

Map No. 5547
 Sec. 21
 Twp. 27
 Range 1E

DATA SHEET

H - 76-9
 -
 -
 -
 Filed 1-20-76

APPLICATION DATA: From _____ to _____

1. Applicant: Historical Landmark Preservation Committee
 Address 3751 East Douglas, Wichita 67218 Phone _____
2. Agent: _____
 Address _____ Phone _____
3. General Location: EATON HOTEL, on the south side of Douglas between Emporia and St. Francis. Address _____
4. Proposed Use: _____

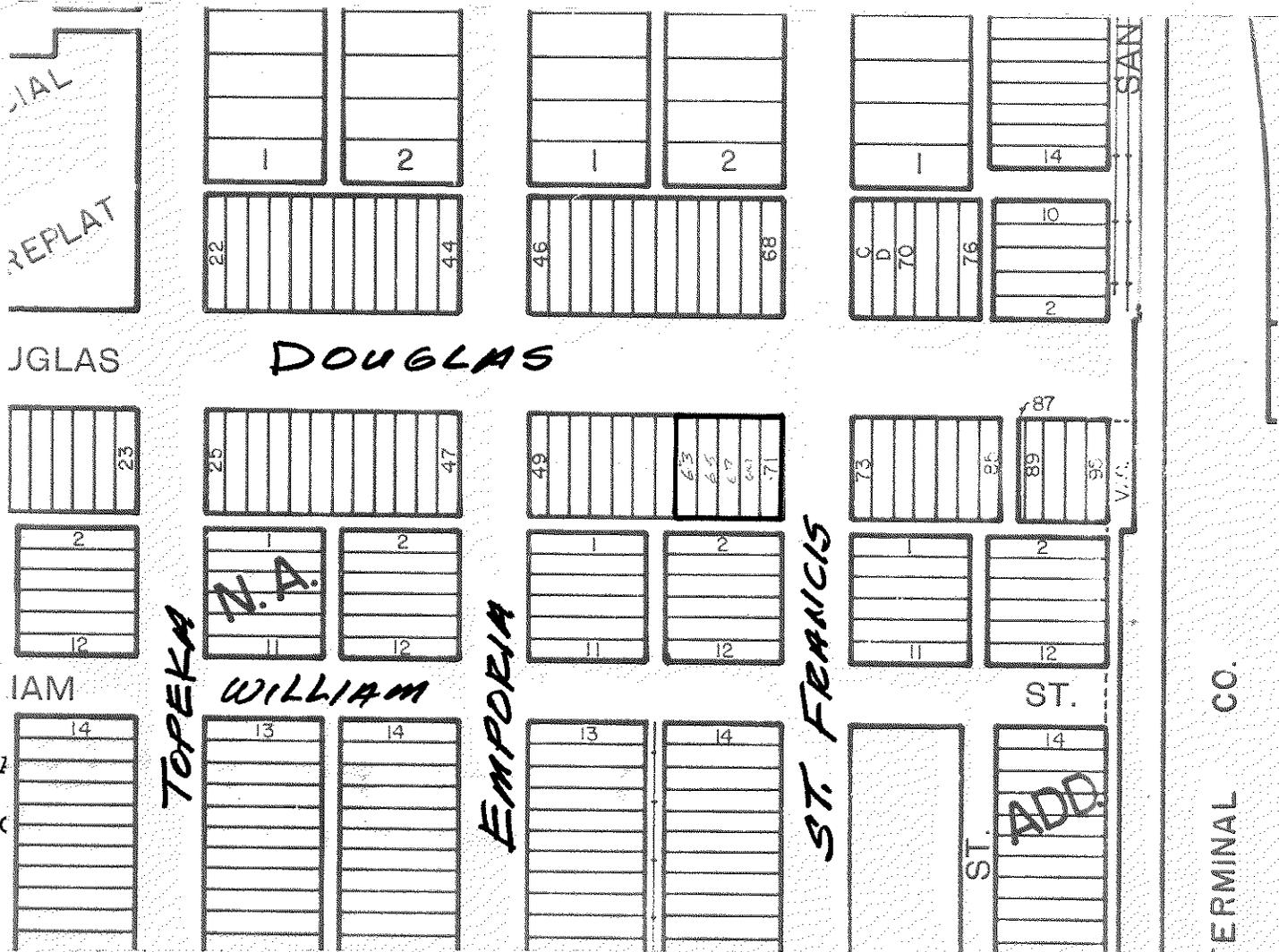
AREA DATA:

1. Acres: 0.34 (125 ft. by 125 ft.)
2. Adjoining Zoning: E "E" S "D" W "D" N "D"
3. Land Use: East _____ South _____
 West _____ North _____
4. Sketch Plan Land Use is for: _____
5. Present Land Use is for: _____
6. Area (is) (is not) platted.

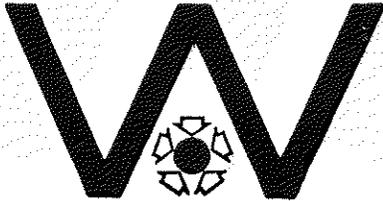
PHOTO DATA:

Taken by _____ Date _____ Time _____

H 76-9



THE CITY OF WICHITA



OFFICE OF THE CITY MANAGER

City Clerk
City Hall, 2nd Floor
455 North Main
Wichita, Kansas 67202

March 24, 1976

Mr. Phil Kasselbaum, President
Carey House Square, Inc.
Kansas State Bank and Trust Building
125 N. Market
Wichita, Kansas 67202

Dear Sir,

Notice is hereby given that on March 16, 1976,
the Governing Body of the City of Wichita, Kansas, approved a historic
landmark subdistrict designation for the following property:

**Lots 63, 65, 67, 69 & 71 on Douglas Ave, N.A. English Addn.
(H76-9) (Eaton Hotel)**

By copy of this notice, Ordinance No. Ord. 34-343
is being filed with the County Clerk and Register of Deeds of Sedgwick
County.

Very truly yours,

Donald C. Gisick
City Clerk

DCS:cb

cc: Planning Department, Current Plans Division. ✓

123-020

WILLIAM G. SHELDON
STATE NOTARY PUBLIC
BUTLER COUNTY, KANSAS
MY COM. EXP. NOV. 25, 1978

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERSREQUEST FOR HISTORIC LANDMARK DESIGNATION

CASE NO. H 76-9

CONSIDERED BY MAPC: 2-19-76

REQUEST FOR: Historic landmark designation

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

Preserve property for historic purposes

GENERAL LOCATION: South side of Douglas between
Emporia and St. Francis

LEGAL DESCRIPTION:

The Eaton Hotel located upon Lots 63, 65, 69⁶⁷
and 71 on Douglas Avenue, N. A. English Addition.APPLICANT: Historic Landmark Preservation Committee
3751 East Douglas 67208

COUNSEL FOR APPLICANT: Colleen Johnston, Chairperson

PROTESTORS (LIST COUNSEL) IF ANY: None

SURROUNDING ZONING: Subject property and that to the north, south
and west is "D"; east is "E"LAND USE: To the north is a pawn shop and thrift store; east is a
confectionary; south is office building; west is food
market

PLANNING COMMISSION RECOMMENDATION:

That subject property be designated as a historic landmark.
Collier moved, Barrier seconded and it carried by a vote of
5 in favor (Collier, Barrier, Taylor, Porter, and Goebel)
and 4 opposed (Bayouth, Gragg, Savina and Hennessy). Kamen
was absent.

ACTION 1. Approve the recommendation of the Metropolitan Area Planning
Commission and place the ordinance designating the application area
as a historic landmark on first reading; or
2. Take such action as the City Commission deems appropriate.

EXCERPT FROM PLANNING COMMISSION MINUTES OF FEBRUARY 19, 1976:

21. Case No. H 76-9 - Request from Historic Landmark Preservation Committee that THE EATON HOTEL, located upon Lots 63, 65, 67, 69 and 71 on Douglas Avenue, N. A. English Addition, be designated as a historic landmark. Generally located on the south side of Douglas between Emporia and St. Francis.

GALBRAITH showed slides of the area and reviewed the following staff report:

Comments

1. The Historic Landmark Preservation Committee has submitted an application to the Planning Commission for recommendation to the Board of City Commissioners as to whether the Eaton Hotel, located at the southwest corner of Douglas 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. Subject property was constructed in 1886-87 and is regarded as a good example of a late 19th Century metropolitan hotel. The hotel gained nationwide recognition after militant prohibitionist Carry Nation attacked the hotel bar on December 27, 1900. The Carey House (Eaton Hotel), is currently listed as one of the 193 Kansas buildings and sites which are contained on the National Register of Historic Places.
3. No inconsistencies with adopted plans or projects appear to exist with this request. The Historic Landmark Preservation Committee has submitted documentation in justification of the requested designation as follows:
 - a) Historic Staff Evaluation Sheet of Wichita Landmark Registry; and
 - b) National Register of Historic Places Inventory - Nomination Form.

BAYOUTH thought this property would eventually become a barrier for the improvement of downtown Wichita as the whole block is a problem, and will hinder and interfere with the rehabilitation of the downtown area.

PORTER pointed out that improvements already made in this block have been one of the motivating forces for looking at downtown redevelopment; the Eaton Hotel is partially restored and with many plans to finish the work; it is really the high point of the whole area.

BAYOUTH repeated his thought that it will become a problem child later and he did not want to see this particular block left out of future redevelopment.

GRAGG asked if Mr. Kasselbaum (owner) was present. It was reported that he is out of the City at this time, but that he had been notified of this hearing.

LAKIN said it was his understanding that Mr. Kasselbaum had acquired all of the Douglas frontage in this block.

JOHNSTON pointed out that all properties being considered today are already on the National Register, but the KFH corner has not been nominated.

GRAGG asked why the Commission is considering these items if the properties are already on the National Register. LAKIN answered that it would be adding an additional control, in that the National Register doesn't require review of building permits unless federal funds are involved. If federal monies are spent on the block in question, and landmark designation nationally and locally makes a property eligible to receive certain types of federal grants, but if no application is made for such funds, then the designation is more of an honor than anything else.

GRAGG thought this request had some merit in view of the work done by Mr. Kasselbaum, but thought the Commission should hear from Mr. Kasselbaum.

BAYOUTH again expressed opposition to this request, but considered such designation fine for publicly owned properties.

LAKIN noted that the KFH Building has not been nominated, and asked if the Landmark Committee had authority to make that nomination. JOHNSTON said it did have, but they have at this time only initiated activity on the Eaton Hotel.

PORTER said she realized the Landmark Committee was just getting started, but suggested that it would be helpful if the owner of a property was contacted prior to consideration of a case by the Planning Commission. JOHNSTON said they were all contacted by the Landmark Committee. PORTER answered that if someone from the Committee would have talked with Mr. Kasselbaum, they could have reported to this Commission how he felt about the possibility of landmark designation for the hotel. JOHNSTON said this would not be a problem in the future because the submissions today are the only National landmarks in the City.

JOHNSTON continued that they were informed that the procedure was to hold a public hearing and were told that the planning staff would notify the owners. In some cases, however, on the public properties, they have contacted persons; on the Eaton Hotel, she commented that Mr. Kassenbaum has a fantastic interest in the whole block, and it was assumed there would be no objection. She indicated owners would be personally contacted in the future.

MOTION: That the Planning Commission recommend to the City Commission that H 76-9, H 76-10, and H 76-11 (shown later in these minutes), be approved for the landmark designation. Collier moved and Barrier seconded.

CHAIRMAN BAYOUTH said the cases should be considered individually.

Collier, with the consent of the second, withdrew the above motion.

