130 N. ST. FRANCIS
- 39. 134 N. ST. FRANCIS
- 40. 619-629 E. WILLIAM
WICHITA WHELESALE
GROCERY COMPANY BLDG.
- 41. 212 COMMERCE ST.
- 42. 214 COMMERCE ST.
- 43. 216-218 COMMERCE ST.
- 44. 220 COMMERCE ST.
- 45. 617 E. WILLIAM
- 46. DOUGLAS AVE. RAILROAD
VIADUCT

DISTRICT BOUNDARY

PROPOSED EAST DOUGLAS AVE. HISTORIC LANDMARK DISTRICT

May 30, 1985

PROPOSED EAST DOUGLAS AVENUE HISTORIC LANDMARK DISTRICT

Recommended Motion

Find that the request is not inconsistent with adopted plans and recommend to the Board of City Commissioners that the East Douglas Avenue Historic Landmark District be designated as proposed in the revised legal description which excludes all property east of Union Station Addition, Lot 1 and south of Union Station Addition, Lot 3.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: May 24, 1985

TO: To the File

FROM: Margaret McDonald Lahey, Preservation Planner

SUBJECT: Proposed East Douglas Avenue Historic Landmark District

It was noted on May 9, 1985, that the general location description in the Notice of Public Hearing is incorrect as noted (Attachment A)

Also the same mistake appeared on the Official notice published in the Daily Record (Attachment B). The notices were sent out on May 8, 1985 with return receipt requested. After discovering the mistake, consultation was held with Glen Lytle, in charge of Current Plans during Jack Galbraith's absence, and Robert Young. It was decided that since the map was correct and the legal description was accurate that there was no need to send out another mail out with the corrected copy.

A statement will be made for the record at the Historic Landmark Preservation Committee meeting on May 20 and at the public hearing before the Metropolitan Area Planning Commission identifying and correcting the mistake.

Margaret McDonald Lahey
Preservation Planner

MML/Iw

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: May 21, 1985

TO: The Metropolitan Area Planning Commissioners

FROM: Margaret McDonald Lahey, Preservation Planner

SUBJECT: Proposed East Douglas Avenue Historic Landmark District
(H85-1)

On May 20, 1985, the Historic Landmark Preservation Committee (HLPC) considered the proposed East Douglas Avenue Historic Landmark District (Attachment A) for designation as an historic landmark district and unanimously recommended that the district be designated as proposed.

This case is scheduled to go before the Metropolitan Area Planning Commission (MAPC) for public hearing on May 30, 1985. Notice of the HLPC's meeting and the MAPC's hearing was forwarded on May 8, 1985 to property owners within the district as well as all owners of property adjacent to or abutting the proposed district. An informational sheet on the meaning of historic district designation was forwarded with those notices (Attachment B). The following background of this case is being provided for your information.

BACKGROUND

On April 19, 1983, the City Commission approved the use of Urban Renewal A-5 and R-21 closeout funds to go to projects identified by the Old Town Association for rehabilitation work in the East Douglas project area.

The first priority of the Old Town Association was to have a development plan completed so that specific revitalization projects could be coordinated in accordance with an overall comprehensive plan. In October of 1983 the nationally known consulting firm of Zuchelli, Hunter and Associates, Inc. (ZHA) was retained by the City to develop such a plan.

ZHA's Final Report contains an Action Plan. The first portion of the Action Plan discusses those actions which can be taken by the public sector for the public's own benefit and which will directly improve conditions in the Old Town area for existing businesses, property owners and residents. The first recommendation contained under Public Action for Public Benefit is the designation of the Old Town area as an historic district. It states "ZHA cannot overemphasize the value and importance of designation as an historic district," and goes on to cite the 1981 Tax Act's 25 percent credit on all development funds used to rehabilitate contributing buildings in historic districts. (Attachment C)

On January 3, 1984, the BCC received and filed the Final Report on the Old Town Development Plan and referred the plan to the Economic Development Commission (EDC) with instructions to review the proposed priorities suggested in the plan and to forward their recommendations to the BCC. The EDC submitted their recommendations to the BCC, with the first recommendation being to approve the Old Town Association's request that the City assist in pursuing historic designation and to approve the reallocation of A-5 closeout funds in an amount not to exceed \$5,000 toward hiring a consultant to undertake the necessary prerequisite inventory and survey of the area. Subsequently, the BCC took action to direct city staff to assist Old Town in efforts to pursue historic district designation and reallocate A-5 closeout funds in an amount not to exceed \$5,000 to undertake an inventory and survey of that area pursuant to consideration of historic district designation.

Since the Old Town Association was first organized in 1983, city staff including the Downtown Development Coordinator of the Housing and Economic Development Department and Metropolitan Area Planning Department staff have been working closely with the Association. One of the main items worked on with the Old Town Association, at their request, has been potential historic district designation and its ramifications. The potential boundaries of an historic district were identified in the Old Town East Douglas area and, a special informational meeting was called on February 22, 1984, to discuss whether or not property owners wanted to request historic district designation. Notices were forwarded to all the property owners within the identified potential historic district area, inviting them to attend that informational meeting. None of the property owners attending the meeting voiced opposition to the proposal.

In the summer of 1984, consultants were hired to undertake the necessary inventory and survey of the area. It was satisfactorily completed early last fall. The inventory and survey sets out the suggested boundaries for a local district which would be eligible for certification for federal tax purposes. Another meeting was held with the Old Town Association on November 14, 1984 and the results of the survey were presented to the members. At that meeting, the Old Town Association took action to officially request historic district designation. Correspondence to that effect was received by the City of Wichita on December 13, 1984. (Attachment D)

Prior to the current activities described above, the City's Urban Renewal Agency, in 1979, attempted to create the Mead Conservation District, a much larger historic district in the same general area that is being proposed today. At that time, there was significant opposition to the proposal. However, the case that will be coming before you in the near future differs significantly from the attempt in 1979. First and foremost, the current request has come from the Old Town Association, the organization which has as its purpose, representation of property owners and tenants in that area in order to promote economic revitalization. They view historic district designation as a tool to help implement many of the changes needed to revitalize their area.

Efforts have been made to help ensure that this district designation has the support of the majority of the affected property. However, there may be a few property owners who will oppose this designation and request to have their properties removed from the boundaries of the historic district. On the other hand, there are property owners who may request to have the boundaries changed so that their property would be included in the district. Changing the currently proposed boundaries may jeopardize the greatest benefit provided by designation of a certifiable local historic district - eligibility for the 25 percent Investment Tax Credit. In order for a local district to be eligible for the tax credits, it must be "certified". What this means is that the National Park Service must certify that the local historic district substantially meets the standards and criteria of a National Register District. A major requirement of those standards is that the boundaries of the historic district reflect the actual physical, visual and geographical boundaries of the area's historic and architectural continuity. For that reason, it is very important that the district boundaries be designated as proposed. Too great a deviation from the proposed boundaries could jeopardize the City's chances to have the district certified and, thus, eliminate the major benefit provided to property owners by historic district designation.

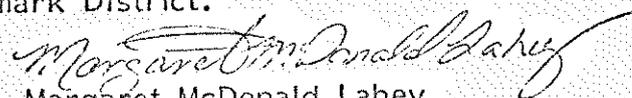
At the May 20, 1985 meeting of the Historic Landmark Preservation Committee, no one appeared in opposition to the proposed district. After the Committee reviewed the nomination form (Attachment E) and answered the questions of the members of the public present, James M. Guy made a motion to recommend that the Board of City Commissioners approve the designation of the East Douglas Avenue Historic Landmark District as proposed for the following reasons:

- 1) as proposed, it would most likely qualify for certification; and
- 2) district designation was requested by the Old Town Association; and
- 3) there appears to be no substantial opposition.

The motion was seconded by Jackie Brant and unanimously approved by the eight committee members present.

RECOMMENDATION:

It is recommended that the MAPC approve the historic designation request and recommend that the Board of Wichita City Commissioners establish the proposed East Douglas Avenue Historic Landmark District.

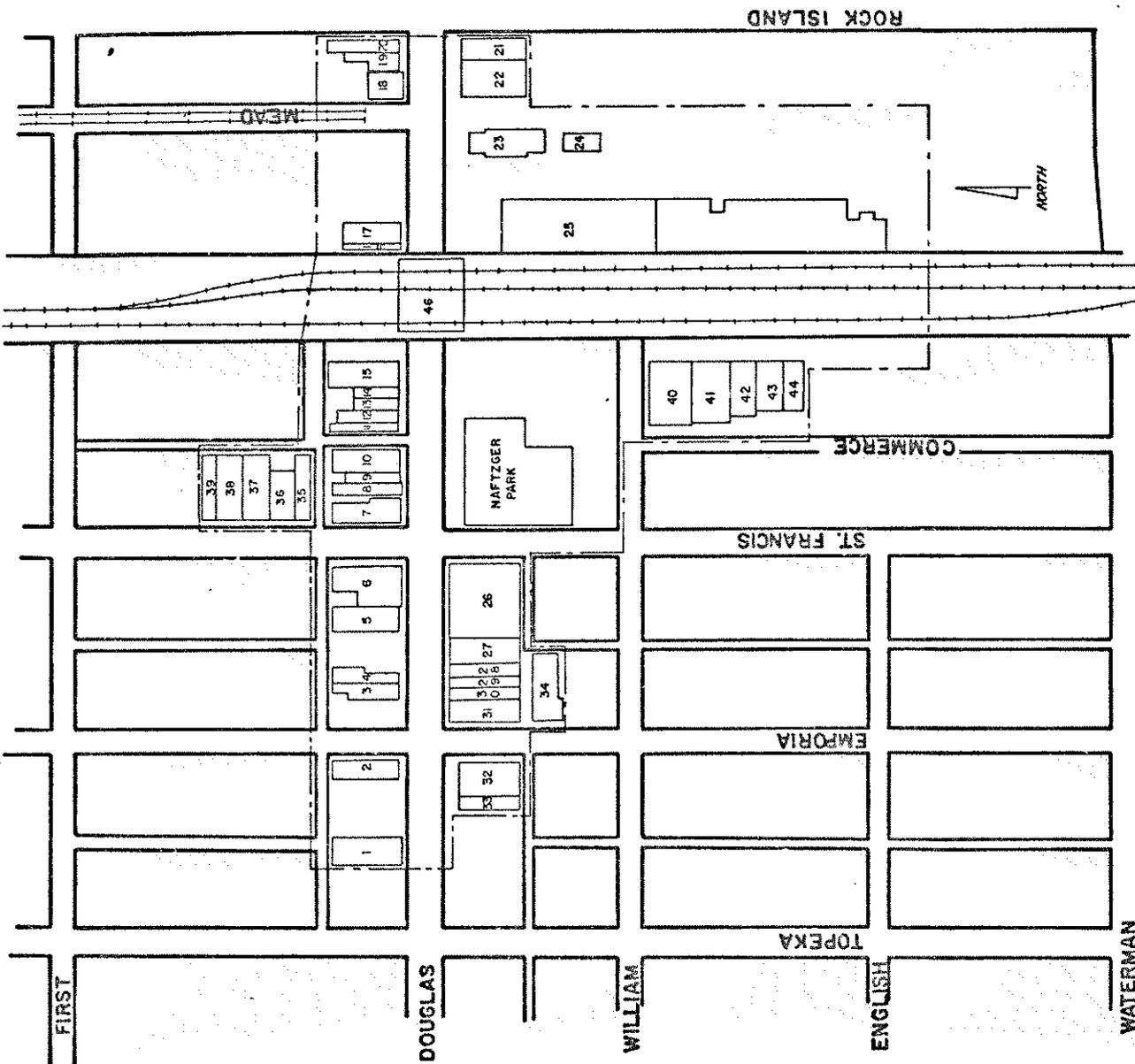

Margaret McDonald Lahey
Preservation Planner

APPROVED:


Robert A. Lakin, Director of Planning

- | | |
|----------------------------------------------|------------------------------------------------------------------------|
| 1. 412-414 E. DOUGLAS
JAMES R. MEAD BLDG. | 24. 711 E. DOUGLAS (BEHIND)
ROCK ISLAND DEPOT
BAGGAGE HOUSE |
| 2. 430 E. DOUGLAS | 25. 701 E. DOUGLAS
UNION STATION |
| 3. 504 E. DOUGLAS
BRONSTON BLDG. | 26. 517 - 527 E. DOUGLAS
CAREY HOTEL |
| 4. 506 E. DOUGLAS
MEAD BLDG. | 27. 515 E. DOUGLAS
WICHITA HOTEL |
| 5. 518 - 520 E. DOUGLAS
STITES BLDG. | 28. 509 E. DOUGLAS
KIRKWOOD BLDG. |
| 6. 530 E. DOUGLAS | 29. 507 E. DOUGLAS |
| 7. 600 - 602 E. DOUGLAS | 30. 505 E. DOUGLAS |
| 8. 604 E. DOUGLAS
FRALICK BLDG. | 31. 501 - 503 E. DOUGLAS
LAWRENCE BLOCK BLDG. |
| 9. 608 E. DOUGLAS | 32. 419 - 421 E. DOUGLAS |
| 10. 612 E. DOUGLAS
REIFRO HOTEL | 33. 417 E. DOUGLAS
E.M. DODD BLDG. |
| 11. 618 E. DOUGLAS | 34. 112 - 114 S. EMPORIA
LEXINGTON HOTEL |
| 12. 620 E. DOUGLAS | 35. 114 N. ST. FRANCIS |
| 13. 622 E. DOUGLAS | 36. 122 N. ST. FRANCIS |
| 14. 624 - 626 E. DOUGLAS | 37. 126 N. ST. FRANCIS |
| 15. 630 E. DOUGLAS | 38. 130 N. ST. FRANCIS |
| 16. 700 E. DOUGLAS | 39. 134 N. ST. FRANCIS |
| 17. 704 E. DOUGLAS | 40. 619 - 629 E. WILLIAM
WICHITA WHOLESALE
GROCERY COMPANY BLDG. |
| 18. 800 - 804 E. DOUGLAS | 41. 212 COMMERCE ST. |
| 19. 806 E. DOUGLAS | 42. 214 COMMERCE ST. |
| 20. 808 E. DOUGLAS | 43. 216 - 218 COMMERCE ST. |
| 21. 811 - 813 E. DOUGLAS
PATRICK HOTEL | 44. 220 COMMERCE ST. |
| 22. 801 - 803 E. DOUGLAS
GRAND HOTEL | 45. 617 E. WILLIAM |
| 23. 711 E. DOUGLAS
ROCK ISLAND DEPOT | 46. DOUGLAS AVE. RAILROAD
VIADUCT |

DISTRICT BOUNDARY



PROPOSED EAST DOUGLAS AVE. HISTORIC LANDMARK DISTRICT

WHAT WILL HISTORIC DISTRICT DESIGNATION MEAN TO ME
AS A PROPERTY OWNER?

Q. WHAT IS AN HISTORIC LANDMARK DISTRICT?

- A. An historic landmark district is a geographically definable area which has a concentration of buildings of historical or architectural importance to the community. An historic landmark district is created through formal action by the Wichita Board of City Commissioners (BCC). The BCC is given the authority to designate historic landmark districts by City Code (Sections 12.20.1015- 2.20.1025).

Q. WHAT IS THE PURPOSE OF HISTORIC LANDMARK DISTRICT DESIGNATION?

- A. The purpose of landmark designation is to protect and enhance historic landmarks which reflect important elements of Wichita's social, economic and architectural history; to safeguard the City's heritage as embodied in such landmarks; promote the use of landmarks for the prosperity, education, and welfare of the City; and to foster civic pride in the past. Also, landmark designation is undertaken to stabilize and improve property values; promote tourism; provide incidental support and stimulus to business and industry, and to strengthen the economy of the City.

Q. HOW WILL HISTORIC LANDMARK DESIGNATION BENEFIT ME AS A PROPERTY OWNER?

- A. The designation of an historic landmark district in your area would provide several benefits. It would provide protection by helping to direct change and new developments within the district in a manner which will allow the special historical and architectural character of the area to be maintained. Also, when a local historic landmark district receives federal certification for tax purposes, historic buildings within the district become eligible for a special 25% Investment Tax Credit (ITC) for rehabilitation. Once local landmark district designation is obtained for this district, federal tax certification will be requested. Certification will make historic buildings in the district eligible for rehabilitation tax credits. Another advantage extended to buildings in historic districts includes a provision in the building code of the city which permits less stringent requirements than for full code compliance for historic buildings.

Additionally, historic district designation "defines" an area and provides it with a special identity and a history all it's own. This can help attract residents, visitors and customers to the area.

Exceptions to this, are projects which involve construction of a new building within a landmark district, a general change in the use of a property, or the demolition of a structure. These are generally handled as major projects.

Q. WHAT IF I HAVE A BUILDING IN THE DISTRICT I WANT TO DEMOLISH?

A. Historic landmark district designation cannot prevent the demolition of a structure, only delay it. The purpose of the delay is to allow time for other alternatives to demolition to be sought. The delay period could range from thirty days to up to two hundred forty days depending on the circumstances of the case. The delay period is to be determined by the BCC at a public hearing. At the end of the delay period, the demolition permit can be issued.

Q. WHAT IF I HAVE A VACANT LOT IN THE DISTRICT AND WANT TO BUILD ON IT?

A. New construction is allowed in a historic district. When the applicant obtains a certificate of appropriateness for the project. A new building does not have to be an historical reproduction. In fact, use of contemporary designs are encouraged if the new building is compatible with the character and mood of the neighborhood and the work is compatible in materials, size, scale, color and texture with surrounding buildings.

Q. WILL PROPERTY OWNERS AND TENANTS HAVE ANY INPUT INTO THE CERTIFICATE OF APPROPRIATENESS PROCESS WITHIN THE DISTRICT?

A. Yes, the HLPC has proposed that a district task force be established which will be comprised of two owner/occupants of the buildings in the district, two HLPC members, and one design professional who is not an owner/occupant in the district nor a member of the HLPC. The district task force will review requests for Certificate of Appropriateness and make their recommendations to the HLPC. The task force's district members will serve as contacts for other owners and tenants in the district and will work closely with others in the district and the HLPC to develop any special guidelines that might be needed to tailor the present guidelines to best fit the special needs of the area.

If you have any questions or would like further information, please contact Margaret McDonald Lahey of the Metropolitan Area Planning Department at 268-4421.

-34-

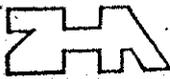
IV. Action Plan

ZHA has prepared a redevelopment plan for the Old Town area of Wichita. This plan has been prepared in a fashion which is sensitive to local market conditions and the surrounding physical environment. In addition, in the last section, ZHA has presented a matrix of creative state-of-the-art funding strategies which can be applied to both public and private sectors of a redevelopment effort. However, in order to ensure that this plan is implemented and that it becomes more than an ambitious study, there are many different actions which the city, the Old Town Merchants Association and those people interested in redeveloping the Old Town area can take.

This section of our development plan discusses a series of separate and distinct initiatives which can be taken as positive steps toward redeveloping the Old Town area. This section is subdivided into two distinct portions. The first portion discusses those actions which can be taken by the public sector for the public's own benefit and directly improve conditions in the Old Town area for existing businesses, property owners and residents. Although these efforts will generally require some type of public endorsement and public action, there is ample room and considerable responsibility upon groups like the Old Town Merchants Association and other concerned individuals to foster, suggest and plan the details of these specific efforts. In addition, ZHA is available for consultation to assist in the execution of these ideas. Our work in other cities has given us practical experience in taking concrete actions to gender the appropriate climate for redevelopment.

A. PUBLIC ACTION FOR DIRECT PUBLIC BENEFIT

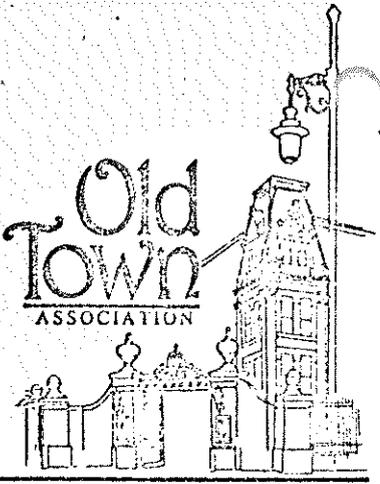
- Designation of the Old Town Area as an Historic District--There has already been a significant amount of work and research documenting the legitimate historic character of the Old Town area. It is ZHA's opinion that the Old Town area has an excellent chance of being formerly designated as either a local or a national historic district. The exact boundaries of such a proposed district would be defined after a more careful analysis, but it is clear that the continuity of late 19th and early 20th century commercial buildings on Douglas Avenue and several of the perpendicular streets describes an important period of time



in Wichita's development. The existing buildings present a continuity of commercial urban fabric that is worth preserving and restoring.

ZHA cannot over-emphasize the value and importance of designation as an historic district. The 1981 Tax Act allows a 25 percent credit (not deduction) on all of the development funds used to rehabilitate an historic building or a building that contributes to the significance of an historic district. This essentially offers the investor/developer a 25 percent discount on the eligible costs of redevelopment (most redevelopment costs are fully eligible). Common sense would also suggest that this tax act legislation will not remain forever. Although Congress has not yet posted any expiration date on this legislation, in our times of escalating national deficits it is more than likely that this legislation will be identified as a target for elimination at some point in the future.

Therefore, we recommend that the city and the Old Town Merchants Association work together towards designation as an historic district. This process involves several steps and will require a formal study by a qualified architectural historian. There are tradeoffs associated with local versus national designation to be investigated. Those tradeoffs also need further investigation to decide which designation is in the best interest of the Old Town area. (The differences lie primarily with those individuals or groups that will review and certify plans for tax credit. Both types of districts are eligible for federal tax credits.)



624 E. Douglas
Wichita, Kansas 67202
316-267-5327

December 13, 1984

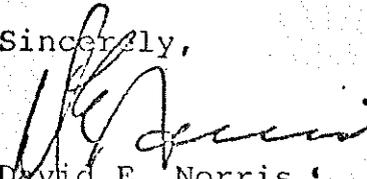
Ms. Margaret McDonald Lahey
City of Wichita
Planning - 10th Floor
455 N. Main
Wichita, Kansas 67202

Dear Margaret:

Pursuant to the Old Town Association meeting of November 14, 1984, I have been asked to officially request you proceed with the historic district designation. The Association supports the proposed boundaries of the proposed district and encourage the designation of same.

Please advise if you have any question.

Sincerely,


David E. Norris

DEN/sb

cc: Lynda Tousley

RECEIVED

DEC 14 1984

METROPOLITAN PLANNING
ROUTE _____

Print all entries - complete applicable sections

1. NAME

historic

and/or common EAST DOUGLAS AVENUE HISTORIC LANDMARK DISTRICT

2. LOCATION

street and number SEE CONTINUATION SHEET AND ATTACHED MAP

city, town WICHITA county SEDGWICK state KANSAS

3. CLASSIFICATION

Category

district
 building(s)
 structure
 site
 object
Ownership
 public
 private
 both
Public Acquisition
 in process
 being considered

Status

occupied
 unoccupied
 work in progress
Accessible
 yes: restricted
 yes: unrestricted
 no
Present Use
 agriculture
 commercial
 educational
 entertainment

government
 industrial
 military
 museum
 park
 private residence
 multi-family
 religious
 scientific
 transportation
 other:

4. OWNER OF PROPERTY

name MULTIPLE PRIVATE OWNERSHIP AND PUBLIC OWNERSHIP

street and number N/A phone

city, town WICHITA county SEDGWICK state KANSAS zip

5. LOCATION OF LEGAL DESCRIPTION

courthouse, register of deeds, etc. REGISTER OF DEEDS

street and number SEDGWICK COUNTY COURTHOUSE

city, town WICHITA state KANSAS

6. REPRESENTATION IN EXISTING SURVEYS

title WICHITA'S INVENTORY OF HERITAGE RESOURCES Has this property been determined eligible? Yes No
X

date 1985 federal state county X local

depository for survey records OFFICE OF PRESERVATION PLANNER, METROPOLITAN AREA PLANNING DEPARTMENT, CITY HALL, 10TH FL, 455 N. MAIN (67202)

city, town WICHITA state KANSAS

7. DESCRIPTION

Condition		Check One	Check One
<u> </u> excellent	<u> </u> deteriorated	<u> X </u> unaltered	<u> X </u> original site
<u> X </u> good	<u> </u> ruins	<u> </u> altered	<u> </u> moved
<u> </u> fair	<u> </u> unexposed		date <u> </u>

Describe the present and original (if known) physical appearance:

Generally the district consists of low rise brick structures ranging from two to six stories in height. The majority of buildings have commercial vernacular styling of the late 19th and early 20th century. Decorative elements are usually stylized neoclassical motifs. The earliest buildings show influence of the second Empire style (Carey Hotel) and commercial variations of the Queen Anne style and Italianate styles (620 East Douglas, 509 East Douglas, 505 East Douglas, 504 East Douglas, and 501 East Douglas). The later buildings tend to be simpler commercial vernacular structures. Key 20th century buildings among the group are those which show rich ornamentation in terra cotta with neoclassical styling as represented in the Beaux Arts school. These buildings included the two Mead buildings (419 and 506 East Douglas) and Union Station, built in 1914 and resembling, in a much smaller, simpler scale, Grand Central Station in New York City. The latest contributing buildings in the proposed district are those dating from the late 1920's displaying influence of the art deco period in contrasting colors and geometric decorative motifs, (Fralick Building at 604 East Douglas and 126 North St. Francis).

The district appears spacious and uncluttered, partially because of the low profile of the buildings and because of the great width of Douglas Avenue with approximately 115 feet between building facades. Another key element of the district is the railroad, to which the district in part owes its development. The railroad which crosses the district, north to south on elevated tracks, helped establish the East Douglas district as a commercial center. The railroad also spawned the several hotels located within the proposed district, as well as the group of warehouses between the railroad and Commerce Street.

The 46 buildings and structures forming the district are in generally good condition. Many are, however, vacant or under-utilized as the area was bypassed by modern urban high-rise development further west on Douglas and on Market and Main Streets. The decline of passenger and freight rail usage resulted in a decline in the prosperity of the East Douglas area from which it is now only beginning to recover through the efforts of a few investors who have successfully rehabilitated some of the structures.

The qualities that make this district distinct from the surrounding area are its unity of scale, materials usage and age. The edges of the district are easily marked by the beginning of concentrations of noncontributing features, either buildings or open space such as parking lots. Within the proposed district itself, there are only two noncontributing buildings: 524-530 East Douglas and 122-124 North St. Francis which date from after the established period of significance. These two buildings are, however, consistent with their neighbors in overall scale, size, use and materials.

One important feature of the district which helps to strengthen its historical significance is the remaining original wooden paving blocks in the alley running between Emporia and St. Francis, south of Douglas. The paving which may predate any of the buildings in the district consists of rectangular wooden blocks set on end in the ground to provide a brick-like surface for the alley. This is the only known area in the city where this material is visible.

(Cont'd on page 7)

8. EVALUATION OF CRITERIA AND SIGNIFICANCE FOR DESIGNATION

A. Criteria for Evaluation

The following criteria are to be considered in determining the eligibility of a property for historic landmark designation under Ordinance 33-790, City of Wichita (Section 2.12.1019, Code of the City of Wichita). Check one or more categories of applicable criteria.

- a. Character, interest or value as part of the development, heritage, or cultural characteristics of the City of Wichita, State or United States.
- b. Location as the site of a significant historic event.
- c. Identification with a person or persons who significantly contributed to the culture and development of the City.
- d. Exemplification of the cultural, economic, social or historical heritage of the City.
- e. Portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.
- f. Embodiment of distinguishing characteristics of an architectural type or specimen.
- g. Identification as the work of an architect or master builder whose individual work has influenced the development of the City.
- h. Embodiment of elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation.
- i. Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on historic, cultural or architectural motif.
- j. Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the City.
- k. Archaeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest.
- l. Value as an aspect of community sentiment or public pride.

8. EVALUATION OF CRITERIA AND SIGNIFICANCE FOR DESIGNATION (Continued)

B. Significance

Explain how the property meets the criteria checked above.

This district is held together by an architectural and historical unity representing the important periods in Wichita's history: the 1880's and the first three decades of the 20th century. An important aspect of the district is that it remains substantially as it was earlier in the 20th century. The intrusive elements to the district are minimal, almost nonexistent, and consist mostly of non-historic open space in the form of parking lots and city park. It is, in fact the only remaining commercial concentration from Wichita's early history.

Nearly all of the buildings within the boundaries of the district date from the two periods of significance given: The 1880's and the early 20th century. Actually, there are only a few buildings in the district from the earlier period, but two of them are key or outstanding structures and are already individually listed in the National Register of Historic Places. These buildings are the Hotel Carey (Eaton Hotel) on the southwest corner of Douglas and Emporia, built in 1887 and the Rock Island Depot at the southwest corner of Mead Street and Douglas, also built in 1887. The character of the district is commercial with a small group of warehouses located adjacent to the railroad.

The buildings seen today in the proposed East Douglas historic district are actually the second generation of architecture to be there. Old photographs show that in the 1870's and particularly the 1880's the area was substantially built up with small frame structures. Gradually, they were replaced with larger, more substantial brick buildings reflecting Wichita's growth and prosperity largely brought about by the railroads and the industry dependent upon them.

While Wichita experienced a great boom cycle in the 1880's, there was an equally great period of prosperity in the first two decades of the 20th century. It was during this later period that nearly all of the buildings in the district were constructed. In the 1930's new construction diminished as might be expected from general economic conditions of that decade. Therefore, 1930 is the approximate ending date for the period of significance of the district. One exception which is definitely considered "contributing" to the importance of the district is the art deco facade applied to the Marple Theatre (building #34) which probably dates from the 1930's.

The greatest historical significance of the East Douglas proposed district is that it is the largest remaining concentration of early commercial architecture in Wichita. While the city itself was incorporated in 1870, there is little remaining construction from that early settlement period. Several of those earliest buildings known to remain have been relocated at The Old Cowtown Museum. During the 1860's the beginnings of Wichita were established west north of Douglas Avenue, along the Arkansas River, principally along Waco Avenue between 8th and 9th Streets. The person most responsible for this early settlement location was Daniel Sales Munger.

Another early developer of Wichita was William R. Greiffenstein who acquired a substantial amount of land between the present location of Douglas Avenue and Central, four blocks to the north. Munger and Greiffenstein made an agreement to combine their plats to form a single townsite. However, there developed a competition between the north and south sections which prevailed for many years to come.

(Cont'd on page 13)

9. FORM PREPARED BY

name/title MARGARET MCDONALD LAHEY, PRESERVATION PLANNER
organization HISTORIC LANDMARK PRESERVATION COMMITTEE date 4/4/85
street & number 455 NORTH MAIN, 10TH FLOOR telephone (316) 268-4421
city or town WICHITA state KANSAS

send to: Preservation Planner
Metropolitan Area Planning Department
City Hall, 10th Floor
455 North Main
Wichita, Kansas 67202-1688
(316) 268-4421

10. MAJOR BIBLIOGRAPHICAL REFERENCES

Bentley, Orsemus H., ed. THE HISTORY OF SEDGWICK CO., KANSAS.
Chicago: C.F. Cooper & Co., 1910

Long, R.M. "Dick". WICHITA CENTURY. 1870-1970.
Wichita: The Wichita Historical Museum Assn., Inc. 1969.

Miner, H. Craig. WICHITA: THE EARLY YEARS 1865-1880.
Lincoln: University of Nebraska Press. 1982

PEERLESS PRINCESS OF THE PLAINS. Wichita: Two Rivers
Publishing Co. 1976.

11. ADDITIONAL COMMENTS:

Survey Methods

Using information supplied by the City of Wichita's preservation planner, the survey area was examined and the proposed boundaries located. Two surveyors completed an exterior architectural study of each building within the area. The buildings were rated according to their architectural integrity and age relative to the period of significance established for the district. The buildings were then classified as key (outstanding), contributing, or non-contributing. Photographs were taken to show all buildings in the district and their relationship to one another. Other photographs were taken to depict the district's streetscape and boundaries.

To compliment the architectural analysis, basic historic research was undertaken to establish the historical associations of the East Douglas area and to confirm how and when it developed. Historical research documentation included previously compiled material on file with the City of Wichita, city directories and Sanborn Insurance maps.

No. 2 Location

The proposed East Douglas Avenue Historic District extends along Douglas from near the middle of the 400 block east through the 800 block to Rock Island Street. Also included is one half block of the east side of North St. Francis' first block north of Douglas and part of the east side of the first block of South Emporia, William Street between Commerce and the railroad and Commerce Street, south of William to include 212-220 Commerce Street. The recommended district boundaries follows:

Establishment of the "H" Historic Landmark Designation is recommended on the following described property:

EAST DOUGLAS AVENUE HISTORIC LANDMARK DISTRICT located within the following described boundary, commencing at the Northwest corner of Lot 33, Douglas Avenue, N.A. English's Addition to the City of Wichita; thence east along the south line of Douglas Avenue as platted in said addition to the Northwest corner of Lot 41, Douglas Avenue of said addition; thence south along the west line of said Lot 41 and said line extended to the south line of the all adjacent to and south of said Lot 41; thence east along said south line and said line extended to the Northwest corner of Lot 1 Emporia Avenue in said addition; thence south along the west line of Lots 1 and 3 Emporia Avenue in said addition to the south line of said Lot 3; thence east along said south line to the east line of said Lot 3; thence north along the east line of Lots 3 and 1 Emporia Avenue on said addition to the Northeast corner of said Lot 1; thence east to the Northwest corner of Lot 2 St. Francis Avenue in said addition; thence continue east along the north line of said Lot 2 to the west line of St. Francis Avenue; thence south along said west line to the north line of William Street; thence east along said north line to the Southwest corner of Lot 12 Santa Fe Avenue in said addition; thence south to the Northwest corner of Lot 14, Santa Fe Avenue in said addition; thence south along the west line of even numbered Lots 14 thru 38, Santa Fe Avenue in said addition to the Southwest corner of said Lot 38; thence east along the south line of said Lot 38 to the Southeast corner of said Lot 38; thence south along the east line of even numbered Lots 40 thru 50, Santa Fe Avenue in said addition to the Southeast corner of said Lot 50; thence east to the Southwest corner of Lot 1 Union Station Addition to Wichita, Kansas; thence east along the south line of said Lot 1 and said line extended to the west line of Rock Island Addition to Wichita, Kansas; thence north along said west line and the west line of Rock Island 2nd Addition to Wichita, Kansas to the Southwest corner of Lot 3, Union Station Addition to Wichita, Kansas; thence north, along the west line of said Lot 3 to a point 140 ft. south of the north line of said Lot 3; thence east parallel to and 140 ft. south of said north line to the west line of Rock Island Avenue; thence north along said west line to the north line of the alley adjacent to and south of Lot 2, Mead Avenue, East Wichita Addition; thence west along the north line of said alley to the Southeast corner of Lot 1, Mead Avenue of said addition; thence westerly to the Southeast corner of Lot 14, Santa Fe Avenue, J. R. Mead Addition; thence west along the south line of said Lot 14 to the Southwest corner of said Lot 14; thence southwesterly to the Southeast corner of Lot 1, St. Francis Avenue, in said addition; thence north along the east line of Lots 1, 3, 5, 7, and 9 St. Francis Avenue in said addition to the north line of the south half of said Lot 9; thence west along said north line to the east line of St. Francis Avenue; thence south along said east line to Southwest corner of Lot 1, St. Francis Avenue in said addition; thence west to the Southeast corner of Lot 2, St. Francis Avenue in said addition; thence west along the south line of said Lot 2 and the south line of Lot 1, Emporia Avenue in said addition to the east line of Emporia; thence west to the Southeast corner of Lot 2 Emporia Avenue in said addition; thence west along the south line of said Lot 2 and the south line of Lot 1 Topeka Avenue in said addition to a point, said point being the intersection of the south line of said Lot 1 and the west line of Lot 30, Douglas Avenue in said addition extended north; thence south along said extended west line and said west line to the north line of Douglas Avenue; thence south to the point of beginning. Generally located east of Topeka Avenue and west of Rock Island Avenue from one-half block north of Douglas Avenue and north of English.

No. 7 Description

Buildings and structures contributing to the character of the district.*

1. James R. Mead Building
412-414 East Douglas
Built 1914
3 stories, 3 bays, brick & terra cotta
Classical Revival
Key Building
2. 430 East Douglas
Built Ca. 1910
2 stories, 2 bays, stuccoed masonry
Early 20th century commercial vernacular
Contributing
3. Bronson Building
504 East Douglas
Built 1903
2 stories, 2 bays, brick with extensive
corbeled trim
Commerical vernacular
Contributing
4. Mead Building
506 East Douglas
Built Ca. 1915
2 stories, 3 bays, glazed brick & terra cotta
Early 20th century Classical Revival
Contributing
5. Stites Building
518-520 East Douglas
Built Ca. 1900
2 stories, 6 bays, brick, commerical vernacular
Contributing
6. 530 East Douglas
Built Ca. 1950
3 stories, 10 bays, masonry
Mid 20th century commercial vernacular
Noncontributing
7. 600-602 East Douglas
Built Ca. 1887
2 stories, 3 bays, brick
Late 19th century commercial vernacular
Contributing

* With the exception of two noncontributing structures which are so noted.

5. 7 Description

8. Fralick Building
604 East Douglas
Built Ca. 1925
2 stories, 3 bays, brick, early 20th century
commercial vernacular with Art Deco features
Contributing
9. 608 East Douglas
Built Ca. 1915
1 story, 3 bays, brick
Early 20th century commercial vernacular
Contributing
10. Renfro Hotel
Built Ca. 1890
612 East Douglas
3 stories, 4 bays, brick with cast or cut
stone window heads
Late 19th century commercial vernacular
Key Building
11. 618 East Douglas
Built Ca. 1900
3 stories, 3 bays, brick with projecting cast
stone parapet
Late 19th century commercial vernacular
Contributing
12. 620 East Douglas
Built 1902
3 stories, 2 bays, brick with corbeled trim
Early 20th century commercial vernacular
Contributing
13. 622 East Douglas
Built Ca. 1905
2 stories, 3 bays, brick with segmentally
arched window heads
Early 20th century commercial vernacular
Contributing
14. 624-626 East Douglas
Built Ca. 1900
2 stories, 2 bays, brick with corbeled trim
Late 19th century commercial vernacular
Contributing

No. 7 Description

15. 630 East Douglas
Built 1922
3 stories, e bays, reinforced concrete
Early 20th century commercial vernacular (with
English Gothic influence)
Contributing
16. 700 East Douglas
Built Ca. 1920
2 stories, 1 bay, precast concrete
Early 20th century commercial vernacular
Contributing
17. 704 East Douglas
Built Ca. 1920
5 stories, 3 bays, reinforced concrete
Early 20th century commercial vernacular
Contributing
18. 800-804 East Douglas
Built Ca. 1900
2 stories, 4 bays, brick with corbeled brick
and stone trim
Late 19th century commercial vernacular
Contributing
19. 806 East Douglas
Built Ca. 1900
2 stories, 4 bays, brick with corbeled brick
and stone trim
20th century commercial vernacular
Contributing
20. 808 East Douglas
Built Ca. 1900
2 stories, 2 bays, brick with corbeled trim
Early 20th century commercial vernacular
Contributing
21. Patrick Hotel
811-813 East Douglas
Built Ca. 1915
2 stories, 6 bays, brick
Early 20th century commercial vernacular
Contributing
22. Grand Hotel
801-803 East Douglas
Built Ca. 1915
2 stories, 5 bays, brick
Early 20th century commercial vernacular
Contributing

No. 7 Description

23. Rock Island Depot
711 East Douglas
Built 1887
2 stories, 5 bays, 2 one-story wings, brick
Queen Anne with Richardsonian influence
Key Building (Individually listed in the National Register of
Historic Places)
24. Rock Island Depot - Baggage House
Behind 711 East Douglas
Built 1887
1 story, 5 bays, brick
Utilitarian with Queen Anne features
Contributing
25. Union Station
701 East Douglas
Built 1914
2 stories, 3 bays, long extension to rear, cast or cut stone
Beaux Arts - neoclassical
Key Building
26. Carey Hotel
517-527 East Douglas
Built 1887 (west two bays added in 1907)
6 stories, 7x10 bays, brick
Second Empire
Key Building (Individually listed in the National Register of
Historic Places)
27. Wichita Hotel
515 East Douglas
Built Ca. 1910 (1905)
3 stories, 4 bays, brick
Neoclassical Revival
Contributing
28. Kirkwood Building
509 East Douglas
Built 1902
2 stories, 2 bays, brick with cast iron trim
Early 20th century commercial
Contributing
29. 507 East Douglas
Built Ca. 1910 (1907)
2 stories, 4 bays, brick
Early 20th century commercial vernacular
Contributing

No. 7 Description

30. 505 East Douglas
Built Ca. 1902
2 stories, 2 bays, brick with corbeled trim
Early 20th century commercial
Contributing
31. Lawrence Block
501-503 East Douglas
Built 1906
3 stories, 5x14 bays, brick with cast iron trim
Early 20th century commercial with neoclassical revival motifs.
Key Building
32. 419-421 East Douglas
Built Ca. 1901 (facade modified, ca. 1925)
3 stories, 9x10 bays, brick with corbeled trim
Early 20th century commercial vernacular
Contributing
33. E. M. Dodd Building
417 East Douglas
Built Ca. 1914
3 stories, 4 bays, brick with applied Art Deco facade
Early 20th century commercial vernacular
Contributing
34. Lexington Hotel
112-114 South Emporia
Built Ca. 1914
2 stories, 5 bays, brick with white glazed brick facade
Early 20th century commercial vernacular
Contributing
35. 114 North St. Francis
Built Ca. 1910
2 stories, 6 bays, brick with cast iron storefront
Early 20th century commercial vernacular
Contributing
36. 122 North St. Francis
Built Ca. 1940
2 stories, 7 bays, brick
Mid 20th century commercial vernacular
Noncontributing
37. 126 North St. Francis
Built Ca. 1925
3 stories, 3 bays, brick with corbeled geometric trim
Early 20th century commercial vernacular
Contributing

No. 7 Description

38. 130 North St. Francis
Built Ca. 1910
3 stories, 6 bays, brick with corbeled trim
Early 20th century commercial vernacular
Contributing
39. 134 North St. Francis
Built Ca. 1910
2 stories, 3 bays, brick with segmentally arched window heads
Early 20th century commercial vernacular
Contributing
40. Wichita Wholesale Grocery Company
619-629 East William
Built 1894
4 stories, 10x5 bays, brick
Turn of the century warehouse style
Key building (Individually listed in the National Register
of Historic Places)
41. 212 Commerce Street
Built Ca. 1930
2 stories, 3 bays, steel truss with masonry curtain walls
Utilitarian warehouse
Contributing
42. 214 Commerce Street
Built Ca. 1910
2 stories, 4 bays, brick
Early 20th century commercial vernacular
Contributing
43. 216-218 Commerce Street
Built Ca. 1910
2 stories, 4 bays, brick
Early 20th century commercial vernacular
Contributing
44. 220 Commerce Street
Built Ca. 1910
1 story, 3 bays, brick
Early 20th century commercial vernacular
Contributing
45. 617 East William
Built Ca. 1920
2 stories, 2 bays, brick
Early 20th century commercial vernacular
Contributing
46. Douglas Avenue Railroad Viaduct
Built 1914
Poured concrete
Contributing

No. 8 Evaluation of Criteria and Significance for Designation

B. Significance (cont'd)

Another important figure in the early history of Wichita and thus the history of the East Douglas area was James R. Mead whose name is commemorated on two buildings and a street within the district. Mead first visited the future site of Wichita in 1863 when it was a camp established by the federal government for the displaced Wichita Indians. Mead was a trader who had great knowledge of the plains and as well had marketing connections in eastern cities. He became a prosperous merchant and leading force in the early development of Wichita. He owned substantial property along Douglas Avenue and along with his friend, William Greiffenstein helped to promote East Douglas as the main commercial thoroughfare of Wichita.

In the 1880's when the East Douglas area began to develop as it appears today, Greiffenstein was Mayor and Mead a substantial businessman and developer. The two had been friends since the 1860's and together were a guiding political-economic unit of the city. Both men were wealthy and could offer incentives to promote commercial development in the south section of Wichita, along Douglas Avenue. This they did in the 1870's by giving away commercial lots, promoting, by financial support, a bridge across the Arkansas River on West Douglas, and by establishing Douglas Avenue, as a result of the bridge, as a cattle route, thus consolidating Wichita's position as a cattle center. When the rail center was established on East Douglas in the 1880's the commercial prominence of Douglas Avenue was guaranteed.

