WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT

September 14, 1994

TO: Marvin Krout, Planning Director

FROM: Robert Beardsley, Preservation Planner

SUBJECT: Kassebaum's Proposal

My first impression of this document focuses on financing through Section 8, and how, whether and/ or not continuing the present use into the future is compatible with the highest-and-best-use of the property, given the nature of recent development in the area. Despite the near-term leverage gained from the use of that program, the capacity of the income generated could be assumed to make long-term debt service rather questionable. The attached first-draft feasibility study, based on the limited information available and lacking his cash-flow figures, indicates the nature of the potential cash-flow problem. Certainly, tax considerations will help, and recent changes in State law may also help, but the ultimate use of the property needs to be established in order for financial planning to proceed in a meaningful way.

Provided that Phase II comes on-line, it would help to address cash-flow concerns (See attached.), and phasing the project would also help ensure that some cash would be coming in to help service the debt during construction. My concern is that the necessary repairs may be too extensive to allow occupancy while they are underway, which would obviate that potential leverage.

As for the two options, they both have pros and cons, but the hotel concept has always seemed to me the more viable approach, and is the model used in the attached studies. Again, neither would probably be an option until the Section 8 credits expired, and ten years may be too long to wait..

The review of this or any other proposal will need to be conceived and executed in fairly close consultation with the SHPO if the availability if HP tax credits is to be maintained, since that office must approve the work in order for the credits to apply. Gutting and rehabilitating the structure within the original shell has been suggested, but the approach indicated by the draft proposal appears to assume the more preservationally-correct approach of retaining the original fabric of the building. In the past, the SHPO has emphasized retaining the original fabric of a building if at all possible, and it is impossible to predict how far that office is willing to bend in that regard.

EATON HOTEL - Hotel Rehabilitation Feasibility - A 09/13/94

BUILDING SIZE (sq. ft.)	74,000.00
CAPITAL COSTS	
Acquisition Cost (Debt Restructuring Costs)	\$1,000,000.00
Demolition Cost	\$0.00
Construction Cost (sq. ft.)	\$50.00
Construction Cost (total \$)	\$3,700,000.00
TOTAL CAPITAL COST	\$4,700,000.00
OPERATING INCOME	
and the second second	
Number of Suites	100
Annual Per-Suite Rental (@ \$25/\(\nit_i\) (Night)	\$8,750.00
Suite Vacancy Rate (%)	15.00%
Total Suite Receipts (per Year)	\$743,750.00
- 1/1/1°	
Commercial Lease (\$450 H.)	\$11.00
Commercial Space (Sq. Ft.)	1,500.00
Net to Gross Ratio (%)	85.00%
Commercial Rentable Square Feet (RSF)	1,275.00
Commercial Rent (Gross \$)	\$14,025.00
Commercial Vacancy (%)	5.00%
Vacancy (\$)	\$701.25
Commercial Rent (per Year)	\$13,323.75
Commercial Rent (per 10a)	\$10,0±0170
TOTAL OPERATING INCOME	\$757,073.75
OPERATING EXPENSES	
O 11 F B 11 (0()	CO OOM
Operating Expense Ratio (%)	60.00%
Property Tax (Based on EPV)	\$56,437.20
Total Operating Expenses	\$510,681.45
NET OPERATING INCOME	\$189,955.10
UNLEVERAGED INVESTMENT RETURN	4.04%
ESTIMATED PROJECT VALUE (EPV)	\$1,881,240.03
FINANCING	
Capitalization Rate	10.00%
PROJECT VALUE BASED ON CAP RATE	\$1,899,550.98
Loan to Value Ratio	N/A
Loan	\$3,000,000.00
Grant	\$50,000.00
Investor Cash Required	\$300,000.00
Loan Term (years)	15.00
Interest Rate (%)	5.00%
Annual Payment on Loan	\$200,066.67
Cash Flow	(\$10,111.57)
Investors Cash on Cash Return	-3.37%
Gap Between Cost and Value	\$0.00
Tax Credit Available (%)	20.00%
Eligible Expenditure	\$3,700,000.00
Tax Credit Available (\$)	\$740,000.00
Gap After Adjustment	\$0.00
Investor Cash Before Credit	\$2,000,000.00
Investor Cash After Credit	\$1,260,000.00
Cash Flow	(\$10,111.57)
Investor Cash on Cash Return	
After Credit Adjustment	-0.80%
	and the second of the second

EATON HOTEL - Hotel Rehabilitation Feasibility - B 09/13/94

	09/13/94
BUILDING SIZE (sq. ft.)	74,000.00
CAPITAL COSTS	
Acquisition Cost (Debt Restructuring Costs) Demolition Cost Construction Cost (sq. ft.) Construction Cost (total \$) TOTAL CAPITAL COST	\$1,000,000.00 \$0.00 \$125.00 \$9,250,000.00 \$10,250,000.00
OPERATING INCOME	
Number of Suites Annual Per-Suite Rental (@ \$125/Unit/Night) Suite Vacancy Rate (%) Total Suite Receipts (per Year)	\$43,750.00 15.00% \$2,231,250.00
Commercial Lease (\$/sq. ft.) Commercial Space (\$q. ft.) Net to Gross Ratio (%) Commercial Rentalle Squark Feet (RSF) Commercial Rentalle (\$\frac{1}{2}\) Commercial Rentalle (\$\frac{1}{2}\) Commercial Rentalle (\$\frac{1}{2}\) Commercial Rentalle (\$\frac{1}{2}\) Commercial Rent (\$\frac{1}{2}\) Commercial Rent (\$\frac{1}{2}\) Commercial Rent (\$\frac{1}{2}\)	\$13.00 1,500.00 85.00% 1,275.00 \$16,575.00 5.00% \$828.75 \$15,746.25
TOTAL OPERATING INCOME	\$2,246,996.25
OPERATING EXPENSES	
Operating Expense Ratio (%) Property Tax (Based on EPV) Total Operating Expenses NET OPERATING INCOME UNLEVERAGED INVESTMENT RETURN ESTIMATED PROJECT VALUE (EPV)	60.00% \$168,671.11 \$1,516,868.86 \$561,456.27 5.48% \$5,622,370.43
FINANCING	
Capitalization Rate PROJECT VALUE BASED ON CAP RATE Loan to Value Ratio Loan Grant	10.00% \$5,614,562.74 75.00% \$4,210,922.06 \$50,000.00
Investor Cash Required Loan Term (years) Interest Rate (%) Annual Payment on Loan Cash Flow	\$4,543,638.69 20.00 5.00% \$280,821.72 \$280,634.55
Investors Cash on Cash Return Gap Between Cost and Value Tax Credit Available (%) Eligible Expenditure	6.18% \$4,635,437.26 20.00% \$9,250,000.00
Tax Credit Available (\$) Gap After Adjustment Investor Cash Before Credit Investor Cash After Credit Cash Flow	\$1,850,000.00 \$2,785,437.26 \$5,989,077.94 \$4,139,077.94 \$280,634.55
Investor Cash on Cash Return After Credit Adjustment	6.78%



INTEROFFICE MEMORANDUM

TO:

Mark Stanberry, Housing Services Office

FROM:

Ray Ontiveros, Land Use/Research Division

SUBJECT:

Environmental Review of Eaton Block Redevelopment

DATE:

May 2, 2000

The Planning Department has completed a full environmental assessment of the Eaton Block Redevelopment project. This assessment is for the continuation of two 1999 projects involving the Eaton Block. Both of these were given generic reviews on May 6, 1999 (Program Year 25) pending the results of a Section 106 evaluation due to the Eaton Hotel's historic status.

On August 26, 1999, this office updated the May, 1999 environmental reviews with a memorandum stating that the Kansas State Historic Preservation Office had reviewed the plans for the Eaton project and had approved the project vis a vis Section 106 requirements. A Finding of No Significant Impact (FONSI) could then be made. At that time, the Planning Department noted in the Environmental Review record (ERR) that a full assessment would be needed. Attached is the full environmental assessment that has now been completed.

This memorandum will be entered into the Environmental Review Record (ERR) to document that the full assessment has been completed and that primary responsibility for the program is noted as resting with the Housing Services Office.

The project will be included with other projects submitted for the 2000-2001 One Year Action Plan, and will be included in Notice of Intent to Request Release of Funds (NOI/RROF), and the Request for Release Funds (RROF) for the One Year Action Plan. Please note, however, that if any changes to the approved plans are made, it is the Housing Services Office's responsibility to notify the Planning Department in order that the ERR may be updated, as needed.

As required by the U.S Department of Housing and Urban Development, a copy of this memorandum will be kept in the ERR, which is located in the offices of the Wichita-Sedgwick County Metropolitan Area Planning Department, 10th Floor of the Wichita City Hall.

cc: Kathy Morgan, MAPD

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT Community Development Block Grant, Rental Rehabilitation And Housing Development Grant Programs

ENVIRONMENTAL REVIEWS AT THE COMMUNITY LEVEL

ENVIRONMENTAL ASSESSMENT

ENVIRONMENTAL REVIEW RECORD

PROJECT:

Eaton Block Redevelopment

PROGRAM:

HOME

Program Year 26

PROJECT ABSTRACT

FORMAT II

Name of Grantee

ENVIRONMENTAL ASSESSMENT

City of Wichita - Housing Services Department

Application/Grant Number

From: 2000 To: 2001 Year 26

Original:

X

Revisions: Amendments:

Name and Title of Certifying Officer:

Chris Cherches, City Manager

Project Name: Eaton Block Redevelopment

Locations of Physical Development(s): Area bounded by Emporia, St. Francis, Douglas and Williams

Lead Agency: Housing Services Office

Address:

Wichita Housing Services Office

332 Riverview

Wichita, Kansas 67203

Project Representative: Mark Stanberry

Telephone: (316) 268-4234

Address: Same as Above

Project Information: Mark Stanberry

Telephone: (316) 268-4234

Address: Same as Above

Project Summary Description: The project continues the renovation of the Eaton Hotel Block as well as new affordable housing development in Wichita's downtown.

\$210,000 from HOME

Other:

ENVIRONMENTAL ASSESSMENT

Checklist of Applicable Statutes and Regulations

Project Name and Identification No.

Eaton Block Redevelopment

Statutory Checklist

Areas of Statutory and Regulatory Compliance Applicable to Project	Not Applicable	Consultation Required	Review Required*	Permits Required	Determination of Consistency Approvals, Permits Obtained	Conditions and/or Mitigation Actions Required	Reference to Notes Providing Documentation Sources and Correspondence
Historic Properties	x						This historic site has been reviewed and approved by the SHPO through the Section 106 process.
Floodplain Management	х						The site is located in the 500 year floodplain per FEMA maps.
Wetland Protection	x						The site is in a fully developed, urbanized area is not a designated wetland.
Noise	X						
Manmade Hazards	x						It is the responsibility of the project developer to determine if any manmade hazards are present, and to comply with federal, state and local requirements.
Thermal/Explosive Hazards	x	in the second se					It is the responsibility of the project developer to determine if any thermal/explosive hazards are present, and to comply with federal, state and local requirements.
Airport Clear Zones	х						The project is not located within any designated airport clear zones
Air Quality	х						If asbestos materials are found, the must be removed or encapsulated in accordance with federal and state regulations.
Water Quality –	x						N/A; development will be connected to the City's water system and not draw on
Aquifers		<u> </u>					groundwater
Endangered Species Farmland Protection	X						N/A; urbanized area

X¹ Depends on the selection of the site

Permits, Licenses, Forms of Compliance Under Other Laws (FEDERAL, STATE AND LOCAL LAWS)

Checklist of Applicable Statutes and Regulations

Statutory Check List

Eaton Block Redevelopment

Other Areas of Statutory and Regulatory Compliance Applicable to Project	Not Applicable	Consultation Required	Review Required*	Permits Required*	Determination of Consistency Approvals, Permits Obtained	Conditions and/or Mitigation Actions Required*	Reference to Notes Providing Documentation Sources and Correspondence
Water Quality	Х						The project will connect to City water and sewer systems.
Solid Waste Disposal	х						Material disposed (e.g., construction debris) must be undertaken in compliance with federal, state, and local laws.
Fish and Wildlife	X						N/A
State or Local Statutes to be added by local community	х						Project has been reviewed by the Planning Department and Central Inspection for proper zoning and building permits.

X' Depends on the selection of the site

ENVIRONMENTAL ASSESSMENT CHECKLIST

Project Name and Identification No.

Eaton Block Redevelopment

Impact Categories	No Impact Anticipated	Potentially Beneficial	Potentially Adverse Requires Documentation Only	Potentially Adverse Requires More Study	Needs Mitigation	Requires Project Modification	Sources or Documentation (Note date of contact or page reference) Additional material may be attached
Land Development	<u> </u>	<u> </u>					
Conforming With Comprehensive Plans and Zoning	X						The proposed uses of housing and retail development are in compliance with the adopted comprehensive plan and with the zoning in place.
Compatibility and Urban Impact		X					The proposed use is compatible with the Comprehensive plan and the Consolidated plan which call for housing and commercial redevelopment in the downtown area, as well as affordable housing opportunities. In addition, a historic resource is not only preserved, but put to viable economic use.
Slope	Х						
Erosion	X						
Soil Suitability	Х						
Hazards and Nuisances, Including Site Safety							
Energy Consumption	X	1	+				
Noise	1					l	
Effects of Ambient Noise on Project and Contribution to Community Noise Levels	X	and the state of t					
Air Quality	<u> </u>	<u> </u>		J		1	.1.
Effects of Ambient Air Quality on Project and Contribution to Community Pollution			X				At the time of rehabilitation and remodeling, any asbestos found will need to be abated or encapsulated per federal and state requirements

ENVIRONMENTAL ASSESSMENT CHECKLIST

Project Name and Identification No.

Eaton Block Redevelopment

Set 1977						-,	
Impact Categories	No Impact Anticipated	Potentially Beneficial	Potentially Adverse Requires Documentation Only	Potentially Adverse Requires More Study	Needs Mitigation	Requires Project Modification	Sources or Documentation (Note date of contact or page reference) Additional material may be attached
Visual Quality – Coherence, Diversity, Compatible Use and Scale		X					The project will greatly enhance the appearance of the site and the downtown area.
Historic, Cultural, and Archaeological Resources		X					The project will preserve and rehabilitate a structure on the State/National list of historic structures. Plan have been reviewed and approved as part of the Section 106 review process
Socioeconomic		<u> </u>		<u> </u>		<u> </u>	
Demographic	T	X					
Character Changes							
Displacement	X						
Employment and	X						
Income Patters							
Community Facilities a	nd Ser	vices					
Educational Facilities	X						
Commercial Facilities	X						
Health Care	X						
Social Services	X					 	
Solid Waste	Х						
Waste Water	X					T	
Storm Water	X						
Water Supply	Х						
Public Safety Police	X		-				
Fire	TX			†			
Emergency	Х		†	T		1	
Medical							
Open Space and	X	1	1	 			
Recreation							
Affordable Housing		X					Twenty-six affordable apartments are part of the project.

ENVIRONMENTAL ASSESSMENT CHECKLIST

Project Name and Identification No.

Eaton Block Redevelopment

	Section were	Espain Art				: :	
			, 				r
Impact Categories	No Impact Anticipated	Potentially Beneficial	Potentially Adverse Requires Documentation Only	Potentially Adverse Requires More Study	Needs Mitigation	Requires Project Modification	Sources or Documentation (Note date of contact or page reference) Additional material may be attached
Cultural Facilities		Х					
Transportation	X						
Natural Features							
Water Resources	X						
Floodplain	X						
Wetlands	X						
Unique Natural	Х					*****	
Features and							
Agricultural Lands	V					····	
Vegetation and	X						
Wildlife X ¹ Depends on the selection of	C.1:4.	<u>L</u>					

X¹ Depends on the selection of the site

Statutory Checklist

Eaton Block Redevelopment

Summary of Findings and Conclusions:

The Eaton Block Redevelopment project is intended to rehabilitate and redevelop this historic site and buildings with affordable apartments, market rate apartments and with supportive retail services. Among the buildings included with this project are the Eaton Hotel, the Wichita Hotel and the Bowers Hotel. When completed, the project will include 26 units of affordable rental housing.

Summary of Environmental Conditions:

The environmental assessment primarily focuses on the historic aspects of the structures and the Section 106 review conducted, as the project did not have a significant impact on the environment re: land, air, water, or wildlife issues. As for historic and cultural issues, the project has undergone a Section 106 review and has been approved by the Kansas Historic Preservation Office per letter of August 29, 1999. The project does not involve the demolition of the Eaton Hotel, but does involve major interior remodeling and renovation.

Project Modifications and Alterations Considered:

Statutory Checklist

Eaton Block Redevelopment

Additional Studies Performed (Attach Study or Summary):

A Section 106 Review of the property was conducted in 1999. Summary letter of approval is attached.

Mitigation Measures Needed:

Environmental Assessment

Project Name and Identification No. Eaton Block Redevelopment

1.	Is project in compliance with applicable laws and regulations?	<u>X</u>	Yes	***************************************	No
2.	Is an EIS required?		Yes	X	No
3.	A finding of No Significant Impact (FONSI) can be made. Project significantly affect the quality of the human environment.	t will	not Yes	·	No
DD E	DARED DV.				

PREPARED BY:

Land Use/Research Division
Wichita-Sedgwick County Metropolitan Area Planning Department

Date: 05/2/2000

Environmental Assessment

Project Name and Identification No.

Eaton Block Redevelopment

ENVIRONMENTAL REVIEW FINDING

On the basis of the environmental assessment of the above project I have made the following finding.

X A FINDING OF NO SIGNIFICANT IMPACT

I find that this project is not a major action which will have a significant effect on the human environment and that a request to HUD for the release of project funds will not require an Environmental Impact Statement.

(Date)

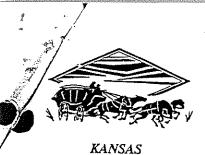
Chris Cherches, City Manager

Signature, Tale and Address of the Certifying Officer

A FINDING OF SIGNIFICANT IMPACT

I find that this project is a major federal action which may or will have a significant effect on the human environment and that a request to HUD for the release of project funds will require an Environmental Impact Statement.

	Chris Cherches, City Manager
(Date)	
	Signature, Title and Address of the Certifying Officer



STATE

HISTORICAL

SOCIETY

6425 S.W. 6th Avenue Topeka, Kansas 66615-1099 PHONE# (913) 272-8681 FAX# (913) 272-8682 TTY# (913) 272-8683

KANSAS HISTORY CENTER

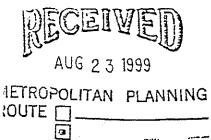
Administration Center for Historical Research Cultural Resources Education / Outreach Historic Sites Kansas Museum of History Library & Archives

HISTORIC SITES

Adair Cabin Constitution Hall Contonwood Ranch First Territorial Capitol Fort Hays Goodnow House Grinter Place Hollenberg Station Kaw Mission Marais des Cygnes Massacre Mine Creek Battlefield Native American Heritage Museum Pawnee Indian Village Pawnee Rock Shawnee Mission

EXHIBIT A

HISTORIC PRESERVATION OFFICE **6425 SW 6TH AVE** TOPEKA, KS 66615-1099 785-272-8681 * FAX 785-272-8682



August 19, 1999

Kathy Morgan Senior Planner Historic Preservation Wichita-Sedgwick County MAPD 455 N Main 10th Floor Wichita KS 67202

RE: Proposed Rehabilitation of the Eaton Block, Wichita Sedgwick County

Dear Ms. Morgan:

We have reviewed the project identified above and have determined that it should not affect any property listed on the National Register of Historic Places or otherwise identified in our files as having historical significance. This office has no objection to implementation of the project.

Sincerely yours,

Ramon Powers State Historic Preservation Officer

Richard Pankratz, Director Historic Preservation Office

clg

2×+ 217

Along with the Osage, MetroPlains has

awa, Sabine Hall in Garden City, Ray

Winkle Hall in Winfield and the hotel Stil-

well in Pittsburg.

estored the North American Hotel in Ot-

The development company won an award for its work from the National

In other projects he's worked on, Stenson said, a third of the money has ypically come from private investors, a

Trust for Historic Preservation in 1994.

hird from a mortgage lender and a third

from local, state and federal governmen

Councilwoman Joan Cole differed with Rogers, noting that the designated areas were of the federal aid. Expanding the eligible areas, sicked in hopes of getting the most benefit out she said, is likely to dilute the impact of the fed-

Several cities and counties in the area aleady have tax-rebate programs. In Newton, for example, the improvement areas will be eligible for aid until next week.

district covers about two-thirds of the city, including its downtown. In Sumner County, the entire county is eligible.

enough to measure its success.

able 1,200 homeowners have taken advantage program a year ago, only seven out of a posof the rebate incentive.

> tion of MetroPlains will make it easier to find private money. The work most likely will be done in phases, she said, with the

Cole said she hopes the strong reputa-

sources, including grants and tax incen-

velopment and other buildings along the

Eaton Hotel being the first part of the de-

economy is good," Stenson said. "It is a

good time to be doing this. We see the Eaton block providing a transition be-

tween the central business district and

Old Town."

"Interest rates are low and the

block being finished later.

sponse," said Gus Collins, assistant city mannasn't marketed the program as vigorously as could. In El Dorado, the rebates last 10 years ager. Collins cited a basic lack of interest nstead of five and include commercial properamong homeowners. He also said the city

Approved the issuance of \$10 million in industrial revenue bonds to finance converting the Keen Kutter Building in Old Town to a 107 In other action Tuesday, the City Council:

The Eaton, at the southwest corner of

Douglas and St. Francis, was opened in

1887. It earned national headlines when,

marched into it, intent on destroying the

hotel's bar.

27. 1900, Carry A. Nation

on Dec.

one of the other buildings in the south

side of the 500 block of East Douglas for

3365,000 last year.

The city bought the hotel and all but

The hotel is vacant and on the list of

he state's 10 most endangered buildings.

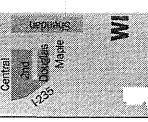
Contributing: Mike Berry and Stan

Finger of The Eagle

dents' wells were recently contaminated.

out of rei

darker shaded are: to get a property-tax remodel houses a ncrease their value however, owners will Property taxes ordii up when homeowr



lave or are working rams. Each program check with your loo At least a dozer

Harrey Com Harvey Count Brater Cole Access
North Newto Halstead --El Dorado Sedgwick Hesston Newton rocess

Council selects developer for Eaton

emerge on plans to restore a block of East Douglas. It will be at least two months before details

By Beccy Tanner

record of turning historic properties into usable real estate was given the job Tuesday of finding a way to restore the 111-year-old Eaton Hotel and the block A Minnesota-based developer with The Wichita Eagle where it sits.

to renovate the area the city bought in a By a 60 vote, the City Council gave MetroPlains Development Inc. of St. Paul, Minn, permission to develop a plan

It will be at least two months before dethe cost will be, when it will be done and tails of the plan emerge, including what foreclosure auction last year.

who will end up owning the property.

But council members are confident in their selection.

company knows what it is doing," Vice Mayor Joan Cole said. "One of the things that is most appealing about MetroPlains "There is absolutely no question this is that it has a reputation of flexibility

has proposed converting the upper floors many of them catering to an upscale au-Gary Stenson, MetroPlains president, dience. Portions of the first and second floors would be set aside for professional offices and retail businesses, including of the Eaton into 90 to 120 apartments and openness,"

The hotel's facade would be preserved and a vacant building behind the hotel would be torn down to make room for

obby of the Eaton Hotel,

of St. Paul, Minn., stands in the WetroPlains Development Inc.

Gary Stenson, president of

MetroPlains Properties Inc. will be the managing general partner in one or more limited partmerships that will be ormed to own the development. There probably will be one limited partnership or the residential portion and a separate one for the commercial/retail space.

rojects of a similar scope and nature in everal Midwestern states, including MetroPlains has completed at least 10 ansas.

"They were the best developer we ever worked with," said Curtis Freeland, city manager in Arkansas City, where Metroplains completed renovation of the hisoric Osage Hotel into a 38-unit senior apartment complex in 1991.

lent job on the physical plant Every-"They did a very thorough and excelthing they told us they'd do, they did," Freeland said. "They were a real ethical

Council members put off deciding which

Neither program has been in operation long

But in El Dorado, which started its rebate

"I am a little surprised at the lack of re-

Agreed to a third phase of extending city water lines to the Riverview area, where resiroom, extended-stay hotel

Approved recommendations of Citizen Parand west of Central and 119th Street West. The icipation Organization Council 5 on two zoning council granted limited commercial zoning (with a restrictive covenant that limits uses) for cases in the Bay Country development, south and duplex zoning for another 67 acres

Care, McPherson.

Catholic Church.

Richard of El Dorado; daughter,

fornia. Memorial has been estab-



City evicts shop owners to clear way for redevelopment of block near Eaton Hotel



Stephanie Dye owns Douglas Avenue Antique Boutique in the Eaton Hotel and Carey Square block along East Douglas. Dye says business in the location is good but she and other shop owners in the block must move after Christmas to accommodate the city's renovation plans.

By Molly McMillin

Deht Eagle

Stephanie Dye is one of the lucky ones. She has found suitable space in which to move her shop, the Douglas Avenue Antique Boutique.

Dye has operated the antique and dress shop in the 19th-century Eaton Hotel and Carey House block on East Douglas for the past seven years. She plans to move three doors east of the Larkspur restaurant in Old Town in the old Vosburg Wallpaper & Paint store.

"It's twice the rent, but it's beautiful," Dye-said of the new location, just a few blocks east of her current store at 509 E. Douglas, Still, "I'm very sad to go," she said.

Shop owners have been told by city officials that they must move to make way for redevelopment of the long-ailing Eaton Hotel and Carey House block. The city owns the property, which it purchased in a bankruptcy sale in April 1997.

The city's plans for the block include the redevelopment of 30,000 square feet of commercial and retail space, 100 to 120 residential apartment units and covered parking. The City Council will vote today on financing and other

aspects of its redevelopment plans.

The city's plans are admittedly a setback for

"I have been very grateful to those retailers for keeping that block alive and vibrant," said Joan Cole, the City Council member who pushed hardest to get the city to buy the Eaton and surrounding properties. "I know it's sad that they have to go on."

that they have to go on."

The changes are forcing out a number of stores, including The Jewel, an antique shop that has already closed. Most stores will stay open through the holiday shopping season. The city has extended the time by which they must move from Dec. 2 to Jep. 5

move from Dec. 2 to Jan. 5.
"Definitely let people know we're still open,"
Dye told a reporter Monday.

Many shop owners in the block are earnestly seeking new locations.

"I'm frantically looking for store space," said Debbie Charles, owner of the antique store Prized Possessions.

While many of the shops' owners want to stay in the Old Town area, many are finding that space is more expensive and often larger than what they need.

In addition, "it's hard to find someplace that has the charm of our shops," said Toni Ashley, who operates Out of the Attic, an antique and craft store at 106 S. Emporia.

Rents along the Eaton Hotel block are low, running from between \$3.40 to \$7 a square foot, depending on when the leases were signed and the condition of the individual property, said John Philbrick, property management director for the city:

Benjamin Lynn, who owns Bohemian Bean Co., is struggling to find space. He wants to stay in the Old Town area, "where the night life is." But he is finding that rent is more than double than what was charged in the Eaton Hotel block.

"If I have to pay that kind of rent to survive, I will," Lynn said. If he can't find suitable space, he may not be able to reopen the coffee shop.

"Business is about location, location, location," said Lynn. "If I don't have a good location, I may as well not open the doors.

In the meantime, the city's redevelopment plans are moving forward. The City Council

See EATON, Page 16A

Farm & Markets

at futures fall in, Russia aid

fell more than 2 perain nourished newly the southern Plains at a donation of sur-Russia may not be

inches of rain fell in and Oklahoma the That improves t year's harvest at a

concerned that the sn't announced the onation. Prices rose ent on Friday on exation would be an-

ay have gotten too reas that were dry hape," said Sid Love, with Kropf & Love n Shawnee. "These ficial" for the crop counted for 75 pert output, he said.

mber delivery fell 7 rcent, to \$2,8725 a ago Board of Trade. ent prices for wheat urply higher Friday om Russian news that an announcent on how much aid ent would provide to country, which is poor growing year urrency.

mped 7.5 percent in Oct. 9 on expectacod-aid donation to n, prices are little because the details unced.

"Anyone who thought this was a rubber-stamp deal has been sadly mistaken," said Joe Christopher, an analyst with LFG in Kansas City, Mo. 'Russia's distribution system is in such disarray that there might be a lot more hurdles than people first thought to get this deal worked out."

On Monday, the United States and Russia postponed a planned announcement concerning food aid to the economically crippled nation, In-terfax reported. Some traders speculated the food-aid package would be announced before today's U.S. congressional elections. The talks in Moscow will resume today, Interfax

Meanwhile, export demand remains well below year-ago levels, while farmers produced a recordlarge soybean crop and the second-largest corn crop on record. They also appear to be doing well with the newly planted winter wheat crop at a time when wheat inventories are at their highest in eight years.

Hogs down — Pork futures fell

sharply on the Chicago Mercantile Exchange, also amid disappointment a Russian aid deal apparently had not been reached. Hog production now stands at record numbers. Beef futures also retreated.

December lean hogs fell 2 cents to 35.40 cents a pound; February pork bellies fell 1.3 cents to 45.35 cents a pound; December live cattle fell .83 cent to 64.17 cents a pound; November feeder cattle fell .42 cent to 70.70 cents a pound.

Compiled from Eagle wire reports

\$3,50

\$3.25

\$2.75

EATON

From Page 15A will vote today on an agreement allowing the city to retain final approval over changes in the design of the redevelopment. And it will vote on agreements to use federal funds and industrial revenue bonds, if needed, to help

finance the redevelopment.

In August, the council unanimously approved a letter of intent with MetroPlains Development of St. Paul, Minn., to redevelop the Eaton block. The council is expected to approve

the agreements, which will clear the way for MetroPlains to begin the \$14.8 million project in mid-January. Key Construction has been selected as contractor of the project, which is expected to take 14 months to complete once work begins.

Work began last week to stabilize two properties in danger of collapsing. A crane was brought in and the rider with for the data the sidewalk fenced off for the stabilization of 505 and 507 E. Douglas.

"We were just terribly concerned that the building would just fall in," Cole said.

And last month, the city was able to agree on a price to buy the final piece of property along the block, which had been independently owned and was not part of the bankruptcy sale.

The city's portion of the financing, if approved, would take the form of federal community block grants of \$424,000, HOME funding totaling. \$1.485 million to provide for 26 low-income apartment units, and \$150,000 to stabilize the two properties. Funding for the project also is expected to come from \$2.9 million of federal tax credits and other public funds, and investment and debt by the developer of \$9.86 million.

Molly McMillin can be reached at 269-6708 or by e-mail at mmcmillin@ wichitaeagle.com.

MONEY AND METALS

MONEY RATES EW YORK (AP) __Money rates for Mond sported by Bridge Telerate as of 4 p.m.; Bridge Telerate interest rate index; 5,082 NEW TCHM (AF) __munery reason reported by Bridge Telerate interest rate index: 5.082 Prime Rate: 6.00 Discount Rate: 4.75 Broker call loan rate: 6.75 Federal funds market rate: High 5.025 Low 5.50 Last 5.025 Dealors commercial paper: 30-180 days: 5.15-4.80 Commercial paper by finance company: 30-270 days: 5.12-4.55 Bankers acceptances dealer indications: 30 days; 5.15 60 days; 5.25 15 60 days; 5.25 15 60 days; 5.26 150 days; 5.27 150 days; 4.85 180 day

180 days, 4.62 carlificates of Deposit by deale 30 days, 5.20 60 days, 5.20 60 days, 5.20 120 days, 5.20 120 days, 5.08 150 days, 5.01 80 days, 5.05 days, 4.98 1876-5.25 3 months, 5.50-5.625 1 month, 5.1875-5.25 6 months, 5.1875-5.25 London interthy Offered Rate: 3 months, 5.07 6 months, 5.06 1 year, 4.75-5.05

Treasury Bill auction results: average discount rate: 3-month as of Nov. 2: 4.425
6-month as of Nov. 2: 4.365
52-week as of Oct. 13: 4.055
Treasury Bill annualized rate on weekly avage basis, yield adjusted for constant matu-year, as of Nov. 2: 4.10
Treas. Billmarket rate, 1-year: 4,144-4,12
Treas. Bondmarket rate, 30-year: 5.25
Fannie Mae 30 year mortgage commitments 30 days, 3.74
Bot days, 6.77
Fod Home Loan 11th District Cost of Funds: As of Oct 30: 4.802
Money market fund:

	morns critically r	aacto.		
	U.S TREASURY	BIL	LS	Service Syl
	Mat. date	Bid	Ask	Yield 1
		D	(scoun	
	Nov 05 98	3.64	3.62	3.67
	Nov 12 98 -	4.19	4.17	4.23
	Nov 19 98	3.94	3.92	3.98
	Nov 27 98	3.74	3.72	3.78
	Dec 03 98	3.76	3.74	3.80
	Dec 10 98	4.05	4.03	4.10
	Dec 17 98	4.06	4.04	4.12
	Dec-24 98	4.19	4.17	4.25
	Dec 31 98	4.17 -	4.16	4.25
•	Jan 07 99	4.19	4.17	4.27
	Jan 14 99	4.26	4.23	4.34
	Jan 21 99	4.63	4.61	4.72
	Jan 28 99	4.30	4.28	4.38
	Feb 04 99	4.42	4.40	4.51
	Feb 11 99	4.32	4.30	4.41
	Feb 18 99	4.32	4.30	4.42
	Feb 25 99 .	4.34	4.32	4.44
	Mar 04 99	4.36	4.34	4.47
	Mar 11 99	4.36	4.34	4.47
	Mar 18 99	4.37	4.35	4,48
	Mar 25 99	4.37	4.35	4.49
	Apr 01 99	4.37	4.35	4.49
	Apr 08 99	4.37	4.35	4.49
	Apr 15 99	4.38	4.36	4.51
	Apr 22 99	4.38	4.36	4.51
	Apr 29 99	4.37	4.35	4.51
	May 06 99	435	4 33	4.49

FOREIGN

NEW YO change, Ne trades of 1 day ago and Argeni (Peso) Australia (Dollar)

Australia (Dollar) Austria (Schilling Belgium (Franc) Brazil (Feal) Brilain (Pound) Canada (Dollar) Chile (Peso) China (Yuan) Colombia (Peso)

AMEX BNYIO

AvalonH n AvivaPet Axogen un Azogen BFX Hosp BHC BLC Fn n BadgrM Baker BalCare n Balchem s Baldde

+55 -5/16 +1/8 +Va +2

Caromatic Carematic Casistal Casistal Cesistal Cesistal Cesistal Cesistal Cesistal Cesistal Casistal C

CanyonRi CapAlli n CapPcHl Cardiolch

Crystlix gn Cubic Cybexinti Cycomm

GK Intell n
Garan
GaylCn
GaylC wt
Geneor s
GnEmp
GenvDr
GelchGid
GicWatr
GicWatr pl
Glattl
GlobLT gn
GlobSml
Govideo

FFP Mk n FallAivr FalmthBo FarmTei FarmT wtA FarmT wtB FemHith FtAus! FAusPr FINaiCp Flanign FlaPutil s

Helmish with Helmish with Helmish with Holly Cp. 1 Hooperth Hooperth Hazphra shosphwide HownEnd Hooperth Hazphra shosphwide HownEnd Hooperth Hooper

692 244 +38 2246 +38 246 +49 878 +49 992 -196 992 -196 992 -196 1246 -176 125 +196 -176 125 +196 125 +

11/16 20 7/16 + 13/16 31/2 + 3/3 93/4 + 1/4 13 + 1/2

-1/4 +9/18 +1/8 -1/B 10/8 3/5/6 3/6/6 3/8/4 19/7 10/7 12/6 14/9/6 14/9/6 14/9/6 14/9/6 14/9/6 12/9/6 14/9/6 12/9/6 14/9/6 Myersind NTNCom NVA Nabors NaiBev NaiHRty n NHitcre's Neophr'm Neophr'wh Netmed NwMxAz's NewSith pl NYTE! Nextel 00 Nobleint n NordcAm NA Vacc +2 -¾ +3:5 +4

Medich Merida Me

F TRADE

mum- cents per bus 560½ 551½ 553¾ 570 560½ 560½ 562 578½ 569½ 570½ 587¼ 579 579 594½ 586½ 587¾ 595 588 584½ 585½ 58000, Fri's sales 52,956

113 122 126¼ 130¼ 132¾ 138¾ 111% 12034 1241/2 129 1321/2 1381/4

\$2.50 ·\$2.25 \$2.00 Beloit Coffeyville... Colby Dodge City

Kansas Wheat Prices

Great Bend Hays Hutchinson Liberal .. Pratt ... Salina

Oct. 19-23 Kansas City Board of Trade (nearby month) Monday's Grain Prices Beans 5.15 4.99 5.13 2.83 2.78 2.90 2.50 2.92 2.78 1.88 1.70 1.96 1.78 Emporia ... Garden City 5.45 4.96 1.93 1.77 2.88 5.05

2.72 2.84 3.21 2.87 3.30 2.76 1.92 5.03 5.08 Scott City 4.96

The Wichita Cagle

Peter E. Pitz President & Publisher Richard W. Thames Editor

Randy Brown
Editorial Page Editor

Karen Magnuson Managing Editor

OUR VIEW

Council can put the Eaton on track to 21st-century glory

he Eaton Hotel, it turns out, is savable. Otherwise, MetroPlains Development Inc., a crackerjack Twin Cities-area converter of historic structures to profitable new uses, would not be asking the Wichita

City Council today to designate it as the preferred developer for the beautiful but time-worn old hotel at Douglas and Francis.

The council, course, should say yes, even though it is not yet clear whether public participation in MetroPlains' proposed of the 90-120 conversion Eaton into apartments would be necessary.

The "preferred de-

veloper" designation commits the city only to focused discussions with MetroPlains about the design and financing of the Eaton apartment project. The council will have the chance to say yea or nay to whatever design and financial plans may emerge from those discussions.

Regardless of what now transpires, Wichitans should be excited to learn that the Eaton Hotel is not at death's door, as many had feared after the city bought it last year at a

sheriff's sale for \$365,000.

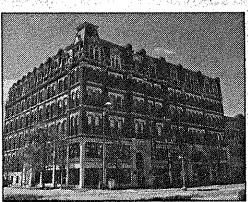
Because subsequent engineering assessments raised concerns about the old building's structural integrity, some folks feared that the city had made a dreadful mistake -- that the

old hotel's Victorian facade masked an infrastructure on the verge of collapse and that millions would need to be spent just stabilize the building, let alone develop it.

MetroPlains' leaders say not to worry; their firm has plenty of experience in rescuing gorgeous old structures and turning them to new purposes, including

five other projects in Kansas. A city task force appointed last year inspected several of those projects before unanimously recommending that the council allow MetroPlains to rehab the Eaton.

The risk that the council took in buying the building now appears validated. By initiating serious discussions about the Eaton with MetroPlains today, the council can put this historic 19th-century treasure on track to return to glory at the threshold of the 21st cen-



The Eaton Hotel, built in 1886, may soon be given new life.

Kathleen Willey's credible story makes the scandal more troubling

that he felt their pain. During the same campaign, he admitted on "60 Minutes" to having caused pain in his marriage.

Given his familiarity with the feeling, then, is it too much to wonder whether now-President Clinton can sense how much pain the

ill Clinton told potential voters in 1992. Willey and that he is "mystified and disapthat he felt their pain. During the same pointed by this turn of events." The White House, trying to undercut her story, released some letters she wrote to the president after their 1993 encounter in which she requested jobs and referred to herself as Mr. Clinton's "No. 1 fan."

Borgman's viev



READERS' VIEW

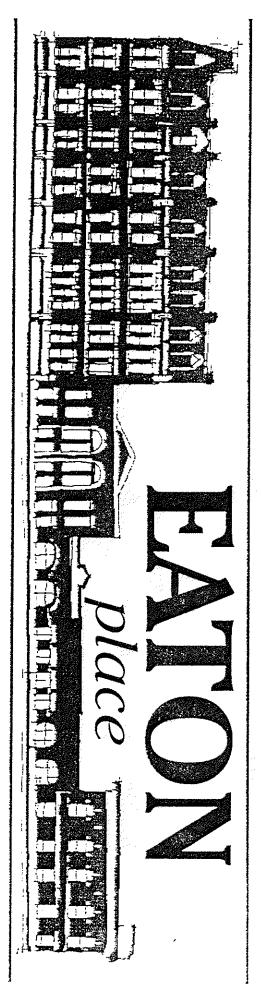
Evidence st

Thomas Billings, in th Readers' View, states that provides no evidence of evolution 'all insects found in the roc are essentially the very sa living today." These stateme Evolution is simply chan

netic makeup of populatio generation to another. Ge can be measured in living Since there are no documer of spontaneous generation modern life is believed to from ancient life.

The fossil record reveals ences between modern and ulations. If some ancient po linked to present population and these populations are g ferent, evolution has occurr

Entomology is but one fi evidence of evolution. Stud change in fruit files are we fossil record shows that so insects (e.g., roaches, dra are among the earliest kno



Development Information

ETROPLAINS

EVELOPMENT INC

 \Box





EATON BLOCK PROPERTIES PROPOSED DEVELOPMENT PLAN

August 1998

MetroPlains proposes to develop an entire city block in downtown Wichita. The block includes a number of historic buildings, including the Eaton Hotel, the Wichita Hotel and the Bowers Hotel. The goal of the development is to preserve and enhance the existing historic character of the north side of the block, facing Douglas Avenue, while bringing new life to the neighborhood through providing housing and retail near the central business district.

The development would include the adaptive reuse of the existing historic structures, the construction of a new structure and the creation of dedicated parking on the site. The final product will include approximately 30,000 square feet of commercial and retail space and 100 to 120 residential units. The combination of adaptive reuse of existing structures and new construction will assure that an economic critical mass is created along Douglas Avenue.

The housing in the development will feature both affordable and market rate units. The affordable units will comprise between 20% and 25% of the total housing units. The market rate units will be upscale, offering a variety of designs including large, open loft style designs that have proven popular in a number of downtown developments throughout the country and more traditional upscale units with an amenity package that will be specifically designed for the Wichita market.

The commercial space will consist of retail space facing, and adding to the vitality of, Douglas Avenue and office space facing the interior of the block, opening onto the pedestrian arcade. The lobby of the Hotel Eaton is being designated and designed for an anchor restaurant. MetroPlains has worked closely with local brokers, leasing agents and developers to develop the concept for the commercial space.

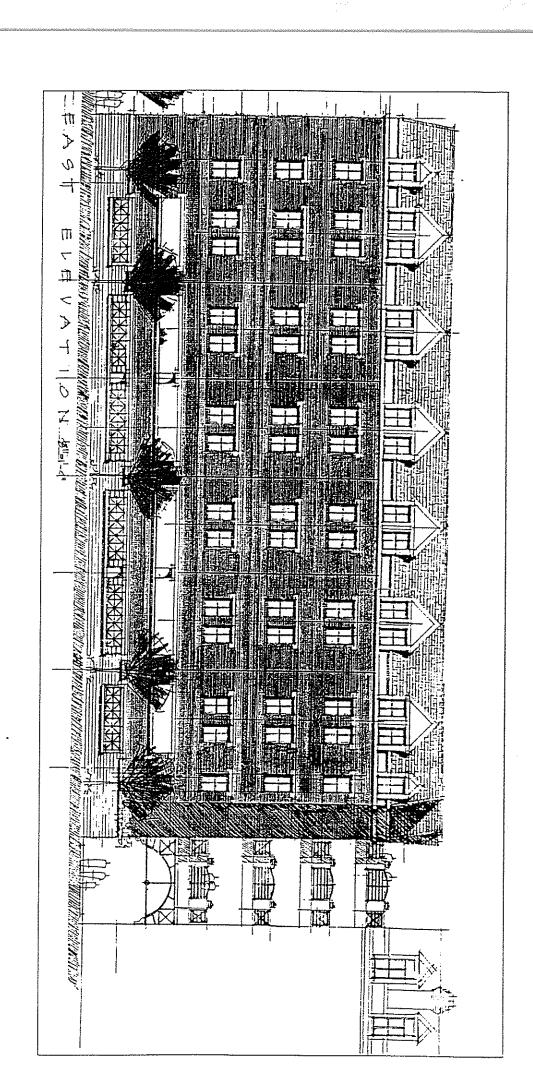
The southern half of the Eaton Block would be developed into parking. The parking concept will be a combination of surface parking and a multi-level parking ramp. The option for a pedestrian skyway or walkway connecting the Eaton Block to an existing parking ramp to the southwest and Naftger Park to the east would allow for additional pedestrian circulation and further integration with Wichita's central business district.

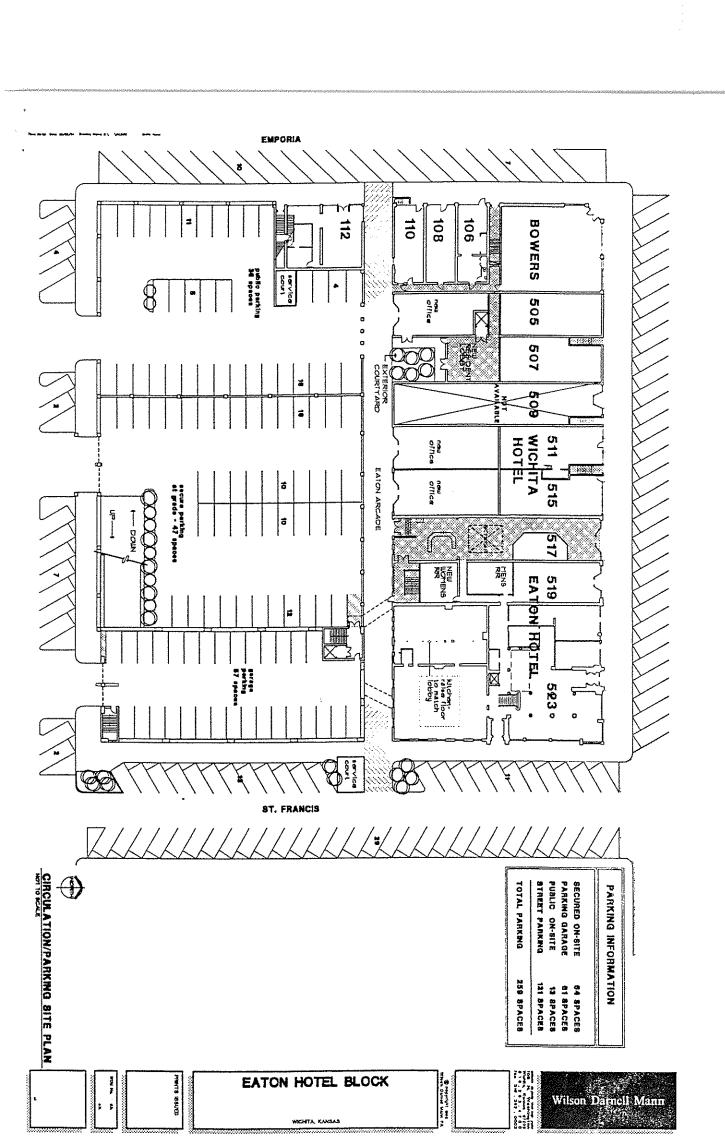
The current alleyway will be redeveloped into a primarily pedestrian system that would connect the commercial and retail spaces, the residential areas, the parking and the park. The alley would also be constructed to handle commercial and retail deliveries. The proposed use of the walkway will allow easy access to the buildings while preserving the historic facade on Douglas Avenue.

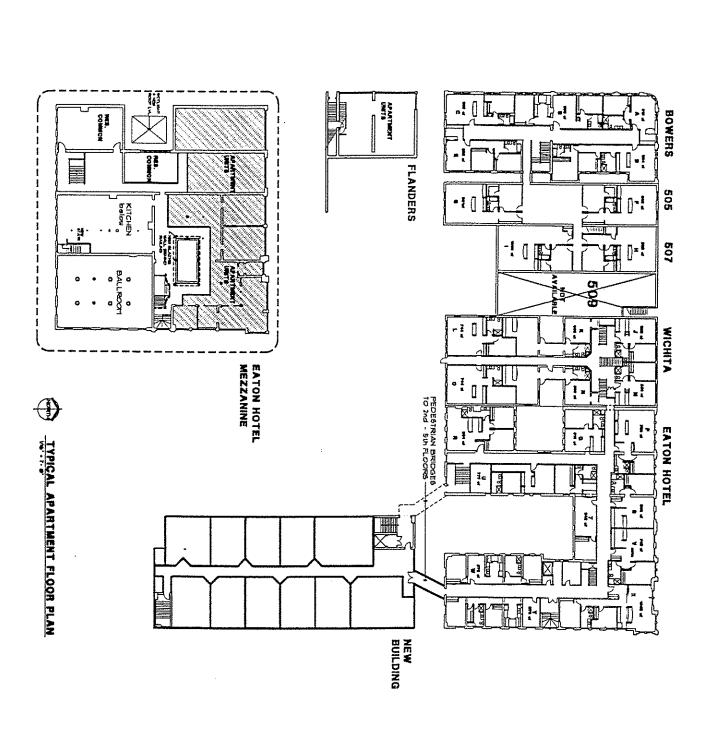
The development concept is to create a variety of residential and commercial options that meet a wide range of income levels and lifestyles. With a critical mass of development and a synergy of uses and activities, MetroPlains plans to create a self- sustaining community in downtown Wichita.

EAST ELEVATION OF PROPOSED BUILDING TO BE CONNECTED TO THE SOUTH SIDE OF THE EATON HOTEL.

THIS WILL REPLACE THE EXISTING SRS BUILDING AND CONTAIN APARTMENTS.







EATON HOTEL BLOCK

PROPERTY CANADA

WISON Darnell-Mann

es of the ess name ter look schools, schools

rying the

schools, 992-1993

returned

neers

000 engive taxed ırsday. ngineers for new

better

venture

al court

ng Fort ie Nashorts. 35 as a decision still owes more than \$253,000 on mort

Kassebaum plans to pay the outstanding

communication services, Thursday's opening of the Consumer Electronics Show in Las Vegas his keynote speech when he warned that the cable TV industry's view of the future of took on added importance. AT&T executive vice president Robert Kavner created a stir in communications could harm consumers and manufacturers of electronic goods. After a year in which several large businesses created alliances aimed at integrating Associated Press

Foreclosure looms over Eaton Hotel

C, will remain as a non-voting member of the WI/SE

Alford, who said he would grade his efforts as only

and living and working in the community long after your job commitments required it."

on you for too much for too long. ... You have paid Sedgwick County and south central Kansas have relied Wichita the ultimate compliment and tribute by staying

nomic development push that led to formation of WI/SE

Alford was one of the principal leaders in the eco-

ago following his retirement from Boeing.

Kitch praised Alford's efforts, saying that "Wichita,

He was asked to take over the position again two years in 1988 and also served as its first chairman for a year. became director of a women's studies program at Ohio State University last year, after two decades on the

founding member of the firm. His wife, Sally Kitch,

faculty at Wichita State University.

University in 1966 and a law degree from the University of Chicago in 1969. His father, the late Paul Kitch, was a

Kitch, 49, earned a bachelor's degree from Yale

come to these meetings,"

on loans, taxes Owner still owes debt, said Steven Subjett, the mortgage holder's Wichita attorney.

The Wichita Eagle

on Hotel and Carey House Square from baum to pay his debts and save the Ea-Time is running out for Philip Kasse-

he owed General Financial Services but are on hold, at best plans to renovate the historic structures Kassebaum has paid off some of what And developer Kevin Daves says his

order will be entered within a few days cial Services said Thursday that a court gages that the finance company holds. date for a sheriffs auction. llowing the foreclosure and setting a A lawyer representing General Finan-

"There has been no indication" that

closure lawsuit in Sedgwick County Disment was not made soon. foreclosure process could proceed if paytrict Court in September, and in early December the parties agreed that the General Financial Services filed a fore

property, they want their money," Sublett said his clients "don't want the

rounding structures. ize the 106-year-old hotel and the surparcels. If that happened, it would greatly complicate any plan to buy and revitalthe property auctioned off in individua The finance company plans to have

bidder on each taking ownership. for one or more parcels, with the highest plus back taxes, for one or more of the presumably bid the amount it is owed parcels. Other bidders could make offers Daves said Thursday it would be ex-At an auction, General Financial would a public-private partnership to redevelop

able plan for redeveloping the entire Eatremely difficult to come up with a work-

ton-Carey House block if the property ends up in more than one set of hands.

an attorney in Kassebaum's law firm, returned telephone calls.

Neither Kassebaum nor David Dahl,

"We're on hold until all of this is setsebaum recently and does not know what Daves, who has proposed redeveloping the block, said he has not talked to Kas-

seeking private backers willing to join been able to talk to Kassebaum, either has been attempting to develop political support for the city of Wichita to help is by far Daves' strongest supporter and tled," Daves sald, sure could doom the effort. She has not finance his plan, said she fears foreclo-Cole said she is "going door-to-door" City Council member Joan Coles, who

The mortgages secured loans totalling fore a sheriff's auction could be held. It would be at least mid-February be-

> \$850,000 that Kassebaum received from the now-defunct Mid-Kansas Savings and from the Resolution Trust Corp. Financial purchased the loans in Loan between 1970 and 1985. General

gage on the property as security for a \$1.6 million loan made to Kassebaum in could bid on the properties to secure its oan. 988. It is not seeking foreclosure, but Bank IV Kansas holds a second mort

mortgages, Kassebaum has legal problems with tax collectors. In addition to being in default on the

\$50,000 in unpaid payroll taxes by Kassebaum's Wichita Corp., and has placed liens against the Carey House Square properties. The Internal Revenue Service claims that as of Nov. I, it is owed more than

\$102,059 in property taxes from as far back as 1988. The county has begun legal proceedings that could lead to foreçlo-And Sedgwick County claims it is owed

£6/4/1 2/509

e Jarrett the sena sensor like the two taped to the Gormanson holds oot. The sensors bottom of Jarret Perry's artificia sation of feeling with the foot



around his waist. and then to a belt Jarrett wears

Eventually, the parts will be incorporated into his prosthesis. That lems Jarrett's having now, "The yellow wire's broken," he announced should take care of the minor prob-

Wells said.

who fears that income, sales or property taxes would have to increase to make up the car-tax cuts. Those

ncreases would be tough for people on fixed incomes, "I think if an individual is able to buy a new car he

"I don't nave anyming against cutting taxes, but i just don't want them to move it somewhere else," said Wells,

as he walked into the center. Because it's exposed, it had pulled leg. As he steps down on the heel of his prosthesis, he feels a tingling to Jarrett's midsection; eventually they'll go to the stump of his natural For now, the sensors send signals ことに See DEVICES, Page 3D a penalty equal to the amount of tax they evaded. should be able to pay car tax," Wells said. ther clause to protect them. \$12 won't see an increase; the plan includes a grandfaincrease to \$24 from \$12. Those owners already paying cent a year from 16 percent. The minimum tax — for the oldest cars — will ■ Those who don't pay their taxes may be subject to Other provisions in the bill: Depreciation of autos will be decreased to 15 per-See CAR TAX, Page 3D

ige facing the Cherokee Nad a great many other people programs to be the greatest cutbacks in federally funded considers the prospect of

en I first came into office low we have the war on poor the war on poverty," she

up there with veterans' beneid been a protected program social security, now faces a Health Care, which she

are subject to taxation, she nd that situation will be adwith the Treasury Departcontention that tribal corpoin the coming days. also a new challenge

one of major concern to the who have invested

See MANKILLER, Page 3D

Phyllis Lacobs Griekspoor /The Wichita Eagle

dresses citizens and friends of the Chero-Principal Chief Wilma Mankiller adkee Nation on Wednesday night

auction of Eat

By Jim Cross

The Wichita Eagle

A bunch of lawyers, Wichita city officials and would-be bidders gathered in the lobby of the Sedgwick County Courthouse on Wednesday morning to see the historic Eaton Hotel auctioned off.

It never happened.

9:21 a.m. this morning, Mr. Phil Kassebaum filed for bankruptcy. There will be no sale over the noise in the lobby. "At approximately lawyer, Tom Lasater, shouting to be heard "I have an announcement," said Bank IV's

stood there with \$250,000 burning a hole in ner pocket. Wichita City Council member Joan Cole

the city getting control of the 107-year-old hotel at the corner of Douglas and St. Francis sion to bid that amount or more in hopes of But she did have the City Council's permis-Well, not actually in her pocket

with Kassebaum to help him buy some time in downtown Wichita. For months, city officials had been working Taxes were overdue on the property, and

Bank IV was threatening to foreclose if Kasse

baum didn't bring his payments up to date on

pert on the arcane subject of medleval pottery sebaum — a prominent lawyer, ex-husband of the bank's second mortgage. couldn't take care of the Eaton without Sen. Nancy Kassebaum, art collector and ex Cole had been asked many times why Kas

even Bank IV's lawyers had to wait all day to federal court in Kansas City, Kan., where Eaton property only for a few more months "I think now we know," Cole said, predict ing Kassebaum's bankruptcy would tie up the the paperwork in his bankruptcy was filed in Kassebaum didn't return calls Wednesday We may know — but we don't know much

creditors he listed a total of about \$1.4 million. creditors. Kassebaum said he owed the 14 baum's statement that he was filing for bankruptcy and a list of 14 of his largest unsecured get their hands on it. leither Bank IV nor the city of Wichita was When they did, they found only Kasse

The Wichita lawyer who usually handles

See EATON, Page 3D

talk f's job

and say one person or blems I get very suspig a police department is anybody comes in and Ar. X or Mr. Y. I have a

committee basically is he members of the City ithority over the police

the mayor," LaMunyon. ne city manager." er Chris Cherches nor r relationship.

ted to attend some, but e's meetings, LaMunyon

s certain people to come ommittee, not only from om outside, about what s are," he said. "We will chief to sit in on those

: reached for comment last week he hopes to

's meetings. n said:

bably not in jeopardy. "I nunity policing die or go ou will see it enhanced in

five public hearings, one tations in town and a fifth imes and dates have not

recommends will be realt of this should not be pie t to be something reasonind costs."

will be asked to help olice officers to fill out as to get at the morale issue.

TO ENROLL **! TO REGISTER**

u are an enrolled er of the Cherokee Nation as not registered to the upcoming tribal elecou can order a voter ation form by writing: al Election Commission Box 1188 equah, Okla., 74465

u have an ancestor name was on the final nent of Citizens and nen of the Five Civilized , you are eligible for ship in the Cherokee Naor enrollment informa-

EATON

From Page ID

Kassebaum's legal work, Dave Dahl, said he knew little about it. There were two Chapter 11 bankruptcies filed, he said: one for Kassebaum personally and another for Wichita Corp., part owner of the Eaton and nearby properties.

And down at the Eaton hotel, manager Carol Barker

was just trying to get through the day.
"Phil's supposed to be back sometime today and talk to me about it," she said.

You don't sound too happy.
"No, I'm not very happy," she said.

As far as she knows, Barker said, the hotel will remain open and the bankruptcy will have no direct effect, at least for the time being, on the 60 or so people living there.

The fact that Kassebaum filed for Chapter 11 bankruptcy, which gives debtors a chance to reorganize their business, Dahi said, may be a clue to what's on his mind. When you're really ready to throw in the towel, Dahl said, you file Chapter 7 bankruptcy, which results in liquidation of the debtor's assets to pay off creditors.

So Kassebaum intends to hold onto the hotel? "Yeah, that's his hope," Dahl said.

Cole said she wants to see the old hotel, which is listed on the National Register of Historic Places, remodeled and turned into a major attraction in the Old Town area.

The city's role, she said, would be to buy the hotel property and then to look for a developer with the money and expertise to bring the building back to life in one form or another.

The bankruptcy puts the city's plans on hold, Cole said, at least for the time being.

"We can't do anything until we see what happens,"

Bank IV will think of something to do, said Monty Briley, executive vice president of commercial lending. "We will do our best to force the issue as quickly as possible," he said.