MOTION: That the Planning Commission recommend to the City Commission that subject property be designated as a historic landmark. Collier moved, Barrier seconded and it carried by a vote of 5 in favor (Collier, Barrier, Taylor, Porter, and Goebel) and 4 opposed (Bayouth, Gragg, Savina and Hennessy). Kamen was absent.

Map No. 5547
 Sec. 21
 Twp. 27
 Range 1E

DATA SHEET

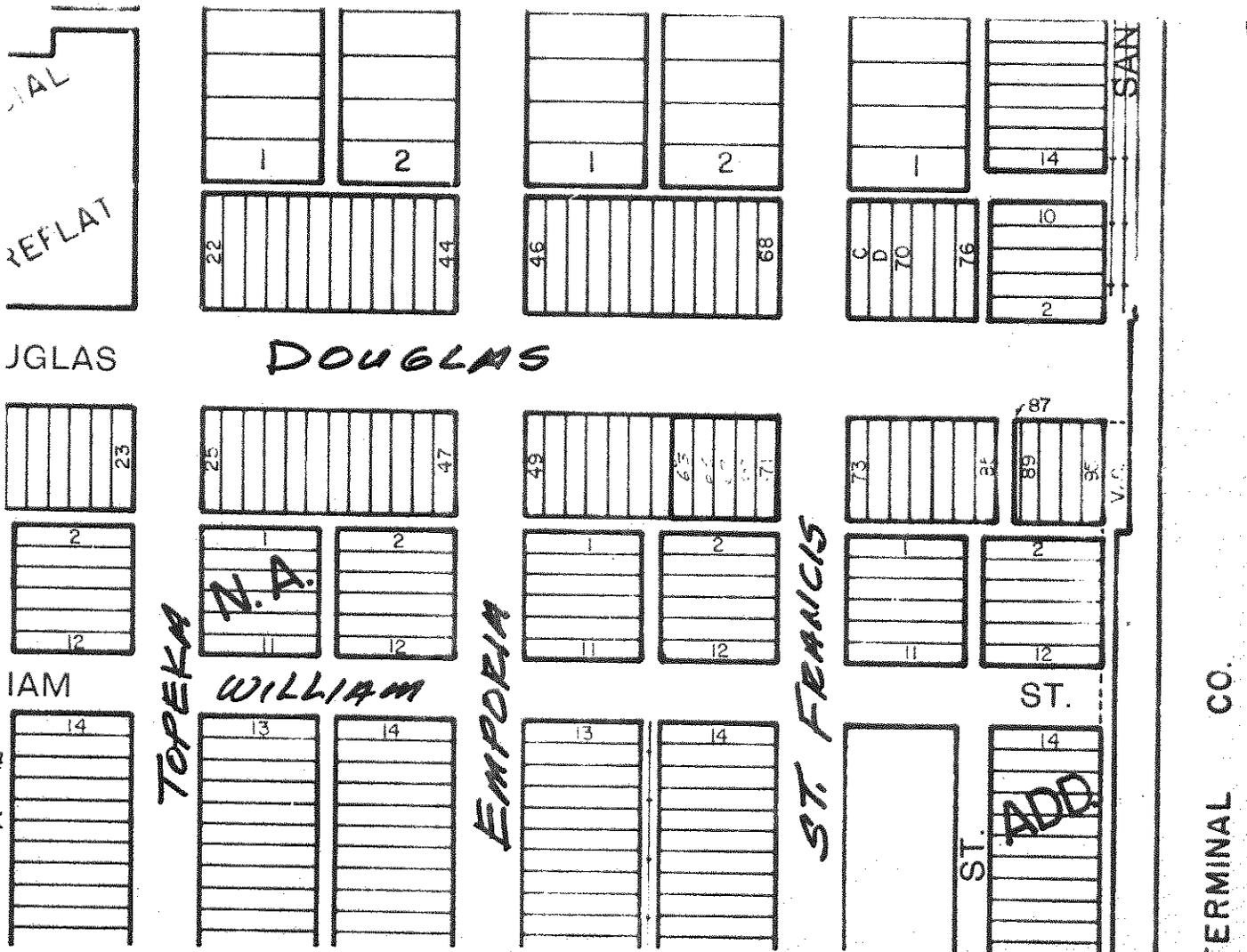
H - 76-9
 -
 -
 -
 Filed 1-20-76

- APPLICATION DATA: From _____ to _____
1. Applicant: Historical Landmark Preservation Committee
 Address 3751 East Douglas, Wichita 67218 Phone _____
 2. Agent: _____
 Address _____ Phone _____
 3. General Location: EATON HOTEL, on the south side of Douglas between Emporia and St. Francis. Address _____
 4. Proposed Use: _____

- AREA DATA:
1. Acres: 0.34 (125 ft. by 125 ft.) *125 - A 2 1/2 to 5 has been vacated*
 2. Adjoining Zoning: E "E" S "D" W "D" N "D"
 3. Land Use: East _____ South _____
 West _____ North _____
 4. Sketch Plan Land Use is for: _____
 5. Present Land Use is for: _____
 6. Area (is) (is not) platted.

PHOTO DATA:
 Taken by _____ Date _____ Time _____

H 76-9



NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: Kansas	
COUNTY: Sedgwick	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

1. NAME

COMMON:
Eaton Hotel

AND/OR HISTORIC:
The Carey House (preferred name)

2. LOCATION

STREET AND NUMBER:
525 East Douglas ✓

CITY OR TOWN:
Wichita

STATE Kansas	CODE 67202	COUNTY: Sedgwick	CODE 173
-----------------	---------------	---------------------	-------------

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered <input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No

PRESENT USE (Check One or More as Appropriate)

<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input type="checkbox"/> Comments
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Private Residence	<input type="checkbox"/> Other (Specify)	
<input type="checkbox"/> Educational	<input type="checkbox"/> Military	<input type="checkbox"/> Religious		
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific		

4. OWNER OF PROPERTY

OWNER'S NAME:
Carey House Square, Inc.
Phil Kassebaum, President

STREET AND NUMBER:
Kansas State Bank and Trust Co. Building
123 North Market

CITY OR TOWN:
Wichita

STATE: Kansas	CODE 67202
------------------	---------------

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC:
Register of Deeds

STREET AND NUMBER:
Sedgwick County Courthouse

CITY OR TOWN:
Wichita

STATE: Kansas	CODE 67202
------------------	---------------

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
Federal Writers' Project of the Works Project Administration

DATE OF SURVEY:
1939

DEPOSITORY FOR SURVEY RECORDS:
Records destroyed. A guidebook, Kansas, was published in 1939.

STREET AND NUMBER:
in 1939.

CITY OR TOWN:
Wichita

STATE: Kansas	CODE 67202
------------------	---------------

STATE: Kansas

COUNTY: Sedgwick

FOR NPS USE ONLY

ENTRY NUMBER

DATE

SEE INSTRUCTIONS

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.

ATTEST:

Mayor

(SEAL) City Clerk

Approved as to form City Attorney

February 23, 1976

Ms. Colleen Johnston, Chairperson
Historic Landmark Preservation Committee
3751 East Douglas
Wichita, Kansas 67218

Re: H 76-9 - Request for designation of the EATON HOTEL as a historic landmark - Southwest corner of Douglas and St. Francis

Dear Ms. Johnston:

At the regular meeting of the Metropolitan Area Planning Commission on February 19, 1976, the above-captioned application was considered. It was the action of the Commission to recommend that subject property be designated as a historic landmark.

This matter will be forwarded to the Board of City Commissioners for consideration on March 9, 1976, the meeting to be held in the City Commission Chambers, First Floor, City Hall, 455 North Main. We would like to call to your attention that planning items will be heard by the City Commission following all other matters of business.

Please call if you have any questions.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: Robert A. Puckett, Director, Historic Wichita Board,
3751 East Douglas 67218
Phil Kasselbaum, President, Carey House Square, Inc.,
Kansas State Bank & Turst Bldg., 123 N. Market 67202
Elmer Karstensen, Executive Assistant to the City Manager
City Manager's Office

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 2-19-76

Case No. H 76-9	Request: Historic Landmark Designation for Eaton Hotel
-----------------	--

Location: Southwest corner of Douglas and St. Francis

Acres: 0.35	Size: 125 ft. by 125 ft.
-------------	--------------------------

	<u>Land Use</u>	<u>Zoning</u>
Existing	Eaton Hotel	"D"
North	Pawn shop & thrift store	"D"
East	Confectionary	"E"
South	Office building	"D"
West	Food market	"D"

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 Eaton Hotel, located at the southwest corner of Douglas 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. Subject property was constructed in 1886-87 and is regarded as a good example of a late 19th Century metropolitan hotel. The hotel gained nationwide recognition after militant prohibitionist Carry Nation attacked the hotel bar on December 27, 1900. The Carey House (Eaton Hotel), is currently listed as one of the 193 Kansas buildings and sites which are contained on the National Register of Historic Places.

3. No inconsistencies with adopted plans or projects appear to exist with this request. The Historic Landmark Preservation Committee has submitted documentation in justification of the requested designation as follows:
 - a) Historic Staff Evaluation Sheet of Wichita Landmark Registry; and
 - b) National Register of Historic Places Inventory - Nomination Form.

WICHITA LANDMARK REGISTRY
Nomination

ENDANGERED

PROPERTY: EMERALD HOTEL

I. Applicable criteria under Ordinance 33-790, City of Wichita (Section 2.12.1019 Code of the City of Wichita). Property is rated 1 - 5 in applicable areas. See Section IV for justification.

- | | | | |
|---|---------------------------------------|---|--|
| a. Character, interest or value as part of the development, heritage, or cultural characteristics of the City of Wichita, State, or United States | <input checked="" type="checkbox"/> 5 | h. Embodiment of elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation | <input type="checkbox"/> |
| b. Location as the site of a significant historic event | <input type="checkbox"/> 1 | i. Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on historic, cultural or architectural motif | <input type="checkbox"/> |
| c. Identification with a person or persons who significantly contributed to the culture and development of the City | <input type="checkbox"/> 2 | j. Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the City | <input checked="" type="checkbox"/> 5 |
| d. Exemplification of the cultural, economic, social or historical heritage of the City | <input type="checkbox"/> 3 | k. Archaeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest | <input type="checkbox"/> |
| e. Portrayal of the environment of a group of people in a era of history characterized by a distinctive architectural style | <input type="checkbox"/> | l. Value as an aspect of community sentiment or public pride | <input checked="" type="checkbox"/> 5 |
| f. Embodiment of distinguishing characteristics of an architectural type or specimen | <input checked="" type="checkbox"/> 5 | | |
| g. Identification as the work of an architect or master builder whose individual work has influenced the development of the City | <input type="checkbox"/> | | |
| | | TOTAL SCORE | <input checked="" type="checkbox"/> 53 |

II. Environmental Factors:

- | | | | |
|-----------------------------------|---|--------------------------------|--|
| a. Desecration of Original Design | | b. Importance to Neighborhood | |
| None or Little | 15 <input checked="" type="checkbox"/> | Good | 5 <input checked="" type="checkbox"/> |
| Moderate | 10 <input type="checkbox"/> | Moderate | 3 <input type="checkbox"/> |
| Considerable | 5 <input type="checkbox"/> <input checked="" type="checkbox"/> 15 | Minor | 1 <input type="checkbox"/> <input checked="" type="checkbox"/> 5 |
| c. Physical Condition | | d. Surrounding Area Conditions | |
| Excellent | 5 <input type="checkbox"/> | Grounds | Neighborhood |
| Good | 3 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> 3 | Good | 5 <input type="checkbox"/> |
| Fair | 1 <input type="checkbox"/> <input checked="" type="checkbox"/> 3 | Fair | 3 <input checked="" type="checkbox"/> |
| | | Poor | 1 <input type="checkbox"/> <input checked="" type="checkbox"/> 6 |

III. Justification for Section I.

Built by local financier, John B. Carey, later Mayor of Wichita. Gained national fame when Carrie Nation made this hotel her first attack against alcohol. Many colorful social activities held in this building in the late 1800's and early 1900's.