The development within the proposed East Douglas Avenue historic district reflects the overall development of the city during the 20 years before and after the turn of the century. Wichita's population in 1880 was 4,911; by 1890 it was 23,853, establishing the 1880's as a boom period for Wichita. During this time Wichita saw the installation of telephones, a municipal water system and electric lights. By contrast, the 1890's was a time of depression when businesses closed and population declined. The Women's Christian Temperance Union (WCTU), a strong force in Kansas led by Carrie Nation, during this decade caused the closing of numerous saloons and bars. Pendulum-like, Wichita saw another great boom period between 1900-1910 when the population grew from 24,671 to 52,540. During this decade the political and economic structure of the town began to change. William Greiffenstein died in 1899 and James R. Mead died in 1910. Two other important early developers, N.A. English and Marsh M. Murdock died in 1892 and 1908, respectively.

Economic changes were brought about by new industries which began to take hold in the early 20th century, principally wheat and oil. Prosperity, thus continued into the 1920's with the population of 1920 at 72,217 continuing the growth trend. Another important new development in the city's economy was the beginning of the aircraft industry in 1919 with the Wichita Airplane Corporation and a few years later, the Travel Air Corporation in 1925 whose leaders were Walter Beech, Lloyd Stearman and Clyde V. Cessna, names familiar in the history of aircraft production.

Wichita continued to grow through the 1920's and by 1930 had a population of 111,110. The city remains an important aircraft, oil, grain, and cattle center today.

The ups and downs of Wichita's development are reflected in the construction architectural growth of the East Douglas District. This area was the heart of the city during the 1880-1930 years and it remains today much as it was by 1930.

THE CITY OF WICHITA

OFFICE OF Citizen Participation

DATE May 16, 1985

TO Jack Galbraith, Chief Planner-Current Plans

FROM Stanley J. Scott, CP Coordinator

SUBJECT H85-1: East Douglas Avenue
Historic District Designation

On Tuesday, May 14, CPO Neighborhood Council "L" considered the proposed East Douglas Historic District Designation for an area located along Douglas generally between Topeka and Rock Island. After discussion, the Council voted 7-0 to recommend approval of the historic district designation for the area.

Margaret McDonald Lahey, Preservation Planner, was present to describe the request and respond to questions from the Council. Ms. Lahey noted that the request was initiated by the Old Town Association, an organization representing property owners and tenants in the area to promote economic revitalization. The organization sees the historic designation as a tool to help implement many of the changes needed to revitalize the area.

No area residents or property owners were present. Council members were provided the letter of notification, a map of the area, and a summary report explaining the historic district designation.

Please provide the Council's recommendation to the Historic Landmark Preservation Committee, MAPC, and the City Commission when H85-1 is considered.



Stanley J. Scott
CP Coordinator

SJS:dm

Noted:



Annie K. Montgomery
CRS Director

RECEIVED

MAY 17 1985

METROPOLITAN PLANNING

ROUTE

WICHITA REGISTER OF HISTORIC PLACES
Inventory Nomination Form

Print all entries - complete applicable sections

1. NAME

historic

and/or common EAST DOUGLAS AVENUE HISTORIC LANDMARK DISTRICT

2. LOCATION

street and number SEE CONTINUATION SHEET AND ATTACHED MAP

city, town WICHITA county SEDGWICK state KANSAS

3. CLASSIFICATION

Category	Status	
<input checked="" type="checkbox"/> district	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> government
<input type="checkbox"/> building(s)	<input type="checkbox"/> unoccupied	<input type="checkbox"/> industrial
<input type="checkbox"/> structure	<input type="checkbox"/> work in progress	<input type="checkbox"/> military
<input type="checkbox"/> site	Accessible	<input type="checkbox"/> museum
<input type="checkbox"/> object	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> park
Ownership	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> private residence
<input type="checkbox"/> public	<input type="checkbox"/> no	<input type="checkbox"/> multi-family
<input type="checkbox"/> private	Present Use	<input type="checkbox"/> religious
<input checked="" type="checkbox"/> both	<input type="checkbox"/> agriculture	<input type="checkbox"/> scientific
Public Acquisition	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> transportation
<input type="checkbox"/> in process	<input type="checkbox"/> educational	<input type="checkbox"/> other:
<input type="checkbox"/> being considered	<input type="checkbox"/> entertainment	

4. OWNER OF PROPERTY

name MULTIPLE PRIVATE OWNERSHIP AND PUBLIC OWNERSHIP

street and number N/A phone

city, town WICHITA county SEDGWICK state KANSAS zip

5. LOCATION OF LEGAL DESCRIPTION

courthouse, register of deeds, etc. REGISTER OF DEEDS

street and number SEDGWICK COUNTY COURTHOUSE

city, town WICHITA state KANSAS

6. REPRESENTATION IN EXISTING SURVEYS

title WICHITA'S INVENTORY OF HERITAGE RESOURCES Has this property been determined eligible? Yes No
X

date 1985 federal state county local

depository for survey records OFFICE OF PRESERVATION PLANNER, METROPOLITAN AREA PLANNING DEPARTMENT, CITY HALL, 10TH FL, 455 N. MAIN (67202)

city, town WICHITA state KANSAS

No. 2 Location

The proposed East Douglas Avenue Historic District extends along Douglas from near the middle of the 400 block east through the 800 block to Rock Island Street. Also included is one half of the east side of North St. Francis' first block north of Douglas and part of the east side of the first block of South Emporia, William Street between Commerce and the railroad and Commerce Street, south of William to include 212-220 Commerce Street. The recommended district boundaries follows:

Establishment of the "H" Historic Landmark Designation is recommended on the following described property:

EAST DOUGLAS AVENUE HISTORIC LANDMARK DISTRICT located within the following described boundary, commencing at the Northwest corner of Lot 33, Douglas Avenue, N.A. English's Addition to the City of Wichita; thence east along the south line of Douglas Avenue as platted in said addition to the Northwest corner of Lot 41, Douglas Avenue of said addition; thence south along the west line of said Lot 41 and said line extended to the south line of the alley adjacent to and south of said Lot 41; thence east along said south line and said line extended to the Northwest corner of Lot 1 Emporia Avenue in said addition; thence south along the west line of Lots 1 and 3 Emporia Avenue in said addition to the south line of said Lot 3; thence east along said south line to the east line of said Lot 3; thence north along the east line of Lots 3 and 1 Emporia Avenue on said addition to the Northeast corner of said Lot 1; thence east to the Northwest corner of Lot 2 St. Francis Avenue in said addition; thence continuing east along the north line of said Lot 2 to the west line of St. Francis Avenue; thence south along said west line to the north line of William Street; thence east along said north line to the Southwest corner of Lot 12 Santa Fe Avenue in said addition; thence south to the Northwest corner of Lot 14, Santa Fe Avenue in said addition; thence south along the west line of even numbered Lots 14 thru 38, Santa Fe Avenue in said addition to the Southwest corner of said Lot 38; thence east along the south line of said Lot 38 to the Southeast corner of said Lot 38; thence south along the east line of even numbered Lots 40 thru 50, Santa Fe Avenue in said addition to the Southeast corner of said Lot 50; thence east to the Southwest corner of Lot 1, Union Station Addition to Wichita, Kansas; thence east along the south line of said Lot 1 and said line extended to the west line of Rock Island Addition to Wichita, Kansas; thence north along said west line and the west line of Rock Island 2nd Addition to Wichita, Kansas to the Southwest corner of Lot 3, Union Station Addition to Wichita, Kansas; thence north along the west line of said Lot 3 to a point 140 ft. south of the north line of said Lot 3; thence east parallel to and 140 ft. south of said north line to the west line of Rock Island Avenue; thence north along said west line to the north line of the alley adjacent to and south of Lot 2, Mead Avenue, East Wichita Addition; thence west along the north line of said alley to the Southeast corner of Lot 1, Mead Avenue of said addition; thence westerly to the Southeast corner of Lot 14, Santa Fe Avenue, J. R. Mead Addition; thence west along the south line of said Lot 14 to the Southwest corner of said Lot 14; thence southwesterly to the Southeast corner of Lot 1, St. Francis Avenue, in said addition; thence north along the east line of Lots 1, 3, 5, 7, and 9 St. Francis Avenue in said addition to the north line of the south half of said Lot 9; thence west along said north line to the east line of St. Francis Avenue; thence south along said east line to Southwest corner of Lot 1, St. Francis Avenue in said addition; thence west to the Southeast corner of Lot 2, St. Francis Avenue in said addition; thence west along the south line of said Lot 2 and the south line of Lot 1, Emporia Avenue in said addition to the east line of Emporia; thence west to the Southeast corner of Lot 2, Emporia Avenue in said addition; thence west along the south line of said Lot 2 and the south line of Lot 1 Topeka Avenue in said addition to a point, said point being the intersection of the south line of said Lot 1 and the west line of Lot 30, Douglas Avenue in said addition extended north; thence south along said extended west line and said west line to the north line of Douglas Avenue; thence south to the point of beginning. Generally located east of Topeka Avenue and west of Rock Island Avenue from one-half block north of Douglas Avenue and north of English.

7. DESCRIPTION

Condition		Check One	Check One
<u> </u> excellent	<u> </u> deteriorated	<u> X </u> unaltered	<u> X </u> original site
<u> X </u> good	<u> </u> ruins	<u> </u> altered	<u> </u> moved
<u> </u> fair	<u> </u> unexposed		date <u> </u>

Describe the present and original (if known) physical appearance:

Generally the district consists of low rise brick structures ranging from two to six stories in height. The majority of buildings have commercial vernacular styling of the late 19th and early 20th century. Decorative elements are usually stylized neoclassical motifs. The earliest buildings show influence of the second Empire style (Carey Hotel) and commercial variations of the Queen Anne style and Italianate styles (620 East Douglas, 509 East Douglas, 505 East Douglas, 504 East Douglas, and 501 East Douglas). The later buildings tend to be simpler commercial vernacular structures. Key 20th century buildings among the group are those which show rich ornamentation in terra cotta with neoclassical styling as represented in the Beaux Arts school. These buildings included the two Mead buildings (419 and 506 East Douglas) and Union Station, built in 1914 and resembling, in a much smaller, simpler scale, Grand Central Station in New York City. The latest contributing buildings in the proposed district are those dating from the late 1920's displaying influence of the art deco period in contrasting colors and geometric decorative motifs, (Fralick Building at 604 East Douglas and 126 North St. Francis).

The district appears spacious and uncluttered, partially because of the low profile of the buildings and because of the great width of Douglas Avenue with approximately 115 feet between building facades. Another key element of the district is the railroad, to which the district in part owes its development. The railroad which crosses the district, north to south on elevated tracks, helped establish the East Douglas district as a commercial center. The railroad also spawned the several hotels located within the proposed district, as well as the group of warehouses between the railroad and Commerce Street.

The 46 buildings and structures forming the district are in generally good condition. Many are, however, vacant or under-utilized as the area was bypassed by modern urban high-rise development further west on Douglas and on Market and Main Streets. The decline of passenger and freight rail usage resulted in a decline in the prosperity of the East Douglas area from which it is now only beginning to recover through the efforts of a few investors who have successfully rehabilitated some of the structures.

The qualities that make this district distinct from the surrounding area are its unity of scale, materials usage and age. The edges of the district are easily marked by the beginning of concentrations of noncontributing features, either buildings or open space such as parking lots. Within the proposed district itself, there are only two noncontributing buildings: 524-530 East Douglas and 122-124 North St. Francis which date from after the established period of significance. These two buildings are, however, consistent with their neighbors in overall scale, size, use and materials.

One important feature of the district which helps to strengthen its historical significance is the remaining original wooden paving blocks in the alley running between Emporia and St. Francis, south of Douglas. The paving which may predate any of the buildings in the district consists of rectangular wooden blocks set on end in the ground to provide a brick-like surface for the alley. This is the only known area in the city where this material is visible.

(Cont'd on page 7)

8. EVALUATION OF CRITERIA AND SIGNIFICANCE FOR DESIGNATION

A. Criteria for Evaluation

The following criteria are to be considered in determining the eligibility of a property for historic landmark designation under Ordinance 33-790, City of Wichita (Section 2.12.1019, Code of the City of Wichita). Check one or more categories of applicable criteria.

- a. Character, interest or value as part of the development, heritage, or cultural characteristics of the City of Wichita, State or United States.
- b. Location as the site of a significant historic event.
- c. Identification with a person or persons who significantly contributed to the culture and development of the City.
- d. Exemplification of the cultural, economic, social or historical heritage of the City.
- e. Portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.
- f. Embodiment of distinguishing characteristics of an architectural type or specimen.
- g. Identification as the work of an architect or master builder whose individual work has influenced the development of the City.
- h. Embodiment of elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation.
- i. Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on historic, cultural or architectural motif.
- j. Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the City.
- k. Archaeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest.
- l. Value as an aspect of community sentiment or public pride.

8. EVALUATION OF CRITERIA AND SIGNIFICANCE FOR DESIGNATION (Continued)

B. Significance

Explain how the property meets the criteria checked above.

This district is held together by an architectural and historical unity representing two important periods in Wichita's history: the 1880's and the first three decades of the 20th century. An important aspect of the district is that it remains substantially as it was earlier in the 20th century. The intrusive elements to the district are minimal, almost nonexistent, and consist mostly of non-historic open space in the form of parking lots and a city park. It is, in fact the only remaining commercial concentration from Wichita's early history.

Nearly all of the buildings within the boundaries of the district date from the two periods of significance given: The 1880's and the early 20th century. Actually, there are only a few buildings in the district from the earlier period, but two of them are key or outstanding structures and are already individually listed in the National Register of Historic Places. These buildings are the Hotel Carey (Eaton Hotel) on the southwest corner of Douglas and Emporia, built in 1887 and the Rock Island Depot at the southwest corner of Mead Street and Douglas, also built in 1887. The character of the district is commercial with a small group of warehouses located adjacent to the railroad.

The buildings seen today in the proposed East Douglas historic district are actually the second generation of architecture to be there. Old photographs show that in the 1870's and particularly the 1880's the area was substantially built up with small frame structures. Gradually, they were replaced with larger, more substantial brick buildings reflecting Wichita's growth and prosperity largely brought about by the railroads and the industries dependent upon them.

While Wichita experienced a great boom cycle in the 1880's, there was an equally great period of prosperity in the first two decades of the 20th century. It was during this later period that nearly all of the buildings in the district were constructed. In the 1930's new construction diminished as might be expected from general economic conditions of that decade. Therefore, 1930 is the approximate ending date for the period of significance of the district. One exception which is definitely considered "contributing" to the importance of the district is the art deco facade applied to the Marple Theatre (building #34) which probably dates from the 1930's.

The greatest historical significance of the East Douglas proposed district is that it is the largest remaining concentration of early commercial architecture in Wichita. While the city itself was incorporated in 1870, there is little remaining construction from that early settlement period. Several of those earliest buildings known to remain have been relocated in The Old Cowntown Museum. During the 1860's the beginnings of Wichita were established well north of Douglas Avenue, along the Arkansas River, principally along Waco Avenue between 8th and 9th Streets. The person most responsible for this early settlement location was Darius Sales Munger.

Another early developer of Wichita was William R. Greiffenstein who acquired a substantial amount of land between the present location of Douglas Avenue and Central, four blocks to the north. Munger and Greiffenstein made an agreement to combine their plats to form a single townsite. However, there developed a competition between the north and south sections which prevailed for many years to come.

(Cont'd on page 13)

9. FORM PREPARED BY

name/title MARGARET MCDONALD LAHEY, PRESERVATION PLANNER

organization HISTORIC LANDMARK PRESERVATION COMMITTEE date 4/4/85

street & number 455 NORTH MAIN, 10TH FLOOR telephone (316) 268-4421

city or town WICHITA state KANSAS

send to: Preservation Planner
Metropolitan Area Planning Department
City Hall, 10th Floor
455 North Main
Wichita, Kansas 67202-1688
(316) 268-4421

10. MAJOR BIBLIOGRAPHICAL REFERENCES

Bentley, Orsemus H., ed. THE HISTORY OF SEDGWICK CO., KANSAS.
Chicago: C.F. Cooper & Co., 1910

Long, R.M. "Dick". WICHITA CENTURY. 1870-1970.
Wichita: The Wichita Historical Museum Assn., Inc. 1969.

Miner, H. Craig. WICHITA: THE EARLY YEARS 1865-1880.
Lincoln: University of Nebraska Press. 1982

PEERLESS PRINCESS OF THE PLAINS. Wichita: Two Rivers
Publishing Co. 1976.

11. ADDITIONAL COMMENTS:

Survey Methods

Using information supplied by the City of Wichita's preservation planner, the survey area was examined and the proposed boundaries located. Two surveyors completed an exterior architectural study of each building within the area. The buildings were rated according to their architectural integrity and age relative to the period of significance established for the district. The buildings were then classified as key (outstanding), contributing, or non-contributing. Photographs were taken to show all buildings in the district and their relationship to one another. Other photographs were taken to depict the district's streetscapes and boundaries.

To compliment the architectural analysis, basic historic research was undertaken to establish the historical associations of the East Douglas area and to confirm how and when it developed. Historical research documentation included previously compiled material on file with the City of Wichita, city directories and Sanborn Insurance maps.

No. 7 Description

Buildings and structures contributing to the character of the district.*

1. James R. Mead Building
412-414 East Douglas
Built 1914
3 stories, 3 bays, brick & terra cotta
Classical Revival
Key Building
2. 430 East Douglas
Built Ca. 1910
2 stories, 2 bays, stuccoed masonry
Early 20th century commercial vernacular
Contributing
3. Bronson Building
504 East Douglas
Built 1903
2 stories, 2 bays, brick with extensive
corbeled trim
Commerical vernacular
Contributing
4. Mead Building
506 East Douglas
Built Ca. 1915
2 stories, 3 bays, glazed brick & terra cotta
Early 20th century Classical Revival
Contributing
5. Stites Building
518-520 East Douglas
Built Ca. 1900
2 stories, 6 bays, brick, commerical vernacular
Contributing
6. 530 East Douglas
Built Ca. 1950
3 stories, 10 bays, masonry
Mid 20th century commercial vernacular
Noncontributing
7. 600-602 East Douglas
Built Ca. 1887
2 stories, 3 bays, brick
Late 19th century commercial vernacular
Contributing

* With the exception of two noncontributing structures which are so noted.

No. 7 Description

8. Fralick Building
604 East Douglas
Built Ca. 1925
2 stories, 3 bays, brick, early 20th century
commercial vernacular with Art Deco features
Contributing
9. 608 East Douglas
Built Ca. 1915
1 story, 3 bays, brick
Early 20th century commercial vernacular
Contributing
10. Renfro Hotel
Built Ca. 1890
612 East Douglas
3 stories, 4 bays, brick with cast or cut
stone window heads
Late 19th century commercial vernacular
Key Building
11. 618 East Douglas
Built Ca. 1900
3 stories, 3 bays, brick with projecting cast
stone parapet
Late 19th century commercial vernacular
Contributing
12. 620 East Douglas
Built 1902
3 stories, 2 bays, brick with corbeled trim
Early 20th century commercial vernacular
Contributing
13. 622 East Douglas
Built Ca. 1905
2 stories, 3 bays, brick with segmentally
arched window heads
Early 20th century commercial vernacular
Contributing
14. 624-626 East Douglas
Built Ca. 1900
2 stories, 2 bays, brick with corbeled trim
Late 19th century commercial vernacular
Contributing

No. 7 Description

15. 630 East Douglas
Built 1922
3 stories, e bays, reinforced concrete
Early 20th century commercial vernacular (with
English Gothic influence)
Contributing
16. 700 East Douglas
Built Ca. 1920
2 stories, 1 bay, precast concrete
Early 20th century commercial vernacular
Contributing
17. 704 East Douglas
Built Ca. 1920
5 stories, 3 bays, reinforced concrete
Early 20th century commercial vernacular
Contributing
18. 800-804 East Douglas
Built Ca. 1900
2 stories, 4 bays, brick with corbeled brick
and stone trim
Late 19th century commercial vernacular
Contributing
19. 806 East Douglas
Built Ca. 1900
2 stories, 4 bays, brick with corbeled brick
and stone trim
20th century commercial vernacular
Contributing
20. 808 East Douglas
Built Ca. 1900
2 stories, 2 bays, brick with corbeled trim
Early 20th century commercial vernacular
Contributing
21. Patrick Hotel
811-813 East Douglas
Built Ca. 1915
2 stories, 6 bays, brick
Early 20th century commercial vernacular
Contributing
22. Grand Hotel
801-803 East Douglas
Built Ca. 1915
2 stories, 5 bays, brick
Early 20th century commercial vernacular
Contributing

No. 7 Description

23. Rock Island Depot
711 East Douglas
Built 1887
2 stories, 5 bays, 2 one-story wings, brick
Queen Anne with Richardsonian influence
Key Building (Individually listed in the National Register of
Historic Places)
24. Rock Island Depot - Baggage House
Behind 711 East Douglas
Built 1887
1 story, 5 bays, brick
Utilitarian with Queen Anne features
Contributing
25. Union Station
701 East Douglas
Built 1914
2 stories, 3 bays, long extension to rear, cast or cut stone
Beaux Arts - neoclassical
Key Building
26. Carey Hotel
517-527 East Douglas
Built 1887 (west two bays added in 1907)
6 stories, 7x10 bays, brick
Second Empire
Key Building (Individually listed in the National Register of
Historic Places)
27. Wichita Hotel
515 East Douglas
Built Ca. 1910 (1905)
3 stories, 4 bays, brick
Neoclassical Revival
Contributing
28. Kirkwood Building
509 East Douglas
Built 1902
2 stories, 2 bays, brick with cast iron trim
Early 20th century commercial
Contributing
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Built Ca. 1910 (1907)
2 stories, 4 bays, brick
Early 20th century commercial vernacular
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3 stories, 5x14 bays, brick with cast iron trim
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Built Ca. 1914
3 stories, 4 bays, brick with applied Art Deco facade
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Built Ca. 1914
2 stories, 5 bays, brick with white glazed brick facade
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Contributing
35. 114 North St. Francis
Built Ca. 1910
2 stories, 6 bays, brick with cast iron storefront
Early 20th century commercial vernacular
Contributing
36. 122 North St. Francis
Built Ca. 1940
2 stories, 7 bays, brick
Mid 20th century commercial vernacular
Noncontributing
37. 126 North St. Francis
Built Ca. 1925
3 stories, 3 bays, brick with corbeled geometric trim
Early 20th century commercial vernacular
Contributing

No. 7 Description

38. 130 North St. Francis
Built Ca. 1910
3 stories, 6 bays, brick with corbeled trim
Early 20th century commercial vernacular
Contributing
39. 134 North St. Francis
Built Ca. 1910
2 stories, 3 bays, brick with segmentally arched window heads
Early 20th century commercial vernacular
Contributing
40. Wichita Wholesale Grocery Company
619-629 East William
Built 1894
4 stories, 10x5 bays, brick
Turn of the century warehouse style
Key building (Individually listed in the National Register
of Historic Places)
41. 212 Commerce Street
Built Ca. 1930
2 stories, 3 bays, steel truss with masonry curtain walls
Utilitarian warehouse
Contributing
42. 214 Commerce Street
Built Ca. 1910
2 stories, 4 bays, brick
Early 20th century commercial vernacular
Contributing
43. 216-218 Commerce Street
Built Ca. 1910
2 stories, 4 bays, brick
Early 20th century commercial vernacular
Contributing
44. 220 Commerce Street
Built Ca. 1910
1 story, 3 bays, brick
Early 20th century commercial vernacular
Contributing
45. 617 East William
Built Ca. 1920
2 stories, 2 bays, brick
Early 20th century commercial vernacular
Contributing
46. Douglas Avenue Railroad Viaduct
Built 1914
Poured concrete
Contributing

No. 8 Evaluation of Criteria and Significance for Designation

B. Significance (cont'd)

Another important figure in the early history of Wichita and thus the history of the East Douglas area was James R. Mead whose name is commemorated on two buildings and a street within the district. Mead first visited the future site of Wichita in 1863 when it was a camp established by the federal government for the displaced Wichita Indians. Mead was a trader who had great knowledge of the plains and as well had marketing connections in eastern cities. He became a prosperous merchant and leading force in the early development of Wichita. He owned substantial property along Douglas Avenue and along with his friend, William Greiffenstein helped to promote East Douglas as the main commercial thoroughfare of Wichita.

In the 1880's when the East Douglas area began to develop as it appears today, Greiffenstein was Mayor and Mead a substantial businessman and developer. The two had been friends since the 1860's and together were a guiding political-economic unit of the city. Both men were wealthy and could offer incentives to promote commercial development in the south section of Wichita, along Douglas Avenue. This they did in the 1870's by giving away commercial lots, promoting, by financial support, a bridge across the Arkansas River on West Douglas, and by establishing Douglas Avenue, as a result of the bridge, as a cattle route, thus consolidating Wichita's position as a cattle center. When the rail center was established on East Douglas in the 1880's the commercial prominence of Douglas Avenue was guaranteed.

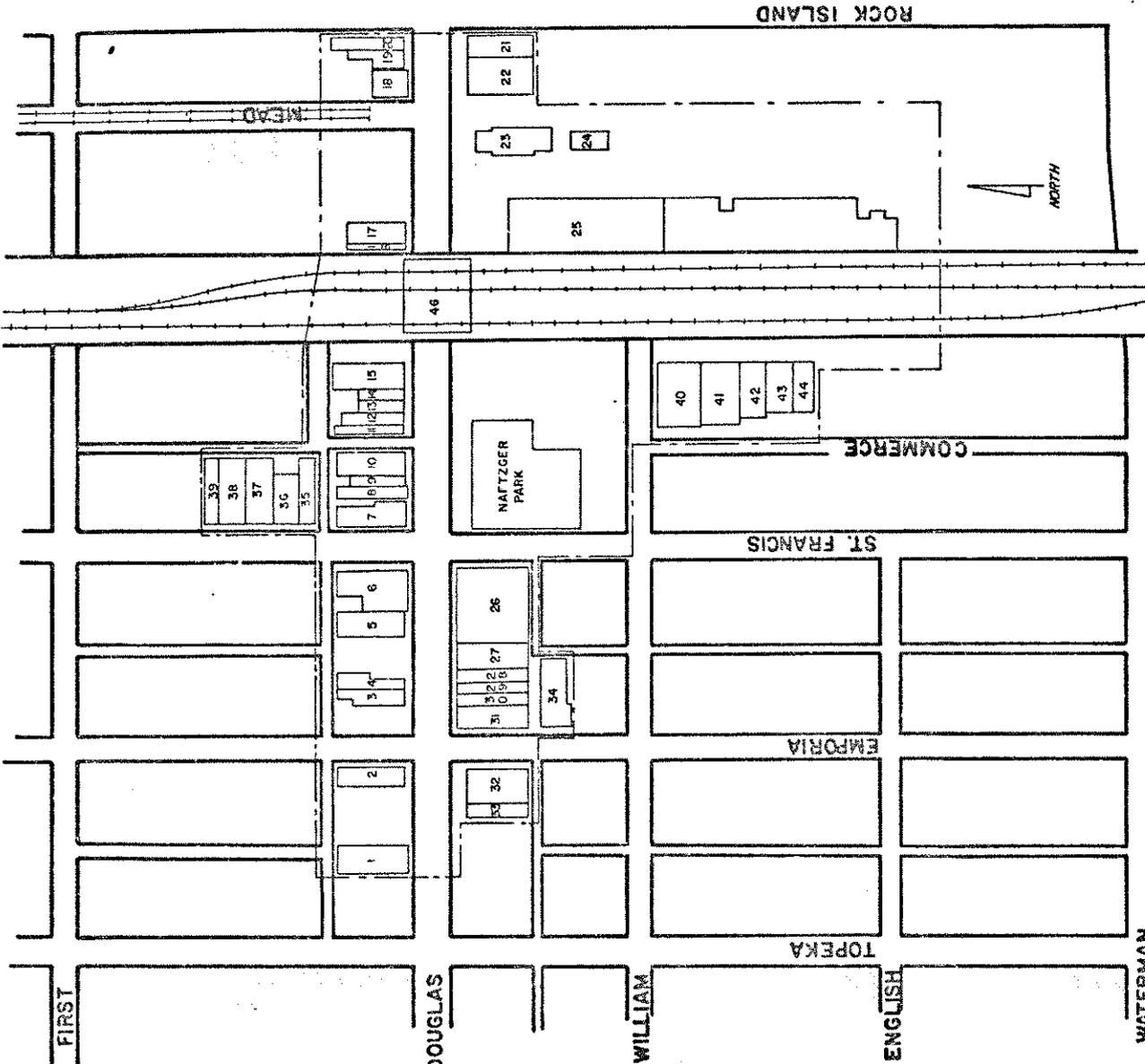
The development within the proposed East Douglas Avenue historic district reflects the overall development of the city during the 20 years before and after the turn of the century. Wichita's population in 1880 was 4,911; by 1890 it was 23,853, establishing the 1880's as a boom period for Wichita. During this time Wichita saw the installation of telephones, a municipal water system and electric lights. By contrast, the 1890's was a time of depression when businesses closed and population declined. The Women's Christian Temperance Union (WCTU), a strong force in Kansas led by Carrie Nation, during this decade caused the closing of numerous saloons and bars. Pendulum-like, Wichita saw another great boom period between 1900-1910 when the population grew from 24,671 to 52,540. During this decade the political and economic structure of the town began to change. William Greiffenstein died in 1899 and James R. Mead died in 1910. Two other important early developers, N.A. English and Marsh M. Murdock died in 1892 and 1908, respectively.

Economic changes were brought about by new industries which began to take hold in the early 20th century, principally wheat and oil. Prosperity, thus continued into the 1920's with the population of 1920 at 72,217 continuing the growth trend. Another important new development in the city's economy was the beginning of the aircraft industry in 1919 with the Wichita Airplane Corporation and a few years later, the Travel Air Corporation in 1925 whose leaders were Walter Beech, Lloyd Stearman and Clyde V. Cessna, names familiar in the history of aircraft production.

Wichita continued to grow through the 1920's and by 1930 had a population of 111,110. The city remains an important aircraft, oil, grain, and cattle center today.

The ups and downs of Wichita's development are reflected in the construction architectural growth of the East Douglas District. This area was the heart of the city during the 1880-1930 years and it remains today much as it was by 1930.

PROPOSED EAST DOUGLAS AVE. HISTORIC LANDMARK DISTRICT



- 1. 412 - 414 E. DOUGLAS
JAMES R. MEAD BLDG.
- 2. 430 E. DOUGLAS
- 3. 504 E. DOUGLAS
BRONSTON BLDG.
- 4. 506 E. DOUGLAS
MEAD BLDG.
- 5. 518 - 520 E. DOUGLAS
STITES BLDG.
- 6. 530 E. DOUGLAS
- 7. 600 - 602 E. DOUGLAS
- 8. 604 E. DOUGLAS
FRALICK BLDG.
- 9. 608 E. DOUGLAS
- 10. 612 E. DOUGLAS
RERFRO HOTEL
- 11. 618 E. DOUGLAS
- 12. 620 E. DOUGLAS
- 13. 622 E. DOUGLAS
- 14. 624 - 626 E. DOUGLAS
- 15. 630 E. DOUGLAS
- 16. 700 E. DOUGLAS
- 17. 704 E. DOUGLAS
- 18. 800 - 804 E. DOUGLAS
- 19. 806 E. DOUGLAS
- 20. 808 E. DOUGLAS
- 21. 811 - 813 E. DOUGLAS
PATRICK HOTEL
- 22. 801 - 803 E. DOUGLAS
GRAND HOTEL
- 23. 711 E. DOUGLAS
ROCK ISLAND DEPOT
- 24. 711 E. DOUGLAS (BEHIND)
ROCK ISLAND DEPOT
BAGGAGE HOUSE
- 25. 701 E. DOUGLAS
UNION STATION
- 26. 517 - 527 E. DOUGLAS
CAREY HOTEL
- 27. 515 E. DOUGLAS
WICHITA HOTEL
- 28. 509 E. DOUGLAS
KIRKWOOD BLDG.
- 29. 507 E. DOUGLAS
- 30. 503 E. DOUGLAS
- 31. 501 - 503 E. DOUGLAS
LAWRENCE BLOCK BLDG.
- 32. 419 - 421 E. DOUGLAS
- 33. 417 E. DOUGLAS
E.M. DODD BLDG.
- 34. 112 - 114 S. EMPORIA
LEXINGTON HOTEL
- 35. 114 N. ST. FRANCIS
- 36. 122 N. ST. FRANCIS
- 37. 126 N. ST. FRANCIS
- 38. 130 N. ST. FRANCIS
- 39. 134 N. ST. FRANCIS
- 40. 619 - 629 E. WILLIAM
WICHITA WHOLESALE
GROCERY COMPANY BLDG.
- 41. 212 COMMERCE ST.
- 42. 214 COMMERCE ST.
- 43. 218 - 218 COMMERCE ST.
- 44. 220 COMMERCE ST.
- 45. 617 E. WILLIAM
- 46. DOUGLAS AVE. RAILROAD
VIADUCT

DISTRICT BOUNDARY

THE CITY OF WICHITA

OFFICE OF Citizen Participation

DATE May 16, 1985

TO Jack Galbraith, Chief Planner-Current Plans

FROM Stanley J. Scott, CP Coordinator

SUBJECT H85-1: East Douglas Avenue
Historic District Designation

On Tuesday, May 14, CPO Neighborhood Council "L" considered the proposed East Douglas Historic District Designation for an area located along Douglas generally between Topeka and Rock Island. After discussion, the Council voted 7-0 to recommend approval of the historic district designation for the area.

Margaret McDonald Lahey, Preservation Planner, was present to describe the request and respond to questions from the Council. Ms. Lahey noted that the request was initiated by the Old Town Association, an organization representing property owners and tenants in the area to promote economic revitalization. The organization sees the historic designation as a tool to help implement many of the changes needed to revitalize the area.

No area residents or property owners were present. Council members were provided the letter of notification, a map of the area, and a summary report explaining the historic district designation.

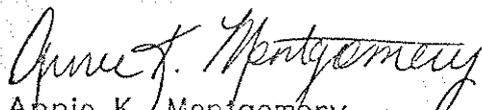
Please provide the Council's recommendation to the Historic Landmark Preservation Committee, MAPC, and the City Commission when H85-1 is considered.



Stanley J. Scott
CP Coordinator

SJS:dm

Noted:



Annie K. Montgomery
CRS Director

May 13, 1985

Commissioner Sheldon Kamen
City Hall, First Floor
455 North Main
Wichita, Kansas 67202

Dear Commissioner Kamen:

SUBJECT: Proposed East Douglas Avenue Historic Landmark District

Pursuant to our telephone conversation on May 10, 1985 in relation to the above-captioned subject, enclosed are two memoranda to Robert A. Lakin, Director of Planning on the potential impact of federal law on federally funded projects filed outside a locally designated historic district. The second memorandum, dated November 27, 1984, attempts to clarify the first which is dated October 30, 1984.

If you have any further questions or would like further information, please contact me at 268-4421.

Sincerely,

Margaret McDonald Lahey
Preservation Planner

MML/Iw

Enclosures (2)

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: October 30, 1984

TO: Robert A. Lakin, Director of Planning

FROM: Margaret McDonald Lahey, Preservation Planner

SUBJECT: Federal Law and Locally Designated Historic Landmark
Districts

In response to your question on the above-captioned subject, I submit the following.

Section 106 of the National Historic Preservation Act requires that any federal agencies involved in a federally assisted undertaking, including agencies having authority to license an undertaking, must take into account the effect of the undertaking on any historic resource that is included in or eligible for inclusion in the National Register. Properties may be determined to be "eligible" for inclusion in the National Register for purposes of Section 106 if a federal agency requests the Secretary of the Interior to make a determination of eligibility. "Eligible" properties are protected by Section 106 review just as properties included in the Register are.

Therefore, in response to your question, Section 106 does not require federal agencies undertaking a project to take into account its affect on a locally designated historic landmark district. However, if for some reason, a federal agency were to request the Secretary of the Interior to make a determination as to whether a locally designated historic district would be "eligible for inclusion" in the Register pursuant to Section 106, the Section 106 Review could then be brought into effect.

In addition to Section 106, the Department of Transportation Act of 1966 under a section commonly referred to as Section 4(f) states that the Secretary of Transportation is prohibited from approving any program or project, including federal funding, requiring the use of any land from an historic site of national, state or local significance unless (1) there is no feasible and prudent alternative...and (2) such a program includes all possible planning to minimize harm.

The protective scope of Section 4(f) is much broader than that of Section 106 by its inclusion of locally significant historic resources. Local historic sites are assumed to be significant in order to raise Section 4(f), unless the official jurisdiction in which the property is located determines it not to be of significance which would be difficult if the area has been locally designated as an historic district.

Margaret McDonald Lahey
Preservation Planner

MML/Iw

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: October 30, 1984

TO: Robert A. Lakin, Director of Planning

FROM: Margaret McDonald Lahey, Preservation Planner

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Margaret McDonald Lahey
Preservation Planner

MML/Iw

WHAT WILL HISTORIC DISTRICT DESIGNATION MEAN TO ME
AS A PROPERTY OWNER?

Q. WHAT IS AN HISTORIC LANDMARK DISTRICT?

- A. An historic landmark district is a geographically definable area which has a concentration of buildings of historical or architectural importance to the community. An historic landmark district is created through formal action by the Wichita Board of City Commissioners (BCC). The BCC is given the authority to designate historic landmark districts by City Code (Sections 12.20.1015-12.20.1025).

Q. WHAT IS THE PURPOSE OF HISTORIC LANDMARK DISTRICT DESIGNATION?

- A. The purpose of landmark designation is to protect and enhance historic landmarks which reflect important elements of Wichita's social, economic and architectural history; to safeguard the City's heritage as embodied in such landmarks; promote the use of landmarks for the prosperity, education, and welfare of the City; and to foster civic pride in the past. Also, landmark designation is undertaken to stabilize and improve property values; promote tourism; provide incidental support and stimulus to business and industry, and to strengthen the economy of the City.

Q. HOW WILL HISTORIC LANDMARK DESIGNATION BENEFIT ME AS A PROPERTY OWNER?

- A. The designation of an historic landmark district in your area would provide several benefits. It would provide protection by helping to direct change and new developments within the district in a manner which will allow the special historical and architectural character of the area to be maintained. Also, when a local historic landmark district receives federal certification for tax purposes, historic buildings within the district become eligible for a special 25% Investment Tax Credit (ITC) for rehabilitation. Once local landmark district designation is obtained for this district, federal tax certification will be requested. Certification will make historic buildings in the district eligible for rehabilitation tax credits. Another advantage extended to buildings in historic districts includes a provision in the building code of the city which permits less stringent requirements than for full code compliance for historic buildings.

Additionally, historic district designation "defines" an area and provides it with a special identity and a history all its own. This can help attract residents, visitors and customers to the area.

- Q. WILL HISTORIC DISTRICT DESIGNATION REQUIRE ANY SPECIAL PROCEDURES OR REGULATIONS?
- A. Yes. If exterior work which requires a building permit is proposed to be undertaken on a building in an historic district, the applicant must first apply for and receive a Certificate of Appropriateness through a formal review procedure before the Historic Landmark Preservation Committee and the Board of Wichita City Commissioners.

Q. WHAT IS THE PURPOSE OF THE "CERTIFICATE OF APPROPRIATENESS" REVIEW?

- A. The purpose of such a review is to protect and preserve those features of a property which are of historical and architectural significance to it and the surrounding area while still allowing the repair and alterations necessary to make efficient and contemporary use possible.

Q. WHAT IS THE PROCEDURE FOR APPLYING FOR A CERTIFICATE OF APPROPRIATENESS AND HOW LONG DOES IT TAKE?

- A. A potential applicant is encouraged to contact the City's preservation staff at the earliest possible time to discuss the proposed alterations and the review procedure. Working together from the start helps eliminate confusion and unnecessary delay. The applicant will submit an application on forms provided, describing the proposed modification and accompanied by the necessary documentation. After the application is received, a decision will be made as to whether the project constitutes a major or minor project. Minor projects are reviewed and approved by City preservation staff and the Design Review Subcommittee (DRS) of the HLPC. Major projects are reviewed by the full HLPC and approved by the BCC. Minor projects can be handled more quickly than major projects, usually in a matter of two or three days. Major projects may take a total of forty-five days to review, although it will not usually take that long. All projects are reviewed to determine if they meet the standards and guidelines adopted by the Committee for this purpose. These guidelines are published and available to the public at no charge.

After the Certificate of Appropriateness is approved, the Central Inspection Division may issue the building permit. If a Certificate of Appropriateness request is denied, the applicant may appeal to the next higher authority. The order of the appeal procedure is as follows: (1) preservation staff, (2) the Design Review Subcommittee, (3) the HLPC, (4) and the BCC. There is no charge for the Certificate of Appropriateness review.

Q. WHAT ARE MINOR AND MAJOR PROJECTS?

- A. Major projects usually involve the proposed modification of individually designated historic landmark buildings, like the Eaton Hotel for example. Minor projects usually involve buildings which are not individually designated historic landmarks but are located within historic districts.

Exceptions to this, are projects which involve construction of a new building within a landmark district, a general change in the use of a property, or the demolition of a structure. These are generally handled as major projects.

Q. WHAT IF I HAVE A BUILDING IN THE DISTRICT I WANT TO DEMOLISH?

A. Historic landmark district designation cannot prevent the demolition of a structure, only delay it. The purpose of the delay is to allow time for other alternatives to demolition to be sought. The delay period could range from thirty days to up to two hundred forty days depending on the circumstances of the case. The delay period is to be determined by the BCC at a public hearing. At the end of the delay period, the demolition permit can be issued.

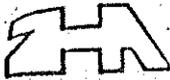
Q. WHAT IF I HAVE A VACANT LOT IN THE DISTRICT AND WANT TO BUILD ON IT?

A. New construction is allowed in a historic district. When the applicant obtains a certificate of appropriateness for the project. A new building does not have to be an historical reproduction. In fact, use of contemporary designs are encouraged if the new building is compatible with the character and mood of the neighborhood and the work is compatible in materials, size, scale, color and texture with surrounding buildings.

Q. WILL PROPERTY OWNERS AND TENANTS HAVE ANY INPUT INTO THE CERTIFICATE OF APPROPRIATENESS PROCESS WITHIN THE DISTRICT?

A. Yes, the HLPC has proposed that a district task force be established which will be comprised of two owner/occupants of the buildings in the district, two HLPC members, and one design professional who is not an owner/occupant in the district nor a member of the HLPC. The district task force will review requests for Certificate of Appropriateness and make their recommendations to the HLPC. The task force's district members will serve as contacts for other owners and tenants in the district and will work closely with others in the district and the HLPC to develop any special guidelines that might be needed to tailor the present guidelines to best fit the special needs of the area.

If you have any questions or would like further information, please contact Margaret McDonald Lahey of the Metropolitan Area Planning Department at 268-4421.



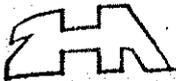
IV. Action Plan

ZHA has prepared a redevelopment plan for the Old Town area of Wichita. This plan has been prepared in a fashion which is sensitive to local market conditions and the surrounding physical environment. In addition, in the last section, ZHA has presented a matrix of creative state-of-the-art funding strategies which can be applied to both public and private sectors of a redevelopment effort. However, in order to ensure that this plan is implemented and that it becomes more than an ambitious study, there are many different actions which the city, the Old Town Merchants Association and those people interested in redeveloping the Old Town area can take.

This section of our development plan discusses a series of separate and distinct initiatives which can be taken as positive steps toward redeveloping the Old Town area. This section is subdivided into two distinct portions. The first portion discusses those actions which can be taken by the public sector for the public's own benefit and directly improve conditions in the Old Town area for existing businesses, property owners and residents. Although these efforts will generally require some type of public endorsement and public action, there is ample room and considerable responsibility upon groups like the Old Town Merchants Association and other concerned individuals to foster, suggest and plan the details of these specific efforts. In addition, ZHA is available for consultation to assist in the execution of these ideas. Our work in other cities has given us practical experience in taking concrete actions to gender the appropriate climate for redevelopment.

A. PUBLIC ACTION FOR DIRECT PUBLIC BENEFIT

• Designation of the Old Town Area as an Historic District--There has already been a significant amount of work and research documenting the legitimate historic character of the Old Town area. It is ZHA's opinion that the Old Town area has an excellent chance of being formerly designated as either a local or a national historic district. The exact boundaries of such a proposed district would be defined after a more careful analysis, but it is clear that the continuity of late 19th and early 20th century commercial buildings on Douglas Avenue and several of the perpendicular streets describes an important period of time



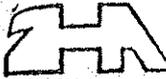
in Wichita's development. The existing buildings present a continuity of commercial urban fabric that is worth preserving and restoring.

ZHA cannot over-emphasize the value and importance of designation as an historic district. The 1981 Tax Act allows a 25 percent credit (not deduction) on all of the development funds used to rehabilitate an historic building or a building that contributes to the significance of an historic district. This essentially offers the investor/developer a 25 percent discount on the eligible costs of redevelopment (most redevelopment costs are fully eligible). Common sense would also suggest that this tax act legislation will not remain forever. Although Congress has not yet posted any expiration date on this legislation, in our times of escalating national deficits it is more than likely that this legislation will be identified as a target for elimination at some point in the future.

