

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

September 14, 1994

TO: Marvin Krout, Planning Director

FROM: Robert Beardsley, Preservation Planner

SUBJECT: Kassebaum's Proposal

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

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

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

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

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

BUILDING SIZE (sq. ft.) 74,000.00

CAPITAL COSTS

Acquisition Cost (Debt Restructuring Costs) \$1,000,000.00
 Demolition Cost \$0.00
 Construction Cost (sq. ft.) \$50.00
 Construction Cost (total \$) \$3,700,000.00
 TOTAL CAPITAL COST \$4,700,000.00

OPERATING INCOME

Number of Suites 100
 Annual Per-Suite Rental (@ \$25/Unit/Night) \$8,750.00
 Suite Vacancy Rate (%) 15.00%
 Total Suite Receipts (per Year) \$743,750.00

Commercial Lease (\$/sq. ft.) \$11.00
 Commercial Space (Sq. Ft.) 1,500.00
 Net to Gross Ratio (%) 85.00%
 Commercial Rentable Square Feet (RSF) 1,275.00
 Commercial Rent (Gross \$) \$14,025.00
 Commercial Vacancy (%) 5.00%
 Vacancy (\$) \$701.25
 Commercial Rent (per Year) \$13,323.75

TOTAL OPERATING INCOME \$757,073.75

OPERATING EXPENSES

Operating Expense Ratio (%) 60.00%
 Property Tax (Based on EPV) \$56,437.20
 Total Operating Expenses \$510,681.45
 NET OPERATING INCOME \$189,955.10
 UNLEVERAGED INVESTMENT RETURN 4.04%
 ESTIMATED PROJECT VALUE (EPV) \$1,881,240.03

FINANCING

Capitalization Rate 10.00%
 PROJECT VALUE BASED ON CAP RATE \$1,899,550.98
 Loan to Value Ratio N/A
 Loan \$3,000,000.00
 Grant \$50,000.00
 Investor Cash Required \$300,000.00
 Loan Term (years) 15.00
 Interest Rate (%) 5.00%
 Annual Payment on Loan \$200,066.67
 Cash Flow (\$10,111.57)
 Investors Cash on Cash Return -3.37%
 Gap Between Cost and Value \$0.00
 Tax Credit Available (%) 20.00%
 Eligible Expenditure \$3,700,000.00
 Tax Credit Available (\$) \$740,000.00
 Gap After Adjustment \$0.00
 Investor Cash Before Credit \$2,000,000.00
 Investor Cash After Credit \$1,260,000.00
 Cash Flow (\$10,111.57)
 Investor Cash on Cash Return After Credit Adjustment -0.80%

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

BUILDING SIZE (sq. ft.) 74,000.00

CAPITAL COSTS

Acquisition Cost (Debt Restructuring Costs) \$1,000,000.00
 Demolition Cost \$0.00
 Construction Cost (sq. ft.) \$125.00
 Construction Cost (total \$) \$9,250,000.00
 TOTAL CAPITAL COST \$10,250,000.00

OPERATING INCOME

Number of Suites 60
 Annual Per-Suite Rental (@ \$125/Unit/Night) \$43,750.00
 Suite Vacancy Rate (%) 15.00%
 Total Suite Receipts (per Year) \$2,231,250.00

Commercial Lease (\$/sq. ft.) \$13.00
 Commercial Space (Sq. Ft.) 1,500.00
 Net to Gross Ratio (%) 85.00%
 Commercial Rentable Square Feet (RSF) 1,275.00
 Commercial Rent (Gross \$) \$16,575.00
 Commercial Vacancy (%) 5.00%
 Vacancy (\$) \$828.75
 Commercial Rent (per Year) \$15,746.25

TOTAL OPERATING INCOME \$2,246,996.25

OPERATING EXPENSES

Operating Expense Ratio (%) 60.00%
 Property Tax (Based on EPV) \$168,671.11
 Total Operating Expenses \$1,516,868.86
 NET OPERATING INCOME \$561,456.27
 UNLEVERAGED INVESTMENT RETURN 5.48%
 ESTIMATED PROJECT VALUE (EPV) \$5,622,370.43