Force it to what? What do you want done?

In 1990, Kassebaum obtained a \$1.8 million loan from Bank IV. The loan was secured, in part, by a second mortgage on the Eaton and other nearby properties Kassebaum owns in what he calls the Carey House Square block. He still owes about \$450,000 on the mort-

The city of Wichita holds the first mortgage, which it purchased from General Financial Services in January

1994.

DEVICES

From Page ID

sensation at one point on his waist. The tingling is at another spot when he has his weight on his toes.

"It feels like if you bump your funny bone or something," he says in describing the sensation.

It may not sound like much, but it makes a big difference because it allows him to feel proportionately how much weight he's putting on the foot. Now, if he's on an uneven surface, "I can feel it. If I step on a rock, I can feel it's hard" rather than soft like a carpet or grass. "If it's hard, I can feel it; if it's soft, I can feel it."

Gormanson said, "He can walk slow, he can walk fast and he's learning to run with it." Before, Jarrett ran with the distinctive hop, skip and jump of an amputee who has to give his prosthesis time to catch up with the rest of his body. Now, he lopes most of the way down a hallway in a more natural gait before returning to his old ways.

"We had to pretty well retrain him in how to walk," said Jarrett's mother, Vicki Perry. "This foot has really helped his gait."

Jarrett, a second-grader with a smattering of freckles across his cheeks and nose, has been without his left leg since he was 2 days old. A circulation problem necessitated the amputation. He has about about 6 inches of leg now. He got his first sethesis when he was about a

Gormanson has one other client using the SOF system in a lower extremity and another one scheduled to be fitted for an upper system. With it, a sensor lets the wear-er know how firmly his hand is closing, through a unit that vibrates like a pager.

He hopes to be able to test the Hot and Cold System within a month or so: "As soon as they send me a unit, I'll be happy to put it in," he

Both devices might someday be used for people other than amputees. For example, Gormanson said, they could help diabetics with no feeling left in their feet.

Eventually, too, the systems might have more sensors - maybe one for each side of the foot, for exam-

The Sense of Feel System can be adjusted to the wearer's comfort. "If you want to turn up the heel, you get the screwdriver and turn it up, Jarrett explained, pointing out the control points. No, he hasn't tried adjustments on his own. though he's a typical active kid who can't stand still, he knows better than to mess in Gormanson's terri-

But his eyes lit up in co-conspirator delight when Gormanson suggested a demonstration to an observer. "Come on. Come on. Let's do, that. It doesn't hurt," he promised.

It didn't. The sensation was similar to the tingling of a minor electric shock. The anticipation can throw off a gait for the first few steps,

ABORTION

From Page 1D

the use of lethal force to stop abortions. Dodds, who signed the petition, said he took the document to mean that justifiable hofficide would be acceptable to stop abor-

It is that kind of talk that has local supporters of abortion-rights viewing the coming conference with skepticism. They fear the conference could be a platform for violent confrontations.

"It would be fair to say that we are hoping for the best and preparing for the worst," said Peggy Jarman, a spokeswoman for the Pro-Choice Action League.

This week's Wichita conference opens with a speech by Joe Fore-man, who helped found both Operation Rescue and Missionaries to the Pre-born. Friday's activities include "field exercises" and workshops on such topics as "creative tactics" and "investigative techniques/expose the abortionist campaigns."

Pamphlets promoting the conference promise Saturday prayer vigils at the homes of "abortionists," pickets and "field trials of new tactics hands on gettin' down to business."

Wichita Police Department Maj. Tyler Brewer said he doesn't know what to make of language like that.

"We have several flexible ideas that we can implement depending on the nature of the demonstration, Brewer said.

His goal, Brewer said, is to "make sure no one gets hurt."

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT

September 14, 1994

TO: Marvin Krout, Planning Director

FROM: Robert Beardsley, Preservation Planner

SUBJECT: Kassebaum's Proposal

My first impression of this document focuses on financing through Section 8, and how, whether and/ or not continuing the present use into the future is compatible with the highest-and-best-use of the property, given the nature of recent development in the area. Despite the near-term leverage gained from the use of that program, the capacity of the income generated could be assumed to make long-term debt service rather questionable. The attached first-draft feasibility study, based on the limited information available and lacking his cash-flow figures, indicates the nature of the potential cash-flow problem. Certainly, tax considerations will help, and recent changes in State law may also help, but the ultimate use of the property needs to be established in order for financial planning to proceed in a meaningful way.

Provided that Phase II comes on-line, it would help to address cash-flow concerns (See attached.), and phasing the project would also help ensure that some cash would be coming in to help service the debt during construction. My concern is that the necessary repairs may be too extensive to allow occupancy while they are underway, which would obviate that potential leverage.

As for the two options, they both have pros and cons, but the hotel concept has always seemed to me the more viable approach, and is the model used in the attached studies. Again, neither would probably be an option until the Section 8 credits expired, and ten years may be too long to wait..

The review of this or any other proposal will need to be conceived and executed in fairly close consultation with the SHPO if the availability if HP tax credits is to be maintained, since that office must approve the work in order for the credits to apply. Gutting and rehabilitating the structure within the original shell has been suggested, but the approach indicated by the draft proposal appears to assume the more preservationally-correct approach of retaining the original fabric of the building. In the past, the SHPO has emphasized retaining the original fabric of a building if at all possible, and it is impossible to predict how far that office is willing to bend in that regard.

EATON HOTEL - Hotel Rehabilitation Feasibility - A 09/13/94

	09/13/94	
BUILDING SIZE (sq. ft.)		74,000.00
CAPITAL COSTS		
Acquisition Cost (Debt Restructuring Demolition Cost Construction Cost (sq. ft.) Construction Cost (total \$) TOTAL CAPITAL COST	ng Costs)	\$1,000,000.00 \$0.00 \$50.00 \$3,700,000.00 \$4,700,000.00
OPERATING INCOME	J	٠.
Number of Suites Annual Per-Suite Rental (@ \$25/6) Suite Vacancy Rate (%) Total Suite Receipts (per Year)	nit (Night)	\$8,750.00 15.00% \$743,750.00
Commercial Lease (\$4.0, \$1.) Commercial Space (\$4.0, \$1.) Net to Gross Ratio (\$8) Commercial Rentable Square Feet (Commercial Rent (Gross \$) Commercial Vacancy (%) Vacancy (\$) Commercial Rent (per Year)	(RSF)	\$11.00 1,500.00 85.00% 1,275.00 \$14,025.00 5.00% \$701.25 \$13,323.75
TOTAL OPERATING INCOME	er g	\$757,073.75
OPERATING EXPENSES		•
Operating Expense Ratio (%) Property Tax (Based on EPV) Total Operating Expenses NET OPERATING INCOME UNLEVERAGED INVESTMENT ESTIMATED PROJECT VALUE (60.00% \$56,437.20 \$510,681.45 \$189,955.10 4.04% \$1,881,240.03
FINANCING	en e	
Capitalization Rate PROJECT VALUE BASED ON CA	AP RATE	10.00% \$1,899,550.98 N/A
Loan Grant Investor Cash Required Loan Term (years)		\$3,000,000.00 \$50,000.00 \$300,000.00
Interest Rate (%) Annual Payment on Loan		5.00% \$200,066.67
Cash Flow Investors Cash on Cash Return Gap Between Cost and Value Tax Credit Available (%)		(\$10,111.57) -3.37% \$0.00 20.00%
Eligible Expenditure Tax Credit Available (\$) Gap After Adjustment		\$3,700,000.00 \$740,000.00 \$0.00
Investor Cash Before Credit Investor Cash After Credit Cash Flow		\$2,000,000.00 \$1,260,000.00 (\$10,111.57)
Investor Cash on Cash Return After Credit Adjustment		-0.80%

EATON HOTEL - Hotel Rehabilitation Feasibility - B 09/13/94

09/13/94	•
BUILDING SIZE (sq. ft.)	74,000.00
CAPITAL COSTS	
Acquisition Cost (Debt Restructuring Costs) Demolition Cost Construction Cost (sq. ft.) Construction Cost (total \$) TOTAL CAPITAL COST	\$1,000,000.00 \$0.00 \$125.00 \$9,250,000.00 \$10,250,000.00
OPERATING INCOME	
Number of Suites Annual Per-Suite Rental (@ \$125/Unit/Night) Suite Vacancy Rate (%) Total Suite Receipts (per Year)	\$43,750.00 15.00% \$2,231,250.00
Commercial Lease (\$/sq. ft.) Commercial Space (\$q. ft.) Net to Gross Ratio (%) Commercial Rentable Square Feet (RSF) Commercial Rentable Square Feet (RSF) Commercial Variate (%) Vacancy (\$) Commercial Rent (per Year)	\$13.00 1,500.00 85.00% 1,275.00 \$16,575.00 5.00% \$828.75 \$15,746.25
TOTAL OPERATING INCOME	\$2,246,996.25
OPERATING EXPENSES	
Operating Expense Ratio (%) Property Tax (Based on EPV) Total Operating Expenses NET OPERATING INCOME UNLEVERAGED INVESTMENT RETURN ESTIMATED PROJECT VALUE (EPV)	60.00% \$168,671.11 \$1,516,868.86 \$561,456.27 5.48% \$5,622,370.43
FINANCING	
Capitalization Rate PROJECT VALUE BASED ON CAP RATE Loan to Value Ratio Loan	10.00% \$5,614,562.74 75.00% \$4,210,922.06
Grant	\$50,000.00
Investor Cash Required Loan Term (years) Interest Rate (%)	\$4,543,638.69 20.00 5.00%
Annual Payment on Loan Cash Flow	\$280,821.72 \$280,634.55 6.18%
Investors Cash on Cash Return Gap Between Cost and Value Tax Credit Available (%)	\$4,635,437.26 20.00%
Eligible Expenditure	\$9,250,000.00
Tax Credit Available (\$)	\$1,850,000.00
Gap After Adjustment	\$2,785,437.26
Investor Cash Before Credit	\$5,989,077.94
Investor Cash After Credit	\$4,139,077.94
Cash Flow	\$280,634.55
Investor Cash on Cash Return After Credit Adjustment	6,78%



INTEROFFICE MEMORANDUM

TO:

Mark Stanberry, Housing Services Office

FROM:

Ray Ontiveros, Land Use/Research Division

SUBJECT:

Environmental Review of Eaton Block Redevelopment

DATE:

May 2, 2000

The Planning Department has completed a full environmental assessment of the Eaton Block Redevelopment project. This assessment is for the continuation of two 1999 projects involving the Eaton Block. Both of these were given generic reviews on May 6, 1999 (Program Year 25) pending the results of a Section 106 evaluation due to the Eaton Hotel's historic status.

On August 26, 1999, this office updated the May, 1999 environmental reviews with a memorandum stating that the Kansas State Historic Preservation Office had reviewed the plans for the Eaton project and had approved the project vis a vis Section 106 requirements. A Finding of No Significant Impact (FONSI) could then be made. At that time, the Planning Department noted in the Environmental Review record (ERR) that a full assessment would be needed.

Attached is the full environmental assessment that has now been completed.

This memorandum will be entered into the Environmental Review Record (ERR) to document that the full assessment has been completed and that primary responsibility for the program is noted as resting with the Housing Services Office.

The project will be included with other projects submitted for the 2000-2001 One Year Action Plan, and will be included in Notice of Intent to Request Release of Funds (NOI/RROF), and the Request for Release Funds (RROF) for the One Year Action Plan. Please note, however, that if any changes to the approved plans are made, it is the Housing Services Office's responsibility to notify the Planning Department in order that the ERR may be updated, as needed.

As required by the U.S Department of Housing and Urban Development, a copy of this memorandum will be kept in the ERR, which is located in the offices of the Wichita-Sedgwick County Metropolitan Area Planning Department, 10th Floor of the Wichita City Hall.

cc: Kathy Morgan, MAPD

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT Community Development Block Grant, Rental Rehabilitation And Housing Development Grant Programs

ENVIRONMENTAL REVIEWS AT THE COMMUNITY LEVEL

ENVIRONMENTAL ASSESSMENT

ENVIRONMENTAL REVIEW RECORD

PROJECT:

Eaton Block Redevelopment

PROGRAM:

HOME

Program Year 26

PROJECT ABSTRACT

FORMAT II

Name of Grantee

ENVIRONMENTAL ASSESSMENT

City of Wichita - Housing Services Department

X

From:

2000

To: 2001 Year 26

Application/Grant Number

Original:

Revisions:

Amendments:

Name and Title of Certifying Officer:

Chris Cherches, City Manager

Project Name: Eaton Block Redevelopment

Locations of Physical Development(s): Area bounded by Emporia, St. Francis, Douglas and Williams

Lead Agency: Housing Services Office

Address:

Wichita Housing Services Office

332 Riverview

Wichita, Kansas 67203

Project Representative: Mark Stanberry

Telephone: (316) 268-4234

Address: Same as Above

Project Information: Mark Stanberry

Telephone: (316) 268-4234

Address: Same as Above

Project Summary Description: The project continues the renovation of the Eaton Hotel Block as well as new affordable housing development in Wichita's downtown.

\$210,000 from HOME Other:

ENVIRONMENTAL ASSESSMENT

Checklist of Applicable Statutes and Regulations

Project Name and Identification No.

Eaton Block Redevelopment

Statutory Checklist

Areas of Statutory and Regulatory Compliance Applicable to Project	Not Applicable	Consultation Required	Review Required*	Permits Required	Determination of Consistency Approvals, Permits Obtained	Conditions and/or Mitigation Actions Required	Reference to Notes Providing Documentation Sources and Correspondence
Historic Properties	Х						This historic site has been reviewed and approved by the SHPO through the Section 106 process.
Floodplain Management	х						The site is located in the 500 year floodplain per FEMA maps.
Wetland Protection	х						The site is in a fully developed, urbanized area is not a designated wetland.
Noise	Х						
Manmade Hazards	X						It is the responsibility of the project developer to determine if any manmade hazards are present, and to comply with federal, state and local requirements.
Thermal/Explosive Hazards	X						It is the responsibility of the project developer to determine if any thermal/explosive hazards are present, and to comply with federal, state and local requirements.
Airport Clear Zones	х						The project is not located within any designated airport clear zones
Air Quality	Х						If asbestos materials are found, the must be removed or encapsulated in accordance with federal and state regulations.
Water Quality – Aquifers	х	_					N/A; development will be connected to the City's water system and not draw on groundwater
Endangered Species	X						N/A; urbanized area
Farmland Protection X ¹ Depends on the selection o	X f the site						N/A; urbanized area

Permits, Licenses, Forms of Compliance Under Other Laws (FEDERAL, STATE AND LOCAL LAWS)

Checklist of Applicable Statutes and Regulations

Statutory Check List

Other Areas of Statutory and Regulatory Compliance Applicable to Project	Not Applicable	Consultation Required	Review Required*	Permits Required*	Determination of Consistency Approvals, Permits Obtained	Conditions and/or Mitigation Actions Required*	Reference to Notes Providing Documentation Sources and Correspondence
Water Quality	х	-					The project will connect to City water and sewer systems.
Solid Waste Disposal	х						Material disposed (e.g., construction debris) must be undertaken in compliance with federal, state, and local laws.
Fish and Wildlife	X						N/A
State or Local Statutes to be added by local community	х						Project has been reviewed by the Planning Department and Central Inspection for proper zoning and building permits.

X¹ Depends on the selection of the site

ENVIRONMENTAL ASSESSMENT CHECKLIST

Project Name and Identification No.

			s	Se		uo	
Impact Categories	No Impact Anticipated	Potentially Beneficial	Potentially Adverse Requires Documentation Only	Potentially Adverse Requires More Study	Needs Mitigation	Requires Project Modification	Sources or Documentation (Note date of contact or page reference) Additional material may be attached
Land Development						•	
Conforming With Comprehensive Plans and Zoning	X						The proposed uses of housing and retail development are in compliance with the adopted comprehensive plan and with the zoning in place.
Compatibility and Urban Impact		X					The proposed use is compatible with the Comprehensive plan and the Consolidated plan which call for housing and commercial redevelopment in the downtown area, as well as affordable housing opportunities. In addition, a historic resource is not only preserved, but put to viable economic use.
Slope	X						
Erosion	X						
Soil Suitability	Х						
Hazards and Nuisances, Including Site Safety							
Energy Consumption	X	<u> </u>	†				
Noise	. •	'	•	<u> </u>		1	
Effects of Ambient Noise on Project and Contribution to Community Noise Levels	X						
Air Quality	1	1				.1	
Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels			X				At the time of rehabilitation and remodeling, any asbestos found wil need to be abated or encapsulated per federal and state requirements

ENVIRONMENTAL ASSESSMENT CHECKLIST

Project Name and Identification No.

			s	S		u.	
Impact Categories	No Impact Anticipated	Potentially Beneficial	Potentially Adverse Requires Documentation Only	Potentially Adverse Requires More Study	Needs Mitigation	Requires Project Modification	Sources or Documentation (Note date of contact or page reference) Additional material may be attached
Visual Quality –		X					The project will greatly enhance the
Coherence, Diversity, Compatible Use and Scale							appearance of the site and the downtown area.
Historic, Cultural, and Archaeological Resources		X					The project will preserve and rehabilitate a structure on the State/National list of historic structures. Plan have been reviewed and approved as part of the Section 106 review process
Socioeconomic		<u> </u>	<u> </u>	<u> </u>	 	<u> </u>	
Demographic		X					
Character Changes							
Displacement	X						
Employment and Income Patters	Х						
Community Facilities a	nd Ser	vices		L,,,,,,,			
Educational Facilities	X	1					
Commercial Facilities	X		1				
Health Care	X						
Social Services	X	1			······	T	
Solid Waste	X						
Waste Water	Х						
Storm Water	X						
Water Supply	X						· · · · · · · · · · · · · · · · · · ·
Public Safety Police	X		-				
Fire	X					1	
Emergency Medical	Х						
Open Space and Recreation	X						
Affordable Housing		X					Twenty-six affordable apartments are part of the project.

ENVIRONMENTAL ASSESSMENT CHECKLIST

Project Name and Identification No.

	ng seriet in terres	n en en en en en en en en	व्या ५५,८०५५ । ५	i di perdirenti			
Impact Categories	No Impact Anticipated	Potentially Beneficial	Potentially Adverse Requires Documentation Only	Potentially Adverse Requires More Study	Needs Mitigation	Requires Project Modification	Sources or Documentation (Note date of contact or page reference) Additional material may be attached
Cultural Facilities		X					
Transportation	X						
Natural Features		•				h-n	
Water Resources	X						
Floodplain	X						
Wetlands	X						
Unique Natural	X						100 days
Features and							
Agricultural Lands							
Vegetation and	X						
Wildlife X' Depends on the selection							

Statutory Checklist

Eaton Block Redevelopment

Summary of Findings and Conclusions:

The Eaton Block Redevelopment project is intended to rehabilitate and redevelop this historic site and buildings with affordable apartments, market rate apartments and with supportive retail services. Among the buildings included with this project are the Eaton Hotel, the Wichita Hotel and the Bowers Hotel. When completed, the project will include 26 units of affordable rental housing.

Summary of Environmental Conditions:

The environmental assessment primarily focuses on the historic aspects of the structures and the Section 106 review conducted, as the project did not have a significant impact on the environment re: land, air, water, or wildlife issues. As for historic and cultural issues, the project has undergone a Section 106 review and has been approved by the Kansas Historic Preservation Office per letter of August 29, 1999. The project does not involve the demolition of the Eaton Hotel, but does involve major interior remodeling and renovation.

Project Modifications and Alterations Considered:

Statutory Checklist

Eaton Block Redevelopment

Additional Studies Performed (Attach Study or Summary):

A Section 106 Review of the property was conducted in 1999. Summary letter of approval is attached.

Mitigation Measures Needed:

Environmental Assessment

Project Name and Identification No. Eaton Block Redevelopment

1.	Is project in compliance with applicable laws and regulations?	<u>X</u>	Yes		No
2.	Is an EIS required?		Yes	X	No
3.	A finding of No Significant Impact (FONSI) can be made. Projestignificantly affect the quality of the human environment.	ect will	not Yes	<u></u>	No

PREPARED BY:

Land Use/Research Division
Wichita-Sedgwick County Metropolitan Area Planning Department

Date: 05/2/2000

Environmental Assessment

Project Name and Identification No.

Eaton Block Redevelopment

ENVIRONMENTAL REVIEW FINDING

require an Environmental Impact Statement.

(Date)

On the basis of the environmental assessment of the above project I have made the following finding.

X	A FINDING OF NO SIGNIFICANT IMPACT
environi	at this project is not a major action which will have a significant effect on the human nent and that a request to HUD for the release of project funds will not require an mental Impact Statement.
<u>5 15-</u> (Da	Chris Cherches, City Manager ate) Signature, Tell and Address of the Certifying Officer
	A FINDING OF SIGNIFICANT IMPACT
	A PINDING OF SIGNIFICANT INFACT

I find that this project is a major federal action which may or will have a significant effect on

Chris Cherches, City Manager

Signature, Title and Address of the Certifying Officer

the human environment and that a request to HUD for the release of project funds will

KANSAS

STATE

HISTORICAL

SOCIETY

6425 S.W. 6th Avenue Topeka, Kansas 66615-1099 PHONE# (913) 272-8681 FAX# (913) 272-8682 TTY# (913) 272-8683

KANSAS HISTORY CENTER

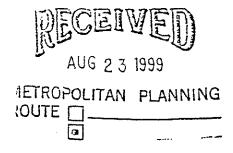
Administration
Center for Historical Research
Cultural Resources
Education / Outreach
Historic Sites
Kansas Museum of History
Library & Archives

HISTORIC SITES

Adair Cabin
Constitution Hall
Contonwood Ranch
First Territorial Capitol
Fort Hays
Goodnow House
Grinter Place
Hollenberg Station
Kaw Mission
Marais des Cygnes Massacre
Mine Creek Battlefield
Native American Heritage Museum
Pawnee Indian Village
Pawnee Rock
Shawnee Mission

EXHIBIT A

HISTORIC PRESERVATION OFFICE 6425 SW 6TH AVE TOPEKA, KS 66615-1099 785-272-8681 * FAX 785-272-8682



August 19, 1999

Kathy Morgan Senior Planner Historic Preservation Wichita-Sedgwick County MAPD 455 N Main 10th Floor Wichita KS 67202

RE: Proposed Rehabilitation of the Eaton Block, Wichita Sedgwick County

Dear Ms. Morgan:

We have reviewed the project identified above and have determined that it should not affect any property listed on the National Register of Historic Places or otherwise identified in our files as having historical significance. This office has no objection to implementation of the project.

Sincerely yours,

Ramon Powers
State Historic Preservation Officer

Richard Pankratz, Director Historic Preservation Office

clg

2×+ 217

togers, noting that the designated areas were she said, is likely to dilute the impact of the fed-Councilwoman Joan Cole differed with sicked in hopes of getting the most benefit out of the federal aid. Expanding the eligible areas

Several cities and counties in the area at areas will be eligible for aid until next week eady have tax-rebate programs. district covers about two-thirds of the city, including its downtown. In Sunner County, the entire county is eligible

enough to measure its success.

Mike Hubnacher/The Wichita Eagle

Gary Stenson, president of

of St. Paul, Minn., stands in the MetroPlains Development Inc.

obby of the Eaton Hotel.

to renovate the area the city bought in a

It will be at least two months before de-

foreclosure auction last year

By a 6-0 vote, the City Council gave

MetroPlains Development Inc. of St. Paul, Minn., permission to develop a plan

of the rebate incentive.

sponse," said Gus Collins, assistant city manhasn't marketed the program as vigorously as it could. In El Dorado, the rebates last 10 years ager. Collins cited a basic lack of interest among homeowners. He also said the city instead of five and include commercial proper

dustrial revenue bonds to finance converting the Keen Kutter Building in Old Town to a 107-Approved the issuance of \$10 million in inroom, extended-stay hotel

Agreed to a third phase of extending city water lines to the Riverview area, where residents' wells were recently contaminated.

Along with the Osage, MetroPlains has restored the North American Hotel in Otlawa, Sabine Hall in Garden City, Ray Winkle Hall in Winfield and the hotel Stilouncil selects developer for Eaton

The development company won an award for its work from the National well in Pittsburg.

Stenson said, a third of the money has ypically come from private investors, a In other projects he's worked on third from a mortgage lender and a third from local, state and federal government sources, including grants and tax incen-Trust for Historic Preservation in 1994.

A Minnesota-based developer with a

emerge on plans to restore

It will be at least two months before details a block of East Douglas.

By Beccy Tanner The Wichita Eagle record of turning historic properties into

usable real estate was given the job Tuesday of finding a way to restore the

111-year-old Eaton Hotel and the block

where it sits.

Cole said she hopes the strong reputation of MetroPlains will make it easier to velopment and other buildings along the will be done in phases, she said, with the Eaton Hotel being the first part of the defind private money. The work most likely block being finished later.

"Interest rates are low and the economy is good," Stenson said. "It is a good time to be doing this. We see the Eaton block providing a transition beween the central business district and Old Town,"

MetroPlains Properties Inc. will be the managing general partner in one or

the cost will be, when it will be done and

tails of the plan emerge, including what

nore limited partnerships that will be formed to own the development. There robably will be one limited partnership The Eaton, at the southwest corner of Douglas and St. Francis, was opened in 1887. It earned national headlines when, marched into it, intent on destroying the 1900, Carry A. Nation on Dec. 27, hotel's bar.

> projects of a similar scope and nature in several Midwestern states, including

that is most appealing about MetroPlains

is that it has a reputation of flexibility Gary Stenson, MetroPlains president,

and openness,"

company knows what it is doing," Vice Mayor Joan Cole said. "One of the things

"There is absolutely no question this

But council members are confident i

their selection.

who will end up owning the property.

"They were the best developer we ever vorked with," said Curtis Freeland, city nanager in Arkansas City, where Metro-

Sesses.

has proposed converting the upper floors

of the Eaton into 90 to 120 apartments many of them catering to an upscale audience. Portions of the first and second floors would be set aside for professional

MetroPlains has completed at least 10

or the residential portion and a separate

one for the commercial/retail space.

one of the other buildings in the south side of the 500 block of East Douglas for The city bought the hotel and all but \$365,000 last year.

plains completed renovation of the his-

oric Osage Hotel into a 38-unit senior

ipartment complex in 1991.

ent job on the physical plant Every-

The hotel's facade would be preserved and a vacant building behind the hotel would be torn down to make room for

offices and retail businesses, including

thing they told us they'd do, they did," Freeland said. "They were a real ethical

"They did a very thorough and excel-

the state's 10 most endangered buildings. Contributing: Mike Berry and Stan Finger of The Eagle

The hotel is vacant and on the list of

rom Page 9A

Council members put off deciding which

In Newton, for example, the improvement

Neither program has been in operation long

program a year ago, only seven out of a pos-But in El Dorado, which started its rebate able 1,200 homeowners have taken advantage

"I am a little surprised at the lack of re-

In other action Tuesday, the City Council:

and west of Central and 119th Street West. The (with a restrictive covenant that limits uses) for Approved recommendations of Citizen Par licipation Organization Council 5 on two zoning 2.4 acres and a combination of single-family cases in the Bay Country development, south council granted limited commercial zoning and duplex zoning for another 6.7 acres

out of rel

to get a property-tax Property taxes ordin up when homeown emodel houses at increase their value darker shaded are however, owners will equal to the tax frx



grams. Each program check with your look iave or are working nation.

Harvey Corn Harvey Count Builer Cour wocess North Newton Haistead --El Dorado Sedgwick Hesston Newton rocess

Richard of El Dorado; daughter,



City evicts shop owners to clear way for redevelopment of block near Eaton Hotel



Stephanie Dye owns Douglas Avenue Antique Boutique in the Eaton Hotel and Carey Square block along East Douglas. Dye says business in the location is good but she and other shop owners in the block must move after Christmas to accommodate the city's renovation plans.

By Molly McMillin

The Wichita Eagle

Dut Earle

Stephanie Dye is one of the lucky ones. She has found suitable space in which to move her shop, the Douglas Avenue Antique Boutique.

Dye has operated the antique and dress shop in the 19th-century Eaton Hotel and Carey House block on East Douglas for the past seven years. She plans to move three doors east of the Larkspur restaurant in Old Town in the old Vosburg Wallpaper & Paint store.

"It's twice the rent, but it's beautiful," Dye said of the new location, just a few blocks east of her current store at 509 E. Douglas, Still, "I'm very sad to go," she said.

Shop owners have been told by city officials that they must move to make way for redevelopment of the long-ailing Eaton Hotel and Carey House block. The city owns the property, which it purchased in a bankruptcy sale in April 1997.

The city's plans for the block include the redevelopment of 30,000 square feet of commercial and retail space, 100 to 120 residential apartment units and covered parking. The City Council will vote today on financing and other aspects of its redevelopment plans.

The city's plans are admittedly a setback for

The city's pians are admittedly a setback for the shop owners, one city official said.

"I have been very grateful to those retailers for keeping that block alive and vibrant," said Joan Cole, the City Council member who pushed hardest to get the city to buy the Eaton and surrounding properties. "I know it's sad that they have to go on."

The changes are forcing out a number of stores, including The Jewel, an antique shop

stores, including The Jewel, an antique shop that has already closed. Most stores will stay open through the holiday shopping season. The city has extended the time by which they must move from Dec. 2 to Jan. 5.
"Definitely let people know we're still open,"

Dye told a reporter Monday.

Many shop owners in the block are earnestly seeking new locations.

"I'm frantically looking for store space," said Debbie Charles, owner of the antique store Prized Possessions.

While many of the shops' owners want to stay in the Old Town area, many are finding that space is more expensive and often larger than what they need.

In addition, "it's hard to find someplace that has the charm of our shops," said Toni Ashley, who operates Out of the Attic, an antique and craft store at 106 S. Emporia.

Rents along the Eaton Hotel block are low, running from between \$3.40 to \$7 a square foot depending on when the leases were signed and the condition of the individual property, said John Philbrick, property management director for the city.

Benjamin Lynn, who owns Bohemian Bean Co., is struggling to find space. He wants to stay in the Old Town area, "where the night life is." But he is finding that rent is more than double than what was charged in the Eaton Hotel block.

"If I have to pay that kind of rent to survive, will," Lynn said. If he can't find suitable space,

he may not be able to reopen the coffee shop.

"Business is about location, location," said Lynn. "If I don't have a good location, I may as well not open the doors

In the meantime, the city's redevelopment plans are moving forward. The City Council

See EATON, Page 16A

Farm & Markets

at futures fall in, Russia aid

fell more than 2 periin nourished newly the southern Plains at a donation of sur-Russia may not be

inches of rain fell in and Oklahoma the That improves t year's harvest at a concerned that the sn't announced the onation. Prices rose ent on Friday on exation would be an-

ay have gotten too reas that were dry hape," said Sid Love, with Kropf & Love n Shawnee. "These ficial" for the crop counted for 75 pert output, he said.

mber delivery fell 7 rcent, to \$2.8725 a ago Board of Trade. ent prices for wheat urply higher Friday om Russian news that an announcent on how much aid int would provide to country, which is poor growing year urrency.

mped 7.5 percent in Oct. 9 on expectaood-aid donation to n, prices are little because the details

TY 'ADE

"Anyone who thought this was a rubber-stamp deal has been sadiy mistaken," said Joe Christopher, an analyst with LFG in Kansas City, Mo. "Russia's distribution system is in such disarray that there might be a lot more hurdles than people first thought to get this deal worked out."
On Monday, the United States and

Russia postponed a planned announcement concerning food aid to the economically crippled nation, In-terfax reported. Some traders speculated the food-aid package would be announced before today's U.S. congressional elections. The talks in Moscow will resume today, Interfax

Meanwhile, export demand remains well below year-ago levels, while farmers produced a record-large soybean crop and the second-largest corn crop on record. They also appear to be doing well with the newly planted winter wheat crop at a time when wheat inventories are at their highest in eight years.

Hogs down - Pork futures fell sharply on the Chicago Mercantile Exchange, also amid disappointment a Russian aid deal apparently had not been reached. Hog production now stands at record numbers. Beef futures also retreated.

December lean hogs fell 2 cents to 35.40 cents a pound; February pork bellies fell 1.3 cents to 45.35 cents a pound; December live cattle fell .83 cent to 64.17 cents a pound; November feeder cattle fell .42 cent to 70.70 cents a pound.

Compiled from Eagle wire reports

EATON

From Page 15A

will vote today on an agreement allowing the city to retain final approval over changes in the design of the re-development. And it will vote on agreements to use federal funds and industrial revenue bonds, if needed, to help finance the redevelopment.

In August, the council unanimously approved a letter of intent with MetroPlains Development of St. Paul, Minn., to redevelop the Eaton block.

The council is expected to approve the agreements, which will clear the way for MetroPlains to begin the \$14.8 million project in mid-January. Key Construction has been selected as contractor of the project, which is expected to take 14 months to complete once work begins.

Work began last week to stabilize two properties in danger of col-lapsing. A crane was brought in and the sidewalk fenced off for the stabilization of 505 and 507 E. Douglas.

"We were just terribly concerned that the building would just fall in," Cole said.

And last month, the city was able to agree on a price to buy the final piece of property along the block, which had been independently owned and was not part of the bankruptcy sale.

The city's portion of the financing, if approved, would take the form of federal community block grants of \$424,000, HOME funding totaling. \$1.485 million to provide for 26 low-income apartment units, and \$150,000 to stabilize the two properties. Funding for the project also is expected to come from \$2.9 million of federal tax credits and other public funds, and investment and debt by the developer of \$9.86 million.

Molly McMillin can be reached at 269-6708 or by e-mail at mmcmillin@ wichitaeagle.com.

METALS

MONEY AND

MONEY RATES

MONEY RATES

NEW YORK (AP)

pindys Televate as of 4 p.m.

Bridge Televate index: 5.082

Prime Rate: 8.00

Discount Rate: 4.75

Broker call loan rate: 6.75

Federal tunds market rate:

High 5.625 Low 5.50 Last 5.625

Dealors commercial paper:
30-180 days: 5.15-4.80.

Commercial paper by finance company:
30-270 days: 5.12-4.55

Bankers acceptances dealer indications:
30 days: 5.15
60 days: 5.22
90 days: 4.92
130 days: 4.92
130 days: 4.92
130 days: 4.92
130 days: 4.87
180 days: 4.73
180 days: 4.73
180 days: 4.73
180 days: 5.20
90 days: 5.10

Certificates of Deposit Primary:
30 days: 4.82

Certificates of Deposit by dealer:
30 days: 5.20
90 days: 5.20
120 days: 5.20
120 days: 5.20
120 days: 5.30
180 days: 5.20
120 days: 5.30
180 days: 5.20
120 days: 5.30
180 days: 5.27
180 days: 5.31
180 days: 5.27
180 days: 5.30
180 days: 5.27
180 days: 5.30
180 days: 5.27
180 days: 5.30
180 days:

-1/16

U.S TREASURY BILLS

Treasury Bill auction results

Treasury Bill auction results: average discount rate: 3-month as of Nov. 2: 4.425 6-month as of Nov. 2: 4.360 95-week as of Oct. 13: 4.055 Treasury Bill annualized rate on weekly average basis; yield adjusted to constant maturity. 1-year, as of Nov. 2: 4.10 Treas. Billmarkly rate, 1-year; 4.14–4.12 Treas. Bondmarkler late, 30-year; 5: 25 Fannie Mae 30 year mortgage commitments; 30 days, 6.74 60 days, 6.77 Fod Home Loan 11th District Cost of Funds: As of Cot 30: 4.882 Money market fund.

FOREIGN NEW YOU change, Ne trades of 1 r day ago and

Avgent (Peso)
Australia (Dollar)
Australia (Dollar)
Australia (Schilfing)
Bedjaim (Franc)
Bedjaim (Franc)
Bedjaim (Pound)
Canada (Dollar)
Cana Italy (Lira) Japan (Yen) Jordan (Dira

AMEX

267/n. ±4/n.
213h -1/n
24 -1/n
24 -1/n
37/n -1/n
132/n -1/n
132/n -1/n
132/n -1/n
132/n -1/n
132/n -1/n
134/n +1/n
34/n
13/n -1/n
83/n -1 1/2
118
129
118
29/2
35/4
35/4
35/4
35/4
36/2 on 7/40 - 9/3
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4 - 1/6
11/4

29/16 4 1/2
7 9/16 4 1/2
7 9/16 4 1/2
7 9/16 4 1/2
7 9/16 4 1/2
7 9/16 4 1/2
7 9/16 4 1/2
13 1/2
13 1/2
14 1/2
13 1/2
14 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15 1/2
15

+1/8

Geran GaylCn GaylCn Gencor s GnEmp GenvDr GetchGld GlcWatr GlcWatr pl Glatfit GlobLT gn GlbCon GlobSml GoVstee GldStarR

EZEMA 6/9ESINCO 22/4 -3/8
ESINCO 22/4 -3/8
ESINCO 25/16 -7/8
ESINCO 25/16 -7/8
ESINCO 25/16 -7/8
ECHOBBAY 21/4
EURASOE 8/8 +1/8
ELBWITH 91/2 -1/16
EIRWITH 13/6 -1/16
ETHOREM 12/4 -1/2
EQUALBIC 1 115/6 -1/16
ETHOREM 10 -1/2
EQUALBIC 1 115/6 -1/16
ETHOREM 10 -1/16
ETHOR

Helmistr
Helmistr
Helmistr
Helmistr
Helmistr
Hollipic
Hooperth
HozePhims
Hooperth
HozePhims
Hooperth
HozePhims
Hooperth
HozePhims
Hooperth
HozePhims
Hooperth
Hoopert

+2 -54 546 +14

)F TRADE

113% 1113% 113 123½ 120% 122 126% 124½ 126¼ 131 129 130% 133 132½ 132% 138% 138½ 139% 1700, Fn's sales 1,931.

Open High Low Settle Chg. Kansas Wheat Prices Price Per Bushel \$3.50 \$2.75 \$2.50 ·\$2.25 52.00 Oct 12-16 Oct. 19-23 Kansas City Board of Trade (nearby month) Monday's Grain Prices Beans

2.83 2.78 2.90 2.50 2.92 2.78 2.88 1.90 1.77 Coffeyville... 1.77 1.88 1.70 1.96 1.78 Colby
Dodge City
Emporia
Garden City... 4.97 5.45 4.96 5.05 2.72 5.03 Pratt ... 5.08 Scott City 4,96

The Wichita Cagle

Established 1872

Peter E. Pitz President & Publisher Richard W. Thames Editor

Randy Brown

Editorial Page Editor

Karen Magnuson Managing Editor

OUR VIEW

Ved? Council can put the Eaton on track to 21st-century glory

he Eaton Hotel, it turns out, is savable. Otherwise, MetroPlains Development Inc., a crackerjack Twin Cities-area converter of historic structures to profitable $\frac{1}{2}$ new uses, would not be asking the Wichita

City Council today to designate it as the preferred developer for the beautiful but time-worn old hotel at Douglas and Francis.

The council, course, should say yes, even though it is not yet clear whether public participation in MetroPlains' proposed of conversion the 90-120 into Eaton apartments would be necessary.

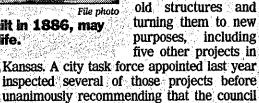
The "preferred developer" designation commits the city only to focused discussions with MetroPlains about the design and financing of the Eaton apartment project. The council will have the chance to say yea or nay to whatever design and financial plans may emerge from those discussions.

Regardless of what now transpires, Wichitans should be excited to learn that the Eaton Hotel is not at death's door, as many had feared after the city bought it last year at a sheriff's sale for \$365,000.

Because subsequent engineering assessments raised concerns about the old building's structural integrity, some folks feared that the city had made a dreadful mistake — that the old hotel's Victorian

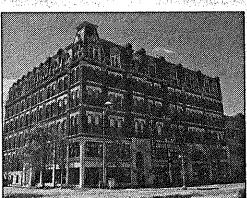
facade masked an infrastructure on the verge of collapse and that millions would need to be spent just to stabilize the building, let alone develop it.

MetroPlains' leaders say not to worry; their firm has plenty of experience in rescuing gorgeous old structures and turning them to new purposes, including



allow MetroPlains to rehab the Eaton.

The risk that the council took in buying the building now appears validated. By initiating serious discussions about the Eaton with MetroPlains today, the council can put this historic 19th-century treasure on track to return to glory at the threshold of the 21st cen-



The Eaton Hotel, built in 1886, may soon be given new life.



READERS' VIEW

Evidence s

Thomas Billings, Readers' View, states the provides no evidence of everall insects found in the are essentially the very

living today." These stater Evolution is simply cha netic makeup of popula generation to another. can be measured in livi Since there are no docum of spontaneous generati modern life is believed t from ancient life.

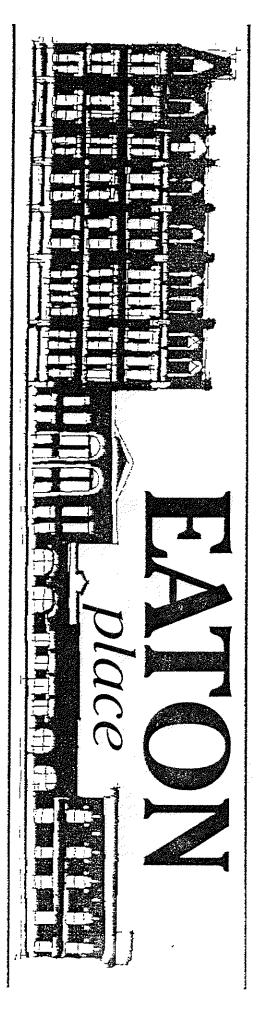
The fossil record revea ences between modern a ulations. If some ancient linked to present populat and these populations are ferent, evolution has occu

Entomology is but one evidence of evolution. St change in fruit flies are fossil record shows that insects (e.g., roaches, d are among the earliest k

Kathleen Willey's credible story makes the scandal more troubling

ill Clinton told potential voters in 1992. Willey and that he is "mystified and disapthat he felt their pain. During the same pointed by this turn of events." The White campaign, he admitted on "60 Minutes" to having caused pain in his marriage.

Given his familiarity with the feeling, then, is it too much to wonder whether now-President Clinton can sense how much pain the House, trying to undercut her story, released some letters she wrote to the president after their 1993 encounter in which she requested jobs and referred to herself as Mr. Clinton's 'No. 1 fan."



Development Information

ETROPLAINS

VELOPMENTINC

 \Box





EATON BLOCK PROPERTIES PROPOSED DEVELOPMENT PLAN

August 1998

MetroPlains proposes to develop an entire city block in downtown Wichita. The block includes a number of historic buildings, including the Eaton Hotel, the Wichita Hotel and the Bowers Hotel. The goal of the development is to preserve and enhance the existing historic character of the north side of the block, facing Douglas Avenue, while bringing new life to the neighborhood through providing housing and retail near the central business district.

The development would include the adaptive reuse of the existing historic structures, the construction of a new structure and the creation of dedicated parking on the site. The final product will include approximately 30,000 square feet of commercial and retail space and 100 to 120 residential units. The combination of adaptive reuse of existing structures and new construction will assure that an economic critical mass is created along Douglas Avenue.

The housing in the development will feature both affordable and market rate units. The affordable units will comprise between 20% and 25% of the total housing units. The market rate units will be upscale, offering a variety of designs including large, open loft style designs that have proven popular in a number of downtown developments throughout the country and more traditional upscale units with an amenity package that will be specifically designed for the Wichita market.

The commercial space will consist of retail space facing, and adding to the vitality of, Douglas Avenue and office space facing the interior of the block, opening onto the pedestrian arcade. The lobby of the Hotel Eaton is being designated and designed for an anchor restaurant. MetroPlains has worked closely with local brokers, leasing agents and developers to develop the concept for the commercial space.

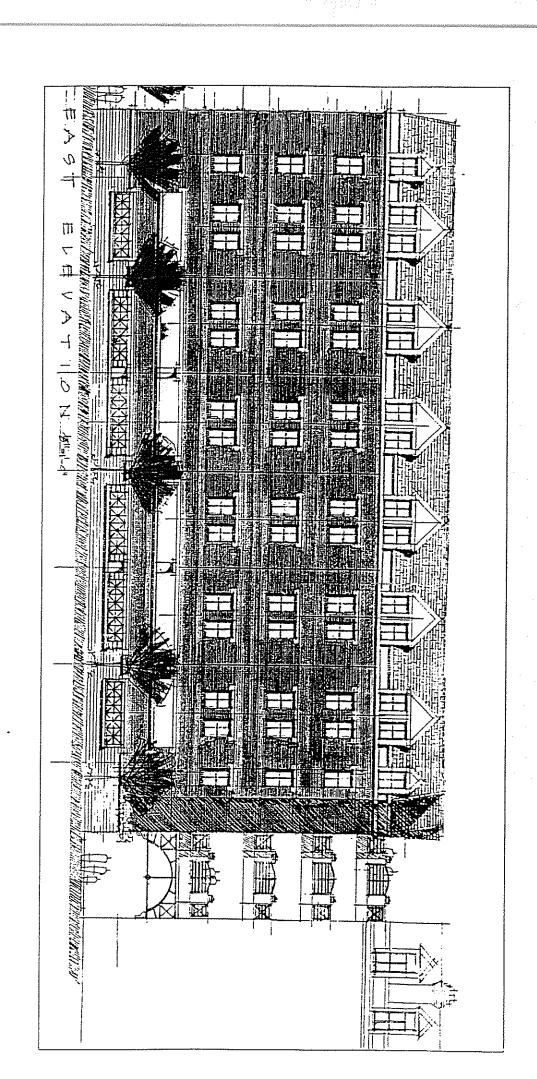
The southern half of the Eaton Block would be developed into parking. The parking concept will be a combination of surface parking and a multi-level parking ramp. The option for a pedestrian skyway or walkway connecting the Eaton Block to an existing parking ramp to the southwest and Naftger Park to the east would allow for additional pedestrian circulation and further integration with Wichita's central business district.

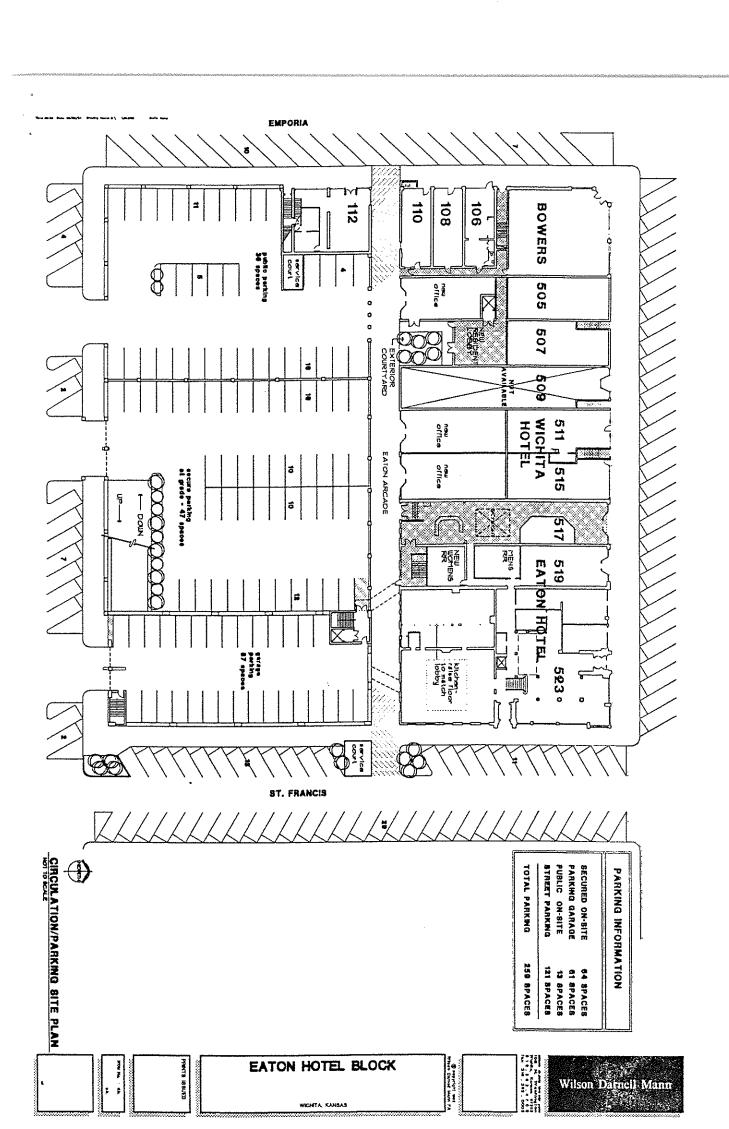
The current alleyway will be redeveloped into a primarily pedestrian system that would connect the commercial and retail spaces, the residential areas, the parking and the park. The alley would also be constructed to handle commercial and retail deliveries. The proposed use of the walkway will allow easy access to the buildings while preserving the historic facade on Douglas Avenue.

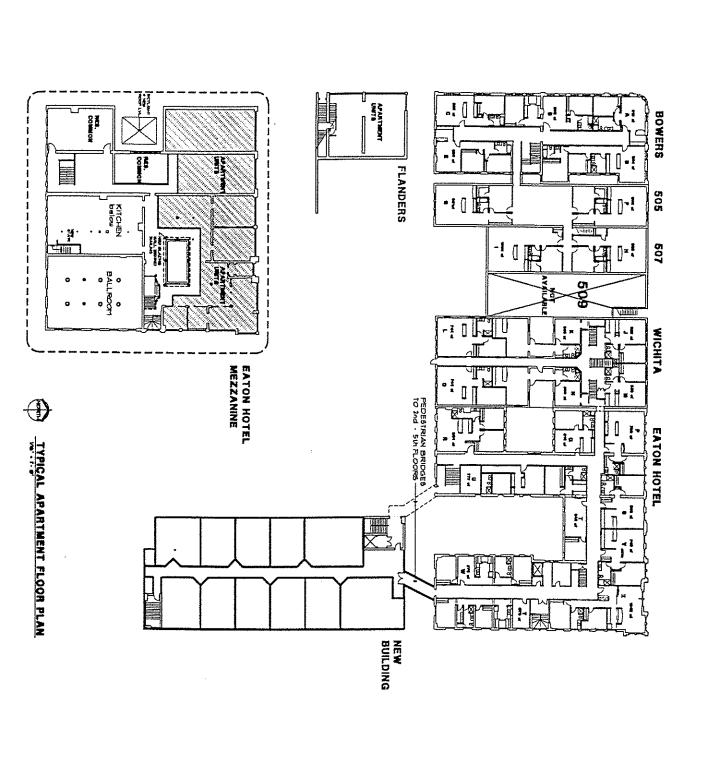
The development concept is to create a variety of residential and commercial options that meet a wide range of income levels and lifestyles. With a critical mass of development and a synergy of uses and activities, MetroPlains plans to create a self- sustaining community in downtown Wichita.

EAST ELEVATION OF PROPOSED BUILDING TO BE CONNECTED TO THE SOUTH SIDE OF THE EATON HOTEL.

THIS WILL REPLACE THE EXISTING SRS BUILDING AND CONTAIN APARTMENTS.







EATON HOTEL BLOCK

WISon Darnell Mann

WICHTA KANSAS

Tying the ess name ës high 1992-1993 schools,

es of the iter lookreturne schools schools

ngineers ve taxed)00 engl for new

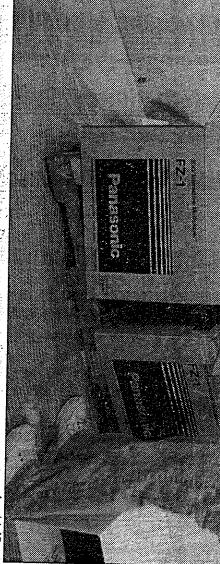
also anventure better-

ew U.S.al court

r USAir Court of S as a ie Nashdecision

"There has been no indication" that

137



his keynote speech when he warned that the cable TV industry's view of the future of communication services, Thursday's opening of the Consumer Electronics Show in Las Vegas communications could harm consumers and manufacturers of electronic goods. took on added importance. AT&T executive vice president Robert Kavner created a stir in After a year in which several large businesses created alliances aimed at integrating Associated Press

Alford, who said he would grade his efforts as only a C, will remain as a non-voting member of the WI/SE

your job commitments required it."

and living and working in the community long after Wichita the ultimate compliment and tribute by staying

on you for too much for too long. ... You have paid Sedgwick County and south central Kansas have relied

in 1988 and also served as its first chairman for a year.

nomic development push that led to formation of WI/SE

Alford was one of the principal leaders in the eco-

State University last year, after two decades on the became director of a women's studies program at Ohio founding member of the firm. His wife, Sally Kitch, of Chicago in 1969. His father, the late Paul Kitch, was a University in 1966 and a law degree from the University

faculty at Wichita State University.

ago following his retirement from Boeing. He was asked to take over the position again two years

Kitch praised Alford's efforts, saying that "Wichita,

come to these meetings."

Kitch, 49, earned a bachelor's degree from Yale

Foreclosure looms over Eaton Hotel board.

on loans, taxes Owner still owes debt, said Steven Subject, the mortgage holder's Wichita attorney.

General Financial Services filed a fore-

The Wichita Eagle

on Hotel and Carey House Square from baum to pay his debts and save the Ea-And developer Kevin Daves says his Time is running out for Philip Kasse-

are on hold, at best.

Kassebaum has paid off some of what he owed General Financial Services but gages that the finance company holds. still owes more than \$253,000 on more plans to renovate the historic structures

order will be entered within a few days allowing the foreclosure and setting a cial Services said Thursday that a court A lawyer representing General Finan-

Kassebaum plans to pay the outstanding

closure lawsuit in Sedgwick County Disment was not made soon. foreclosure process could proceed if paytrict Court in September, and in early December the parties agreed that the

The finance company plans to have Sublett said his clients "don't want the

ize the 106-year-old hotel and the surrounding structures. parcels. If that happened, it would greatthe property auctioned off in individual y complicate any plan to buy and revital At an auction, General Financial would

bidder on each taking ownership. presumably bid the amount it is owed, plus back taxes, for one or more of the for one or more parcels, with the highest parcels. Other bidders could make offers seeking private backers willing to join

tremely difficult to come up with a workable plan for redeveloping the entire Ea-Daves said Thursday it would be ex-

> ton-Carey House block if the property ends up in more than one set of hands. Neither Kassebaum nor David Dahl,

the hotel owner plans to do next. sebaum recently and does not know what Daves, who has proposed redeveloping the block, said he has not talked to Kasreturned telephone calls. an attorney in Kassebaum's law firm, "We're on hold until all of this is set-

has been attempting to develop political support for the city of Wichita to help sure could doom the effort. She has not is by far Daves' strongest supporter and tled," Daves said. been able to talk to Kassebaum, either. finance his plan, said she fears foreclo-Cole said she is "going door-to-door" City Council member Joan Coles, who

The mortgages secured loans totalling fore a sheriff's auction could be held. a public-private partnership to redevelop the properties. It would be at least mid-February be-

Financial purchased the loans in 1992 from the Resolution Trust Corp. Loan between 1970 and 1985. General the now-defunct Mid-Kansas Savings and \$850,000 that Kassebaum received from

gage on the property as security for a \$1.6 million loan made to Kassebaum in 1988. It is not seeking foreclosure, but could bid on the properties to secure its Bank IV Kansas holds a second mort-

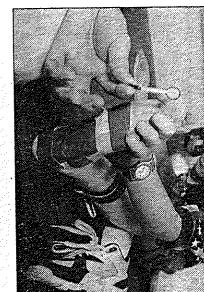
In addition to being in default on the ems with tax collectors. mortgages, Kassebaum has legal prob-

properties. \$50,000 in unpaid payroll taxes by Kassebaum's Wichita Corp., and has placed liens against the Carey House Square that as of Nov. 1, it is owed more than The Internal Revenue Service claims

And Sedgwick County claims it is owed back as 1988. The county has begun legal \$102,059 in property taxes from as far proceedings that could lead to foreçlo-

£6/4/1 1/529

e Jarrett the sen-Gormanson holds foot. The sensors bottom of Jarret a sensor like the two taped to the Perry's artificial sation of feeling with the foot,



as he walked into the center. Beshould take care of the minor prob around his waist. cause it's exposed, it had pulled lems Jarrett's having now; "The yellow wire's broken," he announced corporated into his prosthesis. That Eventually, the parts will be in

to Jarrett's midsection; eventually they'll go to the stump of his natural leg. As he steps down on the heel of For now, the sensors send signals he feels a tingling

See DEVICES, Page 30

who fears that income, sales or property taxes would Wells said. have to increase to make up the car-tax cuts. Those ncreases would be tough for people on fixed incomes,

"I think if an individual is able to buy a new car he

should be able to pay car tax," Wells said

■ Those who don't pay their taxes may be subject to Other provisions in the bill

a penalty equal to the amount of tax they evaded. cent a year from 16 percent. Depreciation of autos will be decreased to 15 per-

\$12 won't see an increase; the plan includes a grandfather clause to protect them. ncrease to \$24 from \$12. Those owners already paying ■ The minimum tax — for the oldest cars — wil

See CAR TAX, Page 3D

d a great many other people programs to be the greatest cutbacks in federally funded considers the prospect of the Cherokee Na-

vas the war on poverty," she low we have the war on poor I first came into office

id been a protected program up there with veterans' benesocial security, now faces a Health Care, which she

nd that situation will be adcontention that tribal corpoare subject to taxation, she in the coming days. also a new challenge Treasury Depart-

one of major concern to the See MANKILLER, Page 3D who have invested

Phyllis Lacobs Griekspoor /The Wichita Eagle

kee Nation on Wednesday night dresses citizens and friends of the Chero-Principal Chief Wilma Mankiller ad-

By Jim Cross

The Wichita Eagle

and would-be bidders gathered in the lobby of the Sedgwick County Courthouse on Wednesauctioned off day morning to see the historic Eaton Hotel A bunch of lawyers, Wichita city officials

over the noise in the lobby. "At approximately 9:21 a.m. this morning, Mr. Phil Kassebaum filed for bankruptcy. There will be no sale lawyer, Tom Lasater, shouting to be heard "I have an announcement," said Bank IV's It never happened.

stood there with \$250,000 burning a hole in ier pocket. Wichita City Council member Joan Cole

the city getting control of the 107-year-old hotel at the corner of Douglas and St. Francis sion to bid that amount or more in hopes of Well, not actually in her pocket.

But she did have the City Council's permis-

with Kassebaum to help him buy some time For months, city officials had been working downtown Wichita.

Bank IV was threatening to foreclose if Kasse Taxes were overdue on the property, and

> the bank's second mortgage. baum didn't bring his payments up to date on

pert on the arcane subject of medieval pottery Sen. Nancy Kassebaum, art collector and exsebaum --- a prominent lawyer, ex-husband of couldn't take care of the Eaton without Cole had been asked many times why Kas

Eaton property only for a few more months ng Kassebaum's bankruptcy would tie up the lelp from the city. "I think now we know," Cole said, predict

even Bank IV's lawyers had to wait all day to federal court in Kansas City, Kan., get their hands on it. The paperwork in his bankruptcy was filed in Kassebaum didn't return calls Wednesday We may know - but we don't know much where

creditors he listed a total of about \$1.4 million creditors. Kassebaum said he owed the 14 baum's statement that he was filing for bank ruptcy and a list of 14 of his largest unsecured Neither Bank IV nor the city of Wichita was When they did, they found only Kasse

The Wichita lawyer who usually handles

See EATON, Page 3D

talk f's job

and say one person or olems I get very suspi-a police department is anybody comes in and r. X or Mr. Y, I have a

committee basically is ie members of the City thority over the police

he mayor," LaMunyon e city manager."

er Chris Cherches nor relationship.

ed to attend some, but e's meetings, LaMunyon

certain people to come mmittee, not only from om outside, about what are," he said. "We will chief to sit in on those

reached for comment last week he hopes to s meetings.