Therefore, we recommend that the city and the Old Town Merchants Association work together towards designation as an historic district. This process involves several steps and will require a formal study by a qualified architectural historian. There are tradeoffs associated with local versus national designation to be investigated. Those tradeoffs also need further investigation to decide which designation is in the best interest of the Old Town area. (The differences lie primarily with those individuals or groups that will review and certify plans for tax credit. Both types of districts are eligible for federal tax credits.)

● Rehabilitation Guidelines--In order to ensure that the rehabilitation of remaining buildings in the Old Town area is done with consistent character and quality, a set of rehabilitation guidelines should be developed. These guidelines will also help clarify the design issues important when projects are reviewed by appropriate agencies for certification.

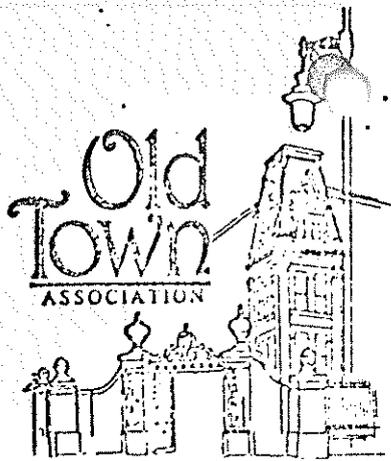
ZHA recommends that these rehabilitation guidelines be created and implemented as quickly as possible in



order to maintain the fragile historic character of the Old Town. Throughout the U.S., there are numerous examples of well-intentioned rehabilitations which have not been done sensitive to the original architectural character and have destroyed significant and important portions of the original design. Guidelines should be prepared which will be readable and understandable for laypersons, but detailed enough to be a technical resource for architects and designers.

• Relocation of the Union Rescue Mission--There is no question that the work being accomplished at the Union Rescue Mission on St. Francis Street is well intentioned and being done for true humanistic and social improvement. However, the presence of this mission and its convenience to Naftzger Park is an undeniable and important constraint on redevelopment of the Old Town area. The transients being sheltered at the mission have made Naftzger Park their home. The taxpayers who have provided the funds to use this beautiful public amenity are by and large afraid to go near, let alone inside the park. An important and difficult policy decision needs to be made determining who will benefit from the substantial public investments already made in the Old Town area. It is clear, that despite redevelopment efforts by entrepreneurs and urban pioneers, many of the new businesses, especially the residential apartments, are performing less successfully than is acceptable. The removal of the presence of transients in the area would undoubtedly improve market conditions.

ZHA recommends that a task force consisting of representatives from city staff, the Union Rescue Mission, the Old Town Merchants Association and residents of the Old Town area be set up to discuss and solve this problem. A building located in another portion of the city should be sought for the relocation of this facility. This relocation should occur without expense to the mission and the transients should be informed and assisted in moving to the new location. An underutilized building could be donated for this purpose as a charitable contribution to the mission. Potentially eligible buildings and donors should be identified by this task force.



624 E. Douglas
Wichita, Kansas 672
316-267-5327

December 13, 1984

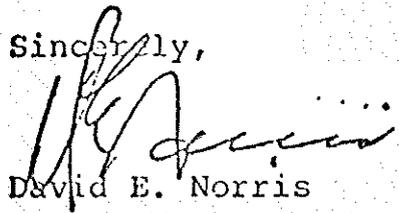
Ms. Margaret McDonald Lahey
City of Wichita
Planning - 10th Floor
455 N. Main
Wichita, Kansas 67202

Dear Margaret:

Pursuant to the Old Town Association meeting of November 14, 1984, I have been asked to officially request you proceed with the historic district designation. The Association supports the proposed boundaries of the proposed district and encourage the designation of same.

Please advise if you have any question.

Sincerely,


David E. Norris

DEN/sb

cc: Lynda Tousley

RECEIVED

DEC 14 1984

METROPOLITAN PLAN
ROUTE _____

THE CITY OF WICHITA
OFFICE OF CITY MANAGER

DATE May 2, 1985

TO The Honorable Board of City Commissioners
FROM Robert G. Finch, City Manager (Interim)

SUBJECT Proposed East Douglas Avenue
Historic Landmark District

Attached is an information report on a proposal to designate the East Douglas area as an historic district. The Historic Landmark Preservation Committee will consider the matter on May 20, 1985, followed by public hearing before the Planning Commission on May 30, 1985.

The City Commission may see this matter at the meeting on June 25, 1985.

The report is provided so that Commissioners will be aware of the details of the proposal in the event that you receive inquiries from the news media and/or interested persons.



Robert G. Finch
City Manager (Interim)

RGF/tpd
Attachment

cc: Robert A. Lakin, Director of Planning
Don E. Anderson, Director of Housing and Economic Development
Margaret McDonald Lahey, Preservation Planner
Lynda Tousley, Commercial Development and Marketing Officer

RECEIVED

MAY 03 1985

METROPOLITAN PLANNING
ROUTE _____

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: April 26, 1985

TO: The Board of City Commissioners
(through Robert G. Finch, City Manager [Interim])

FROM: Margaret McDonald Lahey, Preservation Planner

SUBJECT: Proposed East Douglas Avenue Historic Landmark District

On May 20, 1985 the Historic Landmark Preservation Committee (HLPC) will consider recommending the proposed East Douglas Avenue Historic Landmark District for designation as an historic landmark district. (Attachment A)

If recommended by the HLPC, the case will go before the Metropolitan Area Planning Commission (MAPC) for public hearing on May 30, 1985. Notice of both meetings and an informational sheet on the meaning of historic district designation (Attachment B) will be forwarded to property owners within the district as well as all owners of property adjacent to or abutting the proposed district. This item could come before the BCC for their consideration as early as June 25, 1985. The following background of this case is being provided for your information.

Background

On April 19, 1983, the City Commission approved the use of Urban Renewal A-5 and R-21 closeout funds to go to projects identified by the Old Town Association for rehabilitation work in the East Douglas project area.

The first priority of the Old Town Association was to have a development plan completed so that specific revitalization projects could be coordinated in accordance with an overall comprehensive plan. In October of 1983 the nationally known consulting firm of Zuchelli, Hunter and Associates, Inc. (ZHA) was retained by the City to develop such a plan.

ZHA's Final Report contains an Action Plan. The first portion of the Action Plan discusses those actions which can be taken by the public sector for the public's own benefit and which will directly improve conditions in the Old Town area for existing businesses, property owners and residents. The first recommendation contained under Public Action for Public Benefit is the designation of the Old Town area as an historic district. It states "ZHA cannot overemphasize the value and importance of designation as an historic district," and goes on to cite the 1981 Tax Act's 25 percent credit on all development funds used to rehabilitate contributing buildings in historic districts. (Attachment C)

On January 3, 1984, the BCC received and filed the Final Report on the Old Town Development Plan and referred the plan to the Economic Development Commission (EDC) with instructions to review the proposed priorities suggested in the plan and to forward their recommendations to the BCC. The EDC submitted their recommendations to the BCC, with the first recommendation being to approve the Old Town Association's request that the City assist in pursuing historic designation if the membership decided to formally pursue it and to approve the reallocation of A-5 close-out funds in an amount not to exceed \$5,000 toward hiring a consultant to undertake the necessary prerequisite inventory and survey of the area. The BCC took action to direct city staff to assist Old Town in efforts to pursue historic district designation and reallocate A-5 closeout funds in an amount not to exceed \$5,000 to undertake an inventory and survey of that area pursuant to consideration of historic district designation.

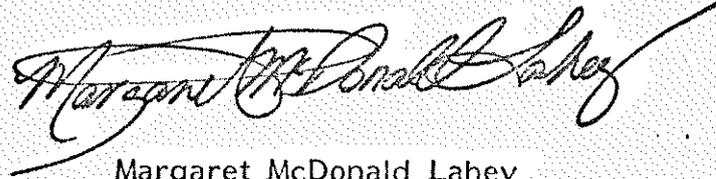
Since the Old Town Association was first organized in 1983, city staff including the Downtown Development Coordinator of the Housing and Economic Development Department and Metropolitan Area Planning Department been working closely with the Association,. One of the main items worked on with the Old Town Association, at their request, has been potential historic district designation and its ramifications. The potential boundaries of an historic district were identified in that area and, with their assistance, a special informational meeting was called on February 22, 1984, to discuss whether or not property owners in that area wanted to request historic district designation. Notices were forwarded to all the property owners within the identified potential historic district area, inviting them to attend that informational meeting. No property owners in opposition attended.

In the summer of 1984, consultants were hired to undertake the necessary inventory and survey of the area. It was satisfactorily completed early last fall. The inventory and survey lays out the suggested boundaries for a local district which would be eligible for certification for federal tax purposes. Another meeting was held with the Old Town Association on November 14, 1984 and the results of the survey were presented to the members. At that meeting, the Old Town Association took action to officially request historic district designation. Correspondence to that affect was received by the City of Wichita on December 13, 1984. (Attachment D)

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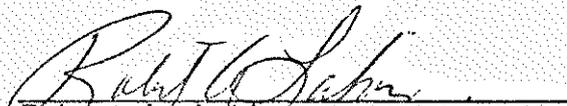
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This information is being provided at this time, as you may have inquiries during the process. Complete information will be provided in your agenda packets. If you would like any further information or have any further questions, please do not hesitate to contact Robert A. Lakin, Director, Metropolitan Area Planning Department at 268-4425 or myself at 268-4421.



Margaret McDonald Lahey
Preservation Planner

APPROVAL:

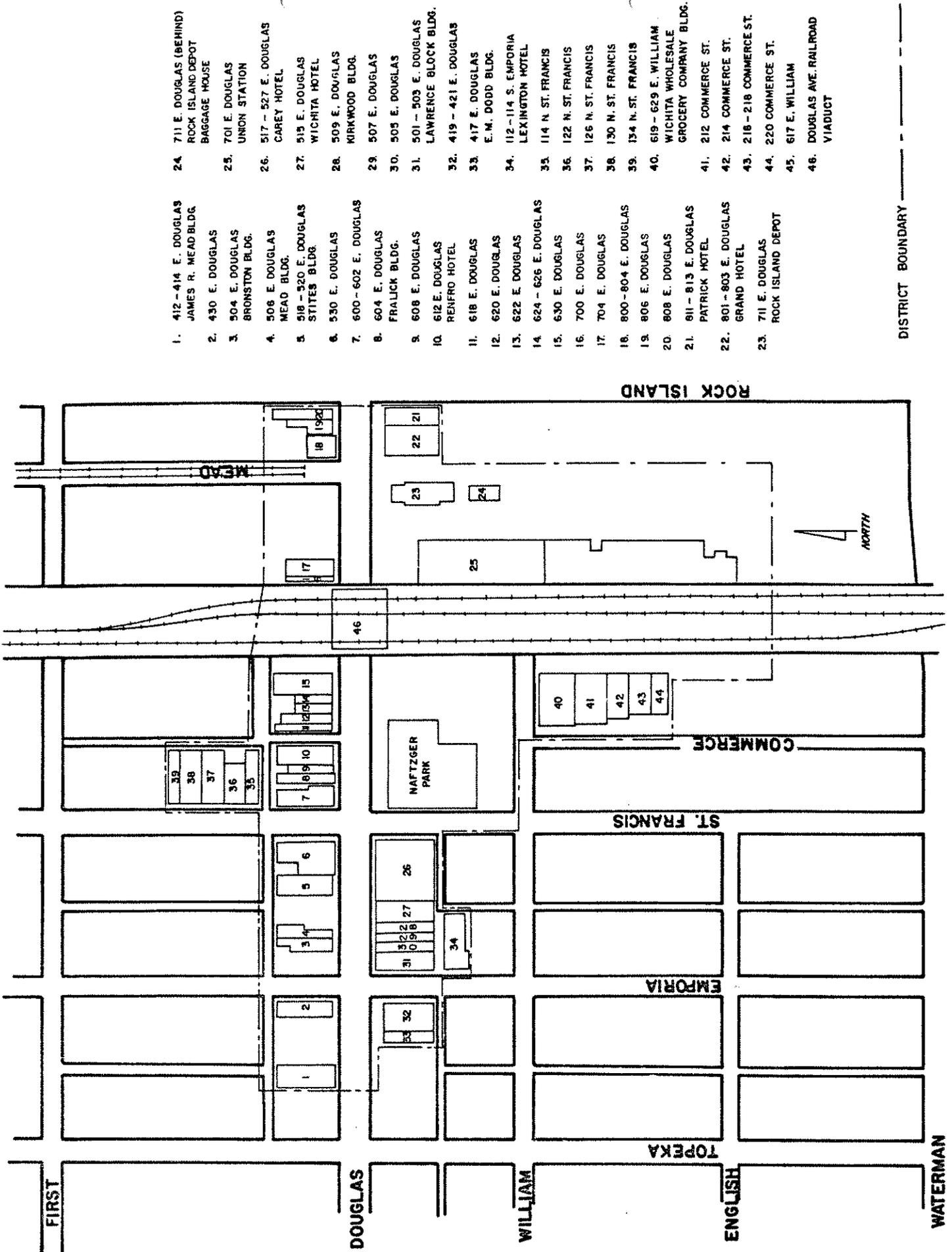


Robert A. Lakin
Director of Planning

MML/lw

Attachments (4)

cc: Don Anderson, Director of Housing & Economic Development
Lynda Tousley, Commercial Development & Marketing Officer



- | | |
|------------------------------------------------|------------------------------------------------------------------------|
| 1. 412 - 414 E. DOUGLAS
JAMES R. MEAD BLDG. | 24. 711 E. DOUGLAS (BEHIND)
ROCK ISLAND DEPOT
BAGGAGE HOUSE |
| 2. 430 E. DOUGLAS | 25. 701 E. DOUGLAS
UNION STATION |
| 3. 504 E. DOUGLAS
BRONSTON BLDG. | 26. 517 - 527 E. DOUGLAS
CAREY HOTEL |
| 4. 506 E. DOUGLAS
MEAD BLDG. | 27. 515 E. DOUGLAS
WICHITA HOTEL |
| 5. 518 - 520 E. DOUGLAS
STITES BLDG. | 28. 509 E. DOUGLAS
KIRKWOOD BLDG. |
| 6. 530 E. DOUGLAS | 29. 507 E. DOUGLAS |
| 7. 600 - 602 E. DOUGLAS | 30. 505 E. DOUGLAS |
| 8. 604 E. DOUGLAS
FRALICK BLDG. | 31. 501 - 503 E. DOUGLAS
LAWRENCE BLOCK BLDG. |
| 9. 608 E. DOUGLAS | 32. 419 - 421 E. DOUGLAS |
| 10. 612 E. DOUGLAS
RENFRO HOTEL | 33. 417 E. DOUGLAS
E.M. DODD BLDG. |
| 11. 618 E. DOUGLAS | 34. 112 - 114 S. EMPORIA
LEXINGTON HOTEL |
| 12. 620 E. DOUGLAS | 35. 114 N. ST. FRANCIS |
| 13. 622 E. DOUGLAS | 36. 122 N. ST. FRANCIS |
| 14. 624 - 626 E. DOUGLAS | 37. 126 N. ST. FRANCIS |
| 15. 630 E. DOUGLAS | 38. 130 N. ST. FRANCIS |
| 16. 700 E. DOUGLAS | 39. 134 N. ST. FRANCIS |
| 17. 704 E. DOUGLAS | 40. 619 - 629 E. WILLIAM
WICHITA WHOLESALE
GROCERY COMPANY BLDG. |
| 18. 800 - 804 E. DOUGLAS | 41. 212 COMMERCE ST. |
| 19. 806 E. DOUGLAS | 42. 214 COMMERCE ST. |
| 20. 808 E. DOUGLAS | 43. 218 - 218 COMMERCE ST. |
| 21. 811 - 813 E. DOUGLAS
PATRICK HOTEL | 44. 220 COMMERCE ST. |
| 22. 801 - 803 E. DOUGLAS
GRAND HOTEL | 45. 617 E. WILLIAM |
| 23. 711 E. DOUGLAS
ROCK ISLAND DEPOT | 46. DOUGLAS AVE. RAILROAD
VIADUCT |

DISTRICT BOUNDARY

PROPOSED EAST DOUGLAS AVE. HISTORIC LANDMARK DISTRICT

WHAT WILL HISTORIC DISTRICT DESIGNATION MEAN TO ME
AS A PROPERTY OWNER?

Q. WHAT IS AN HISTORIC LANDMARK DISTRICT?

- A. An historic landmark district is a geographically definable area which has a concentration of buildings of historical or architectural importance to the community. An historic landmark district is created through formal action by the Wichita Board of City Commissioners (BCC). The BCC is given the authority to designate historic landmark districts by City Code (Sections 12.20.1015-12.20.1025).

Q. WHAT IS THE PURPOSE OF HISTORIC LANDMARK DISTRICT DESIGNATION?

- A. The purpose of landmark designation is to protect and enhance historic landmarks which reflect important elements of Wichita's social, economic and architectural history; to safeguard the City's heritage as embodied in such landmarks; promote the use of landmarks for the prosperity, education, and welfare of the City; and to foster civic pride in the past. Also, landmark designation is undertaken to stabilize and improve property values; promote tourism; provide incidental support and stimulus to business and industry, and to strengthen the economy of the City.

Q. HOW WILL HISTORIC LANDMARK DESIGNATION BENEFIT ME AS A PROPERTY OWNER?

- A. The designation of an historic landmark district in your area would provide several benefits. It would provide protection by helping to direct change and new developments within the district in a manner which will allow the special historical and architectural character of the area to be maintained. Also, when a local historic landmark district receives federal certification for tax purposes, historic buildings within the district become eligible for a special 25% Investment Tax Credit (ITC) for rehabilitation. Once local landmark district designation is obtained for this district, federal tax certification will be requested. Certification will make historic buildings in the district eligible for rehabilitation tax credits. Another advantage extended to buildings in historic districts includes a provision in the building code of the city which permits less stringent requirements than for full code compliance for historic buildings.

Additionally, historic district designation "defines" an area and provides it with a special identity and a history all it's own. This can help attract residents, visitors and customers to the area.

Q. WILL HISTORIC DISTRICT DESIGNATION REQUIRE ANY SPECIAL PROCEDURES OR REGULATIONS?

A. Yes. If exterior work which requires a building permit is proposed to be undertaken on a building in an historic district, the applicant must first apply for and receive a Certificate of Appropriateness through a formal review procedure before the Historic Landmark Preservation Committee and the Board of Wichita City Commissioners.

Q. WHAT IS THE PURPOSE OF THE "CERTIFICATE OF APPROPRIATENESS" REVIEW?

A. The purpose of such a review is to protect and preserve those features of a property which are of historical and architectural significance to it and the surrounding area while still allowing the repair and alterations necessary to make efficient and contemporary use possible.

Q. WHAT IS THE PROCEDURE FOR APPLYING FOR A CERTIFICATE OF APPROPRIATENESS AND HOW LONG DOES IT TAKE?

A. A potential applicant is encouraged to contact the City's preservation staff at the earliest possible time to discuss the proposed alterations and the review procedure. Working together from the start helps eliminate confusion and unnecessary delay. The applicant will submit an application on forms provided, describing the proposed modification and accompanied by the necessary documentation. After the application is received, a decision will be made as to whether the project constitutes a major or minor project. Minor projects are reviewed and approved by City preservation staff and the Design Review Subcommittee (DRS) of the HLPC. Major projects are reviewed by the full HLPC and approved by the BCC. Minor projects can be handled more quickly than major projects, usually in a matter of two or three days. Major projects may take a total of forty-five days to review, although it will not usually take that long. All projects are reviewed to determine if they meet the standards and guidelines adopted by the Committee for this purpose. These guidelines are published and available to the public at no charge.

After the Certificate of Appropriateness is approved, the Central Inspection Division may issue the building permit. If a Certificate of Appropriateness request is denied, the applicant may appeal to the next higher authority. The order of the appeal procedure is as follows: (1) preservation staff, (2) the Design Review Subcommittee, (3) the HLPC, (4) and the BCC. There is no charge for the Certificate of Appropriateness review.

Q. WHAT ARE MINOR AND MAJOR PROJECTS?

A. Major projects usually involve the proposed modification of individually designated historic landmark buildings, like the Eaton Hotel for example. Minor projects usually involve buildings which are not individually designated historic landmarks but are located within historic districts.

Exceptions to this, are projects which involve construction of a new building within a landmark district, a general change in the use of a property, or the demolition of a structure. These are generally handled as major projects.

Q. WHAT IF I HAVE A BUILDING IN THE DISTRICT I WANT TO DEMOLISH?

A. Historic landmark district designation cannot prevent the demolition of a structure, only delay it. The purpose of the delay is to allow time for other alternatives to demolition to be sought. The delay period could range from thirty days to up to two hundred forty days depending on the circumstances of the case. The delay period is to be determined by the BCC at a public hearing. At the end of the delay period, the demolition permit can be issued.

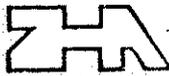
Q. WHAT IF I HAVE A VACANT LOT IN THE DISTRICT AND WANT TO BUILD ON IT?

A. New construction is allowed in a historic district. When the applicant obtains a certificate of appropriateness for the project. A new building does not have to be an historical reproduction. In fact, use of contemporary designs are encouraged if the new building is compatible with the character and mood of the neighborhood and the work is compatible in materials, size, scale, color and texture with surrounding buildings.

Q. WILL PROPERTY OWNERS AND TENANTS HAVE ANY INPUT INTO THE CERTIFICATE OF APPROPRIATENESS PROCESS WITHIN THE DISTRICT?

A. Yes, the HLPC has proposed that a district task force be established which will be comprised of two owner/occupants of the buildings in the district, two HLPC members, and one design professional who is not an owner/occupant in the district nor a member of the HLPC. The district task force will review requests for Certificate of Appropriateness and make their recommendations to the HLPC. The task force's district members will serve as contacts for other owners and tenants in the district and will work closely with others in the district and the HLPC to develop any special guidelines that might be needed to tailor the present guidelines to best fit the special needs of the area.

If you have any questions or would like further information, please contact Margaret McDonald Lahey of the Metropolitan Area Planning Department at 268-4421.



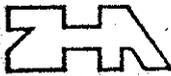
IV. Action Plan

ZHA has prepared a redevelopment plan for the Old Town area of Wichita. This plan has been prepared in a fashion which is sensitive to local market conditions and the surrounding physical environment. In addition, in the last section, ZHA has presented a matrix of creative state-of-the-art funding strategies which can be applied to both public and private sectors of a redevelopment effort. However, in order to ensure that this plan is implemented and that it becomes more than an ambitious study, there are many different actions which the city, the Old Town Merchants Association and those people interested in redeveloping the Old Town area can take.

This section of our development plan discusses a series of separate and distinct initiatives which can be taken as positive steps toward redeveloping the Old Town area. This section is subdivided into two distinct portions. The first portion discusses those actions which can be taken by the public sector for the public's own benefit and directly improve conditions in the Old Town area for existing businesses, property owners and residents. Although these efforts will generally require some type of public endorsement and public action, there is ample room and considerable responsibility upon groups like the Old Town Merchants Association and other concerned individuals to foster, suggest and plan the details of these specific efforts. In addition, ZHA is available for consultation to assist in the execution of these ideas. Our work in other cities has given us practical experience in taking concrete actions to gender the appropriate climate for redevelopment.

A. PUBLIC ACTION FOR DIRECT PUBLIC BENEFIT

- Designation of the Old Town Area as an Historic District--There has already been a significant amount of work and research documenting the legitimate historic character of the Old Town area. It is ZHA's opinion that the Old Town area has an excellent chance of being formerly designated as either a local or a national historic district. The exact boundaries of such a proposed district would be defined after a more careful analysis, but it is clear that the continuity of late 19th and early 20th century commercial buildings on Douglas Avenue and several of the perpendicular streets describes an important period of time



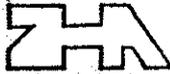
in Wichita's development. The existing buildings present a continuity of commercial urban fabric that is worth preserving and restoring.

ZHA cannot over-emphasize the value and importance of designation as an historic district. The 1981 Tax Act allows a 25 percent credit (not deduction) on all of the development funds used to rehabilitate an historic building or a building that contributes to the significance of an historic district. This essentially offers the investor/developer a 25 percent discount on the eligible costs of redevelopment (most redevelopment costs are fully eligible). Common sense would also suggest that this tax act legislation will not remain forever. Although Congress has not yet posted any expiration date on this legislation, in our times of escalating national deficits it is more than likely that this legislation will be identified as a target for elimination at some point in the future.

Therefore, we recommend that the city and the Old Town Merchants Association work together towards designation as an historic district. This process involves several steps and will require a formal study by a qualified architectural historian. There are tradeoffs associated with local versus national designation to be investigated. Those tradeoffs also need further investigation to decide which designation is in the best interest of the Old Town area. (The differences lie primarily with those individuals or groups that will review and certify plans for tax credit. Both types of districts are eligible for federal tax credits.)

● Rehabilitation Guidelines--In order to ensure that the rehabilitation of remaining buildings in the Old Town area is done with consistent character and quality, a set of rehabilitation guidelines should be developed. These guidelines will also help clarify the design issues important when projects are reviewed by appropriate agencies for certification.

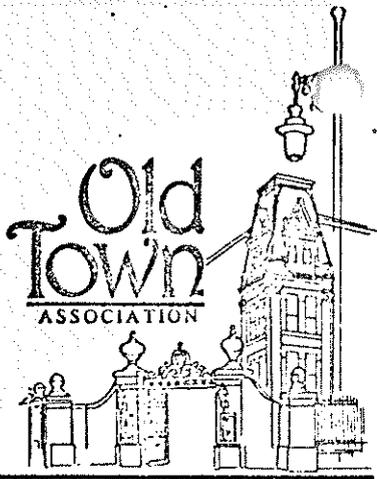
ZHA recommends that these rehabilitation guidelines be created and implemented as quickly as possible in



order to maintain the fragile historic character of the Old Town. Throughout the U.S., there are numerous examples of well-intentioned rehabilitations which have not been done sensitive to the original architectural character and have destroyed significant and important portions of the original design. Guidelines should be prepared which will be readable and understandable for laypersons, but detailed enough to be a technical resource for architects and designers.

● Relocation of the Union Rescue Mission--There is no question that the work being accomplished at the Union Rescue Mission on St. Francis Street is well intentioned and being done for true humanistic and social improvement. However, the presence of this mission and its convenience to Naftzger Park is an undeniable and important constraint on redevelopment of the Old Town area. The transients being sheltered at the mission have made Naftzger Park their home. The taxpayers who have provided the funds to use this beautiful public amenity are by and large afraid to go near, let alone inside the park. An important and difficult policy decision needs to be made determining who will benefit from the substantial public investments already made in the Old Town area. It is clear, that despite redevelopment efforts by entrepreneurs and urban pioneers, many of the new businesses, especially the residential apartments, are performing less successfully than is acceptable. The removal of the presence of transients in the area would undoubtedly improve market conditions.

ZHA recommends that a task force consisting of representatives from city staff, the Union Rescue Mission, the Old Town Merchants Association and residents of the Old Town area be set up to discuss and solve this problem. A building located in another portion of the city should be sought for the relocation of this facility. This relocation should occur without expense to the mission and the transients should be informed and assisted in moving to the new location. An underutilized building could be donated for this purpose as a charitable contribution to the mission. Potentially eligible buildings and donors should be identified by this task force.



624 E. Douglas
Wichita, Kansas 67202
316-267-5327

December 13, 1984

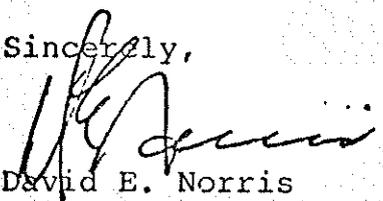
Ms. Margaret McDonald Lahey
City of Wichita
Planning - 10th Floor
455 N. Main
Wichita, Kansas 67202

Dear Margaret:

Pursuant to the Old Town Association meeting of November 14, 1984, I have been asked to officially request you proceed with the historic district designation. The Association supports the proposed boundaries of the proposed district and encourage the designation of same.

Please advise if you have any question.

Sincerely,


David E. Norris

DEN/sb

cc: Lynda Tousley

RECEIVED

DEC 14 1984

METROPOLITAN PLANNING
ROUTE _____

April 26, 1985

Stanley J. Scott, CP Coordinator
City Hall
455 North Main, 2nd Floor
Wichita, Kansas 67202

Dear Stan:

On May 20, 1985, the Historic Landmark Preservation Committee (HLPC) will consider recommending the proposed East Douglas Avenue for historic district designation (Attachment).

If this case is not deferred by the HLPC, it will be forwarded to the Metropolitan Area Planning Commission for public hearing on May 30, 1985.

Please schedule this item before the appropriate CPO Council for their consideration and recommendation. If you have any questions or would like further information, please contact me at 268-4421.

Sincerely,

Margaret McDonald Lahey
Preservation Planner

MML/lw

Attachment

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: April 26, 1985

TO: The Board of City Commissioners
(through Robert G. Finch, City Manager [Interim])

FROM: Margaret McDonald Lahey, Preservation Planner

SUBJECT: Proposed East Douglas Avenue Historic Landmark District

On May 20, 1985 the Historic Landmark Preservation Committee (HLPC) will consider recommending the proposed East Douglas Avenue Historic Landmark District for designation as an historic landmark district. (Attachment A)

If recommended by the HLPC, the case will go before the Metropolitan Area Planning Commission (MAPC) for public hearing on May 30, 1985. Notice of both meetings and an informational sheet on the meaning of historic district designation (Attachment B) will be forwarded to property owners within the district as well as all owners of property adjacent to or abutting the proposed district. This item could come before the BCC for their consideration as early as June 25, 1985. The following background of this case is being provided for your information.

Background

On April 19, 1983, the City Commission approved the use of Urban Renewal A-5 and R-21 closeout funds to go to projects identified by the Old Town Association for rehabilitation work in the East Douglas project area.

The first priority of the Old Town Association was to have a development plan completed so that specific revitalization projects could be coordinated in accordance with an overall comprehensive plan. In October of 1983 the nationally known consulting firm of Zuchelli, Hunter and Associates, Inc. (ZHA) was retained by the City to develop such a plan.

ZHA's Final Report contains an Action Plan. The first portion of the Action Plan discusses those actions which can be taken by the public sector for the public's own benefit and which will directly improve conditions in the Old Town area for existing businesses, property owners and residents. The first recommendation contained under Public Action for Public Benefit is the designation of the Old Town area as an historic district. It states "ZHA cannot overemphasize the value and importance of designation as an historic district," and goes on to cite the 1981 Tax Act's 25 percent credit on all development funds used to rehabilitate contributing buildings in historic districts. (Attachment C)

On January 3, 1984, the BCC received and filed the Final Report on the Old Town Development Plan and referred the plan to the Economic Development Commission (EDC) with instructions to review the proposed priorities suggested in the plan and to forward their recommendations to the BCC. The EDC submitted their recommendations to the BCC, with the first recommendation being to approve the Old Town Association's request that the City assist in pursuing historic designation if the membership decided to formally pursue it and to approve the reallocation of A-5 closeout funds in an amount not to exceed \$5,000 toward hiring a consultant to undertake the necessary prerequisite inventory and survey of the area. The BCC took action to direct city staff to assist Old Town in efforts to pursue historic district designation and reallocate A-5 closeout funds in an amount not to exceed \$5,000 to undertake an inventory and survey of that area pursuant to consideration of historic district designation.

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Margaret McDonald Lahey
Preservation Planner

APPROVAL:

Robert A. Lakin
Director of Planning

MML/lw

Attachments (4)

cc: Don Anderson, Director of Housing & Economic Development
Lynda Tousley, Commercial Development & Marketing Officer

Document Name
PL6 HLPC PEDAHLD MEMO TO BCC

Requestor's ID:
OP6PLAN

Author's Name:
lw

Document Comments:
form

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: April 26, 1985

TO: The Board of City Commissioners
(through Robert G. Finch, City Manager [Interim])

FROM: Margaret McDonald Lahey, Preservation Planner

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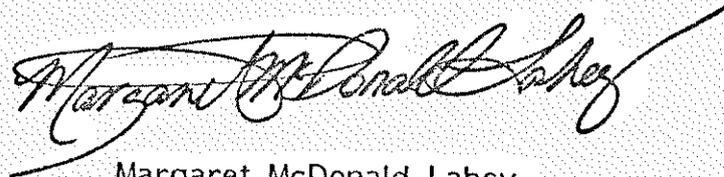
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April 26, 1985

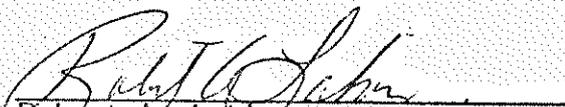
Efforts have been made to help ensure that this district designation has the support of the majority of the affected property. However, as is nearly always the case, there may be a few property owners who will oppose this designation and request to have their properties removed from the boundaries of the historic district. If this is permitted, it creates a threat to the greatest benefit provided by designation of a certifiable local historic district-eligibility for the 25 percent Investment Tax Credit. In order for a local district to be eligible for the tax credits, it must be "certified". What this means is that the National Park Service has to certify that the local historic district substantially meets the standards and criteria of a National Register District. A major requirement of those standards is that the boundaries of the historic district reflect the actual physical and geographical boundaries of the area's historic and architectural continuity. For that reason, it is very important that the district boundaries be designated as proposed. Too great a deviation from the proposed boundaries will jeopardize the City's chances to have the district certified thus eliminating the major benefit provided to property owners by historic district designation.

This information is being provided at this time, as you may have inquiries during the process. Complete information will be provided in your agenda packets. If you would like any further information or have any further questions, please do not hesitate to contact Robert A. Lakin, Director, Metropolitan Area Planning Department at 268-4425 or myself at 268-4421.



Margaret McDonald Lahey
Preservation Planner

APPROVAL:

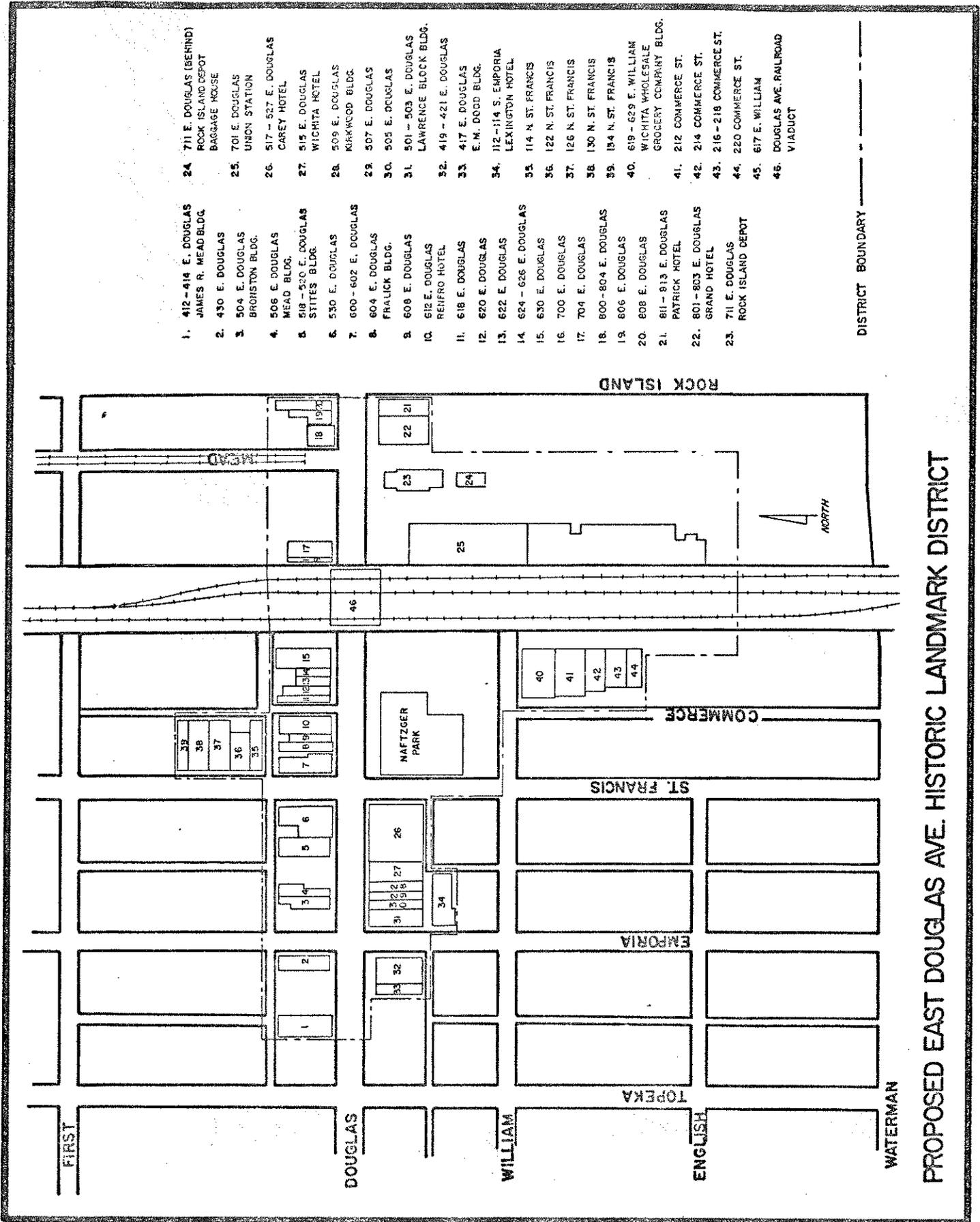


Robert A. Lakin
Director of Planning

MML/lw

Attachments (4)

cc: Don Anderson, Director of Housing & Economic Development
Lynda Tousley, Commercial Development & Marketing Officer



1. 412-414 E. DOUGLAS
JAMES R. MEAD BLDG.
2. 430 E. DOUGLAS
3. 504 E. DOUGLAS
BRONSTON BLDG.
4. 506 E. DOUGLAS
MEAD BLDG.
5. 518-520 E. DOUGLAS
STITES BLDG.
6. 530 E. DOUGLAS
7. 600-602 E. DOUGLAS
8. 604 E. DOUGLAS
FRALICK BLDG.
9. 608 E. DOUGLAS
10. 612 E. DOUGLAS
REINFRO HOTEL
11. 618 E. DOUGLAS
12. 620 E. DOUGLAS
13. 622 E. DOUGLAS
14. 624-626 E. DOUGLAS
15. 630 E. DOUGLAS
16. 700 E. DOUGLAS
17. 704 E. DOUGLAS
18. 800-804 E. DOUGLAS
19. 806 E. DOUGLAS
20. 808 E. DOUGLAS
21. 811-813 E. DOUGLAS
PATRICK HOTEL
22. 801-803 E. DOUGLAS
GRAND HOTEL
23. 711 E. DOUGLAS
ROCK ISLAND DEPOT
24. 711 E. DOUGLAS (BEHIND)
ROCK ISLAND DEPOT
BAGGAGE HOUSE
25. 701 E. DOUGLAS
UNION STATION
26. 517-527 E. DOUGLAS
CAREY HOTEL
27. 515 E. DOUGLAS
WICHITA HOTEL
28. 509 E. DOUGLAS
KIRKWOOD BLDG.
29. 507 E. DOUGLAS
30. 505 E. DOUGLAS
31. 501-503 E. DOUGLAS
LAWRENCE BLOCK BLDG.
32. 419-421 E. DOUGLAS
33. 417 E. DOUGLAS
E.M. DODD BLDG.
34. 112-114 S. EMPORIA
LEXINGTON HOTEL
35. 114 N. ST. FRANCIS
36. 122 N. ST. FRANCIS
37. 126 N. ST. FRANCIS
38. 130 N. ST. FRANCIS
39. 134 N. ST. FRANCIS
40. 619-629 E. WILLIAM
WICHITA WHOLESALE
GROCERY COMPANY BLDG.
41. 212 COMMERCE ST.
42. 214 COMMERCE ST.
43. 216-218 COMMERCE ST.
44. 220 COMMERCE ST.
45. 617 E. WILLIAM
46. DOUGLAS AVE. RAILROAD
VIADUCT

DISTRICT BOUNDARY

PROPOSED EAST DOUGLAS AVE. HISTORIC LANDMARK DISTRICT

WHAT WILL HISTORIC DISTRICT DESIGNATION MEAN TO ME
AS A PROPERTY OWNER?

Q. WHAT IS AN HISTORIC LANDMARK DISTRICT?

- A. An historic landmark district is a geographically definable area which has a concentration of buildings of historical or architectural importance to the community. An historic landmark district is created through formal action by the Wichita Board of City Commissioners (BCC). The BCC is given the authority to designate historic landmark districts by City Code (Sections 12.20.1015-12.20.1025).

Q. WHAT IS THE PURPOSE OF HISTORIC LANDMARK DISTRICT DESIGNATION?

- A. The purpose of landmark designation is to protect and enhance historic landmarks which reflect important elements of Wichita's social, economic and architectural history; to safeguard the City's heritage as embodied in such landmarks; promote the use of landmarks for the prosperity, education, and welfare of the City; and to foster civic pride in the past. Also, landmark designation is undertaken to stabilize and improve property values; promote tourism; provide incidental support and stimulus to business and industry, and to strengthen the economy of the City.

Q. HOW WILL HISTORIC LANDMARK DESIGNATION BENEFIT ME AS A PROPERTY OWNER?

- A. The designation of an historic landmark district in your area would provide several benefits. It would provide protection by helping to direct change and new developments within the district in a manner which will allow the special historical and architectural character of the area to be maintained. Also, when a local historic landmark district receives federal certification for tax purposes, historic buildings within the district become eligible for a special 25% Investment Tax Credit (ITC) for rehabilitation. Once local landmark district designation is obtained for this district, federal tax certification will be requested. Certification will make historic buildings in the district eligible for rehabilitation tax credits. Another advantage extended to buildings in historic districts includes a provision in the building code of the city which permits less stringent requirements than for full code compliance for historic buildings.

Additionally, historic district designation "defines" an area and provides it with a special identity and a history all it's own. This can help attract residents, visitors and customers to the area.

Q. WILL HISTORIC DISTRICT DESIGNATION REQUIRE ANY SPECIAL PROCEDURES OR REGULATIONS?

A. Yes. If exterior work which requires a building permit is proposed to be undertaken on a building in an historic district, the applicant must first apply for and receive a Certificate of Appropriateness through a formal review procedure before the Historic Landmark Preservation Committee and the Board of Wichita City Commissioners.

Q. WHAT IS THE PURPOSE OF THE "CERTIFICATE OF APPROPRIATENESS" REVIEW?

A. The purpose of such a review is to protect and preserve those features of a property which are of historical and architectural significance to it and the surrounding area while still allowing the repair and alterations necessary to make efficient and contemporary use possible.

Q. WHAT IS THE PROCEDURE FOR APPLYING FOR A CERTIFICATE OF APPROPRIATENESS AND HOW LONG DOES IT TAKE?

A. A potential applicant is encouraged to contact the City's preservation staff at the earliest possible time to discuss the proposed alterations and the review procedure. Working together from the start helps eliminate confusion and unnecessary delay. The applicant will submit an application on forms provided, describing the proposed modification and accompanied by the necessary documentation. After the application is received, a decision will be made as to whether the project constitutes a major or minor project. Minor projects are reviewed and approved by City preservation staff and the Design Review Subcommittee (DRS) of the HLPC. Major projects are reviewed by the full HLPC and approved by the BCC. Minor projects can be handled more quickly than major projects, usually in a matter of two or three days. Major projects may take a total of forty-five days to review, although it will not usually take that long. All projects are reviewed to determine if they meet the standards and guidelines adopted by the Committee for this purpose. These guidelines are published and available to the public at no charge.

After the Certificate of Appropriateness is approved, the Central Inspection Division may issue the building permit. If a Certificate of Appropriateness request is denied, the applicant may appeal to the next higher authority. The order of the appeal procedure is as follows: (1) preservation staff, (2) the Design Review Subcommittee, (3) the HLPC, (4) and the BCC. There is no charge for the Certificate of Appropriateness review.

Q. WHAT ARE MINOR AND MAJOR PROJECTS?

A. Major projects usually involve the proposed modification of individually designated historic landmark buildings, like the Eaton Hotel for example. Minor projects usually involve buildings which are not individually designated historic landmarks but are located within historic districts.

Exceptions to this, are projects which involve construction of a new building within a landmark district, a general change in the use of a property, or the demolition of a structure. These are generally handled as major projects.

Q. WHAT IF I HAVE A BUILDING IN THE DISTRICT I WANT TO DEMOLISH?

A. Historic landmark district designation cannot prevent the demolition of a structure, only delay it. The purpose of the delay is to allow time for other alternatives to demolition to be sought. The delay period could range from thirty days to up to two hundred forty days depending on the circumstances of the case. The delay period is to be determined by the BCC at a public hearing. At the end of the delay period, the demolition permit can be issued.