FINANCING

Capitalization Rate 10.00%
 PROJECT VALUE BASED ON CAP RATE \$5,614,562.74
 Loan to Value Ratio 75.00%
 Loan \$4,210,922.06
 Grant \$50,000.00
 Investor Cash Required \$4,543,638.69
 Loan Term (years) 20.00
 Interest Rate (%) 5.00%
 Annual Payment on Loan \$280,821.72
 Cash Flow \$280,634.55
 Investors Cash on Cash Return 6.18%
 Gap Between Cost and Value \$4,635,437.26
 Tax Credit Available (%) 20.00%
 Eligible Expenditure \$9,250,000.00
 Tax Credit Available (\$) \$1,850,000.00
 Gap After Adjustment \$2,785,437.26
 Investor Cash Before Credit \$5,989,077.94
 Investor Cash After Credit \$4,139,077.94
 Cash Flow \$280,634.55
 Investor Cash on Cash Return After Credit Adjustment 6.78%



INTEROFFICE MEMORANDUM

TO: Mark Stanberry, Housing Services Office
FROM: Ray Ontiveros, Land Use/Research Division *Ray*
SUBJECT: Environmental Review of Eaton Block Redevelopment
DATE: May 2, 2000

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

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

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

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

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

cc: Kathy Morgan, MAPD

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

ENVIRONMENTAL REVIEWS AT THE COMMUNITY LEVEL

ENVIRONMENTAL ASSESSMENT

ENVIRONMENTAL REVIEW RECORD

PROJECT: **Eaton Block Redevelopment**

PROGRAM: **HOME**
Program Year 26

PROJECT ABSTRACT

FORMAT II

Name of Grantee

ENVIRONMENTAL ASSESSMENT

City of Wichita - Housing Services Department

From: 2000 To: 2001 Year 26

Application/Grant Number

Original: X
Revisions:
Amendments:

Name and Title of Certifying Officer:

Chris Cherches, City Manager

Project Name: Eaton Block Redevelopment

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

Lead Agency: Housing Services Office

Address: Wichita Housing Services Office
332 Riverview
Wichita, Kansas 67203

Project Representative: Mark Stanberry

Telephone: (316) 268-4234

Address: Same as Above

Project Information: Mark Stanberry

Telephone: (316) 268-4234

Address: Same as Above

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

\$210,000 from HOME
Other:

ENVIRONMENTAL ASSESSMENT

Checklist of Applicable Statutes and Regulations

Project Name and Identification No. Eaton Block Redevelopment

Statutory Checklist

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

X¹ Depends on the selection of the site

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

Checklist of Applicable Statutes
and Regulations

Statutory Check List

Eaton Block Redevelopment

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

X¹ Depends on the selection of the site

ENVIRONMENTAL ASSESSMENT CHECKLIST

Project Name and Identification No.

Eaton Block Redevelopment

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

ENVIRONMENTAL ASSESSMENT CHECKLIST

Project Name and Identification No.

Eaton Block Redevelopment

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

ENVIRONMENTAL ASSESSMENT CHECKLIST

Project Name and Identification No.

Eaton Block Redevelopment

Impact Categories	No Impact Anticipated	Potentially Beneficial	Potentially Adverse Requires Documentation Only	Potentially Adverse Requires More Study	Needs Mitigation	Requires Project Modification	Sources or Documentation (Note date of contact or page reference) Additional material may be attached
Cultural Facilities		X					
Transportation	X						
Natural Features							
Water Resources	X						
Floodplain	X						
Wetlands	X						
Unique Natural Features and Agricultural Lands	X						
Vegetation and Wildlife	X						

X¹ Depends on the selection of the site

Summary of Findings and Conclusions:

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

Summary of Environmental Conditions:

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

Project Modifications and Alterations Considered:

Statutory Checklist

Eaton Block Redevelopment

Additional Studies Performed (Attach Study or Summary):

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

Mitigation Measures Needed:

Environmental Assessment

Project Name and Identification No. Eaton Block Redevelopment

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

PREPARED BY:

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

Date: 05/2/2000

Environmental Assessment

Project Name and Identification No. Eaton Block Redevelopment

ENVIRONMENTAL REVIEW FINDING

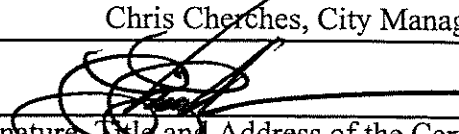
On the basis of the environmental assessment of the above project I have made the following finding.

