(90298) Published in The Daily Record on 8-24-79

ORDINANCE NO. _____

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

BE IT ORDAINED BY THE GOVERNING BODY Ord # 36-222
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. H79-16

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

GROVE ARCHAEOLOGICAL SITE, located upon the W-1/2 of the N-1/2 of the NW-1/4 of the NE-1/4 of Section 3, T27S, R1E of the 6th P.M., Sedgwick County, Kansas; AND the east 280 feet of the S-1/2 of the N-1/2 of the NW-1/4 of Section 3, T27S, R1E of the 6th P.M., Sedgwick County, Kansas; AND a tract in the N-1/2 of the N-1/2 of the NW-1/4 of Section 3, T27S, R1E of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at the NE corner of said NW-1/4; thence west on the north line of said NW-1/4, 226.63 feet to a point 190 feet east of the east right-of-way line of the Wichita-Valley Center East Branch Interception Canal; thence south parallel to said east right-of-way line of said Interception Canal, 290 feet; thence west parallel to the north line of said NW-1/4, 190 feet to said east right-of-way line of said Interception Canal; thence south on said east right-of-way line of said Interception Canal, 106.90 feet; thence northeasterly at an interior angle of 74°46', 148.4 feet; thence southeasterly at right angles, 100 feet; thence southwesterly at right angles, 175.63 feet; thence south 188.06 feet to the south line of said N-1/2 of said N-1/2 of said NW-1/4; thence east on said south line of said N-1/2 of said N-1/2 of said NW-1/4, 414.23 feet to the east line of said NW-1/4; thence north 685.29 feet to the point of beginning, except street right-of-way. All generally located north of 27th Street adjacent to Grove Street.

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

That for and in consideration of the sum of One Dollar ($1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

the undersigned, BOARD OF PARK COMMISSIONERS OF THE CITY OF WICHITA, KANSAS

Check for legal

being the owner of the following described real estate in Sedgwick County, Kansas, to wit: Beginning thirty (30) feet north of the southwest corner of the north half of the Northeast Quarter, Section 3, Township 27 South, Range 1, East of the 6th P.M.; thence with an angle of ninety-one (91) degrees, six (6) minutes, left a distance of forty and one-hundreths (40.01) feet; thence north parallel to and forty (40) feet west of the west line of said Northeast Quarter, three hundred fourteen and nine-hundredths (314.09) feet to the beginning of a curve; thence around a circular curve to the left with a central angle of fifteen (15) degrees and a radius of five hundred sixty (560) feet, a distance of one hundred forty six and sixty-one-hundredths (146.61) feet to the beginning of a reverse curve; thence around a circular curve to the right with a central angle of one hundred fifteen (115) degrees and a radius of two hundred sixty (260) feet, a distance of five hundred twenty one and eighty-five hundredths (521.85) feet; thence southeasterly to a point, said point being fifty two and forty-two hundredths (52.42) feet north of the Northline Chisholm Terrace Addition and three hundred ninety two and thirteen hundredt (392.13) feet east of the northwest corner of said Addition; thence around a circular curve to the left with a central angle of ten (10) degrees and a radius of eight hundred seventeen and twenty-four hundredths (817.24) feet to a point, said point being forty (40) feet north of the north line of said Addition and five hundred thirty four and four hundredths (534.04) feet east of the northwest corner of said Addition; thence, east parallel to and forty (40) feet north of said Addition one hundred twenty-five (125) feet; thence south forty (40) feet to the north line of said Addition; thence west on the north line of said Addition six hundred fifty-nine and four hundredths (659.04) feet to the northwest corner thereof; thence south to the point of beginning;

Also, the south thirty (30) feet of the east two hundred eighty (280) feet of the southeast quarter of the northeast quarter of the Northwest Quarter, Section 3, Township 27 South, Range 1, East of the 6th P.M.;

does hereby dedicate the above described real estate to the public for street purposes.

Executed this 28th day of June, 1971.

ATTEST:

Velma Beerbower
Clerk

BOARD OF PARK COMMISSIONERS OF THE CITY OF WICHITA, KANSAS

By Virgil L. Parker

Title: President

STATE OF KANSAS)
SEDGWICK COUNTY) SS

BE IT REMEMBERED, that on this 28th day of June, 1971, before me a Notary Public in and for the said County and State came

Virgil L. Parker, President of the Board of Park Commissioners of the City of Wichita, Kansas,

to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same.

July 23, 1979

Marion Cone
3751 E. Douglas
Wichita, Kansas 67218

Re: H79-16 Historic Landmark
Designation - Grove
Archaeological Site

Dear Ms. Cone:

At its regular meeting on July 19, 1979, the Metropolitan Area Planning Commission considered the above-captioned request. A motion to recommend the approval of the designation resulted in a moot vote, three in favor and three opposed. This constitutes a failure to recommend and this case will be forwarded to the Board of City Commissioners for consideration at their regular meeting on August 14, 1979, said meeting to be held in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas. We would remind you that Planning items are considered after all other matters of business.