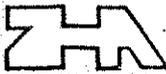
Q. WHAT IF I HAVE A VACANT LOT IN THE DISTRICT AND WANT TO BUILD ON IT?

A. New construction is allowed in a historic district. When the applicant obtains a certificate of appropriateness for the project. A new building does not have to be an historical reproduction. In fact, use of contemporary designs are encouraged if the new building is compatible with the character and mood of the neighborhood and the work is compatible in materials, size, scale, color and texture with surrounding buildings.

Q. WILL PROPERTY OWNERS AND TENANTS HAVE ANY INPUT INTO THE CERTIFICATE OF APPROPRIATENESS PROCESS WITHIN THE DISTRICT?

A. Yes, the HLPC has proposed that a district task force be established which will be comprised of two owner/occupants of the buildings in the district, two HLPC members, and one design professional who is not an owner/occupant in the district nor a member of the HLPC. The district task force will review requests for Certificate of Appropriateness and make their recommendations to the HLPC. The task force's district members will serve as contacts for other owners and tenants in the district and will work closely with others in the district and the HLPC to develop any special guidelines that might be needed to tailor the present guidelines to best fit the special needs of the area.

If you have any questions or would like further information, please contact Margaret McDonald Lahey of the Metropolitan Area Planning Department at 268-4421.



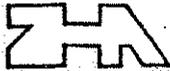
IV. Action Plan

ZHA has prepared a redevelopment plan for the Old Town area of Wichita. This plan has been prepared in a fashion which is sensitive to local market conditions and the surrounding physical environment. In addition, in the last section, ZHA has presented a matrix of creative state-of-the-art funding strategies which can be applied to both public and private sectors of a redevelopment effort. However, in order to ensure that this plan is implemented and that it becomes more than an ambitious study, there are many different actions which the city, the Old Town Merchants Association and those people interested in redeveloping the Old Town area can take.

This section of our development plan discusses a series of separate and distinct initiatives which can be taken as positive steps toward redeveloping the Old Town area. This section is subdivided into two distinct portions. The first portion discusses those actions which can be taken by the public sector for the public's own benefit and directly improve conditions in the Old Town area for existing businesses, property owners and residents. Although these efforts will generally require some type of public endorsement and public action, there is ample room and considerable responsibility upon groups like the Old Town Merchants Association and other concerned individuals to foster, suggest and plan the details of these specific efforts. In addition, ZHA is available for consultation to assist in the execution of these ideas. Our work in other cities has given us practical experience in taking concrete actions to gender the appropriate climate for redevelopment.

A. PUBLIC ACTION FOR DIRECT PUBLIC BENEFIT

- Designation of the Old Town Area as an Historic District--There has already been a significant amount of work and research documenting the legitimate historic character of the Old Town area. It is ZHA's opinion that the Old Town area has an excellent chance of being formerly designated as either a local or a national historic district. The exact boundaries of such a proposed district would be defined after a more careful analysis, but it is clear that the continuity of late 19th and early 20th century commercial buildings on Douglas Avenue and several of the perpendicular streets describes an important period of time



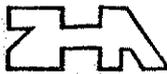
in Wichita's development. The existing buildings present a continuity of commercial urban fabric that is worth preserving and restoring.

ZHA cannot over-emphasize the value and importance of designation as an historic district. The 1981 Tax Act allows a 25 percent credit (not deduction) on all of the development funds used to rehabilitate an historic building or a building that contributes to the significance of an historic district. This essentially offers the investor/developer a 25 percent discount on the eligible costs of redevelopment (most redevelopment costs are fully eligible). Common sense would also suggest that this tax act legislation will not remain forever. Although Congress has not yet posted any expiration date on this legislation, in our times of escalating national deficits it is more than likely that this legislation will be identified as a target for elimination at some point in the future.

Therefore, we recommend that the city and the Old Town Merchants Association work together towards designation as an historic district. This process involves several steps and will require a formal study by a qualified architectural historian. There are tradeoffs associated with local versus national designation to be investigated. Those tradeoffs also need further investigation to decide which designation is in the best interest of the Old Town area. (The differences lie primarily with those individuals or groups that will review and certify plans for tax credit. Both types of districts are eligible for federal tax credits.)

● Rehabilitation Guidelines--In order to ensure that the rehabilitation of remaining buildings in the Old Town area is done with consistent character and quality, a set of rehabilitation guidelines should be developed. These guidelines will also help clarify the design issues important when projects are reviewed by appropriate agencies for certification.

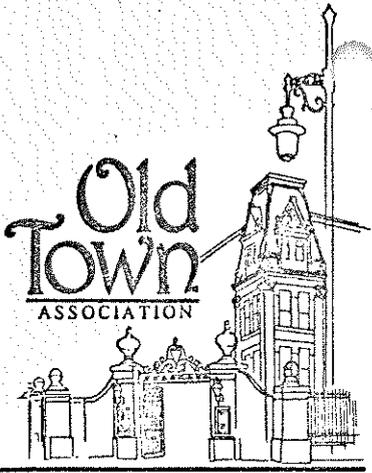
ZHA recommends that these rehabilitation guidelines be created and implemented as quickly as possible in



order to maintain the fragile historic character of the Old Town. Throughout the U.S., there are numerous examples of well-intentioned rehabilitations which have not been done sensitive to the original architectural character and have destroyed significant and important portions of the original design. Guidelines should be prepared which will be readable and understandable for laypersons, but detailed enough to be a technical resource for architects and designers.

- Relocation of the Union Rescue Mission--There is no question that the work being accomplished at the Union Rescue Mission on St. Francis Street is well intentioned and being done for true humanistic and social improvement. However, the presence of this mission and its convenience to Naftzger Park is an undeniable and important constraint on redevelopment of the Old Town area. The transients being sheltered at the mission have made Naftzger Park their home. The taxpayers who have provided the funds to use this beautiful public amenity are by and large afraid to go near, let alone inside the park. An important and difficult policy decision needs to be made determining who will benefit from the substantial public investments already made in the Old Town area. It is clear, that despite redevelopment efforts by entrepreneurs and urban pioneers, many of the new businesses, especially the residential apartments, are performing less successfully than is acceptable. The removal of the presence of transients in the area would undoubtedly improve market conditions.

ZHA recommends that a task force consisting of representatives from city staff, the Union Rescue Mission, the Old Town Merchants Association and residents of the Old Town area be set up to discuss and solve this problem. A building located in another portion of the city should be sought for the relocation of this facility. This relocation should occur without expense to the mission and the transients should be informed and assisted in moving to the new location. An underutilized building could be donated for this purpose as a charitable contribution to the mission. Potentially eligible buildings and donors should be identified by this task force.



624 E. Douglas
Wichita, Kansas 67202
316-267-5327

December 13, 1984

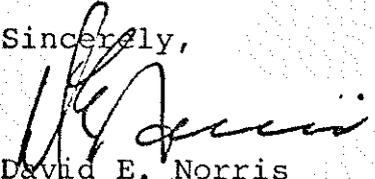
Ms. Margaret McDonald Lahey
City of Wichita
Planning - 10th Floor
455 N. Main
Wichita, Kansas 67202

Dear Margaret:

Pursuant to the Old Town Association meeting of November 14, 1984, I have been asked to officially request you proceed with the historic district designation. The Association supports the proposed boundaries of the proposed district and encourage the designation of same.

Please advise if you have any question.

Sincerely,


David E. Norris

DEN/sb

cc: Lynda Tousley

RECEIVED

DEC 14 1984

METROPOLITAN PLANNING
ROUTE _____

A MEETING WILL BE HELD ON FEBRUARY 22, 1984 AT 4:00 P.M. TO DECIDE IF OLD TOWN SHOULD REQUEST HISTORIC DISTRICT DESIGNATION. IF YOU WOULD LIKE TO ATTEND, PLEASE R.S.V.P., 267-5327. MEETING LOCATION TO BE ANNOUNCED.

One of the major recommendations made by Zuchelli, Hunter & Associates in the Old Town Development Plan was for the creation of an historic district in Old Town.

The reason for such a recommendation is the Economic Recovery Tax Act of 1981 (ERTA). This provision provides major impetus to encourage capital investment in historic buildings and spur revitalization of the historic areas. The new law provides:

- o a 25% investment tax credit (ITC) for rehabilitation of historic commercial, industrial, and rental residential buildings which can be combined with
- o a 15 year accelerated cost recovery period for 87.5% of the cost of rehabilitation.

Buildings which qualify are:

- o buildings listed individually in the National Register of Historic Places
- o buildings located in Registered Historic Districts if they are certified as contributing to the significance of the district.

Registered Historic Districts include:

- o National Register historic districts and
- o State or locally designated districts if the ordinance authorizing or creating the district as well as the district itself is certified.

What follows below is a very brief synopsis of the types of Registered Historic Districts available to help Old Town members in reaching a decision on whether or not they would like to request an historic district designation and if so, what type of district would best fit the needs of Old Town.

National Register Historic District

- o Automatically certified for the 25% ITC.
- o No design review control of alterations unless owner is seeking 25% ITC. However, in Kansas, anything nominated to the National Register is automatically listed on the Register of Historic Kansas Places. See below for the regulations involved for properties listed on the State Register.

State Historic District

- o Listing on the Kansas Register of Historic Places would not make a district eligible for classification as a Registered Historic District; i.e., a State historic district would not be eligible for the 25% ITC.
- o If a district were listed on the State Register (this would automatically occur during the process of nomination to the National Register) a design review procedure is invoked by State Statute K.S.A. 75-2715 - 75-2725. This law provides that the City may not issue any type of permit, license, certificate or other entitlement for use to any person until the State Historic Preservation Office (SHPO) has been given 30 days in which to review the project and comment. If the SHPO determines the project will have an adverse impact, the project cannot proceed until the City determines there is ". . . no prudent and feasible alternative . . ." and the SHPO is given five days notice of such determination. Appeals as well as enforcement can be sought in district court.
- o State review includes interior as well as exterior alterations.

Local Historic District

- o Local historic districts can be classified as a Registered Historic District (i.e., eligible for the 25% ITC) if they are certified. To gain certification, the Secretary of the Interior must certify the statute providing for the designation and regulation of the district and the district itself must be certified. In order to obtain certification of the local statute, the statute must provide for a duly designated review body, such as the Historic Landmark Preservation Committee (HLPC), with the power to review and at least give official advice on proposed alterations to structures within the boundaries of the district.
- o Locally, this design review is handled by the HLPC. They review any exterior alterations for which a building permit is required. They make their recommendation to the Board of City Commissioners (BCC). The BCC in turn is empowered to approve or deny the request for approval of the project. This process is known as the Certificate of Appropriateness Review. Note that design review is limited to the exterior, unlike the State review which encompasses interior as well as exterior alterations. The only project which would have interior alterations reviewed in a local district would be those projects actively seeking the 25% tax credit and that review is done by the National Park Service and is required of any project seeking to qualify for the 25% ITC.

Certifying a local district may offer certain advantages over National Register listing. Local district certification is simpler and faster than the National Register nomination process. Since a locally designated district must substantially meet National Register criteria, the amount of documentation required for either one is equal.

Both types of Registered Historic Districts would involve design review regulation. All three levels of government use essentially the same guidelines. These guidelines are known as the Secretary of the Interior's Guidelines for Rehabilitation. They are published guidelines which are widely recognized and used. Copies are readily available through the Wichita-Sedgwick County Metropolitan Area Planning Department at 268-4421. Local historic district designation would provide an opportunity to tailor these guidelines to more specifically fit the needs of Old Town. One possibility that might be explored in setting up the design review procedure would be the creation of a permanent Task Force for the Old Town Historic District comprised of two representatives from the historic district in Old Town, two members of the HLPC and one design professional-at-large. The Task Force would assist in tailoring guidelines and be responsible for the preliminary review of each certificate of appropriateness request. After preliminary review, the Task Force would make its recommendation to the HLPC which in turn would make its recommendation to the BCC. Such a Task Force would insure that the Old Town historic district is well represented in the design review process.

THE ABOVE IS A VERY BRIEF SUMMARY OF HISTORIC DISTRICT DESIGNATION. FOR MORE INFORMATION ON THIS AND THE 25% ITC, PLEASE ATTEND THE MEETING SCHEDULED FOR FEBRUARY 22, 1984. CALL 267-5327. MORE INFORMATION AND HANDOUTS WILL BE AVAILABLE INCLUDING THE SECRETARY OF THE INTERIOR'S GUIDELINES FOR REHABILITATION.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

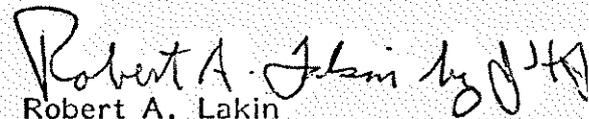
DATE: February 6, 1985

TO: George Anderton, Purchasing Manager
FROM: Robert A. Lakin, Director of Planning
SUBJECT: Request for Certified Ownership List

Would you please order a certified abstract ownership list of names and mailing addresses for the area within the boundaries delineated on the attached map.

This list will be used by the Metropolitan Area Planning Department to notify property owners of a public hearing to be held concerning the designation of an historic landmark district in the area of East Douglas Avenue generally between Topeka and Washington Avenues. The area delineated on the attached map includes all properties proposed to be within the district as well as all abutting properties.

Attached is a base map with the boundaries delineated for you to forward to the abstract company. If you or the selected abstract company have any questions, or if we may provide any assistance, please contact either Eunice Walter, Assistant to the Director of my staff, at 268-4445 or Margaret McDonald Lahey, Preservation Planner, also of my staff, at 268-4421.


Robert A. Lakin
Director of Planning

RAL/MML/lw
Attachment

cc: Mike Reichenberger, Acting Federal Aid Coordinator
Don Anderson, Director of Housing and Economic Director

RECEIVED

FEB 07 1985

PURCHASING

SECOND
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20

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GEORGE'S
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ROCK ISLAND
ST. LOUIS &
SAN FRANCISCO R.R.

WILLIAM

WILLIAM

WILLIAM

ST.
ADD.

ENGLISH
ENGLISH'S

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ST.
ADD.

WATERMAN,
ENGLISH'S

FOOTILERS
RES
EMPORIA

3 RD.
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COMMERCE
ADD.

LEWIS

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IN ENGLISH'S
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VAC
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F. R.R.
CHICAGO R.I. & PAC. R.R.
& SAN FRANCISCO R.R.
PART
ENGLISH'S
LEWIS
4TH
6

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: November 27, 1984

TO: Robert A. Lakin, Director of Planning
FROM: Margaret McDonald Lahey, Preservation Planner
SUBJECT: Potential East Douglas Historic District

If a federally funded project were filed just outside the district, a federal review could result in one of two ways.

(1) If the project involved the Department of Transportation (DOT) and the use of any land from an historic site of local significance.

DOT is prohibited from approving any such project unless there is no feasible and prudent alternative and the project involves planning to minimize harm. While this law refers to the use of land from an historic site, it is not inconceivable that it could be stretched to include use of land adjacent to an historic area if the project were to have an adverse impact.

(2) The Section 106 Review, the procedure which the Transit Center is currently involved in, would not be activated simply by a local historic district designation.

However, there are two ways Section 106 could be brought into play. One way would be if the federally funded project just outside the district impacted a National Register property, such as the Eaton Hotel, the Rock Island Depot, or the Merchant's Van Line Warehouse. The other way would be if a federal agency, for some reason, were to request the Secretary of the Interior to make a determination of whether or not the local historic district was "eligible for inclusion in the National Register" pursuant to Section 106. If a determination of eligibility were made, any projects just outside the district involving federal funding could be subject to Section 106. Citizens also have a right to participate in the Section 106 review so it is possible a citizen or a citizen's organization could request a federal agency to request such a determination.

It is difficult to judge whether a federal review could be successfully invoked. As the laws are written and as long as the district remains local, federal review would not be automatic. However, it does appear if opposition were strong enough, the federal laws could be stretched far enough to create difficulty.

As for the notification area, it is hard to predict what projects might occur in that area and therefore, difficult to predict the potential extent

Robert A. Lakin,
Director of Planning

2

November 27, 1984

of impact or the amount of opposition, but like federal laws, the definition of adverse impact can be stretched quite far. We still recommend notifying only abutting property owners. If that is not sufficient, the next larger area would be the area within a 200' radius. If that is not satisfactory, perhaps all the areas within one block of the district could be notified. It would be harder to argue adverse impact if a project were more than one block away from an historic area.



Margaret McDonald Lahey
Preservation Planner

MML/Iw

THE CITY OF WICHITA

OFFICE OF Housing and Economic
Development

DATE January 23, 1984

TO Members of The Economic Development Commission

FROM Joel Pollack, Old Town Task Force

SUBJECT Task Force Report on
Old Town

The Old Town Task Force met on January 19, 1984 to review the Old Town Project. An action plan, which is attached, was reviewed by the task force. The action plan lists specifically those actions which the Old Town Association is requesting the City of Wichita take pursuant to recommendations made in the Old Town Development Plan prepared by Zuchelli, Hunter and Associates from Annapolis, Maryland.

The task force recommends that the following actions be approved and recommended to the City Commission:

I. Designation of the Old Town Area as an Historic District

Action Requested by the Old Town Association: It is requested that the City of Wichita agree to assist the membership of the Old Town Association in pursuing an historic designation if the membership decides formally to pursue such a district. This assistance would take the form of staff assistance and the possible reallocation of A-5 closeout funds or consideration of a request for CDBG funds.

Task Force Recommendation: It is recommended that the Economic Development Commission approve this request and recommend to the City Commission that it be pursued if the Old Town Association decides to establish such a district. The task force also recommends that funds to hire a technical resource person to pursue the designation be reallocated from the A-5 closeout funds and that the president of the Old Town Association make every effort to raise supplemental funds from the membership to put into the project.

II. Rehabilitation Guidelines

No action requested or recommendation made at this time until it is known if an historic district will be pursued.

RECEIVED

JAN 24 1984

METROPOLITAN PLANNING

ROUTE _____

January 23, 1984

III. Relocation of The Rescue Mission

Action Requested: It is requested that the City of Wichita agree to participate in exploring the feasibility of relocating the Rescue Mission by appointing City of Wichita representatives to serve on the task force when it is formed.

Task Force Recommendation: It is recommended that the City participate in exploring the feasibility of relocating the Rescue Mission.

IV. Increased Police Presence

Action Requested: It is requested that the City participate in an ad hoc committee to explore ways of increasing police visibility and presence in Old Town and downtown in general.

Task Force Recommendation: It is recommended that the City work with Greater Downtown Wichita and the Old Town Association to explore ways of increasing police visibility and presence in Old Town and downtown in general and that the problem of dragging on Douglas Avenue also be addressed by this group.

V. Identify Possible Funding Sources to Leverage Private Development

Action Requested: It is requested that the City of Wichita participate with the Old Town Association and the Chamber of Commerce in identifying and designing funding programs which leverage or act as an incentive to development. Possibilities to be explored might include rehabilitation loan pools, incubator business loan pools, etc., possibly leveraged with CDBG funds as previously discussed by the City Commissioners.

Task Force Recommendation: It is recommended that the City explore funding program possibilities and that more information be gathered on Wichitas possibilities for obtaining UDAG funds.

VI. Identify and formally adopt or amend Recommended Priority Project

Task Force Recommendation: Still under consideration by task force - no recommendation at this time.

Members of The Economic Development
Commission
Task Force Report on Old Town
Page 3

January 23, 1984

It is recommended that if the above listed recommendations are approved by the EDC, they be sent to the Board of City Commissioners as part of the interim report requested by February 7, 1984.

Joel Pollack
Old Town Task Force

JP:LT:mw

Enclosure

JAN 5 1984

THE CITY OF WICHITA
OFFICE OF CITY MANAGER

DATE January 4, 1984

TO Don E. Anderson, Director of Housing and Economic Development
FROM Robert G. Finch, Deputy City Manager

SUBJECT Final Report -- Old Town
Development Plan

On January 3, 1984, the City Commission received and filed the subject report and referred the plan and proposed priority development projects to the Economic Development Commission (EDC) for review and recommendation.

The City Commission also referred the proposed Marketing and Promotion Program to the Old Town Association for review and comment.

During discussion of the plan:

- 1) Commissioner Brown asked that the EDC's report include a review of the city's eligibility for UDAG funding, and "strings" attached, and local match requirements.
- 2) Commissioner Kirk expressed concern that the city's financial resources might not be adequate to support all of the major downtown development proposals (i.e.; Old Town, West Bank, convention center).
- 3) In this regard, Commissioner Knight asked that the EDC develop criteria and evaluate the various projects on a cost-benefit basis and recommend priorities for the city's participation.

The Commission asked that interim reports on these matters be returned for its consideration on February 7, 1984, and final reports be provided for the agenda of March 6, 1984.


Robert G. Finch
Deputy City Manager

RGF/pd

Beginning at the Northwest corner of Lot 33, Douglas Avenue, N.A. English's Addition to the City of Wichita; thence east along the south line of Douglas Avenue as platted in said addition to the Northwest corner of Lot 41, Douglas Avenue of said addition; thence south along the west line of said Lot 41 and said line extended to the south line of the alley adjacent to and south of said Lot 41; thence east along said south line and said line extended to the Northwest corner of Lot 1 Emporia Avenue in said addition; thence south along the west line of Lots 1 and 3 Emporia Avenue in said addition to the south line of said Lot 3; thence east along said south line to the east line of said Lot 3; thence north along the east line of Lots 3 and 1 Emporia Avenue on said addition to the Northeast corner of said Lot 1; thence east to the Northwest corner of Lot 2 St. Francis Avenue in said addition; thence continuing east along the north line of said Lot 2 to the west line of St. Francis Avenue; thence south along said west line to the north line of William Street; thence east along said north line to the Southwest corner of Lot 12 Santa Fe Avenue in said addition; thence south to the Northwest corner of Lot 14, Santa Fe Avenue in said addition; thence south along the west line of even numbered Lots 14 thru 38, Santa Fe Avenue in said addition to the Southwest corner of said Lot 38; thence east along the south line of said Lot 38 to the Southeast corner of said Lot 38; thence south along the east line of even numbered Lots 40 thru 50, Santa Fe Avenue in said addition to the Southeast corner of said Lot 50; thence east to the Southwest corner of Lot 1, Union Station Addition to Wichita, Kansas; thence east along the south line of said Lot 1 and said line extended to the west line of Rock Island Addition to Wichita, Kansas; thence north along said west line and the west line of Rock Island 2nd Addition to Wichita, Kansas to the Southwest corner of Lot 3, Union Station Addition to Wichita, Kansas; thence north along the west line of said Lot 3 to a point 140 ft. south of the north line of said Lot 3; thence east parallel to and 140 ft. south of said north line to the west line of Rock Island Avenue; thence north along said west line to the north line of the alley adjacent to and south of Lot 2, Mead Avenue, East Wichita Addition; thence west along the north line of said alley to the Southeast corner of Lot 1, Mead Avenue of said addition; thence westerly to the Southeast corner of Lot 14, Santa Fe Avenue, J. R. Mead Addition; thence west along the south line of said Lot 14 to the Southwest corner of said Lot 14; thence southwesterly to the Southeast corner of Lot 1, St. Francis Avenue, in said addition; thence north along the east line of Lots 1, 3, 5, 7 and 9 St. Francis Avenue in said addition to the north line of the south half of said Lot 9; thence west along said north line to the east line of St. Francis Avenue; thence south along said east line to Southwest corner of Lot 1, St. Francis Avenue in said addition; thence west to the Southeast corner of Lot 2, St. Francis Avenue in said addition; thence west along the south line of said Lot 2 and the south line of Lot 1, Emporia Avenue in said addition to the east line of Emporia; thence west to the Southeast corner of Lot 2, Emporia Avenue in said addition; thence west along the south line of said Lot 2 and the south line of Lot 1 Topeka Avenue in said addition to a point, said point being the intersection of the south line of said Lot 1 and the west line of Lot 30, Douglas Avenue in said addition extended north; thence south along said extended west line and said west line to the north line of Douglas Avenue; thence south to the point of beginning.

THE CITY OF WICHITA

OFFICE OF METROPOLITAN AREA PLANNING DATE October 30, 1984
DEPARTMENT

TO Robert A. Lakin, Director of Planning

FROM Margaret McDonald Lahey, Preservation Planner

SUBJECT Local Designation of an Historic
District and Federal Law

In response to your question on the above-captioned subject, I submit the following.

Section 106 review requires that any federal agencies involved in a federally assisted undertaking, including agencies having authority to license an undertaking, must take into account the effect of the undertaking on any historic resource that is included in or eligible for inclusion in the National Register.

Properties maybe determined to be "eligible" for inclusion in the National Register for purposes of Section 106 if a federal agency requests the Secretary of the Interior to make a determination of eligibility. "Eligible" properties are protected by Section 106 review just as properties included in the Register are. So, in answer to your question, Section 106 does not require any federal agency undertaking, assisting or licensing a project to take into account its affect on a locally designated historic landmark district. However, if for some reason, a federal agency requested the Secretary of the Interior to determine if the local district were eligible for listing pursuant to Section 106, Section 106 could be brought into play.

Also, it is important to note that the district itself contains two properties listed on the National Register, these being the Rock Island Depot and the Eaton Hotel. Also, the 500 block of East Douglas on the south side of the street known as the Carey House Square is on the State Register which brings into play K.S.A. 75-2724 - 75-2725

In addition to Section 106, the Department of Transportation Act of 1966 under a section commonly referred to as Section 4(f) states that the Secretary of Transportation is prohibited from approving any program or project, including federal funding, requiring the use of

any land from an historic site of national, state or local significance unless (1) there is no feasible and prudent alternative...and (2) such a program includes all possible planning to minimize harm.

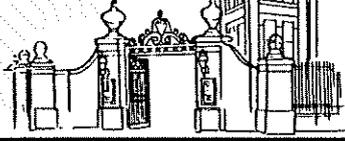
Robert A. Lakin
October 30, 1984
Page 2

The protective scope of Section 4(f) is much broader than that of Section 106 by its inclusion of locally significant historic resources. Local historic sites are assumed to be significant in order to raise Section 4(f), unless the official jurisdiction in which the property is located determines it not to be of significance. It would be difficult to determine that an area is not of significance if it has been designated an historic landmark district.

Margaret McDonald Lahey
Preservation Planner

MML/lw

**Old
Town**
ASSOCIATION



RECEIVED

OCT 29 1984

METROPOLITAN PLANNING

ROUTE _____

624 E. Douglas
Wichita, Kansas 67202
316-267-5327

OCTOBER 29, 1984

MEMORANDUM

TO: EAST DOUGLAS BUSINESS PERSON

FROM: DAVID E. NORRIS

RE: GENERAL MEMBERSHIP MEETING

DATE: WEDNESDAY - NOVEMBER 14TH

TIME: 4:00 P.M.

PLACE: THE LOOKING GLASS
412 EAST DOUGLAS

AGENDA

1. CALL MEETING TO ORDER
2. REVIEW MINUTES OF LAST MEETING - L. JENSEN
3. FINANCIAL REPORT - J. NAFTZGER
4. LIGHTING REPORT - D. NORRIS
5. HISTORIC DISTRICT - M. LAHEY
6. CHILDREN'S MUSEUM - S. FAIRCHILD
7. CHRISTMAS PARTY - M. WRIGHT
8. OLD TOWN PARTY - S. FAIRCHILD
9. PARK SECURITY - D. NORRIS
10. OTHER BUSINESS

Margaret

THE CITY OF WICHITA

OFFICE OF METROPOLITAN AREA PLANNING DATE October 17, 1984
DEPARTMENT

TO Bob Loveland, Street Maintenance Supervisor

FROM Robert A. Lakin, Director of Planning

SUBJECT East-West Alley South of
 500 Block of East Douglas

Margaret McDonald Lahey of my staff has informed me that you contacted her in reference to a memorandum written in the past which stated the above-cited alley could not be repaired until the Historic Landmark Preservation Committee (HLPC) reviewed the proposed method of repair. We have searched our files and cannot find a memorandum which includes such a statement, however, we would strongly recommend that the HLPC would be allowed to review any proposed projects involving the repair of that alley because of the historic significance of the cedar paving blocks.

We did find the attached memorandum which recommends "several suggestions which might be agreed upon by..." the HLPC and the Operations and Maintenance Department. That memorandum was written a year and a half ago and we have received no correspondence on this item since then.

Also, it is important to note that this alley is located within a state historic district. Because of this, any project undertaken by the City involving this alley must be reviewed by the State Historic Preservation Officer.

Again, we would like to express our continuing interest in the preservation of these cedar blocks and offer our assistance in seeking a solution to this problem.

Robert A. Lakin
Director of Planning

RAL/MML/lw
Attachment

cc: David Stowe, Director of Operations and Maintenance (w/att)
 Mike Riechenberger, Acting Federal Aid Coordinator (w/att)

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

April 20, 1983

TO Wayne Isaac, Federal Aid Coordinator

FROM Jack H. Galbraith, Chief Planner, Current Plans

SUBJECT Restoration of East-West Alley South of 500 Block of
East Douglas

In reference to your memo concerning the wood blocks in the above referenced alley, Margaret McDonald, Bob Lakin and I have all walked the alley. We believe that the blocks should be preserved, however, we probably have lost control over the west half of the east-west alley as that has been vacated. The following background information is provided:

The alley in question is included within the boundaries of the Carey House Square Historic District which is listed in both the Wichita and Kansas Register of Historic Places. The reason cited for inclusion of the alley is its historic significance as the last remaining site containing original cedar block paving in Wichita.

In 1974, Carey House Square, Inc., requested vacation of the entire east-west alley east of Emporia and west of St. Francis. Due to a north-south alley which forms a T-intersection with the east-west alley, the vacation was only granted to the portion of the east-west alley as indicated in yellow (see attachment A). This portion is, therefore, privately owned. The vacation case file mentions the possibility of the future vacation of the balance of the alley. After Margaret McDonald contacted the applicants last week, it was determined that they may still request vacating the remainder of the alley, though they were not certain how soon that would be.

We would offer the following suggestions which might be agreed upon by the Historic Landmark Preservation Committee (HLPC), your Department, and the Operations and Maintenance Department.

It is our recommendation that efforts be made to preserve this historic material in situ. First, steps should be undertaken quickly to prevent further deterioration of the cedar blocks. They may be treated easily, effectively and inexpensively with

April 20, 1983

a readily available wood preservative treatment with the formula in attachment B.

Since there is a possibility that the alley may be vacated in the future, and because it apparently receives little vehicular usage, it might be wise not to undertake any repairs at this point in time other than to take the necessary steps to preserve the cedar blocks.

Should it be determined that alley repairs must be made, we would recommend that the blocks still be kept in place, preserved, and that repairs occur on the areas of the alley already paved. If it is determined that because of drainage or other reasons, that the blocks must be covered, then they should be treated with the preservative and then covered with macadam. This should preserve the blocks in place and in the future, if the alley is vacated and some development plan for the alley is proposed, they could then be uncovered and maintained in place.

The last option would be the removal of the blocks. We would recommend that solution only as a last resort and then only after the alley is completely vacated. At that time, we would urge that they be kept in place, but, if they then must be removed, we would want to work closely in their preservation and perhaps incorporate them in some type of plan at another site.

We have a continuing interest in the preservation of these cedar blocks and offer our assistance in seeking a solution to this problem. If it would be possible to treat the blocks with the wood preservative, Margaret McDonald would be available to be on site when the preservative is applied. Please keep us advised of any further development in this area.



Jack H. Galbraith
Chief Planner

JHG:MJM:jps
Attachments

CASE NO: V - 0675 attachment A

7
21
27

VACATION OF: Alley
GENERALLY LOCATED: South of Douglas between St. Francis and Emporia

REQUESTED BY: Carey House Square, Inc., et al
AGENT: Kassebaum & Rees
ADDRESS: 125 North Market PHONE 263-4921
REASON FOR REQUEST:

SKETCH.



EXTERIOR WOOD PRESERVATIVE*

3 cups Exterior Varnish

1 oz. melted paraffin

1 gallon of Varsol (may substitute
mineral spirits, paint thinner,
or turpentine)

Apply liberally to wood.

*After application keep all fire
away for 20 minutes.

THE CITY OF WICHITA

OFFICE OF CITIZEN RIGHTS & SERVICES

DATE September 25, 1984

TO Margaret McDonald Lahey, Preservation Planner

FROM Sheryl L. Drake, Administrative Assistant

SUBJECT EEO Review

An EEO submittal is being requested from Preservation Associates, Inc. reference your memo of September 24.

You will be advised in writing when this company has met the city's EEO requirements.

Thank you for your assistance.



Sheryl L. Drake
Administrative Assistant

SLD/k1

RECEIVED

SEP 26 1984

METROPOLITAN PLANNING
ROU. _____

□ _____

PRESERVATION ASSOCIATES, INC.

CONSULTANTS

207 S. POTOMAC STREET
HAGERSTOWN, MARYLAND 21740
PHONE (301) 791-7880

DOUGLASS C. REED
PRESIDENT
PAULA STONER REED
VICE PRESIDENT

PRESERVATION PLANNING
COMMERCIAL REHABILITATION
RESIDENTIAL REHABILITATION
NATIONAL REGISTER NOMINATIONS

September 12, 1984

Margaret McDonald Lahey
Preservation Planner
Metropolitan Area Planning Dept.
10th Floor, City Hall
455 N. Main
Wichita, KS 67202

Dear Margaret:

Enclosed is the East Douglas Ave. Survey material as specified in our contract with the City of Wichita. Included in the package is the survey report which discusses general historical background, architectural developments, an annotated list of all buildings in the district, survey methods and a list of sources consulted in preparing the documentation. Also included are individual Kansas Survey forms for each of the buildings, a district map showing buildings by number, their status (Key, contributing, non-contributing) and photo views and numbers; 80 black and white 3" x 5" photographs and eleven colored slides.

In addition we are enclosing our invoice in the amount of \$5,000.00 the agreed upon amount for the work performed.

Under separate cover I will return the survey files you loaned me. They were very helpful.

Please call if you have any questions.

Sincerely,



Paula S. Reed
Vice President

PSR/jm
Enclosures

PRESERVATION ASSOCIATES, INC.

CONSULTANTS

207 S. POTOMAC STREET
HAGERSTOWN, MARYLAND 21740
PHONE (301) 791-7880

DOUGLASS C. REED
PRESIDENT
PAULA STONER REED
VICE PRESIDENT

PRESERVATION PLANNING
COMMERCIAL REHABILITATION
RESIDENTIAL REHABILITATION
NATIONAL REGISTER NOMINATIONS

September 12, 1984

City of Wichita
c/o Margaret McDonald Lahey
Preservation Planner
Metropolitan Area Planning Dept.
10th Floor, City Hall
455 N. Main
Wichita, Kansas 67202

INVOICE: For preparation of documentation, architectural analysis
and photography of the proposed East Douglas Historic
District as specified in our contract dated August 6, 1984.

TOTAL DUE \$5,000.00

THE CITY OF WICHITA

OFFICE OF PLANNING DEPARTMENT

DATE July 1, 1984

TO Russell L. Brenner, Director of Administration

FROM Robert A Lakin, Director of Planning

SUBJECT Memorandum of Understanding -
East Douglas Historic Survey

This Memorandum of Understanding serves as the basis for the assumption of the following performance requirements by the Planning Department using funds provided pursuant to Title I of the Housing and Community Development Act of 1974, as amended.

It is mutually understood by and between the Director of Planning and the Director of Administration that Community Development Block Grant funds not to exceed \$1,500 shall be utilized for an inventory and survey of a potential turn-of-the century commercial district located along East Douglas Avenue between Topeka Avenue and Washington Avenue.

Toward this end, the Planning Department agrees to complete this project in accordance with the attached work program (Attachment A) and the attached budget.

During this project's administration, the Planning Department agrees to comply with all laws, regulations, and policies of the United States, the State of Kansas and the City of Wichita, including but not limited to, the following:

1. Equal Opportunity

- a. Title VI, Civil Rights Act of 1968.
- b. Section 109, Housing and Community Development Act of 1974.
- c. Executive Order 11246, as amended.
- d. City of Wichita Ordinance 38-407.
- e. City of Wichita Executive Order No. 1.
- f. City of Wichita Administrative Regulation No. 23.

2. Section 3

- a. Section 3, Housing and Community Development Act of 1968.
- b. City of Wichita Administrative Regulation No. 60.

3. Community Development Block Grant Administration

- a. City of Wichita Administrative Regulations Nos. 62, 63 and 64.

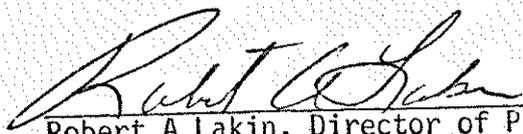
4. Other

- a. Federal Labor Standards
- b. Clean Air Act
- c. Lead-based Paint Act
- d. Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.

Memorandum of Understanding -
East Douglas Historic Survey
July 1, 1984
Page 2

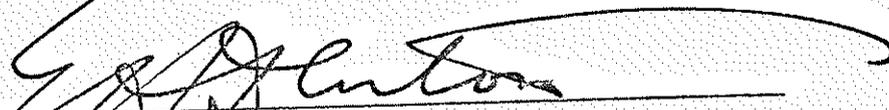
- e. Architectural Barriers Act of 1968.
- f. City of Wichita Administrative Regulations Nos. 5 and 7.

Approval of this Memorandum by the Director of Administration and the City Manager shall constitute a directive to implement this project. Any changes or amendments must be in writing and must have written approval of all signatories of this agreement. This Memorandum shall remain in effect until December 31, 1984.


Robert A Lakin, Director of Planning

APPROVAL:


Russell L. Brenner, Director of Administration


E. H. Denton, City Manager

RAL/MR/gt

SCOPE OF SERVICES

The Metropolitan Area Planning Department shall:

Engage qualified individuals or consultants to undertake and complete an inventory and survey of a potential turn-of-the-century commercial district located along East Douglas Avenue between Topeka Avenue and Washington Avenue. This area is within the boundaries of the Old Town Association.

The purpose of the inventory and survey is to obtain documentation for the possible creation of a certified historic landmark district. The consultant will be responsible for compiling sufficient documentation to allow the future compilation of a district nomination which may be used to complete the necessary review for nomination and consideration for certification as a Registered Historic District.

The consultants shall:

1. Provide the personnel to carry out a complete inventory and survey of the area of the Old Town Association which has been identified as a potential commercial turn-of-the-century historic landmark district. The inventory and survey should follow the National Register of Historic Places Guidelines for Local Survey: A Basis for Preservation Planning, National Park Service Publication Number 189. Work shall include all field work, survey coordination and historical research.
2. Provide the following documentation:
 - a. A map which clearly identifies each building, site, street, address, boundaries of survey and proposed boundaries of potential historic landmark district.
 - b. A complete architectural survey of each building within potential district area. The State Historic Structures Inventory form will be used for survey. A sampling of completed inventory forms shall be submitted to the City of Wichita and the Historic Preservation Department (HPD) of the Kansas State Historical Society for review at the beginning of the survey.
 - c. One negative and two photographs of each building surveyed. The photographs should be black and white 3" x 5" prints. The photographs should be keyed to the map.
3. Compile the following information:
 - a. General description of elements of district.
 - b. General description of types, styles or periods of architecture represented in the district.
 - c. General physical relationships of buildings to each other and to the environment.
 - d. General description of the district during the period(s) when it achieved significance.

- e. Present and original uses of buildings and any successful adaptive uses.
 - f. General condition of buildings.
 - g. Intrusions
 - h. Qualities that make the district distinct from its surroundings.
 - i. A list of all buildings that contribute to the character of the district.
 - j. Approximate number of buildings in the district.
 - k. Concise boundary description and justification.
4. Historical research organized around the following topics:
 - a. The physical development and character of the area.
 - b. Historical trends and major events in the area's history.
 - c. Individuals and groups important in the area's development.
 - d. Specific historical information on individual properties if available.
 5. The consultants shall be acceptable to the HPD.
 6. The inventory and survey shall be completed and the final document submitted to the City and the HPD by September 15, 1984.

A minimum of \$3,500, or 70% of the total cost of this study shall be funded by a grant from the Kansas State Historical Society.

DETAIL

FUNDS	DEPARTMENT	DIVISION	ACTIVITY NO.
Community Development Block Grant	Planning	East Douglas Historic Survey	879-68-360- 50002
ACCOUNT CLASSIFICATION	ACTUAL	BUDGET	BUDGET
PERSONAL SERVICES			
110 Salaries & Wages			
121 Employees Claims			
TOTAL			
CONTRACTUAL SERVICES			
210 Utilities			
220 Communications			
230 Transportation			
240 Advertising			
250 Insurance			
260 Dues and Subscriptions			
270 Professional Services			
280 Maint of Bldgs & Improvements			
290 Maintenance of Equipment			
295 Other Contractual Services			\$1,500
TOTAL			\$1,500
COMMODITIES			
310 Office Supplies			
320 Clothing and Linen			
330 Food, Drugs & Chemicals			
340 Opr. Supplies-Bldgs & Improvements			
350 Repair Parts-Bldgs & Improvements			
360 Operating Supplies-Equipment			
370 Repair Parts-Equipment			
380 Operating Supplies - Construction			
390 Minor Apparatus and Tools			
395 Other Commodities			
TOTAL			
CAPITAL OUTLAY			
410 Land			
420 Buildings			
430 Improvements Other Than Bldgs.			
440 Office Equipment			
450 Vehicular Equipment			
460 Operating Equipment			
470 Other Capital Outlay			
TOTAL			
GRAND TOTAL			\$1,500

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

May 1, 1984

TO Robert A. Lakin, Director of Planning

FROM Margaret McDonald Lahey, Preservation Planner

SUBJECT Proposal for Funding Consultants to Complete Local Historic District for Eligible Area of Old Town

Cost

\$ 6,500	Estimated Cost of Hiring Consultants
<u>550</u>	Fee to Process Historic Landmark District
\$ 7,050	Total Estimated Cost

Sources of Funding

\$ 5,000	A-5 Close-Out Funds
<u>3,500</u>	Historic Preservation Department (HPD) Grant
\$ 8,500	Total Funds Available

Excess Funds

\$ 8,500	Total Funds Available
<u>- 7,050</u>	Total Estimated Cost
\$ 1,450	Excess

A-5 Close-Out Funds - On February 7, 1984, the Wichita Board of City Commissioners considered an interim report they requested from the Economic Development Commission (EDC). The EDC's first recommendation was:

Approve the Old Town Association's request that the City of Wichita assist in pursuing an historic district designation if the Association membership decides formally to pursue such a district; approve the reallocation of A-5 close-out funds in an amount not to exceed \$5,000 toward hiring a consultant for the project.

Robert A. Lakin
Page Two
May 1, 1984

The Board of City Commissioners took action to:

"Approve that administrative staff assistance in pursuing an historic designation for Old Town and the reallocation of A-5 close-out funds in an amount not to exceed \$5,000 if designation is pursued, be approved. . ."

The next step to secure this funding for the use designated by the Board of City Commissioners would be development of a Memorandum of Understanding between the Department of Administration and either the Department of Housing and Economic Development or the Metropolitan Area Planning Department. To my knowledge no final decisions have been made as to which of the two departments would enter into the Memorandum of Understanding with the Department of Administration.

HPD Grant - Assuming the grant application is approved, \$3,500 of the grant have been proposed to be used for the purpose of hiring consultants to carry out an inventory and survey of the "Old Town" Historic District. Since these funds can't be used to fund the actual writing of the historic district nomination application, it is proposed the A-5 close-out funds be used to pay the consultants for the actual writing of the nomination form and the fee charged for historic district nomination application (\$500 per district plus \$1.00 per building - there are approximately 47 buildings in the potential district area). This could be done by entering into two separate contracts with the consultants - one for the inventory and survey and the other for writing the nomination application.

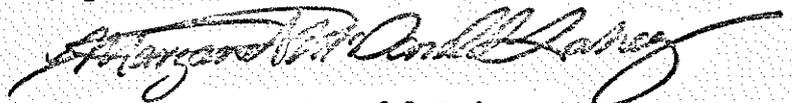
Excess Funds - It is anticipated that there would be an excess of funds. The HPD has indicated that

Robert A. Lakin
Page Three
May 1, 1984

the monies we receive should be spent in full by September 30, 1984. Therefore, it would be most logical to fully use the \$3,500 HPD grant funds and schedule the excess in the A-5 close-out funds. This excess could then be reprogrammed back to the A-5 close-out funds for the Old Town Association.

I have previously submitted to you a memorandum containing reference to consultant selection (please see page two of the attached memorandum). Under this combined funding proposal, the total amount for both contracts is still below the \$10,000 limit so the selection procedure set out in that memorandum could still be followed.