X	A FINDING OF NO SIGNIFICANT IMPACT
----------	---

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

5-15-2000
(Date)

Chris Cherches, City Manager



Signature, Title and Address of the Certifying Officer

	A FINDING OF SIGNIFICANT IMPACT
--	--

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

(Date)

Chris Cherches, City Manager

Signature, Title and Address of the Certifying Officer

EXHIBIT A



KANSAS

STATE

HISTORICAL

SOCIETY



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

RECEIVED

AUG 23 1999

METROPOLITAN PLANNING

ROUTE



August 19, 1999

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

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

Dear Ms. Morgan:

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

Sincerely yours,

Ramon Powers
State Historic Preservation Officer

Richard Pankratz, Director
Historic Preservation Office

clg

2X 217

6425 S.W. 6th Avenue
Topeka, Kansas
66615-1099

PHONE# (913) 272-8681
FAX# (913) 272-8682
TTY# (913) 272-8683



KANSAS HISTORY CENTER

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

HISTORIC SITES

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

Council selects developer for Eaton

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

By Beccy Tanner
The Wichita Eagle

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

By a 6-0 vote, the City Council gave MetroPlains Development Inc. of St. Paul, Minn., permission to develop a plan to renovate the area the city bought in a foreclosure auction last year.

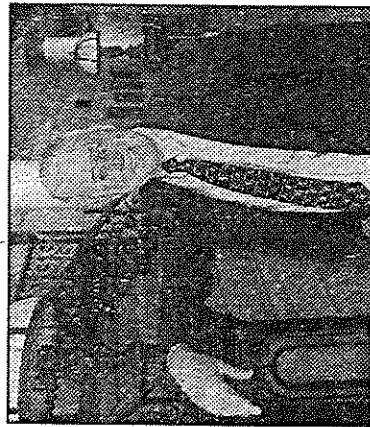
It will be at least two months before details of the plan emerge, including what the cost will be, when it will be done and who will end up owning the property.

But council members are confident in their selection.

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

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

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



Mike Hutmscher/The Wichita Eagle

Gary Stenson, president of MetroPlains Development Inc. of St. Paul, Minn., stands in the lobby of the Eaton Hotel.

parking.

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

MetroPlains has completed at least 10 projects of a similar scope and nature in several Midwestern states, including Kansas.

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

"They did a very thorough and excellent job on the physical plant . . . Everything they told us they'd do, they did," Freeland said. "They were a real ethical outfit."

REBATES

From Page 9A

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

Council members put off deciding which areas will be eligible for aid until next week. Several cities and counties in the area already have tax-rebate programs.

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

Neither program has been in operation long enough to measure its success.

But in El Dorado, which started its rebate program a year ago, only seven out of a possible 1,200 homeowners have taken advantage of the rebate incentive.

"I am a little surprised at the lack of response," said Gus Collins, assistant city manager. Collins cited a basic lack of interest among homeowners. He also said the city hasn't marketed the program as vigorously as it could. In El Dorado, the rebates last 10 years instead of five and include commercial properties.

In other action Tuesday, the City Council:

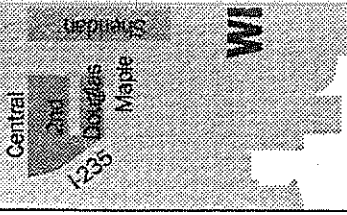
- Approved the issuance of \$10 million in industrial revenue bonds to finance converting the Keen Kutter Building in Old Town to a 107-room, extended-stay hotel.

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

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

Taking the out of ren

Property taxes ordinarily go up when homeowners remodel houses or increase their value. However, owners will get a property-tax equal to the tax inc



At least a dozen have or are working grants. Each program check with your local matron.