IV. General Comments upon Significance, strongest positive and negative influences:

Building is excellent example of Victorian eclectic architecture, as applied to commercial structures. Negative influence in unfortunate deterioration of that part of Douglas Ave.

Kan. Cong. Dist. No. 4
 Garner Shriver
 Form 10-300
 (July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
 NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
 INVENTORY - NOMINATION FORM**

(Type all entries - complete applicable sections)

STATE: Kansas	
COUNTY: Sedgwick	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

1. NAME

COMMON: Eaton Hotel

AND/OR HISTORIC: The Carey House (preferred name)

2. LOCATION

STREET AND NUMBER: 525 East Douglas ✓

CITY OR TOWN: Wichita

STATE Kansas	CODE 67202	COUNTY: Sedgwick	CODE 173
-----------------	---------------	---------------------	-------------

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered <input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No

PRESENT USE (Check One or More as Appropriate)

<input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ _____ _____	<input type="checkbox"/> Comments _____ _____
---	--	--	---	---

4. OWNER OF PROPERTY

OWNER'S NAME: Carey House Square, Inc.
 Phil Kassebaum, President

STREET AND NUMBER: Kansas State Bank and Trust Co. Building
 123 North Market

CITY OR TOWN: Wichita

STATE: Kansas	CODE: 67202
---------------	-------------

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.: Register of Deeds

STREET AND NUMBER: Sedgwick County Courthouse

CITY OR TOWN: Wichita

STATE: Kansas	CODE: 67202
---------------	-------------

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY: Federal Writers' Project of the Works Project Administration

DATE OF SURVEY: 1939 Federal State County Local

DEPOSITORY FOR SURVEY RECORDS: Records destroyed. A guidebook, Kansas, was published in 1939.

STREET AND NUMBER: _____

CITY OR TOWN: _____

STATE: _____	CODE: _____
--------------	-------------

SEE INSTRUCTIONS

STATE: Kansas
 COUNTY: Sedgwick
 ENTRY NUMBER
 DATE
 FOR NPS USE ONLY

7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered		<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site	

DESCRIBE THE PRESENT AND ORIGINAL (If known) 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 red-painted face brick. The fifth floor is enclosed behind a wood-shingled 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.

SEE INSTRUCTIONS

SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- Pre-Columbian 16th Century 18th Century 20th Century
 15th Century 17th Century 19th Century

SPECIFIC DATE(S) (If Applicable and Known) 1865-87

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | _____ |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Military | <input type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | | _____ |
| <input type="checkbox"/> Conservation | | | _____ |

STATEMENT OF SIGNIFICANCE

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.

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Seals, Carleton, Cyclone Carry, The Story of Carry Nation (Philadelphia, Chilton Co., 1962), pp. 134-140.
 Bentley, O. H., History of Wichita and Sedgwick County (Chicago, C. F. Cooper and Co., 1910), pp. 241, 242, 310.
 "Carey House Square Takes Title to Eaton Hotel, Nearby Realty," Harper's Journal (Wichita), June 19, 1971.
 Long, R. M., Wichita Century (Wichita, Wichita Historical Museum Assn., 1969), p. 104.
 Miller, Nyle H., Edgar Langsdorf and Robert W. Richmond, Kansas, A Pictorial History (Topeka, Kansas State Historical Society, 1961), pp. 177, 255, 256.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees	Minutes	Seconds
NW	° ' "	° ' "				
NE	° ' "	° ' "		37	41	09
SE	° ' "	° ' "				
SW	° ' "	° ' "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: One acre

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE: Charles L. Hall, Architectural Consultant
Richard D. Pankratz, Planner

ORGANIZATION: Kansas State Historical Society DATE: December 1, 1971

STREET AND NUMBER: 120 West Tenth Street

CITY OR TOWN: Topeka STATE: Kansas 66612 CODE: 20

12. STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name Nyle H. Miller
Nyle H. Miller

Title Executive Director, Kansas State Historical Society

Date December 3, 1971

I hereby certify that this property is included in the National Register.

Chief, Office of Archeology and Historic Preservation

Date _____

ATTEST: _____

Keeper of The National Register

Date _____

SEE INSTRUCTIONS

No. 685158

RECEIPT FOR CERTIFIED MAIL—30¢ (plus postage)

SENT TO Mr. Phil Kasselbaum, Pres.		POSTMARK OR DATE
Carey House Square, Inc.		
STREET AND NO. Ks. State Bank & Trust Building - 123 North Market		
P.O., STATE AND ZIP CODE		
Wichita, Kansas 67202		
OPTIONAL SERVICES FOR ADDITIONAL FEES		
RETURN RECEIPT SERVICES	1. Shows to whom and date delivered With delivery to addressee only	15¢ 65¢
	2. Shows to whom, date and where delivered With delivery to addressee only	35¢ 85¢
	DELIVER TO ADDRESSEE ONLY	50¢
	SPECIAL DELIVERY (extra fee required)	

PS Form 3800 NO INSURANCE COVERAGE PROVIDED— (See other side) Apr. 1971 NOT FOR INTERNATIONAL MAIL * GPO : 1972 O - 460-743

City Directory lists
J. Philip Kasselbaum
attorney at Law
Kasselbaum & Rees
15th floor
125 N. Market St.
I called Tel: 263-4921
at 9:15 AM.
Sec'y. will call me
today 2-12-76
3:10 PM - Mr. Kasselbaum's Sec'y
told me that Mr. Kasselbaum
received the letter but the
Postman failed to tear off the
signed receipt. Mr. Kasselbaum
threw it away.

H76-9 - 4 Notices to property owners mailed 2/5/76 for the MAPC meeting of 2/19/76, as follows:

Mr. Phil Kasselbaum, President Carey House Square, Inc.
Kansas State Bank & Trust Building, 123 North Market, 67202

CERTIFIED MAIL-RETURN RECEIPT REQUESTED

Robert A. Puckett, Director Wichita Historical Museum Ass'n.
Historical Landmark Preservation Committee
Elmer Karstensen, Executive Assistant to the City Manager
(Notice and MAP enclosed)

Called P.O. Claims & Inquiry 2-12-76
267-6311 x 206

The P.O. has not received a signature
yet (Ede)

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 North Main Street
Wichita, Kansas 67202

NOTICE TO PROPERTY OWNERS

FEB 5 1976

The Wichita-Sedgwick County Metropolitan Area Planning Commission will consider the following item in the City Commission Chambers, City Hall, 1st floor; 455 North Main Street, Wichita, Kansas, during its meeting on FEB 19 1976 beginning at 1:30 p.m. at which time you may appear either in person or by agent or attorney, if you so desire.

CASE NO. H76-9

Establishment of the "H" Historical Landmark Designation
on the following described property.

The Eaton Hotel located upon Lots 63, 65, 67, 69 and 71 on Douglas Avenue, N.A. ENGLISH ADDITION. Generally located on the south side of Douglas between Emporia and St. Francis.

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: 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

H76-9

STAFF EVALUATION SHEET
WICHITA LANDMARK REGISTRY
Nomination

ENDANGERED

PROPERTY: EATON HOTEL

I. Applicable criteria under Ordinance 33-790, City of Wichita (Section 2.12.1019 Code of the City of Wichita). Property is rated 1 - 5 in applicable areas. See Section IV for justification.

- | | | | |
|---|----------------------------|---|-----------------------------|
| a. Character, interest or value as part of the development, heritage, or cultural characteristics of the City of Wichita, State, or United States | <input type="checkbox"/> 5 | h. Embodiment of elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation | <input type="checkbox"/> |
| b. Location as the site of a significant historic event | <input type="checkbox"/> 1 | i. Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on historic, cultural or architectural motif | <input type="checkbox"/> |
| c. Identification with a person or persons who significantly contributed to the culture and development of the City | <input type="checkbox"/> 2 | j. Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the City | <input type="checkbox"/> 5 |
| d. Exemplification of the cultural, economic, social or historical heritage of the City | <input type="checkbox"/> 3 | k. Archaeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest | <input type="checkbox"/> |
| e. Portrayal of the environment of a group of people in a era of history characterized by a distinctive architectural style | <input type="checkbox"/> | l. Value as an aspect of community sentiment or public pride | <input type="checkbox"/> 5 |
| f. Embodiment of distinguishing characteristics of an architectural type or specimen | <input type="checkbox"/> 5 | | |
| g. Identification as the work of an architect or master builder whose individual work has influenced the development of the City | <input type="checkbox"/> | | |
| | | TOTAL SCORE | <input type="checkbox"/> 55 |

II. Environmental Factors:

- | | | | |
|-----------------------------------|---|--------------------------------|---------------------------------------|
| a. Desecration of Original Design | | b. Importance to Neighborhood | |
| None or Little | 15 <input checked="" type="checkbox"/> | Good | 5 <input checked="" type="checkbox"/> |
| Moderate | 10 <input type="checkbox"/> | Moderate | 3 <input type="checkbox"/> |
| Considerable | 5 <input type="checkbox"/> 15 | Minor | 1 <input type="checkbox"/> 5 |
| c. Physical Condition | | d. Surrounding Area Conditions | |
| Excellent | 5 <input type="checkbox"/> | Grounds | Neighborhood |
| Good | 3 <input checked="" type="checkbox"/> 3 | Good | 5 <input type="checkbox"/> |
| Fair | 1 <input type="checkbox"/> 3 | Fair | 3 <input checked="" type="checkbox"/> |
| | | Poor | 1 <input type="checkbox"/> 6 |

III. Justification for Section I.
Built by local financier, John B. Carey, later Mayor of Wichita. Gained national fame when Carrie Nation made this hotel her first attack against alcohol. Many colorful social activities held in this building in the late 1800's and early 1900's.

IV. General Comments upon Significance, strongest positive and negative influences:
Building is excellent example of Victorian eclectic architecture, as applied to commercial structures. Negative influence in unfortunate deterioration of that part of Douglas Ave.

Kan. Cong. Dist. No. 4
 Garner Shriver
 Form 10-300
 (July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
 NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
 INVENTORY - NOMINATION FORM**

(Type all entries - complete applicable sections)

STATE: Kansas	
COUNTY: Sedgwick	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

1. NAME

COMMON:
Eaton Hotel

AND/OR HISTORIC:
The Carey House (preferred name)

2. LOCATION

STREET AND NUMBER:
525 East Douglas ✓

CITY OR TOWN:
Wichita

STATE Kansas	CODE 67202	COUNTY: Sedgwick	CODE 173
-----------------	---------------	---------------------	-------------

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ _____ _____

4. OWNER OF PROPERTY

OWNER'S NAME:
Carey House Square, Inc.
Phil Kassebaum, President

STREET AND NUMBER:
Kansas State Bank and Trust Co. Building
123 North Market

CITY OR TOWN:
Wichita

STATE:
Kansas

CODE:
67202

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
Register of Deeds

STREET AND NUMBER:
Sedgwick County Courthouse

CITY OR TOWN:
Wichita

STATE:
Kansas

CODE:
67202

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
Federal Writers' Project of the Works Project Administration

DATE OF SURVEY:
1939 Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:
Records destroyed. A guidebook, Kansas, was published

STREET AND NUMBER:
in 1939.