1 said:

ably not in jeopardy. "I unity policing die or go u will see it enhanced in

ive public hearings, one ations in town and a fifth mes and dates have not

ecommends will be realof this should not be pie to be something reasonnd costs.'

will be asked to help lice officers to fill out as o get at the morale issue.

to enroll TO REGISTER

ı are an enrolled r of the Cherokee Nation s not registered to the upcoming tribal elecu can order a voter tion form by writing: I Election Commission Box 1188 equah, Okla., 74465

J have an ancestor name was on the final lent of Citizens and nen of the Five Civilized you are eligible for ship in the Cherokee Naor enrollment informa-

EATON

From Page 1D

Kassebaum's legal work, Dave Dahl, said he knew little about it. There were two Chapter 11 bankruptcies filed, he said: one for Kassebaum personally and another for Wichita Corp., part owner of the Eaton and nearby properties.

And down at the Eaton hotel, manager Carol Barker

was just trying to get through the day.
"Phil's supposed to be back sometime today and talk to me about it," she said.

You don't sound too happy.
"No, I'm not very happy," she said.

As far as she knows, Barker said, the hotel will remain open and the bankruptcy will have no direct effect, at least for the time being, on the 60 or so people living there.

The fact that Kassebaum filed for Chapter 11 bankruptcy, which gives debtors a chance to reorganize their business, Dahl said, may be a clue to what's on his mind. When you're really ready to throw in the towel, Dahl said, you file Chapter 7 bankruptcy, which results in liquidation of the debtor's assets to pay off creditors.

So Kassebaum intends to hold onto the hotel? "Yeah, that's his hope," Dahl said.

Cole said she wants to see the old hotel, which is listed on the National Register of Historic Places, remodeled and turned into a major attraction in the Old Town area.

The city's role, she said, would be to buy the hotel property and then to look for a developer with the money and expertise to bring the building back to life in one form or another.

The bankruptcy puts the city's plans on hold, Cole said, at least for the time being.

"We can't do anything until we see what happens," she said.

Bank IV will think of something to do, said Monty Briley, executive vice president of commercial lending. "We will do our best to force the issue as quickly as possible," he said.

Force it to what? What do you want done? ::
"We'd like to see a sale," he said.

In 1990, Kassebaum obtained a \$1.8 million loan from Bank IV. The loan was secured, in part, by a second mortgage on the Eaton and other nearby properties Kassebaum owns in what he calls the Carey House Square block. He still owes about \$450,000 on the mort-

The city of Wichita holds the first mortgage, which it purchased from General Financial Services in January

DEVICES

From Page 1D

sensation at one point on his waist. The tingling is at another spot when he has his weight on his toes.

"It feels like if you bump your funny bone or something," he says in describing the sensation.

It may not sound like much, but it makes a big difference because it allows him to feel proportionately how much weight he's putting on the foot. Now, if he's on an uneven surface, "I can feel it. If I step on a rock, I can feel it's hard" rather than soft like a carpet or grass. "If it's hard, I can feel it; if it's soft, I can feel it."

Gormanson said, "He can walk slow, he can walk fast and he's learning to run with it." Before, Jarrett ran with the distinctive hop, skip and jump of an amputee who has to give his prosthesis time to catch up with the rest of his body. Now, he lopes most of the way down a hallway in a more natural gait before returning to his old ways.

"We had to pretty well retrain him in how to walk," said Jarrett's mother, Vicki Perry. "This foot has really helped his gait."

Jarrett, a second-grader with a smattering of freckles across his cheeks and nose, has been without his left leg since he was 2 days old. A circulation problem necessitated the amputation. He has about about 6 inches of leg now. He got his first sethecic when he was about a

Gormanson has one other client using the SOF system in a lower extremity, and, another one scheduled to be fitted for an upper system. With it, a sensor lets the wearer know how firmly his hand is closing, through a unit that vibrates like a pager.

1994.

He hopes to be able to test the Hot and Cold System within a month or so: "As soon as they send me a unit, I'll be happy to put it in," he

Both devices might someday be used for people other than amputees. For example, Gormanson said, they could help diabetics with no feeling left in their feet.

Eventually, too, the systems might have more sensors - maybe one for each side of the foot, for exam-

The Sense of Feel System can be adjusted to the wearer's comfort. "If you want to turn up the heel, you get the screwdriver and turn it up," Jarrett explained, pointing out the control points. No, he hasn't tried adjustments on his own. Even though he's a typical active kid who can't stand still, he knows better than to mess in Gormanson's territory.

But his eyes lit up in co-conspirator delight when Gormanson suggested a demonstration to an observer. "Come on. Come on. Let's do that. It doesn't hurt," he promised.

It didn't. The sensation was similar to the tingling of a minor electric shock. The anticipation can throw off a gait for the first few steps,

ABORTION

From Page 1D

the use of lethal force to stop abortions. Dodds, who signed the petition, said he took the document to mean that justifiable hofflicide would be acceptable to stop abor-

It is that kind of talk that has local supporters of abortion-rights viewing the coming conference with skepticism. They fear the conference could be a platform for violent confrontations.

"It would be fair to say that we are hoping for the best and preparing for the worst," said Peggy Jarman, a spokeswoman for the Pro-Choice Action League.

This week's Wichita conference opens with a speech by Joe Foreman, who helped found both Operation Rescue and Missionaries to the Pre-born. Friday's activities include "field exercises" and workshops on such topics as "creative tactics" and "investigative techniques/expose the abortionist campaigns."

Pamphlets promoting the conference promise Saturday prayer vigils at the homes of "abortionists," pickets and "field trials of new tactics hands on gettin' down to business."

Wichita Police Department Maj. Tyler Brewer said he doesn't know what to make of language like that.

"We have several flexible ideas that we can implement depending on the nature of the demonstration, Brewer said.

His goal, Brewer said, is to "make sure no one gets hurt."

The state of New Mexico and the city of Wichita both agreed Tuesday to let a Koch subsidiary show that it can build a better road that will save taxpayers money en repairs.

The bigger deal, by far, is the one in New Mexico. State highway officials there signed a \$295 million contract for Koch Materials Co. to rebuild and widen from two to four lanes 120 miles of New Mexico Highway 44 in the northwest part of the state. from two to four lanes 120 miles of New Mexico Highway 44 in the northwest part of the state. Koch will design and manage construction of the

build new highways that will last much longer and be less expensive to maintain. Koch is a major U.S. producer of asphalt products.

John Ciliessen, an official with Koch's Performance Roads division, said that although a properly designed and constructed highway is more expensive to build, it will last far longer and cost taxpayers less in repairs and maintenance.

"It's the same technology that's been used in France and Europe for over 25 years," Ciliessen said.

standards as if the city had chosen the longer war-

Cornejo & Sons construction of Wichita will per-

form the paving work to Koch's specifications. Work could begin within a couple of weeks and is expected to be complete by the end of the year. Koch Materials has been marketing its high performance roads for about a year now. Its largest project previously was a \$92 million job that is under way in O'Fallon, Mo., a suburb of St. Louis.

■ Advisory group ied by Boeing and Airbus Industrie tells federal authorities that proposed changes are too costly.

By Eric Rosenberg
New York Times News Service

New York Times News Service
WASHINGTON — An Industry advisory group led by Boeing Co. and
Airbus Industrie on Tuesday rejected
design changes to commercial jets to
prevent fuel tank explosions such as
the blast that federal officials say
downed TWA Flight 800 two years ago.
After four months of study, the
group told the Federal Aviation Administration that it was too costly to
eliminate all explosive vapors in the
center fuel tanks of commercial jets
or dramatically reduce the vapors'

dramatically reduce the

or dramatically reduce the vapors' flammability.

The National Transportation Safety Board blamed a fuel tank explosion for the TWA disaster and recommended that the FAA require aircraft manufacturers to reduce the buildup of explosive vapors in fuel tanks.

The industry rejected that approach in a 36-page report released Tuesday.

"We could not find an economic or practical means," said Ron Hinderberger, a member of the panel group and director of Seattle-based Boeing's air-safety investigation program.

and mector of seather-based boeings air-safety investigation program.

The industry group, known as the Aviation Rulemaking Advisory Committee, is the main advisory body to the FAA on safety issues. FAA officials now will review the report and accent or reject it.

cials now will review the report and accept or reject it.

Paul Hudson, a member of the advisory panel and the executive director of the Aviation Consumer Action Project, a Washington, D.C. based advocacy group founded by Ralph Nader, called the advisory group's report "irresponsible."

"This report simply save the the

port "irresponsible."

"This report simply says (to the FAA), 'We are not going to do anything now. If you want to do things you can, and we are going to study it for the future,' "Hudson said.

Hudson also asserted that the costs to the hudson that he costs.

for the fuel tank fixes likely are much lower than deplcted in the report. Flight 800 exploded in flight off the

Cessna res profits at T

Strong airplane sales help parent company report 13 percent increase in second-quarter earnings.

By Bob Cox The Wichita Eagle

Textron' Inc. reported a strong second-quarter financial performance Tuesday, thanks in considerable part to its Cessna Aircraft Co. subsidiary.

Cessna Aircraft Co. subsidiary.
Aithough Textron does not break out the numbers of its individual subsidiaries separately, the company said Cessna was the star performer of its aircraft division, with substantial increase in resources. a substantial increase in revenues

and net income.

Textron reported a second-quarter



A Minnesota developer wants to renovate downtown's historic Eaton Hotel with about 120 apartment units.

Restoration project

Minnesota developer is proceeding with plans to renovate the historic Eaton Hotel with new apartments and retail space

By Molly McMillin The Wichita Eagle

Minnesota developer is moving forward with a proposal to restore the historic Eaton Hotel, renovating it into residential apartments and retail space. The plan calls for turning the hotel into about 120 apartment units, with retail space on the street level, said Gary Stenson, president of MetroPiains Development of St. Paul. Minn.

dent of MetroPinins Development of St. Paul, Minn.
"We're still in the design stage," Stenson said in an interview this week.

The Wichlta City Council gave the company permission in March to develop a plan to renovate the hotel and adjoining area, which the aith houtel and adjoining area, which the city bought in a bankruptcy sale

MetroPlains has completed at least 10 pro-jects of similar scope in several Midwestern

states, including Kansas,

To truly revitalize downtown, it is essential that people live downtown, said Joan Cole, a City Council member who represents the

"We really, really need people coming and going 24 hours, I believe," Cole said. "All the studies and the research indicate that that's the magic ingredient."

the magic ingredient."

Stenson's proposal would turn the upper floors of the hotel into more than 60 apartment units, with plans to construct a separate building with 48 housing units directly behind the hotel. The two buildings likely would be connected with walkways, said Wes Darnell, architect with Wilson Darnell Mann, the Wichtia firm hired by Stenson.

The one and two-bedroom apartments would likely range in size from 600 to 1,000 square feet, with rents ranging from about

\$350 to \$900 a month. Stenson said.

Plans also call for the other buildings along the block to be restored.

along the block to be restored.

Stenson is working to obtain the public and private financing needed for the project, which would come with a price tag of \$10 million to \$14 million.

In most of the projects MetroPlains has been involved in, financing has come from private investors, local mortgage lenders and local, state and federal government sources, Stenson said.

MetroPlains trained by belong in private in

MetroPlains typically brings in private investors, usually large corporations, to invest in its projects, Stenson said. In four of its recent ventures, agribusiness giant Cargill Inc. was the sole limited partner.

Public funding proposals could come be-fore the City Council for consideration as

See EATON, Page 15A

recast; cline

n crop didn't improve m a week earlier, the a estimated 61 percent vere rated good to exaged from a week earfrom 62 percent a year

futures rise - Pork mped more than 5 pergovernment report inventories were at an June amid rising doort demand for bacon. of frozen pork bellies, ired and sliced into million pounds, or 13 .77 million pounds in , the USDA said. It was ly for the month since

d out of storage and estaurants and export a springtime slide in demand.

ial surge in bacon use fresh tomatoes make id-tomato sandwiches s said.

said frozen pork in totaled 430.758 million percent from 477,439 a May.

a two-year low amid ample beef supplies ork and poultry marll-stocked. The USDA rted feedlots placed ad into their pens in ent from a year ear-

e reports

EATON

From Page 14A

early as August, Cole said, depending on the response to applications requesting tax credits.

The City Council must approve the final plan before it can go forward. Cole hopes the project can move ahead soon.

"This block is badly in need of renovation, restoration and redevelopment," Cole said. "So I feel that it's critical that we do it now."

Once approved, work would begin after the first of the year, with completion expected 10 or 11 months later.

George Rogers, a City Council member, said that while he has not seen the details, he agrees with the concept.

"If it's a reasonable investment for the city, I'll be in support of it," he said.

The Eaton, at the southwest corner of Douglas and St. Francis, opened in 1897.

The city bought the hotel and all but one of the other buildings on the south side of the 500 block of East Douglas for \$365,000 last year.

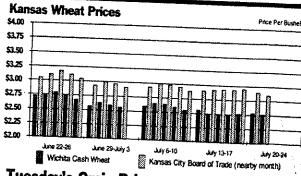
The vacant hotel is on the list of the state's 10 most endangered buildings.

Ultimately, Cole said, the plan is to see that the property is owned and managed by the developer.

Wichita real estate agents Rod Stewart and Leo Goseland have been selected by MetroPlains as leasing agents for the commercial portions of the project, Stewart said.

MetroPlains has completed several other projects in Kansas.

It renovated the historic Osage hotel in Arkansas City into a 38-unit senior apartment complex in 1991. It converted Reh Winkel Hall on the campus of St. John's College in Winfield into senior housing and transformed the North American Hotel in Ottawa into apartments in 1992.



Tuesday's Grain Drie

ruesuay's Grain Pri	ces		+ 1	
Andale	2.47	Corn 9 3.12 2.04 2.25	Milo 5.99 3.18 3.60	Beans 5.79 5.94
Colby Dodge City Emporia Garden City Great Bend Hays	2.50 2.52 2.45 2.46	2.08 2.22 2.02 2.22 2.10	3.04 3.29 3.24 3.31	5.79 6.24 5.79 5.93
Hutchinson Liberal Prait	2.63	2.12 2.37	3.11 3.23 3.59	5.89

MONEY AND METALS

MONEY RATES

NEW YORK (AP) ___ Money rates for Tuesday as reported by Bridge Telerate as of 4 p.m.: Bridge Telerate interest rate index: 5.450 Prime Rate: 8.50 reported by Division
Bridge Telerate interest rate index. July
Bridge Telerate interest rate index. July
Bridge Taste: 8.50
Discount Rate: 5.00
Broker call ban rate: 7.25
Federal funds market rate:
High 5.50 Low 5.50 Last 5.50
Dealers commercial paper:
30–180 days: 5.52–5.47
Commercial paper by finance company:
30–270 days: 5.53–5.40
Bankers acceptances dealer indications:
30 days. 5.50
80 days. 5.49
120 days. 5.49
120 days. 5.49
120 days. 5.48
180 days. 5.48
180 days. 5.48
180 days. 5.48
180 days. 5.50
180 days. 5.50
180 days. 5.50
Certificates of Deposit Primary:
30 days. 5.55
Kn days. 5.56
Kn days. 5.56

Certificates of De 30 days, 5.56 60 days, 5.58 90 days, 5.59 120 days, 5.62 150 days, 5.64 180 days, 5.66 urodollar rates: Eurodolar rates: 5.5625 Overnight, 5.4375-5.5625 1 month, 5.53125-5.5625 3 months, 5.5625-5.56375 6 months, 5.625-5.6875 1 year, 5.6875-5.75 2 months, 5.69 6 months, 5.75 1 year, 5.81 Treasury Bil auction results:
average discount rate:
3-month as of July 20: 4,950
6-month as of July 20: 5,045
52-week as of July 16: 5,095
Treasury Bil annualized rate on weekly avege basis, yield adjusted for constant maturil-year, as of July 20: 5,36
Treas. Bilmarket rate, 1-year: 5,09-5,07
Treas. Bondmarket rate, 30-year: 5,66
Fannie Mae 30 year mortgage commitments
30 days, 6,90
60 days, 6,94
Fed Home Loan 11th District Cost of Funds:
As of June 26: 4,881
Money market fund:
Mertil Lynch Ready Assets: Treasury Bill auction re-U.S TREASURY BILLS

Bid Ask Discount Jul 30 98 Aug 06 98 Aug 13 98 Aug 27 98 Sep 10 98 Sep 17 98 Sep 17 98 Sep 17 98 Oct 07 98 Oct 15 98 Oct 15 98 Oct 22 98 Nov 15 98 Nov 19 98 4.67 4.76 4.76 4.86 4.77 4.89 4.92 4.83 4.82 4.82 4.82 4.80 5.01 5.02 4.98 5.04 5.04 5.04 5.04 5.04 5.06

Apr 01 99 Apr 29 99 May 27 99 Jun 24 99 FOREIGN EXCHANGE NEW YORK (AP) — Fore-change, New York prices. Re trades of 1 million minimum an

In dotlars fgn cu Argent (Peso) 1.0002 1.0002 9.99 Australia (Dollar) 1.0002 1.0002 9.99 Australia (Dollar) 1.0006 1.0006 1.0006 1.0006 Belgum (Franc) 1.0779 1.0796 1.252 Belgum (Franc) 1.0779 1.0796 1.252 Belgum (Franc) 1.0779 1.0796 1.252 Belgum (Franc) 1.0779 1.0796 1.0006 Brazia (Peso) 1.00166 1.00165 1.00165 1.0016 Brazia (Peso) 1.00166 1.00165 1.00165 1.0016 Canada (Dollar) 1.0719 1.0016 1.0016 8.2791 Colombia (Peso) 1.000765 1.000726 1.00726 1		, ago a	ng huga	IUGS Q	жу врпо	9 \$.
Argent (Peso) 1.0002 1.0002 9.99 Australa (Dollar) 6.306 6.273 1.555 Australa (Schilling) 6.799 .0796 1.527 1.555 Belgium (Franc) .0272 .0271 36.7 Brazi (Real) .6613 .9619 .1616 1.616 Britain (Pound) 1.6447 1.6437 6.096 Chile (Peso) .00216 6.002165 461.77 Chile (Peso) .000726 .000726 .3767.4 Chile (Peso) .000726 .000726 .3767.4 Chile (Peso) .000736 .00		ı	gn. cu	rrency		ollar
Austratia (Dollar)				iollars	fgn cu	rren
Australe (Dollar) 5306 £273 1.585 Australe (Schalling) J0799 J0796 12:52 Belgium (Franc) J272 J271 36.7 Brazil (Feat) 5613 5619 1.616 Britain (Poural) 15447 1.6437 5608 Cranda (Dollar) 5719 5701 1.488 Crine (Peso) 002165 0002165 461.77 Crine (Peso) 000755 000726 1375.74 Crine (Peso) 000755 000726 1375.74 Crede Rep (Koruna) J317 J319 31.55 Crine (Peso) 00075 000726 1375.74 Crede Rep (Koruna) J317 J319 31.55 Crede Rep (Koruna) J317 J319 J319 J317 J319 31.55 Crede Rep (Koruna) J317 J319 J317 J319 31.55 Crede Rep (Koruna) J317 J319 J317 J3					02 999	а
Austra (Schilling) J0799 0796 1252 Belgium (Franc) 2072 2071 367 Belgium (Franc) 2072 3613 2619 1.161 Britain (Found) 1.5447 1.6437 6.988 Canada (Dollar) 5719 5701 1.208 8.2793 Colombia (Peso) .002165 002165 461.72 Colombia (Peso) .000725 000725 3767.74 Dommark (Korne) 1.474 1.472 6.7852 Edypt (Found) 2331 2331 3.4113 Pinland (Mark) 1.680 1.673 1.668 5.9760 Edy (Edy) 4.674 5.4345 France (Franc) .1673 1.668 5.9760 Gormany (Mark) .5612 5.594 1.7818 Greecs (Dachma).00372 .00383 296.60 Horgay (Found) .0006 .0046 216.37 Gormany (Mark) .5612 5.984 1.7818 Greecs (Dachma).00372 .003383 296.60 Horgay (Found) .00075 .000071 13297.001 Indicas (Rupha) .00075 .000071 13297.001 Indicas (Rupha) .000563 .000567 1759.50 Japan (Yen) .000569 .000660 .00660 1515.00 Malaysia (Ruppi) .14134 1.4134 .70751 Lebanon (Pound) .000660 .000660 .00660 1515.00 Malaysia (Ruppi) .14125 .11148 8.7700 Metaoo (Peso) .14425 .113148 8.7700		Australia (Dolla	ea (u	06 .62		
Bestjurn (Franc)		Austria (Schillin	g) 97			
Brazil (Real)		Beigium (Franc	.02			
Britain (Found) 1.6447 1.6437 5096 Canada (Collar) 5.719 5.701 1.4933 Cinie (Peso) 002165 002165 461.77 Cinie (Peso) 002165 002765 1376.74 Colimbia (Feso) 000725 000725 1376.74 Colimbia (Korne) 1.474 1.472 6.7825 Colimbia (Korne) 1.6840 1.673 1.683 5.700 CEU ((ECU) 1.10880 1.10790 9.019 CEU ((ECU) 1.00860 1.10790 9.019 CEU ((ECU) 1.00860 1.10790 9.019 CEU ((ECU) 1.00860 1.10790 9.019 CEU ((ECU) 1.10880 1.10790 9.019 CEU ((ECU) 1.00860 1.10790 9.019 CEU ((ECU) 1.10880 1.10790 9.019 CEU ((ECU) 1.1080 1.109 CEU ((ECU) 1.1080 1.109 CEU ((ECU) 1.1080 1.1090 1.109 CEU ((ECU) 1.1080 1.109			.86			
Canada (Pollar) 5719 5701 1.498 Chile (Peso) 0.02165 0.02165 461.77 China (Yuan) 1.208 0.02265 461.78 China (Yuan) 1.208 0.02265 375.74 Casch Rep (Koruan) 3017 0.019 31.55 4 Denmark (Krone) 1.474 1.472 6.7825 Denminican Rep (Resun) 654 15.30 ECU (ECU) 1.10890 1.10790 0.054 1 ECU (ECU) 1.10890 1.10790 0.0089 EQUI (ECU) 1.10890 1.10790 0.0089 Egypt (Pound) 2331 2331 3.4113 Finland (Mark) 1.640 1.673 6.685 5.970 Germary (Mark) 1.673 1.668 5.970 Germary (Mark) 1.673 1.668 5.970 Germary (Mark) 5.512 5594 1.77480 Hungary (Form) 0.0046 0.0046 21.67 Hungary (Form) 0.0059 0.0057 10297.001 Iran (Rial) 0.00333 0.00033 0.000.00 Iraland (Purp) 1.4120 1.4120 7.082 Israel (Shekas) 2745 2736 3.6431 Isay (Lira) 0.00569 0.00567 1758.50 Japan (Yen) 0.00660 0.00660 1515.00 Malaysia (Ringoil) 4.333 2.431 4.1103 Metroo (Peso) 1.4425 1.13148 8.7700		Britain (Pound)	1.64			
3 Chile (Peso)		Canada (Dollar	. £71			
Colombia (Pisso)	3	Chile (Peso)				
2 Colombia (Peso) .000726 .000726 .000728 .1376.74 2 Czech Rep (Koruna) .0317 .019 .31.54 4 Dennark (Korne) .1474 .1472 .6.7825 7 Dominican Rep (Peso).0554 .0564 .15.30 ECU (ECU) . 1.10890 .10799 .900189 .00018	2	China (Yuan)	.120			
7 Dominican Rep (Pisco).0554 .0554 .15.30 .15.20 .1	2	Colombia (Pesc	00072	6 00072		
7 Dominican Rep (Pisco).0554 .0554 .15.30 .15.20 .1	3	Czech Rep (Koz	una) 031	7 (13)		
7 Dominican Rep (Pisco).0554 .0554 .15.30 .15.20 .1	4	Uoramark (Krone	147	4 147		
CU(ECU) 1.10880 1.10790 9.019 Eout (Suzre) 0.00189 0.00189 5300.00 Egypt (Pound) 2831 2331 3.4113 Finand (Mark) 1.940 1.674 5.4345 France (Franc) 1.673 1.686 5.9760 France (Franc) 1.673 1.686 5.9760 Greece (Deachma).00372 0.00333 226,60 Hong (Kong (Dollar) 1.290 1.291 7.7490 Hong (Rupein) 0.0046 0.0046 216,37 India (Rupein) 0.0033 0.0033 200,00 India (Rupein) 0.0033 0.0033 300,00 India (Punt) 1.4120 1.4120 7.082 Israel (Sheise) 2745 2736 3.6431 Isay (Ura) 0.00569 0.00567 1758.50 Apan (Yen) 0.07200 0.007123 138.88 Jordan (Dmar) 1.4134 1.4134 7.0751 Lebanon (Pound) 0.00660 0.00660 1515.00 Malaysia (Ringoii) 2433 2431 4.1103 Metao (Peso) 114025 113148 8.7700	7	Dominican Rec-	(Paso) na	SI NES	4 15 00	
2 Expt((Suzre)	•	ECU (ECU)	1.1089	1 1070	1 0010	
Hong Kong (Dollar) 1290 1291 77490 1291 77490 1291 77490 1291 77490 1291 77490 1291 77490 1291 77490 1291	2	Ecutir (Supra)	.00018	nnnte		
Hong Kong (Dollar) 1290 1291 77490 1291 77490 1291 77490 1291 77490 1291 77490 1291 77490 1291 77490 1291	•	Equat (Found)	293			
Hong Kong (Dollar) 1290 1291 77490 1291 77490 1291 77490 1291 77490 1291 77490 1291 77490 1291 77490 1291)	Finland (Mark)				
Hong Kong (Dollar) 1290 1291 77490 1291 77490 1291 77490 1291 77490 1291 77490 1291 77490 1291 77490 1291		France (Franc)				
Hong Kong (Dollar) 1290 1291 77490 1291 77490 1291 77490 1291 77490 1291 77490 1291 77490 1291 77490 1291		Germany (Mark)	561			
Hong Kong (Dollar) 1290 1291 77490 1291 77490 1291 77490 1291 77490 1291 77490 1291 77490 1291 77490 1291		Greece (Drachm	a\ (313375	003393	1./010	
Indresia (Rupein) .000075 .000071 13997.001 iran (Riai) .000333 .000333 .000333 .00030 linkand (Punt) .1.4120 1.4120 7.082 israel (Sheket) .2745 .2736 .3.6431 izaly (Lira) .000569 .000567 1758.50 .apain (Yen) .00720 .007123 138.88 Jordan (Dimar) .1.4134 .1.4134 .70751 lebanon (Pound) .000660 .000660 .1515.00 Malaysia (Ringoil) .2433 .2431 4.1103 Metroo (Peso) .114025 .113148 8.7700		Hone Kone (Data	ari 1290	1201	7.7400	
Indresia (Rupein) .000075 .000071 13997.001 iran (Riai) .000333 .000333 .000333 .00030 linkand (Punt) .1.4120 1.4120 7.082 israel (Sheket) .2745 .2736 .3.6431 izaly (Lira) .000569 .000567 1758.50 .apain (Yen) .00720 .007123 138.88 Jordan (Dimar) .1.4134 .1.4134 .70751 lebanon (Pound) .000660 .000660 .1515.00 Malaysia (Ringoil) .2433 .2431 4.1103 Metroo (Peso) .114025 .113148 8.7700		Hungary (Forest)				
Indinsia (Rupiah)		india (Fluberi)				216
iran (Real) .000333 .000333 .3000.00 reland (Punt) .14120 .14120 .7082 strad (Shekar) .2745 .2796 .36431 laby (Lira) .000569 .000567 .1758.50 .4ppar (Yen) .007200 .007123 .138.88 .40rdan (Dimar) .14134 .4134 .70751 .1258.00 .000660 .000660 .1515.00 .000660 .000660 .000660 .1515.00 .000660 .000660 .1515.00 .000660 .000660 .000660 .1515.00 .000660 .000660 .000660 .000660 .1515.00 .000660		Indusia (Rupiah)				425
reland (Punt)		iran (Rial)	000333	000007	2000 00	4136
Strade (Sheket)		Ireland (Punt)				
kaly (Jra) .000569 .000567 1758.50 .3epan (Yer) .007200 .007123 138.88 .Jordan (Dinar) 1.4134 .70751 .Lebanon (Pound) .000660 .000660 1515.00 .Malaysia (Ringoil) .2433 .2431 4.1103 .Messoo (Peso) .114025 .113148 8.7700		israel (Sheket)				.70
Jordan (Pound) .007200 .007123 138.88 Jordan (Dinar) 1.4134 .4134 .70751 Lebanon (Pound) .000660 .000660 .1515.00 Malaysia (Pinggir) .2433 .2431 4.1103 Mexico (Peso) .114025 .113148 8.7700				MY567		3.65
Jordan (Dinar) 1.4134 1.4134 .70751 Lebanon (Pound) .000660 .000660 1515.00 Malaysia (Ringgit) 2433 2431 4.1103 Mexico (Paso) .114025 .113148 8.7700		Japan (Yen)	.007200	007122	120.00	1763.
Lebanon (Pound) .000660 .000660 1515.00 Malaysia (Ringgit) .2433 .2431 4.1103 Mexico (Peso) .114025 .113148 8.7700		Jordan (Dinar)	1 4134	1.4134	7076	140.
Maxio (Paso) .114025 .113148 8.7700		Labanon (Pound)	000000	mneen		.707
Mexico (Peso) .114025 .113148 8.7700		Malaysia (Rincoit)	2433	2421		
Mathematic (C. 7)		Mexico (Peso)		112149		4.11;
		Nethrinds (Guider	4984			8.83
			,		£10000	2.015
	_					

h				224 (1808D) 23111391 324	4 4962 2.0066 2.015
ß		•			
t	• AMEX	Close Chg. Close Chg.	Close C	to l ou	
n		BlairCp 321/16+9/16 Dataram 121/2 +1/8 Blimple 33/4+1/16 DavtonMn 5/1	Gormflup 19	hg Close Chg Keane 55% –7/x	Close Chg
	Close Ch	g. BlondT 103/k -Va DeWolfe 71/6		-1/a Kilem 93√a	NewSth pf 101/8 -1/ Nextel 00 251/8 -1/
	AMC 191/16 - 7 1 ARC 37/8 - 1	16 Boddie 1315/16 -5/16 Decorator 141/2	GreyWolf 23/4 Greythodt 51/2 -	-1/8 Kinark 215/16 -1/1	Nobielnt n 111/2 41/
00	ARVI Nr. 113/16 3	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	GristSioan 314 .		NordicAn 1436 -1
er	ATT Fd 14714 -		GrSimec 35/16+1 GullLb 234+1	16 KogrEq 215/16-3/16	NA Vacc 14% -1 NorestB's 15 -5%
٩£	AdvMag 11	1/8 BootsCts n 55/8 +1/16 DigPwr 41/4 +1/8	1.1-1.1		NePAFnn 131/2 -3
oi	AdvPhot 11/81/ AegisRitn 10-3/161	16 DOSENIO 23-16 -1/4 DigPwrwt 34	HalEP 69 +	148 LXRBiot 21/16+3/16 148 LaBarg 411/16+3/16	3
	Aeroson 17%		HalEPC 81/8 +	16 Lancer 16 4 +5/8	Nstor 5/8 Numac 29/8 +1/16
_	AirWat 31/16 -1	4 Bowne 477/16 +1/2 DoonTic 131/4 -1/8		1/6 Landaur 29 1/16 - 3/16	NCAP1 1334 -1/16
al	Alrmgd 10 +1 AlbaW 91/4 -1	/8 Britility 2*9/16+3/16 DolAutEx 46	HanoOr 2014	LehCSCOO! 79	NGAPI 151/2
	AHaagen 151/8	CE Frika 5 Dorten os	HanvCap n 9	% LilVem 1714 atta	OhArt 27-141/4 Oncor 9/16
зe	Alfin 114 +14	6 CEC g 5% +Ve Drivitar 10% +Ve	HanovCun 10% J HanvDir 3	% LocalFron 12% -1/16	Oncomed 25/16 -1/16
üt		8 CE1 Envs 2416 -1/16 EFC Bcp n131/16+3/16	Harken 41/6	eclustec 31/4 -1/8 MAI Sys 3	OnixSys n 11 \$16 -1/16
It	Allout 97/4 L	COC Little Cott	Haroid 71/	16 MC Sho 174	Organgns 161/27/8 OrleansH 21/81/8
	AltLiving 30½ +½ AmBilit 2819/6 -1/4	CVB Fn s 231/16 +1/8 EZEMA 638 -14	Hasoro 3915/16 Haw <i>Air 21/2 -1/</i>	MDC g 105/16+9/16	Oshma 87/8 ±1/4
e	AmBilist 2815/16 -1/16 AIM 84 33/8	CVF Cp n 4//8 +1//8 EchoBay 23/16 -1/16	Hearx 11/2 +1		OxfoTE n 275/m _t/n
1-	AIM 85 135/16	Cablevsn's 871/s +3/s EcolEn 111//s +1//s Calton 3/s -1//s EdoBrs gn 171/s +3//s	HectorCm 10%+3/	6 Magnifium 55/16 3/16	PC Quote 2% +1/16 PGECap pf 25% +1/8
S -	AIM 86 836	Cambior 51/8 -1/16 ElPasoF 97/18 -1/16	teicos 30% 45	18 MePS 145/16 +1/16	PLC Svs 105/8 -3/8
n	AIM 88 121/8 +1/4 AREinv 177/8	Concoci g 18 5/16 - 3/16 ElecChm 19/16 +1/16	telmstr 2½ +	MalibuEnt 33/16 -3/16 1 MandC00 n 45/2 +1	PMC 125/16 +1/16
-	ASCIE 143/16 +1/16		iemispx 613/16 /	2 Mariton 67/46 at the l	PMC CT 181/2 +1/16 PMCC n 73/16 =1/4
	AmShird 13/16	CapPcHI 49/16 -1/16 Emeritus 1934 St. L	imisph wt 3 "v liShearT 71% "v	2 MaroGro 59/16 -1/16	PMCC n 73/16 -1/4 PS BusPk 255/16 - 7/16
	ATechC 85/6 Ampal 51/21/16	Cardiotch 17/8 EmerR 7/16	tiShearT 7½ +½ lollyCp 253/16 −3/1	4 Malecs 4 +3/w [PGEDIA 255% alva
	Ampex 113/16 -1/16	Converse to 21	looperHs 23% +1/k	MaximPh 1016 34	PGEpf8 234s = 1/2 PacPharm 1/4s
_	Amtec 13/16+3/16	Total Ald Activities	12Phms 1434+9/K	MaxmPwt 856 -1/4	PacPharm 7/16 PacR&E 398 - 5/16
7	AndreaEs 131/8 -1/4 Anworth n 71/8	CasFd 251/8 +1/8 EnvSale n 47/8 -1/16 H	ospWwde 934 +1/4 ostFdg 314 -1/4	Maxam 614 +17/6	PWSPMid 2211/16 +1/16
1	Anworth n 71/8 ApexSilv n 91/4	CECdan 4/16 -1/16 EnviTc 12 -1/1 H	ovnEn 101/2 -1/8	144 +1/16	ParkNati 106
1	AppleOrth 434 +1/8	CoetCo cct	ungTei 5¾ +1/s	MedcR 2234 1/4	PaxsnC 1156 - 9/16 PeakTrdn 14 - 1/2
1	Arizid 6%/6	ChadThr 51/2 -1/16 Esney 14	HCp 456 +1/6 entix 715/16 - 7/16	Media 50% 13%	Pentegran 744 -3/16
	ArmorH 10 -34 ArrowA 21/8 -1/4	ChriMM n 1315/16 +1/8 EssxBc 25/8 III	PacC 151/16+3/16	1,000	PeopleTel 51/8
	Arhyth 17/15 - 5/16	Chief 1456 15 15 15 15 15 15 15 15	packis 16%	MercAir 83/m	PeriniC 711/161/81/161/161/16
1	AstLiving 171/161/16 AtlTele n 13341/4	Citizinc 63/16 +1/16 FarmTwtB 1/20 +1/16	pHly 9% 6 +1/16 pOligs 183/16 +3/16	MLRus04 n 914 +1/46 f	North 2 7 6 + 1/16
	Atlantis 734 Ja	Court 22/4 Femilish 21/8 In	16p8k 1514 +1/46	1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	incle8 s 15%
	AudioBC n 111/2 +234	Cognitin 127/8 +1/4 FIADet 7 14	110atan 734 +34	MUM11 02n 12 +1/46 P	HWVa 71/16 HIDSM's 261/4 +1/2
	AUOVOX 5 1/16	Coll 7 -14 FAUSPY 7 +1/6 In	ocure 16% +1 SileVis 47/16+7/16	MLORCLO3 914 +1/5 F	Infisc 199/16 +1/16
	August - ca	Condens 7/8 -16 Finance 25 +7/8 ins	tron 1813/16 - 3/16	MLTBR05 n 10¼ +¼ P Merrimac 1313/16 +3/16 P	1yRA 7 _1/8
	Autotote 211/16 +1/16	Crindrap 21/8 -1/96 Flaning 111/	eqTc 13/vs	Metromda 1134 -3/46 D	OkAud 181/4 +1/4 Olymed 101/2 +9/16
	AvaionHn 71/2 +1/8 AvenEnt 4 1/8	CmBkPas 25% +/8 ForstLbs 38 -136 intl	Ply un 2111/16+11/16 9Sys 39/16+1/16	Metrom pr 501/4 - 1 P	olyph 5/8 1/16
	Avance Test	Complete 1448 Forthath 11/4 -1/16 Inte	Cept n 71/2 -1/8	MichAnt 25/16 -1/16 P MichAnc 331/2 P	olyvisn 13/8 -1/16 -
	Azco 11/16	Complete Old 11/15 Tours 7/10 Tyle 19/18	*Dig 5% +1/16	Midwer - mail a	ortSys 41/436 remits s 271/41/4
-	DAI ING 23% - 76	Computer n 13/16 -1/16 Freques 12 434 lines	#10tt 103 _{81/8} magn 83414	Midland's 3034 +234 P	remNts 231/4 45/6 1
	DIA 8 ""	onersione 5 +14 Friedm 71/16 Int/	urtS 813/vs = 1/vs	Michie 21/16 1/16 P	polg 401/16+9/16 1
	BadgrM 3856	numCar 4754. 21 man.	Omit 124+46		esR8 67/8 7
	Daker 9¼ +1/6 (OmerBk 25% +158 GK Intellin 183/44/03/46 Intellin		MinnTr2 10% -1/8 Pr	nceCms 19 +1/4 7 imeRsn 75/8+3/16 7
	Bullation 75 PM	ottnV gn 5/16 +1/16 Gama8 413/16 -Ve Intri		MODGA 3911/16 +1/16 PT	CACTIV 11/16 -1/16 T
	BanFd 285/4	COTEST THE -VE Gaylon 611/16 -14 Intp	oly 2334 -1/46	MS AMAT00331/2 +11/2 Pm MS TBR 76 +1/2 Pm	Bco 20.⊥3/∞ 7
	BarHarbo 48th 11/10	rowited 4% GoEmos 856 -136 iom	ISI PIA 2514 -1/8	MovieStr \$6 Pr	olong n 2½-3/16 T vena 33/16 T
ì	DaySusc n 281/w -1/16 C	mCP 12 -1/2 GnMicr 101/a +1/4 lone		Multigraph 64 4 ps	ycCp 5 m
- 1	3ayou 5 -1/4 C	netto a 124 -4 Genvor 2014 Ivax	Co 834 - 4	Munvst 97/8 +1/16 PK MunyAZ 1334 +5/16 Ptr	3MT3 137/16 +1/16 T]
	SeardCo 534 -1/46 C	18hin 971/ 7- 10: 15	Ciri 13 ∔1 li	Myersind 231/2 5/4 DE	
-	SemaGold 13/16 =1/16 In	shouled at 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	ienesis 10 -1/5 i	MEC 4410 42 12	POW 2916 Tr



Five stories of brick and stone

The Carey House

The Carey House in Wichita, now known as the Eaton Hotel, was built in 1886-87 for John B. Carey, a local financier who later served as mayor of Wichita in 1891-1892. Construction of the hotel, which was variously called the Carey House, began in July, 1886. The Wichita architectural form of Terry and Dumont designed the five-story brick and stone building which reportedly cost \$100,000.

The first proprietor of the hotel was C.L. Stough, who was ceeded in 1890 by C.W. Carey. In the late 1890's, Ben Eaton The first proprietor of the note: was C.L. Stough, who has succeeded in 1890 by C.W. Carey. In the late 1890's, Ben Eato became proprietor, and later, acquired ownership of the hotel. O.S. Shirk purchased the building form Eaton in 1914.

The Carey House, is a large commercial example of eclectic

The Carey House, is a large commercial example of eclectic architecture. It is a rectangular five-story structure with a full basement. The upper four floors are U-shaped while the main floor is a simple rectangle approximately 100 feet wide and 150 feet long. The basic building material is face brick laid in running bond. Cut stone trim is used extensively throughout the facades. The whiteness of the cut stone contrasts with the red-painted face brick. The fifth floor is enclosed behind a red-painted face brick. The fifth floor is enclosed behind a wood-shingled mansard roof.

The main building entrances on the north and east facades occur in large semicircular arched openings framed with cut stone. Stone window sills form continuous bands around the

The Carey hotel gained nationwide recognition after militant The Carey notel gained nationwide recognition after militant prohibitionist Carry Nation attacked the hotel on December 27, 1900. The bar, which was reportedly the show saloon of Wichita and one of the most elegant bars in the Midwest, contained the picture "Cleopatra at the Bath," which had been painted by a plcture Cleopatra at the Bath, which had been painted by a notable Wichita artist, John Noble. The \$300 painting and a \$1500 mirror were the first items to be ruined by Mrs. Nation. Other articles damaged were bottled goods, cut glass pieces, furniture and other paintings. Mrs Nation was arrested and

furniture and other paintings. Mrs Nation was arrested and confined to the Wichita jail until charges against her were dropped on January 19,1901.

Around 1904, a \$50,000 extension of the building was constructed to the west, and in 1909 or 1910 the name was changed to the Eaton Hotel. The hotel has continued to serve guests and residents through the 20th century.

The building is truly a fine example of a late 19th centure.

The building is truly a fine example of a late 19th century metropolitan hotel.

THE DEVELOPMENT OF WICHITA'S EAST DOUGLAS COMMERCIAL DISTRICT 1868-1910

MARCI CRANSTON HESS

DECEMBER 7, 1992

The Christmas of 1886 was the "wildest and noisiest day" of Wichita's speculation period. Millions of dollars of real estate were changing hands and every hotel in town was filled to capacity with many waiting to grab the first available vacancy. The influx of people, mainly businessmen, coming to Wichita created an increasing demand for more overnight accommodations. Boarding and rooming houses flourished and since women customarily managed these, the financial success of women increased with the large profits made from operating these overnight lodges. 22

Until the building of the Hotel Carey in 1886, most hotels in Wichita were very plain and utilitarian. These small, practical hotels were barely able to handle the constant business they had, much less solicit the business of large conventions. Because of the numerous travelers to this city, it seemed inevitable that Wichita should have a lavish hotel. John B. Carey was an avid Wichita promoter, and with the accumulated wealth from his lumber business, he wanted to build "the most luxurious hotel between Denver and Kansas City." While the boom created riches that allowed businessmen to rebuild using red brick, it also called for architectural sophistication. Wichita buildings were constructed taller, more elegant, and with more elaborate

³¹ Bentley, <u>History of Wichita</u>, 247.

^{32 &}lt;u>Wichita Eagle</u>, Oct. 19, 1936.

^{33 &}lt;u>Wichita Eagle</u>, Mar. 29, 1977.

detailing. Carey wanted to expound on this, so before the completion of his hotel, he added two stories onto the original plans. Several names were discussed for this hotel, but when the hotel opened on the last day of 1887 at the bargain cost of just \$100,000, it was officially named the Hotel Carey.

The crash arrived suddenly and with such impact and force that investors were not able to extend their loans and mortgages, and much of their land was sold to pay their debts. Some lost everything. Homes were abandoned, personal property was sold, and foreclosures were widespread. "The boom blew up so suddenly that even the tight wads who only ventured from day to day were caught." According to Marshall Murdock, the editor of the Wichita Eagle, the boom could not last long. In his infamous editorial entitled "Call a Halt," he professed his views on speculation. "When men abandon legitimate trade to embark in a craze of any character the end is not far off."

Despite the setbacks that the boom/bust period created, Wichita was durable and its geographic location along with railroad accessibility gave businessmen ample opportunities

³⁴ Curtise L. Wood, <u>Dynamics of Faith</u> (Wichita: Wichita State University, 1969), 99.

Wichita Eagle-Beacon, May 31, 1987.

Wichita Eagle, Oct. 16, 1936.

³⁷ Editorial. Wichita Eagle, Feb. 24, 1887.

U.S. Department of the Interior. National Park Service. National Register of Historic Places Inventory-Nomination Form. 173-5880-028. Feb. 6, 1973.

Waters, L. L.. Steel Trails to Santa Fe. Lawrence: University of Kansas, 1950.

Wichita Chamber of Commerce. Publicity Department. "Wichita and Kansas: Historical and Factual Information." [Wichita: Wichita Chamber of Commerce], 1958.

Wichita City Directories between 1894 and 1910.

Wichita Eagle and Beacon and all variations:

1885: Nov.

1886: Jan., April, July, Oct. 1887: Feb.

1889: Jan., Mar., April, July, Oct.

1892: Mar., Dec.

1893: July 1900: Jan., April, Aug., Dec. 1909: Mar., Sept.

1910: Aug.

1920: Oct.

1926: July 1927: June

1929: June

1936: Oct., Nov.

1977: Mar. 1987: May

Wichita Public Schools. Curriculum Department. Board of Education. "Wichita's Story." Wichita: Wichita Public Schools, 1968.

Wood, L. Curtise. Dynamics of Faith: Wichita 1870-1897. Wichita: Wichita State University, Center for Management Development, College of Business Administration, 1969.



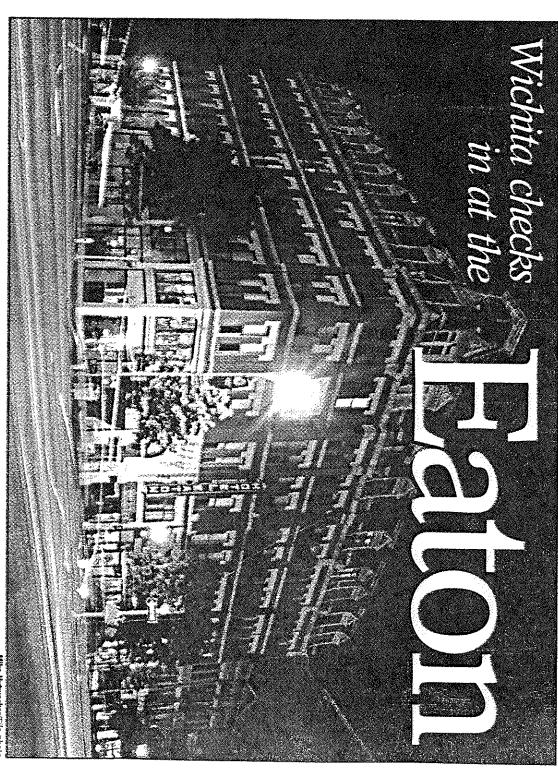
kill the hostages and then, if necessary, troops attacked, their orders were to tives repeatedly that if government hemselves.

Soon after, he and all the other guerrillas were dead look of agony, he lowered his gun, figure in his combat uniform, wrapped his finger around the trigger, Munante urned around and walked out the door recounted Wednesday. Then, with a The young man, a fierce-looking

"He was going to shoot me," Munante said. "He could have done it. But he

attack after being wounded. Two mili Supreme Court Judge Carlos Giusti, 54 itary planning and preparation. The lone hostage to die was Peruvian freed 71 hostages was a triumph of milwho reportedly suffered a fatal hear The daylight assault Tuesday that

> ways to save that very important part of local history." Joan Cole "What we are asking for here is time to see if we can't find a developer and find



colorful past The landmark's

Carey tells Wichitans he notel in the southwest plans to build "the fines January 1886: John

dupping Alob-xis e

By Molly McMillin

hoping to steer Eaton City takes on old hotel, clear of Allis' fate



s attacked, their orders were to ie hostages and then, if necessary repeatedly that if government

after, he and all the other guer young man, a fierce-looking of agony, he lowered his gun nted Wednesday. Then, with a iger around the trigger, Munante were dead. in his combat uniform, wrapped around and walked out the door

'He could have done it. But he was going to shoot me," Munante

s after being wounded. Two milicommandos also died. reportedly suffered a fatal hear me Court Judge Carlos Giusti, 54 71 hostages was a triumph of mil hostage to die was Peruvian planning and preparation. The daylight assault Tuesday that

had been waiting in the tunnels neath the residence since Sunday attack began when commandos playing a game of soccer. given the signal to detonate a where nine of the 14 guerrillas beneath the first-floor living

See PERU, Page 7A

ن ا ح	Mastra
S C	7
10.50	Sports
22	People
12A	Obituaries
28	Movies
16A-18A	Markets
11A-14A	Local & State
18-68	Living
8A, 9A	Editorials
48, 58	Comics
6C-14C	Classifieds
2A	CALL US
150	Business & Farm



© 1997 The Wichita Eagle and

and 100 percent recycled paper Printed partly on

> COOTH PAS Te animat's

vator, steam-heat, hot and electric bells for guests. cold water for rooms and with a steam-powered ele — a six-story building January 1886: John notel in the southwest' plans to build "the finest Carey tells Wichitans he

he Wichita Eagle

completed at a cost of Fall 1887: The hotel is

as Wichita's ninth mayor Carey's death, the hotel shortly after 1890: Carey elected 1900: Ben Eaton buys

at the Roman painting of "Cleopatra bar and throws two rocks a cane. She smashes a a billiard ball and short and wrecks the bar, using through a large, life-sized massive mirror behind the pieces of iron attached to marches into the hotel 1901: Carry A. Nation

sent to the is arrested, Bath." Nation and released County Jail bedgwick

Ben Eaton names hotel January 1910: after himself.

Feb. 6, 1923: purchases the Eaton **1914:** Oscar Shirk

he Eaton catches fire, Insurance paid for the hotel's \$100,000 renovation. A headline in 1972: Carey House

ब्राज तक्षण है हमारिक से सम्बद्ध

the Wichita

tagle read

is placed on the Nationa

Hotel (its official name)

Smolders for More than is Heap of Ruins, Blaze Hour Then Bursts

area Carey House Square to Emporia; renames the other buildings along Plucky Firemen." Douglas from St. Francis baum buys the hotel and 1971: Phillip Kasse-Through Walls Baffling

City takes on old hotel,

By Molly McMillin hoping to steer Eaton clear of Allis' fate

sure auction Wednesday morning. Eaton Hotel and surrounding properties in a foreclo-Wichita city officials wanted to purchase the historic

with the properties that make up part between St. Francis and Emporia of the Carey House Square on Douglas, Now, they must decide what to do react: How shopowners affects

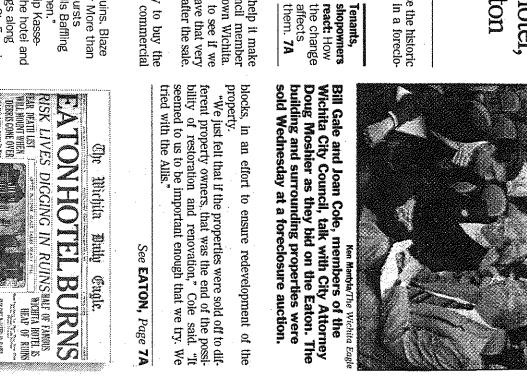
ienants,

Council member Bill Gale. them to a private developer, said City Ideally, the city would like to sell them. 7A

lecisions about the property, said council member oan Cole, whose district includes downtown Wichita. The city wants to bring in experts to help it make

can't find a developer and find ways to save that very important part of local history," Cole said after the sale "We didn't plan beyond today." "What we are asking for here is time to see if we

On Tuesday, the council voted to try to buy the block, one of Wichita's oldest intact commercial



ttack after being wounded. Two millary commandos also died. who reportedly suffered a fatal heart

were given the signal to detonate a vere playing a game of soccer. oom where nine of the 14 guerrillas omb beneath the first-floor living who had been waiting in the tunnels nderneath the residence since Sunday The attack began when commandos

See PERU, Page 7A

12A	Weather
38	TV .
10-50	Sports
2A	People
12A	Obituaries
28	Movies
16A-18A	Markets
11A-14A	Local & State
1B-6B	Living
8A, 9A	Editorials
4B, 5B	Comics
6C-14C	Classifieds
2A	CALL US
15A	Business & Farm



recyclable. and 100 percent recycled paper Printed partly on

© 1997 The Wichita Eagle and Beacon Publishing Co., P.O. Box 820, Wichita, Kan. 67201

http://www.wichitaeagle.com Check out WichitaOnline at

> vator, steam-heat, hot and cold water for rooms and with a steam-powered ele- a six-story building hotel in the southwest"

Defill our Dilling of Streic

electric bells for guests. completed at a cost of Fall 1887: The hotel is

as Wichita's ninth mayor 1890: Carey elected

1901: Carry A. Nation Carey's death. he hotel shortly after 1900: Ben Eaton buys

Council member Bill Gale.

a cane, She smashes a a billiard ball and short and wrecks the bar, using at the Roman painting of "Cleopatra through a large, life-sized pieces of iron attached to oar and throws two rocks nassive mirror behind the marches into the notel

and released sent to the is arrested, Bath." Nation County Jail sedgwick

Carry

Nation

\$100,000 renovation. the Wichita "Half of Eagle read amous Wi

January 1910:

On Tuesday, the council voted to try to buy the block, one of Wichita's oldest intact commercial

can't find a developer and find ways to save that very

"What we are asking for here is time to see if we

decisions about the property, said council member

The city wants to bring in experts to help it make

Toan Cole, whose district includes downtown Wichita.

important part of local history," Cole said after the sale

"We didn't plan beyond today."

1914: Oscar Shirk purchases the Eaton

ISK LIVES DIGGING IN RUINSHAF OF IMPORTANT

fire, Insurance paid for the hotel's

A headline in

Smolders for More than is Heap of Ruins. Blaze

The Michila Daily Engle,

to Emporia; renames the other buildings along baum buys the hotel and is placed on the Nationa area Carey House Square Douglas from St. Francis Plucky Firemen." Through Walls Baffling Hour Then Bursts Register of Historic Hotel (its official name) 1972: Carey House **1971:** Phillip Kasse

EBRIS CONE OYER

The state of the s WICHTA HOTEL IS

WAR THE REPORT OF PLANS

Compiled by Beccy Tanner

Christian Coalition's Reed

By Molly McMillin he Wichita Eagle

sure auction Wednesday morning. Eaton Hotel and surrounding properties in a foreclo Wichita city officials wanted to purchase the historic

with the properties that make up part Ideally, the city would like to sell them to a private developer, said City between St. Francis and Emporia of the Carey House Square on Douglas Now, they must decide what to do

them. 7A react: How affects the change shopowners

fenants,

Bill Gale and Joan Cole, members of the

Ken Mantyla/The Wichita Eagle

sold Wednesday at a foreclosure auction. building and surrounding properties were Doug Moshier as they bid on the Eaton. The Wichita City Council, talk with City Attorney

blocks, in an effort to ensure redevelopment of the

seemed to us to be important enough that we try. We bility of restoration and renovation," Cole said. ferent property owners, that was the end of the possi-"We just felt that if the properties were sold off to dif-

See EATON, Page 7A

Ben Eaton names hote after himself. The Eaton catches Feb. 6, 1923: chita Hotel

will take months. Rebuilding Grand Forks

By Daniel Leduc Knight-Ridder Newspapers

arrived more than a century ago. Today's place as desolate as the early settlers who fore they can rebuild their town. residents will have a massive cleanup be-When they do return, they will find a to long cleanup aheac Red River's ebb poin

active through political consulting possibly as a future candidate. resigning to start business Conservative strategist will stay

By G. Robert Hillman

Knight-Ridder News Service



Carey House tenants uneasy about Eaton's ne

8y Sarah Lunday

he Wichita Eagle

chita, now owner of the Eaton Hotel her new landlord — the city of Wiust a little red, and her voice raiseo slightly when she began talking about The rims of Robin Hollis' eyes were

Douglas, including the Eaton Hotel, at a sheriff's sale Wednesday morning. 509 E. Douglas, the city bought the entire south side of the 500 block of East Except for a two-story building at

rounding businesses were owned by Wichita lawyer Phil Kassebaum. The hotel and many of the sur-

to comment on the sale Wednesday. back on his payments to Nationsruptcy protection in 1995 — had fallen Bank, formerly Bank IV. He refused Completed in 1887, the Eaton Hotel

in downtown Wichita has in more re-

Kassebaum — who filed for bank

cent years been viewed as a haunt for transient people down on their luck, within its community of more than 50 Hollis said. There is a tight bond

people who are physically and often nentally ill, and can't afford to pay a She calls the Eaton a safe haven for igher rent at apartments.

"We're pretty much people who have been rejected every place else," Hollis sald. "Phil Kassebaum is a good

Hollis isn't sure how much longer hey will be able to live at the hotel now that the city has control

said after the sale that she plans to si down with Eaton residents next week "to relieve their anxieties." City Council member Joan Cole

body who has previously worked at A hotel manager -- possibly some-- is expected to be ap-

torney for the city.

The hotel itself isn't as rowdy as it

tenant at the Eaton for some 24 years. was a few years ago, said Bill Smith, a

Every day at 12:45 p.m., Smith steps off the hotel's antiquated elevator and call from his "lady friend." waits by the lobby pay phone for a

move to buy the Eaton. talked about the city of Wichita's On Wednesday, his lady friend

She didn't like it.