- Barker County** — El Dorado
- Harvey County** — Newton
- Hesston** — Halstead
- Sedgwick** — North Newton

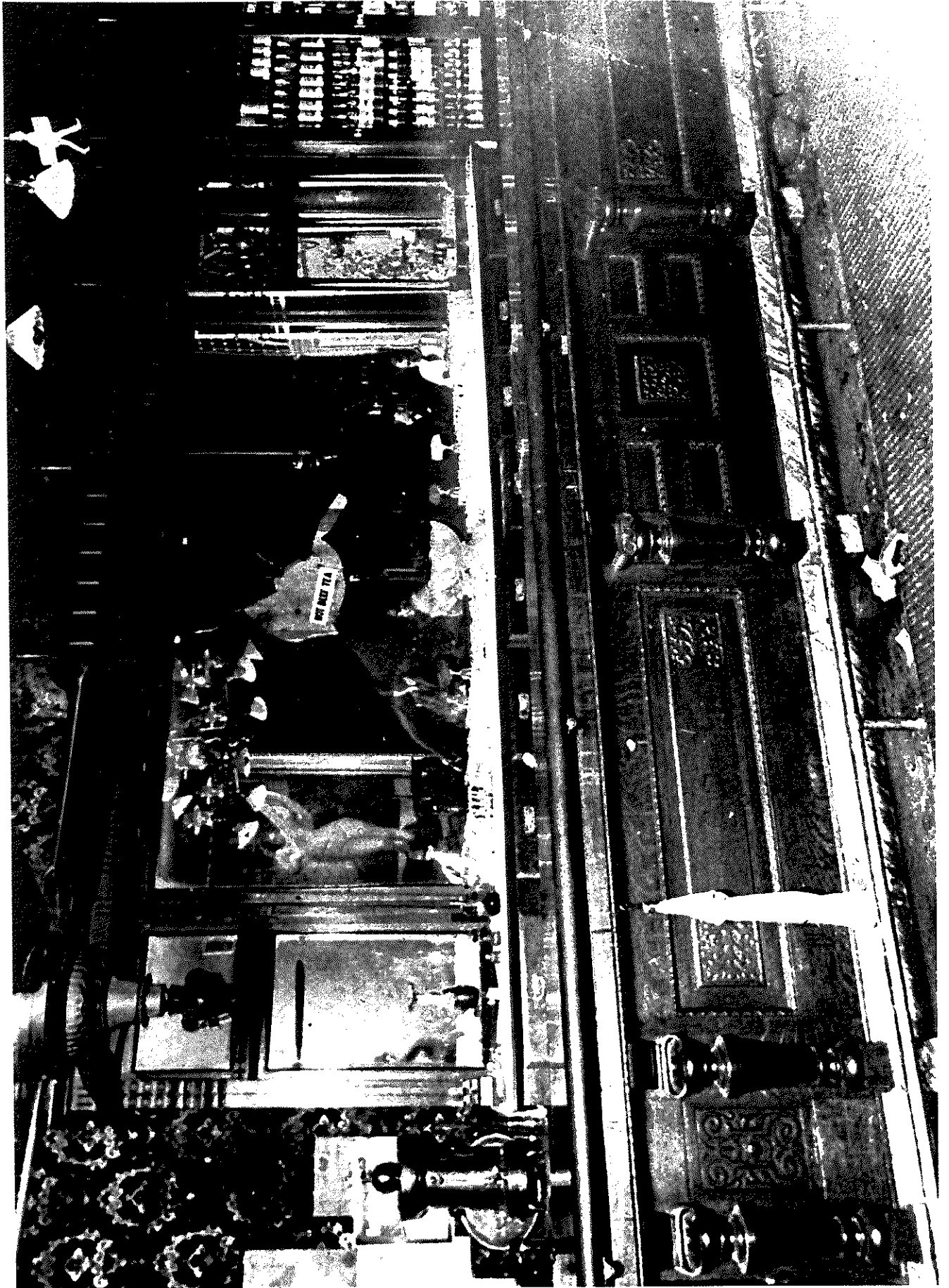
OBITUARIES

Care, McPherson.

Catholic Church. Survivors: wife Marian; son

Memorial has been established with the American Diabetes

Richard of El Dorado; daughter, Kathu McWilliams of Toronto.



Casualties of change

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



File photo

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

By Molly McMillin

The Wichita Eagle

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

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

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

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

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

aspects of its redevelopment plans.