CITY OR TOWN:

STATE:

CODE:

SEE INSTRUCTIONS

STATE: Kansas	COUNTY: Sedgwick	ENTRY NUMBER	DATE

FOR NPS USE ONLY

7. DESCRIPTION

CONDITION	(Check One)				
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins
	(Check One)		(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site	

DESCRIBE THE PRESENT AND ORIGINAL (if known) 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 red-painted face brick. The fifth floor is enclosed behind a wood-shingled 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.

SEE INSTRUCTIONS

SEE INSTRUCTIONS

a. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- Pre-Columbian 16th Century 18th Century 20th Century
 15th Century 17th Century 19th Century

SPECIFIC DATE(S) (If Applicable and Known) 1886-87

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|---|---|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | _____ |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarianism | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Military | <input type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | | |
| <input type="checkbox"/> Conservation | | | |

STATEMENT OF SIGNIFICANCE

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.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Beals, Carleton, Cyclone Carry, The Story of Carry Nation (Philadelphia, Chilton Co., 1962), pp. 134-140.
 Bentley, O. H., History of Wichita and Sedgwick County (Chicago, C. F. Cooper and Co., 1910), pp. 241, 242, 310.
 "Carey House Square Takes Title to Eaton Hotel, Nearby Realty," Harper's Journal (Wichita), June 19, 1971.
 Long, R. M., Wichita Century (Wichita, Wichita Historical Museum Assn., 1969), p. 104.
 Miller, Nyle H., Edgar Langsdorf and Robert W. Richmond, Kansas, A Pictorial History (Topeka, Kansas State Historical Society, 1961), pp. 177, 255, 256.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees	Minutes	Seconds
NW	° ' "	° ' "		°	'	"
NE	° ' "	° ' "		37	41	09
SE	° ' "	° ' "		°	'	"
SW	° ' "	° ' "		97	19	54

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: One acre

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE: Charles L. Hall, Architectural Consultant
Richard D. Pankratz, Planner

ORGANIZATION: Kansas State Historical Society DATE: December 1, 1971

STREET AND NUMBER: 120 West Tenth Street

CITY OR TOWN: Topeka STATE: Kansas 66612 CODE: 20

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name Nyle H. Miller
 Nyle H. Miller

Title Executive Director, Kansas State Historical Society

Date December 3, 1971

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

Chief, Office of Archeology and Historic Preservation

Date _____

ATTEST:

Keeper of The National Register

Date _____

SEE INSTRUCTIONS

Map No. 5547
 Sec. 21
 Twp. 27
 Range 1E

DATA SHEET

H - 76-9
 -
 -
 -
 Filed 1-20-76

APPLICATION DATA: From _____ to _____

1. Applicant: Historical Landmark Preservation Committee
 Address 3751 East Douglas, Wichita 67218 Phone _____
2. Agent: _____
 Address _____ Phone _____
3. General Location: EATON HOTEL, on the south side of Douglas between Emporia and St. Francis. Address _____
4. Proposed Use: _____

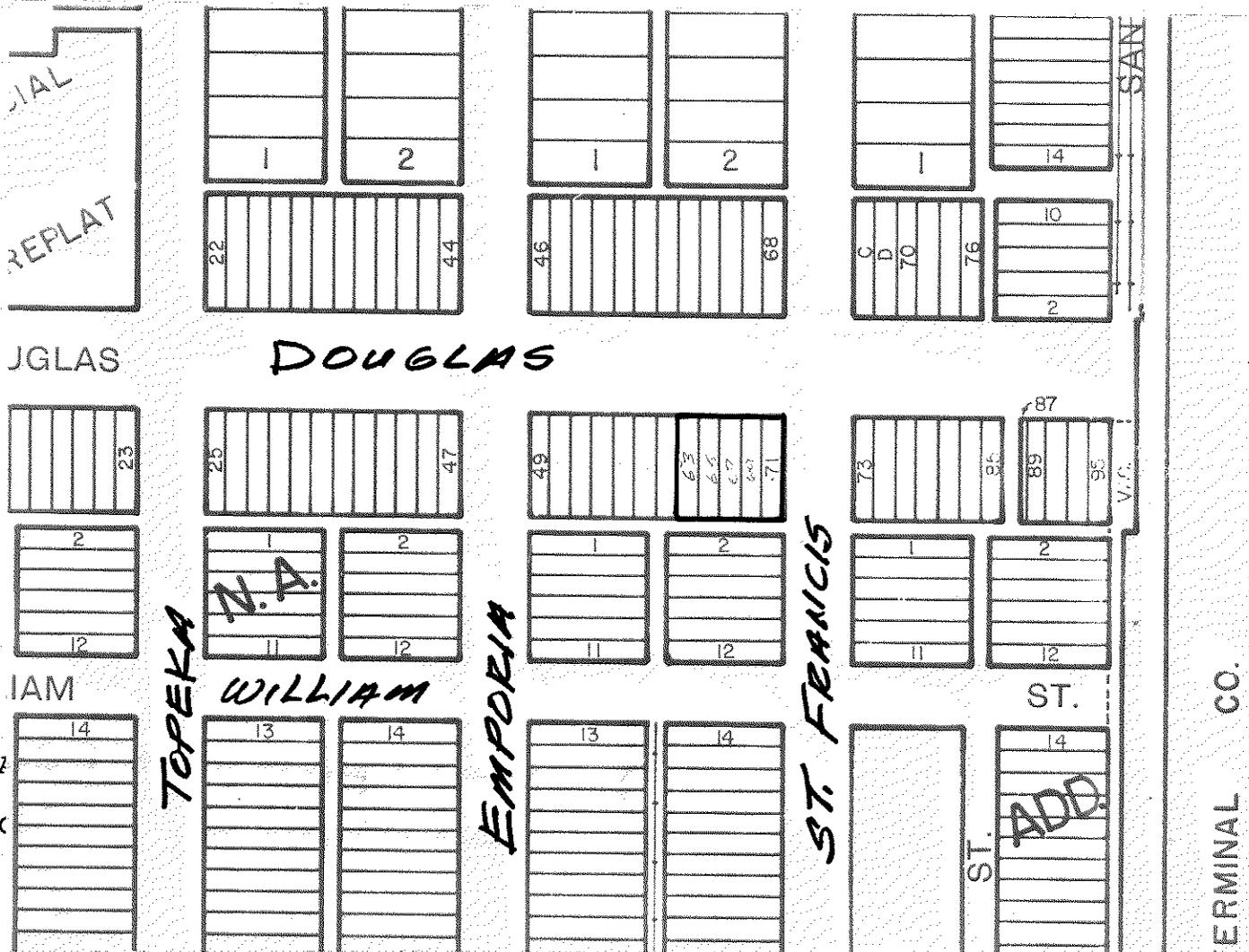
AREA DATA:

1. Acres: 0.34 (125 ft. by 125 ft.) *125 - Alley to S has been vacated*
2. Adjoining Zoning: E "E" S "D" W "D" N "D"
3. Land Use: East _____ South _____
 West _____ North _____
4. Sketch Plan Land Use is for: _____
5. Present Land Use is for: _____
6. Area (is) (is not) platted.

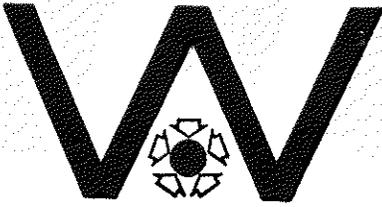
PHOTO DATA:

Taken by _____ Date _____ Time _____

H 76-9



THE CITY OF WICHITA



OFFICE OF THE CITY MANAGER

City Clerk
City Hall, 2nd Floor
455 North Main
Wichita, Kansas 67202

March 24, 1976

Mr. Phil Kasselbaum, President
Carey House Square, Inc.
Kansas State Bank and Trust Building
125 N. Market
Wichita, Kansas 67202

Dear Sir,

Notice is hereby given that on March 16, 1976,
the Governing Body of the City of Wichita, Kansas, approved a historic
landmark subdistrict designation for the following property:

**Lots 63, 65, 67, 69 & 71 on Douglas Ave. N.A. English Addn.
(H76-9) (Eaton Hotel)**

By copy of this notice, Ordinance No. Ord. 34-343
is being filed with the County Clerk and Register of Deeds of Sedgwick
County.

Very truly yours,

Donald C. Gisick
City Clerk

DCS:cb

cc: Planning Department, Current Plans Division. ✓

123-020

WILLIAM G. SHELDON STATE NOTARY PUBLIC BUTLER COUNTY, KANSAS MY COM. EXP. NOV. 25, 1978
--

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERSREQUEST FOR HISTORIC LANDMARK DESIGNATION

CASE NO. H 76-9 CONSIDERED BY MAPC: 2-19-76

REQUEST FOR: Historic landmark designation

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

Preserve property for historic purposes

GENERAL LOCATION: South side of Douglas between
Emporia and St. Francis

LEGAL DESCRIPTION:

The Eaton Hotel located upon Lots 63, 65, 69
and 71 on Douglas Avenue, N. A. English Addition.APPLICANT: Historic Landmark Preservation Committee
3751 East Douglas 67208

COUNSEL FOR APPLICANT: Colleen Johnston, Chairperson

PROTESTORS (LIST COUNSEL) IF ANY: None

SURROUNDING ZONING: Subject property and that to the north, south
and west is "D"; east is "E"LAND USE: To the north is a pawn shop and thrift store; east is a
confectionary; south is office building; west is food
market

PLANNING COMMISSION RECOMMENDATION:

That subject property be designated as a historic landmark.
Collier moved, Barrier seconded and it carried by a vote of
5 in favor (Collier, Barrier, Taylor, Porter, and Goebel)
and 4 opposed (Bayouth, Gragg, Savina and Hennessy). Kamen
was absent.

ACTION 1. Approve the recommendation of the Metropolitan Area Planning
Commission and place the ordinance designating the application area
as a historic landmark on first reading; or
2. Take such action as the City Commission deems appropriate.

EXCERPT FROM PLANNING COMMISSION MINUTES OF FEBRUARY 19, 1976:

21. Case No. H 76-9 - Request from Historic Landmark Preservation Committee that THE EATON HOTEL, located upon Lots 63, 65, 67, 69 and 71 on Douglas Avenue, N. A. English Addition, be designated as a historic landmark. Generally located on the south side of Douglas between Emporia and St. Francis.

GALBRAITH showed slides of the area and reviewed the following staff report:

Comments

1. The Historic Landmark Preservation Committee has submitted an application to the Planning Commission for recommendation to the Board of City Commissioners as to whether the Eaton Hotel, located at the southwest corner of Douglas 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. Subject property was constructed in 1886-87 and is regarded as a good example of a late 19th Century metropolitan hotel. The hotel gained nationwide recognition after militant prohibitionist Carry Nation attacked the hotel bar on December 27, 1900. The Carey House (Eaton Hotel), is currently listed as one of the 193 Kansas buildings and sites which are contained on the National Register of Historic Places.
3. No inconsistencies with adopted plans or projects appear to exist with this request. The Historic Landmark Preservation Committee has submitted documentation in justification of the requested designation as follows:
 - a) Historic Staff Evaluation Sheet of Wichita Landmark Registry; and
 - b) National Register of Historic Places Inventory - Nomination Form.

BAYOUTH thought this property would eventually become a barrier for the improvement of downtown Wichita as the whole block is a problem, and will hinder and interfere with the rehabilitation of the downtown area.

PORTER pointed out that improvements already made in this block have been one of the motivating forces for looking at downtown redevelopment; the Eaton Hotel is partially restored and with many plans to finish the work; it is really the high point of the whole area.