"I'll have to go to one of those nursing homes," Smith said, pointing at his walker.

unless the Eaton stays the same, live anywhere else and is sure that Smith doesn't have the finances to he

among the shopowners who have had There is an opposite state of mind

who has set up shop on the second

pointed by a district court judge on Friday, said Doug Moshier, senior atnesses front.

payments.

will go to what he calls a "prison."

without a lease. Others had signed up had been paying rent each month for six-month stints to reduce ren

lems with the shops. care of any so-called cosmetic prob lold shopowners that he wouldn't take

to city code - something Lynn hopes the city, as new landlord, will address. Bean Co. need a new roof and better ventilation, and the back door isn't up

to deal with Kassebaum on a busispent nearly \$10,000 fixing up t shop, which covers about 500 squa feet. It's cash he will have spent floor of 543 E. Douglas, said he

"All of us have little bit more of a sense of security," said Ben Lynn copopular late-night coffeehouse. owner of the Bohemian Bean Co.,

Many of the shopowners, like Lynr

With bankruptcy pending and collectors calling, Kassebaum hac

Thus places like the Bohemian

Don Michael Bannon, a hairdresser

vain if the city decides to gut and r

sale at the county courthouse v Stephanie Dye said she attended named Douglas Avenue, shopow ovate the buildings. check book in hand — prepared Next door, at an antique bouth

"I was nervous this morning," I said Wednesday afternoon. By I p.m., Dye was feeling hop

city — it depends on the develop she said. about the shop's future. "I think I'm comfortable with

hopes that the city doesn't make from Victoria magazine, and have reaped her an interview requ The shop's classic style and set

From Page 1A

cure developers to save it from de Hotel in December after failing to se The city imploded the historic Allis

are rented, it has parking and it is in has more things going for it, Gale the Eaton is inhabited, its storefronts said: The Allis sat empty for years; The Eaton is different, because it

a good location. baum could not make loan payments and Wichita lawyer Philip Kasse iffs auction after long-time owner The Eaton property went to a sher-

He declined to comment Wednesday NationsBank, formerly Bank IV

erty, anchored by the Eaton Hotel. \$365,000 on the five parcels of prop-The city's winning bid totaled

taxes, interest and late charges on the property. The city is the first mortgage holder in the bankruptcy prolien-holder. ceedings; NationsBank is the second \$492,308.72 for three mortgages, back Kassebaum owed the city paid off the \$176,000 owed by Kasse

The city's bid made sense, , Gale

owed by Kassebaum, said

and we didn't go beyond that," he said.
"That was really the big question. it already in the way of the tax lien "We really had so much invested

> an option for somebody coming in." comfortable coming in and proposing Before the sale, "there really wasn' to do something with it," Gale said After Wednesday's auction, the city "Maybe now, somebody would feel

sale, will receive only about \$40,000 of city attorney Doug Moshier. baum in back property taxes, the \$312,000 — plus late charges — NationsBank, which initiated the said

until 10 a.m. Wednesday to pay his debt to NationsBank. But Lasater said that there would be no sale. He had asater, the bank's attorney. Kassebaum had said last month

> ment had been received. no contact had been made by Kasse baum or his attorney — and no pay-

downtown property owners and attended the sale, conducted by others in the courthouse lobby. about 45 lawyers, would-be buyers Sheriff Mike Hill. They were joined by Cole and Gale, along with Moshler

Except for one of the five parcels, a parking lot, the city's bids went unopposed.
"That property hasn't had taxes paid on it for many, many years," Gale said. "Our overriding goal is to get this back on the tax rolls and save

District Court must still COD

> properties. But it will be apprimately four months before the Friday, the city will ask the cour appoint a receiver to manage firm the bid, in a hearing May 2. will assume the title.

owners of the antique shops and o specialty businesses who now rent property, to allay any fears about future of the property, she said. Cole plans to soon meet with

before the sale was to begin. two years ago by declaring b ruptcy in Kansas City just 40 min Kassebaum staved off a similar

the entire south side of the 500 b. Except for a two-story building 509 E. Douglas, Kassebaum ow

There are a Marriage

1150 150

at apartments, are physically and often he Eaton a safe haven for and can't afford to pay a

rejected every place else, aretty much people who "Phil Kassebaum is a good

e able to live at the hotel manager — possibly somene sale that she plans to si incil member Joan Cole their anxieties." Eaton residents next week sure how much longer that the city has control

has previously worked at

among the shopowners who have had

who has set up shop on the second

Don Michael Bannon, a hairdresser

There is an opposite state of mind

pointed by a district court judge on Friday, said Doug Moshier, senior atorney for the city.

lenant at the Eaton for some 24 years. vas a few years ago, said Bill Smith, a The hotel itself isn't as rowdy as it

off the hotel's antiquated elevator and call from his "lady friend." waits by the lobby pay phone for a Every day at 12:45 p.m., Smith steps

talked about the city of Wichita's nove to buy the Eaton. On Wednesday, his lady friend

She didn't like it.

"I'll have to go to one of those nursing homes," Smith said, pointing at his walker.

will go to what he calls a "prison." live anywhere else and is sure that inless the Eaton stays the same, he Smith doesn't have the finances to

to deal with Kassebaum on a businesses front.

sense of security," said Ben Lynn copopular late-night coffeehouse. owner of the Bohemian Bean Co., a "All of us have little bit more of a

without a lease. Others had signed up had been paying rent each month payments. or six-month stints to reduce reni Many of the shopowners, like Lynn,

collectors calling, Kassebaum had care of any so-called cosmetic problems with the shops. lold shopowners that he wouldn't take With bankruptcy pending and bill

the city, as new landlord, will address. Bean Co. need a new roof and better ventilation, and the back door isn't up to city code — something Lynn hopes Thus places like the Bohemian

"I think I'm comfortable with the

from Victoria magazine, and she hopes that the city doesn't make her have reaped her an interview request The shop's classic style and setting

floor of 543 E. Douglas, said he has spent nearly \$10,000 fixing up the ovate the buildings. vain if the city decides to gut and renshop, which covers about 500 square feet It's cash he will have spent in

sale at the county courthouse with Stephanie Dye said she attended the named Douglas Avenue, shopowner check book in hand — prepared to Next door, at an antique boutique

said Wednesday afternoon buy.
"I was nervous this morning," Dye

about the shop's future. By I p.m., Dye was feeling hopeful

city — it depends on the developer,"

move. But in case they do, she has althe city doesn't now own. the only lot within the block that ready leased space at 509 E. Douglas

should do with the historic Eaton what a developer — when picked — Hotel and surrounding shops. All the shopowners have ideas as to

turned into another hotel. are definitely over, rather, it should be a shopping center. Others like the large ballroom and think it should be Some say its days as a grand hotel

acter of the old place. and she loves the people and charthe hotel off and on since the mid-70s Tenant Mary Spivey has lived at

Spivey said. the hotel like it did to the Allis," "I don't want anything happening to

Sarah Lunday writes about business. She can be reached at 268-6404.

of East Douglas. He also owned the

northeast corner of the 400 block

which houses a portion of Allen's An-

ored by the Eaton Hotel. y's winning bid totaled rest and late charges on the n the five parcels of proper in the bankruptcy pro xd to comment Wednesday. VationsBank is the second The city is the first mort for three mortgages, back Bank, formerly Bank IV owed the

/'s bid made sense, Gale

in't go beyond that," he said ily had so much invested in in the way of the tax lien

an option for somebody coming in." comfortable coming in and proposing to do something with it," Gale said Before the sale, "there really wasn' "Maybe now, somebody would feel

city attorney Doug Moshier. baum in back property taxes, said aid off the \$176,000 owed by Kasse NationsBank, which initiated the After Wednesday's auction, the city

owed by Kassebaum, said Tom sale, will receive only about \$40,000 of until 10 a.m. Wednesday to pay his debt to NationsBank. But Lasater said the \$312,000 — plus late charges hat there would be no sale. He had asater, the bank's attorney. Kassebaum had said last month

no contact had been made by Kasse ment had been received. baum or his attorney — and no pay-

downtown property owners Cole and Gale, along with Moshier, attended the sale, conducted by Sheriff Mike Hill. They were joined by others in the courthouse lobby. about 45 lawyers, would-be buyers

a parking lot, the city's bids went unopposed, Except for one of the five parcels,

get this back on the tax rolls and save Gale said. "Our overriding goal is to paid on it for many, many years," "That property hasn't had taxes

The District Court must still con-

appoint a receiver to manage the Friday, the city will ask the court to properties. But it will be approxifirm the bid, in a hearing May 2. On will assume the title. mately four months before the city

property, to allay any fears about the specialty businesses who now rent the owners of the antique shops and other future of the property, she said. Cole plans to soon meet with the

Except for a two-story building at 509 E. Douglas, Kassebaum owned the entire south side of the 500 block before the sale was to begin. two years ago by declaring bankruptcy in Kansas City just 40 minutes Kassebaum staved off a similar sale

he was interested in the fate of the his restaurant. Lawrence Building catty-corner from Emporia, attended the sale because Mosley's restaurant at Douglas and ique Mali. David Dunn, who owns Gilbert &

pens, of course, to the Eaton." And, "I'm curious to see what hap history," Dunn said before the sale. "It had a lot of character — a lot of

Molly McMillin can be reached at 269-6708.

om we were

warning was transmitted into the res-450 prisoners from the Tupac Amaru

tually spared his life.

commandos had entered

EATON PLACE 502-525 E. Douglas; 112-114 S. Emporia Street WICHITA, KANSAS 67202

Description of physical appearance:

SEE FOLLOWING DESCRIPTIONS

Statement of significance:

The buildings located on the south side of 500 E. Douglas and the 112-114 S. Emporia are located within the East Douglas Historic District. The East Douglas Historic District is an intact grouping of architecturally significant commercial buildings constructed between 1886 and approximately 1914 that display a variety of styles and types of architectural omamentation popular during these periods. The district also represents the largest remaining concentration of early commercial architecture in Wichita. Nearly all the buildings within the boundaries of the district date from two important periods in the city's history - the 1880's and the first three decades of the 20th century.

The 500 E. Douglas block was further identified as being an independent historical district in the City of Wichita 1979 and was named to the Register of Historic Kansas Places as the Carey House District.

The Carey House District is anchored at the northeast comer by the Carey Hotel, presently known as the Eaton Hotel, and the Lawrence Building or Bowers Hotel at the northwest comer. The buildings located on this block were critical to the building up of E. Douglas. After the construction of the Eaton Hotel in 1886, the demand for more space, both hotel and commercial, lead to the construction of the Bronson and Kirkwood Buildings in 1902, the Lawrence Block in 1906, the addition to the Carey Hotel in 1907 and the construction of the Wichita Hotel and Schweiter/Bissantz Building in 1910. The block continued to expand to the south with the construction of the Lexington Hotel at 112-114 S. Emporia in 1914.

The Carey House District consists of the only contiguous block face of commercial buildings remaining in the East Douglas Historic District. In addition, this block is the only historic block within the City of Wichita that has not been significantly altered over the years.



Lawrence Block – Bowers Hotel EATON PLACE 501-503 E. Douglas WICHITA, KANSAS 67202

Description of physical appearance:

The Lawrence Block building, also known as the Bowers Hotel, was built in 1906 with alterations in 1980. The three-story L-shape structure sits on the corner of Emporia and Douglas. The building 'hugs' the corner by rounding the north and west elevations at this point. The red brick building sits on a stone foundation topped with a flat roof. The roofline is surrounded by a cast iron comice with block modillions atop a dentil strip. At the corner of the roof is a cast iron crest inscribed with "Lawrence Block". A similar cast iron comice creates the stringcourse between the first and second floors. Additional stone stringcourses create the window sills at the second and third floors with a wider stringcourse above the second floor windows.

The building is approximately 60 feet wide by 150 feet long. The primary elevations of the building are the north along Douglas and west along Emporia. The primary elevations are divided into bays by brick pilasters., One entry to the building is located at the rounded corner and leads only to the first floor retail space. The entry features double commercial doors with sidelights topped by two arched transom windows and flanked by Doric columns. A second single door entry is located in the center of the west elevation. Stone keystones highlight the arched windows at the third floor. The second floor windows are traditional rectangular. The first floor was used as a commercial space. The storefront windows are divided into separate bays and topped with arched transoms. The only major alteration to the exterior, which occurred in 1980, are the window openings along the west elevation that were infilled with stucco to match other openings that had been created by the removal of windows prior to 1980.

Another notable exterior feature are the large non-functional gas/electric lamps located along the first floor elevation.

The interior of the building has seen the largest amount of alterations, most which occurred in 1980. The foyer and staircase at the west entry are intact and have maintained a high degree of integrity. However, the second floor has been continuously adapted to meet the commercial needs of the building. The corridor configuration however, has remained intact. The third floor of the building has been relatively untouched with the original corridor configuration and door openings remaining intact.

Statement of significance:

The Lawrence Block originally housed the Merchants State Bank, which opened December 10, 1908 and the Bowers Hotel, which occupied the second and third stories of the building. The remaining first floor retail uses were varied, but seemed to support both the hotel and the bank.

The Lawrence Block is the west end anchor building to the Carey House Historic District, which is further identified as part of the East Douglas Historic District.

Photo Nos.:....B1-B4

Bronson Building
EATON PLACE
505 E. Douglas
WICHITA, KANSAS 67202

Description of physical appearance:

The Bronson Building was built in 1903-04. The two-story, red brick building sits on a stone foundation and is flanked on its west side by the Lawrence Block Building and to the east by the Schweiter/Bissantz Building. Its primary elevation faces E. Douglas. It is approximately 30 feet wide by approximately 150 feet long.

Below the roof, features corbeled brickwork highlighted with white paint. The first floor storefront is intact but non-original. It is currently boarded. Entrances to the building are located in the center of the first floor storefront and at the northeast comer. The second story windows are single hung windows with sidelights topped by an arched transom divided into three lights. The second story windows are trimmed with a corbeled brick arches with a center keystone.

The interior of the building is non-existent. The building's roof system, ceilings and floors collapsed due to lack of roof maintenance and/or repair. The interior wood rotted and eventually ended up in the crawl space. The debris has been removed and all the original exterior walls have been stabilized. In addition, to the stabilization a new roof was put on the building in 1998.

Statement of significance:

The Bronson Building was constructed in 1903-04 by Mr. E. Bronson at a cost of \$5,000. Original use of the building is suspected to be commercial but it is unknown.

Schweiter/Bissantz Building EATON PLACE 507 E. Douglas WICHITA, KANSAS 67202

Description of physical appearance:

The Schweiter/Bissantz building was built in 1905. The two story, red brick building sits on a stone foundation and has a flat roof. Its primary elevation is on E. Douglas. It is flanked to the west by the Bronson Building and to the east by Kirkwood building.

The Schweiter/Bissantz Building is the simplest architectural building in the Carey House District. The existing first floor storefront is not original. It presently features a center entry, leading only to the first floor commercial space, flanked by divided light windows. A divided lite transom is above the entire system. The second floor windows are trimmed with rock-faced stone lintels and sills.

The interior of the building is very similar to that of the Bronson building with the majority of the interior non-existent. Again, the building's roof system, ceilings and floors have all but collapsed on the back half due to a lack of roof maintenance and/or repair. The debris has been removed and the remaining section facing Douglas has been stabilized with a new roof installed in 1998.

Statement of significance:

Construction started on the Schweiter/Bissantz building in 1904 and was completed in 1905. Early use of the building included the Wichita Truck Factory and the Higgins Rooming House.

Photo Nos.:....D1-D3

Kirkwood Building
EATON PLACE
509 E. Douglas
WICHITA, KANSAS 67202

Description of physical appearance:

The Kirkwood building was built in 1902. The two-story brick building sits on a stone foundation and is flanked to the west by the Schweiter/Bissantz Building and to the east by the Wichita Hotel. Its primary elevation faces E. Douglas. It is approximately 25 feet wide by 100 feet long.

Along primary north elevation of the flat roof is a metal comice with a fleur-de-lis pattern over an inset dentil strip. The comice is topped by an iron pediment, which reads '1902' in the tympanum and 'Kirkwood' at the base. Corbeled brickwork is seen below the comice.

Entrances to the building are located in the center of the first floor storefront and just to the east of the storefront that leads to the second floor. The second floor double windows feature arched transoms highlighted by arched brickwork outlined by a stone strip interspersed with keystones. A stone stringcourse intersects the building and creates the sills for the second floor windows.

The interior of the building has retained some historical integrity. As the 505 and 507 buildings, the 509 building has suffered extreme structural damage. The first floor ceiling and second floor floor are presently being stabilized by a series of suspension rods attached the second floor ceiling/roof to prevent collapse.

Statement of significance:

The Kirkwood Building was constructed in 1902 by Dr. James W. Kirkwood and cost approximately \$5,000. The building was originally and has continued to be used as commercial/retail space.

Photo Nos.:....E1-E3

Wichita Hotel
EATON PLACE
511-515 E. Douglas
WICHITA, KANSAS 67202

Description of physical appearance:

The Wichita Hotel was built in 1910. The Wichita was designed in the Neoclassical Revival style of commercial architecture. The three-story salmon & brown brick building sits on a stone foundation and has a flat roof. Approximately 50 feet wide by 150 feet long, it is flanked to the west by the Kirkwood building and to the east by the Eaton Hotel. Its primary elevation is along E. Douglas.

The defining exterior feature of the Wichita is the cast iron comice with elaborate neoclassical detailing, including a projecting pediment with neoclassical decoration in cast iron in the tympanum.

Windows are spaced in a paired symmetrical pattern. A portion of the original storefront remains and features cast iron structuring most prevalent in two cast iron columns. The second and third floor windows in the outer bays feature cast stone jack arches with projecting keystones. The center bay, third story windows have arched fanlights with keystones and corbeled trim.

A first floor entry door, located in the center, provides access to the original hotel spaces, which occupy all the second and third floors. Retail spaces flank both sides of the main entry and feature separate storefront entrances. The first floor door to the hotel, which was originally recess, features in glazed brick trim 'Wichita Hotel'. The two retail spaces feature modern storefronts and entrance.

The staircase from the street level leads to a second floor landing, which then splits to the east and west, allowing access to the third floor of the building. The upper floors of the building maintain a various degrees of integrity, including original staircases, wainscoting and doors. Some areas have seen destabilization, pirate removal, etc.

Statement of significance:

The Wichita Hotel opened in 1910. The building was used as a hotel and commercial space.

Photo Nos.:....F1-F4

The Eaton Hotel
EATON PLACE
525 E. Douglas
WICHITA, KANSAS 67202

Description of physical appearance:

The Eaton Hotel was constructed in 1886-87 with an addition to the west elevation in 1909-1910. The five-story brick structure sits on a stone foundation with a partial basement. The upper four floors are U-shaped while the main floor is a simple rectangle approximately 100 feet wide and 150 feet long. The primary elevations of the Eaton face north on E. Douglas and east on St. Francis. The original entrance to the hotel was on St. Francis and with the exception of the ballroom is the only intact original feature of the hotel. The building is flanked to the west by the Wichita Hotel and to the south by the alley.

The Eaton Hotel reflects the Second Empire style of architecture due to the distinctive mansard roof present on the north and east elevations. The basic building material is face brick laid in running bond that has been painted its present deep red color. Cut stone trim is used extensively throughout the facades, which provides an impressive contrast to the building facades. As mentioned above, the two main entrances to the building are on the north and east facades. The entries are set within large semicircular arched openings framed with cut stone.

On the first floor there are large storefront windows with flat carved stone lintels. Windows on the second, third and fourth floors are double hung sash windows. Stone window sills form continuous bands around the façade. Window lintels are inverted U-shaped cut stones extending partially down the jambs. The fifth floor windows are dormers in the mansard roof and are accented by omamented pediment roofs. Stone chimneys break the mansard roof between window groupings.

The most significant change to hotel occurred in 1909-10 when the west elevation addition was added and the lobby was lowered to street level. This change altered the original window configuration, which was originally like the windows located along the east elevation at the ballroom.

The interior of the hotel has retained much of its historic integrity. Spatial volumes and comidors are intact. The ceramic floors in the lobby and ballroom are intact. Much of the original woodwork is still present, including doors, frames and base. The building is in various stages of disrepair. The ballroom has sustained significant structural damage. The various hotel rooms have suffered water, pigeon and lack of plumbing problems.

Statement of significance:

Built in 1886-87 by local financier John B. Carey, the Carey House, or Eaton Hotel as it is presently known, is one of the most distinctive architectural features in Wichita as well as one of the most notorious. On December 27, 1900, the hotel gained nation-wide recognition after militant prohibitionist Carry Nation waged an attack in the hotel bar. The bar, which was reportedly the show saloon of Wichita and one of the most elegant bars in the Midwest, contained the nude picture "Cleopatra at the Bath", which was painted by noted Wichita artist, John Noble. While spouting the dangers of alcohol, she proceeded to destroy the massive mirror behind bar, several bottles of whiskey and attempted to ruin the painting by throwing billiard balls at it.

The Eaton Hotel is presently vacant. The original use of the building was a hotel. The building was most recently used as a rooming house until August 1997 when the new owner, the City of Wichita, was able to relocate all of the residents. A commercial tenant was located in one of the north storefronts until December 31, 1998.

Photo	Nos:	 G1.	_Ge
FINCE	1103	 . UZ I "	~~

The Lexington Hotel
EATON PLACE
112-114 S. Emporia Street
WICHITA, KANSAS 67202

Description of physical appearance:

The Lexington Hotel was constructed in 1914. The two-story brick structure sits on a stone foundation and is approximately 50 feet wide by 150 feet long with a flat roof. The Lexington is the only building in the Carey House Historic District that does not face on E. Douglas. The primary elevation of the Lexington sits on Emporia. It is flanked to the south by a parking lot and to the north by the alley that runs behind the E. Douglas buildings. An addition was made to the east side (rear) of the building in approximately 1932.

The hotel features large storefronts on the first level and five single hung windows with stone sills on the second level. Two entries to the building are also located on the west elevation. One located in the northern storefront and another located at the southern comer or the west elevation. The storefront entry leads directly into the first floor space, the south entry leads to the second floor. The building retains no historical integrity on the first floor and only the west section of the second.

A distinguishing feature to the building is the partial brick wall located immediately to the south of the building. The red brick wall reads 'Carey House Square'.

Statement of significance:

The Lexington is the only building located in the Carey House District not located on E. Douglas, but is integral to the continuation of storefront along S. Emporia. The building was operated as a hotel until about 1973.

Photo Nos.:....H1-H4

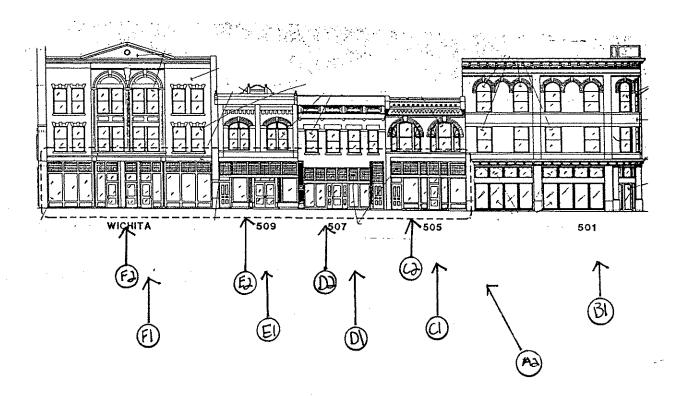
EATON PLACE

PROJECT NO.

502-525 E. Douglas; 112-114 S. Emporia

WICHITA KANSAS 67202

POINTS OF REFERENCE FOR NORTH ELEVATION PHOTOGRAPHS



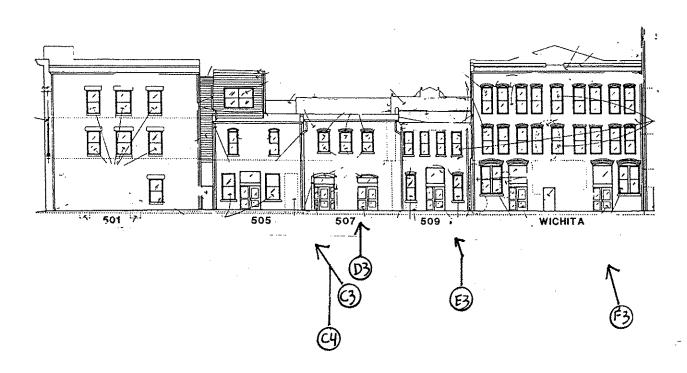


EATON PLACE

PROJECT NO.

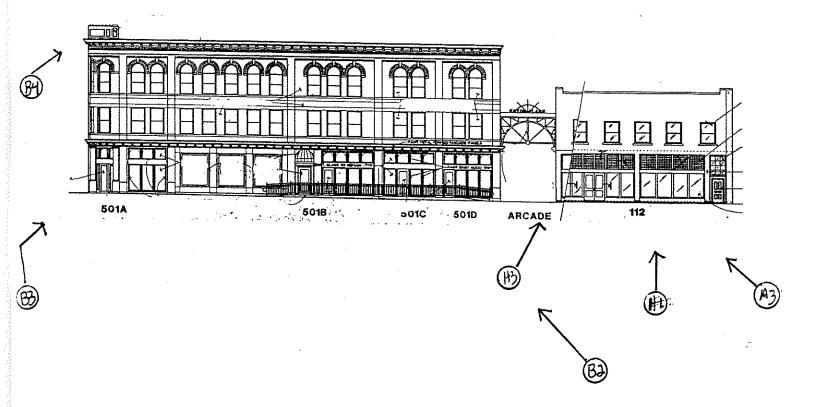
502-525 E. Douglas; 112-114 S. Emporia WICHITA, KANSAS 67202

POINTS OF REFERENCE FOR SOUTH ELEVATION PHOTOGRAPHS



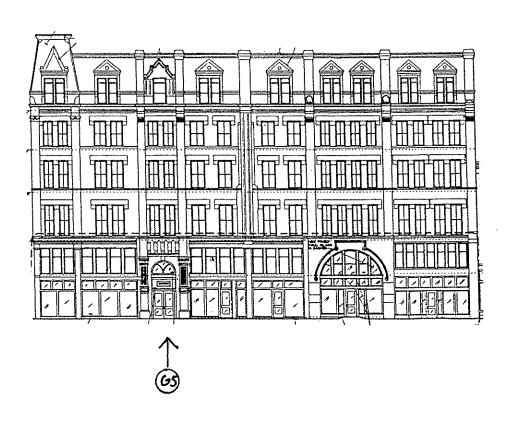
EATON PLACE 502-525 E. Douglas; 112-114 S. Emporia WICHITA, KANSAS 67202 PROJECT NO.

POINTS OF REFERENCE FOR WEST ELEVATION PHOTOGRAPHS



EATON PLACE 502-525 E. Douglas; 112-114 S. Emporia WICHITA, KANSAS 67202 PROJECT NO.

POINTS OF REFERENCE FOR NORTH ELEVATION PHOTOGRAPHS EATON HOTEL







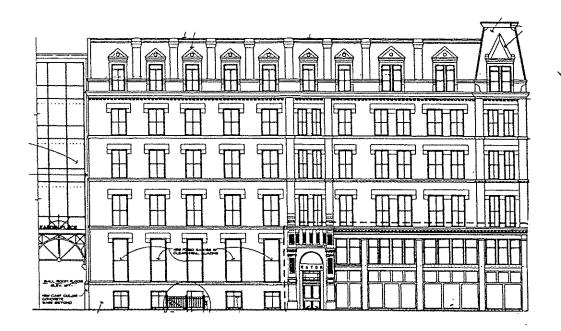
EATON PLACE

PROJECT NO.

502-525 E. Douglas; 112-114 S. Emporia

WICHITA, KANSAS 67202

POINTS OF REFERENCE FOR EAST ELEVATION PHOTOGRAPHS EATON HOTEL





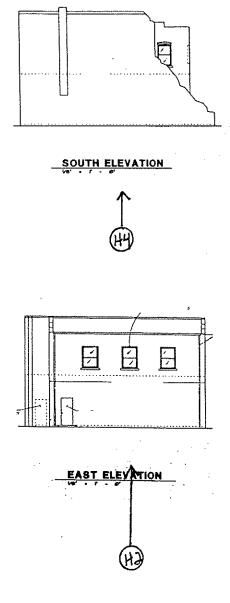


EATON PLACE

PROJECT NO.

502-525 E. Douglas; 112-114 S. Emporia WICHITA, KANSAS 67202

POINTS OF REFERENCE FOR EAST/SOUTH ELEVATION PHOTOGRAPHS **112-114 S. EMPORIA ONLY**



EATON PLACE

PROJECT NO.

502-525 E. Douglas; 112-114 S. Emporia

WICHITA, KANSAS 67202

LIST OF PHOTOGRAPHS

All	Carey House Square (Eaton Place)			
A1	North Elevation – entire block		<u>H)</u>	Lexington Hotel
A2	North Elevation - 505/507/509		H1	West Elevation
A3	West Elevation – Lawrence Block	&	H2	East Elevation
Lex	ington Hotel		H3	North Elevation
	-		H4	South Elevation
B) i	augence Block (Bowers Untol)			

B) Lawrence Block (Bowers Hotel) B1 North Elevation

- West Elevation **B2**
- В3 NW comer/windows/comer entry detail
- **B4** Detail iron crest

C) Bronson Building

- C1 North Elevation
- C2 Detail corbeled brick
- South Elevation C3
- South/East Elevations

D) Schweiter/Bissantz Building

- North Elevation D1
- D2 Detail window/brickwork
- D3 South Elevation

E) Kirkwood Building

- North Elevation E1
- E2 Detail pediment
- E3 South Elevation

F) Wichita Hotel

- F1 North Elevation F2 Detail pediment
- South Elevation F3

G) Eaton Hotel

- G1 Northeast Elevation
- G2 North Elevation
- G3 **East Elevation**
- G4 South & East Elevations
- G5 North entry Detail

EATON PLACE

PROJECT NO.

502-525 E. Douglas; 112-114 S. Emporia

WICHITA, KANSAS 67202

LEGAL DESCRIPTION

Tract 1:

Lot 47, on Douglas Avenue, NA English's Addition (429 East Douglas)

Tract 2:

Lots 49 and 51, and ½ of the South adjacent vacated alley, on Douglas Avenue, NA English's Addition (104 South Emporia)

Tract 3

Lot 53, and ½ of the South adjacent vacated alley, on Douglas Avenue, NA English's Addition (505 East Douglas)

Tract 4:

Lot 55 and ½ of the South adjacent vacated alley, on Douglas Avenue, NA English's Addition (507 East Douglas)

Tract 5:

Lot 57, Douglas Avenue, NA English's Addition to Wichita, Sedgwick County, Kansas.

Tract 6:

Lots 59 and 61 and ½ of the South adjacant vacated alley, on Douglas Avenue, NA English's Addition (515 East Douglas Avenue)

Tract 7:

Lots 63, 65, 67, 69 and 71 on Douglas Avenue, NA English's Additon (523 East Douglas)

Tract 8:

Lots 1 and 3 and ½ of the North adjacent vacated alley, on Emporia Avenue, NA English's Addition (112 South Emporia)

Tract 9:

Lots 5, 7, 9 and 11 on Emporia Avenue, NA English's Addition (100 and 126 South Emporia)

Tract 10"

Lots 2, 4, 6, 7, 8, 9, 10, 11 and 12, on Fourth, now St Francis Avenue, NA English's Addition (520 East William and 102 South St Francis)

s:\mdi#\71\part1

`	,	
	HISTORIC PRESERVATION CERTIFICATION APPLICATION—	NPS Office Use Only
Wichita Hotel Property Name	_ PART 1	Project Number:
511-515 E. Douglas Property Address	_	
5. Description of physical appearance:		
long. Basement foundation materials are s The roof is flat. The cornice is cast iron wi neoclassical decoration in cast iron in the	The Wichita Hotel was designed in the haree stories in height, approximately 50 feet in stone, with a wall structure consisting of brow the laborate neoclassical detailing, including tympanum. Chimneys are located inside the	n width by approximately 150 feet In/salmon brick and corbeled trim. The projecting pediment with side walls.
structuring most prevalent in two cast iron features cast stone jack arches with proje keystones and corbeled trim.	rical pattern. A portion of the original storefror n columns. Windows are rectangular with sing ecting keystones; third story windows have se	micircular arched fanlights with
5 1.1. 16 -11£46	the original hotel spaces, which occupy all of and feature separate storefront entrances. It glazed brick trim "Wichita Hotel." The two r	THE RESCRIPPING ADDITION OF THE PROPERTY.
floor of the building. The upper floors of t	oor landing, which then splits to the east and the building maintain a high degree of integrity atterior door and window glass appears originaterior door and window glass appears originaterior.	y, including original stancesco.
Date(s) of Alteration(s):		
Has building been moved? yes n	o. If so, when?	
6. Statement of significance:		
between 1886 and approximately 1914 to during these periods. Decorative element of the Second Empire style (Carey Hotel and 501 E. Douglas).	ntact grouping of architecturally significant co that display a variety of styles and types of arc its are usually stylized neoclassical motifs. Th and commercial variations of the Queen An	e earliest buildings show influences ne style and Italianate styles (505
the buildings within the boundaries of the	remaining concentration of early commercial a e district date from two important periods in the Additionally, two structures found in the distric e Carey/Eaton Hotel located at 515-527 E. Do	at are individually listed in the

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. The qualities that make this district unique are its unity of scale, materials and usage. Additionally, the south side of the 500 block of East Douglas is the only contiguous block face of commercial buildings remaining in the East Douglas Historic District.

located at 711 E. Douglas.

7. Photographs and maps.

The Wichita Hotel opened ca. 1905.

Attach photographs and maps to application.

		523 67		521 65	519 63	517 63	515 61	513 59	511 59	509 57	507(509) 55	505(507) 53	503 51	501(503) 49	Address* Lot	
J.B. Carey Loan Broker		Carpenter Shop		Flour and Feed Store	A.E. Shober & Bro. Grocery	Ойс∙		Сотралу	Lumber	Carey		Boarding House		George Wachob Blackmith and Wagon Shop	1884	
	(Under Construction)	Hotel	Carey		A.E. Shober & Bro. Grocery	Offic•		Company	Lumber	Curey		Boarding House		Mountz & Taylor Blacksmith and Wagon Shop	1886	
	(Under Construction)	Holel	Carey		Lunch Counter	Lee Lone Sam Laundry		Company	Lumber	Carey		Commission Office		Taylor & Applegate Blacksmith and Wagon Shop	1887	
		Hotel	Carey		Restaurant (Foutz?)	Shooting Gallery	S.C. Macauley & Co. Orain Dealers				H.E. Mosbacher, Blacksmith	W.L. Johnson Flour and Feed Store		P. Gould Feed Store	1892	
	(1. Sherman, Barber)	Hotel	Carey		Samuel Miller 2nd Hand Shop	Cobbler	E. Hallifax Hurness Shop			Fruit Stand	Under Construction	Wm. Crow (Central) Feed Mill		Furlong & Gould Feed Store	1897	
	(J. Sherman, Berber)	Hotel	Carey		Samuel Miller 2nd Hand Shop	G. Borstnar, Shoemaker	L. Wolfberg, 2nd Hand Shop J. Glasser & Co., Tailors	Lunch Counter Shooting Gallery	I.D. Mustoe Fruit Stand Crites, Shoemaker	Legal Tender Cafe	Wichila Trunk Factory Higgins Rooming House	Feed Mill	Contral	Ira F. Elliot	1903	
	Mayme McLean, Manicuriet Belva Kidd, Stenographer)	(Stover Billiards/Cigars J. Sherman, Barber Kansas Dry Cleaning,		Hotel	Eaton		McKenna Billiarda/Barber Mdm. Maulsby, Clairvoyant	Wichita Hotel	Viets Clothing Company	Waldorf Cafe	McKinley Boarding House	*	Jacob Steinberg, Clothier	Bowers European Hotel	1914	
	M. Rumsey, Sten. Ralph Miller, Cigare Nat'l Travel Bureau)	(I.O. Shelin, Tailor Eaton Coffee Shop B. Ransom, Barber		Hotel	Eaton		Scott Stone Restaurant	Vacant	Wanking Cafe Wichits Hotel	Vacant	Fred Goeller, Billiards Fisher Boarding House	H & H Press Shop	B. Schnehter, Clothier	Wichita Loan Co.	1935	

Parenthetical street addresses were used prior to 1903



Denotes unimproved lot

	HISTORIC PRESERVATION CERTIFICATION APPLICATION—	NPS Office Use Only
Schweiter/Bissantz Building Property Name	PART 1	Project Number:
507 E. Douglas	·	
Property Address -		
with a wall structure consisting of rec panel. Chimneys are located inside t		undation materials are stone, ures a simple corbeled brick
Second story windows are rectangul	ttern – original storefront windows and a ar with side pane sashes. Windows are storefront entrance and a west entranc odern replacements.	trimmed with rock-faced stone
collapsed to grade - due to a lack of condition as 505 E. Douglas, the bui local landmarks commission has we stabilization schemes and options. It assist in its preservation and rehabili		not in the same deteriorated e September 1997, the City's ociety to provide several at tax credits can be obtained to
Date of Construction:	Source of Date: City Directo	ories, Wichita Eagle
Date(s) of Alteration(s):		
Has building been moved? yes ne		
6. Statement of significance:		
The East Douglas Historic District is constructed between 1886 and appropriate popular during these	an intact grouping of architecturally sigroximately 1914 that display a variety of periods. Decorative elements are usuales of the Second Empire style (Carey Hite styles (505 and 501 E. Douglas).	styles and types of architectural lly stylized neoclassical motifs.
Wichita. Nearly all of the buildings w city's history – the 1880s and the firs in the district are individually listed in	est remaining concentration of early con ithin the boundaries of the district date f it three decades of the 20th century. Ad the National Register of Historic Places the Rock Island Depot, located at 711 E	ditionally, two structures found
because of the great width of Dougl	ncluttered, partially because of the low as Avenue with approximately 115 feet se are its unity of scale, materials and us the only contiguous block face of comm	sage. Additionally, the south side
Construction started on the Schweit included the Wichita Trunk Factory	er/Bissantz building in 1904 and was co and the Higgins Rooming House.	ompleted in 1905. Early uses
7. Photographs and maps.		
Attach photographs and maps to applicat	tion.	

Continuation sheets attached: yes no

S	
Z	
O	
-	
-	
U	
œ	
u.	
-	
<u>ب</u>	
ŗ	
ب ع	
ŗ	
ب ع	
2 2	
2 2	
7 Z	
7 Z	
2 2	
7 Z	֡֡֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜

UNIFICA		. /			4
	Check One or More a Pre-Celumbian; Strh Century	☐ 16th	Century Century	18th Century 19th Century	20th Century
SPECIFIC	DATES (I Applie	able and Known)	1865-87		
, a	r significance (C iboriginal Prohistoric Historic Agriculture X Architecture	Back One or More Education Engineeri Industry Invention		Political Religion/Phi- Iosophy Science Sculpture	Urben Planning Other (Specify)
[Art Communications Conservation	Acchite Literatur Militory Music	ecture [Social/Human- itarina Theater Transportation	

The Carey House in Wichita was built in 1886-87 for John B. Carey, a local financier who later served as mayor of Wichita in 1891-92. Construction of the hotel, which was variously called the Carey House or the Hotel Carey, began in July, 1886. The Wichita architectural firm of Terry and Dumont designed the five-story brick and stone building which reportedly cost \$100,000. The first proprietor of the hotel was C. L. Stough, and he was succeeded in 1890 by C. W. Carey. In the late 1890's Ben Eaton became proprietor, and later, perhaps around 1900, he acquired ownership of the hotel. O. S. Shirk purchased the building from Eaton in 1914.

The Carey Hotel gained nation-wide recognition after militant prohibitionist Carry Nation attacked the hotel bar on December 27, 1900. The bar, which was reportedly the show saloon of Wichita and one of the most elegant bars in the midwest, contained the picture "Cleopatra at the Bath," which had been painted by a noted Wichita artist, John Noble. The \$300 painting and a \$100 mirror were the first items to be ruined by Mrs. Nation. Other articles damaged were bottled goods, cut glass pieces, furniture and other paintings. Mrs. Nation was arrested and confined to the Wichita jail until charges against her were dropped on January 19, 1901.

Around 1904 a \$50,000 extension of the building was constructed to the west and in 1909 or 1910 the name was changed to the Eaton Hotel. The hotel has continued to serve guests and residents through the 20th century; however, it no longer has the prestigious reputation or the upper class clientele of its early years.

A newly formed Wichita firm, Carey House Square, Inc., acquired the hotel and some adjacent structures in June, 1971, and is making plans to restore the Carey House and upgrade the surrounding area.

The building is an excellent example of Eclectic architecture as applied to an urban commercial building. It is a truly fine example of a late 19th century metropolitan hotel.

DESCRIPTION	· · · · · · · · · · · · · · · · · · ·					T (T	
				(Check	One)		*
	(Excellent	X Good	☐ Fair	Deter	iorated	Ruins	Unexposed
CONDITION		(Check Or	10)		***************************************	(Che	ck One)
	[Z Alte	rad	☐ Unaitered			☐ Moved	R) Original Site

DESCRIBE THE PRESENT AND UNIGINAL (II ANOWN) PHYSICAL APPEARANCE

The Carey House at the southwest corner of Douglas and St. Francis avenues in downtown Wichita is a large commercial example of Eclectic architecture. It is a rectangular five-story structure with a full basement. The upper four floors are U-shaped while the main floor is a simple rectangle approximately 100 feet wide and 150 feet long. The basic building material is face brick laid in running bond. Cut stone trim is used extensively throughout the facades. The whiteness of the cut stone contrasts with the redpainted face brick. The fifth floor is enclosed behind a woodshingled mansard roof. The major roof structure is flat. A decorative brick cornice of closely spaced corbeled brackets follows the perimeter of the building and separates the mansard roof from the walls below. The northeast corner of the building is enhanced by a projecting tower extending the full building height and terminating in a truncated steeply pitched pyramidal roof with gabled dormers on the east and north sides. The main building entrances on the north and east facades occur in large semicircular arched openings framed with cut stone. On the first floor there are large store front windows with flat carved stone lintels. Windows on the second, third and fourth floor levels are the simple rectangular double hung sash type. Stone window sills form continuous bands around the facades. Window lintels are inverted U-shaped cut stones extending partially down the jambs. The fifth floor windows are dormers in the mansard roof and are accented by ornamented pediment roofs. The third dormer from the east on the north facade has the date "1887" on its pediment. Stone chimneys break the mansard roof between window groupings.

A 25-foot extension to the west was added around 1904; it was identical in style and material to the original. Prior to the addition the building had terminated at the west side of the larger arched entrance feature on the north facade. A semicircular pediment, which was formerly mounted atop the tower facing north, was removed more than 50 years ago. The pediment had the legend: "Erected by J. B. Carey." The only major changes to the building's appearance have occurred below the second floor line. The portion of the basement wall above grade was originally of Cottonwood Falls limestone; the only unaltered section is the south part of the east facade, which also shows the original basement and first floor window pattern as well. The first floor window arrangement was changed considerably prior to 1920; originally the window treatment was identical to that of the second floor.

•	•
ſ	1
ľ	1
	p)
,	2
	۲.
•	,
•	-
;	7
(_
	_
(_
	Z
4	,

9. MAJOR BIBLIOGRAPHICAL REFERE	NCES							
Beals, Carleton, Cyclone	Carry,	The St	orv of	Carry 1	Nation	(Philade	elphia	
Chilton Co., 1962),	pp. 134	-140.						1
Bentley, O. H., History o	f Wichia	ta and	Sedgwi	ck Cou	nty (Ch	icago, (C. F.	ľ
Cooper and Co., 1910) pp. :	241, 2	42, 310	•				
"Carey House Square Takes			on Hote	l, Near	cby Rea	lty," Ha	rper	s
Journal (Wichita), J			6953 · 1.					
Long, R. M., Wichita Cent. 1969), p. 104.	ury (wie	cnita,	Wichita	a Histo	orical	Museum 1	lssn.,	'
Miller, Nyle H., Edgar La	nasdorf	and D	obert W	Rich	nond K	ancae I) Dict	.crial
History (Topeka, Kan	sas Stat	te His	torical	Socie	v. 196	I) pp.	177	255. 25
10. GEOGRAPHICAL DATA				* 1			······································	
LATITUDE AND LONGITUDE CO DEFINING A RECTANGLE LOCATING			_ '	INING TH	E CENTER	POINT OF	A PROP	
			R	OF LATITUO	··	AN TEN ACE	NGI TUD	
CCRNER LATITUDE Degrees Minutes Seconds Degre	LONGITUD				Seconds	ļ		
NM 6	o ,	-	Deglees		54.0110.5	0,	a Mitterior and	34.01103
NE	•	-	37	41	09	97	19	54
SE • ·	A comment	•	3		45.	1 g 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		
SW 0	0 ,	- 1 TV:				<u> </u>		
LIST ALL STATES AND COUNTIES FOR				ATEOR O		DUNDARIES		
STATE:		CODE	COUNTY		· · · · · · · · · · · · · · · · · · ·			CODE
	`					,	.*	
STATE:		CODE	COUNTY:					CODE
STATE:		CODE	COUNTY:					CODE
						······		CODE
STATE:		CODE	COUNTY:					
11. FORM PREPARED BY			1				:-	1
NAME AND TITLE: Charles L.			ectural	Consu				
Richard D.								
ORSANIZATION		. 4	. • , • "		· 101	DATE		
Kansas Sta	te Histo	orical			·	Decen	ber 1	. 1971
STREET AND NUMBER:	ri, i din	. ,	្ត ភូទូ ស្រី១ ស្រុ	in History	40 × 10	A1 : 0 = .*		1
CITY OR TOWN:	enth Str	reet	STATE					CODE
Topeka			1	ansas	66612			20
12. STATE LIAISON OFFICER CERTIF	ICATION		<u> </u>			ER VERIF	CATIO	
			1					
As the designated State Liaison Off	icer for the	Na-						
tional Historic Preservation Act of			1.			roperty is i	ncluded	in the
89-665). I hereby nominate this prop			Netiona	1,Regist	·	أنعائي فللعا		
in the National Register and certify								1
evaluated according to the criteria a			1			فينجم ووالعالم		1
forth by the National Park Service.		mended	Chief,	Office of	Archeolog	y and Histo	ric Pres	servation
level of significance of this nomina		-		:				.
National State K	Local				,			
7	10	. 14	Date	. , .,			<u> </u>	l
Name hyle the mutt	4		ATTES	r:				
Nyle H. Miller		.		••				1
Title Executive Director	r Vanc-			-				
State Historical								<u> </u>
	SOCIETY							
1	Società			Keep	er of The l	Vational Re	gister	
Date December 3, 1971	ectera		Date	Кегр	er of The l	Vational Re	gister	

Wichita State University

Land Use Analysis Project: 500 Block East Douglas (South Side) Wichita, Kansas

Submitted to
Dr. Rebecca Conard, Instructor
HI 701: Introduction to Public History

December 30, 1996

Submitted by Tom Muller

For this project, I analyzed the historical land use of the south side of the 500 block of East Douglas Avenue in downtown Wichita, Kansas from the year 1884 to 1935. The Eaton Block, as this collection of commercial buildings is better known, is significant primarily for two reasons; first, as the site of the National Register-listed Eaton (Carey) Hotel, and second, for its uninterrupted streetscape (a rarity in downtown Wichita today). Historically, the block represents the secondary outgrowth of the original commercial district, as impacted by the cattle, milling and railroad industries.

The purpose of this project was to identify the names and nature of businesses that existed on this property during the years 1884-1935, as well as to determine the dates of construction of those buildings still standing. Primary sources used for this exercise included Sanborn fire insurance maps and Wichita city directories. As neither of these resources exist for every one of the fifty-one years of this project's focus period, a sampling is hereby presented that represents eight years for which Sanborn maps were available. From this sampling can be ascertained the physical development of the Eaton block, as well as the manner, and for what purposes, the property was utilized.

My research methods involved studying the available Sanborn maps (photocopies of which are included in this paper), and researching occupants listed at each address in the city directories from each of the same years as the maps. I then used this information to create a matrix showing

These sources did, however, promise to shed some light as to why to the block developed when it did. Evidently, the growth of the cattle trade and the establishment of the railroad immediately east of the 500 block turned the property into prime real estate. Located on the edge of the commercial district, the block was utilized early by businesses catering to the locals, such as blacksmiths, feed stores and lumber yards, housed in small frame structures. John Carey, however, began the transition of the block by building the Hotel Carey in 1887 to capitalize on the property's proximity to the new depot. Later development, around the turn of the century, brought businesses representing both the proximity and nature of the jobbers district, such as lunch counters and second-hand shops. Still later development reflected the growth of the depot as a place of disembarkment, as two more hotels and three restaurants were established. Overall, the block maintained more of a service, rather than retail, oriented nature through the 1930s.

Further research into the history of the Eaton block could explore the economic and cultural changes leading to the development of the block, including the motivations of John Carey to close his large lumber business so as to gamble on his hotel venture. In addition, it would be interesting to know why the north side of the 500 block developed earlier, as well as why a gap of approximately twenty years existed between the construction of the Hotel Carey and the full development of the rest of the south side of the 500 block.

3

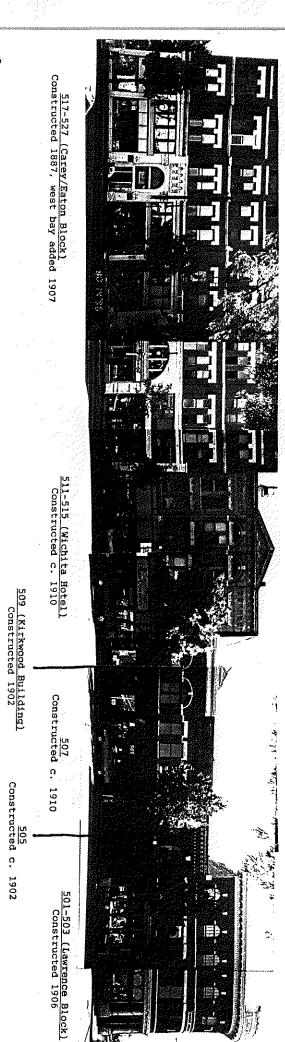
Address* Lot	1884	1886	1887	1892	1897	100.7	1011	
501(503) 49	George Wachob Blacksmith and Wagon Shop	Mountz & Taylor Blacksmith and Wagon Shop	Taylor & Applegate Blacksmith and Wagon Shop	P. Gould Feed Store	Furlong & Gould Feed Store	Ira F. Elliot	Bowers European Hotel	Wichita Loan Co.
503 <i>51</i>						Central	Jacob Steinberg. Clothier	B Schachter Clothier
505(507) 53	Boarding House	Boarding House	Commission Office	W.L. Johnson Flour and Feed Store	Wm. Crow (Central) Feed Mill	Feed Mill	2	H & H Press Shop
507(509) 55			PARTITION OF THE PARTIT	H.E. Mosbacher, Blacksmith	Under Construction	Wichita Trunk Factory	McKinley Boarding House	Fred Goeller, Billiards
509 57		Corev			F-1.221	Separate Statement		risher Boarding House
		Carey	Carey		rrut Stand	Legal Tender Cafe	Waldorf Cafe	Vacant
		Lumber	Lumber			J.D. Mustoe Fruit Stand Crites, Shoemaker	Viets Clothing Company	Nanking Cafe Wichita Hotel
3,0	Company	Company	Company			Lunch Counter Shooting Gallery	Wichita Hotel	Vacant
515 61				S.C. Macauley & Co. Grain Dealers	E. Hallifax Harness Shop	L. Wolfberg, 2nd Hand Shop J. Glasser & Co. Tailors	McKenna Billiards/Barber	Scott Stone Restaurant
517 63	Office	Office	Lee Lone Sam Laundry	Shooting Gallery	Cobbler	O. Boretnar, Shoemaker	7, 5,000	
519 63	A.E. Shober & Bro. Grocery	A.E. Shober & Bro. Grocery	Lunch Counter	Restaurant (Foutz?)	Samuel Miller 2nd Hand Shop	Samuel Miller 2nd Hand Shop	Faton	II etca
521 65	Flour and Feed Store					-	CalOII	EatOil
	, ,						Hotel	Hotel
		Carey	Carey	Carey	Carey	Carey	ماني مياني مياني المياني المي	
523 67	Carpenter Shop	Hotel	Hotel	Hotel	Hotel	Hotel	(Stover Billiards/Cigars J. Sherman, Barber	(J.O. Shelin, Tailor Eaton Coffee Shop
		(Under Construction)	(Under Construction)		(J. Sherman, Barber)	(J. Sherman, Barber)	Kansas Dry Cleaning, Mayme McLean, Manicurist Beiva Kidd, Stenographer)	B. Ransom, Barber M. Rumsey, Sten. Ralph Miller, Cigars
525 69	J.B. Carey Loan Broker Song Lee Laundry							Nat'l Travel Bureau)
527 71								

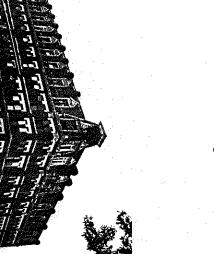
Figure 1: <u>Historic Land Use Analysis</u> 500 Block East Douglas, South Side of Street, Wichita, Kansas: 1884 - 1935

^{*} Parenthetical street addresses were used prior to 1903

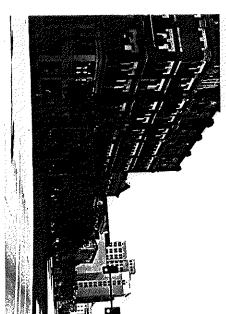


Denotes unimproved lot

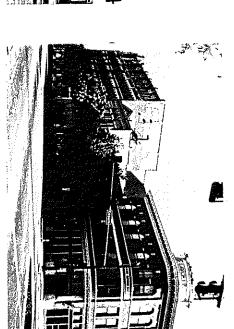




Carey House (Eaton Hotel) looking southwest National Register - 1972

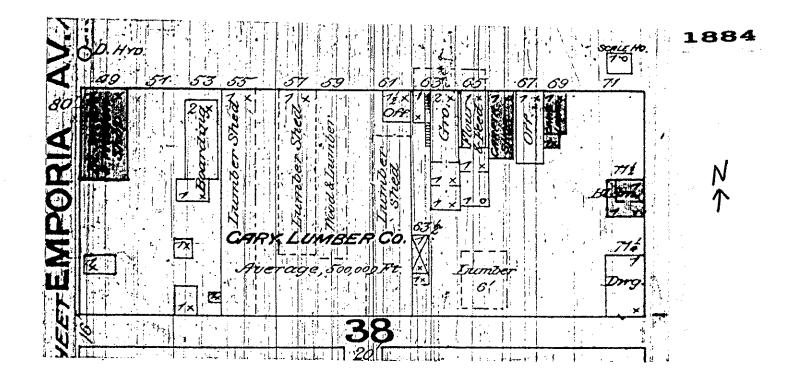


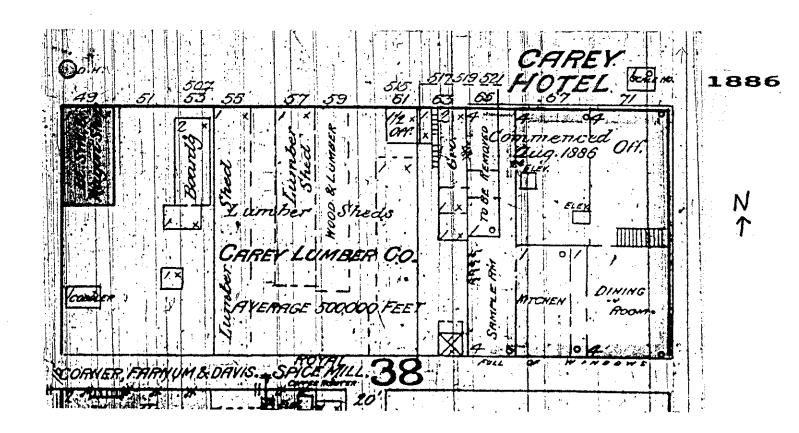
South side 500 block E. Douglas looking west from Douglas & St. Francis

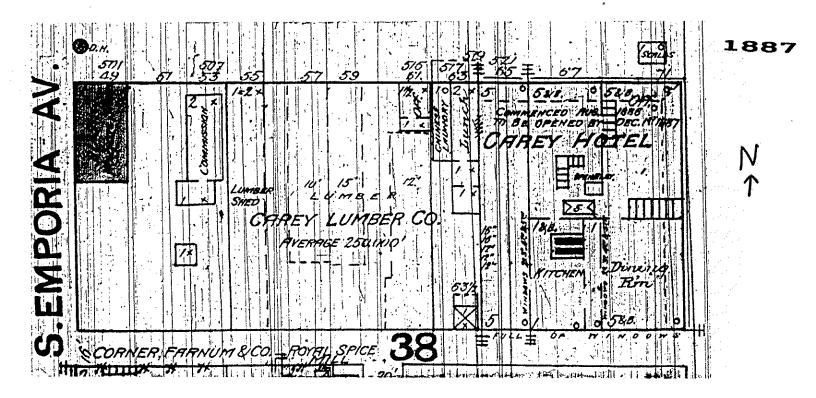


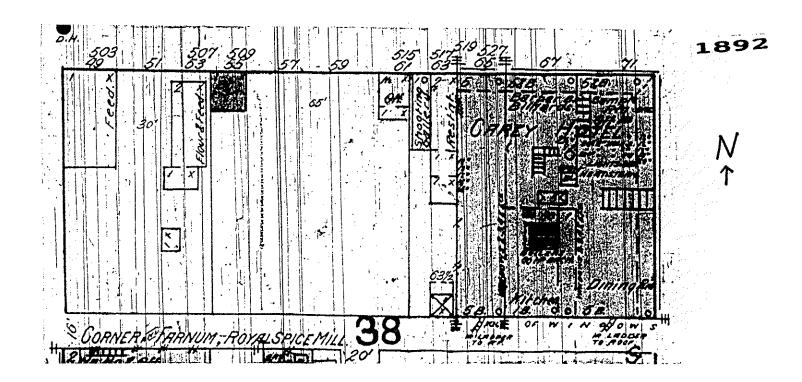
South side 500 block E. Douglas looking east from Douglas & Emporia

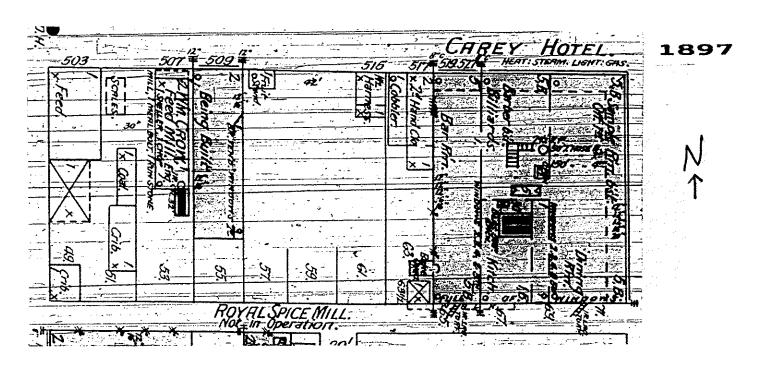
Appendix 2: Sanborn map images of 500 block East Douglas (south side)

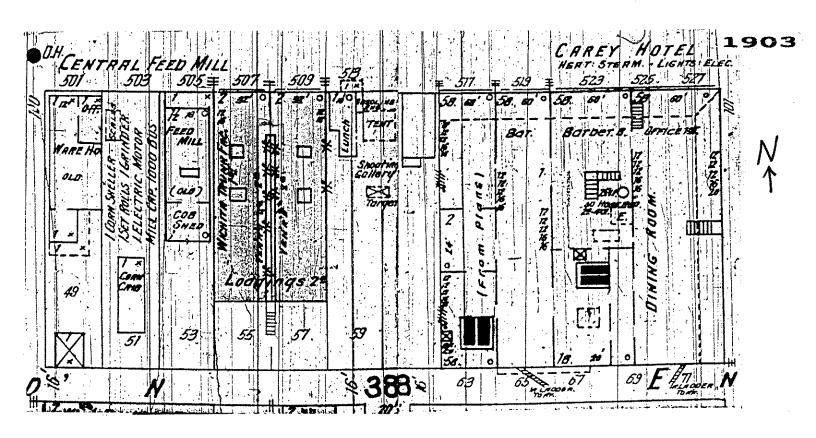


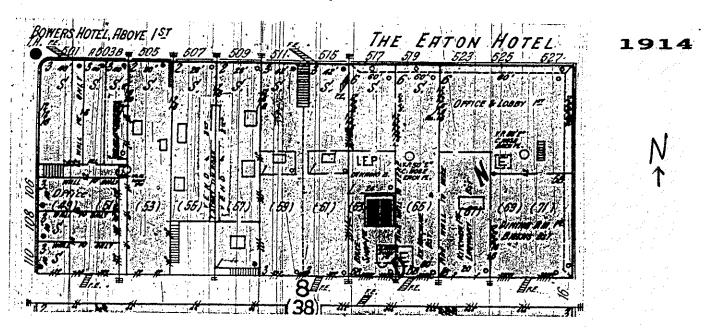


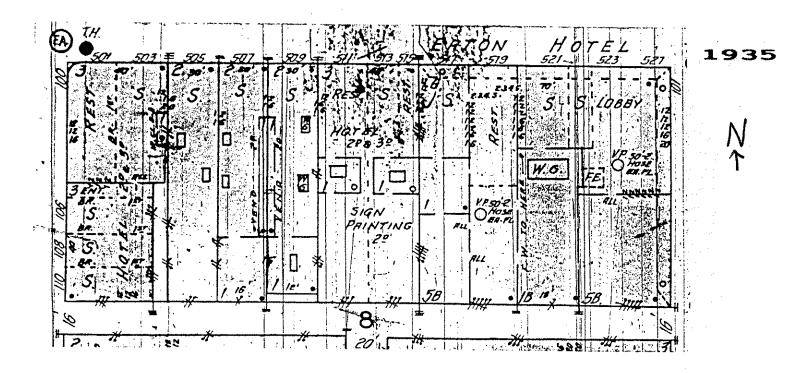












Bibliography

- Hess, Marci C. *The Development of Wichita's East Douglas Commercial District, 1868-1910.* Student class project. Wichita, Kansas: Wichita State University, Fall 1992.
- Long, Richard M., ed. Wichita 1866-1883: Cradle Days of a Midwestern City. Wichita, KS: McCormick-Armstrong, 1945.
- ----. Wichita Century: A Pictorial History of Wichita, Kansas 1870-1970. Wichita, KS: Wichita [-Sedgwick County] Historical Museum Association in cooperation with Junior League of Wichita, 1969.
- Reed Paula Stoner. A Report on the Proposed East Douglas Historic District, Wichita, Kansas. Hagerstown, MD: Preservation Associates, August 1989.
- Sanborn Map Company. Sanborn Fire Insurance Maps, Kansas. New York: Sanborn Map Company, 1950.
- Wichita, Kansas city directories, 1884-1935, inclusive.