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

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

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

"Definitely let people know we're still open," Dye told a reporter Monday.

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

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

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

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

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

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

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

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

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

See EATON, Page 16A

Wichita Eagle 11-3-98

Wheat futures fall again, Russia aid

Fell more than 2 percent in southern Plains at a donation of surplus Russia may not be d. inches of rain fell in and Oklahoma the. That improves t year's harvest at a concerned that the sn't announced the onation. Prices rose on Friday on ex-ation would be an-ber have gotten too reas that were dry hape," said Sid Love, with Kropf & Love n Shawnee. "These ficial" for the crop counted for 75 per- t output, he said. mber delivery fell 7 cent, to \$2.8725 a ago Board of Trade. ent prices for wheat uly higher Friday m Russian news that an announce- nt on how much aid nt would provide to country, which is poor growing year urrency. mped 7.5 percent in Oct. 9 on expecta- ood-aid donation to n, prices are little because the details unced.

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

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

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

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

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

Compiled from Eagle wire reports

EATON

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

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

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

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

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

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

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

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

Farm & Markets

MONEY AND METALS

MONEY RATES
NEW YORK (AP) — Money rates for Monday as reported by Bridge TeleRate as of 4 p.m.:
Bridge TeleRate interest rate index: 5.082
Prime Rate: 8.00
Discount Rate: 4.75
Broker call loan rate: 6.75
Federal funds market rate: High 5.625 Low 5.50 Last 5.625
Dealers commercial paper: 30-180 days: 5.12-4.80
Commercial paper by finance company: 30-270 days: 5.12-4.55
Bankers' acceptance dealer indications: 30 days, 5.15
60 days, 5.24
90 days, 5.10
120 days, 4.92
150 days, 4.85
180 days, 4.78
Certificates of Deposit Primary: 30 days, 4.45
90 days, 4.73
180 days, 4.62
Certificates of Deposit by dealer: 30 days, 5.20
60 days, 5.30
90 days, 5.20
120 days, 5.08
150 days, 5.01
180 days, 4.98
Eurodollar rates: Overnight, 5.50-5.6625
1 month, 5.1875-5.25
3 months, 5.1875-5.25
6 months, 4.96875-5.03125
1 year, 4.75-4.8125
London Interbank Offered Rate: 3 months, 5.27
6 months, 5.06
1 year, 4.84

Treasury Bill auction results:
average discount rate:
3-month as of Nov. 2: 4.425
6-month as of Nov. 2: 4.360
52-week as of Oct. 13: 4.055
Treasury Bill annualized rate on weekly average basis, yield adjusted for constant maturity, 1-year, as of Nov. 2: 4.10
Treas. Billmarket rate, 1-year: 4.14-4.12
Treas. Bondmarket rate, 30-year: 5.25
Fannie Mae 30 year mortgage commitments: 30 days, 6.74
60 days, 6.77
Fod Home Loan 11th District Cost of Funds: As of Oct 30: 4.882
Money market fund: Merrill Lynch Ready Assets:

U.S. TREASURY BILLS

Mat. date	Bid	Ask	Yield
Nov 05 98	3.64	3.62	3.67
Nov 12 98	4.19	4.17	4.23
Nov 19 98	3.94	3.92	3.98
Nov 27 98	3.74	3.72	3.78
Dec 03 98	3.76	3.74	3.80
Dec 10 98	4.08	4.04	4.10
Dec 17 98	4.08	4.04	4.12
Dec 24 98	4.19	4.17	4.25
Dec 31 98	4.17	4.16	4.25
Jan 07 99	4.19	4.17	4.27
Jan 14 99	4.26	4.23	4.34
Jan 21 99	4.63	4.61	4.72
Jan 28 99	4.30	4.28	4.38
Feb 04 99	4.42	4.40	4.51
Feb 11 99	4.32	4.30	4.41
Feb 18 99	4.32	4.30	4.42
Feb 25 99	4.34	4.32	4.44
Mar 04 99	4.36	4.34	4.47
Mar 11 99	4.36	4.34	4.47
Mar 18 99	4.37	4.35	4.48
Mar 25 99	4.37	4.35	4.49
Apr 01 99	4.37	4.35	4.49
Apr 08 99	4.37	4.35	4.49
Apr 15 99	4.38	4.36	4.51
Apr 22 99	4.38	4.36	4.51
Apr 29 99	4.37	4.35	4.51
May 06 99	4.35	4.33	4.49