If a HPD grant application is submitted and approved as currently written, we will be committing ourselves to expending the \$3,500 for said purposes between July 1, 1984 and September 30, 1984. For that reason, I would like to proceed with this as soon as possible. If you have any further questions, please let me know.



Margaret McDonald Lahey
Preservation Planner

MML:jps
Attachment

METROPOLITAN AREA PLANNING DEPARTMENT

March 15, 1984

TO Robert A. Lakin, Director of Planning

FROM Margaret McDonald Lahey, Preservation Planner

SUBJECT Application to the Historic Preservation Fund for Survey and Planning

The National Park Service (NPS) administers an Historic Preservation Fund (HPF) through the Kansas State Historical Society's Historic Preservation Department (HPD). The purpose of the fund is to provide survey and planning grants to cities and other bonafied groups and organizations. As we discussed earlier, the HPD currently has \$9,700 which would be available on July 1, 1984. The match would be 70-30 federal-city and could be a soft, in-kind match (office space, xeroxing, staff time and other support services). The value of our match would be \$1,940.

I recommend that we consider applying for this grant. I propose that it be used to hire consultants to undertake an inventory and survey of the following areas:

- Priority 1 - The area of Old Town which has potential as an historic district.
- Priority 2 - The West Douglas Area. (The Old Delano Township)
- Priority 3 - The "Warehouse District" north of Old Town.

I feel it would be possible to accomplish priorities one and two with the money available this year and if any money were left over, survey work could be started on the Warehouse District.

The Old Town Association has formally taken action to request the City of Wichita assist them in the efforts to pursue the designation and certification of a local historic district within Old Town.

West Douglas is an area which has expressed interest in historic district designation. They have a loosely organized effort underway now to revitalize the area. They need help and would probably be very pleased at the possibility of the creation of a district in that area.

March 15, 1984

Although the grant money would not apply to the actual cost of writing the district nomination form, the costs it would cover would be the expense of the prerequisite inventory and survey. The inventory and survey work is about 90% to 95% of the work involved in preparing an historic district designation.

Since the grant is under \$10,000 and since our match would be for in-kind services, the amount of the contract we would enter into with a consultant would be under \$10,000 making it a Class C service. This would allow the option of following the consultant selection process or skipping it with the City Manager's authorization. There are pros and cons for each.

If the decision is to follow the selection procedure set out in AR-7, we could:

- 1) identify three qualified consultants and contact them to ascertain if they would be interested in receiving a request for proposals,
- 2) review the proposals,
- 3) select consultants.

*- Preservation Area
- CRS
- One to be recommended
by the National Trust*

There are several advantages of pursuing the grant. It would allow much needed and timely survey work to be undertaken. It would in effect increase our preservation staffing level, allowing more work to be accomplished at little cost to the city or this department. It would allow me to continue working on the preservation plan - I have the first written draft of the complete plan about half completed. It will also help our continued improvement of relations with the State. Also, if our experience with this is good, the HPD has already informed me they will have a total of \$19,000 available in the next funding year.

I would like to request that you consider allowing me to pursue this grant. It could help increase the scope of activities of the preservation program in a most positive way and allow us to accomplish important objectives.



Margaret McDonald Lahey
Preservation Planner

ACTION PLAN

I. Designation of the Old Town Area as an Historic District

Who participates: Old Town Association
City of Wichita

Step 1: Informational meetings for membership of Old Town.

Step 2: If idea is approved by membership of Old Town, proceed with formal study of architectural history of the area and apply for historic designation (may require funds to hire a private consultant to do formal study and pursue designation through the State).

Possible sources of funding: Private funds
A-5 closeout funds
CDBG
State matching grant
(Preservation Grants
in aid)

Action Requested: It is requested that the City of Wichita agree to assist the membership of the Old Town Association in pursuing an historic designation if the membership decides formally to pursue such a district. This assistance would take the form of staff assistance and the possible reallocation of A-5 closeout funds or consideration of a request for CDBG funds.

II. Rehabilitation Guidelines

Who participates: Old Town Association
City of Wichita

Step 1: If an historic district is established in the Old Town area, this will eliminate the need for additional rehab guidelines. The Department of Interior provides guidelines for all work to be certified pursuant to the regulations of the historic district.

*Not necessary
Tied to FIC
Rehab
Funding*

Step 2: If an historic district is not established, then guidelines should be drafted for rehabilitation work in the area in order to maintain and enhance the historic character of Old Town. It may be necessary for enforcement purposes, to establish these guidelines by Ordinance, much along the lines of the City's current sign ordinance.

Action Requested: No action is requested at this time until it is determined whether or not an historic district will be sought.

III. Relocation of The Rescue Mission

Who participates: Union Rescue Mission
Old Town Association
City of Wichita
Residents of Old Town Area

*Fire Station
Church*

Step 1: Form a task force consisting of representatives of the above listed groups.

Step 2: Identify potential areas for relocation and available buildings.

Step 3: Determine costs of relocation and potential funding sources, such as CDBG, private funding, donations from churches.

Action Requested: It is requested that the City of Wichita agree to participate in exploring the feasibility of relocating the Rescue Mission by appointing City of Wichita representatives to serve on the task force when it is formed.

IV. Increased Police Presence

Who participates: Greater Downtown Wichita
Old Town Association
City of Wichita

DRAFTING

*TRANSIT
CENTER*

Step 1: Establish an ad hoc committee to find some ways to increase the presence and visibility of police in the Old Town area and perhaps the rest of the downtown core.

Step 2: Explore different alternatives of service such as:
Foot patrol
Mounted patrol
Bicycle patrol

Funding may possibly come from a downtown Improvement District.

Action Requested: It is requested that the City participate in an ad hoc committee to explore ways of increasing police visability and presence in Old Town and downtown in general.

V. Identify Possible Funding Sources to Leverage Private Development

Who participates: Old Town Association
City of Wichita
Chamber of Commerce

Step 1: Meet with business and property owners to determine what kind of assistance or loan programs they would find most beneficial as an incentive to expand or remodel their businesses.

Step 2: Based on input received from businesses, design potential programs which would meet their needs.

Step 3: Present the programs to the Economic Development Commission for recommendation to the City Commission.

Action Requested: It is requested that the City of Wichita participate with the Old Town Association and the Chamber of Commerce in identifying and designing funding programs which leverage or act as an incentive to development. Possibilities to be explored might include rehabilitation loan pools, incubator business loan pools, etc., possibly leveraged with CDBG funds as previously discussed by the City Commissioners.

VI. Identify and Formally Adopt or Amend Recommended Priority Project

Who participates: Old Town Association
City of Wichita

Step 1: The Old Town Executive Committee met on December 28, 1983 to review the Old Town Development Plan. At that meeting they unanimously endorsed the plan.

Step 2: The plan was presented to the Board of City Commissioners on January 3, 1984 and referred to the Economic Development Commission for evaluation and recommendation of Phase I which consists of two retail anchors and a parking deck.

- phase I w/o c
Allowed
NASTJEE P

Sec 312
* 500,000
Sept
* 100,000 ea.

Step 3: Evaluate the proposal and determine what, if any, public involvement might be requested. These kinds of parking decks are usually done with revenue bonds and possibly some sort of guarantee from the City to cover potential deficit.

- QDA 6
- S.A. w/ pot. sector
containing de

Step 4: Make a recommendation to the City Commission to either endorse the proposed development or amend it.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688

May 9, 1985

NOTICE OF PUBLIC HEARING

reversed (over)

Case No.: H 85-1
Location: Generally located west of Topeka Avenue and east of Rock Island Avenue from one-half block north of Douglas Avenue and south of English
Request: Establishment of the "H" Historic Landmark Designation on the following described property

SEE LEGAL DESCRIPTION AND MAP ATTACHED HERETO

The Historic Landmark Preservation Committee (HLPC), at their meeting on Monday, May 20, 1985 at 3 p.m., in the Metropolitan Area Planning Department Conference Room, Tenth Floor, City Hall, 455 North Main, Wichita, Kansas, will consider the establishment of the proposed East Douglas Avenue Historic Landmark District. The HLPC invites property owners in the area to attend that meeting to ask any questions they may have regarding the proposed designation.

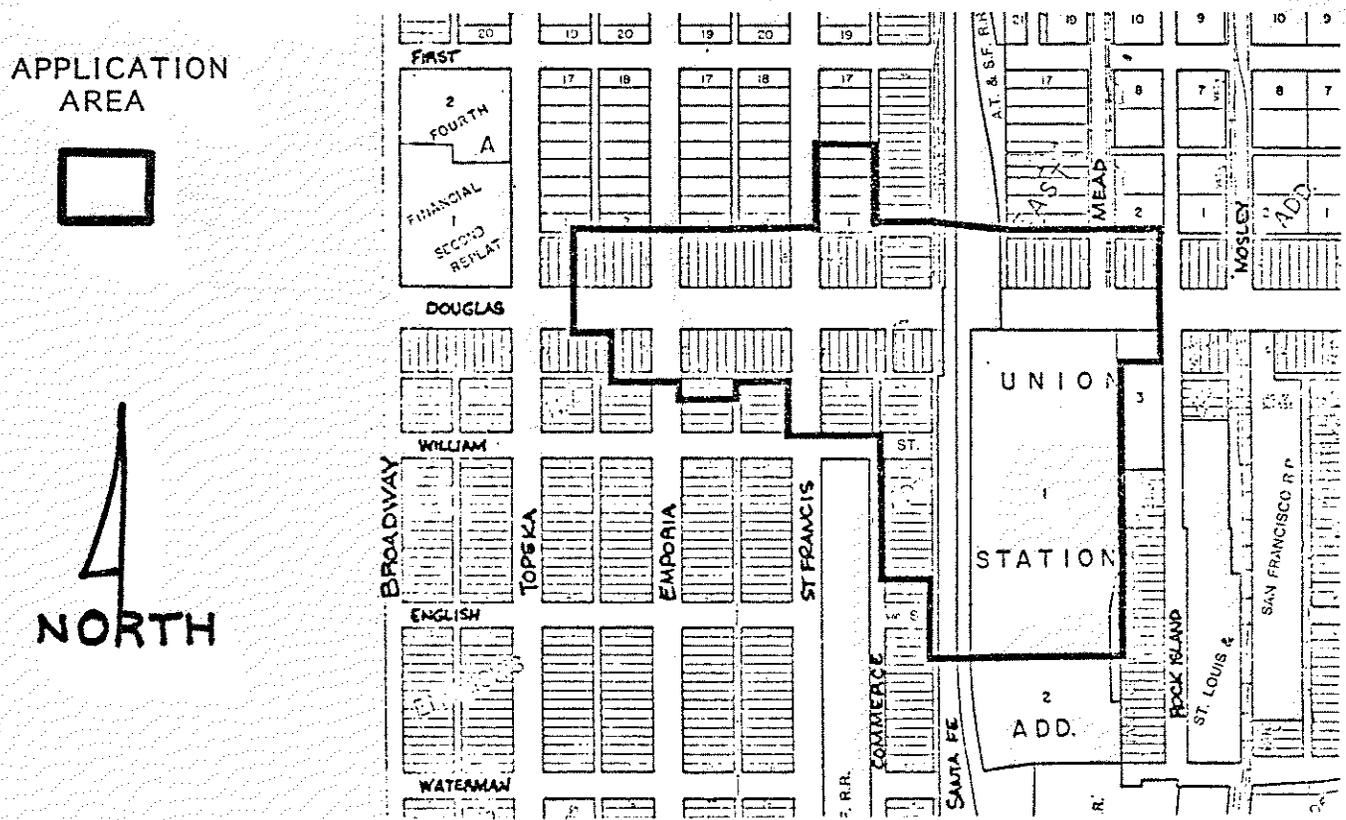
Upon the HLPC's recommendation, the proposed district designation will be forwarded to the Metropolitan Area Planning Commission (MAPC) for a public hearing. That meeting will be held on May 30, 1985 and will begin at 1:30 p.m. in the City of Wichita's City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas.

As an owner or occupant of property in the area, you have the right to appear at the MAPC meeting, either in person or by agent or attorney, to support or oppose this request. If you have no interest in or objection to the request, you have no obligation to appear at the public hearing.

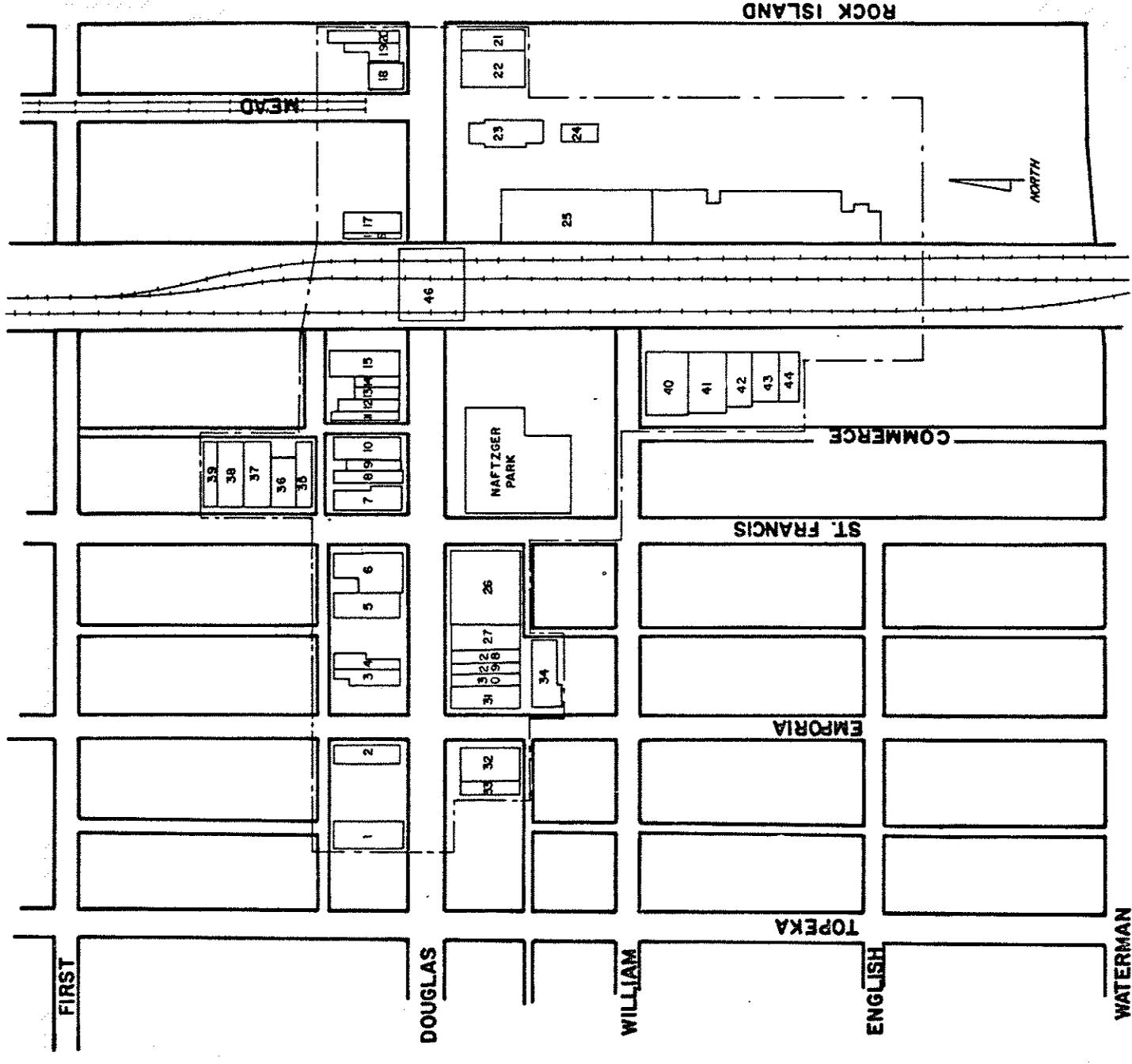
The Citizen Participation Organization (CPO) neighborhood council will consider this case for the purpose of making a formal recommendation to the MAPC and City Commission. If you have an interest in this case, you are encouraged to express your opinions at your CPO Council meeting. The date, time and location of the CPO meeting may be obtained by calling 268-4516.

If you have any questions or wish additional information, please call 268-4421.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION



SEE REVERSE SIDE



- | | |
|----------------------------------------------|------------------------------------------------------------------------|
| 1. 412-414 E. DOUGLAS
JAMES R. MEAD BLDG. | 24. 711 E. DOUGLAS (BEHIND)
ROCK ISLAND DEPOT
BAGGAGE HOUSE |
| 2. 430 E. DOUGLAS | 25. 701 E. DOUGLAS
UNION STATION |
| 3. 504 E. DOUGLAS
BRONSTON BLDG. | 26. 517 - 527 E. DOUGLAS
CAREY HOTEL |
| 4. 508 E. DOUGLAS
MEAD BLDG. | 27. 515 E. DOUGLAS
WICHITA HOTEL |
| 5. 518 - 520 E. DOUGLAS
STITES BLDG. | 28. 509 E. DOUGLAS
KIRKWOOD BLDG. |
| 6. 530 E. DOUGLAS | 29. 507 E. DOUGLAS |
| 7. 600 - 602 E. DOUGLAS | 30. 505 E. DOUGLAS |
| 8. 604 E. DOUGLAS
FRALICK BLDG. | 31. 501 - 503 E. DOUGLAS
LAWRENCE BLOCK BLDG. |
| 9. 608 E. DOUGLAS | 32. 419 - 421 E. DOUGLAS |
| 10. 612 E. DOUGLAS
RENFRO HOTEL | 33. 417 E. DOUGLAS
E.M. DODD BLDG. |
| 11. 618 E. DOUGLAS | 34. 112-114 S. EMPORIA
LEXINGTON HOTEL |
| 12. 620 E. DOUGLAS | 35. 114 N. ST. FRANCIS |
| 13. 622 E. DOUGLAS | 36. 122 N. ST. FRANCIS |
| 14. 624 - 626 E. DOUGLAS | 37. 126 N. ST. FRANCIS |
| 15. 630 E. DOUGLAS | 38. 130 N. ST. FRANCIS |
| 16. 700 E. DOUGLAS | 39. 134 N. ST. FRANCIS |
| 17. 704 E. DOUGLAS | 40. 619 - 629 E. WILLIAM
WICHITA WHOLESALE
GROCERY COMPANY BLDG. |
| 18. 800 - 804 E. DOUGLAS | 41. 212 COMMERCE ST. |
| 19. 806 E. DOUGLAS | 42. 214 COMMERCE ST. |
| 20. 808 E. DOUGLAS | 43. 216 - 218 COMMERCE ST. |
| 21. 811 - 813 E. DOUGLAS
PATRICK HOTEL | 44. 220 COMMERCE ST. |
| 22. 801 - 803 E. DOUGLAS
GRAND HOTEL | 45. 617 E. WILLIAM |
| 23. 711 E. DOUGLAS
ROCK ISLAND DEPOT | 46. DOUGLAS AVE. RAILROAD
VIADUCT |

DISTRICT BOUNDARY

PROPOSED EAST DOUGLAS AVE. HISTORIC LANDMARK DISTRICT

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on May 20, 1985, at 3:00 o'clock p.m., the HISTORIC LANDMARK PRESERVATION COMMITTEE, in the Metropolitan Area Planning Department Conference Room, City Hall, 10th Floor, 455 North Main, Wichita, Kansas, will consider the following item for purposes of making a recommendation to the Metropolitan Area Planning Commission and the Board of City Commissioners.

CASE NO. H85-1

Establishment of the "H" Historic Landmark Designation on the following described property.

EAST DOUGLAS AVENUE HISTORIC LANDMARK DISTRICT located within the following described boundary, commencing at the Northwest corner of Lot 33, Douglas Avenue, N.A. English's Addition to the City of Wichita; thence east along the south line of Douglas Avenue as platted in said addition to the Northwest corner of Lot 41, Douglas Avenue of said addition; thence south along the west line of said Lot 41 and said line extended to the south line of the alley adjacent to and south of said Lot 41; thence east along said south line and said line extended to the Northwest corner of Lot 1 Emporia Avenue in said addition; thence south along the west line of Lots 1 and 3 Emporia Avenue in said addition to the south line of said Lot 3; thence east along said south line to the east line of said Lot 3; thence north along the east line of Lots 3 and 1 Emporia Avenue on said addition to the Northeast corner of said Lot 1; thence east to the Northwest corner of Lot 2 St. Francis Avenue in said addition; thence continuing east along the north line of said Lot 2 to the west line of St. Francis Avenue; thence south along said west line to the north line of William Street; thence east along said north line to the Southwest corner of Lot 12 Santa Fe Avenue in said addition; thence south to the Northwest corner of Lot 14, Santa Fe Avenue in said addition; thence south along the west line of even numbered Lots 14 thru 38, Santa Fe Avenue in said addition to the Southwest corner of said Lot 38; thence east along the south line of said Lot 38 to the Southeast corner of said Lot 38; thence south along the east line of even numbered Lots 40 thru 50, Santa Fe Avenue in said addition to the Southeast corner of said Lot 50; thence east to the Southwest corner of Lot 1, Union Station Addition to Wichita, Kansas; thence east along the south line of said Lot 1 and said line extended to the west line of Rock Island Addition to Wichita, Kansas; thence north along said west line and the west line of Rock Island 2nd Addition to Wichita, Kansas to the Southwest corner of Lot 3, Union Station Addition to Wichita, Kansas; thence north along the west line of said Lot 3 to a point 140 ft. south of the north line of said Lot 3; thence east parallel to and 140 ft. south of said north line to the west line of Rock Island Avenue; thence north along said west line to the north line of the alley adjacent to and south of Lot 2, Mead Avenue, East Wichita Addition; thence west along the north line of said alley to the Southeast corner of Lot 1, Mead Avenue of said addition; thence westerly to the Southeast corner of Lot 14, Santa Fe Avenue, J. R. Mead Addition; thence west along the south line of said Lot 14 to the Southwest corner of said Lot 14; thence southwesterly to the Southeast corner of Lot 1, St. Francis Avenue, in said addition; thence north along the east line of Lots 1, 3, 5, 7, and 9 St. Francis Avenue in said addition to the north line of the south half of said Lot 9; thence west along said north line to the east line of St. Francis Avenue; thence south along said east line to Southwest corner of Lot 1, St. Francis Avenue in said addition; thence west to the Southeast corner of Lot 2, St. Francis Avenue in said addition; thence west along the south line of said Lot 2 and the south line of Lot 1, Emporia Avenue in said addition to the east line of Emporia; thence west to the Southeast corner of Lot 2, Emporia Avenue in said addition; thence west along the south line of said Lot 2 and the south line of Lot 1 Topeka Avenue in said addition to a point, said point being the intersection of the south line of said Lot 1 and the west line of Lot 30, Douglas Avenue in said addition extended north; thence south along said extended west line and said west line to the north line of Douglas Avenue; thence south to the point of beginning. Generally located west of Topeka Avenue and east of Rock Island Avenue from one-half block north of Douglas Avenue and south of English.

If this matter is not deferred for further consideration by the Historic Landmark Preservation Committee, it will appear on the agenda for official public hearing during the regular meeting of the WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION which begins at 1:30 p.m., Thursday, May 30, 1985 in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at which time you may appear either in person or by agent or attorney, if you so desire.

WITNESS MY HAND AND SEAL on this 6th day of May, 1985.

Robert A. Lakin, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Commission

(SEAL)

the Daily Record

521 East Murdock
Wichita, Kansas 67214
316/263-5277

539(Published in The Daily Record, May 7, 1985)1t
OFFICIAL NOTICE
TO WHOM IT MAY CONCERN AND TO ALL PERSONS
INTERESTED:

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If this matter is not deferred for further consideration by the Historic Landmark Preservation Committee, it will appear on the agenda for official public hearing during the regular meeting of the WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION which begins at 1:30 p.m., Thursday, May 30, 1985 in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at which time you may appear either in person or by agent or attorney, if you so desire.

WITNESS MY HAND AND SEAL on this 6th day of May, 1985.
Robert A. Lakin, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Commission
(SEAL)

STATE OF KANSAS,
COUNTY OF SEDGWICK, SS:

Jandra Simons

, of lawful age
being first duly sworn, deposes and says that she is Business Manager of THE DAILY RECORD, a newspaper printed and published in the State of Kansas, and of general circulation on a daily basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is published at least fifty (50) times a year, and has been so published continuously and uninterrupted in said County and State for a period of more than five (5) years prior to the first publication of the notice attached, and has been admitted at the post office in Wichita in said County and State as second class matter.

Take a notice, a true copy of which is hereto attached, was published in the regular and entire issue of said newspaper for 1 consecutive TM as follows:

- 1st MAY 7 1985
- 2nd _____
- 3rd _____
- 4th _____
- 5th _____
- 6th _____

Jandra Simons
Business Manager

Subscribed and sworn to before me this
19 MAY 8 1985

Jovita L. Mies
Notary Public

My Commission expires:
4-16-89

(SEAL)

Publication Fees:
\$ 25.75
103

JOVITA L. MIES
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 4-16-89

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

H85-1 Request for proposed EAST DOUGLAS AVENUE HISTORIC LANDMARK DISTRICT designation on the property generally located east of Topeka Avenue and west of Rock Island Avenue from one-half block north of Douglas Avenue to south of English.

MAPC HEARING DATE: May 30, 1985

Acres: 27.5

Size: 800 X 700 (Irregular)

Reason: Historic Landmark Designation

	<u>Land Use</u>	<u>Zoning</u>
Existing	Mixed Retail, Park, Wholesale, Office, Hotel, Warehousing, Parking	"C", "D", "E"
North	Mixed Retail, Warehousing, Parking	"D" & "E"
South	Light Industrial, Warehousing	"C", "D" & "E"
East	Mixed Retail, Warehousing, Business Services, Parking, Auto Sales & Service	"C" & "E"
West	Office, Mixed Retail, Parking	"D"

History: Part of H79-1 Mead Conservation District

Applicant: Historic Landmark Preservation Committee

COMMENTS:

1. The Historic Landmark Preservation Committee has submitted an application to the Planning Commission for recommendation to the Board of Wichita City Commissioners as to whether subject property should receive the historic landmark designation in accordance with the ordinance passed by the Board of City Commissioners on April 1, 1975, (City Code 2.12.1015 - 2.12.1025).
2. Subject property is generally located east of Topeka Avenue and west of Rock Island Avenue from one-half block north of Douglas Avenue to south of English. It contains a variety of business uses. Three individual properties, the Eaton Hotel, the Rock Island Depot and Merchants Van Line Warehouse; and one area between Emporia and St. Francis on the south of Douglas, the Carey House District, have previously been designated historic landmarks. The general area is described as a district held together by architectural and historical unity representing two important periods in Wichita's history: the 1880's and the first three decades of the 20th century. An important aspect of the district is that it remains substantially as it was earlier in the 20th century. The intrusive elements to the district are minimal, almost nonexistent, and consist mostly of non-historic open space in the form of parking lots and a city park. The qualities that make this district distinct from the surrounding area are its unity of scale, materials usage and age. The edges of the district are easily marked by the beginning of the concentrations of noncontributing features, either buildings or open space such as parking lots. The greatest historical significance of the proposed district is that it is the largest remaining concentration of early commercial architecture in Wichita.
3. There are no apparent inconsistencies between this request and adopted plans and projects. The Historic Landmark Preservation Committee has submitted documentation in justification of the requested historic landmark designation.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: June 14, 1985

TO: Board of City Commissioners
(through Robert G. Finch, City Manager, Interim)

FROM: Margaret McDonald Lahey, Preservation Planner

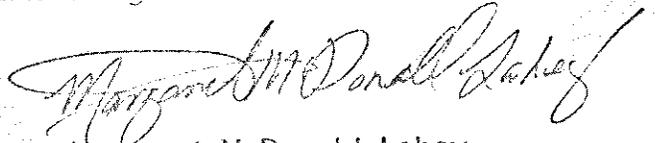
SUBJECT: Proposed East Douglas Avenue Historic Landmark District

Consideration of Case H85-1 - Historic Landmark Designation for the East Douglas Avenue Historic Landmark District, is scheduled on the agenda for the Board of City Commissioners (BCC) meeting of June 25, 1985. On April 26, 1985, a memorandum covering the background of this case was provided to you for your information.

This case was considered by the Historic Landmark Preservation Committee (HLPC) on May 20, 1985 (Attachment B) and a public hearing was held before the Metropolitan Area Planning Commission (MAPC) on May 30, 1985 (Attachment A). Notice of both meetings and an informational sheet on the meaning and impact of historic district designation was forwarded to property owners within the district as well as all owners of property adjacent to or abutting the proposed district. The HLPC took action to unanimously recommend the designation of the subject district for historic landmark designation as proposed. The MAPC took action to recommend by a vote of 4-3 that the application be approved. No one appeared in opposition to the request for historic landmark designation at either meeting.

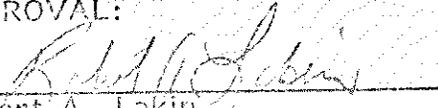
Recommendation

It is recommended that the Board of City Commissioners approve the recommendation of the Metropolitan Area Planning Commission and place the ordinance establishing the historic landmark designation on first reading.



Margaret McDonald Lahey
Preservation Planner

APPROVAL:



Robert A. Lakin
Director of Planning

MML/iw
Attachments

Planning Agenda

Item

Page

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION
TO BOARD OF CITY COMMISSIONERS

REQUEST FOR HISTORIC LANDMARK DESIGNATION

H85-1 - HISTORIC LANDMARK DESIGNATION FOR THE EAST DOUGLAS AVENUE HISTORIC LANDMARK DISTRICT ON THE PROPERTY GENERALLY LOCATED EAST OF TOPEKA AVENUE AND WEST OF ROCK ISLAND AVENUE FROM ONE-HALF BLOCK NORTH OF DOUGLAS AVENUE TO SOUTH OF ENGLISH.

The MAPC recommends that the application be approved.
(see minutes for full motion)

Hansen moved, Banzer seconded and it carried with a vote of 4 in favor (Hansen, Banzer, Bayouth, and Goebel) and 3 opposed (Chisholm, Moore and Peters). Gardner was not present. Crockett and Wilson were absent.

- ACTION:
1. Approve the recommendation of the Metropolitan Area Planning Commission and place the ordinance establishing the historic landmark designation on first reading; or
 2. Take such action as the City Commission deems appropriate.

CPO ACTION: CPO Council "L" voted 7-0 to recommend approval of the request.

DATA AND MINUTES

MAPC Hearing Date: 5-30-85

BCC Hearing Date: 6-25-85

AREA DATA:

Acres: 27.5

Size: 800 x 700 (Irregular)

Reason: Historic Landmark Designation

	<u>Land Use</u>	<u>Zoning</u>
Existing	Mixed Retail, Park, Wholesale Office, Hotel, Warehousing, Parking	"C", "D", "E"
North	Mixed Retail, Warehousing, Parking	"D" & "E"
South	Light Industrial, Warehousing	"C", "D" & "E"
East	Mixed Retail, Warehousing, Business Services, Parking, Auto Sales & Service	"C" & "E"
West	Office, Mixed Retail, Parking	"D"

History: Part of H79-1 Mead Conservation District

Applicant: Historic Landmark Preservation Committee

Protestors: None.

EXCERPT FROM PLANNING COMMISSION MINUTES OF MAY 30, 1985

LEGAL:

7. Case No. H85-1 - Historical Landmark Preservation Committee requests Historic Landmark Designation for the EAST DOUGLAS AVENUE HISTORIC LANDMARK DISTRICT located within the following described boundary, commencing at the Northwest corner of Lot 33, Douglas Avenue, N.A. English's Addition to the City of Wichita; thence east along the south line of Douglas Avenue as platted in said addition to the Northwest corner of Lot 41; Douglas Avenue of said addition; thence south along the west line of said Lot 41 and said line extended to the south line of the alley adjacent to and south of said Lot 41; thence east along said south line and said line extended to the Northwest corner of Lot 1 Emporia Avenue in said addition; thence south along the west line of Lots 1 and 3 Emporia Avenue in said addition to the south line of said Lot 3; thence east along said south line to the east line of said Lot 3; thence north along the east line of Lots 3 and 1 Emporia Avenue on said addition to the Northeast corner of said Lot 1; thence east to the Northwest corner of Lot 2 St. Francis Avenue in said addition; thence continuing east along the north line of said Lot 2 to the west line of St. Francis Avenue; thence south along said west line to the north line of William Street; thence east along said north line to the Southwest corner of Lot 12 Santa Fe Avenue in said addition; thence south to the Northwest corner of Lot 14, Santa Fe Avenue in said addition; thence south along the west line of even numbered Lots 14 thru 38, Santa Fe Avenue in said addition to the Southwest corner of said Lot 38; thence east along the south line of said Lot 38 to the Southeast corner of said Lot 38; thence south along the east line of even numbered Lots 40 thru 50, Santa Fe Avenue in said addition to the Southeast corner of said Lot 50; thence east to the Southwest corner of Lot 1, Union Station Addition to Wichita, Kansas; thence east along the south line of said Lot 1 and ~~said line extended to the west line of Rock Island Addition to Wichita, Kansas; thence north along said west line and the west line of Rock Island 2nd Addition to Wichita, Kansas to the Southwest corner of Lot 3, Union Station Addition to Wichita Kansas; thence north along the west line of said Lot 3 to a point 140 ft. south of the north line of said Lot 3;~~ to the southeast corner of said lot; thence northerly along the east line of said Lot 1 to a point 140 feet south of the north line of said Lot 1, which point is also 140 feet south of the north line of Lot 3, Union Station Addition; thence east parallel to and 140 ft. south of said north line to the west line of Rock Island Avenue; thence north along said west line to the north line of the alley adjacent to and south of Lot 2, Mead Avenue, East Wichita Addition; thence west along the north line of said alley to the Southeast corner of Lot 1, Mead Avenue of said addition; thence westerly to the Southeast corner of Lot 14, Santa Fe Avenue, J. R. Mead Addition; thence west along the south line of said Lot 14 to the Southwest corner of said Lot 14; thence southwesterly to the Southeast corner of Lot 1, St. Francis Avenue, in said addition; thence north along the east line of Lots 1, 3, 5, 7, and 9 St. Francis Avenue in said addition to the north line of the south half of said Lot 9; thence west along said north line to the east line of St. Francis Avenue; thence south along said east line to Southwest corner of Lot 1, St. Francis Avenue in said addition; thence west to the Southeast corner of Lot 2, St. Francis Avenue in said addition; thence west along the south line of said Lot 2 and the south line of Lot 1, Emporia Avenue in said addition to the east line of Emporia; thence west to the Southeast corner of Lot 2, Emporia Avenue in said addition; thence west along the south line of said Lot 2 and the south line of Lot 1 Topeka Avenue in said addition to a point, said point being the intersection of the south line of said Lot 1 and the west line of Lot 30, Douglas Avenue in said addition extended north; thence south along said extended west line and said west line to the north line of Douglas Avenue; thence south to the point of beginning. Generally located east of Topeka Avenue and west of

Rock Island Avenue from one-half block north of Douglas Avenue and south of English.

MARGARET McDONALD LAHEY, Junior Planner, pointed out land use, zoning, and showed slides of the general area, and reviewed the following staff report:

COMMENTS:

1. The Historic Landmark Preservation Committee has submitted an application to the Planning Commission for recommendation to the Board of Wichita City Commissioners as to whether subject property should receive the historic landmark designation in accordance with the ordinance passed by the Board of City Commissioners on April 1, 1975, (City Code 2.12.1015 - 2.12.1025).
2. Subject property is generally located east of Topeka Avenue and west of Rock Island Avenue from one-half block north of Douglas Avenue to south of English. It contains a variety of business uses. Three individual properties, the Eaton Hotel, the Rock Island Depot and Merchants Van Line Warehouse; and one area between Emporia and St. Francis on the south of Douglas, the Carey House District, have previously been designated historic landmarks. The general area is described as a district held together by architectural and historical unity representing two important periods in Wichita's history: the 1880's and the first three decades of the 20th century. An important aspect of the district is that it remains substantially as it was earlier in the 20th century. The intrusive elements to the district are minimal, almost nonexistent, and consist mostly of non-historic open space in the form of parking lots and a city park. The qualities that make this district distinct from the surrounding area are its unity of scale, materials usage and age. The edges of the district are easily marked by the beginning of the concentrations of noncontributing features, either buildings or open space such as parking lots. The greatest historical significance of the proposed district is that it is the largest remaining concentration of early commercial architecture in Wichita.
3. There are no apparent inconsistencies between this request and adopted plans and projects. The Historic Landmark Preservation Committee has submitted documentation in justification of the requested historic landmark designation.

DISCUSSION:

LAHEY stated that in November 1984, the Old Town Association, which is a merchants association that represents property owners, merchants and people who lease property in that area, at their general meeting voted to request that the City assist the Old Town Association in seeking historic landmark district designation for this area. She said that in 1983, the Board of City Commission approved A-5 closeout monies to the Old Town Association for assistance in revitalizing that area. Consultants were retained by the City to do a revitalization study at the request of Old Town. The first recommendation of those consultants was to designate this area as a historic district, one of the main reasons being the tax credits that are available. The City Commission received and filed that plan and asked the Economic Development Commission to review it and to recommend their priorities. EDC concurred with the priorities of the consultants. They reallocated A-5 funds to hire consultants to do the study to determine which part of the area would qualify for historic district designation and determine the boundaries. She said that after the completion of that study, she presented it to the Old Town Association with the proposed boundaries and they voted to support it with the proposed boundaries and requested that the City assist in seeking that designation. LAHEY said that the Historic Landmark Committee also reviewed this on March 20. Three weeks prior to that public notices were sent out. She noted for the record that in the public notice, after it was sent out, staff found out that the general location had reversed the directions, but the legal description and map were correct.

LAHEY showed slides of the historic designation and mentioned that the railroad overpass was also included in this district and was identified as a contributing structure because it was part of the district's history.

LAHEY pointed out that on the notification that was mailed out, staff advertised a larger area than they were actually recommending today for inclusion in the district. She said that they have a revised legal description that should be used in the motion. She explained what would be taken out of the description.

BAYOUTH asked Lahey if she felt everything in that district qualified for designation as a historic landmark.

LAHEY said no. She said that not every building individually could be a historic landmark, but collectively they form a historic district. There are two buildings that are included that are considered noncontributing. The reason they are included was because they are right in the middle of the district.

PETERS stated that the problem he has with the proposal was it included a very large area, and he has strong feelings that the government interferes enough into private enterprise. He felt that this was going to cause the property owners in the area a great deal of problems.

HANSEN responded that she had been involved with this since 1977. She said that she served on Urban Renewal for five years during the time that they worked in this particular neighborhood, and a lot of things that Peters mentioned was true at that time, and a lot of property owners did not feel it would help them and would not have been benefited by it. She added that the free enterprise system is not totally free anymore with the 25 percent tax credit. It has become very useful for the people who own historic property to use the federal tax credit to redevelop, and the City of Wichita would benefit by getting those buildings fixed up. She felt this was a good plan.

DAVID BURK, President of Old Town Association, stated that one of the reasons that the Old Town Association was formed was to get a coordinated effort in developing this area. Therefore one of their first priorities was to develop a plan that they could proceed with such a coordinated effort. They asked the City for help in October 1983, and the City retained consultants to do a plan. When the final report came out, one of their first recommendations was the designation of a historic district for this area. He said that the Old Town Association called a special meeting on February 22 to discuss the boundaries and tax benefits and the ramifications of the designation. At that time all of the property owners were notified and tenants in the area, many of which were already Old Town members. At that meeting they voted unanimously to proceed with the district nomination process. In the summer of 1984, Preservation Associates, Inc., were hired to do inventory and survey of the buildings. On November 14, the results of the inventory and survey were presented, and again they had a special meeting and notified everybody. They took action to officially request that the historic district designation be recommended. BURK said that he had personally spoken to several of the business owners in the area that are not members of Old Town Association. He said that he had answered numerous questions of theirs and had not gotten any negative responses.

BURK said that they believe that the approval of the district would induce investment into the area and maintain the character and charm of the area. He urged the Commission to support the Old Town Association's effort in obtaining the designation of the East Douglas Avenue historic landmark district.

HUGH NICKS, Greater Downtown Wichita, stated that the Old Town Association was now affiliated with Greater Downtown Wichita, and to complicate matters further, Greater Downtown Wichita was associated with the Chamber of Commerce. He said that he has not personally surveyed property owners in that particular area, but they do represent a substantial number of businesses in the downtown area. He said that when

people come to his office and inquire about the possibilities of downtown, the Old Town area is always discussed. They always have questions. Within the last year he said that they have had a lot of very serious inquiries from developers, not only locally but around the country, who are interested and looking at historic properties. He said that he thought anything that the City might do to enhance the availability of qualified historic buildings, such as the establishment of the district that they were considering today, might entice investors to undertake some sort of significant development in that area. Therefore it would behoove them to seriously consider the implementation of a district.

BAYOUTH asked if this request would interfere with the overall plan for downtown Wichita.

NICKS said that he did not think so. The overall plan was prepared by the 21 group, and the group no longer exists. However, the plan does exist, but since that period of time any number of developments have occurred that were specifically addressed in the plan. The general Old Town area was considered in the original plan. He felt this would fit very nicely into what was suggested in that total development of the downtown area.

JIM RUANE, Depew and Gillian, representing Coulter Enterprises, stated that they have a qualified endorsement of the district as proposed. He mentioned the amendment to the legal description of the originally proposed district. That deals with the easternmost boundary and would except a piece of property owned by Jamie Coulter doing business as Coulter Enterprises which is along the east edge of the proposed district. He said it was their understanding that should the Commission approve the district, with the amendment being proposed today, that their property would not be included in the district. Therefore as a contiguous property owner owning a piece of property adjacent to the eastern edge of the boundary, they have no objection to the district as proposed.

PETERS asked why they would object to being included in the district.

RUANE said that as they were aware there were benefits and burdens attached to any piece of property that would be included in a district.

WOODROW W. GOODWIN, JR., Historic Landmark Committee, wanted to report the action at their meeting where they recommended that the district be designated. He said that he did not know how many property owners reside within this district and did not know how many people lease property within the district. However, no one spoke in opposition at their meeting on May 20. In fact, they had two people to come and ask to be included in this district.

BAYOUTH asked what happens if later on someone in the district objects and wants to be removed from the district.

LAHEY responded that if someone wanted to be removed from the district, they would follow the same procedure as they do to have the district designated. They have to request it; public notice and hearings to remove them would be required.

LAHEY further commented in response to the comment of two Commissioners that the district boundaries were very large. She said that when they set the boundaries they approached them as conservatively as they possibly could. To qualify for the tax credits districts have to be certified by the State and by the federal government and to be certified, districts must meet certain standards. The district boundaries were selected as those which would be most defensible and allow the district to be certified in order to make it eligible for tax credits.

LAHEY stated for the record that the public notices were mailed out by certified mail and the receipts were returned for all but four out of the approximately 57 notices mailed.

MARY WRIGHT, co-owner of the Old Mill Tasty Shop, 604 East Douglas, stated that they were in the restaurant business in a building that has been operated since 1932. They are not only in the business of serving food, but showing the public of Wichita a little bit of the history of their area. She said that if they come down for lunch on Saturday especially they would see a lot of children and families in their restaurant looking at the historic pictures in their restaurant. Some of them go out and walk through the area and look at the park. She said that they would like to have the historic designation so that their block would not look like the block across the street. It now houses a beautiful park but at one time there were buildings there, and they feel that there was architectural significance in their area. WRIGHT mentioned that last Friday they started picnicing in the park. She said that they met people from their area that had never been in the park. Some of them have worked and lived in the area for 10 to 15 years and had been afraid to use the park simply because there were not other people that they felt comfortable with in the park. She felt that the Wichita public was interested in the area because their first year of festivals was last year and the festivals asked the Old Town to take part and for the first year they drew 8,000 people through the area for the first night. This year they are expecting about 10,000. So the people are coming back to the area.

GUS GOSSARD, representing KFH radio, stated that Phil and Nancy Kassebaum own a considerable amount of property in the area. He said that they have no basic objections to the historic district, however, they could not say why the rest of the Carey House properties were not included in the area, and they would like to have it amended to include them.

PETERS asked if Mr. Gossard had made his request to the Landmark Committee.

GOSSARD said yes, and the Committee recommended that they could ask for an amendment later.

PETERS asked why wasn't the property included.

GOSSARD said that the first he knew that the property had not been included was at the Landmark Committee meeting.

HANSEN asked staff why the Carey House property was not included.

LAHEY stated that staff took the boundaries to the Old Town Association meeting in November and she thought Mr. Gossard was present at that meeting. The maps were there for everyone to look which had these boundaries. She said the first she heard from Mr. Gossard about this matter was on May 18, two days before the Landmark Committee met, and he wanted to know why the SRS building had not been included. She explained that it was a noncontributing building. It is separated from the Eaton by a parking lot and was not visually related. She related again that they approached these boundaries conservatively and she did not include any buildings that she felt did not belong in the district, and she did not feel there was any way they could justify including this building.