Administratives and the contract of the contra	PAULV HATTEL TEATURE	
Map No. <u>5547</u> Sec. <u>21</u> Twp. <u>27</u> Range <u>1E</u>	DATA SHEET	H - 77-5 Filed 4-29-77
Address 37 2. Agent: Address 3. General Local Emporia to	Historical Landmark Preser 51 E. Douglas, 67218 ation: CAREY HOUSE DISTRIC	vation Committee
AREA DATA: 1. Acres: 2. Adjoining Zo 3. Land Use: I	///2 (/90 pning: E"D"&"E" S"D"&"E Cast West Land Use is for:	(IPPECULAE)ft. by300ft.)South
PHOTO DATA: Taken by 2 O JRTH ICIAL ICIAL	Date	Time
DOUGLAS WILLIAM WILLIAM		ST. FZANZ/3.

the Daily Record

AFFADAVIT OF PUBLICATION

86043 (First Published in the Daily Record July 15, 1977)

ORDINANCE NO. 15-103

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 described hereby are designated as a historic landmark, to

described hereby are designated as a historic landmark, to wit:

CASE NO H77-5

Establishment of the "H" Historic Landmark. Designation an the following described property.

CAREY HOUSE DISTRICT located upon the following described property. Lots 49, 51,53,55;57,59,61,63,65,67,69, and 71, on Douglas Avenue and adjacent east-west alley. Lots 1 and 3 on Emporia Avenue; all in N. A. ENGLISH's ADDITION to the City of Wichita, Sedgwick County, Kansas. Generally located between Douglas and William, from Emporia to St. Francis.

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 12, 1977 TONY CASADO, Mayor Attest; (Seal), DONALD C. GISICK. City Clark

TONY CASADO, Mayor Attest: (Seal), DONALD C. GISICK, City Clerk

5547 V200-0,I V200 - MAPD STATE OF KANSAS, SEDGWICK COUNTY, SS: Ola Hein

, of lawful age, being first duly sworn, deposes and says that she is Business Manager of THE DAILY RECORD formerly known as The Democrat & Daily Record, a newspaper printed in the State of Kansas, and published in and of general paid circulation on a weekly, monthly or yearly basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is published at least weekly fifty (50) time a year, 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 of Wichita in said County and State as second class matter.

That a notice, a true copy of which is hereto attached, was published in the regular and entire issue of said newspaper for_ consecutive

as follows: 4th

Business Manager

Subscribed and sworn to before this day

Notary Public

Mv commission

expires

NOV 2 5 1978

Publication Fees

WILLIAM P. SHEETS STATE MOVARY PUBLIC -MY COMM. EXP. WOX. 25, WELL

3547

Káńsas State Histor al Society

\$20 West Tenth • Topeka, Kansas 66612 • 913/296-3251

December 7, 1979

Mr. John Phillip Kassebaum c/o Kassebaum and Johnson 125 North Market Wichita, Kansas 67202

and

Mrs. Nancy Kassebaum 111 North Market Wichita, Kansas 67202

The property listed below was approved on the date specified for listing in the Register of Historic Kansas Places by the Kansas Historic Sites Board of Review. The Board did not recommend the property for National Register nomination for the reasons indicated in the enclosed attachment.

Carey House Historic District, 503-523 East Douglas, Wichita

The Register is a master list of buildings, structures, sites, districts and objects located in Kansas that are significant in American history, architecture, archeology and culture. The Register includes two categories of properties. National Register properties meet federal standards of significance and integrity as established by the Heritage Conservation and Recreation Service, Department of the Interior. Other properties included in the Register of Historic Kansas Places are those that do not meet federal standards (largely because of diminished integrity) but that still have substantial importance to the heritage of Kansas and its local communities.

Under state law, the above referenced property is now afforded a measure of protection from projects of state and local authorities that could encroach upon, damage, or destroy it.

The purpose of Register listing is to provide official recognition of properties with historic significance that should be treated sensitively to insure that their historic integrity is protected for the benefit of present



IOSEPH W SNELL Executive Director
ROBERT W RICHMOND Assistant Executive Director
PORTIA ALLBERT Librarian
I BGENE D DECKER State Archivist
MARK A HUNT Museum Director
DIGMAS A WITTY State Archeologist
IACK W TRAYLOR Curator of Manuscripts
IOGREST R BLACKBURN Director of Publications
BICHARD D PANKRATZ Director, Historic Preservation Direct
ARRY JOCHIMS Research Historian
M D KIDWELL Fiscal Officer

OFFILTH'S President Philip H. Lewis, Topeka, 1st Vice President, Sr. M. Evangeline Thomas, Salina, 2nd Vice-President William F. Flinan, Wichita, Secretary, Joseph W. Snell, Topeka, Treasuror, Robert W. Richmond, Topeka

EXECUTIVE COMMITTEE Clifford R. Hope, Jr., Garden City, Willord Riegle, Emporia, Jane R. Robison, Dodge City. A. Hower Sacieser, Manhattan, William H. Seifer, Emporia, Helen L. Smith, Colby, Floyd R. Souders, Cheney, Arthur J. Stanloy, Leavenworth, Catvin Strowig, Abilene.

and future generations of Kansans. Significant alteration of the property may result in its being removed from the register. The expected lifespan of an historic property can be abruptly shortened through improper cleaning, tuckpointing, and other renovation treatments. The property's historic character and integrity can be seriously compromised by inappropriate modern work. To assist you in insuring the continued physical and historic well-being of your property, we have enclosed a copy of the Secretary of the Interior's "Standards for Historic Preservation Projects" and an order blank for information on specific technical treatments. In addition, please feel free to contact this office with any questions or concerns you may have when undertaking work.

Sincerely,

Julie A. Wortman

Architectural Historian

Historic Preservation Department

cc: Robert A. Puckett
Historic Wichita Board

Historic Landmark Preservation Committee

City of Wichita

The Kansas Historic Sites Board of Review voted to postpone consideration of the Carey House Historic District for National Register listing until further investigations can be made as to whether a larger National Register-eligible district exists in the area and, if so, if this larger district could be nominated. As the district was proposed it does not appear to meet the National Register criteria for districts, because this block of buildings is not of distinctly different associational or design character from many of the other buildings in the immediate area. Once further information has been gathered the board will reconsider the nomination for National Register listing.

November 8, 1979

Julie A. Wortman, Architectural Historian Historic Preservation Department Kansas State Historical Society 120 West Tenth Street Topeka, Kansas 66612

Dear Ms. Wortman:

This letter is to advise you that the property known as the Carey House Square District, 503-523 East Douglas, has been designated as a historic landmark by the Board of Wichita City Commissioners. The Wichita-Sedgwick County Metropolitan Area Planning Commission considered the proposed designation on June 9, 1977 and took action recommending to the Board of Wichita City Commissioners that the designation be approved. Subsequently, on July 5, 1977, the Board of Wichita City Commissioners approved the designation and placed on first reading an ordinance establishing the designation. The ordinance was adopted on second reading July 12, 1977 and became effective upon publication in the official city newspaper on July 15, 1977.

Sincerely,

Robert L. Young Principal Planner

RLY:el

Kansas State Historical Society

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

October 30, 1979

suret un

ROUTE (

NOV - 6 1979 METROPOLITAN PLANNING

Mr. John Phillip Kassebaum c/o Kassebaum and Johnson 125 North Market Wichita, Kansas 67202

and

Mrs. Nancy Kassebaum 111 North Market Wichita, Kansas 67202

Dear Mr. Kassebaum:

This is to inform you that the property listed below will be considered for nomination to the Register of Historic Kansas Places at the request of the sponsor indicated.

Carey House Square District, 503-523 East Douglas (property)

Historic Landmark Preservation Committee, The City of Wichita (sponsor)

The Register is a master list of buildings, structures, sites, districts, and objects located in Kansas that are significant in American history, architecture, archeology and culture. The Register includes two categories of properties. National Register properties are included in the Federal Government's official list of historic buildings and other cultural resources worthy of preservation. Other properties included in the Register of Historic Kansas Places are those that do not meet Federal standards of significance and integrity but that still have substantial importance to the heritage of Kansas and its local communities. The purpose of Register listing is to provide official recognition of properties with historic significance that should be treated sensitively to insure that their historic integrity is protected for the benefit of present and future generations.

Under state law, all properties listed in the Register of Historic Kansas Places are afforded a measure of protection from projects of state and local



JOSEPH W. SNELL - Executive Director ROBERT W. RICHMOND - Assistant Executive Director ROBERT W RICHMOND Assistant Executive Director
PORTIA ALLBERT Ethernan
FUGENE D. DECKER State Archivist
STANLEY D. SOHL Museum Director
HOMAS A. WITTY. State Archeologist
JACK W. TRAYLOR. Curator of Manuscripts
FOHREST R. BLACKBURN. Einector of Publications
RICHARD D. PANKHALZ. Director, History Preservation Dept.
LARRY INCOMMS. Research Netherlan. LARRY JOCHIMS Research Historian M. D. KIDWELL. Business Manager

OFFICERS President, Philip H. Lowis, Topeka, 1st Vice-President, Sr. M. Evangeline Thomas, Salina; 2nd Vice-President William F. Unrau, Wichita, Socretary, Joseph W. Snell, Topeka, Treasurer, Robert W. Richmond, Topeka

LXI CUTIVE COMMITTEE Clifford R. Hope, Jr., Garden City, Wilford Riegte, Emporia, Jane R. Robison, Dodge City, A. Bower Signiser, Maintrattan, Wilham H. Seiler, Emporia, Helen L. Smith, Colby: Floyd R. Souders, Cheney: Arthur J. Stanley, Ludyonworth, Calvin Strowig, Abilene.

NYLE H. MILLER - Executive Director Emeritus - EDGAR LANGSDORF - Executive Director Emeritus

authorities that could encroach upon, damage, or destroy them. Listing in the National Register also makes property owners eligible to be considered for Federal grants-in-aid for historic preservation (so long as applicable federal regulations are met) and provides limited protection through comment by the Advisory Council on Historic Preservation on the effect of federally financed, assisted, or licensed undertakings on historic properties.

The property rights of the owner are not affected by Register listing, nor is there any cost to the owner for this recognition.

If your property is depreciable and is listed in the National Register. there are also certain provisions of the Tax Reform Act of 1976 and that may apply to you. Section 2124 of the Tax Reform Act of 1976 encourages preservation of historic depreciable structures by allowing favorable tax treatments for rehabilitations. In addition, it discourages destruction of historic buildings by reducing tax incentives both for demolition of historic structures and for new construction on the site of demolished historic buildings.

Your property will to considered by the Kansas Historic Sites Board of Review as soon as is possible. Properties approved by the board for listing in the Register of Historic Kansas Places will be included as soon as the nomination is certified by the State Historic Preservation Officer. Nominations approved for National Register listing will be sent to the National Register office in Washington where the final decision on National Register listing will be made.

Before your property receives consideration by the review board, Historic Preservation Department professional staff will visit it in person for the purpose of first-hand analysis. Every effort will be made to contact you before this visit is made, but owing to the uncertainty of staff travel schedules, a visit may be made without prior notice. Please advise us if this presents a complication.

The nomination procedures now in effect in Kansas provide a 30-day opportunity for the property owner to comment on the proposed Register nomination, prior to Review Board consideration. By carbon copy we are also notifying the governmental authority listed below and affording them a 30-day opportunity for comment.

City of Wichita

Should you have any questions or comments, please let us know.

Sincerely,

Julie A. Wortman

Architectural Historian

Historic Preservation Department

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT

September 14, 1994

TO: Marvin Krout, Planning Director

FROM: Robert Beardsley, Preservation Planner

SUBJECT: Kassebaum's Proposal

My first impression of this document focuses on financing through Section 8, and how, whether and/ or not continuing the present use into the future is compatible with the highest-and-best-use of the property, given the nature of recent development in the area. Despite the near-term leverage gained from the use of that program, the capacity of the income generated could be assumed to make long-term debt service rather questionable. The attached first-draft feasibility study, based on the limited information available and lacking his cash-flow figures, indicates the nature of the potential cash-flow problem. Certainly, tax considerations will help, and recent changes in State law may also help, but the ultimate use of the property needs to be established in order for financial planning to proceed in a meaningful way.

Provided that Phase II comes on-line, it would help to address cash-flow concerns (See attached.), and phasing the project would also help ensure that some cash would be coming in to help service the debt during construction. My concern is that the necessary repairs may be too extensive to allow occupancy while they are underway, which would obviate that potential leverage.

As for the two options, they both have pros and cons, but the hotel concept has always seemed to me the more viable approach, and is the model used in the attached studies. Again, neither would probably be an option until the Section 8 credits expired, and ten years may be too long to wait..

The review of this or any other proposal will need to be conceived and executed in fairly close consultation with the SHPO if the availability if HP tax credits is to be maintained, since that office must approve the work in order for the credits to apply. Gutting and rehabilitating the structure within the original shell has been suggested, but the approach indicated by the draft proposal appears to assume the more preservationally-correct approach of retaining the original fabric of the building. In the past, the SHPO has emphasized retaining the original fabric of a building if at all possible, and it is impossible to predict how far that office is willing to bend in that regard.

EATON HOTEL - Hotel Rehabilitation Feasibility - A 09/13/94

	09/13/94	
BUILDING SIZE (sq. ft.)		74,000.00
CAPITAL COSTS		
Acquisition Cost (Debt Restructuring Costs) Demolition Cost Construction Cost (sq. ft.) Construction Cost (total \$) TOTAL CAPITAL COST		\$1,000,000.00 \$0.00 \$50.00 \$3,700,000.00 \$4,700,000.00
OPERATING INCOME		
Number of Suites Annual Per-Suite Rental (@ \$25/Unit/Night) Suite Vacancy Rate (%) Total Suite Receipts (per Year)		100 \$8,750.00 15.00% \$743,750.00
Commercial Lease (\$4.0, \$1.) Commercial Space (\$4.1 Ft.) Net to Gross Ratio (\$5.) Commercial Rentable Square Feet (RSF) Commercial Rent (Gross \$) Commercial Vacancy (%) Vacancy (\$) Commercial Rent (per Year)		\$11.00 1,500.00 85.00% 1,275.00 \$14,025.00 5.00% \$701.25 \$13,323.75
TOTAL OPERATING INCOME		\$757,073.75
OPERATING EXPENSES		
Operating Expense Ratio (%) Property Tax (Based on EPV) Total Operating Expenses NET OPERATING INCOME UNLEVERAGED INVESTMENT RETURN ESTIMATED PROJECT VALUE (EPV)		60.00% \$56,437.20 \$510,681.45 \$189,955.10 4.04% \$1,881,240.03
FINANCING		
Capitalization Rate PROJECT VALUE BASED ON CAP RATE		10.00% \$1,899,550.98
Loan to Value Ratio Loan Grant Investor Cash Required Loan Term (years) Interest Rate (%)		N/A \$3,000,000.00 \$50,000.00 \$300,000.00 15.00 5.00%
Annual Payment on Loan Cash Flow Investors Cash on Cash Return Gap Between Cost and Value Tay Coodit Appliable (%)		\$200,066.67 (\$10,111.57) -3.37% \$0.00 20.00%
Tax Credit Available (%) Eligible Expenditure Tax Credit Available (\$) Gap After Adjustment Investor Cash Before Credit		\$3,700,000.00 \$740,000.00 \$0.00 \$2,000,000.00
Investor Cash After Credit Cash Flow Investor Cash on Cash Return		\$1,260,000.00 (\$10,111.57)
After Credit Adjustment		-0.80%

EATON HOTEL - Hotel Rehabilitation Feasibility - B 09/13/94

	09/13/94	
BUILDING SIZE (sq. ft.)		74,000.00
CAPITAL COSTS		
Acquisition Cost (Debt Restructuring C Demolition Cost Construction Cost (sq. ft.) Construction Cost (total \$) TOTAL CAPITAL COST	Costs)	\$1,000,000.00 \$0.00 \$125.00 \$9,250,000.00 \$10,250,000.00
OPERATING INCOME	and the second	
Number of Suites Annual Per-Suite Rental (@ \$125/Unit/ Suite Vacancy Rate (%) Total Suite Receipts (per Year)		\$43,750.00 \$15.00% \$2,231,250.00
Commercial Lease (\$/sq. ft.) Commercial Space (Sq. Ft.) Net to Gross Ratio (%) Commercial Rentable South Feet (RSF Commercial Rentable South Feet (RSF Commercial Value (%) Vacancy (\$) Commercial Rent (per Year)	SIUDY	\$13.00 1,500.00 85.00% 1,275.00 \$16,575.00 5.00% \$828.75 \$15,746.25
TOTAL OPERATING INCOME		\$2,246,996.25
OPERATING EXPENSES		
Operating Expense Ratio (%) Property Tax (Based on EPV) Total Operating Expenses NET OPERATING INCOME UNLEVERAGED INVESTMENT RET ESTIMATED PROJECT VALUE (EPV	· ·	60.00% \$168,671.11 \$1,516,868.86 \$561,456.27 5.48% \$5,622,370.43
FINANCING	erest of the second of the sec	÷ +
Capitalization Rate PROJECT VALUE BASED ON CAP R Loan to Value Ratio Loan Grant Investor Cash Required Loan Term (years)	ATE	10.00% \$5,614,562.74 75.00% \$4,210,922.06 \$50,000.00 \$4,543,638.69 20.00
Interest Rate (%) Annual Payment on Loan Cash Flow Investors Cash on Cash Return		5.00% \$280,821.72 \$280,634.55 6.18%
Gap Between Cost and Value Tax Credit Available (%) Eligible Expenditure Tax Credit Available (\$) Gap After Adjustment		\$4,635,437.26 20.00% \$9,250,000.00 \$1,850,000.00 \$2,785,437.26
Investor Cash Before Credit Investor Cash After Credit Cash Flow Investor Cash on Cash Return After Credit Adjustment		\$5,989,077.94 \$4,139,077.94 \$280,634.55 6.78%



INTEROFFICE MEMORANDUM

TO:

Mark Stanberry, Housing Services Office

FROM:

Ray Ontiveros, Land Use/Research Division

SUBJECT:

Environmental Review of Eaton Block Redevelopment

DATE:

May 2, 2000

The Planning Department has completed a full environmental assessment of the Eaton Block Redevelopment project. This assessment is for the continuation of two 1999 projects involving the Eaton Block. Both of these were given generic reviews on May 6, 1999 (Program Year 25) pending the results of a Section 106 evaluation due to the Eaton Hotel's historic status.

On August 26, 1999, this office updated the May, 1999 environmental reviews with a memorandum stating that the Kansas State Historic Preservation Office had reviewed the plans for the Eaton project and had approved the project vis a vis Section 106 requirements. A Finding of No Significant Impact (FONSI) could then be made. At that time, the Planning Department noted in the Environmental Review record (ERR) that a full assessment would be needed.

Attached is the full environmental assessment that has now been completed.

This memorandum will be entered into the Environmental Review Record (ERR) to document that the full assessment has been completed and that primary responsibility for the program is noted as resting with the Housing Services Office.

The project will be included with other projects submitted for the 2000-2001 One Year Action Plan, and will be included in Notice of Intent to Request Release of Funds (NOI/RROF), and the Request for Release Funds (RROF) for the One Year Action Plan. Please note, however, that if any changes to the approved plans are made, it is the Housing Services Office's responsibility to notify the Planning Department in order that the ERR may be updated, as needed.

As required by the U.S Department of Housing and Urban Development, a copy of this memorandum will be kept in the ERR, which is located in the offices of the Wichita-Sedgwick County Metropolitan Area Planning Department, 10th Floor of the Wichita City Hall.

cc: Kathy Morgan, MAPD

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT Community Development Block Grant, Rental Rehabilitation And Housing Development Grant Programs

ENVIRONMENTAL REVIEWS AT THE COMMUNITY LEVEL

ENVIRONMENTAL ASSESSMENT

ENVIRONMENTAL REVIEW RECORD

PROJECT:

Eaton Block Redevelopment

PROGRAM:

HOME

Program Year 26

PROJECT ABSTRACT

FORMAT II

Name of Grantee

ENVIRONMENTAL ASSESSMENT

City of Wichita - Housing Services Department

From: _2000 To: _2001 Year 26

Application/Grant Number

Original:

Revisions: Amendments: X

Name and Title of Certifying Officer:

Chris Cherches, City Manager

Project Name: Eaton Block Redevelopment

Locations of Physical Development(s): Area bounded by Emporia, St. Francis, Douglas and Williams

Lead Agency: Housing Services Office

Address:

Wichita Housing Services Office

332 Riverview

Wichita, Kansas 67203

Project Representative: Mark Stanberry

Telephone: (316) 268-4234

Address: Same as Above

Project Information: Mark Stanberry

Telephone: (316) 268-4234

Address: Same as Above

Project Summary Description: The project continues the renovation of the Eaton Hotel Block as well as new affordable housing development in Wichita's downtown.

\$210,000 from HOME Other:

ENVIRONMENTAL ASSESSMENT

Checklist of Applicable Statutes and Regulations

Project Name and Identification No.

Eaton Block Redevelopment

Statutory Checklist

Areas of Statutory and Regulatory Compliance Applicable to Project	Not Applicable	Consultation Required	Review Required*	Permits Required	Determination of Consistency Approvals, Permits Obtained	Conditions and/or Mitigation Actions Required	Reference to Notes Providing Documentation Sources and Correspondence
Historic Properties	X						This historic site has been reviewed and approved by the SHPO through the Section 106 process.
Floodplain Management	х						The site is located in the 500 year floodplain per FEMA maps.
Wetland Protection	Х						The site is in a fully developed, urbanized area is not a designated wetland.
Noise	X						
Manmade Hazards	X		rate verbellement in				It is the responsibility of the project developer to determine if any manmade hazards are present, and to comply with federal, state and local requirements.
Thermal/Explosive Hazards	x				A Commission of the Commission		It is the responsibility of the project developer to determine if any thermal/explosive hazards are present, and to comply with federal, state and local requirements.
Airport Clear Zones	х						The project is not located within any designated airport clear zones
Air Quality	х						If asbestos materials are found, the must be removed or encapsulated in accordance with federal and state regulations.
Water Quality – Aquifers	Х						N/A; development will be connected to the City's water system and not draw on groundwater
Endangered Species	X						N/A; urbanized area
Farmland Protection X ¹ Depends on the selection of	X f the site	2					N/A; urbanized area

Permits, Licenses, Forms of Compliance Under Other Laws (FEDERAL, STATE AND LOCAL LAWS)

Checklist of Applicable Statutes and Regulations

Statutory Check List

Eaton Block Redevelopment

					-		
Other Areas of Statutory and Regulatory Compliance Applicable to Project	Not Applicable	Consultation Required	Review Required*	Permits Required*	Determination of Consistency Approvals, Permits Obtained	Conditions and/or Mitigation Actions Required*	Reference to Notes Providing Documentation Sources and Correspondence
Water Quality	х						The project will connect to City
Solid Waste Disposal	х						Material disposed (e.g., construction debris) must be undertaken in compliance with federal state and
Fish and Wildlife	X						local laws.
State or Local Statutes to be added by local community X ¹ Depends on the selection of	X						Project has been reviewed by the Planning Department and Central Inspection for proper zoning and building permits.

ENVIRONMENTAL ASSESSMENT CHECKLIST

Project Name and Identification No.

Eaton Block Redevelopment

	-12-1	16.50					Redevelopment
Impact Categories	No Impact Anticipated	Potentially Beneficial	Potentially Adverse Requires Documentation Only	Potentially Adverse Requires More Study	Needs Mitigation	Requires Project Modification	Sources or Documentation (Note date of contact or page reference) Additional material may be attached
Land Development		,					
Conforming With Comprehensive Plans and Zoning	X						The proposed uses of housing and retail development are in compliance with the adopted comprehensive plan and with the zoning in place.
Compatibility and Urban Impact		X			A SAME AND		The proposed use is compatible with the Comprehensive plan and the Consolidated plan which call for housing and commercial redevelopment in the downtown area, as well as affordable housing opportunities. In addition, a historic resource is not only preserved, but put to viable economic use.
Slope	X	<u> </u>					Committee de la committee de l
Erosion	X						
Soil Suitability	X					******	
Hazards and Nuisances, Including Site Safety							
Energy Consumption	X			-+			
Noise		L	<u>.</u>				
Effects of Ambient Noise on Project and Contribution to Community Noise Levels	X						
Air Quality				1			
Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels			Х	The state of the s			At the time of rehabilitation and remodeling, any asbestos found will need to be abated or encapsulated per federal and state requirements
Environmental Design a			7 1		1	1	

ENVIRONMENTAL ASSESSMENT CHECKLIST

Project Name and Identification No.

Eaton Block Redevelopment

	10 19 20 4 20	ess e st					and the second of the second o
	1	F	1		······································		
Impact Categories	No Impact Anticipated	Potentially Beneficial	Potentially Adverse Requires Documentation Only	Potentially Adverse Requires More Study	Needs Mitigation	Requires Project Modification	Sources or Documentation (Note date of contact or page reference) Additional material may be attached
Visual Quality –		X				<u> </u>	The project will greatly enhance the
Coherence, Diversity, Compatible Use and Scale							appearance of the site and the downtown area.
Historic, Cultural, and Archaeological Resources		X	The state of the s				The project will preserve and rehabilitate a structure on the State/National list of historic structures. Plan have been reviewed and approved as part of the Section 106 review process
Socioeconomic						<u> </u>	
Demographic	T	Χ					
Character Changes							
Displacement	X						
Employment and Income Patters	Х						
Community Facilities a	nd Ser	vices	•	·		1	
Educational Facilities	X		T				
Commercial Facilities	X		1			ļ	
Health Care	X						
Social Services	X		1				
Solid Waste	X						
Waste Water	X		T				
Storm Water	X		T				
Water Supply	X	 					
Public Safety Police	+x-	†	 			 	
Fire	X	 					
Emergency Medical	x						
Open Space and Recreation	x						
Affordable Housing		Х					Twenty-six affordable apartments are part of the project.

ENVIRONMENTAL ASSESSMENT CHECKLIST Project Name and Identification No.

	and Identification No.	Eaton Block Redevelo	Ppment
Impact Categories	No Impact Anticipated Potentially Beneficial Documentation Only More Study		
Cultural Facilities Transportation Natural Features Water Resources Floodplain	X No Impact Anticipa X Potentially Beneficia Potentially Adverse R Documentation Only More Study	William Additional r	r Documentation of contact or page erence) naterial may be ached
Wetlands Unique Natural Features and Agricultural Lands Vegetation and	X X X		
X^{I} Depends on the selection of the	site		

Statutory Checklist

Eaton Block Redevelopment

Summary of Findings and Conclusions:

The Eaton Block Redevelopment project is intended to rehabilitate and redevelop this historic site and buildings with affordable apartments, market rate apartments and with supportive retail services. Among the buildings included with this project are the Eaton Hotel, the Wichita Hotel and the Bowers Hotel. When completed, the project will include 26 units of affordable rental housing.

Summary of Environmental Conditions:

The environmental assessment primarily focuses on the historic aspects of the structures and the Section 106 review conducted, as the project did not have a significant impact on the environment re: land, air, water, or wildlife issues. As for historic and cultural issues, the project has undergone a Section 106 review and has been approved by the Kansas Historic Preservation Office per letter of August 29, 1999. The project does not involve the demolition of the Eaton Hotel, but does involve major interior remodeling and renovation.

Project Modifications and Alterations Considered:

Statutory Checklist

Eaton Block Redevelopment

Additional Studies Performed (Attach Study or Summary):

A Section 106 Review of the property was conducted in 1999. Summary letter of approval is attached.

Mitigation Measures Needed:

Environmental Assessment

Project Name and Identification No. Eaton Block Redevelopment

			evelopment
1.	Is project in compliance with		
2.	Is project in compliance with applica Is an EIS required?	ble laws and regulations?	v
3.	A finding on		
	A finding of No Significant Impact (For significantly affect the quality of the hi	ONSI) can be made. B	Yes X No
PRED	A Dra-	ıman environment.	ect will not
	ARED BY:		X Yes No

Wichita-Sedgwick County Metropolitan Area Planning Department Date: 05/2/2000

Environmental Assessment

Project Name and Identification No.

Eaton Block Redevelopment

ENVIRONMENTAL REVIEW FINDING

On the basis of the environmental assessment of the above project I have made the following finding.

X A FINDING OF NO SIGNIFICANT IMPACT

I find that this project is not a major action which will have a significant effect on the human environment and that a request to HUD for the release of project funds will not require an Environmental Impact Statement.

(Date)

Chris Cherches, City Manager

Signature, Manager

Signature, Manager

Chris Cherches, City Manager

A FINDING OF SIGNIFICANT IMPACT

I find that this project is a major federal action which may or will have a significant effect on the human environment and that a request to HUD for the release of project funds will require an Environmental Impact Statement.

(Date) Chris Cherches, City Manager

Signature, Title and Address of the Certifying Officer

KANSAS

STATE

HISTORICAL

SOCIETY

6425 S.W. 6th Avenue Topeka, Kansas 66615-1099 PHONE# (913) 272-8681 FAX# (913) 272-8682 TTY# (913) 272-8683

KANSAS HISTORY CENTER

Administration
Center for Historical Research
Cultural Resources
Education / Outreach
Historic Sites
Kansas Museum of History
Library & Archives

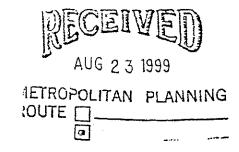
HISTORIC SITES

Adair Cabin
Constitution Hall
Cottonwood Ranch
First Territorial Capitol
Fort Hays
Goodnow House
Grinter Place
Hollenberg Station
Kaw Mission
Marais des Cygnes Massacre
Mine Creek Battlefield
Native American Heritage Museum
Pawnee Indian Village

Pawnee Rock Shawnee Mission

EXHIBIT A

HISTORIC PRESERVATION OFFICE 6425 SW 6TH AVE TOPEKA, KS 66615-1099 785-272-8681 * FAX 785-272-8682



August 19, 1999

Kathy Morgan Senior Planner Historic Preservation Wichita-Sedgwick County MAPD 455 N Main 10th Floor Wichita KS 67202

RE: Proposed Rehabilitation of the Eaton Block, Wichita Sedgwick County

Dear Ms. Morgan:

We have reviewed the project identified above and have determined that it should not affect any property listed on the National Register of Historic Places or otherwise identified in our files as having historical significance. This office has no objection to implementation of the project.

Sincerely yours,

Ramon Powers
State Historic Preservation Officer

2×+ 217

Richard Pankratz, Director Historic Preservation Office

clg

ouncil selects developer for Eaton

emerge on plans to restore block of East Douglas. It will be at least two months before details

Beccy Tanner l'ie Wichita Eagle A Minnesota-based developer with a ecord of turning historic properties into usable real estate was given the job uesday of finding a way to restore the 11-year-old Eaton Hotel and the block where it sits,

By a 6-0 vote, the City Council gave to renovate the area the city bought in a MetroPlains Development Inc. of St. Paul, Minn., permission to develop a plan foreclosure auction last year.

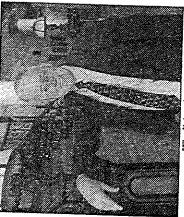
It will be at least two months before dethe cost will be, when it will be done and fails of the plan emerge, including what

But council members are confident in who will end up owning the property.

company knows what it is doing," Vice Mayor Joan Cole said. "One of the things that is most appealing about MetroPlains "There is absolutely no question this is that it has a reputation of flexibility their selection.

as proposed converting the upper floors Gary Stenson, MetroPlains president, nany of them catering to an upscale auiffices and retail businesses, including a of the Eaton into 90 to 120 apartments -lience. Portions of the first and second loors would be set aside for professional and openness."

The hotel's facade would be preserved nd a vacant building behind the hotel rould be torn down to make room for estaurant



Wilke Hutmacher/The Wichita Eagle of St. Paul, Minn., stands in the MetroPlains Development Inc. Gary Stenson, president of lobby of the Eaton Hotel,

MetroPlains Properties Inc. will be the managing general partner in one or more limited partnerships that will be formed to own the development. There probably will be one limited partnership ior the residential portion and a separate one for the commercial/retail space.

MetroPlains has completed at least 10 projects of a similar scope and nature in several Midwestern states, including

"They were the best developer we ever vorked with," said Curtis Freeland, city completed renovation of the hisnanager in Arkansas City, where Metrooric Osage Hotel into a 38-unit senior apartment complex in 1991.

ent job on the physical plant Everyhing they told us they'd do, they did," "They did a very thorough and excel-Freeland said. "They were a real ethical

Along with the Osage, MetroPlains has lawa, Sabine Hall in Garden City, Ray restored the North American Hotel in Ot Winkle Hall in Winfield and the hotel Stilwell in Pittsburg.

award for its work from the National Irust for Historic Preservation in 1994. The development company won

ypically come from private investors, a Stenson said, a third of the money has third from a mortgage lender and a third from local, state and federal government In other projects he's worked on sources, including grants and tax incen-

tion of MetroPlains will make it easier to Cole said she hopes the strong reputawill be done in phases, she said, with the Eaton Hotel being the first part of the development and other buildings along the find private money. The work most likely block being finished later.

economy is good," Stenson said. "It is a "Interest rates are low and the good time to be doing this. We see the Eaton block providing a transition between the central business district and Old Town."

The Eaton, at the southwest corner of Douglas and St. Francis, was opened in 1887. It earned national headlines when, on Dec. 27, 1900, Carry A. Nation marched into it, intent on destroying the hotel's bar.

The city bought the hotel and all but one of the other buildings in the south side of the 500 block of East Douglas for \$365,000 last year.

The hotel is vacant and on the list of the state's 10 most endangered buildings.

Contributing: Mike Berry and Stan

Councilwoman Joan Cole differed with logers, noting that the designated areas were olcked in hopes of getting the most benefit out of the federal aid. Expanding the eligible areas, she said, is likely to dilute the impact of the fed-

Council members put off deciding which areas will be eligible for aid until next week.

Several cities and counties in the area already have tax-rebate programs.

district covers about two-thirds of the city, including its downtown. In Sumner County, the In Newton, for example, the improvement entire county is eligible.

Neither program has been in operation long enough to measure its success.

program a year ago, only seven out of a possible 1,200 homeowners have taken advantage But in El Dorado, which started its rebate of the rebate incentive.

"I am a little surprised at the lack of response," said Gus Collins, assistant city manhasn't marketed the program as vigorously as could. In El Dorado, the rebates last 10 years nstead of five and include commercial properager. Collins cited a basic lack of interest among homeowners. He also said the city

Approved the issuance of \$10 million in industrial revenue bonds to finance converting the Keen Kutter Building in Old Town to a 107-In other action Tuesday, the City Council: room, extended-stay hotel

Agreed to a third phase of extending city water lines to the Riverview area, where resi dents' wells were recently contaminated.

Approved recommendations of Citizen Par and west of Central and 119th Street West. The icipation Organization Council 5 on two zoning council granted limited commercial zoning (with a restrictive covenant that limits uses) for 24 acres and a combination of single-family cases in the Bay Country development, south and duplex zoning for another 6.7 acres.

laring in out of res

remodel houses ar Property taxes ordii up when homeowr increase their value to get a property-tax darker shaded are however, owners will equal to the tax in

grams. Each program check with your foor metion. have or are working At least a dozen

Harvey Count Harvey Count Newton Buder Coten Morth Newton Harstead | Sectowick -El Dorado Hesston **Yocess** Hocess

rom Page 10A

Richard of El Dorado; daughter, Kathy McWilliams of Towanda:



Casualties of change

City evicts shop owners to clear way for redevelopment of block near Eaton Hotel



Stephanie Dye owns Douglas Avenue Antique Boutique in the Eaton Hotel and Carey Square block along East Douglas. Dye says business in the location is good but she and other shop owners in the block must move after Christmas to accommodate the city's renovation plans.

By Molly McMillin

The Wichita Eagle

Stephanie Dye is one of the lucky ones. She has found suitable space in which to move her shop, the Douglas Avenue Antique Boutique.

Dye has operated the antique and dress shop in the 19th-century Eaton Hotel and Carey House block on East Douglas for the past seven years. She plans to move three doors

seven years. She plans to move three doors east of the Larkspur restaurant in Old Town in the old Vosburg Wallpaper & Paint store.

"It's twice the rent, but it's beautiful," Dye said of the new location, just a few blocks east of her current store at 509 E. Douglas, Still, "I'm very sad to go," she said.

Shop owners have been told by city officials that they must move to make year for redecate.

that they must move to make way for redevelopment of the long-ailing Eaton Hotel and Carey House block. The city owns the property, which it purchased in a bankruptcy sale in April 1997.

The city's plans for the block include the redevelopment of 30,000 square feet of commercial and retail space, 100 to 120 residential apartment units and covered parking. The City Council will vote today on financing and other

aspects of its redevelopment plans.

The city's plans are admittedly a setback for

The city's plans are admittedly a select for the shop owners, one city official said.

"I have been very grateful to those retailers for keeping that block alive and vibrant," said Joan Cole, the City Council member who pushed hardest to get the city to buy the Eaton and surrounding properties. "I know it's sad that they have to go on."

that they have to go on."

The changes are forcing out a number of stores, including The Jewel, an antique shop that has already closed. Most stores will stay open through the holiday shopping season. The city has extended the time by which they must

move from Dec. 2 to Jan. 5.
"Definitely let people know we're still open,"
Dye told a reporter Monday.

Many shop owners in the block are earnestly seeking new locations.

"I'm frantically looking for store space," said Debbie Charles, owner of the antique store Prized Possessions.

While many of the shops' owners want to stay in the Old Town area, many are finding that space is more expensive and often larger than what they need.

In addition, "it's hard to find someplace that has the charm of our shops," said Toni Ashley, who operates Out of the Attic, an antique and craft store at 106 S. Emporia.

Rents along the Eaton Hotel block are low, running from between \$3.40 to \$7 a square foot, depending on when the leases were signed and the condition of the individual property, said John Philbrick, property management director for the city.

Benjamin Lynn, who owns Bohemian Bean Co., is struggling to find space. He wants to stay in the Old Town area, "where the night life is." But he is finding that rent is more than double than what was charged in the Eaton Untel block Hotel block.

"If I have to pay that kind of rent to survive, I will," Lynn said. If he can't find suitable space, he may not be able to reopen the coffee shop.

"Business is about location, location," said Lynn. "If I don't have a good location, I may as well not open the doors."

In the meantime, the city's redevelopment plans are moving forward. The City Council

See EATON, Page 16A

Farm & Markets

at futures fall un, Russia aid

ell more than 2 pern nourished newly he southern Plains a donation of sur-Russia may not be

ches of rain fell in nd Oklahoma the

That improves year's harvest at a oncerned that the it announced the iation. Prices rose t on Friday on exion would be an-

have gotten too as that were dry pe," said Sid Love, th Kropf & Love Shawnee. These ai" for the crop inted for 75 peritput, he said.

er delivery fell 7 nt to \$2,8725 a) Board of Trade. prices for wheat higher Friday Russian news t an announcen how much aid vould provide to intry, which is r growing year псу.

d 7.5 percent in 9 on expectaaid donation to rices are little use the details

"Anyone who thought this was a rubber-stamp deal has been sadiy mistaken," said Joe Christopher, an analyst with LFG in Kansas City, Mo. "Russia's distribution system is in such disarray that there might be a lot more hurdles than people first thought to get this deal worked out."

On Monday, the United States and Russia postponed a planned announcement concerning food-aid to the economically crippled nation, In-terfax reported. Some traders speculated the food-aid package would be announced before today's U.S. congressional elections. The talks in Moscow will resume today, Interfax

Meanwhile, export demand remains well below year-ago levels, while farmers produced a record-large soybean crop and the second-larges of the crop and record. They largest corn crop on record. They also appear to be doing well with the newly planted winter wheat crop—at a time when wheat inventories are at their highest in eight years.

at their nignest in eight years.

Hogs down — Pork futures fellsharply on the Chicago Mercantile
Exchange, also amid disappointment
a Russian aid deal apparently had not been reached. Hog production now stands at record numbers. Beef futures also retreated.

December lean hogs fell 2 cents to 35.40 cents a pound; February pork bellies fell 1.3 cents to 45.35 cents a pound; December live cattle fell 83. cent to 64.17 cents a pound; November feeder cattle fell .42 cent to 70.70 cents a pound.

\$3.50

\$3.25

\$3.00 \$2,50

\$2.25 \$2,00 \$1.75

Kansas Wheat Prices

Wichila Cash Wheal

Compiled from Eagle wire reports

EATON

From Page 15A

will vote today on an agreement allowing the city to retain final approval over changes in the design of the redevelopment. And it will vote on agreements to use federal funds and industrial revenue bonds, if needed, to help finance the redevelopment.

In August, the council unanimously approved a letter of intent with MetroPlains Development of St. Paul,

Minn, to redevelop the Eaton block.

The council is expected to approve the agreements, which will clear the way for MetroPlains to begin the \$14.8 million project in mid-January. Key Construction has been selected as contractor of the project, which is expected to take 14 months to com-

plete once work begins.

Work began last week to stabilize two properties in danger of col-lapsing. A crane was brought in and the sidewalk fenced off for the stabilization of 505 and 507 E. Douglas.

"We were just terribly concerned that the building would just fall in," Cole said.

And last month, the city was able to agree on a price to buy the final piece of property along the block, which had been independently owned and was not part of the bankruptcy sale.

The city's portion of the financies

The city's portion of the financing, if approved, would take the form of federal community block grants of \$424,000, HOME funding totaling \$1.485 million to provide for 26 low-income apartment units, and \$150,000 to stabilize the two properties. Funding for the project also is expected to come from \$2.9 million of fede credits and other public funds. vestment and debt by the de of \$9.86 million.

Molly McMillin can be reached 269-6708 or by e-mail at mmcn wichitaeagle.com.

MONEY AND **METALS**

MONEY RATES

NEW YORK (AP) __Money rates for Mond eported by Bridge Telerate as of 4 p.m.; Bridge Telerate interest rate index; 5.082 Prime Rate: 8.00 Prime Rate: 8.00
Discount Rabe: 4,75
Broker call loan rate: 6.75
Federal funds marker rate:
High 5.625 Low 5.50 Last 5.625
Dealers commercial paper:
30–180 days: 5,15–4,80
Commercial paper by finance co 30–270 days: 5,12–4,55
ankers accordances dealer indicanders

Poeliers commercial period 30-180 days. 5.15-4.80
Commercial paper by finance company; 30-270 days: 5.12-4.55
Bankers acceptances dealer indications: 30 days. 5.15
60 days. 5.23
90 days. 5.10
120 days. 4.92
150 days. 4.85
180 days. 4.85
180 days. 4.85
180 days. 4.73
180 days. 4.73
180 days. 4.65
90 days. 5.20
60 days. 5.20
60 days. 5.20
10 days. 5.30

Treasury Bil auction results:
average discount rate:
3-month as of Nov. 2: 4.425
6-month as of Nov. 2: 4.350
52-week as of Oct. 13: 4.055
Treasury Bill annuelized rate on weekly at age basis, yield adjusted for constain matit-year, as of Nov. 2: 4.10
Treas. Bilmarket rate, 1-year: 4.14-4.12
Treas. Bondmarket rate, 30-year: 5.25
Fanne Maa 30 year mortgage commitments
30 days, 6.74
Fod Home Loan 11th District Cost of Funds:
As of Oct 30: 4.882
Money market fund:
Merrill Lynch Ready Assets:
U.S TREASURY RHIS

U.S	TREASURY	BILL	S
Mat.	date	Bid	

wer outo	ដូរជ	Ask	Yleid	٠.
1.1	1	Discoun	H	
Nov 05 98	3.64	3.62		. :
Nov 12 98	4.19	4.17	3.67	
Nov 19 98	3.94			
Nov 27 98	3.74	3.72		
Dec 03 98	3.76		3.78	
Dec 10 98	4.05	3.74	3.80	. [
Dec 17 98	4.06	4.03	4.10	
Dec 24 98	4.19	4.04	4.12	E
Dec 31 98		4.17	4.25	
Jan 07 99	4.17 - 4.19		4.25	6
Jan 14 99		4.17	4.27	
Jan 21 99	4.26	4.23	4.34	F
Jan 28 99	4.63	4.61	4.72	. G
Feb 04 99	4.30	4.28	4.38	G
Feb 11 99	4.42	4.40	4.51	H
Feb 18 99	4.32	4.30	4.41	H
Feb 25 99	4.32	4.30	4.42	n
Mar 04 99	4.34	4.32	4.44	lex
Mar 11 99	4.36	4.34	4.47	ira
. Mar 18 99	4.36	4.34	4.47	ire
Mar 25 99	4.37	4.35	4.48	İsri
Apr 01 99	4.37	4.35	4.49	Ilai
Apr 08 99	4.37	4.35	4.49	Jar
April 15 00	4.37	4.35	4.49	Jor
Apr 15 99	4.38	4.36	4.51	Let
Apr 22 99	4.38	4.36	4.51	Ma
Apr 29 99	4.37	4.35	4.51	Me.
May 06 99	4.35	4.33	4.49	Net

Close Chg.

1 1/16 + 1/4

5 1/8 + 1/16

2 3 8 - 1/16

1 1/2 - 1/8

5 7/3 - 5/16

9 1/8 + 1/2

2 1/8 + 1/2

2 1/8 + 1/2

9/8 + 1/2 2/18+1/38 1/1 4 2/36 - 1/8 3/7/6 + 2/16 3/7/6 + 2/16 1/3 + 1/

Australia (Dollar Austria (Schilling Belgium (Franc) Brazil (Real) Brillain (Pound) Canada (Dollar) Chile (Peso)

3¹³/₁₆ 12½ 26½ 3¹⁸ 3¹⁸ 2¹²/₁₆

FOREIGN F

NEW YORK change, New trades of 1 mill day are and by

	Miga
eral tax	Allno
	Alidi
and in-	: Allou
veloper	AllLi
retoper	ABkt
	AmB
	ACm;
at	AIM 8
	AIM 8
millin@	AIM 8
	ASciE
1.	ATech
	AVang

+2

Center of Center

23/46 + 1/46 9 15/2 + 1/46 9 15/2 + 1/46 119 - 3/46 119 - 3/46 119 - 1/46 119/46 + 1/46 1

16 44% 21% bit 11/4 +1/16 1 61/16 -5/16 1 7/4 +3/6 6 5/16 -3/6 99/16 +1/6 147/16 +7/6 41/16 +7/6 147/16 +7/6 147/16 +7/6 147/16 +7/6 137/16 +5/6 137/16 +5/6 137/16 +5/6 137/16 +5/6 137/16 +5/6 137/16 +5/6 137/16 +5/6 137/16 +5/6 137/16 +5/6 137/16 +5/6 137/16 +5/6 137/16 +5/6 137/16 +5/6 137/16 +5/6 137/16 +5/6 137/16 137/16 +5/

+1/16 +1/16 -1/8

Hailax
HalePC
HalterM
HangOr
HanvCal
HanvOr
HanvOir
Havken
Hasbro
HawAir
HithCh
HeartIdT
Heart
Heico s
Heco An

Helmstr
Hemispx
Hmisph wl
HollyCp
HooperH
HrzPhm s
HospWwde
HovnEn
HungTel

IGI
ILX Inc s
IPC Inlo s
Identix
ImpacC
ImpacM s
Impoli g s
Infocure
InsigPT n
InSiteVis
Instron
Integra
Integra
IntelPly un

IntAirtS
IntiComfit
IRtS
IntiSCC s
Introystm
IntPoly
Iomed n
IvnxCp
JPMCI
JWGenesi
Jactyn
Jalate
JanBell
Jetronic

100		- Company					
			Open	High	Low	Settle	Chg
	Fri's co						
	5,000 Dec 98	bu mir	ilmun				
: Chg.	Dec 98	1133	113	3/4 11	13% 13%	DR31	ie!
	Mar 99	1231/	1 123		03/4	113	-14
ig on	May 99	1263	126		4½ 1;	122	~17
	Jul 99	131	1		129 13	2074	_3
	Sep 99	1321/				3234 3234	3
ोशी -	Dec 99	1381/	120	U. 1n	011		-15
-8%	Estimate	d sales	1700	Frie er	tion to	X294	-1%
-8			st 17.7	94	1,00	ωι.	
7	SOVE	ANS					
-71/4		u min	mum-	~ CRN	E nor	buele	-1
-8		558	5601	/2 551	1/- 66	21/2 21/2	띡
-8	Jan 99	568	67	n cor	\11- A		-5¼ -6¼
	Mar 99 May 99	5761/4	. 5791	/s ECC	1/2 67	702 N1/4	-6%
	may 33	20344	5873	4 5	79		-64 -64
	Jul 99	593		2 586	1/2 58		-534
IDE	Aug 99	595	59:	5 5	88 589		-4½
ion	Seo 99	588	588				172 13
	Estimated	sales:	58000	Frie er	ilos 52	956	-0
Chg.				01.		,000.	
	SOYBE	an aec	A1				
· .	100 tons	- doli	ars pe	ir ton			

285 287% 300 303% 309 311% 317 319%

Monday's Grain Prices Beans 2.83 2.78 2.90 5.15 4.99 5.13 Coffevville Colby
Dodge City...
Emporia
Garden City...
Great Bend... Colby 2.50 2.50 2.92 2.78 2.88 4.97 5.45 4.96 1.78 Hays Hutchinson, 5.05 2.72 2.84 3.21 1.92 2.12 1.92 Liberal 5.03 Pratt 2.87 5.08 Scott City... 4.96

Oct. 19-23

Kansas City Board of Trade (nea

Close Chg.

16% +15%
13%
5% -3%
155% +42
23%
11% -1/16
10% +35%
13/16 +1/16
12 +1/2
12 +1/2
13 +1/2
10/2 +1/2
10/2 +1/2
10/2 +1/2
10/2 +1/2
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/16
13/16 -1/1

AMEX

5/4 + 7/4 +

26% 41 +2 23½ 7 +5½ 3½ 1½ 1½ 153 +3½ 150 -½ 55 +½ CrowiMil CrnCP CrnCP B Crystllx gn Cubic

1890

Cybexinit

FairnT with FarmT with FarmT with Faunt Hith Flaust Faust Fa

Janben Jetronic KV Ph 8 s KV Ph A s Kalus g KankakB KatzDig Keane Kilern

The Wichita Eagle

Established 1872

Peter E. Pitz President & Publisher **Richard W. Thames** Editor

Randy Brown Editorial Page Editor Karen Magnuson Managing Editor

OUR VIEW

Council can put the Eaton on track to 21st-century glory

he Eaton Hotel, it turns out, is savable. Otherwise, MetroPlains Development Inc., a crackerjack Twin Cities-area converter of historic structures to profitable \structural integrity, some folks feared that the new uses, would not be asking the Wichita city had made a dreadful mistake — that the

City Council today to designate it as the preferred developer for the beautiful but time-worn old hotel at Douglas and St. Francis.

The council, course, should say yes, even though it is not yet clear whether public participation in MetroPlains' proposed conversion of the 90-120 into Eaton apartments would be necessary.

The "preferred developer" designation commits the city only to focused discussions with MetroPlains about the design and financing of the Eaton apartment project. The council will have the chance to say yea or nay to whatever design and financial plans may emerge from those discussions.

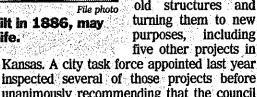
Regardless of what now transpires, Wichitans should be excited to learn that the Eaton Hotel is not at death's door, as many had feared after the city bought it last year at a

sheriff's sale for \$365,000.

Because subsequent engineering assessments raised concerns about the old building's

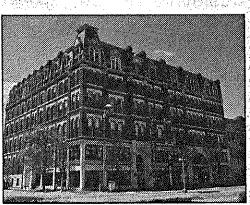
old hotel's Victorian facade masked an infrastructure on the verge of collapse and that millions would need to be spent just stabilize the building, let alone develop it.

MetroPlains' leaders say not to worry; their firm has plenty of experience in rescuing gorgeous old structures and turning them to new including



unanimously recommending that the council allow MetroPlains to rehab the Eaton. The risk that the council took in buying the building now appears validated. By initiating

serious discussions about the Eaton with MetroPlains today, the council can put this historic 19th-century treasure on track to return to glory at the threshold of the 21st century.



The Eaton Hotel, built in 1886, may soon be given new life.

Kathleen Willey's credible story makes the scandal more troubling

campaign, he admitted on "60 Minutes" to having caused pain in his marriage.

Given his familiarity with the feeling, then, is it too much to wonder whether now-President Clinton can sense how much pain the

ill Clinton told potential voters in 1992. Willey and that he is "mystified and disapthat he felt their pain. During the same pointed by this turn of events." The White House, trying to undercut her story, released some letters she wrote to the president after their 1993 encounter in which she requested jobs and referred to herself as Mr. Clinton's 'No. 1 fan."

Borgman's



READERS' VIE

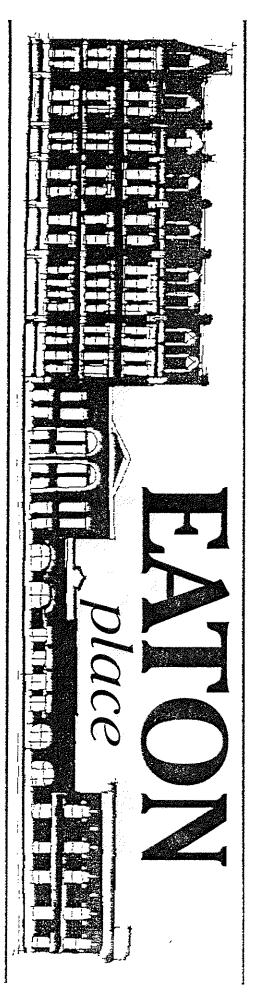
Evidence

Thomas Billings, i Readers' View, states provides no evidence of 'all insects found in th are essentially the ve

living today." These sta Evolution is simply netic makeup of pop generation to another can be measured in Since there are no doc of spontaneous gener modern life is believe from ancient life.

The fossil record rev ences between modern ulations. If some ancie linked to present popu and these populations ferent, evolution has o

Entomology is but of evidence of evolution. change in fruit flies au fossil record shows th insects (e.g., roaches, are among the earlies



Development Information

ETROPLAINS

EVELOPMENT INC

 \Box





EATON BLOCK PROPERTIES PROPOSED DEVELOPMENT PLAN

August 1998

MetroPlains proposes to develop an entire city block in downtown Wichita. The block includes a number of historic buildings, including the Eaton Hotel, the Wichita Hotel and the Bowers Hotel. The goal of the development is to preserve and enhance the existing historic character of the north side of the block, facing Douglas Avenue, while bringing new life to the neighborhood through providing housing and retail near the central business district.

The development would include the adaptive reuse of the existing historic structures, the construction of a new structure and the creation of dedicated parking on the site. The final product will include approximately 30,000 square feet of commercial and retail space and 100 to 120 residential units. The combination of adaptive reuse of existing structures and new construction will assure that an economic critical mass is created along Douglas Avenue.

The housing in the development will feature both affordable and market rate units. The affordable units will comprise between 20% and 25% of the total housing units. The market rate units will be upscale, offering a variety of designs including large, open loft style designs that have proven popular in a number of downtown developments throughout the country and more traditional upscale units with an amenity package that will be specifically designed for the Wichita market.

The commercial space will consist of retail space facing, and adding to the vitality of, Douglas Avenue and office space facing the interior of the block, opening onto the pedestrian arcade. The lobby of the Hotel Eaton is being designated and designed for an anchor restaurant. MetroPlains has worked closely with local brokers, leasing agents and developers to develop the concept for the commercial space.

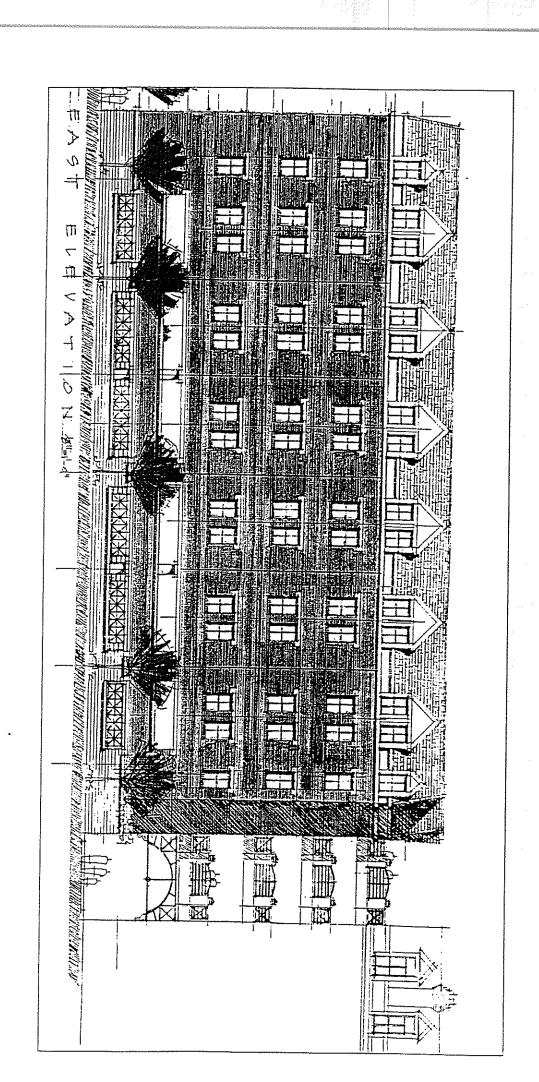
The southern half of the Eaton Block would be developed into parking. The parking concept will be a combination of surface parking and a multi-level parking ramp. The option for a pedestrian skyway or walkway connecting the Eaton Block to an existing parking ramp to the southwest and Naftger Park to the east would allow for additional pedestrian circulation and further integration with Wichita's central business district.