May 27 99
Jun 24 99
Jul 22 99
Aug 19 99
Sep 16 99

FOREIGN
NEW YO
change, Ne
trades of 1
day ago and
Fg

Argenti (Peso)	Australia (Dollar)	Austria (Schilling)	Belgium (Franc)	Brazil (Real)	Britain (Pound)	Canada (Dollar)	Chile (Peso)	China (Yuan)	Colombia (Peso)	Czech Rep (Krona)	Denmark (Krone)	Donacan (Pes P)	EGU (ECU)	Eqth (Sacre)	Egypt (Pound)	Finland (Mark)	France (Franc)	Germany (Mark)	Greece (Drachma)	Hong Kong (Dollar)	Hungary (Forint)	India (Rupee)	Indonesia (Rupiah)	Iran (Rial)	Ireland (Punt)	Israel (Shekel)	Italy (Lira)	Japan (Yen)	Jordan (Dinar)	Lebanon (Pound)	Malaysia (Ringgit)	Mexico (Peso)	Netherlands (Guilder)
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AMEX

Close Chg.	Close Chg.	Close Chg.	Close Chg.	Close Chg.
BNVIO 15 1/4 +3/8	Dataram 14 3/4 +1/8	GrayWolf 1 1/2 +1/8	LCRBiol 1 1/2 +1/8	Close
BlairCp 25 1/2 +2 1/2	Daxxon 13 1/4 +5/8	GreyndL 5 3/8 +1/8	LaBarG 3 1/2 +1/8	
Blmisp 2 1/2 +1/8	DeWolfe 7 1/2 +1/8	GrisGloa 2 3/8 +1/8	Lancer 26 1/2	
BlondT 8 1/4 -3/8	DeWolfe 7 1/2 +1/8	GrSinc 1 1/2 -1/8	Landaur 22 1/2	
Boddy 11 1/4 -1/4	Decorat 8 3/4 +1/8	Halt 5 3/8 -1/8	LsrTech 3 1/2	
BoltTech 7 1/2 +7/8	DeoLab 5 1/2 -1/8	HaltEPC 6 3/8 +1/8	LazKap 8 3/4	
BootsCis 2 1/2 +1/8	Dolaner 1 1/2 -1/8	HalterM 9 1/2 +1/8	LazVam 12 1/2 +1/8	
Bostind 18 3/4 +5/8	DoveE 35 1/2 +1 1/2	HangDr 21 3/4 +1/8	LazVam 12 1/2 +1/8	
BowA 7 -5/8	DPWw 2 1/2 +1/8	HansCap 4 1/2 +1/8	LazVam 12 1/2 +1/8	
Bwll 4 1/2 +1/8	DiopPw 3 1/2 +1/8	HanovCun 4 1/2 +1/8	LazVam 12 1/2 +1/8	
BwllEnv 5 1/2 +1/8	DixT 5 1/2 +1/8	HanovCun 4 1/2 +1/8	LazVam 12 1/2 +1/8	
BwllEnv 5 1/2 +1/8	DixT 5 1/2 +1/8	HanovCun 4 1/2 +1/8	LazVam 12 1/2 +1/8	
BwllEnv 5 1/2 +1/8	DixT 5 1/2 +1/8	HanovCun 4 1/2 +1/8	LazVam 12 1/2 +1/8	

Open High Low Settle Chg.

Fr's open interest 336,737.

OATS
5,000 bu minimum - cents per bushel
Dec 98 113 3/4 113 3/4 113 3/4 113 -1/2
Jan 99 123 1/4 123 1/4 120 3/4 122 -1 1/2
Mar 99 126 3/4 126 3/4 124 1/2 126 1/4
Jul 99 131 131 129 130 1/4 -3/4
Sep 99 132 1/2 133 132 1/2 132 1/4 -1/4
Dec 99 138 1/4 138 3/4 138 1/4 138 3/4 -1/4

Estimated sales 1700. Fr's sales 1,931.
Fr's open interest 17,784.