BAYOUTH repeated his thought that it will become a problem child later and he did not want to see this particular block left out of future redevelopment.

GRAGG asked if Mr. Kasselbaum (owner) was present. It was reported that he is out of the City at this time, but that he had been notified of this hearing.

LAKIN said it was his understanding that Mr. Kasselbaum had acquired all of the Douglas frontage in this block.

JOHNSTON pointed out that all properties being considered today are already on the National Register, but the KFH corner has not been nominated.

GRAGG asked why the Commission is considering these items if the properties are already on the National Register. LAKIN answered that it would be adding an additional control, in that the National Register doesn't require review of building permits unless federal funds are involved. If federal monies are spent on the block in question, and landmark designation nationally and locally makes a property eligible to receive certain types of federal grants, but if no application is made for such funds, then the designation is more of an honor than anything else.

GRAGG thought this request had some merit in view of the work done by Mr. Kasselbaum, but thought the Commission should hear from Mr. Kasselbaum.

BAYOUTH again expressed opposition to this request, but considered such designation fine for publicly owned properties.

LAKIN noted that the KFH Building has not been nominated, and asked if the Landmark Committee had authority to make that nomination. JOHNSTON said it did have, but they have at this time only initiated activity on the Eaton Hotel.

PORTER said she realized the Landmark Committee was just getting started, but suggested that it would be helpful if the owner of a property was contacted prior to consideration of a case by the Planning Commission. JOHNSTON said they were all contacted by the Landmark Committee. PORTER answered that if someone from the Committee would have talked with Mr. Kasselbaum, they could have reported to this Commission how he felt about the possibility of landmark designation for the hotel. JOHNSTON said this would not be a problem in the future because the submissions today are the only National landmarks in the City.

JOHNSTON continued that they were informed that the procedure was to hold a public hearing and were told that the planning staff would notify the owners. In some cases, however, on the public properties, they have contacted persons; on the Eaton Hotel, she commented that Mr. Kassenbaum has a fantastic interest in the whole block, and it was assumed there would be no objection. She indicated owners would be personally contacted in the future.

MOTION: That the Planning Commission recommend to the City Commission that H 76-9, H 76-10, and H 76-11 (shown later in these minutes), be approved for the landmark designation. Collier moved and Barrier seconded.

CHAIRMAN BAYOUTH said the cases should be considered individually.

Collier, with the consent of the second, withdrew the above motion.

MOTION: That the Planning Commission recommend to the City Commission that subject property be designated as a historic landmark. Collier moved, Barrier seconded and it carried by a vote of 5 in favor (Collier, Barrier, Taylor, Porter, and Goebel) and 4 opposed (Bayouth, Gragg, Savina and Hennessy). Kamen was absent.

Map No. 5547
 Sec. 21
 Twp. 27
 Range 1E

DATA SHEET

H - 76-9

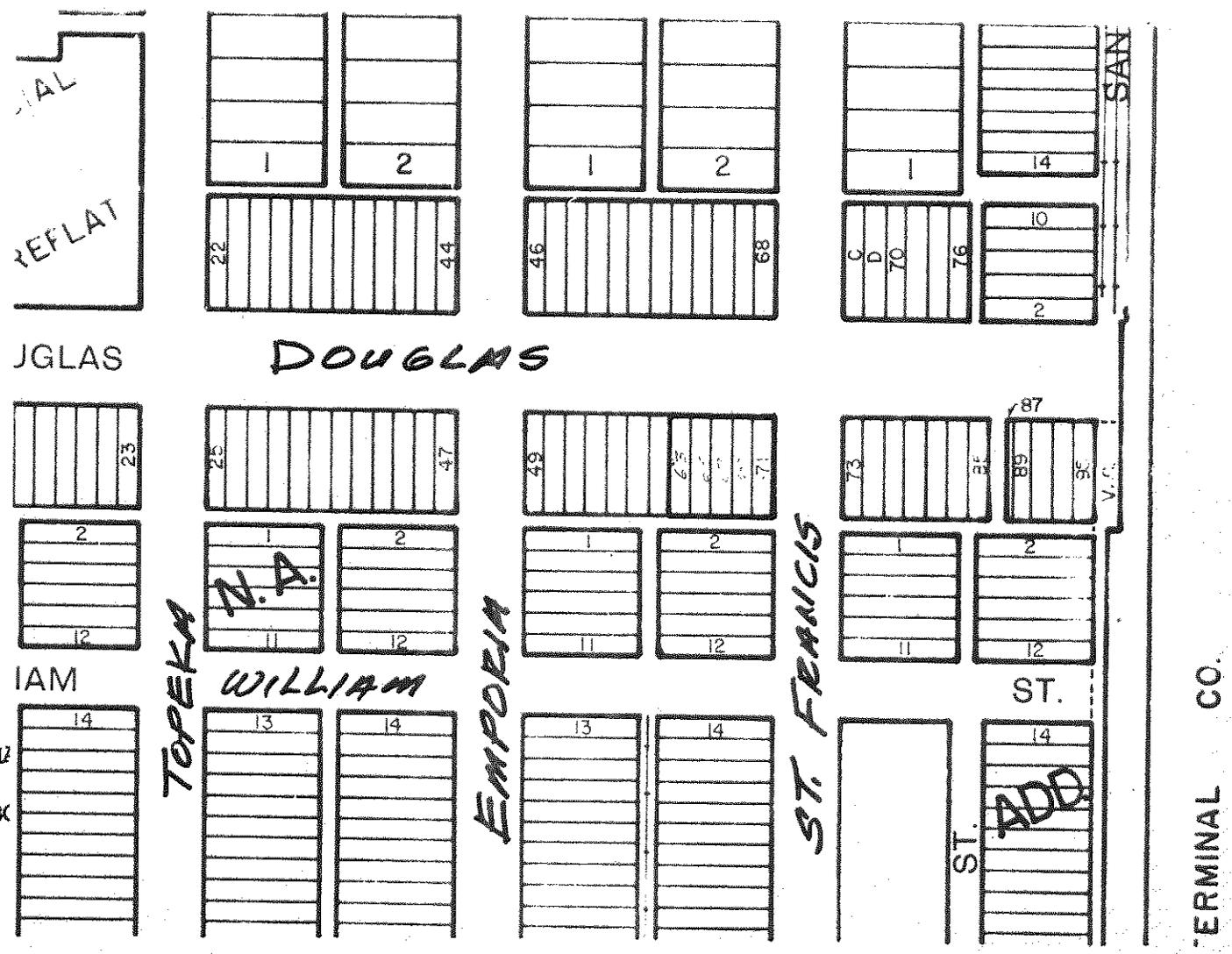
Filed 1-20-76

- APPLICATION DATA: From _____ to _____
1. Applicant: Historical Landmark Preservation Committee
 Address 3751 East Douglas, Wichita 67218 Phone _____
 2. Agent: _____
 Address _____ Phone _____
 3. General Location: EATON HOTEL, on the south side of Douglas between Emporia and St. Francis. Address _____
 4. Proposed Use: _____

- AREA DATA:
1. Acres: 0.34 (125 ft. by 125 ft.)
 2. Adjoining Zoning: E "E" S "D" W "D" N "D"
 3. Land Use: East _____ South _____
 West _____ North _____
 4. Sketch Plan Land Use is for: _____
 5. Present Land Use is for: _____
 6. Area (is) (is not) platted. _____

PHOTO DATA:
 Taken by _____ Date _____ Time _____

H 76-9



Map No. 5547
 Sec. 21
 Twp. 27
 Range 1E

DATA SHEET

H - 76-9
 -
 -
 Filed 1-20-76

APPLICATION DATA: From _____ to _____

1. Applicant: Historical Landmark Preservation Committee
 Address 3751 East Douglas, Wichita 67218 Phone _____
2. Agent: _____
 Address _____ Phone _____
3. General Location: EATON HOTEL, on the south side of Douglas between Emporia and St. Francis. Address _____
4. Proposed Use: _____

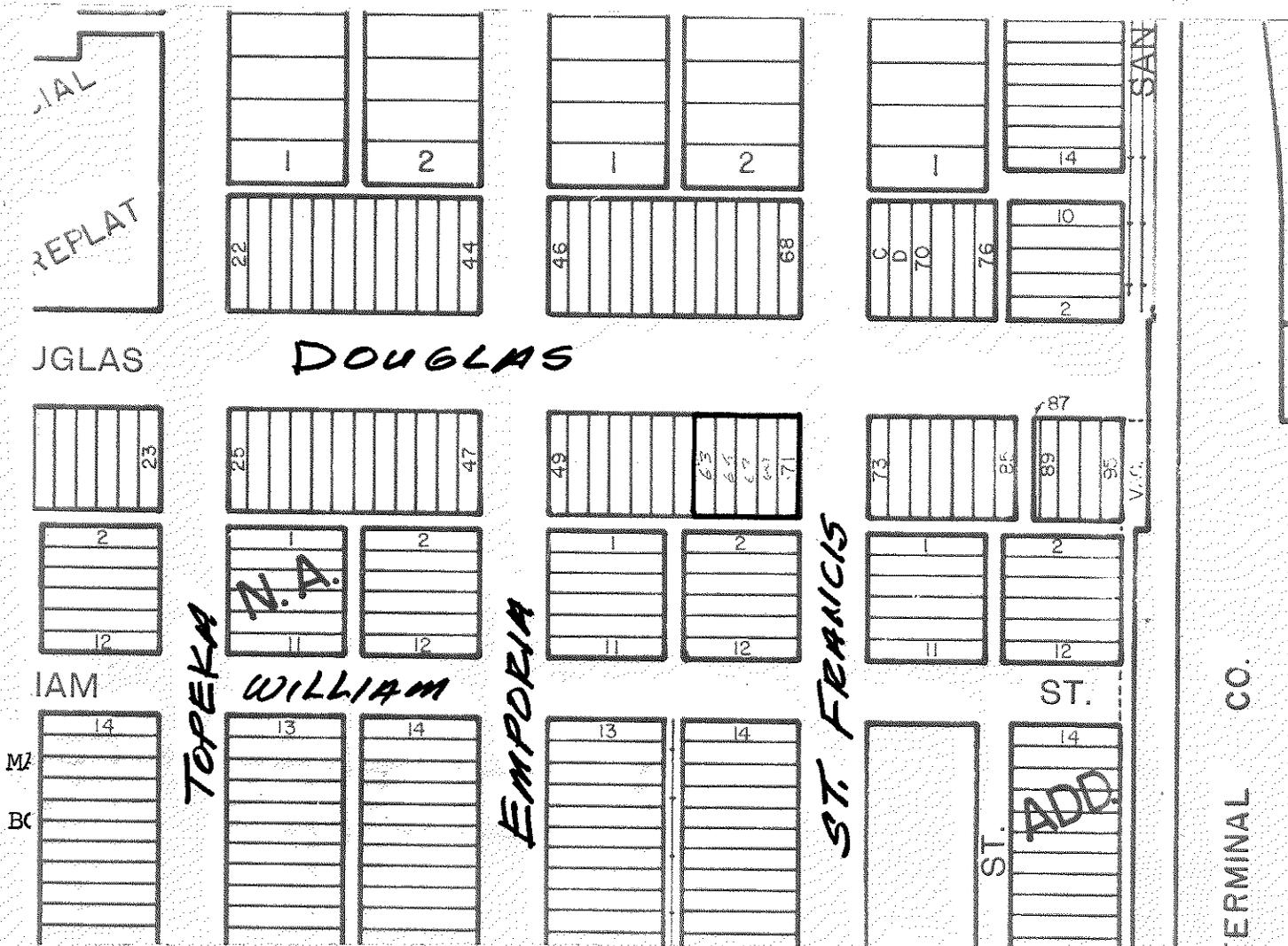
AREA DATA:

1. Acres: 0.34 (125 ft. by 125 ft.) *125 - Alley to S has been vacated*
2. Adjoining Zoning: E "E" S "D" W "D" N "D"
3. Land Use: East _____ South _____
 West _____ North _____
4. Sketch Plan Land Use is for: _____
5. Present Land Use is for: _____
6. Area (is) (is not) platted.