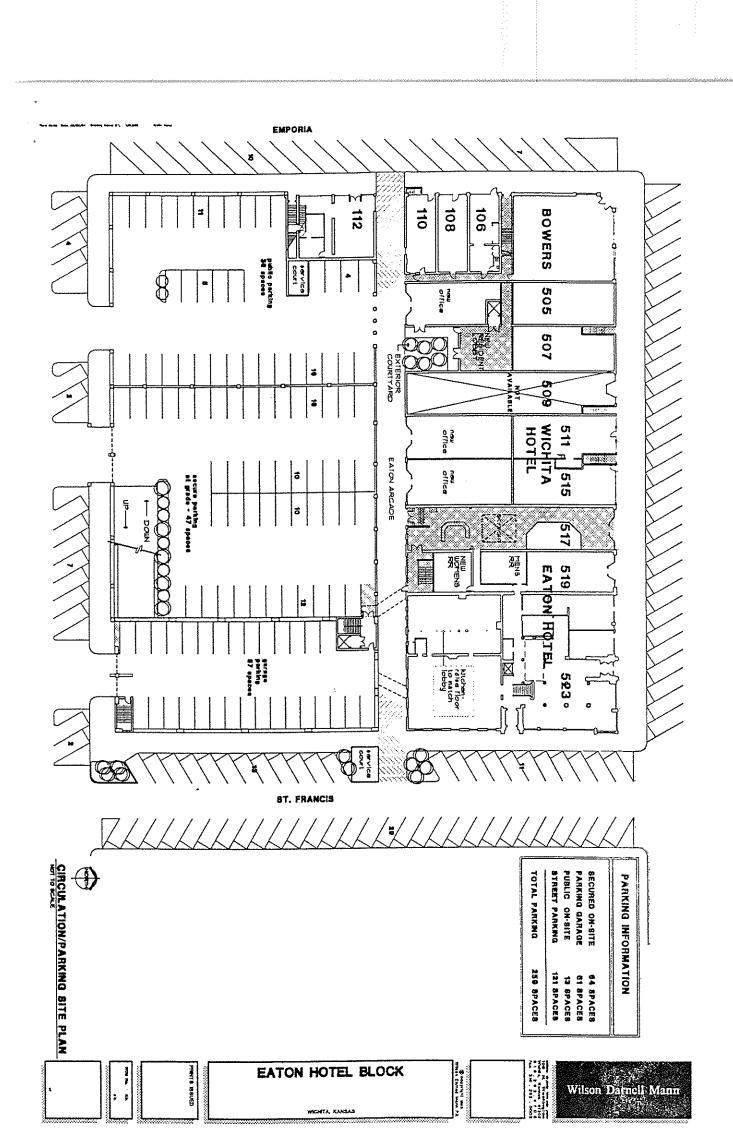
The current alleyway will be redeveloped into a primarily pedestrian system that would connect the commercial and retail spaces, the residential areas, the parking and the park. The alley would also be constructed to handle commercial and retail deliveries. The proposed use of the walkway will allow easy access to the buildings while preserving the historic facade on Douglas Avenue.

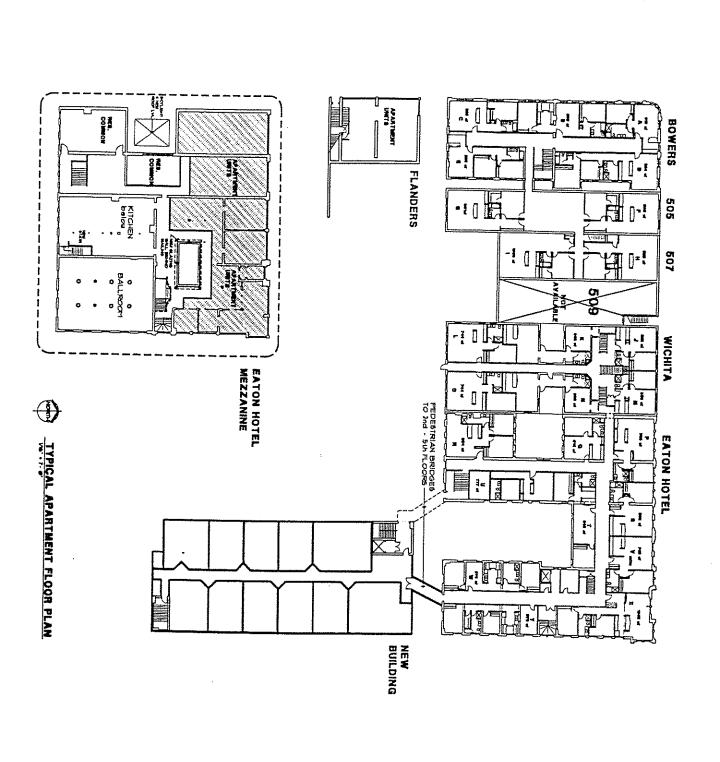
The development concept is to create a variety of residential and commercial options that meet a wide range of income levels and lifestyles. With a critical mass of development and a synergy of uses and activities, MetroPlains plans to create a self- sustaining community in downtown Wichita.

EAST ELEVATION OF PROPOSED BUILDING TO BE CONNECTED TO THE SOUTH SIDE OF THE EATON HOTEL.

THIS WILL REPLACE THE EXISTING SRS BUILDING AND CONTAIN APARTMENTS.







EATON HOTEL BLOCK

WIGHTA KANSAS

WISON Darnell Mann

ess пате ès high y William Tying the 1992-1993 efendants schools named in **atchinson** refunds. Attorney Schools in

fter look. es of the returned schools schools,

000 englmeers

arsday.

for new

, betteralso anegin hiringineers ve taxed

venture

The Wichita Eagle

orts. ng Fort ie Nash-Court of decision Kassebaum has paid off some of what he owed General Financial Services but are on hold, at best plans to renovate the historic structures And developer Kevin Daves says his

order will be entered within a few days clal Services said Thursday that a court gages that the finance company holds. llowing the foreclosure and setting a still owes more than \$253,000 on mort-A lawyer representing General Finan-

es es r USAir

"There has been no indication" that kassebaum plans to pay the outstanding

175



communications could harm consumers and manufacturers of electronic goods. took on added importance. AT&T executive vice president Robert Kavner created a stir in communication services, Thursday's opening of the Consumer Electronics Show in Las Vegas After a year in which several large businesses created alliances aimed at integrating his keynote speech when he warned that the cable TV industry's view of the future of

Foreclosure looms over Eaton Hotel

on loans, taxes Owner still owes debt, said Steven Subjett, the mortgage

foreclosure process could proceed if payholder's Wichita attorney. General Financial Services filed a forement was not made soon. December the parties agreed that the trict Court in September, and in early closure lawsuit in Sedgwick County Dis-

property, they want their money." Sublett said his clients "don't want the

on Hotel and Carey House Square from baum to pay his debts and save the Ea-

Time is running out for Philip Kasse-

oreclosure.

rounding structures. ly complicate any plan to buy and revitalize the 106-year-old hotel and the surthe property auctioned off in individual parcels. If that happened, it would great-The finance company plans to have

bidder on each taking ownership. presumably bid the amount it is owed, plus back taxes, for one or more of the or one or more parcels, with the highest parcels. Other bidders could make offers At an auction, General Financial would

tremely difficult to come up with a work-

Daves said Thursday it would be exa public-private partnership to redevelop seeking private backers willing to join in the properties.

able plan for redeveloping the entire Ea-

ton-Carey House block if the property ends up in more than one set of hands. Neither Kassebaum nor David Dahl, returned telephone calls. an attorney in Kassebaum's law firm,

tled," Daves said. Daves, who has proposed redeveloping the block, said he has not talked to Kasthe hotel owner plans to do next sebaum recently and does not know what "We're on hold until all of this is set-

finance his plan, said she fears foreclo-sure could doom the effort. She has not been able to talk to Kassebaum, either. is by far Daves' strongest supporter and has been attempting to develop political support for the city of Wichita to help Cole said she is "going door-to-door" City Council member Joan Coles, who

fore a sheriff's auction could be held.
The mortgages secured loans totalling It would be at least mid-February be-

Alford, who said he would grade his efforts as only a C, will remain as a non-voting member of the WI/SE

and living and working in the community long after your job commitments required it." Wichita the ultimate compliment and tribute by staying on you for too much for too long. ... You have paid Sedgwick County and south central Kansas have relied

Alford was one of the principal leaders in the economic development push that led to formation of WI/SE in 1988 and also served as its first chairman for a year.

faculty at Wichita State University.

became director of a women's studies program at Ohio State University last year, after two decades on the

of Chicago in 1969. His father, the late Paul Kitch, was a University in 1966 and a law degree from the University

Kitch, 49, earned a bachelor's degree from Yale

founding member of the firm. His wife, Sally Kitch,

come to these meetings."

ago following his retirement from Boeing.

Kitch praised Alford's efforts, saying that "Wichita,

He was asked to take over the position again two years

from the Resolution Trust Corp. Financial purchased the loans in 1992 Loan between 1970 and 1985. the now-defunct Mid-Kansas Savings and \$850,000 that Kassebaum received from General

gage on the property as security for a \$1.6 million loan made to Kassebaum in could bid on the properties to secure its 1988. It is not seeking foreclosure, but Bank IV Kansas holds a second mort-

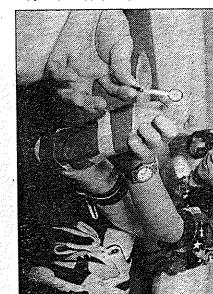
mortgages, Kassebaum has legal problems with tax collectors. In addition to being in default on the

\$50,000 in unpaid payroll taxes by Kassebaum's Wichita Corp., and has placed liens against the Carey House Square properties. that as of Nov. 1, it is owed more than The Internal Revenue Service claims

back as 1988. The county has begun legal proceedings that could lead to foreclo-\$102,059 in property taxes from as And Sedgwick County claims it is owed

£6/2/1 7/527

Gormanson holds loot. The sensors bottom of Jarret a sensor like the two taped to the Perry's artificial sation of feeling Jarrett the senwith the foot.



as he walked into the center. Be corporated into his prosthesis. That around his waist. lems Jarrett's having now; "The yellow wire's broken," he announced should take care of the minor prob Eventually, the parts will be in-

leg. As he steps down on the heel of his prosthesis, he feels a tingling to Jarrett's midsection; eventually they'll go to the stump of his natura For now, the sensors send signals cause it's exposed, it had pulled

See DEVICES, Page 3D

נה מ החוו החווחוו נוהחו have to increase to make up the car-tax cuts. Those who fears that income, sales or property taxes would increases would be tough for people on fixed incomes, don't want them to move it somewhere else," said Wells

"I think if an individual is able to buy a new car he

should be able to pay car tax," Wells said. Other provisions in the bill

a penalty equal to the amount of tax they evaded. Those who don't pay their taxes may be subject to Example Depreciation of autos will be decreased to 15 per-

cent a year from 16 percent. ther clause to protect them. \$12 won't see an increase; the plan includes a grandfancrease to \$24 from \$12. Those owners already paying ■ The minimum tax — for the oldest cars — will

See CAR TAX, Page 3D

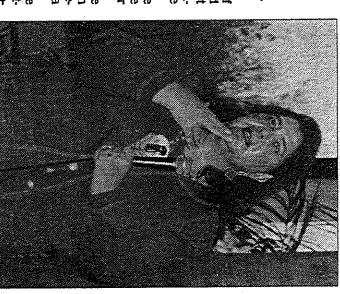
d a great many other people ige facing the Cherokee Naprograms to be the greatest cutbacks in federally funded considers the prospect of

was the war on poverty," she en I first came into office Now we have the war on poor

up there with veterans' beneid been a protected program social security, now faces a Health Care, which she

are subject to taxation, she nd that situation will be adcontention that tribal corpoin the coming days. also a new challenge Treasury Depart-

one of major concern to the See MANKILLER, Page 3D who have invested



Phyllis Jacobs Griekspoor /The Wichita Eagle

Principal Chief Wilma Mankiller adkee Nation on Wednesday night. dresses citizens and friends of the Chero-

'F Hav

By Jim Cross

The Wichita Eagle

and would-be bidders gathered in the lobby of auctioned off. day morning to see the historic Eaton Hote the Sedgwick County Courthouse on Wednes-A bunch of lawyers, Wichita city officials

> Sen. Nancy Kassebaum, art collector and exsebaum — a prominent lawyer, ex-husband of

pert on the arcane subject of medieval pottery

couldn't take care of the Eaton without

the bank's second mortgage.

Cole had been asked many times why Kas

baum didn't bring his payments up to date on

It never happened.

lawyer, Tom Lasater, shouting to be heard over the noise in the lobby. "At approximately 9:21 a.m. this morning, Mr. Phil Kassebaum iled for bankruptcy. There will be no sale "I have an announcement," said Bank IV's

stood there with \$250,000 burning a hole in ner pocket. Wichita City Council member Joan Cole

Well, not actually in her pocket

sion to bid that amount or more in hopes of notel at the corner of Douglas and St. Francis ne city getting control of the 107-year-old But she did have the City Council's permisdowntown Wichita.

with Kassebaum to help him buy some time. For months, city officials had been working

Bank IV was threatening to foreclose if Kasse

Taxes were overdue on the property, and

Eaton property only for a few more months. We may know — but we don't know much. help from the city. ng Kassebaum's bankruptcy would tie up the "I think now we know," Cole said, predict

even Bank IV's lawyers had to wait all day to federal court in Kansas City, Kan., where get their hands on it. The paperwork in his bankruptcy was filed in Kassebaum didn't return calls Wednesday

creditors he listed a total of about \$1.4 million creditors. Kassebaum said he owed the 14 baum's statement that he was filing for bank ruptcy and a list of 14 of his largest unsecured Neither Bank IV nor the city of Wichita was When they did, they found only Kasse

The Wichita lawyer who usually handles

See EATON, Page 3D

and say one person or blems I get very suspig a police department is anybody comes in and Ar. X or Mr. Y, I have a

committee basically is he members of the City ithority over the police

the mayor," LaMunyon ie city manager." er Chris Cherches nor

r relationship. ed to attend some, but

e's meetings, LaMunyon

certain people to come mmittee, not only from m outside, about what are," he said. "We will thief to sit in on those

reached for comment last week he hopes to meetings. said:

ably not in jeopardy. "I nity policing die or go will see it enhanced in

e public hearings, one ions in town and a fifth es and dates have not

ommends will be realthis should not be pie be something reason-

ill be asked to help e officers to fill out as et at the morale issue.

ENROLL) REGISTER

an enrolled the Cherokee Nation t registered to upcoming tribal elecn order a voter form by writing: tion Commission 1188 i, Okla., 74465

e an ancestor was on the final f Citizens and f the Five Civilized ire eligible for the Cherokee Naollment informa-

EATON

From Page 1D

Kassebaum's legal work, Dave Dahl, said he knew little about it. There were two Chapter 11 bankruptcies filed, he said: one for Kassebaum personally and another for Wichita Corp., part owner of the Eaton and nearby

And down at the Eaton hotel, manager Carol Barker was just trying to get through the day.
"Phil's supposed to be back sometime today and talk

to me about it," she said.

You don't sound too happy.
"No, I'm not very happy," she said.
As far as she knows, Barker said, the hotel will remain open and the bankruptcy will have no direct effect, at least for the time being, on the 60 or so people living there.

The fact that Kassebaum filed for Chapter 11 bankruptcy, which gives debtors a chance to reorganize their business, Dahi said, may be a clue to what's on his mind. When you're really ready to throw in the towel, Dahl said, you file Chapter 7 bankruptcy, which results in liquidation of the debtor's assets to pay off creditors.

So Kassebaum intends to hold onto the hotel? "Yeah, that's his hope," Dahl said.

Cole said she wants to see the old hotel, which is listed on the National Register of Historic Places, remodeled and turned into a major attraction in the Old

The city's role, she said, would be to buy the hotel property and then to look for a developer with the money and expertise to bring the building back to life in one form or another.

The bankruptcy puts the city's plans on hold, Cole

said, at least for the time being.
"We can't do anything until we see what happens," she said.

Bank IV will think of something to do, said Monty Briley, executive vice president of commercial lending. We will do our best to force the issue as quickly as possible," he said.

Force it to what? What do you want done? "We'd like to see a sale," he said.

In 1990, Kassebaum obtained a \$1.8 million loan from Bank IV. The loan was secured, in part, by a second mortgage on the Eaton and other nearby properties Kassebaum owns in what he calls the Carey House Square block. He still owes about \$450,000 on the mortgage.

The city of Wichita holds the first mortgage, which it purchased from General Financial Services in January 1994.

DEVICES

From Page 1D

sensation at one point on his waist. The tingling is at another spot when he has his weight on his toes.

"It feels like if you bump your funny bone or something," he says in describing the sensation.

It may not sound like much, but it makes a big difference because it allows him to feel proportionately how much weight he's putting on the foot. Now, if he's on an uneven surface, "I can feel it. If I step on a rock, I can feel it's hard" rather than soft like a carpet or grass. "If it's hard, I can feel it, if it's soft, I can feel it."

Gormanson said, "He can walk slow, he can walk fast and he's learning to run with it." Before, Jarrett ran with the distinctive hop, skip and jump of an amputee who has to give his prosthesis time to catch up with the rest of his body. Now, he lopes most of the way down a hallway in a more natural gait before returning to his old ways.

"We had to pretty well retrain him in how to walk," said Jarrett's mother, Vicki Perry. "This foot has really helped his gait."

Jarrett, a second-grader with a smattering of freckles across his cheeks and nose, has been without his left leg since he was 2 days old. A circulation problem necessitated the amputation. He has about about 6 inches of leg now. He got his first prosthesis when he was about a

Gormanson has one other client using the SOF system in a lower extremity and another one scheduled to be fitted for an upper system. With it, a sensor lets the wear-er know how firmly his hand is closing, through a unit that vibrates like a pager.

He hopes to be able to test the Hot and Cold System within a month or so: "As soon as they send me a unit, I'll be happy to put it in," he

Both devices might someday be used for people other than amputees. For example, Gormanson said, they could help diabetics with no feeling left in their feet.

Eventually, too, the systems might have more sensors - maybe one for each side of the foot, for exam-

The Sense of Feel System can be adjusted to the wearer's comfort. "If you want to turn up the heel, you get the screwdriver and turn it up," Jarrett explained, pointing out the control points. No, he hasn't tried adjustments on his own. Even though he's a typical active kid who can't stand still, he knows better than to mess in Gormanson's territorv.

But his eyes lit up in co-conspirator delight when Gormanson suggested a demonstration to an observer. "Come on. Come on. Let's do, that. It doesn't hurt," he promised.

It didn't. The sensation was similar to the tingling of a minor electric shock. The anticipation can throw off a gait for the first few steps, though

ABORTION

From Page 1D

the use of lethal force to stop abortions. Dodds, who signed the petition, said he took the document to mean that justifiable hofflicide would be acceptable to stop abortions.

It is that kind of talk that has local supporters of abortion rights viewing the coming conference with skepticism. They fear the conference could be a platform for violent confrontations.

'It would be fair to say that we are hoping for the best and preparing for the worst," said Peggy Jarman, a spokeswoman for the Pro-Choice Action League.

This week's Wichita conference opens with a speech by Joe Foreman, who helped found both Operation Rescue and Missionaries to the Pre-born. Friday's activities include "field exercises" and workshops on such topics as "creative tactics" and "investigative techniques/expose the abortionist campaigns."

Pamphlets promoting the conference promise Saturday prayer vigils at the homes of "abortionists;" pickets and "field trials of new tactics hands on gettin' down to business."

Wichita Police Department Maj. Tyler Brewer said he doesn't know what to make of language like that.

We have several flexible ideas that we can implement depending on the nature of the demonstration, Brewer said.

His goal, Brewer said, is to "make sure no one gets hurt."

The state of New Mexico and the city of Wichita both agreed Tuesday to let a Koch subsidiary show that it can build a better road that will save tax-payers money an repairs.

The biggar deal, by far, is the one in New Mexico. State highway officials there signed a \$225 million contract for Koch Materials Co. to rebuild and widen from two to four lanes 120 miles of New Mexico Highway 44 in the northwest part of the state.

Koch will design and manage construction of the

build new highways that will last much longer and be less expensive to maintain. Koch is a major U.S. producer of asphalt products.

John Cillessen, an official with Koch's Performance Roads division, said that although a properly designed and constructed highway is more expensive to build, it will last far longer and cost taxpayers less in repairs and maintenance.

"It's the same technology that's been used in

"It's the same technology that's been used in France and Europe for over 25 years," Cillessen said.

standards as if the city had chosen the longer war-

ranty.

Cornejo & Sons construction of Wichita will perform the paving work to Koch's specifications. Work could begin within a couple of weeks and is expected to be complete by the end of the year.

Koch Materials has been marketing its high performance roads for about a year now. Its largest project previously was a \$9.2 million job that is under way in O'Fallon, Mo., a suburb of St. Louis.

Auvisory group ied by Boeing and Airbus Industrie tells federal authorities that proposed changes are too costly.

By Eric Rosenberg
New York Times News Service

New York Times News Service

WASHINGTON — An industry advisory group led by Boeing Co. and Airbus Industrie on Tuesday rejected design changes to commercial jets to prevent fuel tank explosions such as the blast that federal officials say downed TWA Flight 800 two years ago. After four months of study, the group told the Federal Aviation Administration that it was too costly to eliminate all explosive vapors in the center fuel tanks of commercial jets or dramatically reduce the vapors' flammability.

or dramatically reduce the vapors' flammability.

The National Transportation Safety Board blamed a fuel tank explosion for the TWA disaster and recommended that the FAA require aircraft manufacturers to reduce the buildup of explosive vapors in fuel tanks.

The industry rejected that approach in a 36-page report released Tuesday, "We could not find an economic or practical means," said Ron Hinderberger, a member of the panel group and director of Seattle-based Boeing's air-safety investigation program.

berger, a member of the panel group and director of Seattle-based Boeing's air-safety investigation program.

The industry group, known as the Aviation Rulemaking Advisory Committee, is the main advisory body to the FAA on safety issues. FAA officials now will review the report and accept or reject it.

Paul Hudson, a member of the advisory panel and the executive director of the Aviation Consumer Action Project, a Washington, D.C.-based advocacy group founded by Ralph Nader, called the advisory group's report "irresponsible."

"This report simply says (to the FAA), "We are not going to do anything now. If you want to do things you can, and we are going to study it for the future,' " Hudson said.

Hudson also asserted that the cosis for the fut lank fixes likely are much lower than depicted in the report.

Flight 800 exploded in flight off the

Cessna res profits at T

■ Strong airplane sales help parent company report 13 percent increase in second-quarter earnings.

By Bob Cox The Wichita Eagle

Tre Wichita Eagle

Textron' Inc. reported a strong second-quarter financial performance Tuesday, thanks in considerable part to its Cessna Aircraft Co. subsidiary. Although Textron does not break out the numbers of its individual subsidiaries separately, the company said Cessna was the star performer of its aircraft division, with a substantial increase in revenues and net income.

Textron reported a second-quarter

Textron reported a second-quarter



A Minnesota developer wants to renovate downtown's historic Eaton Hotel with about 120 apartment units.

Restoration project

Minnesota developer is proceeding with plans to renovate the historic Eaton Hotel with new apartments and retail space

By Molly McMillin The Wichita Eagle

Minnesota developer is moving forward with a proposal to restore the historic Eaton Hotel, renovating it into residential apartments and retail space.

The plan calls for turning the hotel into about 120 apartment units, with retail space on the street level, said Gary Stenson, president of MetroPlains Development of St. Paul. Minn.

"We're still in the design stage," Stenson said in an interview this week.

The Wichita City Council gave the company permission in March to develop a plan to renovate the hotel and adjoining area, which the city bought in a bankruptcy sale last year.

MetroPlains has completed at least 10 pro-jects of similar scope in several Midwestern

states, including Kansas.

To truly revitalize downtown, it is essential that people live downtown, said Joan Cole, a City Council member who represents the

area.
"We really, really need people coming and going 24 hours, I believe," Cole said. "All the studies and the research indicate that that's the magic ingredient."

the magic ingredient."

Stenson's proposal would turn the upper floors of the hotel into more than 60 apartment units, with plans to construct a separate building with 48 housing units directly behind the hotel. The two buildings likely would be connected with wilkways, said Wes Darnell, architect with Wilson Darnell Mann, the Wichila firm hired by Stenson.

The one and two-bedroom apartments would likely range in size from 600 to 1,000 square feet, with rents ranging from about

\$350 to \$900 a month, Stenson said.

\$300 to \$900 a month, Stenson said.

Plans also call for the other buildings along the block to be restored.

Stenson is working to obtain the public and private financing needed for the project, which would come with a price tag of \$10 million to \$14 million.

In most of the projects MetroPlains has been involved in, financing has come from private investors, local mortgage lenders and local, state and federal government sources, Stenson said.

MetroPlains typically brings in private investors, usually large corporations, to invest in its projects, Stenson said. In four of its recent ventures, agribusiness giant Cargili Inc. was the sole limited partner.

was the sole limited partner.

Public funding proposals could come before the City Council for consideration as

See EATON, Page 15A

recast; cline

n crop didn't improve m a week earlier, the a estimated 61 percent ere rated good to exaged from a week earfrom 62 percent a year

futures rise - Pork mped more than 5 pergovernment report inventories were at an June amid rising doort demand for bacon. of frozen pork bellies, ared and sliced into million pounds, or 13 .77 million pounds in , the USDA said. It was ly for the month since

d out of storage and restaurants and export a springtime slide in iemand.

ial surge in bacon use fresh tomatoes make id-tomato sandwiches s said.

said frozen pork in totaled 430.758 million percent from 477.439 n May.

a two-year low amid ample beef supplies ork and poultry mar-Li-stocked. The USDA rted feedlots placed ad into their pens in ent from a year ear-

EATON

From Page 14A

early as August, Cole said, depending on the response to applications requesting tax credits.

The City Council must approve the final plan before it can go forward. Cole hopes the project can move ahead soon.

"This block is badly in need of renovation, restoration and redevelopment," Cole said. "So I feel that it's critical that we do it now."

Once approved, work would begin after the first of the year, with completion expected 10 or 11 months later.

George Rogers, a City Council member, said that while he has not seen the details, he agrees with the concept.

"If it's a reasonable investment for the city, I'll be in support of it," he said.

The Eaton, at the southwest corner of Douglas and St. Francis, opened in 1897.

The city bought the hotel and all but one of the other buildings on the south side of the 500 block of East Douglas for \$365,000 last year.

The vacant hotel is on the list of the state's 10 most endangered buildings.

Ultimately, Cole said, the plan is to see that the property is owned and managed by the developer.

Wichita real estate agents Rod Stewart and Leo Goseland have been selected by MetroPlains as leasing agents for the commercial portions of the project, Stewart said.

MetroPlains has completed several other projects in Kansas.

It renovated the historic Osage hotel in Arkansas City into a 38 unit senior apartment complex in 1991. It converted Reh Winkel Hall on the campus of St. John's College in Winfield into senior housing and transformed the North American Hotel in Ottawa into apartments in 1992.



e reports

Cansas Wheat Prices	
1.00	Price Per Bushe
50	
x	
00 + 11-11-11-11-11-11-11-11-11-11-11-11-11-	
75 + 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	
5	
June 22-26 June 29-July 3 July 6	
Wichita Cash Wheat Kansas	s City Board of Trade (nearby month)

Wichita Cash Wheat	30y 6-10	Juliy '		July 20-24
	Kansas Cit	ty Board of T	rade (nearby	month)
Tuesday's Grain Pr	ices			
Andale	Wheat	Com	Milo	Beans
DOIDIE	2 47	9 3.12 2.04	5.99 3.18	5.79
Coffeyville	2 40	2.25 2.08	3.60 3.04	5.94
Dodge City Emporia Garden City	250	2.22	3.29	5.79
Garden City	0.40	2.02 2.22	3.24 3.31	6.24 5.79
Hays	2.46	2.10		5.93
ridicimison	2 63	2.12	3.11 3.23	5.89
Liberal	2.52 2.51	2.37	3.59	

MONEY AND **METALS**

MONEY RATES

MONEY RATES

NEW YORK (AP) __ Money rates for Tuesdo reported by Bridge Telerate as of 4 p.m.:
Bridge Telerate interest rate index: 5.450
Prime Rate: 8.50
Discount Rate: 5.00
Broker call loan rate: 7.25
Federal finds market rate:
High 5.50 Low 5.50 Last 5.50
Dealers commercial paper:
30–180 days: 5.52–5.47
Commercial paper by finance company:
30–270 days: 5.53–5.40
Bankers acceptances dealer indications:

30-270 days: 5.53-5.44 30 days, 5.52 60 days, 5.50 90 days, 5.49 120 days, 5.48 150 days, 5.45 180 days, 5.44 ertificates of Deposit Prir 30 days, 5.44 Certificates of Deposit Primary: 30 days, 4.69 90 days, 5.00 180 days, 5.18 Certificates of Deposit by dealer: 30 days, 5.58 90 days, 5.59 120 days, 5.62 150 days, 5.62 150 days, 5.66 Eurodolfar rates: Overmicht, 5 4375–5 Eurodolfar rates: Overnight, 5,4375–5,5625 1 month, 5,53125–5,5625 3 months, 5,5625–5,59375 6 months, 5,625–5,6875 1 year, 5,8875–5,75 ondon Interbix Offered Rate: 3 months, 5,675 1 year, 5,81

Treasury Bill auction results: average discount rate: 3-month as of July 20: 4,950 6-month as of July 20: 5,045 52-week as of July 16: 5,095 Treasury Bill annualized rate on weekly at age basis, yield adjusted for constant matuly-year, as of July 20: 5,36 Treas. Billmarket rate, 1-year; 5,09-5,07 Treas. Billmarket rate, 30-year; 5,66 Fannie Mae 30 year mortgage commitments 30 days, 6,90 60 days, 6,94 Fed Home Loan 11th District Cost of Funds: As of June 22: 4,881

Money market fund: Memil Lynch Ready Assets: J.S TREASURY BILLS tat. date Bid Ask Vield Discount J. 30 98 4.76 4.73 4.82 9.91 3.98 4.76 4.73 4.82 9.91 3.98 4.76 4.73 4.82 9.91 3.98 4.76 4.73 4.82 9.91 3.98 4.77 4.75 4.84 9.90 3.98 4.87 4.97 5.02 9.91 3.98 4.89 4.87 4.97 10.98 4.92 4.91 5.02 9.91 3.98 4.89 4.87 4.99 9.10 9.8 4.89 4.87 4.99 10.98 4.92 4.91 5.02 9.91 10.98 4.92 4.91 5.02 9.91 10.98 4.92 4.91 5.04 4.92 9.91 5.04 4.93 5.08 4.90 5.02 9.91 5.04 5.08 4.90 5.02 9.91 5.04 4.97 4.99 5.01 4.98 5.12 9.99 5.01 4.98 5.13 1.99 5.04 4.98 5.13 1.99 5.04 4.98 5.13 1.99 5.04 4.98 5.13 1.99 5.04 4.98 5.13 1.99 5.04 4.98 5.13 1.99 5.04 5.02 5.00 5.18 1.91 9.91 9.91 9.91 9.91 9.91 9.91 9	AS OF JUNE 25, 4,82	31		
Merril Lynch Ready Assets: J.S TREASURY BILL S tet. date Bid Ask Yleid Discount ### 130 98	Money market fund:	,		
STREASURY BILLS Stat. date	Memil Lynch Read	Assets:		
Section Sect				
130 98	int date			
13098	AUT COURT			Yield
190698 4.76 4.73 4.82 191398 4.76 4.73 4.82 192098 4.86 4.84 4.93 192798 4.77 4.75 4.84 192798 4.77 4.75 4.84 192798 4.87 4.97 5.01 191798 4.82 4.91 5.02 191798 4.83 4.81 4.92 10198 4.83 4.81 4.92 10198 4.83 4.81 4.92 11598 4.93 5.02 5.02 11598 4.96 4.94 5.08 12298 4.92 4.91 5.04 12298 4.92 4.91 5.04 12298 4.92 4.91 5.04 1298 5.00 4.98 5.14 1298 5.00 4.98 5.14 1298 5.00 4.98 5.13 11098 5.02 5.01 5.18 11198 5.02 5.02 5.01 12499 5.04 5.02 5.21 1499 5.04 5.02 5.21 1499 5.04 5.02 5.22 14	120.00			st
ug 13 98 4.76 4.73 4.82 49 20 98 4.86 4.84 4.93 49 27 98 4.77 4.75 4.84 49 27 98 4.77 4.75 4.84 49 03 98 4.89 4.87 4.97 49 1 500 4.82 4.91 5.02 49 1 502 4.81 4.82 4.91 5.02 4 10 98 4.82 4.91 5.02 4.83 4.81 4.92 4 10 98 4.83 4.81 4.92 4.91 5.02 5.02 4.93 5.02 4.93 5.02 4.93 5.02 4.93 5.02 4.93 5.03 4.93 4.94 5.04 4.93 5.04 4.93 5.04 4.93 5.14 5.02 5.04 4.98 5.14 5.02 5.04 5.02 5.04 5.02 5.03 5.01 4.98 5.14 5.02 5.03 5.01 4.98 5.14 5.02 5.03 5.01 5.03				4.73
## ## ## ## ## ## ## ## ## ## ## ## ##			4.73	4.82
## ## ## ## ## ## ## ## ## ## ## ## ##				4.82
## ## ## ## ## ## ## ## ## ## ## ## ##				4.93
p 10 98				4.84
## 1798 ## 492 ## 502 ## 502 ## 160 #	% 10 00			
p 24 98	1700			
## 499 ## 499 ## 499 ## 499 ## 499 ## 499 ## 499 ## 508	P 17 9G			
# 108 98				
# 15 98				
4.2298		4.92	4.90	
#29 98		4.96		
v 0598 5.00 4.98 5.12 v 1298 5.01 4.98 5.12 v 1298 5.01 4.98 5.13 v 2798 4.98 5.03 5.01 5.13 5.03 98 5.00 5.03 5.01 5.18 5.17 98 5.02 5.00 5.18 5.19 98 5.04 5.02 5.10 5.18 5.13 198 4.98 4.96 5.15 5.17 99 5.04 5.02 5.21 14 99 5.04 5.02 5.21 14 99 5.04 5.02 5.22 11 90 5.04 5.02 5.22 11 90 5.04 5.22 11 90 5.04 5.22 11 90 5.04				
V 12 98 5.01 4.98 5.14 V 19 98 5.00 4.98 5.13 V 27 98 4.98 4.96 5.13 5.03 98 5.00 4.98 5.14 1.10 98 5.03 5.01 5.18 1.10 98 5.03 5.01 5.18 1.24 98 4.98 4.96 5.15 1.31 98 4.98 4.96 5.15 1.31 98 4.98 4.96 5.15 1.31 98 4.98 4.96 5.15 1.31 98 4.94 4.92 5.11 1.31 99 5.04 5.02 5.21 1.4 99 5.04 5.02 5.21 1.9 5.04 5.02 5.22				
v1998 5.00 4.98 5.13 v2798 4.98 4.96 5.13 c0398 5.00 4.98 5.14 c1098 5.03 5.01 5.18 c1798 5.02 5.00 5.18 c2498 4.94 4.96 5.15 c3198 4.94 4.96 5.15 c3198 4.94 4.92 5.10 c799 5.04 5.02 5.21 d499 5.04 5.02 5.22 c199 5.04 5.02 5.22 c199 5.04 5.02 5.22 c199 5.04 5.02 5.22				
v2798 4.98 4.96 5.13 col 398 5.00 4.98 5.14 col 398 5.00 5.01 5.18 col 398 5.02 5.00 5.18 col 398 5.02 5.00 5.18 col 3198 4.98 4.96 5.15 col 3198 4.94 4.96 5.15 col 3198 4.94 4.96 5.17 col 398 5.04 5.02 5.21 col 398 5.04 5.02 5.22 col 398 5.22 col 398 5.04 5.02 5.22 col 398 5.02 5.22 col 398 5.22 col 398 5.22 col 398 5.				5.14
503 98 5.00 4.98 5.14 110 98 5.03 5.01 5.18 124 98 5.02 5.00 5.18 124 98 4.98 4.96 5.15 131 98 4.94 4.92 5.11 107 99 5.04 5.02 5.21 14 99 5.04 5.02 5.22 21 99 5.04 5.02 5.22	7700			
210 98 5.03 5.01 5.18 217 98 5.02 5.00 5.18 224 98 4.98 4.96 5.15 31 98 4.94 4.96 5.15 07 99 5.04 5.02 5.21 14 99 5.04 5.02 5.22 21 99 5.04 5.02 5.22				
17 98 5.02 5.00 5.18 124 98 5.02 5.00 5.18 124 98 4.98 4.96 5.15 131 98 4.94 4.92 5.11 107 99 5.04 5.02 5.21 14 99 5.04 5.02 5.22 19 99 5.04 5.02 5.22				
24 98 4.98 4.96 5.15 .31 98 4.94 4.92 5.11 .07 99 5.04 5.02 5.21 .14 99 5.04 5.02 5.22 .21 99 5.04 5.02 5.22				
131 98 4.94 4.92 5.11 07 99 5.04 5.02 5.21 14 99 5.04 5.02 5.22 21 99 5.04 5.02 5.22				
07 99 5.04 5.02 5.21 14 99 5.04 5.02 5.22 21 99 5.04 5.02 5.22	2100			
1499 5.04 5.02 5.22 2199 5.04 5.02 5.22				
21 99 5.04 5.02 5.22				
0400	21 00			5.22
5.06 5.04 5.24				
	V1 33	3.06	5.04	5.24

Mar 04 99 Apr 01 99 Apr 29 99	5.07 5.07	5.05 5.05
May 27 99 Jun 24 99	5.08 5.10 5.07	5.06 5.08 5.05
FORTION	-	_

NEW YORK (AP) — For change, New York prices. trades of 1 million minimum day ago and previous day's p

	way ago and	hien	ious o	лу'я рпсе	S.
	Fg	n. cui	Tency	n.	liar
	-	in d	lollars	fgn cur	TAN
	Argent (Peso)	1.000			
	Australia (Dollar)	.630			
	Austria (Schilling)	.000 .079			
	Beigium (Franc)	027			12
	Brazil (Real)	.861			3
ı	Britain (Pound)	1.544			1.3
	Canada (Dollar)	671			.1
3	Chie (Pesc)		5 . 00216		1.4
223	China (Yuan)	.120			46
2	Colombia (Peso)		.00072		8.2
3	Czech Rep (Konun	1 031	031		1371
4	Denmark (Krone)	1474			3:
4	Dominican Rep (Pe	enine:	4 065		6.7
1	ECU (ECU) 1	1000	1.10790		15
2		Mara	.000189		.9
ž	Egypt (Pound)	.2931	.2931		
•	Finland (Mark)	1840			3.4
2	France (Franc)	.1673			5.97
i	Germany (Mark)	.5612			5.95
į	Greece (Drachma) (210012	002200	1.7818	1.78
ì	Hong Kong (Dollar)	.1290	.1291	296.60 7.7490	295.
	Hungary (Forms)	.0046			7.74
	India (Rupee)	.0235	.0235		216.
				42.520	42.5
		00073	.000333	13297.0014	150
		4120	1.4120	3000,00 3	
		2745	2736	.7082	.70
			000567		3.65
		777Y	007123		763.(
		4134	1.4134		40.4
	Lebanon (Pound) .00	meen	Managa		707:
	Malaysia (Ringgit)	2433	2431		15.0
			113148		1.112
		4964	4962		LB38
	, , , , , , , , , , , , , , , , , , , ,	~~~	.+J02	£0000 2	015

th	e				100043		5.06	5.04	5.24	Nethrinds	(Guider)	.4964 .496	2 2,0066	2.015
gs.									_					
to		FY	1	Close Chy	s. l	Close C	h 1							
mo			BlairCp	321/16+9	6 Dataram		-Ve Gorma	Close lup 19			Close C	hg.	Close	e Chg.
щ		Close Ch	Birmpie g. BlondT	334 +1/	6 DaytonMr	₹ 5/s		nCp16 th /e	-Vs	Keane Kilem	55%		Sth pf 101	/s -1/4
	AMC	191/16 - 7	ng-ibionidi nisiBoddae	10% -5 135/16 -5/1	6 DeWolfe Decorator	77/2	GreyW	of 2%	-1/6	Kinark	9% 25/m	i Nexte −Vs Nobe		
00	ARC	3% -1	% BogenC	711/16 -1			Greytir	xJL 5√2	-1/16	KinoPwr		Nordi	elata 11) cAn 143	
er	ARVUV		16 Bogen w	3 -4	8 DenAmer		Ve GristSi Ve GrSimo	oan 314 30 35/16		Kit Mig	61/2	NA V	CC 147	
	4444	147¼ - 1 11 -		8416-31	6 DevnE	345/16 -	Ve Gulle		+3/16	KogrEq KrauseF	21 5% -		tBs 1	5 5/16
ng	AdvPho	11/8 -1/		n 55% +1/4 23361/	DigPwr		Ve Halitax	9	+ 78	LXRBiot	1*5/16 21/16 +3	NePA Novan	Fnn 131/	
01		n 103/16 -	/s BwiOtdr	8 -34		3 <u>4</u> 61/2 -	HalEP V2 HalEPC	59%	+3/16	LaBarg	411/16+	716 Nistor	n 334 54	
	Aeroson AirWat		/s Bowns	19 ₈	DivCpRs n	121/16 +1/	½ HalEPC 16 Halsey	81/s 21/s	+1/a 1/a	Lancer	16% 4	5a Numa	C 29	3 + ¹ /16
al	Almod	3½61 10 +1		47 1/16 +1/2	: DownTic	1314		8 179%	ya	Landaur LsrTech	297/6 -3 47/6 -		1334	-1/16
щ	AlbaW .	91/4 -1		215/16 +3/16 61/2	DolAutEx Drewind	46	HangOr	20%		LehCSCO		% NGAP		
	AHaager		CE Fmk a	5	DryfMu	13¾ ~1 9%		pn 9	-1/8	LilVern	171/8 +	1/8 Oncor		
зe	Alfin AllncBop	11/4 +1/1		576 +1/8	DrivHer	10% +1	/a i Hanu⊓ii	un 10% 3	3⁄a	LocalFin n	1234 -1	16 Oncon	md 25/16	-1/16
ut	Alldiash	\$ 13½ -1 1096-75	F CPS Sys r	25/16 -1/16		1311/16+3/	16 Harken	41/8		ecluntec MAI Sys	3¼ - 3	Va OnixS	vsn 119⁄16	-1/16
	AllouH	97/814		16316-14 16616+14	EXX B EZ Serv	29% -1/ 1/16		7 -	-1/16	MC Sho	1%	Orlean	gns 161/2	/B
It	Alliving	30½ +V	2 I CVB Fn s		EZEM A	% -1 63/8 -1	Hasbro HawAir		*	MDCg	105/16+9	6 Oshm	SH 2⅓s ≀ 8⅓s	
ıe	Am Bilter AIM 84	28 1/16 -1/1 398		4/8 +//8	EcnoBay	2416-14	Hean	2½ - 1½		MSR	1+4	6 Oxfore	n 2713/16	-Va
n-	AIM 85	135/16	Cablevsn s Calton	871/8 +5/8 5/8 -1/16	EcolEn	111/16 +1/1	6 HectorCi	n 10%+		Magicwics Magnitium	346-3 546-4	# PC Qu	oto 238	+1/16
s-	AIM 86	83/8	Cambior	51/8 -1/16	EdpBrs gn ElPasoE	171/8+3/9 97/16-1/1		30%	+19	MePS	45/x +1/	K PICS	¥op/25% /s 10%	+1/8
n	AIM 88	12% +14	CdnOcci g	185/16-3/16	ElecChm	17/16 +1/1	6 HeinWr 6 Heimstr	121/2	!!	AIDMONE LIK	33/x - 3/	6 PMC	125/16	+1/4
ш	AREINV ASCIE	17% 143/16 +1/16	CarinExp	835 +1/4	Elswth	11%	Hemisox	2½ 63⁄%	+1 1 -1/2 1	MandC00 n Martton			T 181/2	+1/16
	AmShrd	13/16	CanyonRs CapPcHi	1/2 -1/16 4 9/16 -1/16	EmrgCm n	8% +1/4	Hmisph v	n 3 .	12 1	AarqGro	67/16 +1/1 59/16 -1/1		77/16	-1/4
_	ATechC	87/8	Cardiotch	17/8	Emeritus EmerR	1246 -56 7/6	HiShear?		14 A	fatec s	4 + 34	6 PGEpt	Pk 255/16 - 255/16	-7/16
-	Ampai Ampax	51/2 -1/16	Carematrx	271/16 +1/16	EmpCar	11/16	HollyCp	25¥6 -3 5 23¥4 +1		AauiLnd n 1	15/16 +3	PGENE		-Y2
	Amtec	1 ¹³ /16 -1/16 1 ³ /16 + ³ /16	CarverBop 1	31/16 +1/16	Emultek n	65/16 -14	HrzPhm s	1434+1		laximPh laxmPwt	1974	PacPha	rm 7/16	
7	AndreaE s	131/8 -14	CastiAM CasEd	21% +% 25% +%	EngyRsh 18		HospWwo				8% -4 61% +1%			5/16
4	Anworth n	71/8	CelSci		EnvSale n EnvrTc	47/8 -1/16		34 -	W N	cRae A	74 +1/1		id 22 ¹¹ /16 4	HV16
ı	ApexSilv n AppleOnth		CFCda g	4 +1/16		87⁄6-39⁄6	HovnEn HungTel		⅓s M	easSpc	2% -4	Payenc		9/16
7	Arizid	4¾ +⅓ 65/%	CentSe ChadThr		EnzoBi :	1314 -3 8	ICH Co			edicR	22% +1/6	PeakInd	n 14	-1/2
1	Armori	10 -34	ChrtMM n 1;		Espey EssxBc	14	identix	74/16-7	16 M		01/16-13/16 11/16-3/16			¥16
-	ArrowA	21/8 -1/4	ChaseCp			2% 5% -%	impacC	151/16+3	16 M	edicx	5/16 -1/16			-1/9
1	Arhyth AstLivng	17/16 -5/16		215/8 +1/6	Faimth8c	20 +14	ImpacM s impHv	16% 9% +1/		ercAir g	3/56	Phonetel	2916+	76
	AtiTele n	171/16 -1/16			FarmTwtB	%±+1%±	ImpOigs	183/15+3/		JRus04 n JSP05 n 10	91/4 +1/16	PiedmBo	ອ 97/a	
	Atlantis	744 -1/4	CoastD	T		27/8	IROBOBK	15¼ +1/	is [M	Eurozn 1	298 - Va	PincleB s		- 11
	AudioBC n	111/2 +234	Cognitm		ina 651 "tAust	7 - 1/16	indiData n Infocure	734 +3	M I M	_M1102n	12 +1/4	PittOsM s	71/16 261/4	16
	Audvox AudSurv	5 -1/16 248 -1/16	Collub	7 -14 8	AusPr	7 +1/16	InSiteVis	1678 +	1 M	ORCL03	914 +1/1	PinFisc	199/16 +	/86
	AutoB ptA		Comforce CrnclAst	7% 16 F 6½ F	tNatCp	25 +1/8	instron	1813/16 -3/		TBR05 n 1	01/4 +1/4 3/4 3/4	PlyRA	7 -	Vs 1
	Autotote	211/16 +1/16	CmdrAp			790	integlic	13/us	Me	rromda 1	13/8 - 3/16	Policaud Polymed	181/4 +	
	AvaionH n AvenEnt	742 +1/8	CmBkPas 2	598 +1/8 F		38 -14	IntelPty un :	2111/10+11/	6 Me	from pf 5	01/4 -1	Polyph	101/2+9 58-1	16 7
	Axogenun				ortNatFi 1	1/4 -1/16	IntrCept n	39% +1/3			716 -1/16	Polyvisn	138 -1	
	Azco	44.				16 + 1/16	InterDig	598 + /n	Mic		31/2 3/16+3/16	PortSys	414 -	78 T
	BAT Ind	239a - 7xs [1			: •	轴 +% 12 +¾	Interioti	10% - 4	Mic	ands 3)4 +24	Premitt s		
j	BFX Hosp BLC Fnn	21/16 -3/16 (Continuore	5 +4 F	niedm 71		Intrmagn IntAirtS	834 -4 613/16 -1/18		IRs 2	/161/16	Produc	23¼ +4 401/16+9/	18 Ti 16 Ti
	BadgrM			9/16 F	rischs	11 -14	năComin	12¼ +3⁄x			16 +Va	PresR B	67/x	7
-	Baker					½+ ¾ 16	IRIS	21/8 -1/16			//a +//a //a −//a	PriceCm s		A TI
Į	BaiCare n	74 -18	cottnV on t				intstGC	47/8	Mod	0A 3011	Ac alác	PrimeRs n ProActiv	798 +34 176 = 14	
		1/16 +1/16 6	cCreatC 1	44 −1/4 G			ntrsystm ntPoly	1/8 + 1/8	MS.	ÅMAT0033	1/2+11/2	PriBcp	20 +3/1	
E	arHarb n	閉り よんしつ		116 −3/16 Ge	ncors 204	16+35/6 H		23¾ -1/16 25¼ -1/8	MS	TBR :	76 +1/2	Prolong n	21/2 -3/1	
ŧ	saySt8c n 26	1/16 -1/16 C		74s Gr 12 −½ Gr	imps 8	8-170	omed n	41/4-3/16			78	Prvena	3∛16	T
E	ayardDn:	7% -14 C	mCPB 12		Micr 10		onLaser	11/2 -14	Mun	vst 9		PsycCp PIGMT3	5 1274: .14	Ţħ.
	layou leardCo	_5 -14 C	rystlix gn 11,	16 -1/16 Ge			vaxCo PMCLo	834 -14	Mun	yAZ 13	4 + 1/16	PutNY	13% +1/h 14	6 Th
		596 -1/16 C 3/16 -1/16 C	ubic 27		intFd 4		WGenesis	13 +1	Mye	rsind 23	/2 + /16	RF Pow	2916	Th
								17		- 11				



Five stories of brick and stone

The Carey House

The Carey House in Wichita, now known as the Eaton Hotel, was built in 1886-87 for John B. Carey, a local financier who later served as mayor of Wichita in 1891-1892. Construction of the hotel, which was variously called the Carey House, began in July, 1886. The Wichita architectural form of Terry and Dumont designed the five-story brick and stone building which

The first proprietor of the hotel was C.L. Stough, who was succeeded in 1890 by C.W. Carey. In the late 1890's, Ben Eato became proprietor, and later, acquired ownership of the hotel.

The Carey House is a large commercial example of eclectic Ben Eaton

The Carey House, is a large commercial example of eclectic architecture. It is a rectangular five-story structure with a full basement. The upper four floors are U-shaped while the full basement. The upper four floors are U-shaped while the main floor is a simple rectangle approximately 100 feet wide and 150 feet long. The basic building material is face brick laid in running bond. Cut stone trim is used extensively throughout the facades. The whiteness of the cut stone contrasts with the red-painted face brick. The fifth floor is enclosed behind a

The main building entrances on the north and east facades occur in large semicircular arched openings framed with cut stone. Stone window sills form continuous bands around the

The Carey hotel gained nationwide recognition after militant prohibitionist Carry Nation attacked the hotel on December 27, prohibitionist Carry Nation attacked the hotel on December 27, 1900. The bar, which was reportedly the show saloon of Wichita and one of the most elegant bars in the Midwest, contained the picture "Cleopatra at the Bath," which had been painted by a s1500 mirror were the first items to be ruined by Mrs. Nation. Other articles damaged were bottled goods, cut glass pieces, furniture and other paintings. Mrs Nation was arrested and comped on January 19,1901.

confined to the Wichita jail until charges against her were dropped on January 19,1901.

Around 1904, a \$50,000 extension of the building was constructed to the west, and in 1909 or 1910 the name was changed to the Eaton Hotel. The hotel has continued to serve guests and residents through the 20th century.

The building is truly a fine example of a late 19th century metropolitan hotel.

THE DEVELOPMENT OF WICHITA'S EAST DOUGLAS COMMERCIAL DISTRICT 1868-1910

MARCI CRANSTON HESS

DECEMBER 7, 1992

The Christmas of 1886 was the "wildest and noisiest day" of Wichita's speculation period. Millions of dollars of real estate were changing hands and every hotel in town was filled to capacity with many waiting to grab the first available vacancy. The influx of people, mainly businessmen, coming to Wichita created an increasing demand for more overnight accommodations. Boarding and rooming houses flourished and since women customarily managed these, the financial success of women increased with the large profits made from operating these overnight lodges. Description of the second statement of the se

Until the building of the Hotel Carey in 1886, most hotels in Wichita were very plain and utilitarian. These small, practical hotels were barely able to handle the constant business they had, much less solicit the business of large conventions. Because of the numerous travelers to this city, it seemed inevitable that Wichita should have a lavish hotel. John B. Carey was an avid Wichita promoter, and with the accumulated wealth from his lumber business, he wanted to build "the most luxurious hotel between Denver and Kansas City." While the boom created riches that allowed businessmen to rebuild using red brick, it also called for architectural sophistication. Wichita buildings were constructed taller, more elegant, and with more elaborate

³¹ Bentley, <u>History of Wichita</u>, 247.

Wichita Eagle, Oct. 19, 1936.

Wichita Eagle, Mar. 29, 1977.

detailing. Carey wanted to expound on this, so before the completion of his hotel, he added two stories onto the original plans. Several names were discussed for this hotel, but when the hotel opened on the last day of 1887 at the bargain cost of just \$100,000, it was officially named the Hotel Carey.

The crash arrived suddenly and with such impact and force that investors were not able to extend their loans and mortgages, and much of their land was sold to pay their debts. Some lost everything. Homes were abandoned, personal property was sold, and foreclosures were widespread. "The boom blew up so suddenly that even the tight wads who only ventured from day to day were caught." According to Marshall Murdock, the editor of the Wichita Eagle, the boom could not last long. In his infamous editorial entitled "Call a Halt," he professed his views on speculation. "When men abandon legitimate trade to embark in a craze of any character the end is not far off."

Despite the setbacks that the boom/bust period created, Wichita was durable and its geographic location along with railroad accessibility gave businessmen ample opportunities

³⁴ Curtise L. Wood, <u>Dynamics of Faith</u> (Wichita: Wichita State University, 1969), 99.

Wichita Eagle-Beacon, May 31, 1987.

Wichita Eagle, Oct. 16, 1936.

³⁷ Editorial. Wichita Eagle, Feb. 24, 1887.

U.S. Department of the Interior. National Park Service. National Register of Historic Places Inventory-Nomination Form. 173-5880-028. Feb. 6, 1973.

Waters, L. L.. Steel Trails to Santa Fe. Lawrence: University of Kansas, 1950.

Wichita Chamber of Commerce. Publicity Department. "Wichita and Kansas: Historical and Factual Information." [Wichita: Wichita Chamber of Commerce], 1958.

Wichita City Directories between 1894 and 1910.

Wichita Eagle and Beacon and all variations:

1885: Nov.

1886: Jan., April, July, Oct. 1887: Feb.

1889: Jan., Mar., April, July, Oct.

1892: Mar., Dec.

1893: July 1900: Jan., April, Aug., Dec. 1909: Mar., Sept.

1910: Aug.

1920: Oct. 1926: July

1927: June

1929: June

1936: Oct., Nov.

1977: Mar. 1987: May

Wichita Public Schools. Curriculum Department. Board of Education. "Wichita's Story." Wichita: Wichita Public Schools, 1968.

Wood, L. Curtise. Dynamics of Faith: Wichita 1870-1897. Wichita: Wichita State University, Center for Management Development, College of Business Administration, 1969.



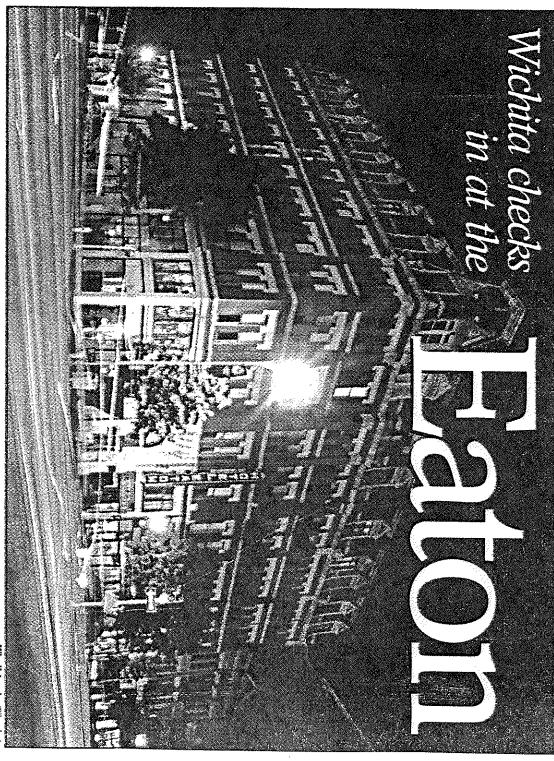
troops attacked, their orders were to kill the hostages and then, if necessary, tives repeatedly that if government hemselves.

Soon after, he and all the other guerrecounted Wednesday. Then, with a turned around and walked out the door his finger around the trigger, Munante ook of agony, he lowered his gun, illas were dead. igure in his combat uniform, wrapped The young man, a fierce-looking

said. "He could have done it. But he "He was going to shoot me," Munante

attack after being wounded. Two mili-Supreme Court Judge Carlos Giusti, 54 itary planning and preparation. The lone hostage to die was Peruvian who reportedly suffered a fatal hear freed 71 hostages was a triumph of mil-The daylight assault Tuesday that

> ways to save that very important part of local history." Joan Cole "What we are asking for here is time to see if we can't find a developer and find



colorful past The landmark's

Carey tells Wichitans he notel in the southwest plans to build "the fines lanuary 1886: John

> hoping to steer Eaton clear of Allis' fate City takes on old hotel,



By Wolly McWillin

ie hostages and then, if necessary, s attacked, their orders were to repeatedly that if government

after, he and all the other guer of agony, he lowered his gun, iger around the trigger, Munante nted Wednesday. Then, with a young man, a fierce-looking l around and walked out the door in his combat uniform, wrapped

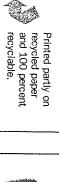
"He could have done it. But he was going to shoot me," Munante

ommandos also died. « after being wounded. Two mill reportedly suffered a fatal hear me Court Judge Carlos Giusti, 54 71 hostages was a triumph of milhostage to dle was Peruvian planning and preparation. The daylight assault Tuesday that

had been waiting in the tunnels beneath the first-floor living neath the residence since Sunday attack began when commandos playing a game of soccer. where nine of the 14 guerrillas given the signal to detonate a

See PERU, Page 7A

The state of the s	TATAL CONTRACTOR CONTR
12A	Weather
38	TV
10-50	Sports
24	People
12A	Obituaries
2	Movies
16A-18A	Markets
11A-14A	Local & State
18-68	Living
8A, 9A	Editorials
48, 58	Comics
6C-14C	Classifieds
2A	CALL US
15A	Business & Farm



colorful past Te landmark's

electric bells for guests. with a steam-powered ele cold water for rooms and vator, steam-heat, hot and January 1886: John — a six-story building notel in the southwest plans to build "the finest Carey tells Wichitans he

\$120,000. completed at a cost of Fall 1887: The hotel is

as Wichita's ninth mayor Carey's death. the hotel shortly after 1900: Ben Eaton buys 1890: Carey elected

a cane. She smashes a at the Roman painting of "Cleopatra through a large, life-sized a billiard ball and short and wrecks the bar, using bar and throws two rocks massive mirror behind the pieces of iron attached to marches into the hotel **1901:** Carry A. Nation

and released County Jail sent to the is arrested, Bath." Nation sedgwick

atter himself.

The Eaton catches Feb. 6, 1923: fire, Insurance paid for the hotel's \$100,000

A headline in

1972: Carey House

Carry

January 1910: Ben Eaton names hotel

1914: Oscar Shirk purchases the Eator Plucky Firemen." Hour Then Bursts

renovation. other buildings along area Carey House Square to Emporia; renames the Douglas from St. Francis baum buys the hotel and 1971: Phillip Kasse-

noping to steer Eaton clear of Allis' fate City takes on old hotel,

By Molly McMillin

he Wichita Eagle

sure auction Wednesday morning. Eaton Hotel and surrounding properties in a foreclo-Wichita city officials wanted to purchase the historic

between St. Francis and Emporia of the Carey House Square on Douglas, with the properties that make up part Now, they must decide what to do the change react: How

shopowners

enants,

Council member Bill Gale. Ideally, the city would like to sell them to a private developer, said City

them. 7A

affects

decisions about the property, said council member oan Cole, whose district includes downtown Wichita. The city wants to bring in experts to help it make

can't find a developer and find ways to save that very important part of local history," Cole said after the sale "What we are asking for here is time to see if we

block, one of Wichita's oldest intact commercial On Tuesday, the council voted to try to buy the "We didn't plan beyond today."