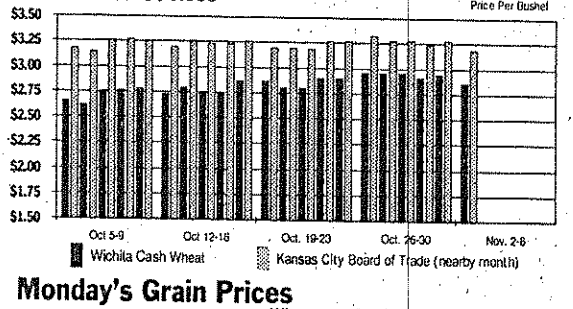
SOYBEANS
5,000 bu minimum - cents per bushel
Nov 98 558 560 560 55 1/2 553 1/4 -5/4
Jan 99 568 570 560 56 1/2 562 -6/4
Mar 99 576 576 569 569 1/2 570 1/2 -6/4
Jul 99 585 587 587 587 1/4 579 -5/4
Sep 99 585 585 588 588 1/2 589 1/2 -5/4
Dec 99 588 588 584 584 1/2 585 1/2 -5/4

Estimated sales 5000. Fr's sales 52,956.
Fr's open interest 149,901.

SOYBEAN MEAL
100 tons - dollars per ton
Dec 98 146.00 146.00 141.00 141.90 -1.70
Jan 99 145.90 146.90 143.10 144.10 -1.70
Mar 99 150.00 150.60 147.00 147.80 -1.60
Jul 99 153.50 154.50 151.00 151.00 -2.20
Sep 99 157.80 158.30 155.00 155.20 -2.20
Dec 99 159.80 160.00 156.20 156.20 -2.30
Jan 00 161.60 161.60 156.50 157.00 -2.00

Estimated sales 15000. Fr's sales 19,379.
Fr's open interest 137,300.

WHEAT
5,000 bu minimum - cents per bushel
Dec 98 293 3/4 294 1/4 285 287 1/4 -7
Mar 99 309 3/4 309 3/4 300 303 1/4 -6 1/4
May 99 316 316 316 309 311 1/2 -6 1/4
Jul 99 325 1/2 325 1/2 317 319 1/4 -6 1/2
Sep 99 332 332 324 1/2 328 -6 1/2



Monday's Grain Prices

	Wheat	Corn	Milo	Beans
Andale	2.82	1.90	2.83	5.15
Beloit	2.73	1.77	2.78	4.99
Coffeyville	2.79	1.88	2.90	5.13
Colby	2.67	1.70	2.50	
Dodge City	2.76	1.96	2.92	4.97
Emporia	2.67	1.78	2.78	5.45
Garden City	2.73	1.93	2.88	4.96
Great Bend	2.73	1.77		5.05
Hays	2.71		2.72	
Hutchinson	2.86	1.92	2.84	5.03
Liberal	2.77	2.12	3.21	
Pratt	2.78	1.92	2.87	5.08
Salina	3.01		3.30	
Scott City	2.67	1.83	2.76	4.96
Topoka	2.85	1.88		

The Wichita Eagle

Established 1872
Incorporating The Wichita Beacon

Peter E. Pitz
President & Publisher

Richard W. Thames
Editor

Randy Brown
Editorial Page Editor

Karen Magnuson
Managing Editor

OUR VIEW

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

The Eaton Hotel, it turns out, is savable. Otherwise, MetroPlains Development Inc., a crackerjack Twin Cities-area converter of historic structures to profitable new uses, would not be asking the Wichita City Council today to designate it as the preferred developer for the beautiful but time-worn old hotel at Douglas and St. Francis.

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

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

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

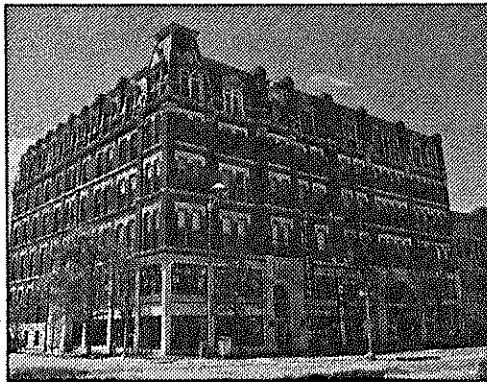
sheriff's sale for \$365,000.