HANSEN stated that the building was not a handsome building and if the owner was interested in having it included and would strip off what was there and improve it, it was hard to understand why it would not be to the benefit of the community at large to include it.

CHISHOLM felt it was ridiculous that they take up an hour of the Commissioners time for this type of problem. He said the Commission's problems are dealing with the citizens of the City and of this County, and for them to spend two hours talking about historic buildings, he felt should be done at another time and another place.

There was no one present in opposition to the request.

MOTION: That the Planning Commission find the request is not inconsistent with adopted plans and recommend to the Board of City Commissioners that the East Douglas Avenue Historic Landmark District be designated as proposed in the revised legal description which excludes all property east of Union Station Addition, Lot 1 and south of Union Station Addition, Lot 3. Hansen moved, Banzer seconded and it carried with a vote of 4 in favor (Hansen, Banzer, Bayouth, and Goebel) and 3 opposed (Chisholm, Moore and Peters). Gardner was not present. Crockett and Wilson were absent.

EXCERPT FROM HISTORIC LANDMARK PRESERVATION COMMITTEE MINUTES
OF MAY 20, 1985

AGENDA ITEM #2 - CONSIDERATION OF THE PROPOSED EAST DOUGLAS
AVENUE HISTORIC LANDMARK DISTRICT

LAHEY briefly reviewed the history of the Proposed East Douglas Avenue Historic District for the Committee and members of the public who were present. LAHEY advised the Committee that the Old Town Association had requested historic landmark district designation. LAHEY then briefly reviewed the nomination form.

At this time VICE-PRESIDENT HOCKETT asked members of the public if they had any comments or questions.

The owner of the warehouse at 201 S. St. Francis briefly discussed their plans for the building and requested that it be included within the boundary of the district. LAHEY explained why that building had not been included in the boundaries and suggested that the owner pursue the possibility of having the building placed on the National Register for Historic Places. Mr. Gossard, owner of the building at 520 E. William, also expressed concern that this structure had not been included in the district boundary. LAHEY explained the the National Park Service must certify that the local historic district substantially meets the standards and criteria of a National Register District. A major requirement of those standards is that the boundaries of the historic district reflect the actual physical, visual and geographical boundaries of the area's historic and architectural continuity. For that reason, it is very important that the district boundaries be designated as proposed, since too great a deviation from the proposed boundaries could jeopardize the City's chances to have the district certified. No one spoke in opposition to the proposed district. There followed a brief discussion regarding the possibility of future amendments to the district boundary, once it is certified. Interested parties will be notified directly when the certification process has been completed.

MOTION: GUY moved to recommend that the Board of City Commissioners approve the designation of the East Douglas Avenue Historic Landmark District as proposed because 1) as proposed, it would most likely qualify for certification; 2) district designation was requested by the Old Town Association; and 3) there appears to be no substantial opposition. BRANT seconded and it passed unanimously.

(_____) Published in The Daily Record on _____

ORDINANCE NO. _____

AN ORDINANCE DESIGNATING AS A HISTORIC LANDMARK CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 28.04.195, THE CODE OF THE CITY OF WICHITA, KANSAS.

BE IT ORDAINED BY THE GOVERNING
BODY OF THE CITY OF WICHITA, KANSAS.

SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of Section 28.04.195, The Code of the City of Wichita, Kansas, the lands legally described hereby are designated as a historic landmark, to-wit:

CASE NO. H85-1

Establishment of the "H" Historic Landmark Designation on the following described property:

EAST DOUGLAS AVENUE HISTORIC LANDMARK DISTRICT located within the following described boundary, commencing at the Northwest corner of Lot 33, Douglas Avenue, N.A. English's Addition to the City of Wichita; thence east along the south line of Douglas Avenue as platted in said addition to the Northwest corner of Lot 41, Douglas Avenue of said addition; thence south along the west line of said Lot 41 and said line extended to the south line of the alley adjacent to and south of said Lot 41; thence east along said south line and said line extended to the Northwest corner of Lot 1 Emporia Avenue in said addition; thence south along the west line of Lots 1 and 3 Emporia Avenue in said addition to the south line of said Lot 3; thence east along said south line to the east line of said Lot 3; thence north along the east line of Lots 3 and 1 Emporia Avenue on said addition to the Northeast corner of said Lot 1; thence east to the Northwest corner of Lot 2 St. Francis Avenue in said addition; thence continuing east along the north line of said Lot 2 to the west line of St. Francis Avenue; thence south along said west line to the north line of William Street; thence east along said north line to the Southwest corner of Lot 12 Santa Fe Avenue in said addition; thence south to the Northwest corner of Lot 14, Santa Fe Avenue in said addition; thence south along the west line of even numbered Lots 14 thru 38, Santa Fe Avenue in said addition to the Southwest corner of said Lot 38; thence east along the south line of said Lot 38 to the Southeast corner of said Lot 38; thence south along the east line of even numbered Lots 40 thru 50, Santa Fe Avenue in said addition to the Southeast corner of said Lot 50; thence east to the Southwest corner of Lot 1, Union Station Addition to Wichita, Kansas; thence east along the south line of said Lot 1 to the southeast corner of said lot; thence northerly along the east line of said Lot 1 to a point 140 feet south of the north line of said Lot 1, which point is also 140 feet south of the north line of Lot 3, Union Station Addition; thence east parallel to and 140 ft. south of said north line to the west line of Rock Island Avenue; thence north along said west line to the north line of the alley adjacent to and south of Lot 2, Mead Avenue, East Wichita Addition; thence west along the north line of said alley to the Southeast corner of Lot 1, Mead Avenue of said addition; thence westerly to the Southeast corner of Lot 14, Santa Fe Avenue, J. R. Mead Addition; thence west along the south line of said Lot 14 to the Southwest corner of said Lot 14; thence southwesterly to the Southeast corner of Lot 1, St. Francis Avenue, in said addition; thence north along the east line of Lots 1, 3, 5, 7, and 9 St. Francis Avenue in said addition to the north line of the south half of said Lot 9; thence west along said north line to the east line of St. Francis Avenue; thence south along said east line to Southwest corner of Lot 1, St. Francis Avenue in said addition; thence west to the Southeast corner of Lot 2, St. Francis Avenue in said addition; thence west along the south line of said Lot 2 and the south line of Lot 1, Emporia Avenue in said addition to the east line of Emporia; thence west to the Southeast corner of Lot 2, Emporia Avenue in said addition; thence west along the south line of said Lot 2 and the south line of Lot 1 Topeka Avenue in said addition to a point, said point being the intersection of the south line of said Lot 1 and the west line of Lot 30, Douglas Avenue in said addition extended north; thence south along said extended west line and said west line to the north line of Douglas Avenue; thence south to the point of beginning. Generally located east of Topeka Avenue and west of Rock Island Avenue from one-half block north of Douglas Avenue and south of English.

ORDINANCE NO. _____

SECTION 2. That upon the taking effect of the Ordinance, the above historic designation shall be outlined and shown on the the "Official Zoning Map" previously adopted by reference.

SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

ADOPTED AT WICHITA, KANSAS, _____

ATTEST:

Mayor

City Clerk

(SEAL)

Approved as to form City Attorney

DATA SHEET

Z- _____
 SCZ- _____
 CU- _____
 DR- _____
 H- 85-1
 Case Filed: 5/20/85
 Associated Case: _____

APPLICATION DATA: Map No. 5547

1. General Location: East of Topeka Avenue and west of Rock Island Avenue from one-half block north of Douglas Avenue and south of English
2. From _____ to _____
3. Proposed Use: _____
4. H Name: East Douglas Avenue Historic Landmark District
5. Applicant: Historic Landmark Preservation Committee
 Address: MAPD; City Hall, Tenth Floor; 455 North Main Phone 268-4421
6. Agent: _____
 Address _____ Phone _____
7. Proposed Use: _____

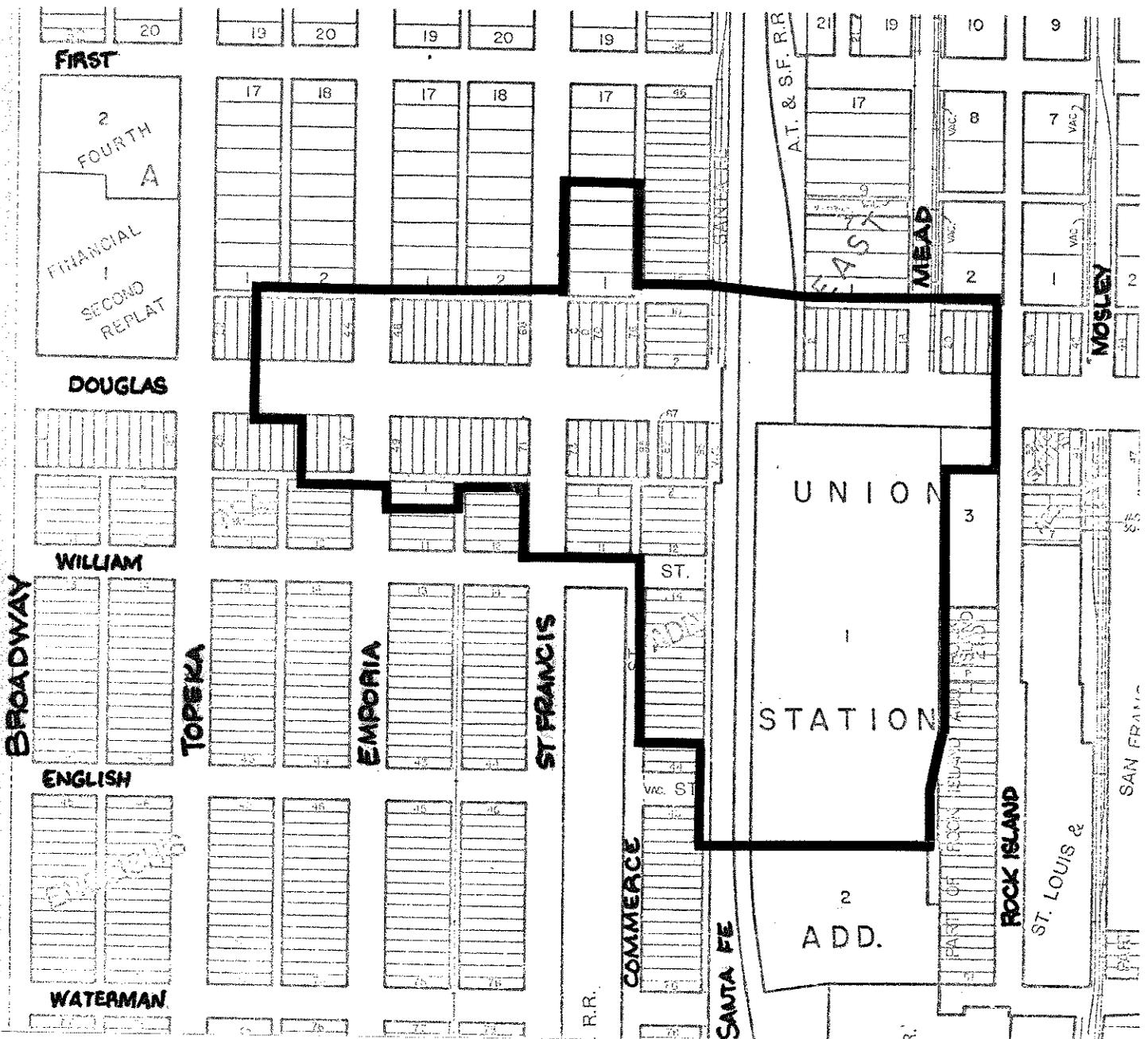
AREA DATA:

1. Acres: 27.5 (_____ ft. by _____ ft.)
2. Adjoining Zoning: N _____ S _____ E _____ W _____
3. Land Use: North _____ East _____
 South _____ West _____

PICTURE SHEET

PHOTO DATA:

Taken by _____ Date _____ Time _____



NOTES:

PROPOSED EAST DOUGLAS AVENUE HISTORIC LANDMARK DISTRICT

CASE NO. H85-1

Establishment of the "H" Historic Landmark Designation is recommended on the following described property:

EAST DOUGLAS AVENUE HISTORIC LANDMARK DISTRICT located within the following described boundary, commencing at the Northwest corner of Lot 33, Douglas Avenue, N.A. English's Addition to the City of Wichita; thence east along the south line of Douglas Avenue as platted in said addition to the Northwest corner of Lot 41, Douglas Avenue of said addition; thence south along the west line of said Lot 41 and said line extended to the south line of the alley adjacent to and south of said Lot 41; thence east along said south line and said line extended to the Northwest corner of Lot 1 Emporia Avenue in said addition; thence south along the west line of Lots 1 and 3 Emporia Avenue in said addition to the south line of said Lot 3; thence east along said south line to the east line of said Lot 3; thence north along the east line of Lots 3 and 1 Emporia Avenue on said addition to the Northeast corner of said Lot 1; thence east to the Northwest corner of Lot 2 St. Francis Avenue in said addition; thence continuing east along the north line of said Lot 2 to the west line of St. Francis Avenue; thence south along said west line to the north line of William Street; thence east along said north line to the Southwest corner of Lot 12 Santa Fe Avenue in said addition; thence south to the Northwest corner of Lot 14, Santa Fe Avenue in said addition; thence south along the west line of even numbered Lots 14 thru 38, Santa Fe Avenue in said addition to the Southwest corner of said Lot 38; thence east along the south line of said Lot 38 to the Southeast corner of said Lot 38; thence south along the east line of even numbered Lots 40 thru 50, Santa Fe Avenue in said addition to the Southeast corner of said Lot 50; thence east to the Southwest corner of Lot 1, Union Station Addition to Wichita, Kansas; thence east along the south line of said Lot 1 and ~~said line extended to the west line of Rock Island Addition to Wichita, Kansas; thence north along said west line and the west line of Rock Island 2nd Addition to Wichita, Kansas to the Southwest corner of Lot 3, Union Station Addition to Wichita, Kansas; thence north along the west line of said Lot 3 to a point 140 ft. south of the north line of said Lot 3;~~* thence east parallel to and 140 ft. south of said north line to the west line of Rock Island Avenue; thence north along said west line to the north line of the alley adjacent to and south of Lot 2, Mead Avenue, East Wichita Addition; thence west along the north line of said alley to the Southeast corner of Lot 1, Mead Avenue of said addition; thence westerly to the Southeast corner of Lot 14, Santa Fe Avenue, J. R. Mead Addition; thence west along the south line of said Lot 14 to the Southwest corner of said Lot 14; thence southwesterly to the Southeast corner of Lot 1, St. Francis Avenue, in said addition; thence north along the east line of Lots 1, 3, 5, 7, and 9 St. Francis Avenue in said addition to the north line of the south half of said Lot 9; thence west along said north line to the east line of St. Francis Avenue; thence south along said east line to Southwest corner of Lot 1, St. Francis Avenue in said addition; thence west to the Southeast corner of Lot 2, St. Francis Avenue in said addition; thence west along the south line of said Lot 2 and the south line of Lot 1, Emporia Avenue in said addition to the east line of Emporia; thence west to the Southeast corner of Lot 2, Emporia Avenue in said addition; thence west along the south line of said Lot 2 and the south line of Lot 1 Topeka Avenue in said addition to a point, said point being the intersection of the south line of said Lot 1 and the west line of Lot 30, Douglas Avenue in said addition extended north; thence south along said extended west line and said west line to the north line of Douglas Avenue; thence south to the point of beginning. Generally located east of Topeka Avenue and west of Rock Island Avenue from one-half block north of Douglas Avenue and south of English.

*to the southeast corner of said lot; thence northerly along the east line of said Lot 1 to a point 140 feet south of the north line of said Lot 1, which point is also 140 feet south of the north line of Lot 3, Union Station Addition;

Superceded

DESCRIPTIONS

RECORD OWNERS

Lots 13, 15, 17, 19, 21, 23, 27 and 29, Rock Island Avenue, ROCK ISLAND ADDITION,
AND
South 16 inches of Lot N, all of Lots O and P, Rock Island Avenue, ROCK ISLAND SECOND ADDITION,
AND
Beginning at the Northeast corner of Lot 1, on Rock Island Avenue, Rock Island Addition; thence West 125 feet along the North line of said Lot 1; thence North 5½ feet to the Southwest corner of Lot P, on Rock Island Avenue, in Rock Island Second Addition; thence East 125 feet along the South line of said Lot P; thence South 5½ feet to place of beginning, all in the Southwest Quarter of Section 27 South, Range 1 East,

Coulter Enterprises
650 Westdale Drive
Wichita, Kansas 67209

Lot 33, Douglas Avenue, W. B. SMITH ADDITION and Lot 1, Mosley, ROCK ISLAND ADDITION,
com to Addition

The Beacon Newspaper Corporation, Inc.
%Wichita Eagle - Beacon
825 E. Douglas
Wichita, Kansas 67202

Lot 28, Douglas Avenue, J. R. MEAD ADDITION,

Southwest National Bank
400 E. Douglas
Wichita, Kansas 67202

Lots 30 and 32, Douglas Avenue, J. R. MEAD ADDITION,

James E. Mead, Myron W. Mead and Theodore E. Mead
ADDRESS UNKNOWN

Lot 34, Douglas Avenue, J. R. MEAD ADDITION,

Jacob Davis; Max Davis; Leon Davis; Margaret Silver; Holly Beth Davis; Nancy Jill Davis; Jason Benjamin Davis; Jeremy Lynn Davis; Brent Alan Davis,
@ Laurence R. Davis
212 N. Market
Wichita, Kansas 67202

Lot 36, Douglas Avenue, J. R. MEAD ADDITION,

Davis Properties
249 N. Hillside
Wichita, Kansas 67214

Lot 38, Douglas Avenue, J. R. MEAD ADDITION,

Amos A. BeIsley
%Marjorie E. Champeny
423 N. C Street
Wellington, Kansas 67152

Lot 40, Douglas Avenue, J. R. MEAD ADDITION,

Nestor R. Weigand, Jr.
150 N. Market
Wichita, Kansas 67202



BOARD OF CITY COMMISSIONERS

CITY OF WICHITA

KANSAS

JB-

City Commission Meeting
February 7, 1984

City Hall
455 North Main

ORDER OF BUSINESS

Meeting convenes at 9 a.m.

Invocation - Coordinated by Inter-Faith Ministries

Pledge of Allegiance

Approve the minutes of the previous meeting

*Hand
L. L. L. L. L.
+ any others
who want to
attend*

RULES OF THE COMMISSION

Any public member desiring to address the Commission shall be recognized by the Chair, shall advance to the microphone, shall state his/her name and address in an audible tone for the record and shall limit his/her remarks to the question under discussion. Presentations will be limited to not more than five minutes unless extended by a vote of the majority of the Commission. A warning bell will initially be sounded at four minutes signifying that the presenter has one additional minute to conclude his/her presentation.

PUBLIC AGENDA

The Public Agenda contains requests of members of the public who desire to present matters to the City Commission. Hearing on the Public Agenda will commence shortly after 9 a.m.

CITY MANAGER'S AGENDA

Section I -

No items have been submitted for this Section.

Section II - Items 1 - 4

Items in this Section concern petitions and other matters on which individuals or spokespersons of concerned groups are expected to appear.

Section III - Items 5 - 7

Items in this Section are those on which it is anticipated that members of the public will not be present to be heard. These items will be heard at the discretion of the City Commission.

CITY CLERK'S AGENDA

The City Clerk's Agenda is the consensus agenda and is adopted by the City Commission accordingly.

CITY COMMISSION AGENDA

PLANNING AGENDA

The Planning Agenda includes planning cases referred to the City Commission by the Metropolitan Area Planning Commission (MAPC) and may include other matters concerning the Planning Department. Items on this agenda will be heard by the City Commission following all other matters of business, except that the City Manager may designate a time certain for hearing on items that are of public interest.

NOTICE: Public hearing on planning items is conducted by the MAPC under provisions of state law. Adopted City Commission policy is that additional hearing on zoning applications will not be conducted by the City Commission unless a statement alleging (1) unfair hearing before the MAPC or (2) alleging new facts or evidence has been filed with the City Clerk by 5 p.m. on the Wednesday preceding this meeting. The Commission will determine from the written statement whether or not to return the matter to MAPC for rehearing.

In the event protest petitions signed by 20% or more of the owners of property within 200 feet of the property to be rezoned have been filed with the MAPC, a four-fifths vote of the City Commission will be required to approve requested zoning.

DISTINGUISHED SERVICE CITATION PRESENTED IN RECOGNITION OF DEDICATED AND MERITORIOUS SERVICE TO THE CITY OF WICHITA.

Thomas Harvey, Jr. -- Mr. Harvey was appointed April 11, 1972, and will begin his retirement February 28, 1984. He has served as Custodial Guard during his 12 years, 6 months total service (11 years, 11 months actual plus 7 months unused sick leave credit) with the Wichita Art Museum.

ACTION: Present the citation.

CERTIFICATES OF APPOINTMENT.

Gary Bell

Board of Housing Commissioners

Colleen Atherton Prichard

Wichita Public Building Commission

ACTION: Present the certificates.

PROCLAMATION.

Joyce Smith, American Dental Society, requests that the month of February 1984 be proclaimed "CHILDREN'S DENTAL HEALTH MONTH"

ACTION: Present the proclamation.

PUBLIC AGENDA

1. DISCUSSION OF THE WICHITA CONVENTION AND TOURISM BUREAU.

Requested by Reverend D.D. Miller, President, NAACP, 1902 North Chautauqua.

ACTION:

- 1) Refer the matter to administrative staff for review and recommendation;

OR

- 2) Take no action.

CITY MANAGER'S AGENDA

SECTION II

1. TRAFFIC COMMISSION MINUTES OF JANUARY 18, 1984.

1. Stop Sign Installation Request at 12th and Dellrose. Mr. John Polson of 1249 North Dellrose presented a request and petition from area residents to install a stop sign at 12th Street and Dellrose. After hearing Mr. Polson's request and staff's evaluation of the intersection, the Traffic Commission made the following motion:

The Traffic Commission recommended that the request for a stop sign be denied at the present time, but that the Traffic Commission would be very receptive to considering another request by the area residents at a later date.

ACTION:

Concur with the Traffic Commission and deny the request for a stop sign at 12th and Dellrose.

2. Status of a Request for a Medial Opening at 3935 North Broadway. This matter was on the Traffic Commission agenda in October 1983. The City Commission had directed the Traffic Engineering staff to work with the Kansas Department of Transportation (KDOT) to provide access to the business located at 3935 North Broadway. A plan was developed by KDOT and submitted to Getty Oil Company and Steve Hull Ford. After reviewing this plan with representatives of the two companies, the request was withdrawn due to the cost of the project (approximately \$85,000).

ACTION:

Receive and file the letter.

The remaining items considered by the Traffic Commission are informational and require no action by the City Commission except to receive and file the minutes.

ACTION:

Receive and file the January 18, 1984, Traffic Commission minutes.

2. INTERIM REPORT ON OLD TOWN DEVELOPMENT PLAN.

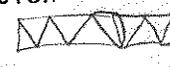
On January 3, 1984, the City Commission received and filed the Final Report -- Old Town Development Plan prepared by Zuchelli, Hunter & Associates, Inc., and referred the plan and proposed priority development projects to the Economic Development Commission (EDC) for review and recommendation. The Commission also referred the proposed Marketing and Promotion Program to the Old Town Association for review and comment.

The Commission asked that interim reports be returned for its consideration on February 7, 1984, and that final reports be provided on March 6, 1984. The interim report is provided at this time.

On January 12, 1984, the EDC appointed a special task force to thoroughly review the history of the Old Town Project and the development plan. The EDC unanimously approved the following task force recommendations:

- 1) Approve the Old Town Association request that the City of Wichita assist in pursuing an historic designation if the Association membership decides formally to pursue such a district; approve the reallocation of A-5 closeout funds in an amount not to exceed \$5,000 toward hiring a consultant for the project in the event historic designation is pursued. The Association will be requested to provide any additional funds which may be required. *BCC - this issue presented in combined manner*
- 2) Authorize the City Manager to appoint administrative staff to participate with the Old Town Association in exploring the feasibility of relocating the Rescue Mission. *Rick expressed concern about moving, he sugg. - incorporate*
- 3) Authorize the City Manager to appoint administrative staff to work with Greater Downtown Wichita and the Old Town Association to explore ways of increasing police visibility and presence in Old Town and downtown in general and to discuss the problem of dragging on Douglas Avenue. *Brown says who benefit should give*
- 4) Authorize the City Manager to appoint administrative staff to work with the Chamber of Commerce and the Old Town Association to explore funding program possibilities and to begin immediately to pursue a Pocket of Poverty Designation to allow for application of Urban Development Action Grants (UDAG).

*Establish
disburse
+0*



All findings from the various groups will be presented to the EDC for review and recommendation to the City Commission.

The EDC will continue to study the matter of developing criteria to evaluate the various projects the City of Wichita currently has under consideration in order to recommend priorities for the city's participation as requested by the Commission during the January 3, 1984 discussion.

It is recommended that the Commission concur with the EDC and authorize administrative staff to participate with the Old Town Association, Greater Downtown Wichita and the Chamber of Commerce in the Old Town Development Plan.

ACTION:

- 1) Approve administrative staff assistance in pursuing an historic designation for Old Town and the reallocation of A-5 closeout funds in an amount not to exceed \$5,000 if designation is pursued; *HUD*
- 2) Authorize the City Manager to appoint administrative staff to participate in exploring (a) the feasibility of relocating the Rescue Mission; (b) how to increase police visibility; (c) funding program possibilities beginning immediately to pursue a Pocket of Poverty designation. *role of*

I talked to Gene Sait. He may call you, Margaret together Monday. I said we could do the work, but may need 1000± for all that stuff, certified mailing, etc. If more needed, tell him what you want.

5-0

Handwritten notes: Newletter Distribution

NOTE: The following item is scheduled for 10 a.m.

3. HEARING ON PROPOSED ASSESSMENTS FOR CONSTRUCTION OF WATER MAINS.

On January 17, 1984, the Commission was notified that the proposed assessment rolls for the construction of the following water mains had been prepared and were on file in the office of the City Clerk for public inspection:

1. Constructing 8-inch water mains in Socora from 90 feet north of 17th Street to 19th Street, as authorized by resolution adopted August 29, 1978. Petition for this improvement was signed by the owners of 100% of the property owner square footage, with the cost of the improvement to be assessed 77.08% to the benefit district and 22.92% to the Water Improvement Fund. Total cost of the improvement has been ascertained to be \$18,718.31, apportioned \$14,428.08 to the improvement district and \$4,290.23 to the Water Improvement Fund.
2. Constructing 8-inch water mains in Topeka Avenue from 416 feet south of 35th Street North to 37th Street North, as authorized by resolution adopted July 12, 1983. Petition for this improvement was signed by the owners of 55.77% of the property owner square footage, with the cost of the improvement to be assessed 100% to the benefit district. Total cost of the improvement has been ascertained to be \$35,364.64, all apportioned to the improvement district.
3. Constructing 8-inch and 4-inch water mains in Smyser Court, in Sherwood Estates Addition, as authorized by resolution adopted July 15, 1980. Petition for this improvement was signed by the owners of 100% of the property owner square footage, with the cost of the improvement to be assessed 83.82% to the benefit district and 16.18% to the Water Improvement Fund. Total cost of the improvement has been ascertained to be \$12,572.21, apportioned \$10,538.02 to the improvement district and \$2,034.19 to the Water Improvement Fund.
4. Constructing 8-inch and 6-inch water mains in Selma from Laura to Pattie and Pattie from MacArthur Road to 108 feet north of Oat (now Kemper), in Galyardt's 5th Addition, as authorized by resolution adopted June 19, 1979. Petition for this improvement was signed by the owners of 100% of the property owner square footage, with the cost of the improvement to be assessed 79.82% to the benefit district and 20.18% to the Water Improvement Fund. Total cost of the improvement has been ascertained to be \$31,039.13, apportioned \$24,775.44 to the improvement district and \$6,263.69 to the Water Improvement Fund.
5. Constructing 8-inch and 6-inch water mains in Oxford and the Oxford Courts in Waterford North Addition, Phase 3, as authorized by resolution adopted October 19, 1982. Petition for this improvement was signed by the owners of 100% of the property owner square footage, with the cost of the improvement to be assessed 100% to the benefit district. Total cost of the improvement has been ascertained to be \$46,599.75, all apportioned to the improvement district.
6. Constructing 16-inch, 12-inch, 8-inch and 6-inch water mains in Hoover from Kellogg to May Avenue, Harry from Hoover to 550 feet west of Eisenhower, Eisenhower from Harry to May Avenue, and the Eisenhower Courts and Hoover Courts in the Airport Industrial Park Addition, as authorized by resolution adopted March 8, 1983. Petition for this improvement was signed by the owners of 57.14% of the property owner square footage, with the cost of the improvement to be assessed 64.07% to the benefit district and 35.93% to the Water Improvement Fund. Total cost of the improvement has been ascertained to be \$285,781.54, apportioned \$183,100.23 to the improvement district and \$102,681.31 to the Water Improvement Fund.
7. Constructing 2½-inch water mains in Waco, south of Patterson (3343 South Waco), as authorized by resolution adopted September 6, 1983. Petition for this improvement was signed by the owners of 100% of the property owner square footage, with the cost of the improvement to be assessed 100% to the benefit district. Total cost of the improvement has been ascertained to be \$828.50, all apportioned to the improvement district.
8. Constructing 6-inch water mains in 10th Street from Sheridan to 305 feet east of Sheridan (Shad and April Addition), as authorized by resolution adopted May 4, 1982. Petition for this improvement was signed by the owners of 100% of the property owner square footage, with the cost of the improvement to be assessed 100% to the benefit district. Total cost of the improvement has been ascertained to be \$6,919.02, all apportioned to the improvement district.

ITEM # 3 Continued

9. Constructing 16-inch and 12-inch water mains in Broadway from MacArthur Road to 1200 feet north of MacArthur Road, as authorized by resolution adopted November 2, 1982. Petition for this improvement was signed by the owners of 57.05% of the property owner square footage, with the cost of the improvement to be assessed 83.17% to the benefit district and 16.83% to the Water Improvement Fund. Total cost of the improvement has been ascertained to be \$63,511.31, apportioned \$52,822.36 to the improvement district and \$10,688.95 to the Water Improvement Fund.
10. Constructing 16-inch, 8-inch and 6-inch water mains in 37th Street South and the 37th Street South Courts (now Gilda Circle and 37th Street South Court) in the Wheatland Place Fourth Addition, as authorized by resolution adopted January 12, 1982. Petition for this improvement was signed by the owners of 100% of the property owner square footage, with the cost of the improvement to be assessed 100% to the benefit district. Total cost of the improvement has been ascertained to be \$42,418.15, all apportioned to the improvement district.
11. Constructing 8-inch, 6-inch and 4-inch water mains in Longfellow, Longfellow Circle, the Longfellow Courts and 30th Street North in the East Ridge (now Cottonwood Square) Addition, as authorized by resolution adopted February 9, 1982. Petition for this improvement was signed by the owners of 100% of the property owner square footage, with the cost of the improvement to be assessed 100% to the benefit district. Total cost of the improvement has been ascertained to be \$54,987.79, all apportioned to the improvement district.
12. Constructing 4-inch water mains in Pamela Circle in Rolling Hills Tenth Addition (Lots 1 through 5), as authorized by resolution adopted May 17, 1983. Petition for this improvement was signed by the owners of 100% of the property owner square footage, with the cost of the improvement to be assessed 100% to the benefit district. Total cost of the improvement has been ascertained to be \$7,083.75, all apportioned to the improvement district.
13. Constructing 8-inch, 6-inch and 4-inch water mains in Greenbriar from Rock Road to Penstemon and the Greenbriar Courts in the Penstemon Addition, as authorized by resolution adopted December 21, 1982. Petition for this improvement was signed by the owners of 100% of the property owner square footage, with the cost of the improvement to be assessed 100% to the benefit district. Total cost of the improvement has been ascertained to be \$41,384.34, all apportioned to the improvement district.
14. Relocating 16-inch water mains from Emporia Avenue to Topeka Avenue between Murdock Avenue and 9th Street to serve Lot 1, Block 1, St. Francis Regional Medical Center Addition, as authorized by resolution adopted January 25, 1983. Petition for this improvement was signed by the owners of 100% of the property owner square footage, with the cost of the improvement to be assessed 100% to the benefit district. Total cost of the improvement has been ascertained to be \$103,144.41, all apportioned to the improvement district.
15. Constructing 8-inch water mains in 22nd Street North in Tallgrass Commercial First Addition, as authorized by resolution adopted February 8, 1983. Petition for this improvement was signed by the owners of 100% of the property owner square footage, with the cost of the improvement to be assessed 100% to the benefit district. Total cost of the improvement has been ascertained to be \$17,201.63, all apportioned to the improvement district.
16. Constructing 8-inch water mains in Leonine from Pawnee to 1,253 feet south of Pawnee in Westport Industrial Park Second Addition, as authorized by resolution adopted May 24, 1983. Petition for this improvement was signed by the owners of 100% of the property owner square footage, with the cost of the improvement to be assessed 100% to the benefit district. Total cost of the improvement has been ascertained to be \$23,965.48, all apportioned to the improvement district.
17. Constructing 8-inch water mains in and for Lots 10, 11, and 12, Block 4, Farmington Square 2nd Addition, as authorized by resolution adopted March 29, 1983. Petition for this improvement was signed by the owners of 100% of the property owner square footage, with the cost of the improvement to be assessed 100% to the benefit district. Total cost of the improvement has been ascertained to be \$27,461.92, all apportioned to the improvement district.

ITEM # 3 Continued

18. Constructing 2-inch water mains in Colorado Court, north of Central, as authorized by resolution adopted July 12, 1983. Petition for this improvement was signed by the owners of 60.38% of the property owner square footage, with the cost of the improvement to be assessed 100% to the benefit district. Total cost of the improvement has been ascertained to be \$3,723.53, all apportioned to the improvement district.
19. Installing a fire hydrant to serve Covenant United Presbyterian Church, 1750 North Tyler Road, as authorized by resolution adopted May 17, 1983. Petition for this improvement was signed by the owners of 100% of the property owner square footage, with the cost of the improvement to be assessed 100% to the benefit district. Total cost of the improvement has been ascertained to be \$2,371.50, all apportioned to the improvement district.
20. Constructing 8-inch water mains in Longfellow Lane from Osie Street to Harry Street and Osie Street from Rock Road to Longfellow Lane in the Cherry Creek Shopping Center Addition, as authorized by resolution adopted July 5, 1983. Petition for this improvement was signed by the owners of 100% of the property owner square footage, with the cost of the improvement to be assessed 91.99% to the benefit district and 8.01% to the Water Improvement Fund. Total cost of the improvement has been ascertained to be \$26,283.59, apportioned \$24,178.27 to the improvement district and \$2,105.32 to the Water Improvement Fund.

Hearing on each of the proposed assessment rolls was set for 10:00 a.m., Tuesday, February 7, 1984. Notice of Public Hearing with respect to each of the projects was published January 23, 1984, being not less than 10 days prior to the date of hearing. On the date of publication of the notices of hearing, a "NOTICE OF HEARING AND STATEMENT OF COST PROPOSED TO BE ASSESSED" on each project was mailed to property owners concerned.

An informal hearing with City Clerk and Water Department personnel was held on February 2, 1984.

The portion of the cost assessed to the improvement district has been assessed on an equal share basis on all projects except Nos. 2, 6, 9, 11, 15, and 16 which were assessed equally per square foot.

K.S.A. 10-1009 provides that all assessments shall bear interest at such rate as the Governing Body determines, not to exceed the rate allowed by law.

The Mayor announces: "Hearing on the proposed assessments has been set for this meeting and interested persons will be heard at this time."

- ACTION:
- 1) Close the Public Hearing;
 - 2) Approve the proposed assessments and instruct the City Attorney to prepare the necessary assessment ordinances;
 - 3) Fix the interest rate at "Not to exceed the amount allowed by law."

NOTE: The following item is scheduled for 2:30 p.m.

4. FOCUS SESSION -- MEETING WITH AREA BUILDERS ASSOCIATION.

The Wichita Area Builders Association will make an audio visual presentation of a report completed by the Developers Committee of the Association.

ACTION: No action necessary.

SECTION III

5. LEGISLATIVE ACTIVITIES REPORT.

Mary Ellen Conlee, Public Affairs Director, will make the presentation.

ACTION: Take such action as the Commission deems to be in the best interest of the public.

6. REQUEST BY KAYLOR DENTAL LABORATORY, INC., TO EXERCISE OPTION TO PURCHASE FACILITY.

In 1973 industrial revenue bonds in the amount of \$60,000 were issued to finance the purchase of dental equipment to be used by Kaylor Dental Laboratory, Inc., 619 North Florence, Wichita. The bonds issued were ten-year bonds and the principal and interest due on the bonds have now been completely paid.

Kaylor Dental Laboratory, Inc., has notified the City of Wichita that it desires to exercise its option under the Lease to purchase for the sum of \$100 all equipment which was purchased by bond funds.

It is recommended that the governing body authorize the Mayor to execute a Bill of Sale on behalf of the City of Wichita and to execute any necessary Uniform Commercial Code releases on UCC filings made with the Register of Deeds or Secretary of State that were made in connection with the bond issue.

ACTION: Authorize the Mayor to execute a Bill of Sale and any UCC releases in connection with the bond issue.

7. PROPOSED AMENDMENT TO THE WICHITA CONVENTION AND TOURISM, INC., CONTRACT.

On January 24, 1984, the City Commission directed that the \$10,000 of Convention and Visitors Bureau funds allocation for City of Wichita convention and tourism activities be structured as part of the city budget with property accounting procedure and expenditure reports. The Commission also asked that all other funds in the revenue stream be reflected in the city's budget.

A proposed contract amendment which decreases the current contract with the Wichita Convention and Visitors Bureau by \$10,000 has been prepared. The \$10,000 amount will now be structured as part of the City Commission budget.

At the present time, expenditures in the City Commission budget are initiated by City Commission staff with authorization by the City Manager's Office. General oversight of the City Commission budget is provided by the Mayor. An accounting of each month's activity is provided by the city Controller's Office and is available for review. The \$10,000 fund allocation will be administered in a similar manner as the regular City Commission budget unless the City Commission desires that guidelines be developed for the expenditure of those funds.

In addition to the funds allocated to the city in the tourism budget, the city also has funds available from the 1.5 mill levy for Wichita State University for special projects. These funds are allocated to Wichita State but portions are returned to the city in three areas: support of interns, support for the operation of the observatory at Lake Afton, and community service projects (research and other special projects undertaken by the University for the city). In the case of the intern program, the funds are administered by the city while for the observatory and community service programs, the funds are administered by the University. The specific Commission's budget review sessions are published as line items in the annual city budget document. No change in the current procedure for administration of the mill levy funds is recommended.

It is recommended that the Commission approve the contract amendment structuring the Convention and Tourism activities fund as part of the City Commission budget.

ACTION: Approve the contract amendment.

CITY CLERK'S AGENDA

The City Clerk's Agenda is the consensus agenda and is adopted by the City Commission accordingly.

CITY COMMISSION AGENDA

1. REVIEW OF TRENDS IN DECEMBER 1983 MONTHLY FINANCIAL REPORT AND COMPARISON TO RESULTS IN PRIOR YEARS.

Requested by Vice Mayor Knight.

ACTION: Take such action as the Commission deems to be in the best interest of the public.

2. NOTICE OF VACANCY -- CITIZEN RIGHTS AND SERVICES BOARD.

One vacancy, created by the resignation of David M. Rapp (Brown), term to expire August 1, 1987.

The purpose of this board shall be to advise the City Commission on policy in regard to the following: matters pertaining to civil rights and equal employment opportunity; and methods and procedures of investigation; negotiation and attempted resolution of citizens' complaints; and citizen assistance efforts. The board will mediate disputes, seek to maintain good public rapport with all elected officials and city employees, and oppose unfair and unjust interpretation of policy and practices by city personnel.

ACTION: Appointment will be in order at the meeting of February 21, 1984.

3. PROCLAMATIONS.

Connie Gleason, President, Wichita Jaycee Women, requests that February 12-18, 1984, be proclaimed "UNITED STATES JAYCEE WOMEN WEEK IN WICHITA"

Stephanie Hastings, Veterans Administration, requests that February 14, 1984, be proclaimed "NATIONAL SALUTE TO HOSPITALIZED VETERANS"

ACTION: Authorize presentation of the proclamations.

PLANNING AGENDA

1. S/D 83-4 - PLAT OF MOBILE MANOR SOUTH LOCATED ON THE SOUTH SIDE OF MAC ARTHUR ROAD IN AN AREA EAST OF MERIDIAN.

The Planning Commission recommends approval subject to recording within 30 days after approval by the City Commission.

ACTION: Accept the water petition, receive and file the water engineering feasibility report, adopt the resolution of finding and the resolution ordering and directing the water system improvement; approve the plat as approved by the MAPC and authorize the Mayor to sign; instruct the City Clerk to file the maintenance covenant with the Register of Deeds, the recording cost of which shall be billed to the applicant.

2. S/D 83-77 - PLAT OF EAST EVANGELICAL FREE CHURCH LOCATED ON THE SOUTH SIDE OF HARRY IN AN AREA EAST OF 143RD STREET EAST.

The Planning Commission recommends approval subject to recording within 30 days after approval by the City Commission.

ACTION: Approve the application for water service and authorize the Mayor to sign for the city; instruct the City Clerk to file the application with the Register of Deeds, the recording cost of which shall be billed to the applicant; approve the plat as approved by the MAPC and authorize the Mayor to sign.

3. S/D 83-104 - PLAT OF NORTHBROOK SECOND ADDITION LOCATED 1/2 MILE EAST OF WOODLAWN IN AN AREA NORTH OF 40TH STREET NORTH.

The Planning Commission recommends approval subject to recording within 30 days after approval by the City Commission.

ACTION: Receive and file the water engineering feasibility report, adopt the resolution of finding and the resolution ordering and directing the water system improvement; approve the petitions for water and sanitary sewer and instruct the Director of Law to prepare the necessary resolutions; instruct the City Clerk to file the certificate of petitions with the Register of Deeds, the recording cost of which shall be billed to the applicant; approve the plat as approved by the MAPC and authorize the Mayor to sign.

4. S/D 83-113 - PLAT OF HONG'S VILLAGE LOCATED 1/2 MILE WEST OF WEBB ROAD ON THE SOUTH SIDE OF 31ST STREET SOUTH.

The Planning Commission recommends approval subject to recording within 30 days after approval by the City Commission.

ACTION: Approve the plat as approved by the MAPC and authorize the Mayor to sign.

5. Z-2561 - ZONE CHANGE FROM "C" COMMERCIAL DISTRICT TO "E" LIGHT INDUSTRIAL DISTRICT GENERALLY LOCATED ON THE NORTH SIDE OF MURDOCK IN AN AREA BETWEEN CLEVELAND AND WABASH.

The Planning Commission recommends approval of the application.

ACTION:

1. Concur with the findings of fact of the MAPC and place the ordinance establishing the zone change on first reading; or
2. Return the application to the MAPC for reconsideration. The City Commission states the following reasons for its action:

6. Z-2563 AND DP-135 - ZONE CHANGE FROM "LC" LIGHT COMMERCIAL DISTRICT TO "R-6" GENERAL RESIDENTIAL DISTRICT AND APPROVAL OF THE LAMBSDALE COMMERCIAL COMMUNITY UNIT PLAN (CUP) GENERALLY LOCATED ON THE SOUTHEAST CORNER OF 13TH STREET AND OLIVER.

The Planning Commission recommends that the applications be approved subject to conditions outlined in information provided the Commission.

ACTION:

1. Concur with the findings of fact of the MAPC and approve the zone change and CUP subject to the recommended conditions, and instruct the Planning Department to forward the ordinance for first reading when the plat is forwarded to the City Commission; or
2. Return the applications to the MAPC for reconsideration. The City Commission states the following reasons for its action:

7. Z-2566 - ZONE CHANGE FROM "AA" ONE-FAMILY DWELLING DISTRICT TO "LC" LIGHT COMMERCIAL DISTRICT GENERALLY LOCATED ON THE NORTHWEST CORNER OF CENTRAL AND DORIS.

The Planning Commission recommends that this application be approved subject to platting conditions.

ACTION:

1. Concur with the findings of fact of the MAPC and approve the application subject to the condition of platting, and instruct the Planning Department to forward the ordinance for first reading when the plat is forwarded to the City Commission; or
2. Return the application to the MAPC for reconsideration. The City Commission states the following reasons for its action:

8. Z-2567 - ZONE CHANGE FROM "AA" ONE-FAMILY DWELLING AND "LC" LIGHT COMMERCIAL DISTRICTS TO "C" COMMERCIAL DISTRICT GENERALLY LOCATED ON THE SOUTH SIDE OF DOUGLAS IN AN AREA BETWEEN KESSLER AND KNIGHT.