> building and surrounding properties were sold Wednesday at a foreclosure auction. Doug Moshier as they bid on the Eaton. The Bill Gale and Joan Cole, members of the Wichita City Council, talk with City Attorney

blocks, in an effort to ensure redevelopment of the "We just felt that if the properties were sold off to dif-

seemed to us to be important enough that we try. We bility of restoration and renovation," Cole said. "It ferent property owners, that was the end of the possitried with the Allis."

See EATON, Page 7A





Ken Mantyla/The Wichita Eagle

ary commandos also died. ttack after being wounded. Two milkvno reportedly suitered a ratal neart

were given the signal to detonate a omb beneath the first-floor living were playing a game of soccer. oom where nine of the 14 guerrillas vho had been waiting in the tunnels inderneath the residence since Sunday The attack began when commandos

See PERU, Page 7A

	14 (000000)
12A	Weather
38	٦٧
10-50	Sports
2A	People
12A	Obituaries
28	Movies
16A-18A	Markets
11A-14A	Local & State
1B-6B	Living
8A, 9A	Editorials
4B, 5B	Comics
6C-14C	Classifieds
2A	CALL US
15A	Business & Farm
	:

recyclable. recycled paper and 100 percent Printed partly on

Beacon Publishing Co., P.O, Box © 1997 The Wichita Eagle and 820, Wichita, Kan. 67201

Check out WichitaOnline at http://www.wichitaeagle.com

> vator, steam-heat, hot and electric bells for guests. cold water for rooms and with a steam-powered ele a six-story building notel in the southwest"

completed at a cost of \$120,000. Fall 1887: The hotel is

Carey's death. the hotel shortly after 1900: Ben Eaton buys as Wichita's ninth mayor 1890: Carey elected

painting of "Cleopatra a cane. She smashes a pieces of iron attached to a billiard ball and short and wrecks the bar, using marches into the hotel **1901:** Carry A. Nation hrough a large, life-sized oar and throws two rocks massive mirror behind the

and released sent to the is arrested, Bath." Nation at the Roman County Jail Sedgwick

Carry

\$100,000 renovation. "Half of agle read

January 1910: Ben: Eaton names hote

On Tuesday, the council voted to try to buy the block, one of Wichita's oldest intact commercial

1914: Oscar Shirk purchases the Eator

ISK LIVES DIGGING IN RUINS HAT OF IMPO

The state of the s WICHITA HOTEL IS HEAP OF RUNN

fire, insurance paid for the hotel's A neadline in the Wichita

EATON HOTEL BURNS

The Michila Daily Engle.

Smolders for More than to Emporia; renames the other buildings along baum buys the hotel and Register of Historic is placed on the Nationa area Carey House Square. Douglas from St. Francis Plucky Firemen." 1972: Carey House 1971: Phillip Kasse Hour Then Bursts Hotel (its official name) Inrough Walls Battling

Compiled by Beccy Tanner

By Molly McMillin The Wichita Eagle

sure auction Wednesday morning Eaton Hotel and surrounding properties in a foreclo Wichita city officials wanted to purchase the historic

with the properties that make up par of the Carey House Square on Douglas between St. Francis and Emporia Now, they must decide what to do

Ideally, the city would like to sell them to a private developer, said City them. 7A affects react: How shopowner

the change

Tenants,

Bill Gale and Joan Cole, members of the

Ken Mantyla/The Wichita Eagle

sold Wednesday at a foreclosure auction. building and surrounding properties were Doug Moshier as they bid on the Eaton. The Wichita City Council, talk with City Attorney

blocks, in an effort to ensure redevelopment of the property.

decisions about the property, said council member

The city wants to bring in experts to help it make

Ioan Cole, whose district includes downtown Wichita

"What we are asking for here is time to see if we

can't find a developer and find ways to save that very

mportant part of local history," Cole said after the sale

"We didn't plan beyond today."

Council member Bill Gale.

ferent property owners, that was the end of the possi-bility of restoration and renovation," Cole said. "It seemed to us to be important enough that we try. We "We just felt that if the properties were sold off to dif-

See EATON, Page 7A

Nation after himself. Feb. 6, 1923: The Eaton catches Famous Wi

Red River's ebb point to long cleanup ahead

Rebuilding Grand Forks

arrived more than a century ago. Today's place as desolate as the early settlers who residents will have a massive cleanup before they can rebuild their town When they do return, they will find a

By Daniel Leduc will take months.

Knight-Ridder Newspapers

active through political consulting resigning to start business Conservative strategist will stay Christian Coalition's Reed

By G. Robert Hillman

possibly as a future candidate.

Knight-Ridder News Service

a good location.

and Wichita lawyer Philip Kasse-

iffs auction after long-time owner

The Eaton property went to a sher-

baum could not make loan payments

are rented, it has parking and it is in

said: The Allis sat empty for years:

has more things going for it, Gale

The Eaton is different, because it

property. The city is the first mort taxes, interest and late charges on the

\$492,308.72 for three mortgages, back

gage holder in the bankruptcy proceedings; NationsBank is the second

struction.

cure developers to save it from de Hotel in December after failing to seFrom Page IA

The city imploded the historic Allis

erty, anchored by the Eaton Hotel.

Kassebaum

owed the

city

365,000 on the five parcels of prop-

The city's winning bid totaled

He declined to comment Wednesday. to NationsBank, formerly Bank IV

the Eaton is inhabited, its storefronts

ien-holder.

The city's bid made sense,

Carey House tenants uneasy about Eaton's ne

By Sarah Lunday

The Wichita Eagle

chita, now owner of the Eaton Hotel her new landlord - the city of Wi ust a little red, and her voice raised ilightly when she began talking about The rims of Robin Hollis' eyes were

Douglas, including the Eaton Hotel, at a sheriff's sale Wednesday morning. 509 E. Douglas, the city bought the entire south side of the 500 block of East Except for a two-story building at

rounding businesses were owned by Vichita lawyer Phil Kassebaum. The hotel and many of the sur-

to comment on the sale Wednesday back on his payments to Nationsruptcy protection in 1995 — had fallen Bank, formerly Bank IV. He refused Kassebaum - who filed for bank

Completed in 1887, the Eaton Hotel

cent years been viewed as a haunt for transient people down on their luck, within its community of more than 50 said. There is a tight bond

people who are physically and often higher rent at apartments. nentally ill, and can't afford to pay a She calls the Eaton a safe haven for

have been rejected every place else, Hollis said. "Phil Kassebaum is a good "We're pretty much people who

Hollis isn't sure how much longer they will be able to live at the hotel. And now that the city has control

said after the sale that she plans to si down with Eaton residents next week "to relieve their anxietles." City Council member Joan Cole

body who has previously worked at A hotel manager — possibly some-- is expected to be ap-

talked about the city of Wichita's call from his "lady friend. move to buy the Eaton. On Wednesday, his lady friend

waits by the lobby pay phone for

"I'll have to go to one of those nursing homes," Smith said, pointing

live anywhere else and is sure that unless the Eaton stays the same, he Smith doesn't have the finances to

among the shopowners who have had There is an opposite state of mind pointed by a district court judge on Friday, said Doug Moshier, senior at-

torney for the city.

The hotel itself isn't as rowdy as it was a few years ago, said Bill Smith, a off the hotel's antiquated elevator and tenant at the Eaton for some 24 years. Every day at 12:45 p.m., Smith steps

at his walker.

will go to what he calls a "prison."

nesses front

sense of security," said Ben Lynn coowner of the Bohemian Bean Co., popular late-night coffeehouse.

without a lease. Others had signed up payments. for six-month stints to reduce ren had been paying rent each month Many of the shopowners, like Lynn

With bankruptcy pending and collectors calling, Kassebaum care of any so-called cosmetic prob lems with the shops. lold shopowners that he wouldn't take

to city code - something Lynn hopes ventilation, and the back door isn't up Bean Co. need a new roof and better Thus places like the Bohemian

the city, as new landlord, will address Don Michael Bannon, a hairdresser

to deal with Kassebaum on a busispent nearly \$10,000 fixing up to shop, which covers about 500 squa feet. It's cash he will have spent floor of 543 E. Douglas, said he h

"All of us have little bit more of a

vain if the city decides to gut and n

named Douglas Avenue, shopowi Stephanie Dye said she attended sale at the county courthouse we check book in hand — prepared ovate the buildings. Next door, at an antique boutic

"I was nervous this morning," I sald Wednesday afternoon.

about the shop's future. By 1 p.m., Dye was feeling hop

she said. city — it depends on the develop "I think I'm comfortable with

who has set up shop on the second

hopes that the city doesn't make from Victoria magazine, and

have reaped her an interview requ

The shop's classic style and set

an option for somebody coming in." Before the sale, "there really wasn to do something with it," Gale said comfortable coming in and proposing "Maybe now, somebody would fee

city attorney Doug Moshier. paid off the \$176,000 owed by Kasse baum in back property taxes, said After Wednesday's auction, the city

owed by Kassebaum, said Tom sale, will receive only about \$40,000 of the \$312,000 — plus late charges asater, the bank's attorney. NationsBank, which initiated the

until 10 a.m. Wednesday to pay his debt to NationsBank. But Lasater said hat there would be no sale. He had Kassebaum had said last month

it already in the way of the tax lien and we didn't go beyond that," he said.

"We really had so much invested in

That was really the big question

no contact had been made by Kasse ment had been received. baum or his attorney — and no pay

attended the sale, conducted downtown property owners and about 45 lawyers, would-be buyers Sheriff Mike Hill. They were joined by others in the courthouse lobby. Cole and Gale, along with Moshier

Except for one of the five parcels, a parking lot, the city's bids went un-

opposed.
"That property hasn't had taxes get this back on the tax rolls and save paid on it for many, many years," Gale said. "Our overriding goal is to

The District Court must still Ċ C C D

> appoint a receiver to manage Friday, the city will ask the cour properties. But it will be apprimately four months before the firm the bid, in a hearing May 2. will assume the title.

owners of the antique shops and of specialty businesses who now rent future of the property, she said. property, to allay any fears about Cole plans to soon meet with

two years ago by declaring by before the sale was to begin. ruptcy in Kansas City just 40 min Kassebaum staved off a similar

the entire south side of the 500 bl 509 E. Douglas, Kassebaum ow Except for a two-story building

The state of the state of the state of

in't go beyond that," he said

until 10 a.m. Wednesday to pay his

hat there would be no sale. He had

Kassebaum had said last month

really the big question

lly had so much invested in

in the way of the tax lien

tenants uneasy about Eaton's new owner

eople down on their luck, ommunity of more than 50 been viewed as a haunt for There is a tight bond

aretty much people who rejected every place else, at apartments. the Eaton a safe haven for , and can't afford to pay a 'Phil Kassebaum is a good are physically and often

e able to live at the hotel he sale that she plans to si ıncil member Joan Cok their anxieties." Eaton residents next week that the city has control sure now much longe

manager -- possibly somehas previously worked at is expected to be ap-

pointed by a district court judge on Friday, said Doug Moshier, senior attorney for the city.

tenant at the Eaton for some 24 years. was a few years ago, said Bill Smith, a The hotel itself isn't as rowdy as it

off the hotel's antiquated elevator and call from his "lady friend. vaits by the lobby pay phone for a Every day at 12:45 p.m., Smith steps

talked about the city of Wichita's nove to buy the Eaton. On Wednesday, his lady friend

She didn't like it.

"I'll have to go to one of those nursing homes," Smith said, pointing at his walker.

will go to what he calls a "prison." live anywhere else and is sure that unless the Eaton stays the same, he Smith doesn't have the finances to

among the shopowners who have had There is an opposite state of mind

who has set up shop on the second

to deal with Kassebaum on a businesses front.

sense of security," said Ben Lynn coowner of the Bohemian Bean Co., a popular late-night coffeehouse. "All of us have little bit more of a

payments. without a lease. Others had signed up had been paying rent each month for six-month stints to reduce rent Many of the shopowners, like Lynn,

collectors calling, Kassebaum had care of any so-called cosmetic prob lems with the shops. told shopowners that he wouldn't take With bankruptcy pending and bill

ventilation, and the back door isn't up the city, as new landlord, will address. to city code — something Lynn hopes Bean Co, need a new roof and better Don Michael Bannon, a hairdresser Thus places like the Bohemian

> vain if the city decides to gut and renshop, which covers about 500 square spent nearly \$10,000 fixing up the ovate the buildings. feet. It's cash he will have spent in

sale at the county courthouse with Stephanie Dye said she attended the check book in hand - prepared to named Douglas Avenue, shopowner Next door, at an antique boutique

"I was nervous this morning," Dye said Wednesday afternoon.

about the shop's future. By 1 p.m., Dye was feeling hopeful

city — it depends on the developer," "I think I'm comfortable with the

hopes that the city doesn't make her from Victoria magazine, and she have reaped her an interview request The shop's classic style and setting

she said.

Spivey said.

floor of 543 E. Douglas, said he has the city doesn't now own. move. But in case they do, she has al-— the only lot within the block that ready leased space at 509 E. Douglas All the shopowners have ideas as to

should do with the historic Eaton Hotel and surrounding shops. what a developer — when picked — Some say its days as a grand hotel

are definitely over, rather, it should turned into another hotel. be a shopping center. Others like the large ballroom and think it should be Tenant Mary Spivey has lived

acter of the old place. and she loves the people and charthe hotel off and on since the mid-70s

the hotel like it did to the Allis, "I don't want anything happening to

Sarah Lunday writes about husiness. She can be reached at 268-6404.

of East Douglas. He also owned the

northeast corner of the 400 block

which houses a portion of Allen's An-

tique Mall.

David Dunn, who owns Gilbert &

no contact had been made by Kassebaum or his attorney — and no payment had been received.

downtown property owners and attended the sale, conducted by others in the courthouse lobby. about 45 lawyers, would-be buyers, Sheriff Mike Hill. They were joined by Cole and Gale, along with Moshier,

ored by the Eaton Hotel.

an option for somebody coming in."

paid off the \$176,000 owed by Kasse-

After Wednesday's auction, the city

naum in back property taxes, said

Before the sale, "there really wasn' to do something with it," Gale said comfortable coming in and proposing

owed the city

n the five parcels of propy's winning bid totaled

rest and late charges on the

The city is the first mortfor three mortgages, back

city attorney Doug Moshier.

er in the bankruptcy pro-

NationsBank is the second

bid made sense, Gale

owed by Kassebaum, said Tom

Lasater, the bank's attorney.

sale, will receive only about \$40,000 of

NationsBank, which initiated the

the \$312,000 — plus late charges —

d to comment Wednesday

Bank, formerly Bank IV.

"Maybe now, somebody would feel

parking lot, the city's bids went un-Except for one of the five parcels,

Gale said. "Our overriding goal is to paid on it for many, many years," get this back on the tax rolls and save "That property hasn't had taxes

The District Court must still con-

Friday, the city will ask the court to appoint a receiver to manage the mately four months before the properties. But it will be approxifirm the bid, in a hearing May 2. On will assume the title. city

specialty businesses who now rent the owners of the antique shops and other future of the property, she said. property, to allay any fears about the Cole plans to soon meet with the

his restaurant.

he was interested in the fate of the Emporia, attended the sale because Mosley's restaurant at Douglas and

awrence Building catty-corner from

two years ago by declaring bankbefore the sale was to begin. ruptcy in Kansas City just 40 minutes Kassebaum staved off a similar sale

the entire south side of the 500 block 509 E. Douglas, Kassebaum owned Except for a two-story building at

pens, of course, to the Eaton." And, "I'm curious to see what hap history," Dunn said before the sale. "It had a lot of character — a lot of

Molly McMillim can be reached at 269

mavement in Dernvisa inits 450 prisoners from the Tupac Amaru

tually spared his life.

On Tucciou offermann nine restless. Through the door opened by one of commandos who had entere

EATON PLACE 502-525 E. Douglas; 112-114 S. Emporia Street WICHITA, KANSAS 67202

Description of physical appearance: SEE FOLLOWING DESCRIPTIONS

Statement of significance:

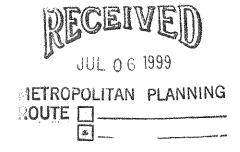
The buildings located on the south side of 500 E. Douglas and the 112-114 S. Emporia are located within the East Douglas Historic District. The East Douglas Historic District is an intact grouping of architecturally significant commercial buildings constructed between 1886 and approximately 1914 that display a variety of styles and types of architectural omamentation popular during these periods. The district also represents the largest remaining concentration of early commercial architecture in Wichita. Nearly all the buildings within the boundaries of the district date from two important periods in the city's history – the 1880's and the first three

The 500 E. Douglas block was further identified as being an independent historical district in the City of Wichita 1979 and was named to the Register of Historic Kansas Places as the Carey House District.

The Carey House District is anchored at the northeast comer by the Carey Hotel, presently known as the Eaton Hotel, and the Lawrence Building or Bowers Hotel at the northwest comer. The buildings located on this block were critical to the building up of E. Douglas. After the construction of the Eaton Hotel in 1886, the demand for more space, both hotel and commercial, lead to the construction of the Bronson and Kirkwood Buildings in 1902, the Lawrence Block in 1906, the addition to the Carey Hotel in 1907 and the construction of the Wichita Hotel and Schweiter/Bissantz Building in 1910. The block continued to expand to the south with the construction of the Lexington Hotel at 112-114 S. Emporia in 1914.

The Carey House District consists of the only contiguous block face of commercial buildings remaining in the East Douglas Historic District. In addition, this block is the only historic block within the City of Wichita that has not been significantly altered over the years.

Photo Nos.:.....A1-A2



Lawrence Block - Bowers Hotel EATON PLACE 501-503 E. Douglas WICHITA, KANSAS 67202

Description of physical appearance:

The Lawrence Block building, also known as the Bowers Hotel, was built in 1906 with alterations in 1980. The three-story L-shape structure sits on the comer of Emporia and Douglas. The building 'hugs' the comer by rounding the north and west elevations at this point. The red brick building sits on a stone foundation topped with a flat roof. The roofline is surrounded by a cast iron comice with block modillions atop a dentil strip. At the comer of the roof is a cast iron crest inscribed with "Lawrence Block". A similar cast iron comice creates the stringcourse between the first and second floors. Additional stone stringcourses create the window sills at the second and third floors with a wider stringcourse above the second floor windows.

The building is approximately 60 feet wide by 150 feet long. The primary elevations of the building are the north along Douglas and west along Emporia. The primary elevations are divided into bays by brick pilasters. One entry to the building is located at the rounded corner and leads only to the first floor retail space. The entry features double commercial doors with sidelights topped by two arched transom windows and flanked by Doric columns. A second single door entry is located in the center of the west elevation. Stone keystones highlight the arched windows at the third floor. The second floor windows are traditional rectangular. The first floor was used as a commercial space. The storefront windows are divided into separate bays and topped with along the west elevation that were infilled with stucco to match other openings that had been created by the removal of windows prior to 1980.

Another notable exterior feature are the large non-functional gas/electric lamps located along the first floor elevation.

The interior of the building has seen the largest amount of alterations, most which occurred in 1980. The foyer and staircase at the west entry are intact and have maintained a high degree of integrity. However, the second floor has been continuously adapted to meet the commercial needs of the building. The comidor configuration however, has remained intact. The third floor of the building has been relatively untouched with the original comidor configuration and door openings remaining intact.

Statement of significance:

The Lawrence Block originally housed the Merchants State Bank, which opened December 10, 1906 and the Bowers Hotel, which occupied the second and third stories of the building. The remaining first floor retail uses were varied, but seemed to support both the hotel and the bank.

The Lawrence Block is the west end anchor building to the Carey House Historic District, which is further identified as part of the East Douglas Historic District.

Photo Nos.:....B1-B4

Bronson Building
EATON PLACE
505 E. Douglas
WICHITA, KANSAS 67202

Description of physical appearance:

The Bronson Building was built in 1903-04. The two-story, red brick building sits on a stone foundation and is flanked on its west side by the Lawrence Block Building and to the east by the Schweiter/Bissantz Building. Its primary elevation faces E. Douglas. It is approximately 30 feet wide by approximately 150 feet long.

Below the roof, features corbeled brickwork highlighted with white paint. The first floor storefront is intact but non-original. It is currently boarded. Entrances to the building are located in the center of the first floor storefront and at the northeast comer. The second story windows are single hung windows with sidelights topped by an arched transom divided into three lights. The second story windows are trimmed with a corbeled brick arches with a center keystone.

The interior of the building is non-existent. The building's roof system, ceilings and floors collapsed due to lack of roof maintenance and/or repair. The interior wood rotted and eventually ended up in the crawl space. The debris has been removed and all the original exterior walls have been stabilized. In addition, to the stabilization a new roof was put on the building in 1998.

Statement of significance:

The Bronson Building was constructed in 1903-04 by Mr. E. Bronson at a cost of \$5,000. Original use of the building is suspected to be commercial but it is unknown.

Schweiter/Bissantz Building EATON PLACE 507 E. Douglas WICHITA, KANSAS 67202

Description of physical appearance:

The Schweiter/Bissantz building was built in 1905. The two story, red brick building sits on a stone foundation and has a flat roof. Its primary elevation is on E. Douglas. It is flanked to the west by the Bronson Building and to the east by Kirkwood building.

The Schweiter/Bissantz Building is the simplest architectural building in the Carey House District. The existing first floor storefront is not original. It presently features a center entry, leading only to the first floor commercial space, flanked by divided light windows. A divided lite transom is above the entire system. The second floor windows are trimmed with rock-faced stone lintels and sills.

The interior of the building is very similar to that of the Bronson building with the majority of the interior non-existent. Again, the building's roof system, ceilings and floors have all but collapsed on the back half due to a lack of roof maintenance and/or repair. The debris has been removed and the remaining section facing Douglas has been stabilized with a new roof installed in 1998.

Statement of significance:

Construction started on the Schweiter/Bissantz building in 1904 and was completed in 1905. Early use of the building included the Wichita Truck Factory and the Higgins Rooming House.

Kirkwood Building
EATON PLACE
509 E. Douglas
WICHITA, KANSAS 67202

Description of physical appearance:

The Kirkwood building was built in 1902. The two-story brick building sits on a stone foundation and is flanked to the west by the Schweiter/Bissantz Building and to the east by the Wichita Hotel. Its primary elevation faces E. Douglas. It is approximately 25 feet wide by 100 feet long.

Along primary north elevation of the flat roof is a metal comice with a fleur-de-lis pattern over an inset dentil strip. The comice is topped by an iron pediment, which reads '1902' in the tympanum and 'Kirkwood' at the base. Corbeled brickwork is seen below the comice.

Entrances to the building are located in the center of the first floor storefront and just to the east of the storefront that leads to the second floor. The second floor double windows feature arched transoms highlighted by arched brickwork outlined by a stone strip interspersed with keystones. A stone stringcourse intersects the building and creates the sills for the second floor windows.

The interior of the building has retained some historical integrity. As the 505 and 507 buildings, the 509 building has suffered extreme structural damage. The first floor ceiling and second floor floor are presently being stabilized by a series of suspension rods attached the second floor ceiling/roof to prevent collapse.

Statement of significance:

The Kirkwood Building was constructed in 1902 by Dr. James W. Kirkwood and cost approximately \$5,000. The building was originally and has continued to be used as commercial/retail space.

Photo Nos.:....E1-E3

Wichita Hotel
EATON PLACE
511-515 E. Douglas
WICHITA, KANSAS 67202

Description of physical appearance:

The Wichita Hotel was built in 1910. The Wichita was designed in the Neoclassical Revival style of commercial architecture. The three-story salmon & brown brick building sits on a stone foundation and has a flat roof. Approximately 50 feet wide by 150 feet long, it is flanked to the west by the Kirkwood building and to the east by the Eaton Hotel. Its primary elevation is along E. Douglas.

The defining exterior feature of the Wichita is the cast iron comice with elaborate neoclassical detailing, including a projecting pediment with neoclassical decoration in cast iron in the tympanum.

Windows are spaced in a paired symmetrical pattern. A portion of the original storefront remains and features cast iron structuring most prevalent in two cast iron columns. The second and third floor windows in the outer bays feature cast stone jack arches with projecting keystones. The center bay, third story windows have arched fanlights with keystones and corbeled trim.

A first floor entry door, located in the center, provides access to the original hotel spaces, which occupy all the second and third floors. Retail spaces flank both sides of the main entry and feature separate storefront entrances. The first floor door to the hotel, which was originally recess, features in glazed brick trim 'Wichita Hotel'. The two retail spaces feature modern storefronts and entrance.

The staircase from the street level leads to a second floor landing, which then splits to the east and west, allowing access to the third floor of the building. The upper floors of the building maintain a various degrees of integrity, including original staircases, wainscoting and doors. Some areas have seen destabilization, pirate removal, etc.

Statement of significance:

The Wichita Hotel opened in 1910. The building was used as a hotel and commercial space.

Photo Nos.:....F1-F4

The Eaton Hotel
EATON PLACE
525 E. Douglas
WICHITA, KANSAS 67202

Description of physical appearance:

The Eaton Hotel was constructed in 1886-87 with an addition to the west elevation in 1909-1910. The five-story brick structure sits on a stone foundation with a partial basement. The upper four floors are U-shaped while the main floor is a simple rectangle approximately 100 feet wide and 150 feet long. The primary elevations of the Eaton face north on E. Douglas and east on St. Francis. The original entrance to the hotel was on St. Francis and with the exception of the ballroom is the only intact original feature of the hotel. The building is flanked to the west by the Wichita Hotel and to the south by the alley.

The Eaton Hotel reflects the Second Empire style of architecture due to the distinctive mansard roof present on the north and east elevations. The basic building material is face brick laid in running bond that has been painted its present deep red color. Cut stone trim is used extensively throughout the facades, which provides an impressive contrast to the building facades. As mentioned above, the two main entrances to the building are on the north and east facades. The entries are set within large semicircular arched openings framed with cut stone.

On the first floor there are large storefront windows with flat carved stone lintels. Windows on the second, third and fourth floors are double hung sash windows. Stone window sills form continuous bands around the façade. Window lintels are inverted U-shaped cut stones extending partially down the jambs. The fifth floor windows are dormers in the mansard roof and are accented by ornamented pediment roofs. Stone chimneys break the mansard roof between window groupings.

The most significant change to hotel occurred in 1909-10 when the west elevation addition was added and the lobby was lowered to street level. This change altered the original window configuration, which was originally like the windows located along the east elevation at the ballroom.

The interior of the hotel has retained much of its historic integrity. Spatial volumes and corridors are intact. The ceramic floors in the lobby and ballroom are intact. Much of the original woodwork is still present, including doors, frames and base. The building is in various stages of disrepair. The ballroom has sustained significant structural damage. The various hotel rooms have suffered water, pigeon and lack of plumbing problems.

Statement of significance:

Built in 1886-87 by local financier John B. Carey, the Carey House, or Eaton Hotel as it is presently known, is one of the most distinctive architectural features in Wichita as well as one of the most notorious. On December 27, 1900, the hotel gained nation-wide recognition after militant prohibitionist Carry Nation waged an attack in the hotel bar. The bar, which was reportedly the show saloon of Wichita and one of the most elegant bars in the Midwest, contained the nude picture "Cleopatra at the Bath", which was painted by noted Wichita artist, John Noble. While spouting the dangers of alcohol, she proceeded to destroy the massive mirror behind bar, several bottles of whiskey and attempted to ruin the painting by throwing billiard balls at it.

The Eaton Hotel is presently vacant. The original use of the building was a hotel. The building was most recently used as a rooming house until August 1997 when the new owner, the City of Wichita, was able to relocate all of the residents. A commercial tenant was located in one of the north storefronts until December 31, 1998.

Photo	Nos:	 G1 -G6
LIIOIO	1105	 .51 -50

The Lexington Hotel
EATON PLACE
112-114 S. Emporia Street
WICHITA, KANSAS 67202

Description of physical appearance:

The Lexington Hotel was constructed in 1914. The two-story brick structure sits on a stone foundation and is approximately 50 feet wide by 150 feet long with a flat roof. The Lexington is the only building in the Carey House Historic District that does not face on E. Douglas. The primary elevation of the Lexington sits on Emporia. It is flanked to the south by a parking lot and to the north by the alley that runs behind the E. Douglas buildings. An addition was made to the east side (rear) of the building in approximately 1932.

The hotel features large storefronts on the first level and five single hung windows with stone sills on the second level. Two entries to the building are also located on the west elevation. One located in the northern storefront and another located at the southern comer or the west elevation. The storefront entry leads directly into the first floor space, the south entry leads to the second floor. The building retains no historical integrity on the first floor and only the west section of the second.

A distinguishing feature to the building is the partial brick wall located immediately to the south of the building. The red brick wall reads 'Carey House Square'.

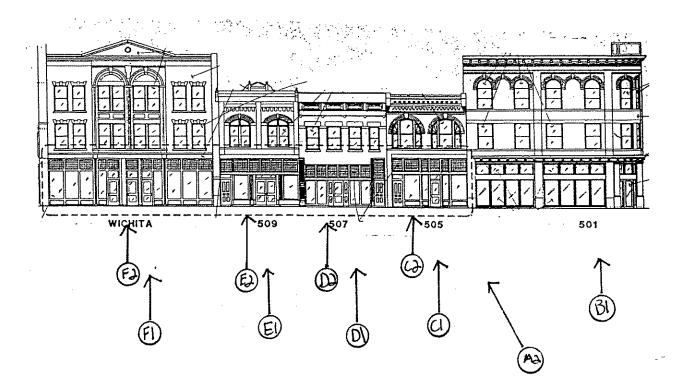
Statement of significance:

The Lexington is the only building located in the Carey House District not located on E. Douglas, but is integral to the continuation of storefront along S. Emporia. The building was operated as a hotel until about 1973.

Photo Nos.:....H1-H4

EATON PLACE 502-525 E. Douglas; 112-114 S. Emporia WICHITA, KANSAS 67202 PROJECT NO.

POINTS OF REFERENCE FOR NORTH ELEVATION PHOTOGRAPHS



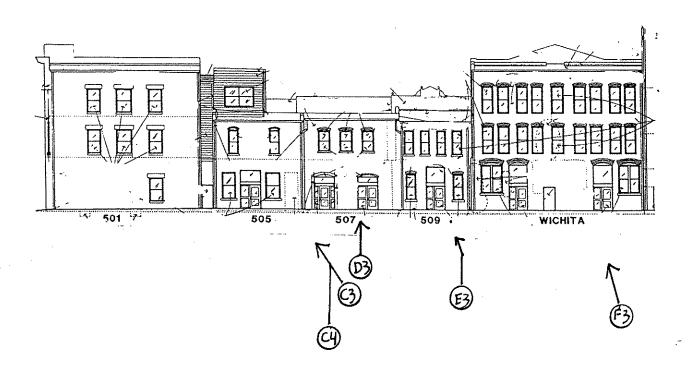


EATON PLACE

PROJECT NO.

502-525 E. Douglas; 112-114 S. Emporia WICHITA, KANSAS 67202

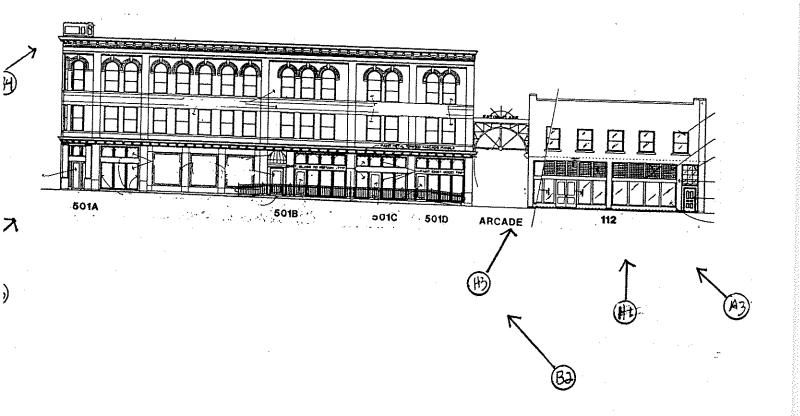
POINTS OF REFERENCE FOR SOUTH ELEVATION PHOTOGRAPHS



EATON PLACE 502-525 E. Douglas; 112-114 S. Emporia WICHITA, KANSAS 67202

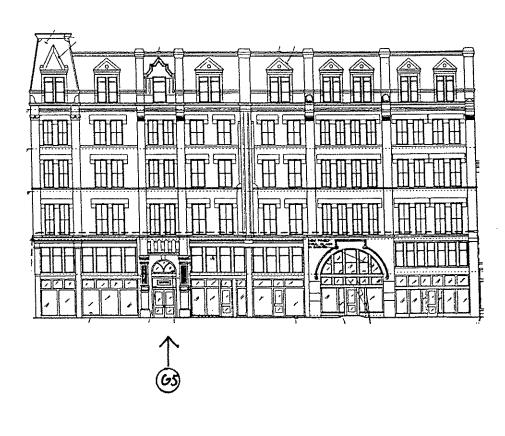
PROJECT NO.

POINTS OF REFERENCE FOR WEST ELEVATION PHOTOGRAPHS



EATON PLACE 502-525 E. Douglas; 112-114 S. Emporia WICHITA, KANSAS 67202 PROJECT NO.

POINTS OF REFERENCE FOR NORTH ELEVATION PHOTOGRAPHS EATON HOTEL





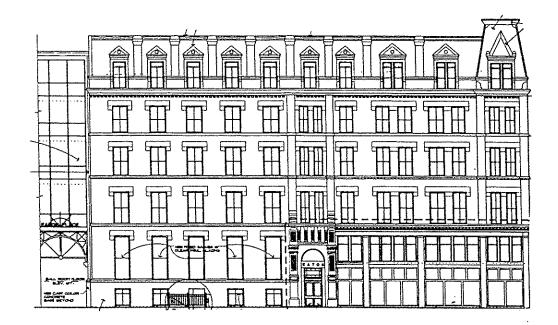


EATON PLACE

502-525 E. Douglas; 112-114 S. Emporia WICHITA, KANSAS 67202

PROJECT NO.

POINTS OF REFERENCE FOR EAST ELEVATION PHOTOGRAPHS **EATON HOTEL**





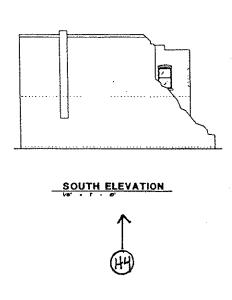


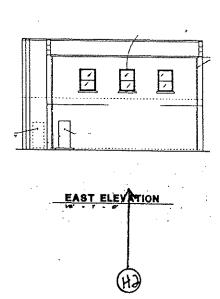
EATON PLACE

PROJECT NO.

502-525 E. Douglas; 112-114 S. Emporia WICHITA, KANSAS 67202

POINTS OF REFERENCE FOR EAST/SOUTH ELEVATION PHOTOGRAPHS **112-114 S. EMPORIA ONLY**





EATON PLACE

PROJECT NO.

502-525 E. Douglas; 112-114 S. Emporia

WICHITA, KANSAS 67202

LIST OF PHOTOGRAPHS

A) Car	rey House Square (Eaton Place)				
A1	North Elevation – entire block			H)_	Lexington Hotel
A2	North Elevation - 505/507/509			H1	West Elevation
A3	West Elevation - Lawrence	Block	&	H2	East Elevation
Lexing	pton Hotel			H3	North Elevation
				H4	South Elevation
D) I	swampa Diamis (Dassaus Hatal)				

B) Lawrence Block (Bowers Hotel)

- B1 North Elevation
- B2 West Elevation
- B3 NW comer/windows/comer entry detail
- B4 Detail iron crest

C) Bronson Building

- C1 North Elevation
- C2 Detail corbeled brick
- C3 South Elevation
- C4 South/East Elevations

D) Schweiter/Bissantz Building

- D1 North Elevation
- D2 Detail window/brickwork
- D3 South Elevation

E) Kirkwood Building

- E1 North Elevation
- E2 Detail pediment E3 South Elevation

F) Wichita Hotel

- F1 North Elevation
- F2 Detail pediment
- F3 South Elevation

G) Eaton Hotel

- G1 Northeast Elevation
- G2 North Elevation
- G3 East Elevation
- G4 South & East Elevations
- G5 North entry Detail

EATON PLACE 502-525 E. Douglas; 112-114 S. Emporia WICHITA, KANSAS 67202

PROJECT NO.

LEGAL DESCRIPTION

Tract 1:

Lot 47, on Douglas Avenue, NA English's Addition (429 East Douglas)

Tract 2

Lots 49 and 51, and ½ of the South adjacent vacated alley, on Douglas Avenue, NA English's Addition (104 South Emporia)

Tract 3:

Lot 53, and ½ of the South adjacent vacated alley, on Douglas Avenue, NA English's Addition (505 East Douglas)

Tract 4:

Lot 55 and ½ of the South adjacent vacated alley, on Douglas Avenue, NA English's Addition (507 East Douglas)

Tract 5:

Lot 57, Douglas Avenue, NA English's Addition to Wichita, Sedgwick County, Kansas.

Tract 6

Lots 59 and 61 and ½ of the South adjacant vacated alley, on Douglas Avenue, NA English's Addition (515 East Douglas Avenue)

Tract 7:

Lots 63, 65, 67, 69 and 71 on Douglas Avenue, NA English's Additon (523 East Douglas)

Tract 8

Lots 1 and 3 and ½ of the North adjacent vacated alley, on Emporia Avenue, NA English's Addition (112 South Emporia)

Tract 9:

Lots 5, 7, 9 and 11 on Emporia Avenue, NA English's Addition (100 and 126 South Emporia)

Tract 10"

Lots 2, 4, 6, 7, 8, 9, 10, 11 and 12, on Fourth, now St Francis Avenue, NA English's Addition (520 East William and 102 South St Francis)

s:\mdi#\71\part1

X.	a.	
	HISTORIC PRESERVATION CERTIFICATION APPLICATION—	NPS Office Use Only
ichita Hotel perty Name	PART 1	Project Number:
11-515 F. Douglas		
Description of physical appearance:		
long. Basement foundation materials are The roof is flat. The cornice is cast iron neoclassical decoration in cast iron in the	The Wichita Hotel was designed in the Northeestories in height, approximately 50 feet in estone, with a wall structure consisting of brow with elaborate neoclassical detailing, including the tympanum. Chimneys are located inside the	n width by approximately 150 feet rn/salmon brick and corbeled trim. a projecting pediment with side walls.
structuring most prevalent in two cast in features cast stone jack arches with pro- keystones and corbeled trim.	etrical pattern. A portion of the original storefror on columns. Windows are rectangular with sing ojecting keystones; third story windows have se	micircular arched fanlights with
74 . 1 . 3 12	to the original hotel spaces, which occupy all of ry, and feature separate storefront entrances. I in glazed brick trim "Wichita Hotel." The two r	HE HALHOU GOOD TO THE HOLES
Same of the building. The upper floore of	floor landing, which then splits to the east and of the building maintain a high degree of integrity interior door and window glass appears original	/, including original stancases,
Date(s) of Alteration(s):		
Has building been moved? ☐ yes ☐	no. If so, when?	
. Statement of significance:		
between 1886 and approximately 1914 during these periods. Decorative elements of the Second Empire style (Carey Horand 501 E. Douglas).	n intact grouping of architecturally significant co 4 that display a variety of styles and types of arc ents are usually stylized neoclassical motifs. Th tel) and commercial variations of the Queen An	e earliest buildings show influences ne style and Italianate styles (505
the buildings within the boundaries of	t remaining concentration of early commercial a the district date from two important periods in the Additionally, two structures found in the district the Carey/Eaton Hotel located at 515-527 E. Do	et are individually listed in the
great width of Douglas Avenue with a	cluttered, partially because of the low profile of t pproximately 115 feet between building facades and usage. Additionally, the south side of the 5 rcial buildings remaining in the East Douglas Hi	s. The qualities that make this district 500 block of East Douglas is the
The Wichita Hotel opened ca. 1905.		
·		•
	•	
	age .	

Attach photographs and maps to application.

Continuation sheets attached: yes no

Figure 1: Historic Land Use Analysis
500 Block East Douglas, South Side of Street, Wichita, Kansas: 1884 - 1935

Address* for	1881	7001	1007	1001	1007	1003		
501(503) 49	George Wachob Blackemith and Wagon Shop	Mountz & Taylor Blacksmith and Wagon Shop	Taylor & Applegate Blacksmith and Wagon Shop	P. Gould Feed Store	Furlong & Gould Feed Store	Im F. Elliot	Bowers Europeun Hotel	Wiehita Loan Co.
503 51						Central	Jacob Steinberg., Clothier	B. Schachter, Clothier
505(507) 53	Boarding House	Boarding House	Cammirrion Office	W.L. Johnson Flour and Feed Store	Feed Mill	Feed Mill	7	H & H Press Shop
507(509) 55				H.E. Mosbacher, Blacksmith	Under Construction	Wichita Trunk Factory Higgina Rooming House	McKinley Boarding House	Fred Goeller, Billiards Fisher Boarding House
509 57	Carey	Carey	Carey		Fruit Stand	Legal Tender Cafe	Waldorf Cafe	Vacant
511 59	.	Lumber	Lumber			J.D. Mustoe Fruit Stand	Vieta Clothing Company	Wanking Cafe Wiching Hotel
513 59	Сотралу	Company	Company			Lunch Counter Shooting Gallery	Wichita Hotel	Vacant
515 61				S.C. Macauley & Co. Orain Dealers	E. Hallifax Harness Shop	L. Wolfberg, 2nd Hand Shop J. Clareet & Co., Tailors	McKenna Billiurda/Barber Mdm. Manlabby, Clairvoyant	Scott Stone Restaurant
517 63	Office	Ойс•	Lee Lone Sam Laundry	Shooting Gallery	Cobbler	O. Borrtnar, Shoemaker		
519 63	A.E. Shober & Bro. Grocery	A.E. Shober & Bro. Grocery	Lunch Counter	Restaurant (Foutz?)	Samuel Miller 2nd Hand Shop	Samuel Miller 2nd Hand Shop	Eaton	Eaton
521 65	Flour and Feed Store						Hotel	Hotel
	-	Carey	Carey	Carey	Carey	Carey		,
523 67	Curpenter Shop	Hotel	Hotel	Hotel	Hotel	Hotel	(Stover Billiards/Cigars J. Sherman, Barber Konsas Thy Flaming	(J.O. Shelin, Tailor Eaton Coffee Shop
		(Under Construction)	(Under Construction)	·-··-	(J. Sherman, Barber)	(J. Sherman, Barber)	Mayme McLean, Manicurist Belva Kidd, Stenographer)	M. Rumsey, Sten. Ralph Miller, Cipars Nat'l Travel Bureau)
515 69	J.B. Carey Loan Broker Song Lee Laundry							-
527 71					-			

3

^{*} Parenthetical street addresses were used prior to 1903



Denotes unimproved lot

HISTORIC PRESERVATION CERTIFICATION APPLICATION-NPS Office Use Only Schweiter/Bissantz Building PART 1 Project Number: Property Name 507 E. Douglas Property Address 5. Description of physical appearance: The Schweiter/Bissantz building is two stories in height, approximately 30 feet in width by approximately 150 feet long. Basement foundation materials are stone, with a wall structure consisting of red brick. The roof is flat. The cornice features a simple corbeled brick panel. Chimneys are located inside the side walls. Windows are spaced in a regular pattern - original storefront windows and materials have been removed. Second story windows are rectangular with side pane sashes. Windows are trimmed with rock-faced stone lintels. The building retains a central storefront entrance and a west entrance to the second story. Storefront materials and entrance doors are modern replacements. Presently, the structure is completely vacant as the building's roof system, ceilings and floors have all but collapsed to grade - due to a lack of roof maintenance and/or repair. While not in the same deteriorated condition as 505 E. Douglas, the building is nonetheless not occupied. Since September 1997, the City's local landmarks commission has worked with the Kansas State Historical Society to provide several stabilization schemes and options. It is the hope of the local commission that tax credits can be obtained to assist in its preservation and rehabilitation. Source of Date: City Directories, Wichita Eagle Date of Construction: 1905 Date(s) of Alteration(s): _ Has building been moved? yes no. If so, when? 6. Statement of significance: The East Douglas Historic District is an intact grouping of architecturally significant commercial buildings constructed between 1886 and approximately 1914 that display a variety of styles and types of architectural ornamentation popular during these periods. Decorative elements are usually stylized neoclassical motifs. The earliest buildings show influences of the Second Empire style (Carey Hotel) and commercial variations of the Queen Anne style and Italianate styles (505 and 501 E. Douglas). The district also represents the largest remaining concentration of early commercial architecture in Wichita. Nearly all of the buildings within the boundaries of the district date from two important periods in the city's history - the 1880s and the first three decades of the 20th century. Additionally, two structures found in the district are individually listed in the National Register of Historic Places - the Carey/Eaton Hotel located at 515-527 E. Douglas and the Rock Island Depot, located at 711 E. Douglas. 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. The qualities that make this district unique are its unity of scale, materials and usage. Additionally, the south side of the 500 block of East Douglas is the only contiguous block face of commercial buildings remaining in the East Douglas Historic District. Construction started on the Schweiter/Bissantz building in 1904 and was completed in 1905. Early uses included the Wichita Trunk Factory and the Higgins Rooming House. 7. Photographs and maps. Attach photographs and maps to application.

Continuation sheets attached: yes no

v	•	
	•	
	_	
2	4	
C	ċ	
℄	,	
_	-	
۲	_	
r	_	
L	1	ŀ
•		
7	7	١
-	_	
1		
Ö	Ľ	
٠		
•	-	•
L	1	١
_		
_		
- 2	Z	ì
Ł	ì	Į
-		_
		4
1	•	d
		•
	/	4
•	_	•

PERIOD (Check One or More se	Appropriate)		ж.
Pre-Celumbian:	16th Century 17th Century	18th Century 18th Century	20th Century
SPECIFIC DATES (Il Applicati	te and Known) 1865	-87	
HEAS OF SIGNIFICANCE (Che	ck One or More as Appropri	ele)	•
Abariginal	Education	Political	Urben Planning
Pichistoric	Engineering	Religion/Phi-	Other (Specify)
☐ Historia	industry	lesophy	
Agricultum	Invention	Science	
	. Landscape	5culpture	<u> </u>
D At	Architecture	Social/Human-	
Commerce	Literature	iterion	
Cammunications	Militory	☐ Theater	
Conservation	Music	Transportation	

The Carey House in Wichita was built in 1886-87 for John B. Carey, a local financier who later served as mayor of Wichita in 1891-92. Construction of the hotel, which was variously called the Carey House or the Hotel Carey, began in July, 1886. The Wichita architectural firm of Terry and Dumont designed the five-story brick and stone building which reportedly cost \$100,000. The first proprietor of the hotel was C. L. Stough, and he was succeeded in 1890 by C. W. Carey. In the late 1890's Ben Eaton became proprietor, and later, perhaps around 1900, he acquired ownership of the hotel. O. S. Shirk purchased the building from Eaton in 1914.

The Carey Hotel gained nation-wide recognition after militant prohibitionist Carry Nation attacked the hotel bar on December 27, 1900. The bar, which was reportedly the show saloon of Wichita and one of the most elegant bars in the midwest, contained the picture "Cleopatra at the Bath," which had been painted by a noted Wichita artist, John Noble. The \$300 painting and a \$100 mirror were the first items to be ruined by Mrs. Nation. Other articles damaged were bottled goods, cut glass pieces, furniture and other paintings. Mrs. Nation was arrested and confined to the Wichita jail until charges against her were dropped on January 19, 1901.

Around 1904 a \$50,000 extension of the building was constructed to the west and in 1909 or 1910 the name was changed to the Eaton Hotel. The hotel has continued to serve guests and residents through the 20th century; however, it no longer has the prestigious reputation or the upper class clientele of its early years.

A newly formed Wichita firm, Carey House Square, Inc., acquired the hotel and some adjacent structures in June, 1971, and is making plans to restore the Carey House and upgrade the surrounding area.

The building is an excellent example of Eclectic architecture as applied to an urban commercial building. It is a truly fine example of a late 19th century metropolitan hotel.

Excellent X Good Fair Deteriorated Ruins Diseased		Excellent	Excellent X Good			rated	☐ Ruins	Unexposed
---	--	-----------	------------------	--	--	-------	---------	-----------

The Carey House at the southwest corner of Douglas and St. Francis avenues in downtown Wichita is a large commercial example of Eclectic architecture. It is a rectangular five-story structure ... with a full basement. The upper four floors are U-shaped while the main floor is a simple rectangle approximately 100 feet wide and 150 feet long. The basic building material is face brick laid in running bond. Cut stone trim is used extensively throughout the facades. The whiteness of the cut stone contrasts with the redpainted face brick. The fifth floor is enclosed behind a woodshingled mansard roof. The major roof structure is flat. A decorative brick cornice of closely spaced corbeled brackets follows the perimeter of the building and separates the mansard roof from the walls below. The northeast corner of the building is enhanced by a projecting tower extending the full building height and terminating in a truncated steeply pitched pyramidal roof with gabled dormers on the east and north sides. The main building entrances on the north and east facades occur in large semicircular arched openings framed with cut stone. On the first floor there are large store front windows with flat carved stone lintels. Windows on the second, third and fourth floor levels are the simple rectangular double hung sash type. Stone window sills form continuous bands around the facades. Window lintels are inverted U-shaped cut stones extending partially down the jambs. The fifth floor windows are dormers in the mansard roof and are accented by ornamented pediment roofs. The third dormer from the east on the north facade has the date "1887" on its pediment. Stone chimneys break the mansard roof between window groupings.

A 25-foot extension to the west was added around 1904; it was identical in style and material to the original. Prior to the addition the building had terminated at the west side of the larger arched entrance feature on the north facade. A semicircular pediment, which was formerly mounted atop the tower facing north, was removed more than 50 years ago. The pediment had the legend: "Erected by J. B. Carey." The only major changes to the building's appearance have occurred below the second floor line. The portion of the basement wall above grade was originally of Cottonwood Falls limestone; the only unaltered section is the south part of the east facade, which also shows the original basement and first floor window pattern as well. The first floor window arrangement was changed considerably prior to 1920; originally the window treatment was identical to that of the second floor.

S
m
Ш
-
Z
S
_
æ ⊂
0
-4
0
Z
S

9.	MAJOR	BIBLICGR	APHICAL RE	FERENCES									
Ī	Beals	. Carle	ton. Cycle	one Carry,	The S	to	rv of (Carry 1	Nation	(Philad	lelphia		
				2), pp. 134						(0	-0-1	'	
			-	ry of Wichi		đ	Sedgwid	k Cour	nty (Ch	icago.	C. F.	1	
				1910), pp.									
	"Care	y House	Square T	akes Title	to Ea	to	n Hotel	l, Near	by Rea	lty," <u>i</u>	larper'	s	
	_), June 19,								_	
	-			Century (Wi	chita	•	Wichita	a Histo	rical:	Museum	Assn.,		
		1969),]	•		_				_				
				r Langsdorf Kansas Sta									
10.	GEOG!	RAPHICAL	, DATA	TATE COLUMN.		21	OLICAL	1,	-y - : 3D	1-3-a		233, 2 00	
T		ATITUDE	AND LONGITU	DE COORDINATE		0	DEF	INING TH	AND LONGE CENTER	POINT OF	A PROP		
-	CRNER	LAT	TITUDE	LONGITUD	E	R		ATITUD				E	
-	·	Degrees Min	nutes Seconds	Degraes Minutes	Seconds	1	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	
	NW		•	,	•		0	•		٠.	•	•	
1	NE	۰		• •			37	41	09	97	19	54	
-	\$E	٥	* *	to profit to proside the	•		3		1. S. J.	1.0			
-	SW	0	,	INATED PROPER		1	1			<u> </u>			
				FOR PROPERTIE		2 L A	UI LEPING ST	<u>le acre</u>	OUNTY BO	JUNDARIE	5		
<u></u>	TATE:	, 31A)E3 A	IND COON ITES	FORFROEER	CODE		COUNTY					CODE	
				•		1	•			,	•*		
-	TATE:			·	CODE		COUNTY:		,,, <u>, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</u>			CODE	
					<u> </u>	_						 	
1	TATE:				CODE	-	COUNTY:					CODE	
	TATE:				CODE	+	COUNTY: CODE						
						1							
	FORM	PREPARE	ED BY								:-		
Z		ID TITLE:		s L. Hall,	Archi	te	ctural	Consu	tant		- ed		
			Richard	d D. Pankra	tz. P	la	nner						
- {	DRGANE	MOITAS				•			·	DATE	•		
				State Histo						Dece	ember 1	, 1971	
ľ	TREET	AND NUMB	ER:	st Tenth st	;		gijakon da.	is stored	# C 8 7 F	20115	• -	1	
-			120 We:	st Tenth St	reet	т.	STATE	<u> </u>	 			CODE	
	TITY OR	TOWN:		•, •		ľ		insas	66612			20	
<u></u>	27 A TS	TIMEON	Topeka	ERTIFICATION		-			L REGIST	FR VER	FICATIO		
112	31416	LINIDUK	OFFICER C	LKIII ICATION	<u> </u>	-		CF. I COLUM					
								•		,	- ,	ŀ	
1				on Officer for the		1	I hereby	certify	hat this p	roperty is	included	in the	
				et of 1966 (Publ			Nationa	I, Registe	r,		. •		
				s property for inc ertify that it has					,				
·				teria and procedu									
			_	vice. The recom		- 11	·						
			ance of this n				Chief,	Office of	Archeolog	y and His	toric Pre-	servation	
		Vational f	A second control of	٠,	ο.			•				· .	
	•				, 14 T		. , , 1	. , .,					
		7	0 11	00			Date				<u> </u>		
	Name	my	le H. Y	nitle	·	-	ATTES	r:					
	l	Ny 1/2	H. Mille:	r									
ļ		17*	ukisa Ni-			H							
-	Title			ector, Kansa cal Society									
		a La C	e mancori	car society			-	Keep	er of The	Vational F	Cegister		
	Date	Deco	mber 3, 1	n ***			Date						
	Date		muse 3 v 1	7.1.		-				·			

. (_

Wichita State University

Land Use Analysis Project: 500 Block East Douglas (South Side) Wichita, Kansas

Submitted to
Dr. Rebecca Conard, Instructor
HI 701: Introduction to Public History

December 30, 1996

Submitted by Tom Muller

For this project, I analyzed the historical land use of the south side of the 500 block of East Douglas Avenue in downtown Wichita, Kansas from the year 1884 to 1935. The Eaton Block, as this collection of commercial buildings is better known, is significant primarily for two reasons; first, as the site of the National Register-listed Eaton (Carey) Hotel, and second, for its uninterrupted streetscape (a rarity in downtown Wichita today). Historically, the block represents the secondary outgrowth of the original commercial district, as impacted by the cattle, milling and railroad industries.

The purpose of this project was to identify the names and nature of businesses that existed on this property during the years 1884-1935, as well as to determine the dates of construction of those buildings still standing. Primary sources used for this exercise included Sanborn fire insurance maps and Wichita city directories. As neither of these resources exist for every one of the fifty-one years of this project's focus period, a sampling is hereby presented that represents eight years for which Sanborn maps were available. From this sampling can be ascertained the physical development of the Eaton block, as well as the manner, and for what purposes, the property was utilized.

My research methods involved studying the available Sanborn maps (photocopies of which are included in this paper), and researching occupants listed at each address in the city directories from each of the same years as the maps. I then used this information to create a matrix showing

the development of the block and the names of the occupants. (See figure 1) From this matrix can be determined approximate dates of construction and commercial uses of the property.

Secondary sources and photographs were then consulted for evidence to substantiate the location and names of businesses, however, little additional specific information was found.

These sources did, however, promise to shed some light as to why to the block developed when it did. Evidently, the growth of the cattle trade and the establishment of the railroad immediately east of the 500 block turned the property into prime real estate. Located on the edge of the commercial district, the block was utilized early by businesses catering to the locals, such as blacksmiths, feed stores and lumber yards, housed in small frame structures. John Carey, however, began the transition of the block by building the Hotel Carey in 1887 to capitalize on the property's proximity to the new depot. Later development, around the turn of the century, brought businesses representing both the proximity and nature of the jobbers district, such as lunch counters and second-hand shops. Still later development reflected the growth of the depot as a place of disembarkment, as two more hotels and three restaurants were established. Overall, the block maintained more of a service, rather than retail, oriented nature through the 1930s.

Further research into the history of the Eaton block could explore the economic and cultural changes leading to the development of the block, including the motivations of John Carey to close his large lumber business so as to gamble on his hotel venture. In addition, it would be interesting to know why the north side of the 500 block developed earlier, as well as why a gap of approximately twenty years existed between the construction of the Hotel Carey and the full development of the rest of the south side of the 500 block.