If you have any questions concerning this matter, please contact our office.

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG:bbc
cc: A. H. Rohn, Department of Anthropology, WSU 67208
Tom Allen, Director, Park Department

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 7-19-79

Case No. H 79-16 Request: Historic Landmark Designation

Location: North and west of 28th Street and Grove Avenue

Acres: 22.05 Size: 390' x 1421'

	Land Use	Zoning
Existing	Public park land, recreational facilities & playground equipment	"AA"
North	Undeveloped natural drainageway	"AA" & "F"
East	Apartments & undeveloped	"AA" & "A"
South	Apartments & single family	"AA" & "A"
West	Oilwells, storage tanks & undeveloped drainage channel	"AA"

COMMENTS:

1. The Historic Landmark Preservation Committee has submitted an application to the Planning Commission for recommendation to the Board of Wichita City Commissioners as to whether subject property should be designated as a historic landmark in accordance with the ordinance adopted by the Board of City Commissioners on April 1, 1975 (as amended June 30, 1978 and February 9, 1979.

2. Subject property is located north of 28th Street North and west of Grove Street and is the site of Grove Park which contains recreational facilities and playground equipment. Within the boundaries of the park property proposed for designation is the Grove archaeological site containing the remains of at least three pre-European American Indian occupations. This is the oldest known human habitation site in the City of Wichita, having an estimated age range from 3000 B.C. through 1200 A.D.

3. It is intended to salvage the site through the use of Community Development Block Grant (CDBG) funds once designation is established. The salvage process is anticipated to take 4 to 6 weeks after designation. The Board of Park Commissioners are delaying the construction of a park shelter building and a parking lot on a portion of the archaeological site to allow time for the salvage operation.

4. Other than the temporary delay of the park construction projects mentioned above, 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 historic landmark designation.

STAFF EVALUATION SHEET

WICHITA LANDMARK REGISTRY

Nomination

ENDANGERED ☐

PROPERTY: Grove Archaeological Site

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 ☐

b. Location as the site of a significant historic event ☐

c. Identification with a person or persons who significantly contributed to the culture and development of the City ☐

d. Exemplification of the cultural, economic, social or historical heritage of the City ☐

e. Portrayal of the environment of a group of people in a era of history characterized by a distinctive architectural style ☐

f. Embodiment of distinguishing characteristics of an architectural type or specimen ☐

g. Identification as the work of an architect or naster builder whose individual work has influenced the development of the City ☐

h. Embodiment of elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation ☐

i. Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on historic, cultural or architectural motif ☐

j. Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the City ☐

k. Archaeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest 5

l. Value as an aspect of community sentiment or public pride ☐

TOTAL SCORE 22

II. Environmental Factors:

a. Desecretion of Original Design

None or Little	15	☐
Moderate	10	☒
Considerable	5	☐

10

b. Importance to Neighborhood

Good	5	☐
Moderate	3	☐
Minor	1	☐

☐

c. Physical Condition

Excellent	5	☐
Good	3	☒
Fair	1	☐

3

d. Surrounding Area Conditions

	Grounds		Neighborhood	
Good	5	☒	Good	5 ☐
Fair	3	☐	Fair	3 ☐
Poor	1	☐	Poor	1 ☐

5

III. Justification for Section I.

Oldest known human habitation site in Wichita

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

Has potential for development into a significant exhibit-in-place. Site is in a City of Wichita Park, however, we have the complete cooperation of the Parks Department.

NOMINATION FORM

WICHITA LANDMARK REGISTRY

1. NAME OF PROPERTY:

Grove Site (14 SG 505)
(Common or Historic)

2. LOCATION:

28th St. North and Grove, South Bank of East Fork of Chisholm Creek
(Street & Number)

3. CLASSIFICATIONS:

A. CATEGORY:		B. OWNERSHIP:		C. STATUS:	
Site	X	Public	X	Occupied	X
Build.		Private		Unoccupied	
Structure					
Object					
District					

D. PRESENT USE:

Agriculture		Government		Park	X
Commercial		Industrial		Private Res	
Educational		Military		Religious	
Entertainment		Museum		Transportatn	
Apts					
Other					

4. OWNER:

City of Wichita
(Name) (Address) (City & State)

5. CONDITION:

A.		B.		C.	
Excellent		Altered	X	Moved	
Good	X	Unaltered		Original Site	X
Fair					

6. PHYSICAL DESCRIPTION: (Include any alteration made & any special interior features)

Deposit containing archaeological remains of at least three pre-European American Indian occupations. Remains include artifacts, rubbish, and probable parts of architectural features. Playground covers South half.

7. SIGNIFICANCE:

A. Date of Construction or Importance > 3000 B.C. -- ca A.D. 1200

B. STATEMENT OF SIGNIFICANCE:

Oldest known human habitation site in Wichita.