The Planning Commission recommends that this application be approved subject to platting conditions.

ACTION:

1. Concur with the findings of fact of the MAPC and approve the application subject to the condition of platting, and instruct the Planning Department to forward the ordinance for first reading when the plat is forwarded to the City Commission; or
2. Return the application to the MAPC for reconsideration. The City Commission states the following reasons for its action:

9. DP-73 - APPROVAL OF AN AMENDMENT TO PARCEL 9 IN THE COMOTARA DEVELOPMENT RESIDENTIAL COMMUNITY UNIT PLAN (CUP) GENERALLY LOCATED ON THE NORTHWEST CORNER OF 24TH STREET AND ROCK ROAD.

The Planning Commission recommends approval of the application subject to conditions outlined in information provided the Commission.

ACTION:

1. Concur with the findings of fact of the MAPC and approve the Community Unit Plan subject to the recommended conditions; or
2. Return the application to the MAPC for reconsideration. The City Commission states the following reasons for its action:

10. DEDICATIONS.

D-1177 - Dedication of right-of-way and partial access control to Kellogg Street generally located at the southwest corner of Kellogg and Bluff by Glen Rupe as a condition of a Board of Zoning Appeals case.

D-1178 - Dedication of additional street right-of-way for 21st and Grove generally located at the southeast corner of 21st and Grove by Byron and Letty Smith as requested by the city for intersection improvements.

ACTION:

Accept the dedications and instruct the City Clerk to file the documents with the Register of Deeds.

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Motion -- Casado moved that the correspondence from Rev. Miller be received and filed.

Comm. Kirk Commissioner Kirk expressed the feeling that at some point soon this matter should be concluded with a level of satisfaction that everything that should be done has been done. He noted that staff has been requested to prepare a report on the auditing of the expenditure of tax dollars by non-City entities, and possibly as a part of that report the City Manager could report what in the future is going to happen and what the facts mean that are shown in that report to bring this issue to a head and get it resolved. He also felt that Rev. Miller's suggestions could be addressed in the report.

-- carried Motion carried 4 to 0.

TRAFFIC COMMISSION
MINUTES - 1/18/84

TRAFFIC COMMISSION MINUTES OF JANUARY 18, 1984, presented.

1. Stop Sign Installation Request at 12th and Dellrose. Mr. John Polson of 1249 North Dellrose presented a request and petition from area residents to install a stop sign at 12th Street and Dellrose. After hearing Mr. Polson's request and staff's evaluation of the intersection, the Traffic Commission made the following motion:

The Traffic Commission recommended that the request for a stop sign be denied at the present time, but that the Traffic Commission would be very receptive to considering another request by the area residents at a later date.

Bill McKinley Bill McKinley, Traffic Engineer, briefly reviewed the Traffic Commission items outlined.

Motion -- Kirk moved that the Commission concur with the Traffic Commission and deny the request for a stop sign at 12th and Dellrose. Motion carried 4 to 0.
-- carried

2. Status of a Request for a Medial Opening at 3935 North Broadway.

This matter was on the Traffic Commission agenda in October, 1983. The City Commission had directed the Traffic Engineering staff to work with the Kansas Department of Transportation (KDOT) to provide access to the business located at 3935 North Broadway. A plan was developed by KDOT and submitted to Getty Oil Company and Steve Hull Ford. After reviewing this plan with representatives of the two companies, the request was withdrawn due to the cost of the project (approximately \$85,000).

The remaining items considered by the Traffic Commission were informational and required no action by the City Commission except that the minutes be received and filed.

Motion -- Casado moved that the letter be received and filed. Motion carried 4 to 0.
-- carried

Motion -- Wright moved that the January 18, 1984, Traffic Commission minutes be received and filed. Motion carried 4 to 0.
-- carried

REPORT ON OLD TOWN
DEVELOPMENT PLAN

INTERIM REPORT ON OLD TOWN DEVELOPMENT PLAN, presented.

On January 3, 1984, the City Commission received and filed the Final Report -- Old Town Development Plan prepared by Zuchelli, Hunter & Associates, Inc., and referred the plan and proposed priority development projects to the Economic Development Commission (EDC) for review and recommendation. The

COMMISSIONERS PROCEEDINGS

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Commission also referred the proposed Marketing and Promotion Program to the Old Town Association for review and comment.

The Commission asked that interim reports be returned for its consideration on February 7, 1984, and that final reports be provided on March 6, 1984. The interim report was provided at this time.

On January 12, 1984, the EDC appointed a special task force to thoroughly review the history of the Old Town Project and the development plan. The EDC unanimously approved the following task force recommendations:

1) Approve the Old Association request that the City of Wichita assist in pursuing an historic designation if the Association membership decides formally to pursue such a district; approve the reallocation of A-5 closeout funds in an amount not to exceed \$5,000 toward hiring a consultant for the project in the event historic designation is pursued. The Association will be requested to provide any additional funds which may be required.

2) Authorize the City Manager to appoint administrative staff to participate with the Old Town Association in exploring the feasibility of relocating the Rescue Mission.

3) Authorize the City Manager to appoint administrative staff to work with Greater Downtown Wichita and the Old Town Association to explore ways of increasing police visibility and presence in Old Town and downtown in general and to discuss the problem of dragging on Douglas Avenue.

4) Authorize the City Manager to appoint administrative staff to work with the Chamber of Commerce and the Old Town Association to explore funding program possibilities and to begin immediately to pursue a Pocket of Poverty Designation to allow for application of Urban Development Action Grants (UDAG).

All findings from the various groups were presented to the EDC for review and recommendation to the City Commission.

The EDC will continue to study the matter of developing criteria to evaluate the various projects the City of Wichita currently has under consideration in order to recommend priorities for the city's participation as requested by the Commission during the January 3, 1984, discussion.

It was recommended that the Commission concur with the EDC and authorize administrative staff to participate with the Old Town Development Plan.

Joel Pollack

Joel Pollack, Economic Development Commission (EDC), gave an overview of the interim report, and also reviewed their recommendations in this regard. He stated that the EDC felt that the City should be involved in the feasibility of the historic designation, but the matter would go back to the individual property owners in that area for a vote to determine if that is what they want. He also stated with regard to recommendation #2, that it was only to establish a dialogue to determine whether relocation of the Rescue Mission was feasible, and not to impose anything on anyone. He stated that he hoped this could become a better economic and viable area and there was much support for the Plan.

*Commissioner Knight present during Mr. Pollack's presentation.

COMMISSIONERS PROCEEDINGS

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Mr. Pollack responded to questions asked by the Commission previously, and stated that they would be making a recommendation regarding a UDAG application, a review is being conducted on the types of funding for the projects being considered, and they will also address in their report the criteria and evaluation of the various projects on a cost benefit basis with recommended priorities.

Don E. Anderson Don E. Anderson, Director of Housing and Economic Development, answered questions by the Commission and stated that there are historic technical resource persons available locally.

Margaret Lahey Margaret Lahey, Planning Department, stated that if an outside consultant was to be hired there are firms that specialize in preservation and this specific type of work.

Discussion Discussion.

David Norris David Norris, Old Town Association, stated that they had attempted to notify all of the property owners in the area of meetings in this regard.

Comm. Knight Commissioner Knight stated that he did not feel comfortable in the City being involved in creating uncertainty relative to the Rescue Mission, as they had performed a service in the area which is not being furnished by others, and he suggested that they be brought into the Plan's vision. He urged that sensitivity be exercised in this regard.

Comm. Brown Commissioner Brown expressed agreement with Commissioner Knight's remarks. He also inquired if there was any continuing liability to the City under a UDAG. He also stated that if the additional police visibility was necessary for this area that the people who benefit should pay that cost.

Mr. Norris Mr. Norris stated that the inclusion of the Rescue Mission was to open up a line of communication and if such a conclusion is arrived at that the Mission remain there, then that closes the issue.

Discussion Discussion was had regarding the recommendation relative to the Rescue Mission, and E. H. Denton, City Manager, suggested the action be changed to "explore the role of the Rescue Mission," which would leave all options open.

Motion -- Wright moved that administrative staff assistance in pursuing an historic designation for Old Town and the reallocation of A-5 closeout funds in an amount not to exceed \$5,000 if designation is pursued, be approved; the City Manager be authorized to appoint administrative staff to participate in exploring (a) the role of the Rescue Mission; (b) how to increase police visibility; and (c) funding program possibilities beginning immediately to pursue a Pocket of Poverty designation. Motion carried 5 to 0.

-- carried

ASSESSMENTS FOR WATER MAINS

HEARING ON PROPOSED ASSESSMENTS FOR CONSTRUCTION OF WATER MAINS, presented.

On January 17, 1984, the Commission was notified that the proposed assessment rolls for the construction of the following water mains had been prepared and were on file in the office of the City Clerk for public inspection:

1. Constructing 8-inch water mains in Socora from 90 feet north of 17th Street to 19th Street, as authorized by resolution adopted August 29, 1978. Petition for this improvement was signed by the owners of 100% of the property owner square footage, with the cost of the improvement to be assessed 77.08% to the benefit district and 22.92% to the Water Improvement Fund. Total cost of the improvement has been ascertained to be \$18,718.31, apportioned \$14,428.08 to the improvement district and \$4,290.23 to the Water Improvement Fund.
2. Constructing 8-inch water mains in Topeka Avenue from 416 feet south of 35th Street North to 37th Street North, as authorized by resolution adopted July 12, 1983. Petition for this improvement was signed by the owners of 55.77% of the property owner square footage, with the cost of the improvement to be assessed 100% to the benefit district. Total cost of the improvement has been ascertained to be \$35,364.64, all apportioned to the improvement district.
3. Constructing 8-inch and 4-inch water mains in Smyser Court, in Sherwood Estates Addition, as authorized by resolution adopted July 15, 1980. Petition for this improvement was signed by the owners of 100% of the property owner square footage, with the cost of the improvement to be assessed 83.82% to the benefit district and 16.18% to the Water Improvement Fund. Total cost of the improvement has been ascertained to be \$12,572.21, apportioned \$10,538.02 to the improvement district and \$2,034.19 to the Water Improvement Fund.

153

STATEMENT OF OWNERSHIP

STATE OF KANSAS)
) SS:
SEDGWICK COUNTY)

The undersigned duly bonded and qualified abstractor within and for the County and State aforesaid, does hereby certify:

That we have examined the record in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas.

And from such examination find that the owners thereof are as set opposite the description of the property below, viz: (Addresses as given are furnished as a service and not certified.)



DESCRIPTIONS

RECORD OWNERS

Lots 31, 33, 35 and 37, Douglas Avenue, N. A. ENGLISH'S ADDITION,	The City of Wichita, Kansas 455 N. Main Wichita, Kansas 67202
Lot 39, Douglas Avenue, N. A. ENGLISH'S ADDITION,	Herbert & Esther Moses 422 S. Vassar Wichita, Kansas 67218
Lot 41, Douglas Avenue, N. A. ENGLISH'S addition, <i>forwarding order prepared</i>	Caliendo Investment Corporation 400 N. Woodlawn Wichita, Kansas 67208
Lots 43 and 45, Douglas Avenue, N. A. ENGLISH'S ADDITION,	Sam E. Rudd; Elenore Rudd Leonard A. Levand; Celia Levand and Doris E. Steg, Trustees of the Celia Levand Trust, %5400 E. 13th Street Wichita, Kansas 67208
Lot 47, Douglas Avenue, N. A. ENGLISH'S ADDITION,	Carey House Square, Inc. 523 E. Douglas Wichita, Kansas 67202
Lots 49 and 51, Douglas Avenue, N. A. ENGLISH'S ADDITION,	O. S. Gossard 148 N. Fountain Wichita, Kansas 67208
Lot 53, Douglas Avenue, N. A. ENGLISH'S ADDITION,	Carey House Square, Inc. 523 E. Douglas Wichita, Kansas 67202



DESCRIPTIONS

RECORD OWNERS

Lot 55, Douglas Avenue, N. A.
ENGLISH'S ADDITION,

9 Carey House Square, Inc.
523 E. Douglas
Wichita, Kansas 67202

Lot 57, Douglas Avenue, N. A.
ENGLISH'S ADDITION,

5 Elinor Helitzer
135 S. Oakwood
Wichita, Kansas 67218

Lots 59 and 61, Douglas Avenue, N.A.
ENGLISH'S ADDITION,

10 Carey House Square, Inc.
523 E. Douglas
Wichita, Kansas 67202

Lots 63, 65, 67, 69 and 71, Douglas
Avenue, N. A. ENGLISH'S ADDITION,

11 Carey House Square, Inc.
523 E. Douglas
Wichita, Kansas 67202

Lots 73, 75, 77, 79, 81, 83, and
85, and Lot 87 except the East 5
feet, and adjacent vacated alleys,
Douglas Avenue, N. A. ENGLISH'S
ADDITION,

12 Board of Park Commissioners of
the City of Wichita
455 N. Main
Wichita, Kansas 67202

Lot 87 except the West 20 feet and
Lots 89, 91, 93 and 95, Douglas
Avenue, N. A. ENGLISH'S ADDITION,

13 619 East William Properties, L.P.
624 E. Douglas
Wichita, Kansas 67202

Lots 2 and 4, Emporia Avenue, N. A.
ENGLISH'S ADDITION,

14 Carey House Square, Inc.
523 E. Douglas
Wichita, Kansas 67202

Lots 1 and 3, and half of vacated
alley on the North, Emporia Avenue,
N. A. ENGLISH'S ADDITION,

15 The Radio Station KFH Company,
Inc.
523 E. Douglas
Wichita, Kansas 67202

Lot 5, Emporia Avenue, N. A. ENGLISH'S
ADDITION,

16 Carey House Square, Inc.
523 E. Douglas
Wichita, Kansas 67202

Lots 2, 4, 6, 8, 10 and 12, St.
Francis Avenue, N. A. ENGLISH'S
ADDITION,

17 Carey House Square, Inc.
523 E. Douglas
Wichita, Kansas 67202

Lot 14, St. Francis Avenue, N. A.
ENGLISH'S ADDITION,

18 10 Main Partnership
1010 N. Main
Wichita, Kansas 67203

Lots 1, 3 and 5, St. Francis Avenue,
N. A. ENGLISH'S ADDITION,

19 Board of Park Commissioners of
the City of Wichita
455 N. Main
Wichita, Kansas 67202

Lots 7, 9 and 11, St. Francis Avenue,
N. A. ENGLISH'S ADDITION,

20 Carey House Square, Inc.
523 E. Douglas
Wichita, Kansas 67202

Lots 13, 15, 17, 19, 21, 23, 25 and
27, St. Francis Avenue, N. A.
ENGLISH'S ADDITION,

21 The City of Wichita, Kansas
455 N. Main
Wichita, Kansas 67202



DESCRIPTIONS

RECORD OWNERS

1
Lots 29, 31, 33, 35, and 37, St. Francis Avenue, N. A. ENGLISH'S ADDITION,

22
Sage Drilling Co., Inc.
202 S. St. Francis
Wichita, Kansas 67202

Lots 2, 4, 6, 8, 10 and 12, Santa Fe Avenue, N. A. ENGLISH'S ADDITION,

23
619 East William Properties, L.P.
624 E. Douglas
Wichita, Kansas 67202

Lots 14, 16 and 18 and part of vacated street adjoining on the West, Santa Fe Avenue, N. A. ENGLISH'S ADDITION,

4
619 East William Properties, L.P.
624 E. Douglas
Wichita, Kansas 67202

Lots 20, 22 and 24, Santa Fe Avenue, N. A. ENGLISH'S ADDITION,

4
619 East William Properties, L.P.
624 E. Douglas
Wichita, Kansas 67202

Lots 26 and 28, Santa Fe Avenue, N. A. ENGLISH'S ADDITION,

4
Delbert F., Sr. & Edith P. Crowl
Route #1
Benton, Kansas 67017

Lots 30 and 32, Santa Fe Avenue, N. A. ENGLISH'S ADDITION,

4
Delbert F. & Edith P. Crowl
Route #1
Benton, Kansas 67017

Lots 34 and 36, Santa Fe Avenue, N. A. ENGLISH'S ADDITION,

26
Mary L. McGill
202 Bonnie Brae Street
Wichita, Kansas 67207

Lots 38 and 40, Santa Fe Avenue, N. A. ENGLISH'S ADDITION,

29
Mary L. McGill
202 Bonnie Brae Street
Wichita, Kansas 67207

Lots 42 and 44, Santa Fe Avenue, N. A. ENGLISH'S ADDITION,

30
Delbert F., Sr. & Edith P. Crowl
Route #1
Benton, Kansas 67017

Lots 46, 48, 50, 52 and 54, Santa Fe Avenue, N. A. ENGLISH'S ADDITION,

31
Francis D. Jabara and Keeney S. Stevens
35 Hampton
Wichita, Kansas 67207

Lots 1, 2 and 3, UNION STATION ADDITION,

32
The City of Wichita, Kansas
455 N. Main
Wichita, Kansas 67202

South 1 foot of Lot J and the North 1 foot of Lot K, ROCK ISLAND SECOND ADDITION,

33
Lloyd & Eleanor Scott
4740 Lulu
Wichita, Kansas 67216

South 24 feet 1.2 inches of Lot K, all of Lot L and the North 7 feet 5.6 inches of Lot M, Rock Island Avenue, ROCK ISLAND SECOND ADDITION,

34
Lloyd & Eleanor L. Scott
4740 Lulu
Wichita, Kansas 67216

North 23 feet 8 inches of Lot N and the South 18 feet 1 inch of Lot M, Rock Island Avenue, ROCK ISLAND SECOND ADDITION,

35
Summit Leasing Company
143 S. Rock Island
Wichita, Kansas 67202

(unknown)



DESCRIPTIONS

RECORD OWNERS

Lots 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27 and 29, Rock Island Avenue, ROCK ISLAND ADDITION, AND

South 16 inches of Lot N, all of Lots O and P, Rock Island Avenue, ROCK ISLAND SECOND ADDITION, AND

Beginning at the Northeast corner of Lot 1, on Rock Island Avenue, Rock Island Addition; thence West 125 feet along the North line of said Lot 1; thence North 5½ feet to the Southwest corner of Lot P, on Rock Island Avenue, in Rock Island Second Addition; thence East 125 feet along the South line of said Lot P; thence South 5½ feet to place of beginning, all in the Southwest Quarter of Section 27 South, Range 1 East,

Lot 33, Douglas Avenue and Lot 1, Mosley Avenue, W. B. SMITH ADDITION,

Lot 28, Douglas Avenue, J. R. MEAD ADDITION,

3275 Lots 30 and 32, Douglas Avenue, J. R. MEAD ADDITION,

JAMES E. MEAD
c/o HARRIS BURNS
121 N. Market

Lot 34, Douglas Avenue, J. R. MEAD ADDITION,

Lot 36, Douglas Avenue, J. R. MEAD ADDITION,

Lot 38, Douglas Avenue, J. R. MEAD

Lot 40, Douglas Avenue, J. R. MEAD ADDITION,

Coulter Enterprises
650 Westdale Drive
Wichita, Kansas 67209

The Beacon Newspaper Corporation, Inc.

%Wichita Eagle-Beacon
825 E. Douglas
Wichita, Kansas 67202

Southwest National Bank
400 E. Douglas
Wichita, Kansas 67202

James E. Mead, Myron M. Mead and Theodore E. Mead
ADDRESS UNKNOWN

Jacob Davis; Max Davis; Leon Davis; Margaret Silver; Holly Beth Davis; Nancy Jill Davis; Jason Benjamin Davis; Jeremy Lynn Davis; Brent Alan Davis
%Laurence R. Davis
212 N. Market
Wichita, Kansas 67202

Davis Properties
249 N. Hillside
Wichita, Kansas 67214

Amos A. Belsley
%Marjorie E. Champeny
423 N. C Street
Wellington, Kansas 67152

Nestor R. Weigand, Jr.
150 N. Market
Wichita, Kansas 67202



DESCRIPTIONS

RECORD OWNERS

Lot 42, Douglas Avenue, J. R. MEAD ADDITION,

Nestor R. Weigand, Jr.
150 N. Market
Wichita, Kansas 67202

Lot 44, Douglas Avenue, J. R. MEAD ADDITION,

G. M. Sales and Manufacturing, Inc.
428 E. Douglas
Wichita, Kansas 67202

Lots 46 and 48, Douglas Avenue, J. R. MEAD ADDITION,

Carey House Square, Inc.
523 E. Douglas
Wichita, Kansas 67202

Lots 50, 54, 56, 58 and 60, Douglas Avenue, J. R. MEAD ADDITION,

Beverly Sharon Rosen Jacobson
18 Sage Brush
Wichita, Kansas 67230

7 IN 2284
Lot 52, Douglas Avenue, J. R. Mead ADDITION,

James E. Mead; Myron W. Mead and Theodore E. Mead
ADDRESS UNKNOWN

(address unknown)
Lot 62, Douglas Avenue, J. R. MEAD ADDITION,

Bernard A. & Beverly S. Jacobson
18 Sage Brush
Wichita, Kansas 67230

Lots 64, 66 and 68, Douglas Avenue, J. R. MEAD ADDITION,

Robert O. Ellison; Dennis W. & Dianne F. Kimbrough
2497 Harbor Boulevard, Suite 8
Ventura, California 93003

Lots C and D, Douglas Avenue, J. R. MEAD ADDITION,

Herbert & Esther Moses
422 S. Vassar Avenue
Wichita, Kansas 67218

7 IN 2290
Lot 70, Douglas Avenue, J. R. MEAD ADDITION,

Otto & Erna Woermke MARIA ELLEN SCHLUER
ADDRESS UNKNOWN 604 E. Douglas

Lot 72, Douglas Avenue, J. R. MEAD ADDITION,

HTP Partners
%Hall, Turner & Pike
1 Main Place
100 N. Main
Wichita, Kansas 67202

Lots 74 and 76, Douglas Avenue, J. R. MEAD ADDITION,

Richard L. & Jacqueline C. Hilton
Edgar Wm. Dwire & Janice M. Dwire
%612 E. Douglas
Wichita, Kansas 67202

Lot 1, Topeka Avenue, J. R. MEAD ADDITION,

The Southwest National Bank,
Wichita, Kansas
400 E. Douglas
Wichita, Kansas 67202

Lot 2, Emporia Avenue, J. R. MEAD ADDITION,

The Southwest National Bank,
Wichita, Kansas
400 E. Douglas
Wichita, Kansas 67202



DESCRIPTIONS

RECORD OWNERS

Lot 1, Emporia Avenue, J. R. MEAD ADDITION,

F and S Properties, Inc.
%Benjamin C. Langel
700 Fourth Financial Center
100 N. Broadway
Wichita, Kansas 67202

Lot 2 and the South half of Lot 4, St. Francis Avenue, J. R. MEAD ADDITION,

F & S Properties, Inc.
%Benjamin C. Langel
700 Fourth Financial Center
100 N. Broadway
Wichita, Kansas 67202

(3166)
North Half of Lot 4, and all *(3167)* of Lot 6, St. Francis Avenue, J. R. MEAD ADDITION,

Virginia Stanley Craig Shoup
ADDRESS UNKNOWN *John Craig III*
Specialty Fab 1517 N. Santa Fe

Lots 8 and 10, St. Francis Avenue, J. R. MEAD ADDITION,

Charles F. & Margaret K. Morris
ADDRESS UNKNOWN *Helene D Morris*
Specialty Fab 1517 N. Santa Fe

Lot 1, St. Francis Avenue, J. R. MEAD ADDITION,

Huber Janitor Supples, Inc.
114 N. St. Francis
Wichita, Kansas 67202

Lot 3, St. Francis Avenue, J. R. MEAD ADDITION,

Martin E. & Darline M. Kaiser
122 N. St. Francis
Wichita, Kansas 67202

Lot 5, St. Francis Avenue, J. R. MEAD ADDITION,

Automotive Distributing Company, Incorporated
126 N. St. Francis
Wichita, Kansas 67202

Lot 7, St. Francis Avenue, J. R. MEAD ADDITION,

Union Rescue Mission Inc.
130 N. St. Francis
Wichita, Kansas 67202

South Half of Lot 9, St. Francis Avenue, J. R. MEAD ADDITION,

Richard Williamson
(Record Owner)
H. R. K., Company
(Contract Purchasers)
330 Laura
Wichita, Kansas 67211

3203
North Half of Lot 9, St. Francis Avenue, J. R. MEAD ADDITION,

Ellen M. Enoch
ADDRESS UNKNOWN *215 N. Milwaukee*
(no such number) Denver CO 80209

West 23 feet of Lots 2, 4, 6, 8 and 10, Santa Fe, J. R. MEAD ADDITION,

LaVurne J. Unruh
8350 N. Oliver
Wichita, Kansas 67147

East 25 feet of the West 48 feet of Lots 2, 4, 6, 8 and 10, Santa Fe Avenue, J. R. MEAD ADDITION,

Durrell Armstrong
704 E. Douglas
Wichita, Kansas 67202



DESCRIPTIONS

RECORD OWNERS

Beginning 62 feet West of the South-east corner of Lot 2, Santa Fe Avenue, J. R. MEAD ADDITION; thence North 136.9 feet to the Alley; thence West 25 feet; thence South to Douglas Avenue; thence East to the point of beginning being a part of Lots 2, 4, 6, 8 and 10, Santa Fe, J. R. MEAD ADDITION,
AND

David E. Norris
211 N. Pershing
Wichita, Kansas 67208

Beginning 37 feet West of the South-east corner of Lot 2, Santa Fe Avenue, J. R. MEAD ADDITION: thence North 136.9 feet to the alley; thence West 25 feet; thence South 136.9 feet; thence East to the point of beginning being a part of Lots 2, 4, 6, 8 and 10, Santa Fe, J. R. MEAD ADDITION,

Harry Lankford
3921 E. English
Wichita, Kansas 67218

*Not returned
maybe deceased
letter forwarded to atty
per DL*

East 37 feet of Lots 2, 4, 6, 8 and 10, and 5.3 feet adjoint said lots on the East, Santa Fe Avenue, J.R. MEAD ADDITION,

Automotive Distributing Co., Inc.
126 N. St. Francis
Wichita, Kansas 67202

Lots 14, 16 and 18, Santa Fe Avenue, J. R. MEAD ADDITION,

Lots 20 and 22, Santa Fe, J. R. MEAD ADDITION,

Richard L. & Jacqueline C.
Hilton and Edgar Wm. Dwire
612 E. Douglas
Wichita, Kansas 67202

Lots 24, 26, 28 and 30, Santa Fe Avenue, J. R. MEAD ADDITION,

Harry G. Lankford
3921 E. English
Wichita, Kansas 67218

Lots 2, 4 and 6, EXCEPT the East 2 feet of Lot 6, Douglas Avenue, EAST WICHITA ADDITION,

Durrell Armstrong
704 E. Douglas
Wichita, Kansas 67202

East 2 feet of Lot 6 and all of Lot 8, Douglas Avenue, EAST WICHITA ADDITION,

Eliose Morris
ADDRESS UNKNOWN 128 S. Delaware

Lot 10, Douglas Avenue, EAST WICHITA ADDITION,

Henry & Nathan Leben
1030 N. Market
Wichita, Kansas 67214

Lot 12, Douglas Avenue, EAST WICHITA ADDITION,

Henry & Nathan Leben
1030 N. Market
Wichita, Kansas 67214

Lots 14, 16 and 18, Douglas Avenue, EAST WICHITA ADDITION,

Henry & Nathan Leben
1030 N. Market
Wichita, Kansas 67214



DESCRIPTIONS

RECORD OWNERS

South 85 feet of Lot 20, Douglas Avenue, EAST WICHITA ADDITION,

70 Barney B. Nash and Stanley Goldstein
253 S. Pinecrest
Wichita, Kansas 67218

South 85 feet of Lot 22, Douglas Avenue, EAST WICHITA ADDITION,

96 Barney Nash and Stanley Goldstein
253 S. Pinecrest
Wichita, Kansas 67218

North 52 feet of Lots 20 and 22, all of Lots 24, 26 and 28, Douglas Avenue, EAST WICHITA ADDITION,

81 Robert E. Swinson and Horst K. Hiller
1211 Carlos
Wichita, Kansas 67203

70^{out} B367
Lot 34, Douglas Avenue, EAST WICHITA ADDITION, James E. Mead & Harris Burns
of Martin Johnson
825 E. Douglas

62 James E. Mead, Myron W. Mead and Theodore E. Mead
ADDRESS UNKNOWN

All of Lot 1, Mead Avenue, EAST WICHITA ADDITION,

63 Maintenance Service, Inc.
800 E. 21st Street
Wichita, Kansas 67214

All of Lot 2, Mead Avenue, EAST WICHITA ADDITION,

64 Janice Kamem and Sheldon Kamen
601 Longford
Wichita, Kansas 67207

Lot 1, Mosley Avenue, EAST WICHITA ADDITION,

65 Clyde E., Jr. & Glenys L. Cox
307 S. Crestway
Wichita, Kansas 67218



Dated at Wichita, Kansas, this 7th day of March, 1985 at 7:00 A.M.

FIDELITY TITLE COMPANY, INC.

Medina L. Sutter
By

Assistant Secretary

Tracer No. 69334
T-25330



P21 7055805

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—

James E. Mead
c/o Harris Burns
121 North Market
Wichita, Kansas 67202

POSTAGE	\$
CERTIFIED FEE	¢
SPECIAL DELIVERY	¢
RESTRICTED DELIVERY	¢
RETURN RECEIPT SERVICE	¢
SHOW TO WHOM AND DATE DELIVERED	¢
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY	¢
SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	¢
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	¢
TOTAL POSTAGE AND FEES	\$
POSTMARK OR DATE	

PS Form 3800, Apr. 1976

James E. Mead
c/o Harris Burns
121 North Market
Wichita, Kar

Also sent notices to:
KPC (10)
Puckett
Ellington
Pankraty
Smell
Lakin
Cyril
Young

I have received the article described above. (Always obtain signature of addressee or agent)

REGISTERED INSURED
 CERTIFIED COD
 EXPRESS MAIL

SIGNATURE Addressee Authorized agent

DATE OF DELIVERY 5-13-85

ADDRESSSEE'S ADDRESS (Only if requested)

7. UNABLE TO DELIVER BECAUSE:

7a. EMPLOYEES' INITIALS

P21 7055809

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—

Helen D. Morris
1517 North Santa Fe
Wichita, Kansas 67214

POSTAGE	\$
CERTIFIED FEE	¢
SPECIAL DELIVERY	¢
RESTRICTED DELIVERY	¢
RETURN RECEIPT SERVICE	¢
SHOW TO WHOM AND DATE DELIVERED	¢
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY	¢
SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	¢
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	¢
TOTAL POSTAGE AND FEES	\$
POSTMARK OR DATE	

PS Form 3800, Apr. 1976

D. Morris
North Santa Fe
Wichita, Kansas 67214

I have received the article described above. (Always obtain signature of addressee or agent)

REGISTERED INSURED
 CERTIFIED COD
 EXPRESS MAIL

SIGNATURE Addressee Authorized agent

DATE OF DELIVERY 5-10-85

ADDRESSSEE'S ADDRESS (Only if requested)

7. UNABLE TO DELIVER BECAUSE:

7a. EMPLOYEES' INITIALS

P21 7055774

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—

Herbert & Esther Moses
422 South Vassar
Wichita, Kansas 67218

POSTAGE	\$
CERTIFIED FEE	¢
SPECIAL DELIVERY	¢
RESTRICTED DELIVERY	¢
RETURN RECEIPT SERVICE	¢
SHOW TO WHOM AND DATE DELIVERED	¢
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY	¢
SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	¢
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	¢
TOTAL POSTAGE AND FEES	\$
POSTMARK OR DATE	

PS Form 3800, Apr. 1976

Herbert & Esther Moses
422 South Vassar
Wichita, Kansas 67218

I have received the article described above. (Always obtain signature of addressee or agent)

REGISTERED INSURED
 CERTIFIED COD
 EXPRESS MAIL

SIGNATURE Addressee Authorized agent

DATE OF DELIVERY 5-10-85

ADDRESSSEE'S ADDRESS (Only if requested)

7. UNABLE TO DELIVER BECAUSE:

7a. EMPLOYEES' INITIALS

P21 7055808

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—

John Craig III
1517 North Santa Fe
Wichita, Kansas 67214

POSTAGE	\$
CERTIFIED FEE	¢
SPECIAL DELIVERY	¢
RESTRICTED DELIVERY	¢
RETURN RECEIPT SERVICE	¢
SHOW TO WHOM AND DATE DELIVERED	¢
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY	¢
SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	¢
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	¢
TOTAL POSTAGE AND FEES	\$
POSTMARK OR DATE	

PS Form 3800, Apr. 1976

John Craig III
1517 North Santa Fe
Wichita, Kansas 67214

I have received the article described above. (Always obtain signature of addressee or agent)

REGISTERED INSURED
 CERTIFIED COD
 EXPRESS MAIL

SIGNATURE Addressee Authorized agent

DATE OF DELIVERY 5-10-85

ADDRESSSEE'S ADDRESS (Only if requested)

7. UNABLE TO DELIVER BECAUSE:

7a. EMPLOYEES' INITIALS

P21 7055805

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—

James E. Mead
c/o Harris Burns
121 North Market
Wichita, Kansas 67202

POSTAGE	CERTIFIED FEE	\$
OPTIONAL SERVICES	SPECIAL DELIVERY	
RETURN RECEIPT SERVICE	RESTRICTED DELIVERY	
SHOW TO WHOM AND DATE DELIVERED		
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY		
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY		
TOTAL POSTAGE AND FEES		\$
POSTMARK OR DATE		

James E. Mead
c/o Harris Burns
121 North Market
Wichita, Kansas 67202

REGISTERED INSURED
CERTIFIED COD
EXPRESS MAIL 7055805

(Always obtain signature of addressee or agent)
I have received the article described above.
SIGNATURE Addressee Authorized agent

DATE OF DELIVERY 5-13-85
ADDRESSER'S ADDRESS (Only if requested)
POSTMARK

7. UNABLE TO DELIVER BECAUSE: 7a. EMPLOYEES' INITIALS

P21 7055809

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—

Helen D. Morris
1517 North Santa Fe
Wichita, Kansas 67214

POSTAGE	CERTIFIED FEE	\$
OPTIONAL SERVICES	SPECIAL DELIVERY	
RETURN RECEIPT SERVICE	RESTRICTED DELIVERY	
SHOW TO WHOM AND DATE DELIVERED		
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY		
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY		
TOTAL POSTAGE AND FEES		\$
POSTMARK OR DATE		

Helen D. Morris
1517 North Santa Fe
Wichita, Kansas 67214

REGISTERED INSURED
CERTIFIED COD
EXPRESS MAIL 7055809

(Always obtain signature of addressee or agent)
I have received the article described above.
SIGNATURE Addressee Authorized agent

DATE OF DELIVERY 5-10-85
ADDRESSER'S ADDRESS (Only if requested)
POSTMARK

7. UNABLE TO DELIVER BECAUSE: 7a. EMPLOYEES' INITIALS

P21 7055774

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—

Herbert & Esther Moses
422 South Vassar
Wichita, Kansas 67218

POSTAGE	CERTIFIED FEE	\$
OPTIONAL SERVICES	SPECIAL DELIVERY	
RETURN RECEIPT SERVICE	RESTRICTED DELIVERY	
SHOW TO WHOM AND DATE DELIVERED		
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY		
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY		
TOTAL POSTAGE AND FEES		\$
POSTMARK OR DATE		

Herbert & Esther Moses
422 South Vassar
Wichita, Kansas 67218

REGISTERED INSURED
CERTIFIED COD
EXPRESS MAIL 7055774

(Always obtain signature of addressee or agent)
I have received the article described above.
SIGNATURE Addressee Authorized agent

DATE OF DELIVERY 5-10-85
ADDRESSER'S ADDRESS (Only if requested)
POSTMARK

7. UNABLE TO DELIVER BECAUSE: 7a. EMPLOYEES' INITIALS

P21 7055808

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—

John Craig III
1517 North Santa Fe
Wichita, Kansas 67214

POSTAGE	CERTIFIED FEE	\$
OPTIONAL SERVICES	SPECIAL DELIVERY	
RETURN RECEIPT SERVICE	RESTRICTED DELIVERY	
SHOW TO WHOM AND DATE DELIVERED		
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY		
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY		
TOTAL POSTAGE AND FEES		\$
POSTMARK OR DATE		

John Craig III
1517 North Santa Fe
Wichita, Kansas 67214

REGISTERED INSURED
CERTIFIED COD
EXPRESS MAIL 7055808

(Always obtain signature of addressee or agent)
I have received the article described above.
SIGNATURE Addressee Authorized agent

DATE OF DELIVERY 5-10-85
ADDRESSER'S ADDRESS (Only if requested)
POSTMARK

7. UNABLE TO DELIVER BECAUSE: 7a. EMPLOYEES' INITIALS

P21 7055781

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
ONLY FOR INTERNATIONAL MAIL
Nestor R. Weigand, Jr.
150 North Market
Wichita, Kansas 67202

POSTAGE	\$
CERTIFIED FEE	c
SPECIAL DELIVERY	c
RESTRICTED DELIVERY	c
SHOW TO WHOM AND DATE DELIVERED	c
SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY	c
SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	c
RETURN RECEIPT SERVICE	c
OPTIONAL SERVICES	c
CONSULT POSTMASTER FOR FEES	c
TOTAL POSTAGE AND FEES	\$
POSTMARK OR DATE	

150 North Market
Wichita, Kansas 67202

REGISTERED INSURED
 CERTIFIED COD
 EXPRESS MAIL

7055781

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE Addressee Authorized agent

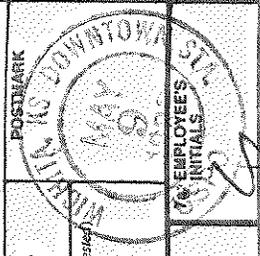
5. DATE OF DELIVERY

5-9-85

6. ADDRESSEE'S ADDRESS (Only if requested)

7. UNABLE TO DELIVER BECAUSE:

7a. EMPLOYEE'S INITIALS



P21 7055783

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
ONLY FOR INTERNATIONAL MAIL
Henry & Nathan Leben
1030 North Market
Wichita, Kansas 67214

POSTAGE	\$
CERTIFIED FEE	c
SPECIAL DELIVERY	c
RESTRICTED DELIVERY	c
SHOW TO WHOM AND DATE DELIVERED	c
SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY	c
SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	c
RETURN RECEIPT SERVICE	c
OPTIONAL SERVICES	c
CONSULT POSTMASTER FOR FEES	c
TOTAL POSTAGE AND FEES	\$
POSTMARK OR DATE	

1030 North Market
Wichita, Kansas 67214

REGISTERED INSURED
 CERTIFIED COD
 EXPRESS MAIL

7055783

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE Addressee Authorized agent

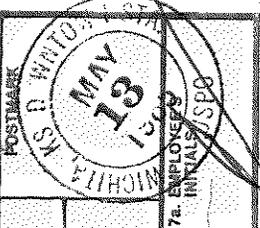
5. DATE OF DELIVERY

5-13-85

6. ADDRESSEE'S ADDRESS (Only if requested)

7. UNABLE TO DELIVER BECAUSE:

7a. EMPLOYEE'S INITIALS



P21 7055785

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
ONLY FOR INTERNATIONAL MAIL
O. S. Gossard
148 North Fountain
Wichita, Kansas 67208

POSTAGE	\$
CERTIFIED FEE	c
SPECIAL DELIVERY	c
RESTRICTED DELIVERY	c
SHOW TO WHOM AND DATE DELIVERED	c
SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY	c
SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	c
RETURN RECEIPT SERVICE	c
OPTIONAL SERVICES	c
CONSULT POSTMASTER FOR FEES	c
TOTAL POSTAGE AND FEES	\$
POSTMARK OR DATE	

O. S. Gossard
148 North Fountain
Wichita, Kansas 67208

REGISTERED INSURED
 CERTIFIED COD
 EXPRESS MAIL

7055785

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE Addressee Authorized agent

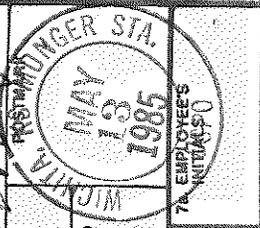
5. DATE OF DELIVERY

5-13-85

6. ADDRESSEE'S ADDRESS (Only if requested)

7. UNABLE TO DELIVER BECAUSE:

7a. EMPLOYEE'S INITIALS



P21 7055800

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED

Richard Williamson
H.R.K. Company
330 Laura
Wichita, Kansas 67211

PS Form 3800, Apr. 1976. Includes sections for POSTAGE, CERTIFIED FEE, SPECIAL DELIVERY, RESTRICTED DELIVERY, SHOW TO WHOM AND DATE DELIVERED, SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY, RETURN RECEIPT SERVICE, OPTIONAL SERVICES, and TOTAL POSTAGE AND FEES.

PS Form 3811, Dec. 1980. Includes checkboxes for REGISTERED, INSURED, CERTIFIED, COD, EXPRESS MAIL.

Return receipt section for P21 7055800. Includes signature of Richard E. Swinson, date of delivery 5-9-85, and a circular postmark from DOWNTOWN ST. CHICATA, KANSAS, MAY 9 1985.

P21 7055789

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED

Coulter Enterprises
650 Westdale Drive
Wichita, Kansas 67209

PS Form 3800, Apr. 1976. Includes sections for POSTAGE, CERTIFIED FEE, SPECIAL DELIVERY, RESTRICTED DELIVERY, SHOW TO WHOM AND DATE DELIVERED, SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY, RETURN RECEIPT SERVICE, OPTIONAL SERVICES, and TOTAL POSTAGE AND FEES.

PS Form 3811, Dec. 1980. Includes checkboxes for REGISTERED, INSURED, CERTIFIED, COD, EXPRESS MAIL.

Return receipt section for P21 7055789. Includes signature of Richard E. Swinson, date of delivery 5-9-85, and a circular postmark from DOWNTOWN ST. CHICATA, KANSAS, MAY 6 1985.

P21 7055810

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED

R. E. Swinson & H. K. Hiller
1211 Carlos
Wichita, Kansas 67203

PS Form 3800, Apr. 1976. Includes sections for POSTAGE, CERTIFIED FEE, SPECIAL DELIVERY, RESTRICTED DELIVERY, SHOW TO WHOM AND DATE DELIVERED, SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY, RETURN RECEIPT SERVICE, OPTIONAL SERVICES, and TOTAL POSTAGE AND FEES.

PS Form 3811, Dec. 1980. Includes checkboxes for REGISTERED, INSURED, CERTIFIED, COD, EXPRESS MAIL.

Return receipt section for P21 7055810. Includes signature of Freddie & Stephanie, date of delivery 5-9-85, and a circular postmark from DOWNTOWN ST. CHICATA, KANSAS, MAY 9 1985.

P21 7055795

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED

F & S Properties, Inc.
c/o Benjamin C. Langel
700 Fourth Financial Center
100 North Broadway
Wichita Kansas 67202

PS Form 3800, Apr. 1976. Includes sections for POSTAGE, CERTIFIED FEE, SPECIAL DELIVERY, RESTRICTED DELIVERY, SHOW TO WHOM AND DATE DELIVERED, SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY, RETURN RECEIPT SERVICE, OPTIONAL SERVICES, and TOTAL POSTAGE AND FEES.

PS Form 3811, Dec. 1980. Includes checkboxes for REGISTERED, INSURED, CERTIFIED, COD, EXPRESS MAIL.

Return receipt section for P21 7055795. Includes signature of J. Bradley, date of delivery 5-9-85, and a circular postmark from DOWNTOWN ST. WICHITA, KANSAS, MAY 9 1985.