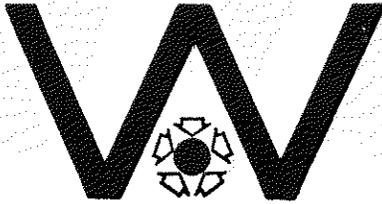
PHOTO DATA:

Taken by _____ Date _____ Time _____

H 76-9



THE CITY OF WICHITA



OFFICE OF THE CITY MANAGER

City Clerk
City Hall, 2nd Floor
455 North Main
Wichita, Kansas 67202

March 24, 1976

Mr. Phil Kasselbaum, President
Carey House Square, Inc.
Kansas State Bank and Trust Building
125 N. Market
Wichita, Kansas 67202

Dear Sir,

Notice is hereby given that on March 16, 1976,
the Governing Body of the City of Wichita, Kansas, approved a historic
landmark subdistrict designation for the following property:

**Lots 63, 65, 67, 69 & 71 on Douglas Ave, N.A. English Addn.
(H76-9) (Eaton Hotel)**

By copy of this notice, Ordinance No. Ord. 34-343
is being filed with the County Clerk and Register of Deeds of Sedgwick
County.

Very truly yours,

Donald C. Gisick
City Clerk

DCS:cb

cc: Planning Department, Current Plans Division. ✓

123-020

WILLIAM G. SHELDON
STATE NOTARY PUBLIC
BUTLER COUNTY, KANSAS
MY COMM. EXP. NOV. 25, 1978

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERSREQUEST FOR HISTORIC LANDMARK DESIGNATION

CASE NO. H 76-9

CONSIDERED BY MAPC: 2-19-76

REQUEST FOR: Historic landmark designation

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

Preserve property for historic purposes

GENERAL LOCATION: South side of Douglas between
Emporia and St. Francis

LEGAL DESCRIPTION:

The Eaton Hotel located upon Lots 63, 65, 69⁶⁷
and 71 on Douglas Avenue, N. A. English Addition.APPLICANT: Historic Landmark Preservation Committee
3751 East Douglas 67208

COUNSEL FOR APPLICANT: Colleen Johnston, Chairperson

PROTESTORS (LIST COUNSEL) IF ANY: None

SURROUNDING ZONING: Subject property and that to the north, south
and west is "D"; east is "E"LAND USE: To the north is a pawn shop and thrift store; east is a
confectionary; south is office building; west is food
market

PLANNING COMMISSION RECOMMENDATION:

That subject property be designated as a historic landmark.
Collier moved, Barrier seconded and it carried by a vote of
5 in favor (Collier, Barrier, Taylor, Porter, and Goebel)
and 4 opposed (Bayouth, Gragg, Savina and Hennessy). Kamen
was absent.

ACTION 1. Approve the recommendation of the Metropolitan Area Planning
Commission and place the ordinance designating the application area
as a historic landmark on first reading; or
2. Take such action as the City Commission deems appropriate.

EXCERPT FROM PLANNING COMMISSION MINUTES OF FEBRUARY 19, 1976:

21. Case No. H 76-9 - Request from Historic Landmark Preservation Committee that THE EATON HOTEL, located upon Lots 63, 65, 67, 69 and 71 on Douglas Avenue, N. A. English Addition, be designated as a historic landmark. Generally located on the south side of Douglas between Emporia and St. Francis.

GALBRAITH showed slides of the area and reviewed the following staff report:

Comments

1. The Historic Landmark Preservation Committee has submitted an application to the Planning Commission for recommendation to the Board of City Commissioners as to whether the Eaton Hotel, located at the southwest corner of Douglas 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. Subject property was constructed in 1886-87 and is regarded as a good example of a late 19th Century metropolitan hotel. The hotel gained nationwide recognition after militant prohibitionist Carry Nation attacked the hotel bar on December 27, 1900. The Carey House (Eaton Hotel), is currently listed as one of the 193 Kansas buildings and sites which are contained on the National Register of Historic Places.
3. No inconsistencies with adopted plans or projects appear to exist with this request. The Historic Landmark Preservation Committee has submitted documentation in justification of the requested designation as follows:
 - a) Historic Staff Evaluation Sheet of Wichita Landmark Registry; and
 - b) National Register of Historic Places Inventory - Nomination Form.

BAYOUTH thought this property would eventually become a barrier for the improvement of downtown Wichita as the whole block is a problem, and will hinder and interfere with the rehabilitation of the downtown area.

PORTER pointed out that improvements already made in this block have been one of the motivating forces for looking at downtown redevelopment; the Eaton Hotel is partially restored and with many plans to finish the work; it is really the high point of the whole area.

BAYOUTH repeated his thought that it will become a problem child later and he did not want to see this particular block left out of future redevelopment.

GRAGG asked if Mr. Kasselbaum (owner) was present. It was reported that he is out of the City at this time, but that he had been notified of this hearing.

LAKIN said it was his understanding that Mr. Kasselbaum had acquired all of the Douglas frontage in this block.

JOHNSTON pointed out that all properties being considered today are already on the National Register, but the KFH corner has not been nominated.

GRAGG asked why the Commission is considering these items if the properties are already on the National Register. LAKIN answered that it would be adding an additional control, in that the National Register doesn't require review of building permits unless federal funds are involved. If federal monies are spent on the block in question, and landmark designation nationally and locally makes a property eligible to receive certain types of federal grants, but if no application is made for such funds, then the designation is more of an honor than anything else.

GRAGG thought this request had some merit in view of the work done by Mr. Kasselbaum, but thought the Commission should hear from Mr. Kasselbaum.

BAYOUTH again expressed opposition to this request, but considered such designation fine for publicly owned properties.

LAKIN noted that the KFH Building has not been nominated, and asked if the Landmark Committee had authority to make that nomination. JOHNSTON said it did have, but they have at this time only initiated activity on the Eaton Hotel.

PORTER said she realized the Landmark Committee was just getting started, but suggested that it would be helpful if the owner of a property was contacted prior to consideration of a case by the Planning Commission. JOHNSTON said they were all contacted by the Landmark Committee. PORTER answered that if someone from the Committee would have talked with Mr. Kasselbaum, they could have reported to this Commission how he felt about the possibility of landmark designation for the hotel. JOHNSTON said this would not be a problem in the future because the submissions today are the only National landmarks in the City.

JOHNSTON continued that they were informed that the procedure was to hold a public hearing and were told that the planning staff would notify the owners. In some cases, however, on the public properties, they have contacted persons; on the Eaton Hotel, she commented that Mr. Kassenbaum has a fantastic interest in the whole block, and it was assumed there would be no objection. She indicated owners would be personally contacted in the future.

MOTION: That the Planning Commission recommend to the City Commission that H 76-9, H 76-10, and H 76-11 (shown later in these minutes), be approved for the landmark designation. Collier moved and Barrier seconded.

CHAIRMAN BAYOUTH said the cases should be considered individually.

Collier, with the consent of the second, withdrew the above motion.

MOTION: That the Planning Commission recommend to the City Commission that subject property be designated as a historic landmark. Collier moved, Barrier seconded and it carried by a vote of 5 in favor (Collier, Barrier, Taylor, Porter, and Goebel) and 4 opposed (Bayouth, Gragg, Savina and Hennessy). Kamen was absent.

Map No. 5547
 Sec. 21
 Twp. 27
 Range 1E

DATA SHEET

H - 76-9

Filed 1-20-76

APPLICATION DATA: From _____ to _____

1. Applicant: Historical Landmark Preservation Committee
 Address 3751 East Douglas, Wichita 67218 Phone _____
2. Agent: _____
 Address _____ Phone _____
3. General Location: EATON HOTEL, on the south side of Douglas between Emporia and St. Francis. Address _____
4. Proposed Use: _____

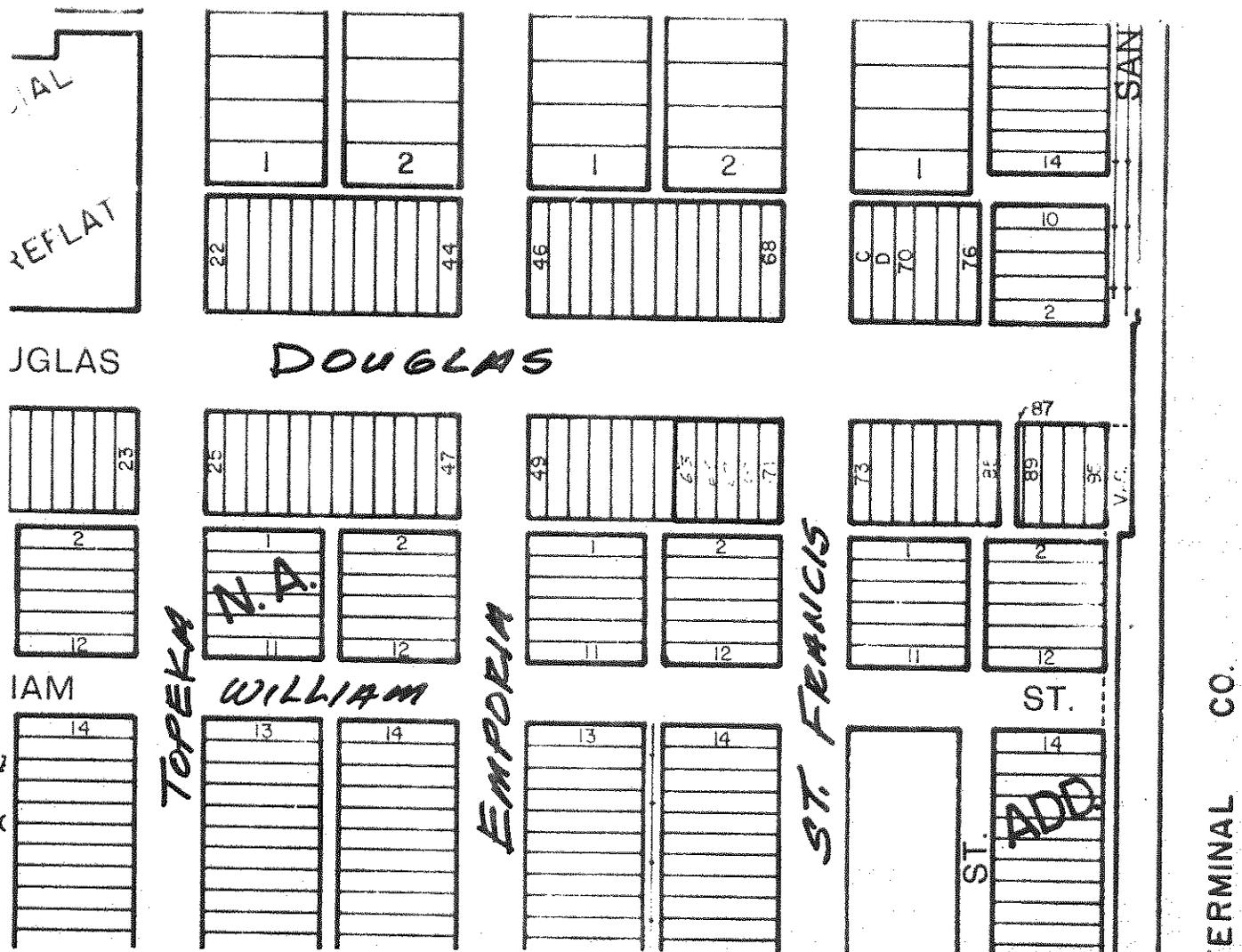
AREA DATA:

1. Acres: 0.34 (125 ft. by 125 ft.)
2. Adjoining Zoning: E "E" S "D" W "D" N "D"
3. Land Use: East _____ South _____
 West _____ North _____
4. Sketch Plan Land Use is for: _____
5. Present Land Use is for: _____
6. Area (is) (is not) platted. _____

PHOTO DATA:

Taken by _____ Date _____ Time _____

H 76-9



Kan. Cong. Dist. No. 4
 Garner Shriver
 Form 10-300
 (July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
 NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
 INVENTORY - NOMINATION FORM**

(Type all entries - complete applicable sections)

STATE: Kansas	
COUNTY: Sedgwick	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

1. NAME

COMMON:
Eaton Hotel

AND/OR HISTORIC:
The Carey House (preferred name)

2. LOCATION

STREET AND NUMBER:
525 East Douglas ✓

CITY OR TOWN:
Wichita

STATE Kansas	CODE 67202	COUNTY: Sedgwick	CODE 173
-----------------	---------------	---------------------	-------------

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered <input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ _____
		<input type="checkbox"/> Comments _____ _____	

4. OWNER OF PROPERTY

OWNER'S NAME:
Carey House Square, Inc.
Phil Kassebaum, President

STREET AND NUMBER:
Kansas State Bank and Trust Co. Building
123 North Market

CITY OR TOWN:
Wichita

STATE: Kansas	CODE 67202
------------------	---------------

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
Register of Deeds

STREET AND NUMBER:
Sedgwick County Courthouse

CITY OR TOWN:
Wichita

STATE: Kansas	CODE 67202
------------------	---------------

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
Federal Writers' Project of the Works Project Administration

DATE OF SURVEY:
1939 Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:
Records destroyed. A guidebook, Kansas, was published

STREET AND NUMBER:
in 1939.

CITY OR TOWN:

STATE: 	CODE
------------	----------

SEE INSTRUCTIONS

STATE: KANSAS
 COUNTY: Sedgwick
 ENTRY NUMBER
 DATE

FOR NPS USE ONLY

SEE INSTRUCTIONS

SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- Pre-Columbian 16th Century 18th Century 20th Century
 15th Century 17th Century 19th Century

SPECIFIC DATES (If Applicable and Known) **1865-87**

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | _____ |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Military | <input type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | | _____ |
| <input type="checkbox"/> Conservation | | | _____ |

STATEMENT OF SIGNIFICANCE

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.

7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (If known) 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 red-painted face brick. The fifth floor is enclosed behind a wood-shingled 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.

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Beals, Carleton, Cyclone Carry, The Story of Carry Nation (Philadelphia, Chilton Co., 1962), pp. 134-140.
 Bentley, O. H., History of Wichita and Sedgwick County (Chicago, C. F. Cooper and Co., 1910), pp. 241, 242, 310.
 "Carey House Square Takes Title to Eaton Hotel, Nearby Realty," Harper's Journal (Wichita), June 19, 1971.
 Long, R. M., Wichita Century (Wichita, Wichita Historical Museum Assn., 1969), p. 104.
 Miller, Nyle H., Edgar Langsdorf and Robert W. Richmond, Kansas, A Pictorial History (Topeka, Kansas State Historical Society, 1961), pp. 177, 255, 256.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees	Minutes	Seconds
NW	° ' "	° ' "		37	41	09
NE	° ' "	° ' "				
SE	° ' "	° ' "				
SW	° ' "	° ' "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: One acre

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE

11. FORM PREPARED BY

NAME AND TITLE: Charles L. Hall, Architectural Consultant
Richard D. Pankratz, Planner

ORGANIZATION: Kansas State Historical Society DATE: December 1, 1971

STREET AND NUMBER: 120 West Tenth Street

CITY OR TOWN: Topeka STATE: Kansas 66612 CODE: 20

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name Nyle H. Miller
 Title Executive Director, Kansas State Historical Society
 Date December 3, 1971

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

Chief, Office of Archeology and Historic Preservation

ATTEST:
Keeper of The National Register

SEE INSTRUCTIONS

(83203) Published in The Daily Record on 3-19-76

ORDINANCE NO. 34-343

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. H76-9

Establishment of the "H" Historical Landmark Designation on the following described property

The Eaton Hotel located upon Lots 63, 65, 67, 69 and 71 on Douglas Avenue, N.A. ENGLISH ADDITION. Generally located on the south side of Douglas between Emporia and 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. _____

ATTEST:

Mayor

(SEAL)

City Clerk

Approved as to form

City Attorney

February 23, 1976

Ms. Colleen Johnston, Chairperson
Historic Landmark Preservation Committee
3751 East Douglas
Wichita, Kansas 67218

Re: H 76-9 - Request for designa-
tion of the EATON HOTEL as a
historic landmark - Southwest
corner of Douglas and St.
Francis

Dear Ms. Johnston:

At the regular meeting of the Metropolitan Area Planning Com-
mission on February 19, 1976, the above-captioned application
was considered. It was the action of the Commission to recom-
mend that subject property be designated as a historic landmark.

This matter will be forwarded to the Board of City Commis-
sioners for consideration on March 9, 1976, the meeting to be
held in the City Commission Chambers, First Floor, City Hall,
455 North Main. We would like to call to your attention that
planning items will be heard by the City Commission following
all other matters of business.

Please call if you have any questions.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: Robert A. Puckett, Director, Historic Wichita Board,
3751 East Douglas 67218
Phil Kasselbaum, President, Carey House Square, Inc.,
Kansas State Bank & Turst Bldg., 123 N. Market 67202
Elmer Karstensen, Executive Assistant to the City Manager
City Manager's Office

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 2-19-76

Case No. H 76-9	Request: Historic Landmark Designation for Eaton Hotel
-----------------	--

Location: Southwest corner of Douglas and St. Francis

Acres: 0.35	Size: 125 ft. by 125 ft.
-------------	--------------------------

	<u>Land Use</u>	<u>Zoning</u>
Existing	Eaton Hotel	"D"
North	Pawn shop & thrift store	"D"
East	Confectionary	"E"
South	Office building	"D"
West	Food market	"D"

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 Eaton Hotel, located at the southwest corner of Douglas 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. Subject property was constructed in 1886-87 and is regarded as a good example of a late 19th Century metropolitan hotel. The hotel gained nationwide recognition after militant prohibitionist Carry Nation attacked the hotel bar on December 27, 1900. The Carey House (Eaton Hotel), is currently listed as one of the 193 Kansas buildings and sites which are contained on the National Register of Historic Places.
3. No inconsistencies with adopted plans or projects appear to exist with this request. The Historic Landmark Preservation Committee has submitted documentation in justification of the requested designation as follows:
 - a) Historic Staff Evaluation Sheet of Wichita Landmark Registry; and
 - b) National Register of Historic Places Inventory - Nomination Form.

WICHITA LANDMARK REGISTRY

ENDANGERED

Nomination

PROPERTY: EMERALD HOTEL

I. Applicable criteria under Ordinance 33-790, City of Wichita (Section 2.12.1019 Code of the City of Wichita). Property is rated 1 - 5 in applicable areas. See Section IV for justification.

- | | | | | |
|---|--------------------------|---|---|--------------------------|
| a. Character, interest or value as part of the development, heritage, or cultural characteristics of the City of Wichita, State, or United States | <input type="checkbox"/> | 5 | h. Embodiment of elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation | <input type="checkbox"/> |
| b. Location as the site of a significant historic event | <input type="checkbox"/> | 1 | i. Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on historic, cultural or architectural motif | <input type="checkbox"/> |
| c. Identification with a person or persons who significantly contributed to the culture and development of the City | <input type="checkbox"/> | 2 | j. Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the City | <input type="checkbox"/> |
| d. Exemplification of the cultural, economic, social or historical heritage of the City | <input type="checkbox"/> | 3 | k. Archaeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest | <input type="checkbox"/> |
| e. Portrayal of the environment of a group of people in a era of history characterized by a distinctive architectural style | <input type="checkbox"/> | | l. Value as an aspect of community sentiment or public pride | <input type="checkbox"/> |
| f. Embodiment of distinguishing characteristics of an architectural type or specimen | <input type="checkbox"/> | 5 | | <input type="checkbox"/> |
| g. Identification as the work of an architect or master builder whose individual work has influenced the development of the City | <input type="checkbox"/> | | | <input type="checkbox"/> |
| | | | TOTAL SCORE | <input type="checkbox"/> |

TOTAL SCORE 55

II. Environmental Factors:

- | | | | |
|-----------------------------------|--|--------------------------------|---------------------------------------|
| a. Desecration of Original Design | | b. Importance to Neighborhood | |
| None or Little | 15 <input checked="" type="checkbox"/> | Good | 5 <input checked="" type="checkbox"/> |
| Moderate | 10 <input type="checkbox"/> | Moderate | 3 <input type="checkbox"/> |
| Considerable | 5 <input type="checkbox"/> | Minor | 1 <input type="checkbox"/> |
| | <input type="checkbox"/> 15 | | <input type="checkbox"/> 5 |
| c. Physical Condition | | d. Surrounding Area Conditions | |
| Excellent | 5 <input type="checkbox"/> | Grounds | Neighborhood |
| Good | 3 <input checked="" type="checkbox"/> | Good | 5 <input type="checkbox"/> |
| Fair | 1 <input type="checkbox"/> | Fair | 3 <input checked="" type="checkbox"/> |
| | <input type="checkbox"/> 3 | Poor | 1 <input type="checkbox"/> |
| | | | <input type="checkbox"/> 6 |

III. Justification for Section I.
 Built by local financier, John B. Carey, later Mayor of Wichita. Gained national fame when Carrie Nation made this hotel her first attack against alcohol. Many colorful social activities held in this building in the late 1800's and early 1900's.

IV. General Comments upon Significance, strongest positive and negative influences:
 Building is excellent example of Victorian eclectic architecture, as applied to commercial structures. Negative influence in unfortunate deterioration of that part of Douglas Ave.

Van. Cong. Dist. No. 4
 Garner Shriver
 Form 10-300
 (July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
 NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
 INVENTORY - NOMINATION FORM**

(Type all entries - complete applicable sections)

STATE: Kansas	
COUNTY: Sedgwick	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

1. NAME

COMMON:
Eaton Hotel

AND/OR HISTORIC:
The Carey House (preferred name)

2. LOCATION

STREET AND NUMBER:
525 East Douglas ✓

CITY OR TOWN:
Wichita

STATE Kansas 67202	CODE 20	COUNTY: Sedgwick	CODE 173
-----------------------	------------	---------------------	-------------

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered <input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ _____ <input type="checkbox"/> Comments _____ _____

4. OWNER OF PROPERTY

OWNER'S NAME:
Carey House Square, Inc.
Phil Kassebaum, President

STREET AND NUMBER:
Kansas State Bank and Trust Co. Building
123 North Market

CITY OR TOWN:
Wichita

STATE:
Kansas 67202

CODE:
20

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC:
Register of Deeds

STREET AND NUMBER:
Sedgwick County Courthouse

CITY OR TOWN:
Wichita

STATE:
Kansas 67202

CODE:
20

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
Federal Writers' Project of the Works Project Administration

DATE OF SURVEY:
1939 Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:
Records destroyed. A guidebook, Kansas, was published

STREET AND NUMBER:
in 1939.