Figure 1: Historic Land Use Analysis
500 Block East Douglas, South Side of Street, Wichita, Kansas: 1884 - 1935

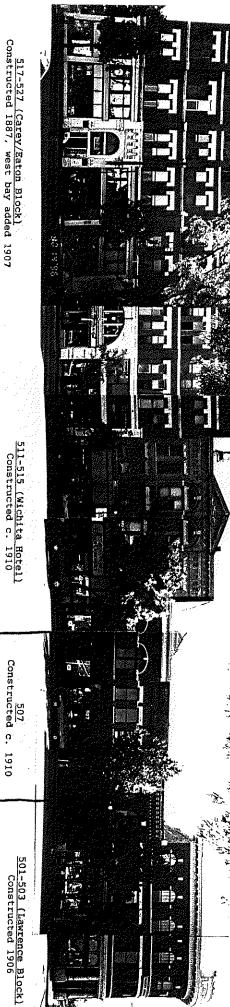
527	525		523		176		519	517	515		513	511	509	5071	505	503	501	Adc
71	69	-	67		ę		දු	63	63		59	59	57	507(509) 55	505(507) 53	SI	501(503) 49	Address* Lot
	J.B. Carey Loan Broker Song Lee Laundry	- Principalities	Carpenter Shop	THE PROPERTY OF THE PROPERTY O	The state of the s	- †-	A.E. Shober & Bro. Grocery	Office		- Cranding	-	Lumber	Carey		Boarding House	1	George Wachob Blacksmith and Wagon Shop	1884
	_	(Under Construction)	Hotel	Carey		W	A.E. Shober & Bro. Grocery	Office		Company	Calling	Lumber	Carey		Boarding House		Mountz & Taylor Blacksmith and Wagon Shop	1886
		(Under Construction)	Hotel	Carey			Lunch Counter	Lee Lone Sam Laundry		сопрапу		Lumber	Carey		Commission Office		Taylor & Applegate Blacksmith and Wagon Shop	1887
	- STATISLINA AND AND AND AND AND AND AND AND AND A		Hotel	Carey			Restaurant (Foutz?)	Shooting Gallery	S.C. Macauley & Co. Grain Dealers					H.E. Mosbacher, Blacksmith	W.L. Johnson Flour and Feed Store		P. Gould Feed Store	1892
		(J. Shermen, Barber)	Hotel	Carey		doire		Cobbler	E. Hallifax Harness Shop				Fruit Stand	Under Construction	Wm. Crow (Central) Feed Mill		Furlong & Gould Feed Store	1897
		(I. Sherman, Berber)	Hotel	Carey		Samuel Miller and Hand Shop	Service Miller that Want of Land	_	L. Wolfberg, 2nd Hand Shop J. Glasser & Co., Tailors	Lunch Counter Shooting Gallery	Crites, Shoemaker	J.D. Mustoe Fruit Stand	Legal Tender Cafe	Wichita Trunk Factory Higgins Rooming House	Feed Mill	Central	ľra F. Elliot	1903
		Kansas Dry Cleaning, Mayme McLean, Manicurist Belva Kidd, Stenographer)	(Stover Billiards/Cigars J. Sherman, Barber		Hotel	Eaton	l	- TANADAMAN	McKenna Billiards/Barber Mdm. Maulsby, Clairvoyant	Wichita Hotel		Viets Clothing Company	Waldorf Cafe	McKinley Boarding House	?	Jacob Steinberg., Clothier	Bowers European Hotel	1914
·	Nat'l Iravel Bureau)	B. Ransom, Barber M. Rumsey, Sten. Ralph Miller, Cigars	(J.O. Shelin, Tailor Euton Coffee Shop		Hotel	Eaton			Scott Stone Restaurant	Vacant	Wichits Hotel	Nanking Cafe	Vacant	Fred Goeller, Billiards Fisher Boarding House	H & H Press Shop	B. Schachter, Clothier	Wichita Loan Co.	1935

3

^{*} Parenthetical street addresses were used prior to 1903



Denotes unimproved lot

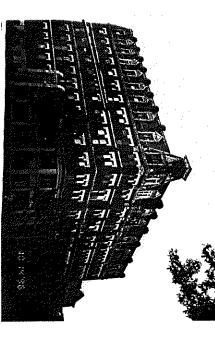


517-527 (Carey/Eaton Block) Constructed 1887, west bay added 1907

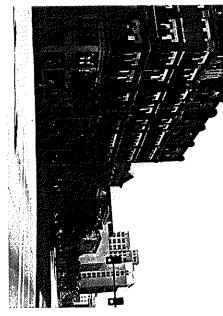
511-515 (Wichita Hotel) Constructed c. 1910

509 (Kirkwood Building) Constructed 1902

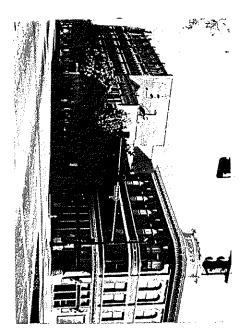
505 Constructed c. 1902



Carey House (Eaton Hotel)
looking southwest
National Register - 1972

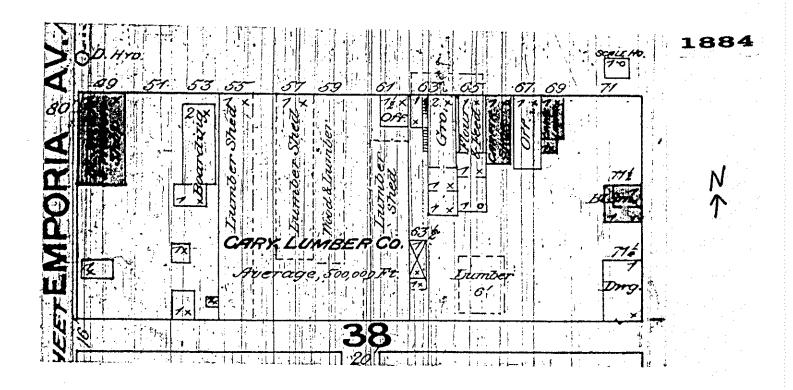


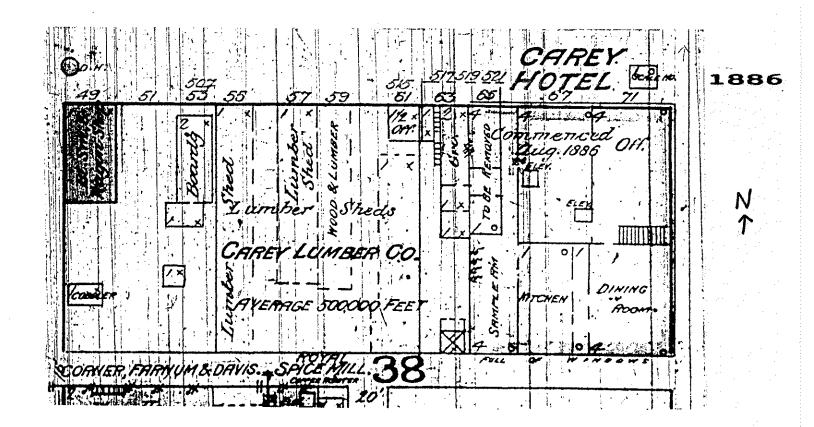
South side 500 block E. Douglas looking west from Douglas & St. Francis

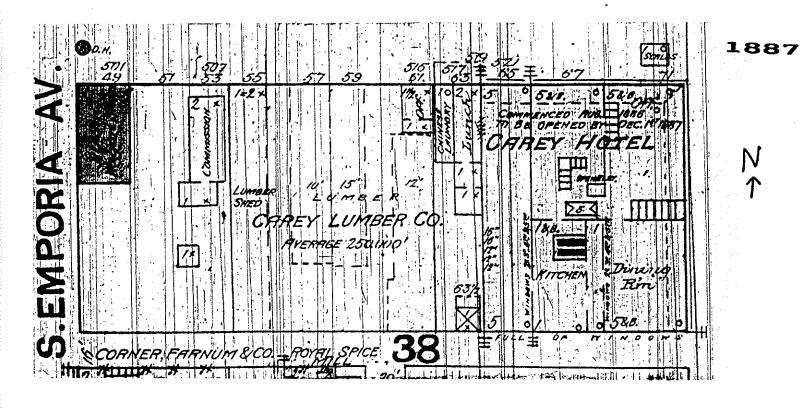


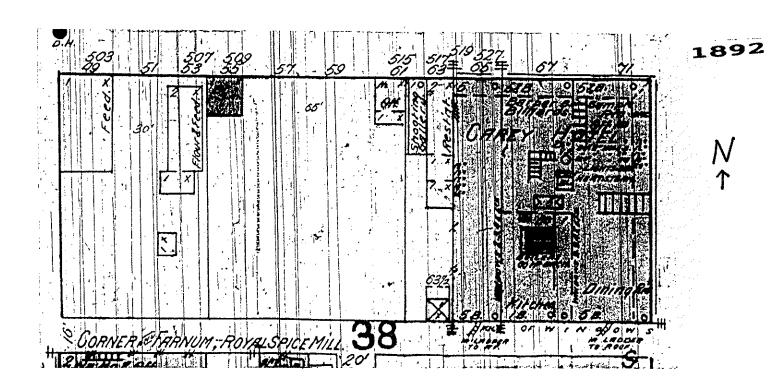
South side 500 block E. Douglas looking east from Douglas & Emporia

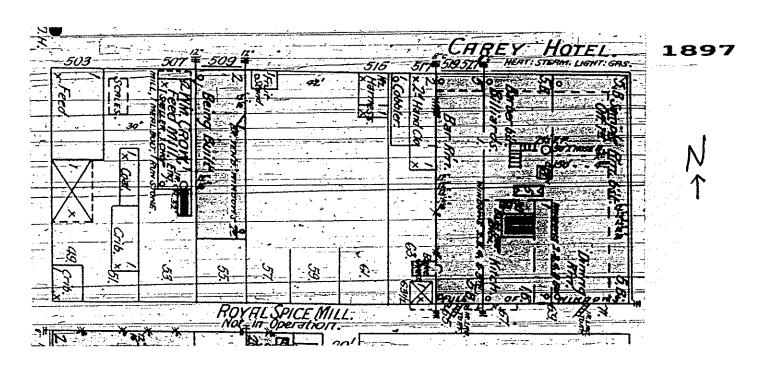
Appendix 2: Sanborn map images of 500 block East Douglas (south side)

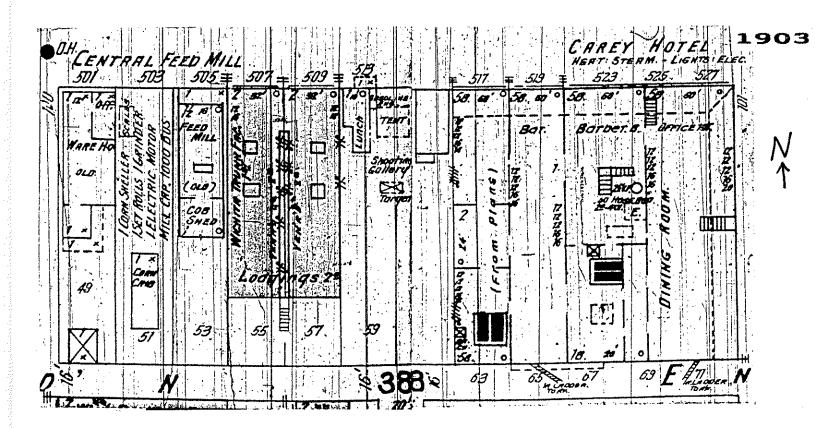


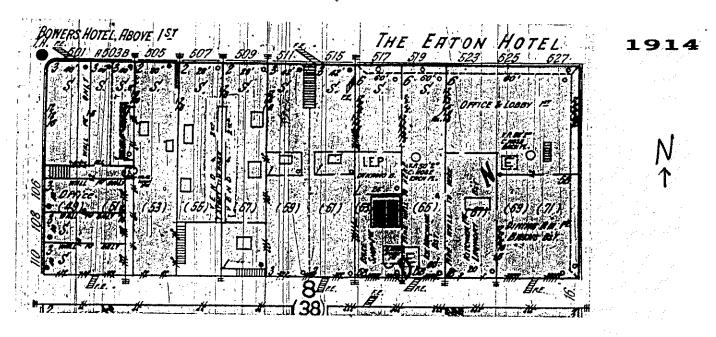


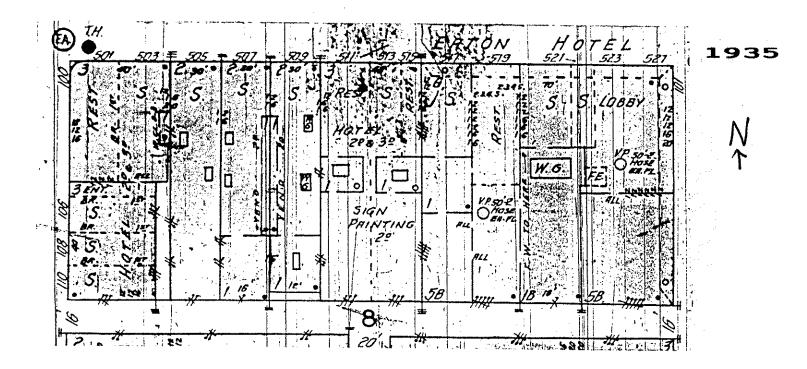












Bibliography

- Hess, Marci C. *The Development of Wichita's East Douglas Commercial District, 1868-1910.* Student class project. Wichita, Kansas: Wichita State University, Fall 1992.
- Long, Richard M., ed. Wichita 1866-1883: Cradle Days of a Midwestern City. Wichita, KS: McCormick-Armstrong, 1945.
- ----. Wichita Century: A Pictorial History of Wichita, Kansas 1870-1970. Wichita, KS: Wichita [-Sedgwick County] Historical Museum Association in cooperation with Junior League of Wichita, 1969.
- Reed Paula Stoner. A Report on the Proposed East Douglas Historic District, Wichita, Kansas. Hagerstown, MD: Preservation Associates, August 1989.
- Sanborn Map Company. Sanborn Fire Insurance Maps, Kansas. New York: Sanborn Map Company, 1950.
- Wichita, Kansas city directories, 1884-1935, inclusive.

Map No. <u>5547</u> Sec. 21	•••	
Twp. 27	DATA SHEET	H - 77-5
Range IE		
		Filed 4-29-77
APPLICATION DATA: From		·
- APPLICANT: U:	andmark Preserve	
	, 67218	Committee
Address 3. General Location		Phone 686-0915
3. General Location: <u>CAREY</u> Emporia to St Francis (on 4. Proposed Use:	HOUSE DISTRICT - Bet both sides)	Phone ween Douglas & William, from
AREA DATA:		Address
1. Acres: / /	. (IEE)	CYLAE)
2. Adjoining Zoning: E"D"&"] 3. Land Use: East	ft.	by Soc
EGS	W	"D" N "D" &" E" ft.)
4. Sketch Plan Land Use is fo 5. Present Land Use is for:	r: North	THE SOUTH
6. Area (is) (is not) platted	THE!	650 DOWN TOWN
PHOTO DATA:	- adjusted	
Date		Time
		- delice
OJRT .		
Section 1.	Annicolated and annicolated and annicolated and annicolated and annicolated an	
2	1 2	
A THE STATE OF THE		
	44	
DOUGLAS		2
52 53		√87
		68 8
WILLIAM		
13 14		N ST.
	4	
		ST. ST.
		j Fari
	T T T	
	S & S	
43 44		1
=NGLISH	43 44	44
46 45 46	45 46	VAC. ST.
		46

		AREY HOUSE DISTRICT		
	Map No. <u>5547</u>			H - <u>77-5</u>
	Sec. 21 Twp. 27	DATA	. Sheet	
	Twp. 27 . IE			Filed 4-29-77
No. of the Contract of the Con	APPLICATION DATA	: From	to	
	1. Applicant:	Historical Landmark 1 E. Douglas, 67218	Preservation Comm	ittee
	Address 375	l E. Douglas, 6/218		Phone <u>686-0915</u>
				Phone
	3. General Locat	tion: <u>CAREY HOUSE I</u>	OISTRICT - Between	Phone Douglas & William, fr
	Emporia to S 4. Proposed Use	r Francis (on both s	aides). Addi	ess
			(./40
	AREA DATA:	1.10	190 (188564	300ft.)
	1. Acres:	ning: E <u>"D"&"E"</u> S	unusuru w unu	N "D"&"E"
	3. Land Use: E	ast	South	15771 X
			North	43 Million 19
	5. Present Land	Land Use is for:	K).,611	53 1/1/2/10 Do
	6. Area (is) (i		. المعلقة	
	PHOTO DATA:	pertire (j. 1914) •	• •	•• •
	Taken by	Date	Ţ:	ime
		<u> </u>	 	
	2	·		
C. Martiner	,0 ¹ RTN	<u> </u>		
Comment of the Commen	- 10° A			
	ISIAL	·		
		2	1 2	
	AFILAT		<u> </u>	202 5
	7.			
	DOUGLAS	• •	•	,87
		•		
	23	27		
		2	13 13	
	WILLIAM		•	V ST.
		13	4	
		W = = =	A	
in de la participa de la transparación. La companyación de la companyación		A-		
•				

the Daily Record

AFFADAVIT OF PUBLICATION

86043 (First Published in the Daily Record July 15, 1977) 1-t

ORDINANCE NO. 33-108

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 tegally described hereby are designated as a historic landmark, to wit:

CASE NO. H77.3

Establishment of the "H" Historic Landmark Designation on the following described property:
CAREY HOUSE DISTRICT Tocated upon the following described-property: Lots 19, 51, 65, 55, 57, 59, 61, 63, 65, 67, 69, and 71, on Douglas Avenue and adjacent east-west alley: Lots 1 and 3 on Emporia Avenue: all in N. A. ENGLISH's ADDITION to the City of Wichita, Sedgwick County, Kansas Generally located between Douglas and William, from Emporia to St. Francis.

SECTION 2. That upon the taking affect 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 12, 1977 TONY CASADO, Mayor Attest: (Seal), DONALD C. GISICK, City Clerk

STATE OF KANSAS, SEDGWICK COUNTY, SS:

Ola Hein , of lawful age, being first duly sworn, deposes and says that she is Business Manager of THE DAILY RECORD formerly known as The Democrat & Daily Record, a newspaper printed in the State of Kansas, and published in and of general paid circulation on a weekly, monthly or yearly basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is published at least weekly fifty (50) time a year, 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 of Wichita in said County and State as second class matter.

That a notice, a true copy of which is hereto attached, was published in the regular and entire issue of said newspaper for. .consecutive

ally as follows: 2nd 3rd 6th 2

5547 1/200-e.I 1200 - MAPD **Business Manager** this

Subscribed and sworn to before day Notary Public commission expires

NOV 2 5 1978

Publication

WILLIAM P. SHETCH STATE MOVARY POOLS MY COMM. EXP. WOX. 25, 1937.

3547

Kansas State Histor al Society

20 West Tenth . Topeka, Kansas 66612 . 913/296-3251

December 7, 1979

Mr. John Phillip Kassebaum c/o Kassebaum and Johnson 125 North Market Wichita, Kansas 67202

and

Mrs. Nancy Kassebaum 111 North Market Wichita, Kansas 67202

The property listed below was approved on the date specified for listing in the Register of Historic Kansas Places by the Kansas Historic Sites Board of Review. The Board did not recommend the property for National Register nomination for the reasons indicated in the enclosed attachment.

Carey House Historic District, 503-523 East Douglas, Wichita

The Register is a master list of buildings, structures, sites, districts and objects located in Kansas that are significant in American history, architecture, archeology and culture. The Register includes two categories of properties. National Register properties meet federal standards of significance and integrity as established by the Heritage Conservation and Recreation Service, Department of the Interior. Other properties included in the Register of Historic Kansas Places are those that do not meet federal standards (largely because of diminished integrity) but that still have substantial importance to the heritage of Kansas and its local communities.

Under state law, the above referenced property is now afforded a measure of protection from projects of state and local authorities that could encroach upon, damage, or destroy it.

The purpose of Register listing is to provide official recognition of properties with historic significance that should be treated sensitively to insure that their historic integrity is protected for the benefit of present



IOSEPH W SNELL Executive Director

OBERT W RICHMOND Assistant Executive Director

PORTIA ALLBERT Libratian

FIGENCE D DECKER State Archivist

FARK A HUNT Museum Director

FIGENCE A WITTY State Archeologist

FACK W FRANCE Curator of Manuscripts

OHREST R BLACKBURN Director of Publications

RICHMRO D PANKRATZ Director, Historic Preservation Duptl

ARRY JOCHIMS Research Historian

M O KIOWELL Fiscal Officer

OFFICER'S Fresidost, Philip H. Lewis, Topeka, 1st Vice-Presidost, Sr. M. Evanguline Thomas, Salina, 2nd Vice-Presides William F. Uliran, Wichila, Secretary, Joseph W. Snell, Topeka, Treusider, Robert W. Richmond, Topeka

LXECUTIVE COMMITTEE Chillord R. Hupe, Jr., Gardon City, Wilford Riegle, Emporia, Jane R. Robison, Dodge City. A. Hower Sarjuser, Manhattan, William H. Seiler, Emporia, Helen L. Smith, Colby, Floyd R. Souders, Cheney, Arthur J. Stanley, Leavenworth, Calvin Strowig, Abilene.

and future generations of Kansans. Significant alteration of the property may result in its being removed from the register. The expected lifespan of an historic property can be abruptly shortened through improper cleaning, tuckpointing, and other renovation treatments. The property's historic character and integrity can be seriously compromised by inappropriate modern work. To assist you in insuring the continued physical and historic well-being of your property, we have enclosed a copy of the Secretary of the Interior's "Standards for Historic Preservation Projects" and an order blank for information on specific technical treatments. In addition, please feel free to contact this office with any questions or concerns you may have when undertaking work.

Sincerely,

Julie A. Wortman

Architectural Historian

Historic Preservation Department

cc: Robert A. Puckett
Historic Wichita Board

Historic Landmark Preservation Committee

City of Wichita

The Kansas Historic Sites Board of Review voted to postpone consideration of the Carey House Historic District for National Register listing until further investigations can be made as to whether a larger National Register-eligible district exists in the area and, if so, if this larger district could be nominated. As the district was proposed it does not appear to meet the National Register criteria for districts, because this block of buildings is not of distinctly different associational or design character from many of the other buildings in the immediate area. Once further information has been gathered the board will reconsider the nomination for National Register listing.

November 8, 1979

Julie A. Wortman, Architectural Historian Historic Preservation Department Kansas State Historical Society 120 West Tenth Street Topeka, Kansas 66612

Dear Ms. Wortman:

This letter is to advise you that the property known as the Carey House Square District, 503-523 East Douglas, has been designated as a historic landmark by the Board of Wichita City Commissioners. The Wichita-Sedgwick County Metropolitan Area Planning Commission considered the proposed designation on June 9, 1977 and took action recommending to the Board of Wichita City Commissioners that the designation be approved. Subsequently, on July 5, 1977, the Board of Wichita City Commissioners approved the designation and placed on first reading an ordinance establishing the designation. The ordinance was adopted on second reading July 12, 1977 and became effective upon publication in the official city newspaper on July 15, 1977.

Sincerely,

Robert L. Young Principal Planner

RLY:el

Kansas State Historical Society

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

October 30, 1979

sent ar

ROUTE [

NOV - 6 1979 METROPOLITAN PLANNING

Mr. John Phillip Kassebaum c/o Kassebaum and Johnson 125 North Market Wichita, Kansas 67202

and

Mrs. Nancy Kassebaum 111 North Market Wichita, Kansas 67202

Dear Mr. Kassebaum:

This is to inform you that the property listed below will be considered for nomination to the Register of Historic Kansas Places at the request of the sponsor indicated.

Carey House Square District, 503-523 East Douglas (property)

Historic Landmark Preservation Committee, The City of Wichita (sponsor)

The Register is a master list of buildings, structures, sites, districts, and objects located in Kansas that are significant in American history, architecture, archeology and culture. The Register includes two categories of properties. National Register properties are included in the Federal Government's official list of historic buildings and other cultural resources worthy of preservation. Other properties included in the Register of Historic Kansas Places are those that do not meet Federal standards of significance and integrity but that still have substantial importance to the heritage of Kansas and its local communities. The purpose of Register listing is to provide official recognition of properties with historic significance that should be treated sensitively to insure that their historic integrity is protected for the benefit of present and future generations.

Under state law, all properties listed in the Register of Historic Kansas Places are afforded a measure of protection from projects of state and local



JOSEPH W. SNELL - Executive Director ROBERT W. RICHMOND - Assistant Executive Director ROBERT W RICHMOND. Assistant Executive Director.
PORTIA ALLBERT. Liberoan.
EUGENE D. DECKER. State Archivist.
STANLEY D. SOHL. Museum Director.
THOMAS A. WITTY. State Archivologist.
JACK W TRAYLOR. Curator of Manuscripts.
FORREST R. BLACKBURN. Director of Publications.
RICHARD D. PANKRATZ. Director, Historia, Preservaling, Dept.
LARRY JOCHIMS. Repearch Historia. Research Historian M. D. KIDWELL. Business Manager

OFFICERS President, Philip H. Lewis, Topeka, 1st Vice-President, Sc. M. Evangeline Thomas, Salina, 2nd Vice-President William F. Utrinau, Wichita, Socretary, Joseph W. Snell, Topeka, Tropsurer, Robert W. Richmond, Topeka

EXECUTIVE COMMITTEE Chilord R. Hope, Jr., Garden City, Wilford Riegle, Emporia, Jane R. Robison, Dodge City, A. Bower Sagnese, Mantiattan, Wilham H. Sesler, Emporia, Helen L. Smith, Colby; Floyd R. Souders, Cheney, Arthur J. Stanloy, Leavenworth, Calvin Strowig, Abilene.

NYLE H. MILLER Executive Director Emeritus EDGAR LANGSDORF Executive Director Emeritus

authorities that could encroach upon, damage, or destroy them. Listing in the National Register also makes property owners eligible to be considered for Federal grants-in-aid for historic preservation (so long as applicable federal regulations are met) and provides limited protection through comment by the Advisory Council on Historic Preservation on the effect of federally financed, assisted, or licensed undertakings on historic properties.

The property rights of the owner are not affected by Register listing, nor is there any cost to the owner for this recognition.

If your property is depreciable and is listed in the National Register. there are also certain provisions of the Tax Reform Act of 1976 and that may apply to you. Section 2124 of the Tax Reform Act of 1976 encourages preservation of historic depreciable structures by allowing favorable tax treatments for rehabilitations. In addition, it discourages destruction of historic buildings by reducing tax incentives both for demolition of historic structures and for new construction on the site of demolished historic buildings.

Your property will 13 considered by the Kansas Historic Sites Board of Review as soon as is possible. Properties approved by the board for listing in the Register of Historic Kansas Places will be included as soon as the nomination is certified by the State Historic Preservation Officer. Nominations approved for National Register listing will be sent to the National Register office in Washington where the final decision on National Register listing will be made.

Before your property receives consideration by the review board, Historic Preservation Department professional staff will visit it in person for the purpose of first-hand analysis. Every effort will be made to contact you before this visit is made, but owing to the uncertainty of staff travel schedules, a visit may be made without prior notice. Please advise us if this presents a complication.

The nomination procedures now in effect in Kansas provide a 30-day opportunity for the property owner to comment on the proposed Register nomination, prior to Review Board consideration. By carbon copy we are also notifying the governmental authority listed below and affording them a 30-day opportunity for comment.

City of Wichita

Should you have any questions or comments, please let us know.

Sincerely, Sincerely,

Jylie A. Wortman

Ærchitectural Historian

Historic Preservation Department



OFFICE OF THE CITY MANAGER City Clerk City Hall, 2nd Floor 455 North Main Wichita, Kansas 67202

Marion B. Cone Historic Preservation Officer Historic Wichita Board 3751 E. Douglas Wichita, Kansas 67218

July 26, 1977

H 77-5

Dear Sir,

Notice is hereby given that on the Governing Body of the City of Wichita, Kansas, approved a historic July 12, 1977 landmark subdistrict designation for the following property:

(Carey House District) Lots 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69 & 71 on Douglas Ave & Adj E/W alley; Lots 1 & 3 on Emporia Ave; all in N.A. English's Addn. (Case No. H77-5)

By copy of this notice, Ordinance No. is being filed with the County Clerk and Register of Deeds of Sedgwick

Very truly yours

Donald C. Gisick

City Clerk

DCG:cb

Planning Department, Current Plans Division. Central Inspection

123-020

the Daily Record

AFFADAVIT OF PUBLICATION

86043 (First Published in the Daily Record July 15, 1977)

ORDINANCE NO. 35-108

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 nearing 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:

described hereby are designated as a historic landmark, to wit:

CASE NO. H77-5

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

CAREY HOUSE DISTRICT: located upon the following described property: Lots 49; 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, and 71, on Douglas Avenue and adjacent east-west alley: Lots 1° and 3° on Emporia Avenue; all in N. A. ENGLISH's ADDITION to the City of Wichita, Sedgwick County, Kansas. Generally located between Douglas and William, from Emporia to St. Francis.

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 12, 1977

TONY CASADO, Mayor

Attest: (Seal), DONALD C. GISICK, City Clerk

STATE OF KANSAS, SEDGWICK COUNTY, SS:
says that she is Business Manager of THE DAILY RECORD formerly known as The Democrat & Daily Record, a newspaper printed in the State of Kansas, and published in and of general paid circulation on a weekly, monthly or yearly basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication. Said newspaper is published at least weekly fifty (50) time a year, has been so published continuously 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 of Wichita in said County and State as second class matter. That a notice, a true copy of which
is hereto attached, was published in the regular and entire issue of said newspaper forconsecutive consecutive
JUL 1 5 1977
2nd
3rd
4th
5th
6th

11/a Alm Business Manager

Subscribed and sworn to before Notary Public Му commission expires NOV 2 5 1978 Publication WILLIAM G. SHELDON STATE NOTARY PUBLIC BUTLER COUNTY, MANCAS MT COMM. SXP. MOV. 25, 1373

(86043), Published in The Daily Record on July 15, 1977

ORDINANCE NO. 35-108

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. H77-5

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

CAREY HOUSE DISTRICT - located upon the following described property: Lots 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, and 71, on Douglas Avenue and adjacent east-west alley; Lots 1 and 3 on Emporia Avenue; all in N. A. ENGLISH's ADDITION to the City of Wichita, Sedgwick County, Kansas. Generally located between Douglas and William, from Emporia to St. Francis.

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 A	T WICHITA,	KANSAS	· · ·
ATTEST:			e.	
				Mayor
(SEAL)	ACCIONATION ACCIONATION AND ACCIONATION AND ACCIONATION ACCIONATIONI ACCIONATIONI ACCIONATIONI ACCIONATICIONATICIONATICIONATICIONI ACCIONATICIONATICIONATICIONATICIONATICIONATICIONATICIONATICIONATICIONATICIONATICIONATICIONATICIONATICIONATICIONATICIONATICIONA	City	Clerk	
Approved	las to for	m C:	ity Att	orney

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO BOARD OF CITY COMMISSIONERS

CASE NO. 1177-5

CONSIDERED BY MAPC:

6-9-77

REQUEST FOR: Historic Landmark Designation

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

Historically significant property

GENERAL LOCATION: Between Douglas and William, from Emporia to

St. Francis.

LEGAL DESCRIPTION: Lots 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69 and 71, on Douglas Avenue and adjacent east-west alley; Lots 1 and 3 on Emporia Avenue; all in N. A. English's Addition to the City

of Wichita, Sedgwick County, Kansas.

APPLICANT: Historical Landmark Preservation Committee

3751 E. Douglas 67218

COUNSEL FOR APPLICANT: Marion B. Cone, Historic Preservation Officer,

Historic Wichita Board, 3751 E. Douglas, 67218

PROTESTORS (LIST COUNSEL) IF ANY: None

SURROUNDING ZONING: North, East and South, "E" & "D"; West, "D"

LAND USE: North, typewriter sales, pawn shop, Goodwill Store;
East, general business, offices; South, wortuary, general
business, Santa Fe trucks; West, parking, office furniture sales.

CPO RECOMMENDATION:

CPO Area Council "L" unanimously recommended approval of this designation.

PLANNING COMMISSION RECOMMENDATION:

That this historic landmark designation be approved for the entire frontage on the south side facing Douglas between St. Francis and Emporia, including the east-west alley, and lots 1 and 3, facing Emporia south of the east-west alley. Bell moved, Barrier seconded, and it carried by a vote of 7 in favor (Barrier, Bayouth, Bell, Goebel, Greider, May and Taylor) and 1 opposed (Hennessy). Kamen and Savina were absent.

2. Take such action as the City Commission deems appropriate.

ACTION 1. Approve the recommendation of the Metropolitan Area Planning Commission and place the ordinance effectuating the historic landmark designation on first reading; or

EXCERPT FROM MINUTES OF THE PLANNING COMMISSION 6-9-77

Case No. H77-5 - The Historic Landmark Preservation
Committee requests establishment of the "H" Historic
Landmark Designaton on the Carey House District located
upon the following described property: Lots 49, 51, 53,
55, 57, 59, 61, 63, 65, 67, 69, and 71, on Douglas Avenue;
Lots 1, 3, 5, 7, 9, 11, on Emporia Avenue; Lots 2, 4, 6,
8, 10, 12 and Lots 7, 9, 11, on St. Francis Avenue, all in
N. A. ENGLISH'S ADDITION to the City of Wichita, Sedgwick
County, Kansas. Generally located between Douglas and
William, from Emporia to St. Francis (on both sides).

GALBRAITH showed slides of the subject area and reviewed the following staff comments:

Comments:

- 1. The Historic Landmark Preservation Committee has submitted an application to the Planning Commission for recommendation to the Board of City Commissioners as to whether the block bounded by Emporia, Douglas, William and St. Francis and the northeast corner of William and St. Francis should be designated as a historic landmark in accordance with the ordinance passed by the City Commission on April 1, 1975.
- 2. Previous historic landmark designation requests have involved a single structure yet the ordinance provides that "buildings, structures, land, areas, and districts" may be designated as historic landmarks. The "Carey House District" (subject property) contains six separate buildings encompassing several uses and parking lots; however, the entire tract is under a single ownership.
- 3. A portion of subject property, the Carey House (Eaton Hotel) has previously been designated as a historic landmark on March 9, 1976 (H 76-9). Said hotel is also contained on the National Register of Historic Places.
- 4. Subject property lies within the East Douglas Urban Renewal Activity area. The Urban Renewal Agency has been notified of the requested historic landmark designation. The Historic Landmark Preservation Committee has submitted documentation in justification of the requested historic designation.
- 5. In this instance, if approved, the historic landmark designation provisions of the City zoning ordinance concerning exterior renovations, certificates of appropriateness, etc., will apply to the entire block area described as the "District."

GALBRAITH stated that CPO Area Council "L" unanimously recommended approval of this historic designation, and that staff could see no conflicts except he questioned why certain parking lots were included in the request.

MARION CONE, Historic Preservation Officer, stated that there had been an error in the legal description or a misunderstanding, as it had been intended that only those buildings facing Douglas between St. Francis and Emporia, including the alley, plus the Lexington Hotel built in 1914, located at 112/114 South Emporia, be included in the landmark designation.

MOTION: That the Planning Commission recommend to the City Commission that the historic landmark designation be approved for the entire frontage on the south side facing Douglas between St. Francis and Emporia, including the eastwest alley, and lots 1 and 3, facing Emporia south of the east-west alley.

Bell moved, Barrier seconded, and it carried by a vote of 7 in favor (Barrier, Bayouth, Bell, Goebel, Greider, May and Taylor) and 1 opposed (Hennessy). Kamen and Savina were absent.

June 15, 1977

Ms. Marion B. Cone Historic Preservation Officer Historic Wichita Board 3751 East Douglas Avenue Wichita, Kansas 67218

Re: H77-5 - Historical Landmark
Designation - CAREY HOUSE
DISTRICT - Generally located
between Douglas and William from
Emporia to St. Francis and the
northeast corner of William and
St. Francis

Dear Ms. Cone:

Our letter to you dated June 10, 1977, advised of the action taken by the Metropolitan Area Planning Commission at their meeting on June 9, 1977, with regard to the above captioned case.

Subsequent to the foregoing meeting, an examination of our aerial photograph of the area revealed that the Maxwell Hotel on South Emporia only covers lots 1 and 3 and, therefore, our ordinance being sent to the Board of City Commissioners will not include lot 5.

If you have any comments or questions concerning this matter, please call.

Sincerely,

Jack H. Galbraith Chief Planner

JHG:GLS:el cc: Robert A. Puckett, Director, Wichita Historical Museum Assoc., 3751 E. Douglas, 67218 Phil Kasselbaum, 123 N. Market, 67202

June 10, 1977

Ms. Marion B. Cone Historic Preservation Officer Historic Wichita Board 3751 E. Douglas Avenue Wichita, Kansas 67218

Re: H77-5 - Historical Landmark
Designation - CAREY HOUSE
DISTRICT - Generally located
between Douglas and William from
Emporia to St. Francis and the
northwest corner of William and
St. Francis

Dear Ms. Cone:

At its regular meeting on June 9, 1977, the Metropolitan Area Planning Commission considered the above captioned case. The action of the Planning Commission was to recommend the historic landmark designation for the entire frontage facing Douglas, including the east-west alley to the south, and lots 1, 3, and 5 facing Emporia south of the east-west alley. The balance of the designation submitted with this case was withdrawn.

This matter will be forwarded to the Board of City Commissioners for consideration at their meeting on July 5, 1977, this meeting to be held in the City Commission Meeting Room, First Floor, City Hall, 455 North Main. We would remind you that Planning items are considered after all other matters of business.

If you have any questions concerning this matter, please call.

Yours very truly,

Jack H. Galbraith Chief Planner

JHG:bh

cc: Robert A. Puckett, Director, Wichita Historical Museum Assoc., 3751 E. Douglas, 67218 Phil Kasselbaum, 123 N. Market, 67202 City Manager's Office

THE CITY OF WICHITA OFFICE OF CITIZEN PARTICIPATION

DATE June 8, 1977



TO Jack Galbraith, Chief Planner, Current Plans, MAPD

FROM Warren Gilkey, CPO Administrative Aide

SUBJECT Historic Zone Case No.77-5 (General Area - Between Douglas and William from Emporia to St. Francis; on both sides)

At the June 6, 1977, meeting of CPO Council Area "L", the Council unanimously recommended the Carey House District for Historic Designation.

In the opinion of Council "L", there are not many historic strucutures in the Wichita area, therefore, as many of these type structures as possible should be saved for the future.

Council "L" appreciates your bring the recommendation to the attention of the MAPC as background information as this case is considered during their meeting on June 9, 1977.

Warren Gilkey

CPO Administrative Aide

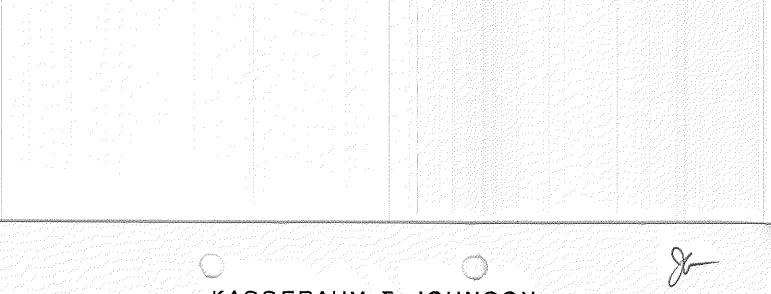
Warren Gilkey

WG:sm

Noted:

David Furnas

Citizen Participation Coordinator



KASSEBAUM & JOHNSON

PHILIP KASSEBAUM DOUGLAS D. JOHNSON STEPHEN V. SICKEL CLIFFORD L. BERTHOLF



June 7, 1977

Wichita-Sedgwick Metropolitan Area Planning Commission City Hall Tenth Floor, 455 North Main Street Wichita, Kansas 67202

Attention: Robert A. Lakin, Secretary

Re: Case No. H77-5

Gentlemen:

This will acknowledge receipt of your May 26, 1977 notice to property owners involving the Historical Landmark Designation of Carey House District.

As President of The Radio Station KFH Company, Inc., parent company for and owner of the property involved, I wanted to advise you that the corporation welcomes the establishment of such historical landmark designation for the proposed Carey House District.

Sincerely

Prilip Rasserdum, President The Radio Station KFH Company, Inc.

JPK/sb

WICHITA-SEDGUICK COUNTY METROPOLITAN AREA PLAHNING DEPARTMENT

		MAPC HEARING DATE: 6-	9-77
Case No. H	77-5	Request: Historic Landmark De	signation
Location:	Emporia	ly located between Douglas and William to St. Francis and the northeast corner and St. Francis.	from r of
Acres: 2.3	23	Size: 300' x 325' (irregular)	
Existing North East South West	Typewr Mortua	Land Use Radio station, hotel, parking general business tier sales, pawn shop, Goodwill Store General business, offices ry, general business, Santa Fe trucks Parking, office furniture sales	Zoning "D" & "E"

Comments:

- The Historic Landmark Preservation Committee has submitted an l. application to the Planning Commission for recommendation to the Board of City Commissioners as to whether the block bounded by Emporia, Douglas, William and St. Francis and the northeast corner of William and St. Francis should be designated as a historic landmark in accordance with the ordinance passed by the City Commission on April 1, 1975.
- Previous historic landmark designation requests have involved 2. a single structure yet the ordinance provides that "buildings, structures, land, areas, and districts" may be designated as historic landmarks. The "Carey House District" (subject property) contains six separate buildings encompassing several uses and parking lots; however, the entire tract is under a single ownership.
- A portion of subject property, the Carey House (Eaton Hotel) has previously been designated as a historic landmark on March 9, 1976 (M 76-9). Said hotel is also contained on the National Register of Historic Places.
- Subject property lies within the East Douglas Urban Renewal Activity area. The Urban Renewal Agency has been notified of 4. the requested historic landmark designation. The Historic Landmark Preservation Committee has submitted documentation in justification of the requested historic designation.
- In this instance, if approved, the historic landmark designation provisions of the City zoning ordinance concerning ex-5 .: terior renovations, certificates of appropriateness, etc., will apply to the entire block area described as the "District.'

						SKK SSE SKK ANTSENNE AKAN SSE SKA STE SKE SKE SKE SKA SKA SKA		
nops.	547	WICHITA I	LANDMARK ominatio		RY	ENDA	NGERED	
21 27 PR 18	OPERTY: CAREY HOUSE (CAREY HE	50 B40	OCK			À.	77-5	
u≅ri ji sara	Applicable criteria under Code of the City of Wichi Section IV for justificat	ita). Prope						
c. d.	persons who significant? buted to the culture and ment of the City Exemplification of the of economic, social or hist heritage of the City Portrayal of the environ a group of people in a en history characterized by ctive architectural styl Embodiment of distinguis characteristics of an an ural type or specimen	itage, or sof the Cinited State a signification or by contrical development of era of a distincted a distincted ork of an ider whose		tect or or sign Rela buil elig to a or a Uniq char esta feat or t Arch prod duce tori Value	tural design craftsmanship ificant are attionship to dings, site to plan based architectural que location cacteristics ablished and ture of a neithe City nacological qued or can be data affected or prehiste as an aspent or public	of singular representing familiar visighborhood, walue in that be expected ting theories toric interesect of communications.	terials esent a nnovation nctive hich are ccording cultur physica g an sual communit t it has to pro- s of his st	
a.		Design		o. Impo	ortance to N	eighborhood		
リーカャ 5・カナ ビーカメ いっか。	E None or Little	15 □ 10 ⊠ 5 □	70	. Sur	Good Moderate Minor rounding Are Grounds Ne	a Conditions	5 Ø 3 🖂 1 📄	5
	Good Fair	5 □ 3 図 1 □	3			Good Fair Poor	5 □ 3 ⊠ 1 □	[6]
a. (Justification for Section one of the only remaining century. f. & I. Architection of downtown Wichitate General Comments upon Sippositive influence block, which will fanchor. Junto Loc Beliveen December 1985.	examples of turally imp f Douglas A that is the ignificance as it is ow it into the	oortant ave to pais early, strong med by East D	as the frotect, when the second of the secon	pe as it apperatus of the only construct of the second of	eared at the intact and a aplete block /L/MESTONE E/GHT 7 DA egative influstoring the eproject as the	turn-of- very left COLOR TRA TE Mences: entire Me SE	

O A DITAL	TIATION CATININ	ደን ፕሮእፕረጎ					
	HOUSE SOUAR or Historic)	rie IIV.					
CATIO							
Dougla	s Frontage	on South s	ide fr	rom St. Fra	ncis to E	Emporia Aver	nue
Street	& Number)						
LASSIF	ICATIONS:			AUNIEDEUTD.		STATUS:	
CAT	EGORY: SI	ructure		Public		Occupied	
Bu1	1d D	strict X	-	Private X		Unoccupied	
PRE	SENT USE:						
Agr	iculture	Governmen	ţ	Park		Apts	
Com	mercialx cational ertainment	militame	<u> </u>	-rrivate nes Religious		A 4110.7	
Ent	ertainment	Museum		Transportat	n		
WNER:						140	
~			_	•			
(Name) CONDITI COC Fai PHYSICA The bu	ON: ellent X d X r X L DESCRIPTION dildings loc	(Addres : (Include ated in th	B. any altering the block in t	Alteredx Unaltered _ teration made	City & Sta C. X C & any spe	Moved Site Scial interior	r feature
(Name) CONDITI COC Fai PHYSICA The bu	ON: ellent X d X r X L DESCRIPTION	(Addres : (Include ated in th	B. any altering the block in t	Alteredx Unaltered _ teration made	City & Sta C. X C & any spe	Moved Site cial interior	r feature
(Name) CONDITI L. Exc Goo Fai PHYSICA The bu	ON: ellent X d X r X L DESCRIPTION cildings loc	(Addres : (Include ated in th	B. any altering the block in t	Alteredx Unaltered _ teration made	City & Sta C. X C & any spe	Moved Site cial interior	r feature
(Name) CONDITI A. Exc Fai PHYSICA The bu Only i	ON: ellent X d X r X L DESCRIPTION eildings loc entegral bloc	(Addres : (Include ated in th	any ale e bloc	Altered _x Unaltered _ teration made ck were bui Vichita ext	City & Sta C. X C & any spe	Moved Site cial interior	r feature
(Name) CONDITI A. Exc Fai PHYSICA The bu Only i	ON: ellent X d X r X L DESCRIPTION cildings loc	(Addres : (Include ated in th ck of orig	any ale e bloc	Altered _x Unaltered _ teration made ck were bui Vichita ext	City & Sta C. X C & any spe	Moved Site cial interior	r feature
Name) CONDITI A. Exc Fai PHYSICA The bu Only i SIGNIFI A. Dat B: STA	ON: ellent X d X r X L DESCRIPTION cildings loc ntegral bloc CANCE: ce of Construc	(Addres (Include ated in th ck of orig tion or Impo	any ale e bloc inal w	Altered _x Unaltered _ teration made ck were bui Vichita ext	City & Sta C. X C & any spe lt betwee ant from	Moved Priginal Site cial interior en 1886 & 19 these dates	r feature
Name) CONDITI L. Exc Goo Fai PHYSICA The bu Only i SIGNIFI A. Dat B. STA	ON: ellent X d X r X L DESCRIPTION dildings loc ntegral blo CANCE: c of Construc TEMENT OF SIG	(Addres (Include ated in th ck of orig tion or Impo	any alie blockinal wortance	Altered _x Unaltered _ teration made ck were bui Vichita ext	City & Sta C. X & any spe It betwee ant from	Moved Figural Site scial interior on 1886 & 19 these dates	the blo
Name) CONDITI L. Exc Goo Fai PHYSICA The bu Conly i SIGNIFI A. Dat B: STA	CANCE: ce of Construction of C	(Addres (Include ated in th ck of orig tion or Impo NIFICANCE: Eaton hote d in 1886-	any alie blockinal wortance	Altered _x Unaltered _ teration made ck were bui Vichita ext cupies the	City & Sta C. X C & any spe It betwee ant from northeast designate	Moved Original Site cial interior en 1886 & 19 these dates corner of	the blo
Name) CONDITI L. Exc Goo Fai PHYSICA The bu Donly i SIGNIFI A. Dat B: STA The Ca It was Histor	CANCE: ce of Constructed to places.	(Addres (Include ated in th ck of orig tion or Impo NIFICANCE: Eaton hote d in 1886- Several A	any alterior and working and working and working and merical and m	Altered _x Unaltered _teration made ck were bui Vichita ext cupies the has been an Presiden	City & Sta	Moved	the bloational
Name) CONDITI L. Exc Goo Fai PHYSICA The bu Donly i SIGNIFI A. Dat B: STA The Ca It was Histor	CANCE: ce of Construction of C	(Addres (Include ated in th ck of orig tion or Impo NIFICANCE: Eaton hote d in 1886- Several A	any alterior and working and working and working and merical and m	Altered _x Unaltered _teration made ck were bui Vichita ext cupies the has been an Presiden	City & Sta	Moved	the bloational
Name) CONDITI L. Exc Goo Fai PHYSICA The but Only i SIGNIFI A. Dat B: STA The Ca It was Histor	CANCE: ce of Constructed to places.	(Addres (Include ated in the ck of orig tion or Impo NIFICANCE: Eaton hote d in 1886- Several A ational ac	any alterior block	Altered _x Unaltered _teration made ck were bui Vichita ext cupies the has been an Presiden	City & Sta	Moved	the bloational
Name) CONDITI L. Exc Goo Fai PHYSICA The bu Only i SIGNIFI A. Dat B: STA The Ca It was Histor and it	CANCE: ce of Construction on December 1 on On December	(Addres (Include ated in the ck of orig tion or Impo NIFICANCE: Eaton hote d in 1886- Several A ational acomber 29, 1	any alie blockinal wortance 1) occurrence 87 and merical claim 900.	Altered _x Unaltered _ teration made ck were bui Vichita ext cupies the has been an Presiden when its p	city & Sta C. X & any spe It betwee ant from northeast designate ts have h rincipal	Moved Original Site Scial interior en 1886 & 19 these dates corner of ed on the na	the bloational
Name) CONDITI L. Exc Goo Fai PHYSICA The bu Only i SIGNIFI A. Dat B: STA The Ca It was Histor A. Nat	CANCE: ce of Construction of Construction of the construction of	(Address (Include ated in the ck of original ated in 1886-Several Actional	any alterior and working and working and working and merical claim and the results of the result	Altered _x Unaltered _teration made ck were build with white extends the last been an Presiden when its proorthwest contributed to	City & Sta	Moved	the bloational at the ashed by

NOTE: Please enclose photo

Submit thru: Historic Landmark Preservation Committee 3751 East Douglas Ave.
Wichita, Kansas 67218

.ent appearance: Date of construction: 1887-1907 Number of stories Basement Architect: coundation material: — Builder: Exterior wall material: BRICK-VARIOUS Cost: Color of exterior: 5BLDGS - RED BR Other construction data: I BLOG - PAINTED BE Type (shape) of roof: FLAT Color of roof: Architectural style: Roof materials: ___ HOTEL-VICTORIAN ECCLECTIC Windows: material, form ARCHEDI BALANCE - TURN OF CENTURY RECTANGULAR - VARIOUS ECCLECTIC Doors: materials, form PLAIN Lintels and sills: type, shape, material LIMESTONE SLAB-WOOD aves and cornice: - cornellen/ BOXED/BRACKETED Chief exterior features: (towers, turrets, bays, porches, entrances,

Explain how the present exterior appearance differs from the original. What additions and alterations have been made?

IST FLOOR ENTRANCES CHANGEO IN SOME INSTANCES BASICALLY INTACT

First occupant:

VARIOUS

Original usage; Commercial

MULTI SHAPED WINDOWS

Other occupants, if known:

unusual detailing)

Other usages, if any:

(esent use: COMMERCIAL

Future plans, if known:

POSSIBLE RESTORATION

Ref: per 10 " Wichita : 1914

CAREY HOUSE SQUARE DISTRICT

CAREY HOUSE SQUARE DI	STRICT	
501/503 East Douglas	"Lawrence Block" - Merchants State Bank, opened 12/10/06 Now KFH/KBRA Radio.	Red brick, three story commercial structure, dentil trim between 1st & 2nd floor, arched windows, third floor with natural color key-stones matching dentil trim at roofline - Restored
505 East Douglas		
	1917-Daniels Second Hand Store, Brown furnished rooms 1924-Ben Harris Restaurant & Belmont Rooms	Red brick, corbeling at roofline, arched second story windows, natural color keystone, 2 story
507 East Douglas	1902-Wichita Trunk Factory 1907-Wichita Loan Co & John- son Furnished Rooms 1924-Wichita Loan Co & Rooms	Red brick, corbeling at roofline, limestone lintels & sills - 2 story
509 East Douglas	1903 - Kirkwood Building Kingsland Restaurant 1907-Bosustow Restaurant Bailey Furn Rooms 1917-Haverstock Taxicab & Auto Livery & Waldorf Cafe 1924-Bell Tailoring & Wichita Army Navy Store	Red brick, corbeling at roof metal cornice & name/date sign at roof, arched windows natural keystone & trim - 2-story
511/515 East Douglas	(511)1907 - G.W.Stover-cigars 1917-Taylor's White Cafe & Roc 1924-Geo Shinas Fruits & Wichita Hotel (515)1907-Farrel & Scheid Barbers T.E.Preston Pool Hall 1917-Ray Luzadder Billards 1924-Harry Pappas Billards	Brick 3-story commercial, oms arched windows 3rd story Greek pediment, corbeling at roofline-decorative lintels
517 East Douglas Hotel Wing-1904)	1904 - B.B.Hull Tailor 1924 - B.B.Hull Tailor	West end of Hotel Carey
525 East Douglas	1887 - Eaton Hotel (Carey) (See National Registry)	
112/114 South Emporia	1914 - Lexington Hotel	Double building, 2-story light brick facade

ڊ ⁻ ۽

MERCHANTS STATE BANK WAS OPENED DECEMBER 10, 1906
SOON AFTER THE LAWRENCE BLOCK WAS COMPLETED.

OFFICERS OF THE BANK WERE: GEO, N. ROBINSON, PRES.,

D. HEATON, VICE PRES, AND J. A. MURPHY, CASHIER. THEY

STANTED WITH A CAPITAL OF \$50,000. ROBINSON RESIGNED

AN OCT. OF 1909 AND CHARLES LEWIS BECAME PRESIDENT.

WITH BEORGE VERIL, VICE PRES. AND J. W. DICE, CASHIER.

THE LAWRENCE BLOCK IS LOCATED AT 501-503 E. DOUBLAS.

* CAREY HOUSE SQUARE PROPERTY

mistory of the Lexington Hotel (Brief)

The Lexington was constructed in 1914.

(Date of opening unknown at this time.)
The first owner and proprietor was John
L. Wiedeman who featured steam heat, bath,
hot and cold water in every room of his
hotel that was listed at 112-114 South
Emporia. In 1919 the hotel was owned by
Mrs. Lulu P. Gross who also served as
manager of the hotel. Several proprietors
followed and since 1924 the Hotel address
listing was changed to 114 1/2 which indicates the ground floor lobby was eliminated at that time. The hotel remained
in business until 1973 when it was phased
out for the Carey House project. Glazed
white brick adorns the front of the hotel.

March 2, 1977



HISTORIC WICHITA BOARD 9751 EAST DOUGLAS AVENUE WICHITA, KANSAS 67218 (316) 686-0915

Mr. Ray Bruggeman, Director Public Works Department 455 North Main St Wichita, Kansas

Dear Mr. Bruggeman:

おけるとはなるとうないとのまれているというとうないのであるとなっているとなって

The Historic Landmark Preservation Committee has voted to recommend a Landmark District, located in the Carey House Square Block, from St. Francis St to Emporia St, along Douglas, and back to and including the alley behind this block. We feel that this area is important as the last remaining site containing original cedar block paving in Wichita, and special care should be taken to preserve it. We realize that it might be difficult for your Department under all circumstances to maintain the alley in existing condition in case of a utility or paving problem, and therefore offer the following suggestions which might be agreed upon by our Committee and your Department to ease some of the problems which may occur.

Should there be a utility failure, every effort should be made not to displace these blocks, to tunnel under, etc. If this is impossible, and the alley must be dug up for repair purposes, the cedar blocks must be carefully removed and replaced if possible. If the cedar block is deteriorated to a point that they cannot be replaced, that the block be salvaged and placed in a public area for viewing, to be determined by the Landmark Committee and Historic Wichita Board.

Should a drainage problem occur due to wear of these blocks, that these blocks not be paved over, that they be removed carefully and replaced if possible. If the cedar block is deteriorated to a point that they cannot be replaced that the block be salvaged, etc etc.

Should these blocks deteriorate to a point where they must be paved or removed, that these blocks be removed and replaced in a public area for viewing, to be determined by the Committee and Board.

We would appreciate your comments on the matter.

Sincerely,

HISTORIC LANDMARK PRESERVATION COMMITTEE

H. Craig Miner Chai

H. Craig Miner, Chairman

cc: City Manager Landmark Committee

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION CITY HALL, TENTH FLOOR, 455 North Main Street Wichita, Kansas 67202

NOTICE TO PROPERTY OWNERS

May 26, 1977

The Wichita-Sedgwick County Metropolitan Area Planning Commission will consider the following item in the City Commission Meeting Room, City Hall, 1st. floor. 455 North Main, Wichita, Kansas, during its meeting on June 9, 1977 beginning at 1:30 p.m.

CASE NO. H77-5

Establishment of the "H" Historical Landmark Designation on the following described property

CAREY HOUSE DISTRICT - located upon the following described property: Lots 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, and 71, on Douglas Avenue; Lots 1, 3, 5, 7, 9, 11, on Emporia Avenue; Lots 2, 4, 6, 8, 10, 12 and Lots 7, 9, 11, on St. Francis Avenue; all in N. A. ENGLISH'S ADDITION to the City of Wichita, Sedgwick County, Kansas. Generally located between Douglas and William, from Emporia to St. Francis (on both sides).

A representative of the Historic Landmark Preservation Committee, 3751 E. Douglas, Phone No. 681-1131, will contact you to explain the proposed historic landmark designation and answer questions you may have.

The Planning Commission requests that the property owners make known their wishes and desires concerning the proposed historic landmark designation. This can be accomplished by written correspondence prior to the hearing date or by appearing at the public hearing in person or through a representative if so desired. Written correspondence should be addressed to Mr. Robert A. Lakin, Director of Planning, City Hall, 10th Floor, 455 North Main Street, Wichita, Kansas 67202.

On the basis of the proceedings of the public hearing, the Planning Commission may recommend for or against the establishment of a Historic Landmark Designation to the Board of Wichita City Commissioners. In the event the Board of Wichita City Commissioners approves the Designation, such Designation provides for a review by the Historic Landmark Preservation Committee and the issuance of a Certificate of Appropriateness by the Board of Wichita City Commissioners for any proposed exterior alteration of the Historic Landmark. The Designation also provides for a suspension of up to 240 days for the issuance of a demolition permit on a Historic Landmark. The Historic Landmark Designation does not change the types of uses permitted by the zoning classification established on the property.

NOTE: You are also informed that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

NOTE: It is the policy of the Planning Commission that any request for a deferral of the hearing of this case shall be submitted to the Secretary, Robert A. Lakin, City Hall, Tenth Floor, 455 North Main Street, 7 days prior to the meeting. The Chairman or the Secretary may grant such a request for deferral. Persons requesting deferrals will be charged with the cost of preparing and mailing new notices.

Robert A. Lakin Secretary

LIMITED REPORT OF TITLE

STATE OF KANSAS)
SEDGWICK COUNTY)

The Fidelity Title Company, Inc., duly qualified Abstracter under the laws of the State of Kansas, after a careful search of the records of Sedgwick County, Kansas, makes the following statement concerning the title to the following described property situated in in said County and State, to-wit:

Lots 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, and 71, on Douglas Avenue,

Lots 1, 3, 5, 7, 9, 11, on Emporia Avenue,

Lots 2, 4, 6, 8, 10, 12 and Lots 7, 9, 11, on St. Francis Avenue,

all in N. A. ENGLISH'S ADDITION to the City of Wichita, Sedgwick County, Kansas.

That the last deed or deeds, purporting to convey title to said property is a

See Schedule "A" attached.

and purports to be a full and complete conveyance of the entire fee simple title except as follows:

except easements and restrictions of record.

Dated at Wichita, Kansas, this 11th day of April, 1977, at 7:00 o'clock A.M.

FIDELITY TITLE COMPANY, INC.

Asst. Sec.

THIO

COMPART.

INC



SCHEDULE "A"

Lots 49 & 51, Douglas Avenue Warranty Deed filed June 25, 1971, recorded in Book "1529" of Deeds, page 280, from O. S. Gossard & Jaclyn G. Gossard, husband and wife, to CAREYHOUSE SQUARE, INC., a corporation,

Lot 53, on Douglas Avenue Warranty Deed filed April 1, 1975, recorded on Film "136", Page 938, from Henry Leben, a single man, to CAREY HOUSE SQUARE, INC., a Kansas Corporation,

Lot 57, Douglas Avenue Warranty Deed filed July 20, 1973, recorded in Book "67", Page 1047, from Esther Steinberg, a single woman, to ELINOR HELITZER

Lease Agreement, filed October 26, 1971, recorded in Book "700" of Msc., page 434, from Phillip Gerson, by Esther Steinberg, Attorney in Fact for Phillip Gerson, to CAREY HOUSE SQUARE, INC., a Kansas corporation,



Lot 55, on Douglas Avenue Corporation Warranty Deed filed May 18, 1971, recorded in Book "1526" of Deeds, page 401, from The Fourth National Bank and Trust Company, Wichita, to CAREY HOUSE SQUARE, INC.,

Lots 59 and 61, on Douglas Avenue
Deed of Testamentary Trustee, filed May 14, 1971, recorded in Book
"1526" of Deeds, page 262, from First National Bank in Wichita,
testamentary trustee under the will of Rachel L. Grace, deceased, to
CAREY HOUSE SQUARE, INC.,

Lots 63, 65, 67, 69, & 71, on Douglas Avenue
Warranty Deed filed May 18, 1971, recorded in Book "1526" of Deeds,
page 399, from Louise Shirk Gossard, a single woman, to CAREY HOUSE
SQUARE, INC., a Kansas Corporation

Lots 1 & 3, on Emporia Avenue
Warranty Deed filed August 16, 1971, recorded in Book "1533" of Deeds,
page 203, from Dan Mar and May H. Mar, his wife, and So J. Yee and Toy
W. Yee, hiswife, to CAREY HOUSE SQUARE, INC., a Kansas Corporation

Lots 5, 7, 9 & 11, on Emporia Avenue Corporation Warranty Deed, recorded on Film "189", Page 1164, filed May 10, 1976, from Noble Properties, Inc., to CAREY HOUSE SQUARE, INC.,

Lots 2, 4, 6, 8, 10 and 12, and Lots 7, 9 & 11, on St. Francis Avenue Corporation Warranty Deed filed August 5, 1976, recorded on Film "203" Page 1171, from The Litwin Corporation, to CAREY HOUSE SQUARE, INC.