Surface remains suggest superposition of at least three prehistoric occupations: early Archaic, Plains Woodland, Central Plains.

Possesses potential for yielding significant information about past Amerindian cultures.

Has potential for development into a significant exhibit-in-place.

Submitted by: Lee Streiff Lee Streiff

President, Archaeological Association of South Central Kansas
Relationship to Property

NOTE: Please enclose photo

Submit thru: Historic Wichita Board
200 West Douglas, Suite 920
Wichita, Kansas 67202

The Archaeological Association of South Central Kansas proposes the Grove Site (14 SG 505) for designation as an historic Wichita landmark for three primary reasons:

1) the site has the potential for generating a considerable amount of scientific data concerning the major stages of cultural development in this area;

2) protection of the site would constitute a significant step in recognizing the contribution of an endangered heritage; and,

3) development of the site as an exhibit-in-place would provide a focus and a continuing resource for the study of the universal values associated with humanistic education.

WARRANTY DEED

DEED BOOK 1522 PAGE 122

THIS INDENTURE, Made this 8th day of

March, A.D., 1971, between Evelyn Wood and Charles Wood, wife and husband; Lyle Tjaden and Sue Tjaden, husband and wife; Dwight Tjaden and Mildred Tjaden, husband and wife; Melba Kohl and Marine S. Kohl, wife and husband; Thelma Scott and Wavern L. Scott, wife and husband; and Kathryn Tjaden, a single woman,

of Sedgwick County, in the State of Kansas, of the first part, and

The Board of Park Commissioners of the City of Wichita, Kansas,

of Sedgwick County, in the State of Kansas, of the second part.

STATE OF KANSAS } ss
SEDGWICK COUNTY
FILED FOR RECORD AT
2:00 M
MAR 16 1971
4477
NO. JOHN H. HALE
REGISTER OF DEEDS
Deputy

WITNESSETH, That the said parties of the first part, in consideration of the sum of Ten Dollars ($10.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell and convey unto the said party of the second part, its successors and assigns, all the following-described REAL ESTATE, situated in the County of Sedgwick and State of Kansas, to-wit:

The W-1/2 of the N-1/2 of the NW-1/4 of the NE-1/4 of Section 3, T27S, R1E of the 6th P.M., Sedgwick County, Kansas;

and

The east 280 feet of the S-1/2 of the N-1/2 of the NW-1/4 of Section 3, T27S, R1E of the 6th P.M., Sedgwick County, Kansas;

and

A tract in the N-1/2 of the N-1/2 of the NW-1/4 of Section 3, T27S, R1E of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at the NE corner of said NW-1/4; thence west on the north line of said NW-1/4, 226.63 feet to a point 190 feet east of the east right of way line of the Wichita-Valley Center East Branch Interception Canal; thence south parallel to said east right of way line of said Interception Canal, 290 feet; thence west parallel to the north line of said NW-1/4, 190 feet to said east right of way line of said Interception Canal; thence south on said east right of way line of said Interception Canal, 106.90 feet; thence northeasterly at an interior angle of 74°46', 148.4 feet; thence southeasterly at right angles, 100 feet; thence southwesterly at right angles, 175.63 feet; thence south 188.06 feet to the south line of said N-1/2 of said N-1/2 of said NW-1/4; thence east on said south line of said N-1/2 of said N-1/2 of said NW-1/4, 414.23 feet to the east line of said NW-1/4; thence north 685.29 feet to the point of beginning.

except street right of way.

The above described properties contain 19.98 acres, more or less.

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances hereunto belonging or in anywise appertaining forever.

8/15/79

THE WICHITA EAGLE Wednesday, August 15, 1979 3C

Way Paved for Grove Park Dig

By FRANK GAROFALO
Staff Writer

Archaeologists were given the go-ahead Tuesday to dig up perhaps thousands of years of history in Wichita's Grove Park.

Three separate sites in the park, which is bisected by Chisholm Creek at 27th Street North and Grove, are expected to hold archaeological treasures that may date back 5,000 years.

Arthur Rohn, a Wichita State University archaeologist and professor, said that items found in the park and along the creek indicate that an "occupation" was on the site that long ago.

Rohn showed off to the City Commission Tuesday "dart tips," which looked like arrowheads, that he said date back 5,000 years.

"Those finds," he said, "lead us to believe that there was an occupation in the area." He said archaeologists probably will find only "durable trash" remaining from that civilization.

The City Commission gave the go-ahead for digging when it unanimously approved a request to designate the park as a historic landmark. The designation paves the way for the use of $25,875 in federal Community Development Block Grant money for the project.

The funds had been allocated by the City Commission earlier but could not be used until the area was designated a landmark.

The Board of Park Commissioners has agreed to delay construction of tennis courts, restrooms and a picnic pavillion in the park until the excavations are completed.

Rohn said he did not know when crews would start or finish digging.

He said the excavations probably will be no more than 2 to 3 feet deep.