CITY OR TOWN:
Wichita

STATE:
Kansas

CODE:
20

SEE INSTRUCTIONS

STATE: Kansas	COUNTY: Sedgwick	ENTRY NUMBER	DATE

7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered		<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site	

DESCRIBE THE PRESENT AND ORIGINAL (If known) 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 red-painted face brick. The fifth floor is enclosed behind a wood-shingled 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.

SEE INSTRUCTIONS

6 SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- Pre-Columbian; 16th Century 18th Century 20th Century
 15th Century 17th Century 19th Century

SPECIFIC DATE(S) (If Applicable and Known) 1865-87

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | _____ |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Military | <input type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | | |
| <input type="checkbox"/> Conservation | | | |

STATEMENT OF SIGNIFICANCE

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.

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Seals, Carleton, Cyclone Carry, The Story of Carry Nation (Philadelphia, Chilton Co., 1962), pp. 134-140.
 Bentley, O. H., History of Wichita and Sedgwick County (Chicago, C. F. Cooper and Co., 1910), pp. 241, 242, 310.
 "Carey House Square Takes Title to Eaton Hotel, Nearby Realty," Harper's Journal (Wichita), June 19, 1971.
 Long, R. M., Wichita Century (Wichita, Wichita Historical Museum Assn., 1969), p. 104.
 Miller, Nyle H., Edgar Langsdorf and Robert W. Richmond, Kansas, A Pictorial History (Topeka, Kansas State Historical Society, 1961), pp. 177, 255, 256.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees	Minutes	Seconds
NW	° ' "	° ' "		37	41	09
NE	° ' "	° ' "		97	19	54
SE	° ' "	° ' "				
SW	° ' "	° ' "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: One acre

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE

11. FORM PREPARED BY

NAME AND TITLE: Charles L. Hall, Architectural Consultant
 Richard D. Pankratz, Planner

ORGANIZATION: Kansas State Historical Society

DATE: December 1, 1971

STREET AND NUMBER: 120 West Tenth Street

CITY OR TOWN: Topeka

STATE: Kansas 66612

CODE: 20

12. STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name: Nyle H. Miller
 Nyle H. Miller

Title: Executive Director, Kansas State Historical Society

Date: December 3, 1971

I hereby certify that this property is included in the National Register.

Chief, Office of Archeology and Historic Preservation

Date: _____

ATTEST:

Keeper of The National Register

Date: _____

SEE INSTRUCTIONS

No. 685158

RECEIPT FOR CERTIFIED MAIL—30¢ (plus postage)

SENT TO Mr. Phil Kasselbaum, Pres.		POSTMARK OR DATE
Carey House Square, Inc.		
STREET AND NO. Ks. State Bank & Trust Building - 123 North Market		
P.O., STATE AND ZIP CODE		
Wichita, Kansas 67202		
OPTIONAL SERVICES FOR ADDITIONAL FEES		
RETURN	1. Shows to whom and date delivered	15¢
RECEIPT	With delivery to addressee only	65¢
SERVICES	2. Shows to whom, date and where delivered ..	35¢
	With delivery to addressee only	85¢
DELIVER TO ADDRESSEE ONLY		50¢
SPECIAL DELIVERY (extra fee required)		

PS Form 3800 NO INSURANCE COVERAGE PROVIDED— (See other side)
Apr. 1971 NOT FOR INTERNATIONAL MAIL * GPO : 1972 O - 460-743

City Directory lists
J. Philip Kasselbaum
attorney at Law
Kasselbaum & Raes
15th floor
125 N. Market St.

I called Tel: 263-4921
at 9:45 AM
Sec'y. will call me
today 2-12-76

3:10 PM - Mr. Kasselbaum's Sec'y
told me that Mr. Kasselbaum
received the letter but the
Postman failed to tear off the
signed receipt. Mr. Kasselbaum
threw it away.

H76-9 - 4 Notices to property owners mailed 2/5/76 for the MAPC meeting
of 2/19/76, as follows:

Mr. Phil Kasselbaum, President Carey House Square, Inc.
Kansas State Bank & Trust Building, 123 North Market, 67202

CERTIFIED MAIL-RETURN RECEIPT REQUESTED

Robert A. Puckett, Director Wichita Historical Museum Ass'n.
Historical Landmark Preservation Committee
Elmer Karstensen, Executive Assistant to the City Manager
(Notice and MAP enclosed)

Called P.O. Claims & Inquiry 2-12-76
267-6311 x 206

The P.O. has not received a signature
yet (Ede)

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 North Main Street
Wichita, Kansas 67202

NOTICE TO PROPERTY OWNERS

FEB 5 1976

The Wichita-Sedgwick County Metropolitan Area Planning Commission will consider the following item in the City Commission Chambers, City Hall, 1st floor; 455 North Main Street, Wichita, Kansas, during its meeting on FEB 19 1976 beginning at 1:30 p.m. at which time you may appear either in person or by agent or attorney, if you so desire.

CASE NO. H76-9

Establishment of the "H" Historical Landmark Designation
on the following described property.

The Eaton Hotel located upon Lots 63, 65, 67, 69 and 71 on Douglas Avenue, N.A. ENGLISH ADDITION. Generally located on the south side of Douglas between Emporia and St. Francis.

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: 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

Kan. Cong. Dist. No. 4
 Garner Shriver
 Form 10-300
 (July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
 NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
 INVENTORY - NOMINATION FORM**

(Type all entries - complete applicable sections)

STATE: Kansas	
COUNTY: Sedgwick	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

1. NAME

COMMON: Eaton Hotel

AND/OR HISTORIC: The Carey House (preferred name)

2. LOCATION

STREET AND NUMBER: 525 East Douglas ✓

CITY OR TOWN: Wichita

STATE: Kansas	CODE: 67202	COUNTY: Sedgwick	CODE: 173
---------------	-------------	------------------	-----------

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ _____ _____
Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No			

4. OWNER OF PROPERTY

OWNER'S NAME: Carey House Square, Inc.
 Phil Kassebaum, President

STREET AND NUMBER: Kansas State Bank and Trust Co. Building
 123 North Market

CITY OR TOWN: Wichita

STATE: Kansas	CODE: 67202
---------------	-------------

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.: Register of Deeds

STREET AND NUMBER: Sedgwick County Courthouse

CITY OR TOWN: Wichita

STATE: Kansas	CODE: 67202
---------------	-------------

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY: Federal Writers' Project of the Works Project Administration

DATE OF SURVEY: 1939 Federal State County Local

DEPOSITORY FOR SURVEY RECORDS: Records destroyed. A guidebook, Kansas, was published

STREET AND NUMBER: in 1939.

CITY OR TOWN: _____

STATE: _____	CODE: _____
--------------	-------------

SEE INSTRUCTIONS

STATE: Kansas	COUNTY: Sedgwick	ENTRY NUMBER	DATE

FOR NPS USE ONLY

7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (If known) 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 red-painted face brick. The fifth floor is enclosed behind a wood-shingled 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.

SEE INSTRUCTIONS

3. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)			
<input type="checkbox"/> Pre-Columbian	<input type="checkbox"/> 16th Century	<input type="checkbox"/> 18th Century	<input type="checkbox"/> 20th Century
<input type="checkbox"/> 15th Century	<input type="checkbox"/> 17th Century	<input checked="" type="checkbox"/> 19th Century	
SPECIFIC DATE(S) (If Applicable and Known) 1886-87			
AREAS OF SIGNIFICANCE (Check One or More as Appropriate)			
<input type="checkbox"/> Aboriginal	<input type="checkbox"/> Education	<input type="checkbox"/> Political	<input type="checkbox"/> Urban Planning
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Engineering	<input type="checkbox"/> Religion/Philosophy	<input type="checkbox"/> Other (Specify)
<input type="checkbox"/> Historic	<input type="checkbox"/> Industry	<input type="checkbox"/> Science	_____
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Invention	<input type="checkbox"/> Sculpture	_____
<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Landscape Architecture	<input type="checkbox"/> Social/Humanitarian	_____
<input type="checkbox"/> Art	<input type="checkbox"/> Literature	<input type="checkbox"/> Theater	_____
<input type="checkbox"/> Commerce	<input type="checkbox"/> Military	<input type="checkbox"/> Transportation	_____
<input type="checkbox"/> Communications	<input type="checkbox"/> Music		
<input type="checkbox"/> Conservation			
STATEMENT OF SIGNIFICANCE			
<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>			

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Beals, Carleton, Cyclone Carry, The Story of Carry Nation (Philadelphia, Chilton Co., 1962), pp. 134-140.
 Bentley, O. H., History of Wichita and Sedgwick County (Chicago, C. F. Cooper and Co., 1910), pp. 241, 242, 310.
 "Carey House Square Takes Title to Eaton Hotel, Nearby Realty," Harper's Journal (Wichita), June 19, 1971.
 Long, R. M., Wichita Century (Wichita, Wichita Historical Museum Assn., 1969), p. 104.
 Miller, Nyle H., Edgar Langsdorf and Robert W. Richmond, Kansas, A Pictorial History (Topeka, Kansas State Historical Society, 1961), pp. 177, 255, 256.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees	Minutes	Seconds
NW	° ' "	° ' "		37	41	09
NE	° ' "	° ' "			19	54
SE	° ' "	° ' "				
SW	° ' "	° ' "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: One acre

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE

11. FORM PREPARED BY

NAME AND TITLE: Charles L. Hall, Architectural Consultant
Richard D. Pankratz, Planner

ORGANIZATION: Kansas State Historical Society DATE: December 1, 1971

STREET AND NUMBER: 120 West Tenth Street

CITY OR TOWN: Topeka STATE: Kansas 66612 CODE: 20

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name Nyle H. Miller
Nyle H. Miller

Title Executive Director, Kansas State Historical Society

Date December 3, 1971

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

Chief, Office of Archeology and Historic Preservation

Date _____

ATTEST:

Keeper of The National Register

Date _____

SEE INSTRUCTIONS

Douglas, East

525

LOCATION

The Carey House Hotel
HISTORIC NAME

The Eaton Hotel
CURRENT NAME

RESOURCE CLASSIFICATION:

Building
Site
Object

Distict
Located within District
Structure

REPRESENTATION IN EXISTING INVENTORY:

WIHS - 84	KIHS - 73
WIHS - 82	KIHS - 75
WIHS - 75	KIHS - 76

FILES:

DESIGNATION STATUS:

NR
KS

WR

Considered for WR but:
Denied; Held; Withdrawn

INCLUDED IN MASTER INDEX:

YES

NO

PARTIALLY

PHOTOGRAPHED:

YES

NO

DATE OF CONSTRUCTION:

ARCHITECTURAL STYLE OR TYPE:

STATEMENT OF SIGNIFICANCE:

Carey House Hotel — 525 East Douglas
The Carey House was built in 1887 by John B. Carey, later
mayor of Wichita from 1891 to 1892. On December 27,
1900, Carry Nation brought her temperance campaign to
the elegant hotel bar, wielding her hatchet against the
mirror, John Noble's painting of "Cleopatra at the Bath,"
and the bottled goods on hand.

The Carey House.--525 East Douglas, Wichita, Sedgwick county. A six-story
hotel with red brick facades. Small tower at northeast corner; arch
over main entrance. Upper four floors are U-shaped. Built in 1886-87
for John B. Carey, a local financier. Designed by Wichita firm of
Terry and Dumont. Ben Eaton acquired ownership around 1900 and the
name was changed to the Eaton Hotel. 25-foot extension to the west