P21 7055765

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL

S E Rudd; E Rudd; D E Steg
L A Levand; & C Levand Tru
Trustees of Celia Levand Tru
c/o 5400 East 13th Street
Wichita, Kansas 67208

POSTAGE	\$
CERTIFIED FEE	6
SPECIAL DELIVERY	6
RESTRICTED DELIVERY	6
SHOW TO WHOM AND DATE DELIVERED	6
SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY	6
SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	6
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	6
RETURN RECEIPT SERVICE	6
OPTIONAL SERVICES	6
CONSULT POSTMASTER FOR FEES	6
TOTAL POSTAGE AND FEES	\$
POSTMARK OR DATE	

PS Form 3800, Apr. 1976

L A Levand; & C Levand Tru
Trustees of Celia Levand Tru
c/o 5400 East 13th Street
Wichita, Kansas 67208

REGISTERED INSURED
 CERTIFIED COD
 EXPRESS MAIL

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE Addressee Authorized agent

5. DATE OF DELIVERY *E. Rudd*
5-9-85

6. ADDRESSEE'S ADDRESS (Only if requested)

7. UNABLE TO DELIVER BECAUSE: _____ 7a. EMPLOYEE'S INITIALS _____

P21 7055772

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL

Beverly Sharon Rosen Jacobso
18 Sage Brush
Wichita, Kansas 67230

POSTAGE	\$
CERTIFIED FEE	6
SPECIAL DELIVERY	6
RESTRICTED DELIVERY	6
SHOW TO WHOM AND DATE DELIVERED	6
SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY	6
SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	6
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	6
RETURN RECEIPT SERVICE	6
OPTIONAL SERVICES	6
CONSULT POSTMASTER FOR FEES	6
TOTAL POSTAGE AND FEES	\$
POSTMARK OR DATE	

PS Form 3800, Apr. 1976

18 Sage Brush
Wichita, Kansas 67230

REGISTERED INSURED
 CERTIFIED COD
 EXPRESS MAIL

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE Addressee Authorized agent

5. DATE OF DELIVERY *B. Jacobson*
5-9-85 03:RRY

6. ADDRESSEE'S ADDRESS (Only if requested)

7. UNABLE TO DELIVER BECAUSE: _____ 7a. EMPLOYEE'S INITIALS _____

P21 7055812

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL

Janice Kamen & Sheldon Kamen
601 Longford
Wichita, Kansas 67207

POSTAGE	\$
CERTIFIED FEE	6
SPECIAL DELIVERY	6
RESTRICTED DELIVERY	6
SHOW TO WHOM AND DATE DELIVERED	6
SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY	6
SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	6
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	6
RETURN RECEIPT SERVICE	6
OPTIONAL SERVICES	6
CONSULT POSTMASTER FOR FEES	6
TOTAL POSTAGE AND FEES	\$
POSTMARK OR DATE	

PS Form 3800, Apr. 1976

Janice Kamen & Sheldon Kamen
601 Longford
Wichita, Kansas 67207

REGISTERED INSURED
 CERTIFIED COD
 EXPRESS MAIL

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE Addressee Authorized agent

5. DATE OF DELIVERY *Janice Kamen*
5-9-85

6. ADDRESSEE'S ADDRESS (Only if requested)

7. UNABLE TO DELIVER BECAUSE: _____ 7a. EMPLOYEE'S INITIALS _____

P21 7055792

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL

HTP Partners
c/o Hall, Turner & Pike
One Main Place
100 North Main
Wichita, Kansas 67202

POSTAGE	\$
CERTIFIED FEE	6
SPECIAL DELIVERY	6
RESTRICTED DELIVERY	6
SHOW TO WHOM AND DATE DELIVERED	6
SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY	6
SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	6
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	6
RETURN RECEIPT SERVICE	6
OPTIONAL SERVICES	6
CONSULT POSTMASTER FOR FEES	6
TOTAL POSTAGE AND FEES	\$
POSTMARK OR DATE	

PS Form 3800, Apr. 1976

c/o Hall, Turner & Pike
One Main Place
100 North Main
Wichita, Kansas 67202

REGISTERED INSURED
 CERTIFIED COD
 EXPRESS MAIL

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE Addressee Authorized agent

5. DATE OF DELIVERY *Harold Melroy*
5-9-85

6. ADDRESSEE'S ADDRESS (Only if requested)

7. UNABLE TO DELIVER BECAUSE: _____ 7a. EMPLOYEE'S INITIALS _____

PS Form 3811, Dec. 1980
RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

PS Form 3811, Dec. 1980
RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

PS Form 3811, Dec. 1980
RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

PS Form 3811, Dec. 1980
RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

P21 7055796

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL

Huber Janitor Supplies, Inc.
114 North St. Francis
Wichita, Kansas 67202

POSTAGE	\$
CERTIFIED FEE	¢
SPECIAL DELIVERY	¢
RESTRICTED DELIVERY	¢
SHOW TO WHOM AND DATE DELIVERED	¢
SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY	¢
SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	¢
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	¢
OPTIONAL SERVICES	¢
RETURN RECEIPT SERVICE	¢
CONSULT POSTMASTER FOR FEES	¢
TOTAL POSTAGE AND FEES	\$
POSTMARK OR DATE	

PS Form 3800, Apr. 1976

Huber Janitor Supplies, Inc.
114 North St. Francis
Wichita, Kansas 67202

REGISTERED INSURED COD
 CERTIFIED EXPRESS MAIL

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE Addressee Authorized agent

DATE OF DELIVERY

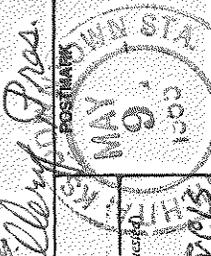
5-19

ADDRESSEE'S ADDRESS (Only if requested)

114 N. ST. FRANCIS

7a. EMPLOYEE'S INITIALS

7b. UNABLE TO DELIVER BECAUSE:



PS Form 3811, Dec. 1980

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

P21 7055794

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL

R. L. & J. C. Hilton
E. Wm. Dwire & J. M. Dwire
c/o 612 East Douglas
Wichita, Kansas 67202

POSTAGE	\$
CERTIFIED FEE	¢
SPECIAL DELIVERY	¢
RESTRICTED DELIVERY	¢
SHOW TO WHOM AND DATE DELIVERED	¢
SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY	¢
SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	¢
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	¢
OPTIONAL SERVICES	¢
RETURN RECEIPT SERVICE	¢
CONSULT POSTMASTER FOR FEES	¢
TOTAL POSTAGE AND FEES	\$
POSTMARK OR DATE	

PS Form 3800, Apr. 1976

R. L. & J. C. Hilton
E. Wm. Dwire & J. M. Dwire
c/o 612 East Douglas
Wichita, Kansas 67202

REGISTERED INSURED COD
 CERTIFIED EXPRESS MAIL

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE Addressee Authorized agent

DATE OF DELIVERY

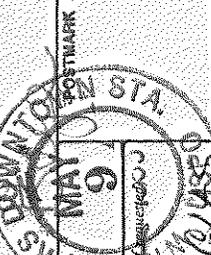
5-9

ADDRESSEE'S ADDRESS (Only if requested)

612 E. DOUGLAS

7a. EMPLOYEE'S INITIALS

7b. UNABLE TO DELIVER BECAUSE:



PS Form 3811, Dec. 1980

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

P21 7055807

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL

Maria Ellen Schluer
604 East Douglas
Wichita, Kansas 67202

POSTAGE	\$
CERTIFIED FEE	¢
SPECIAL DELIVERY	¢
RESTRICTED DELIVERY	¢
SHOW TO WHOM AND DATE DELIVERED	¢
SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY	¢
SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	¢
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	¢
OPTIONAL SERVICES	¢
RETURN RECEIPT SERVICE	¢
CONSULT POSTMASTER FOR FEES	¢
TOTAL POSTAGE AND FEES	\$
POSTMARK OR DATE	

PS Form 3800, Apr. 1976

Maria Ellen Schluer
604 East Douglas
Wichita, Kansas 67202

REGISTERED INSURED COD
 CERTIFIED EXPRESS MAIL

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE Addressee Authorized agent

DATE OF DELIVERY

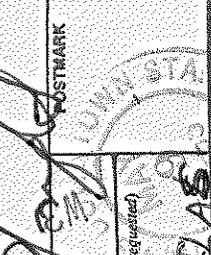
5-9

ADDRESSEE'S ADDRESS (Only if requested)

604 E. DOUGLAS

7a. EMPLOYEE'S INITIALS

7b. UNABLE TO DELIVER BECAUSE:



PS Form 3811, Dec. 1980

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

P21 7056351

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL

Eliose Morris
128 South Dellrose
Wichita, Kansas 67218

POSTAGE	\$
CERTIFIED FEE	¢
SPECIAL DELIVERY	¢
RESTRICTED DELIVERY	¢
SHOW TO WHOM AND DATE DELIVERED	¢
SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY	¢
SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	¢
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	¢
OPTIONAL SERVICES	¢
RETURN RECEIPT SERVICE	¢
CONSULT POSTMASTER FOR FEES	¢
TOTAL POSTAGE AND FEES	\$
POSTMARK OR DATE	

PS Form 3800, Apr. 1976

Eliose Morris
128 South Dellrose
Wichita, Kansas 67218

REGISTERED INSURED COD
 CERTIFIED EXPRESS MAIL

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE Addressee Authorized agent

DATE OF DELIVERY

5-9-85

ADDRESSEE'S ADDRESS (Only if requested)

128 S. DELLROSE

7a. EMPLOYEE'S INITIALS

7b. UNABLE TO DELIVER BECAUSE:



PS Form 3811, Dec. 1980

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

P21 7055791

RECEIPT FOR CERTIFIED MAIL
NO INSURANCE COVERAGE PROVIDED—
EXCEPT FOR INTERNATIONAL MAIL

G. M. Sales & Mfg, Inc.
428 East Douglas
Wichita, Kansas 67202

POSTAGE	\$
CERTIFIED FEE	6
SPECIAL DELIVERY	6
RESTRICTED DELIVERY	6
SHOW TO WHOM AND DATE DELIVERED	6
SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY	6
SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	6
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	6
CONSULT POSTMASTER FOR FEES	\$
TOTAL POSTAGE AND FEES	\$
POSTMARK OR DATE	

PS Form 3800, Apr. 1976

428 East Douglas
Wichita, Kansas 67202
430

REGISTERED INSURED CERTIFIED COD EXPRESS MAIL

7055791

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE Addressee Authorized agent

DATE OF DELIVERY 5-5-85

6. ADDRESSEE'S ADDRESS (Only if requested)

7. EMPLOYEE'S INITIALS

PS Form 3811, Dec. 1980

RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

P21 7055799

RECEIPT FOR CERTIFIED MAIL
NO INSURANCE COVERAGE PROVIDED—
EXCEPT FOR INTERNATIONAL MAIL

Union Rescue Mission, Inc.
130 North St. Francis
Wichita, Kansas 67202

POSTAGE	\$
CERTIFIED FEE	6
SPECIAL DELIVERY	6
RESTRICTED DELIVERY	6
SHOW TO WHOM AND DATE DELIVERED	6
SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY	6
SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	6
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	6
CONSULT POSTMASTER FOR FEES	\$
TOTAL POSTAGE AND FEES	\$
POSTMARK OR DATE	

PS Form 3800, Apr. 1976

Union Rescue Mission, Inc.
130 North St. Francis
Wichita, Kansas 67202

REGISTERED INSURED CERTIFIED COD EXPRESS MAIL

7055799

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE Addressee Authorized agent

DATE OF DELIVERY 5-9

6. ADDRESSEE'S ADDRESS (Only if requested)

7. EMPLOYEE'S INITIALS

PS Form 3811, Dec. 1980

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

P21 7055801

RECEIPT FOR CERTIFIED MAIL
NO INSURANCE COVERAGE PROVIDED—
EXCEPT FOR INTERNATIONAL MAIL

LaVurne J. Unruh
8350 North Oliver
Wichita, Kansas 67147

POSTAGE	\$
CERTIFIED FEE	6
SPECIAL DELIVERY	6
RESTRICTED DELIVERY	6
SHOW TO WHOM AND DATE DELIVERED	6
SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY	6
SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	6
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	6
CONSULT POSTMASTER FOR FEES	\$
TOTAL POSTAGE AND FEES	\$
POSTMARK OR DATE	

PS Form 3800, Apr. 1976

LaVurne J. Unruh
8350 North Oliver
Wichita, Kansas 67147

REGISTERED INSURED CERTIFIED COD EXPRESS MAIL

7055801

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE Addressee Authorized agent

DATE OF DELIVERY

6. ADDRESSEE'S ADDRESS (Only if requested)

7. EMPLOYEE'S INITIALS

PS Form 3811, Dec. 1980

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

P21 7055770

RECEIPT FOR CERTIFIED MAIL
NO INSURANCE COVERAGE PROVIDED—
EXCEPT FOR INTERNATIONAL MAIL

Beacon Newspaper Corp., Inc
c/o Wichita Eagle-Beacon
825 East Douglas
Wichita, Kansas 67202

POSTAGE	\$
CERTIFIED FEE	6
SPECIAL DELIVERY	6
RESTRICTED DELIVERY	6
SHOW TO WHOM AND DATE DELIVERED	6
SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY	6
SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	6
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	6
CONSULT POSTMASTER FOR FEES	\$
TOTAL POSTAGE AND FEES	\$
POSTMARK OR DATE	

PS Form 3800, Apr. 1976

c/o Wichita Eagle-Beacon
825 East Douglas
Wichita, Kansas 67202

REGISTERED INSURED CERTIFIED COD EXPRESS MAIL

7055770

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE Addressee Authorized agent

DATE OF DELIVERY

6. ADDRESSEE'S ADDRESS (Only if requested)

7. EMPLOYEE'S INITIALS

PS Form 3811, Dec. 1980

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

P21 7055793

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED -
EXCEPT FOR INTERNATIONAL MAIL

B. B. Nash & S. Goldstein
253 South Pincrest
Wichita, Kansas 67218

POSTAGE	\$
CERTIFIED FEE	¢
SPECIAL DELIVERY	¢
RESTRICTED DELIVERY	¢
SHOW TO WHOM AND DATE DELIVERED	¢
SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY	¢
RETURN RECEIPT SERVICE	¢
OPTIONAL SERVICES	¢
CONSULT POSTMASTER FOR FEES	¢
TOTAL POSTAGE AND FEES	\$
POSTMARK OR DATE	

PS Form 3811, Dec. 1980

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

1. The following service is requested (check one).
 Show to whom and date delivered
 Show to whom, date, and address of delivery ..
 RESTRICTED DELIVERY
(The restricted delivery fee is charged in addition to the return receipt fee.)

(CONSULT POSTMASTER FOR FEES)

B. B. Nash & S. Goldstein
253 South Pincrest
Wichita, Kansas 67218

REGISTERED INSURED
 CERTIFIED COD
 EXPRESS MAIL

(Always obtain signature of addressee or agent)
I have received the article described above.

SIGNATURE Addressee Authorized agent
B. B. Nash

DATE OF DELIVERY
MAY 9 1985

6. ADDRESSEE'S ADDRESS (Only if requested)

7. UNABLE TO DELIVER BECAUSE:
7c. EMPLOYEE'S INITIALS
USPO

P21 7055787

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED -
EXCEPT FOR INTERNATIONAL MAIL

Sage Drilling Company, Inc
202 South St. Francis
Wichita, Kansas 67202

POSTAGE	\$
CERTIFIED FEE	¢

PS Form 3811, Dec. 1980

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

1. The following service is requested (check one).
 Show to whom and date delivered
 Show to whom, date, and address of delivery ..
 RESTRICTED DELIVERY
(The restricted delivery fee is charged in addition to the return receipt fee.)

(CONSULT POSTMASTER FOR FEES)

Sage Drilling Company, Inc.
202 South St. Francis
Wichita, Kansas 67202

REGISTERED INSURED
 CERTIFIED COD
 EXPRESS MAIL

(Always obtain signature of addressee or agent)
I have received the article described above.

SIGNATURE Addressee Authorized agent
Billie DeWitt

DATE OF DELIVERY
MAY 9 1985

6. ADDRESSEE'S ADDRESS (Only if requested)

7. UNABLE TO DELIVER BECAUSE:
7c. EMPLOYEE'S INITIALS

P21 7055790

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED -
EXCEPT FOR INTERNATIONAL MAIL

Davis Properties
249 North Hillside
Wichita, Kansas 67214

POSTAGE	\$
CERTIFIED FEE	¢
SPECIAL DELIVERY	¢
RESTRICTED DELIVERY	¢
SHOW TO WHOM AND DATE DELIVERED	¢
SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY	¢
RETURN RECEIPT SERVICE	¢
OPTIONAL SERVICES	¢
CONSULT POSTMASTER FOR FEES	¢
TOTAL POSTAGE AND FEES	\$
POSTMARK OR DATE	

PS Form 3800, Apr. 1976

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

1. The following service is requested (check one).
 Show to whom and date delivered
 Show to whom, date, and address of delivery ..
 RESTRICTED DELIVERY
(The restricted delivery fee is charged in addition to the return receipt fee.)

(CONSULT POSTMASTER FOR FEES)

Davis Properties
249 North Hillside
Wichita, Kansas 67214

REGISTERED INSURED
 CERTIFIED COD
 EXPRESS MAIL

(Always obtain signature of addressee or agent)
I have received the article described above.

SIGNATURE Addressee Authorized agent
RECCA FAYEN

DATE OF DELIVERY
MAY 9 1985

6. ADDRESSEE'S ADDRESS (Only if requested)

7. UNABLE TO DELIVER BECAUSE:
7c. EMPLOYEE'S INITIALS

P21 7055786

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED -
EXCEPT FOR INTERNATIONAL MAIL

619 E Wm Properties, LP
624 East Douglas
Wichita, Kansas 67202

POSTAGE	\$
CERTIFIED FEE	¢
SPECIAL DELIVERY	¢
RESTRICTED DELIVERY	¢
SHOW TO WHOM AND DATE DELIVERED	¢
SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY	¢
RETURN RECEIPT SERVICE	¢
OPTIONAL SERVICES	¢
CONSULT POSTMASTER FOR FEES	¢
TOTAL POSTAGE AND FEES	\$
POSTMARK OR DATE	

PS Form 3800, Apr. 1976

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

1. The following service is requested (check one).
 Show to whom and date delivered
 Show to whom, date, and address of delivery ..
 RESTRICTED DELIVERY
(The restricted delivery fee is charged in addition to the return receipt fee.)

(CONSULT POSTMASTER FOR FEES)

619 E Wm Properties, LP
624 East Douglas
Wichita, Kansas 67202

REGISTERED INSURED
 CERTIFIED COD
 EXPRESS MAIL

(Always obtain signature of addressee or agent)
I have received the article described above.

SIGNATURE Addressee Authorized agent
William J. ...

DATE OF DELIVERY
MAY 9 1985

6. ADDRESSEE'S ADDRESS (Only if requested)

7. UNABLE TO DELIVER BECAUSE:
7c. EMPLOYEE'S INITIALS

P21 7055767

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL

The Radio Station KFH
Company, Inc.
523 East Douglas
Wichita, Kansas 67202

POSTAGE	\$
CERTIFIED FEE	c
SPECIAL DELIVERY	c
RESTRICTED DELIVERY	c
SHOW TO WHOM AND DATE DELIVERED	c
SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY	c
SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	c
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	c
CONSULT POSTMASTER FOR FEES	\$
TOTAL POSTAGE AND FEES	\$
POSTMARK OR DATE	

PS Form 3800, Apr. 1976

PS Form 3811, Dec. 1980

The Radio Station KFH
Company, Inc.
523 East Douglas
Wichita, Kansas 67202

REGISTERED INSURED
 CERTIFIED COD
 EXPRESS MAIL

(Always obtain signature of addressee or agent)
I have received the article described above.

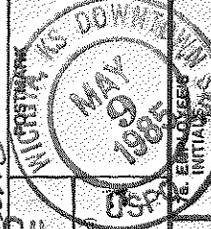
SIGNATURE: *C. Freeman* Addressee Authorized agent

DATE OF DELIVERY: 5-0-83

ADDRESSER'S ADDRESS (Only if required)

UNABLE TO DELIVER BECAUSE:

7a. EMPLOYEES' INITIALS



P21 7055775

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL

Carey House Square, Inc.
523 East Douglas
Wichita, Kansas 67202

POSTAGE	\$
CERTIFIED FEE	c
SPECIAL DELIVERY	c
RESTRICTED DELIVERY	c
SHOW TO WHOM AND DATE DELIVERED	c
SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY	c
SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	c
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	c
CONSULT POSTMASTER FOR FEES	\$
TOTAL POSTAGE AND FEES	\$
POSTMARK OR DATE	

PS Form 3800, Apr. 1976

PS Form 3811, Dec. 1980

Carey House Square, Inc.
523 East Douglas
Wichita, Kansas 67202

REGISTERED INSURED
 CERTIFIED COD
 EXPRESS MAIL

(Always obtain signature of addressee or agent)
I have received the article described above.

SIGNATURE: *C. J. Freeman* Addressee Authorized agent

DATE OF DELIVERY: 5-0-83

ADDRESSER'S ADDRESS (Only if required)

UNABLE TO DELIVER BECAUSE:

7a. EMPLOYEES' INITIALS



P21 7055798

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL

Automotive Distributing
Co., Inc.
126 North St. Francis
Wichita, Kansas 67202

POSTAGE	\$
CERTIFIED FEE	c
SPECIAL DELIVERY	c
RESTRICTED DELIVERY	c
SHOW TO WHOM AND DATE DELIVERED	c
SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY	c
SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	c
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	c
CONSULT POSTMASTER FOR FEES	\$
TOTAL POSTAGE AND FEES	\$
POSTMARK OR DATE	

PS Form 3800, Apr. 1976

PS Form 3811, Dec. 1980

Automotive Distributing
Co., Inc.
126 North St. Francis
Wichita, Kansas 67202

REGISTERED INSURED
 CERTIFIED COD
 EXPRESS MAIL

(Always obtain signature of addressee or agent)
I have received the article described above.

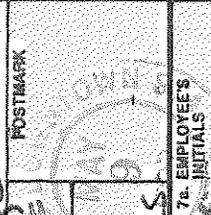
SIGNATURE: *Dorothy Conard* Addressee Authorized agent

DATE OF DELIVERY: 5-9

ADDRESSER'S ADDRESS (Only if required)

UNABLE TO DELIVER BECAUSE:

7a. EMPLOYEES' INITIALS



P21 7055797

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL

M. E. & D. M. Kaiser
122 North St. Francis
Wichita, Kansas 67202

POSTAGE	\$
CERTIFIED FEE	c
SPECIAL DELIVERY	c
RESTRICTED DELIVERY	c
SHOW TO WHOM AND DATE DELIVERED	c
SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY	c
SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	c
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	c
CONSULT POSTMASTER FOR FEES	\$
TOTAL POSTAGE AND FEES	\$
POSTMARK OR DATE	

PS Form 3800, Apr. 1976

PS Form 3811, Dec. 1980

M. E. & D. M. Kaiser
122 North St. Francis
Wichita, Kansas 67202

REGISTERED INSURED
 CERTIFIED COD
 EXPRESS MAIL

(Always obtain signature of addressee or agent)
I have received the article described above.

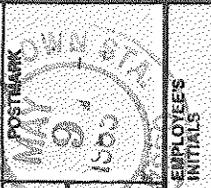
SIGNATURE: *M. E. Kaiser* Addressee Authorized agent

DATE OF DELIVERY: 5-9

ADDRESSER'S ADDRESS (Only if required)

UNABLE TO DELIVER BECAUSE:

7a. EMPLOYEES' INITIALS



P21 7055804

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
ONLY FOR INFORMATIONAL USE

C. E., Jr. & G. L. Cox
307 South Crestway
Wichita, Kansas 67218

POSTAGE	\$
CERTIFIED FEE	¢
SPECIAL DELIVERY RESTRICTED DELIVERY	¢
SHOW TO WHOM AND DATE DELIVERED	¢
SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY	¢
SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	¢
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	¢
OPTIONAL SERVICES	¢
RETURN RECEIPT SERVICE	¢
CONSULT POSTMASTER FOR FEES	¢
TOTAL POSTAGE AND FEES	\$
POSTMARK OR DATE	

PS Form 3811, Dec. 1980

C. E., Jr. & G. L. Cox
307 South Crestway
Wichita, Kansas 67218

REGISTERED INSURED
 CERTIFIED COD
 EXPRESS MAIL

(Always obtain signature of addressee or agent)
I have received the article described above.

SIGNATURE Addressee Authorized agent
Clyde Cox

5. DATE OF DELIVERY *MAY 9 1985* POSTMARK

6. ADDRESSEE'S ADDRESS (Only if requested)

7. UNABLE TO DELIVER BECAUSE: _____

7a. EMPLOYEE'S INITIALS *CC*

P21 7055778

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
ONLY FOR INFORMATIONAL USE

Mary L. McGill
202 Bonnie Brae Street
Wichita, Kansas 67207

POSTAGE	\$
CERTIFIED FEE	¢
SPECIAL DELIVERY RESTRICTED DELIVERY	¢
SHOW TO WHOM AND DATE DELIVERED	¢
SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY	¢
SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	¢
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	¢
OPTIONAL SERVICES	¢
RETURN RECEIPT SERVICE	¢
CONSULT POSTMASTER FOR FEES	¢
TOTAL POSTAGE AND FEES	\$
POSTMARK OR DATE	

PS Form 3811, Dec. 1980

202 Bonnie Brae Street
Wichita, Kansas 67207

REGISTERED INSURED
 CERTIFIED COD
 EXPRESS MAIL

(Always obtain signature of addressee or agent)
I have received the article described above.

SIGNATURE Addressee Authorized agent
Mary L. McGill

5. DATE OF DELIVERY *MAY 9 1985* POSTMARK

6. ADDRESSEE'S ADDRESS (Only if requested)

7. UNABLE TO DELIVER BECAUSE: _____

7a. EMPLOYEE'S INITIALS _____

P21 7055761

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
ONLY FOR INFORMATIONAL USE

The City of Wichita, Kansas
455 North Main
Wichita, Kansas 67202

POSTAGE	\$
CERTIFIED FEE	¢
SPECIAL DELIVERY RESTRICTED DELIVERY	¢
SHOW TO WHOM AND DATE DELIVERED	¢
SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY	¢
SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	¢
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	¢
OPTIONAL SERVICES	¢
RETURN RECEIPT SERVICE	¢
CONSULT POSTMASTER FOR FEES	¢
TOTAL POSTAGE AND FEES	\$
POSTMARK OR DATE	

PS Form 3811, Dec. 1980

The City of Wichita, Kansas
455 North Main
Wichita, Kansas 67202

REGISTERED INSURED
 CERTIFIED COD
 EXPRESS MAIL

(Always obtain signature of addressee or agent)
I have received the article described above.

SIGNATURE Addressee Authorized agent
Mary L. McGill

5. DATE OF DELIVERY *MAY 9 1985* POSTMARK

6. ADDRESSEE'S ADDRESS (Only if requested)

7. UNABLE TO DELIVER BECAUSE: _____

7a. EMPLOYEE'S INITIALS *ML*

P21 7055771

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
ONLY FOR INFORMATIONAL USE

Amos A. Belsley
c/o Marjorie E. Champeny
423 North C Street
Wellington, Kansas 67152

POSTAGE	\$
CERTIFIED FEE	¢
SPECIAL DELIVERY RESTRICTED DELIVERY	¢
SHOW TO WHOM AND DATE DELIVERED	¢
SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY	¢
SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	¢
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	¢
OPTIONAL SERVICES	¢
RETURN RECEIPT SERVICE	¢
CONSULT POSTMASTER FOR FEES	¢
TOTAL POSTAGE AND FEES	\$
POSTMARK OR DATE	

PS Form 3800, Apr. 1976

c/o Marjorie E. Champeny
423 North C Street
Wellington, Kansas 67152

REGISTERED INSURED
 CERTIFIED COD
 EXPRESS MAIL

(Always obtain signature of addressee or agent)
I have received the article described above.

SIGNATURE Addressee Authorized agent
Keeli Johnson

5. DATE OF DELIVERY *MAY 3 1985* POSTMARK

6. ADDRESSEE'S ADDRESS (Only if requested)

7. UNABLE TO DELIVER BECAUSE: _____

7a. EMPLOYEE'S INITIALS _____

P21 7055766

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED - NOT FOR INTERNATIONAL MAIL

Elinor Helitzer
135 South Oakwood
Wichita, Kansas 67218

POSTAGE	\$
CERTIFIED FEE	c
SPECIAL DELIVERY	c
RESTRICTED DELIVERY	c
SHOW TO WHOM AND DATE DELIVERED	c
SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY	c
OPTIONAL SERVICES	c
RETURN RECEIPT SERVICE	c
CONSULT POSTMASTER FOR FEES	c
TOTAL POSTAGE AND FEES	\$
POSTMARK OR DATE	

SENDER: Complete items 1, 2, 3, and 4. Add your address in the "RETURN TO" space on reverse.

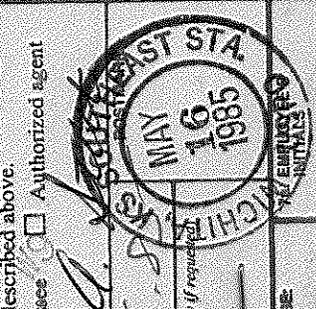
(CONSULT POSTMASTER FOR FEES)

- 1. The following service is requested (check one).
 Show to whom and date delivered c
 Show to whom, date, and address of delivery .. c
 RESTRICTED DELIVERY c
(The restricted delivery fee is charged in addition to the return receipt fee.)

Elinor Helitzer
135 South Oakwood
Wichita, Kansas 67218

REGISTERED INSURED COD
 CERTIFIED COD
 EXPRESS MAIL

(Always obtain signature of addressee or agent)
 I have received the article described above.
 SIGNATURE Addressee Authorized agent
 DATE OF DELIVERY 5-16-85



UNABLE TO DELIVER BECAUSE: _____

P21 7055788

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED - NOT FOR INTERNATIONAL MAIL

F D Jabara & K S Stevens
35 Hampton
Wichita, Kansas 67207

POSTAGE	\$
CERTIFIED FEE	c
SPECIAL DELIVERY	c
RESTRICTED DELIVERY	c
SHOW TO WHOM AND DATE DELIVERED	c
SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY	c
OPTIONAL SERVICES	c
RETURN RECEIPT SERVICE	c
CONSULT POSTMASTER FOR FEES	c
TOTAL POSTAGE AND FEES	\$
POSTMARK OR DATE	

SENDER: Complete items 1, 2, 3, and 4. Add your address in the "RETURN TO" space on reverse.

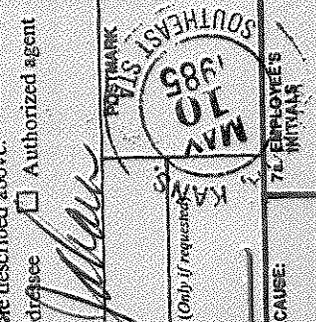
(CONSULT POSTMASTER FOR FEES)

- 1. The following service is requested (check one).
 Show to whom and date delivered c
 Show to whom, date, and address of delivery .. c
 RESTRICTED DELIVERY c
(The restricted delivery fee is charged in addition to the return receipt fee.)

F D Jabara & K S Stevens
35 Hampton
Wichita, Kansas 67207

REGISTERED INSURED COD
 CERTIFIED COD
 EXPRESS MAIL

(Always obtain signature of addressee or agent)
 I have received the article described above.
 SIGNATURE Addressee Authorized agent
 DATE OF DELIVERY 5-16-85



UNABLE TO DELIVER BECAUSE: _____

P21 7055773

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED - NOT FOR INTERNATIONAL MAIL

Harry Lankford
3921 East English
Wichita, Kansas 67218

POSTAGE	\$
CERTIFIED FEE	c
SPECIAL DELIVERY	c
RESTRICTED DELIVERY	c
SHOW TO WHOM AND DATE DELIVERED	c
SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY	c
OPTIONAL SERVICES	c
RETURN RECEIPT SERVICE	c
CONSULT POSTMASTER FOR FEES	c
TOTAL POSTAGE AND FEES	\$
POSTMARK OR DATE	

P21 7055768

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL

D. F. Sr. & E. P. Crowl
Route #1
Benton, Kansas 67017

CONSULT POSTMASTER FOR FEES		\$
CERTIFIED FEE		c
SPECIAL DELIVERY RESTRICTED DELIVERY		c
OPTIONAL SERVICES		c
RETURN RECEIPT SERVICE		c
SHOW TO WHOM AND DATE DELIVERED		c
SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY		c
SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY		c
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY		c
TOTAL POSTAGE AND FEES	\$	
POSTMARK OR DATE		

PS Form 3800, Apr. 1976

Route #1
Benton, Kansas 67017

REGISTERED INSURED
 CERTIFIED COD
 EXPRESS MAIL

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE Addressee Authorized agent

Michael Crowl

DATE OF DELIVERY

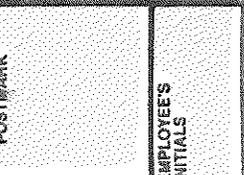
MAY 10 1985

ADDRESSEE'S ADDRESS (Only if requested)

UNABLE TO DELIVER BECAUSE:

EMPLOYEE'S INITIALS

POSTMARK



PS Form 3811, Dec. 1980

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

P21 7055777

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL

10 Main Partnership
1010 North Main
Wichita, Kansas 67203

CONSULT POSTMASTER FOR FEES		\$
CERTIFIED FEE		c
SPECIAL DELIVERY RESTRICTED DELIVERY		c
OPTIONAL SERVICES		c
RETURN RECEIPT SERVICE		c
SHOW TO WHOM AND DATE DELIVERED		c
SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY		c
SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY		c
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY		c
TOTAL POSTAGE AND FEES	\$	
POSTMARK OR DATE		

PS Form 3800, Apr. 1976

1010 North Main
Wichita, Kansas 67203

REGISTERED INSURED
 CERTIFIED COD
 EXPRESS MAIL

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE Addressee Authorized agent

R. J. Sherrill

DATE OF DELIVERY

MAY 10 1985

ADDRESSEE'S ADDRESS (Only if requested)

UNABLE TO DELIVER BECAUSE:

EMPLOYEE'S INITIALS

POSTMARK



PS Form 3811, Dec. 1980

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

P21 7055811

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL

Maintenance Service, Inc.
800 East 21st Street
Wichita, Kansas 67214

CONSULT POSTMASTER FOR FEES		\$
CERTIFIED FEE		c
SPECIAL DELIVERY RESTRICTED DELIVERY		c
OPTIONAL SERVICES		c
RETURN RECEIPT SERVICE		c
SHOW TO WHOM AND DATE DELIVERED		c
SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY		c
SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY		c
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY		c
TOTAL POSTAGE AND FEES	\$	
POSTMARK OR DATE		

PS Form 3800, Apr. 1976

Maintenance Service, Inc.
800 East 21st Street
Wichita, Kansas 67214

REGISTERED INSURED
 CERTIFIED COD
 EXPRESS MAIL

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE Addressee Authorized agent

William McCaffrey

DATE OF DELIVERY

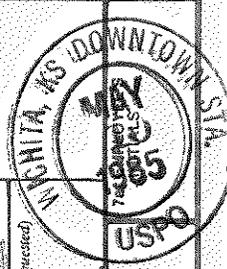
MAY 10 1985

ADDRESSEE'S ADDRESS (Only if requested)

UNABLE TO DELIVER BECAUSE:

EMPLOYEE'S INITIALS

POSTMARK



PS Form 3811, Dec. 1980

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

P21 7055780

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL

Southwest National Bank
400 East Douglas
Wichita, Kansas 67202

CONSULT POSTMASTER FOR FEES		\$
CERTIFIED FEE		c
SPECIAL DELIVERY RESTRICTED DELIVERY		c
OPTIONAL SERVICES		c
RETURN RECEIPT SERVICE		c
SHOW TO WHOM AND DATE DELIVERED		c
SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY		c
SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY		c
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY		c
TOTAL POSTAGE AND FEES	\$	
POSTMARK OR DATE		

PS Form 3800, Apr. 1976

Southwest National Bank
400 East Douglas
Wichita, Kansas 67202

REGISTERED INSURED
 CERTIFIED COD
 EXPRESS MAIL

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE Addressee Authorized agent

Edy [Signature]

DATE OF DELIVERY

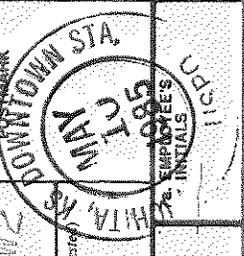
MAY 10 1985

ADDRESSEE'S ADDRESS (Only if requested)

UNABLE TO DELIVER BECAUSE:

EMPLOYEE'S INITIALS

POSTMARK



PS Form 3811, Dec. 1980

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

P21 7056353

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED - NOT FOR INTERNATIONAL MAIL

J Davis; M Davis; L Davis; M Silver; HB Davis; NJ Davis; JB Davis; JL Davis; BA Davis c/o Laurence R. Davis 212 North Market Wichita, Kansas 67202

Table with columns for POSTAGE, CERTIFIED FEE, SPECIAL DELIVERY, RESTRICTED DELIVERY, SHOW TO WHOM AND DATE DELIVERED, SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY, SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY, RETURN RECEIPT SERVICE, CONSULT POSTMASTER FOR FEES, TOTAL POSTAGE AND FEES, POSTMARK OR DATE.

PS Form 3800, Apr. 1976

M Silver; HB Davis; NJ Davis; JB Davis; JL Davis; BA Davis c/o Laurence R. Davis 212 North Market Wichita, Kansas 67202

REGISTERED INSURED CERTIFIED COD EXPRESS MAIL 7056353

(Always obtain signature of addressee or agent) I have received the article described above.

SIGNATURE Addressed Authorized agent

DATE OF DELIVERY 5-17-85

ADDRESSEE'S ADDRESS (Only if requested)

UNABLE TO DELIVER BECAUSE:

EMPLOYEE'S INITIALS

P21 7055782

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED - NOT FOR INTERNATIONAL MAIL

Robert O. Ellison Dennis W. & Kimbrough 2497 Harbor Boulevard, Suite 8 Ventura, California 93003

Table with columns for POSTAGE, CERTIFIED FEE, SPECIAL DELIVERY, RESTRICTED DELIVERY, SHOW TO WHOM AND DATE DELIVERED, SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY, SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY, RETURN RECEIPT SERVICE, CONSULT POSTMASTER FOR FEES, TOTAL POSTAGE AND FEES, POSTMARK OR DATE.

PS Form 3800, Apr. 1976

Dennis W. & Kimbrough 2497 Harbor Boulevard, Suite 8 Ventura, California 93003

REGISTERED INSURED CERTIFIED COD EXPRESS MAIL 7055782

(Always obtain signature of addressee or agent) I have received the article described above.

SIGNATURE Addressed Authorized agent

DATE OF DELIVERY

ADDRESSEE'S ADDRESS (Only if requested)

UNABLE TO DELIVER BECAUSE:

EMPLOYEE'S INITIALS

P21 7055776

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED - NOT FOR INTERNATIONAL MAIL

Board of Park Commissioners of the City of Wichita 455 North Main Wichita, Kansas 67202

Table with columns for POSTAGE, CERTIFIED FEE, SPECIAL DELIVERY, RESTRICTED DELIVERY, SHOW TO WHOM AND DATE DELIVERED, SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY, SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY, RETURN RECEIPT SERVICE, CONSULT POSTMASTER FOR FEES, TOTAL POSTAGE AND FEES, POSTMARK OR DATE.

PS Form 3800, Apr. 1976

of the City of Wichita 455 North Main Wichita, Kansas 67202

REGISTERED INSURED CERTIFIED COD EXPRESS MAIL 7055776

(Always obtain signature of addressee or agent) I have received the article described above.

SIGNATURE Addressed Authorized agent

DATE OF DELIVERY 5-20-85

ADDRESSEE'S ADDRESS (Only if requested)

UNABLE TO DELIVER BECAUSE:

EMPLOYEE'S INITIALS

P21 7055769

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED - NOT FOR INTERNATIONAL MAIL

Lloyd & Eleanor L. Scott 4740 Lulu Wichita, Kansas 67216

Table with columns for POSTAGE, CERTIFIED FEE, SPECIAL DELIVERY, RESTRICTED DELIVERY, SHOW TO WHOM AND DATE DELIVERED, SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY, SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY, RETURN RECEIPT SERVICE, CONSULT POSTMASTER FOR FEES, TOTAL POSTAGE AND FEES, POSTMARK OR DATE.

PS Form 3800, Apr. 1976

4740 Lulu Wichita, Kansas 67216

REGISTERED INSURED CERTIFIED COD EXPRESS MAIL 7055769

(Always obtain signature of addressee or agent) I have received the article described above.

SIGNATURE Addressed Authorized agent

DATE OF DELIVERY 5-19-85

ADDRESSEE'S ADDRESS (Only if requested)

UNABLE TO DELIVER BECAUSE:

EMPLOYEE'S INITIALS

Important! Notice of Meeting Enclosed

RETURN TO: METROPOLITAN AREA PLANNING DEPARTMENT, CITY HALL - TENTH FLOOR, 455 NORTH MAIN STREET, WICHITA, KANSAS 67202-1688

ADDRESS: ST. Douglas, DOWNTOWN ST., Wichita, Kansas 67202

E. Mead

CERTIFIED MAIL P21 7055806

RECEIPT FOR CERTIFIED MAIL P21 7055806

James E. Mead, 506 East Douglas, Wichita, Kansas 67202

Table with columns for POSTAGE, CERTIFIED FEE, SPECIAL DELIVERY, RESTRICTED DELIVERY, SHOW TO WHOM AND DATE DELIVERED, RETURN RECEIPT SERVICE, OPTIONAL SERVICES, TOTAL POSTAGE AND FEES, POSTMARK OR DATE.

RECEIVED METROPOLITAN PLANNING MAY 17 1985

Not in Directory

ROUTE, METROPOLITAN PLANNING

PS Form 3800, Apr. 1976

PS Form 3800, Apr. 1976

RECEIPT FOR CERTIFIED MAIL P21 7056350

Ellen M. Enoch, 275 North Milwaukee, Denver, CO 80209

Enoch Milwaukee, Denver, CO 80209

Table with columns for POSTAGE, CERTIFIED FEE, SPECIAL DELIVERY, RESTRICTED DELIVERY, SHOW TO WHOM AND DATE DELIVERED, RETURN RECEIPT SERVICE, OPTIONAL SERVICES, TOTAL POSTAGE AND FEES, POSTMARK OR DATE.

Postmark: WICHITA, MAY-8 85, KANSAS

METROPOLITAN AREA PLANNING DEPARTMENT, CITY HALL - TENTH FLOOR, 455 NORTH MAIN STREET, WICHITA, KANSAS 67202-1688

2ND NOTICE, RETURN

Detached from PS Form 3849-A, Oct. 1980

Important! Notice of Meeting Enclosed

CERTIFIED MAIL P21 7056350

Important! Notice of Meeting Enclosed

RETURN TO: METROPOLITAN AREA PLANNING DEPARTMENT, CITY HALL - TENTH FLOOR, 455 NORTH MAIN STREET, WICHITA, KANSAS 67202-1688

it Leasing Company, South Rock Island, Kansas 67202

RECEIPT FOR CERTIFIED MAIL P21 7055779

Summit Leasing Company, 143 South Rock Island, Wichita, Kansas 67202

Table with columns for POSTAGE, CERTIFIED FEE, SPECIAL DELIVERY, RESTRICTED DELIVERY, SHOW TO WHOM AND DATE DELIVERED, RETURN RECEIPT SERVICE, OPTIONAL SERVICES, TOTAL POSTAGE AND FEES, POSTMARK OR DATE.

RECEIVED WICHITA MAY-8 85 KANSAS

PS Form 3800, Apr. 1976

RECEIPT FOR CERTIFIED MAIL P21 7055784

Calendo Investment Corp., 400 North Woodlawn, Wichita, Kansas 67208

Investment Corporation, North Woodlawn, Wichita, Kansas 67208

Table with columns for POSTAGE, CERTIFIED FEE, SPECIAL DELIVERY, RESTRICTED DELIVERY, SHOW TO WHOM AND DATE DELIVERED, RETURN RECEIPT SERVICE, OPTIONAL SERVICES, TOTAL POSTAGE AND FEES, POSTMARK OR DATE.

DEPARTMENT, CITY HALL - TENTH FLOOR, 455 NORTH MAIN STREET, WICHITA, KANSAS 67202-1688

Feed - not on pick card

Postmark: WICHITA, MAY-8 85, KANSAS

FORWARDING ORDER EXPIRED

CERTIFIED MAIL P21 7055784

Important! Notice of Meeting Enclosed

WICHITA - SEDGWICK COUNTY

W S C

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688

CLAIM CHECK NO. 772233

HOLD

DATE

1ST NOTICE

2ND NOTICE

RETURN

Detached from PS Form 3849-A Oct. 1980

RECEIVED
MAY 11 1985
WICHITA, KANSAS

RETURNED TO WRITER
MAY 11 1985
WICHITA, KANSAS

NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

Harry Lankford
3921 East English
Wichita, Kansas 67218

CLAIM CHECK NO. 478235

HOLD

DATE 5-9-85

1ST NOTICE 5-14

2ND NOTICE 5-24

RETURN

Detached from PS Form 3849-A Oct. 1980

NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

WICHITA, KANSAS
MAY 11 1985
P.M.

WICHITA, KANSAS
MAY 11 1985
P.M.

CERTIFIED MAIL
P217055773

Important! Notice of Meeting Enclosed