Because subsequent engineering assessments raised concerns about the old building's structural integrity, some folks feared that the city had made a dreadful mistake — that the old hotel's Victorian facade masked an infrastructure on the verge of collapse and that millions would need to be spent just to stabilize the building, let alone develop it.

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

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

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



File photo

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

Pain Kathleen Willey's credible story makes the scandal more troubling

Bill Clinton told potential voters in 1992 that he felt their pain. During the same campaign, he admitted on "60 Minutes" to having caused pain in his marriage.

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

Willey and that he is "mystified and disappointed by this turn of events." The White House, trying to undercut her story, released some letters she wrote to the president after their 1993 encounter in which she requested jobs and referred to herself as Mr. Clinton's "No. 1 fan."

BORGMAN'S VIEW

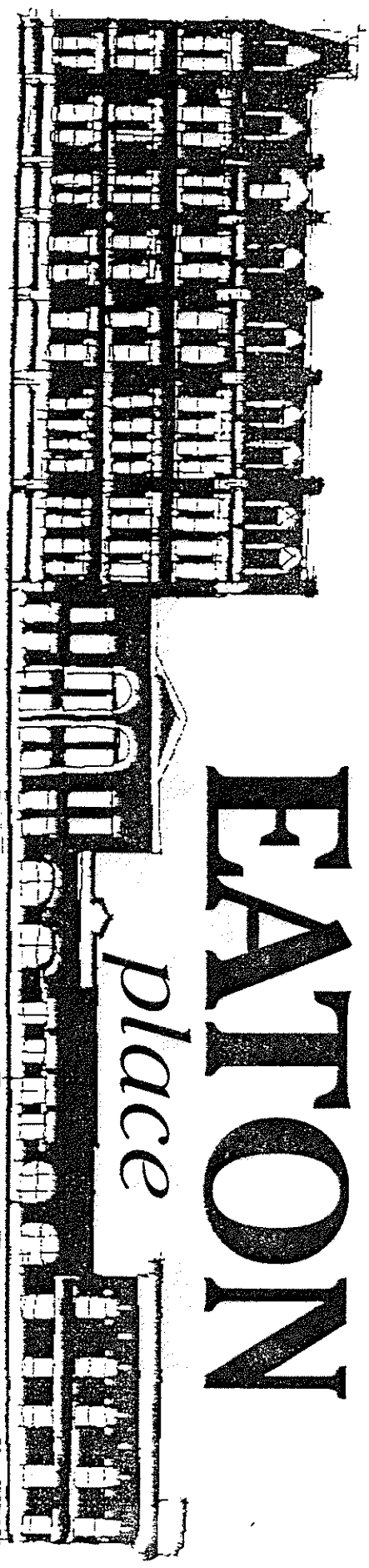


READERS' VIEW

Evidence st

Thomas Billings, in th Readers' View, states that provides no evidence of evol "all insects found in the roc are essentially the very sa living today." These stateme Evolution is simply chan; netic makeup of populatio generation to another. Ge can be measured in living Since there are no documer of spontaneous generation modern life is believed to l from ancient life.

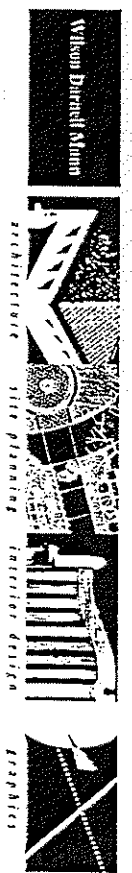
The fossil record reveals ; ences between modern and ulations. If some ancient po linked to present populator and these populations are g ferent, evolution has occur Entomology is but one fi evidence of evolution. Stud change in fruit flies are we fossil record shows that so insects (e.g., roaches, dra are among the earliest kno



Development Information

METROPOLAINS

DEVELOPMENT INC



EATON BLOCK PROPERTIES PROPOSED DEVELOPMENT PLAN

August 1998

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

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

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

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

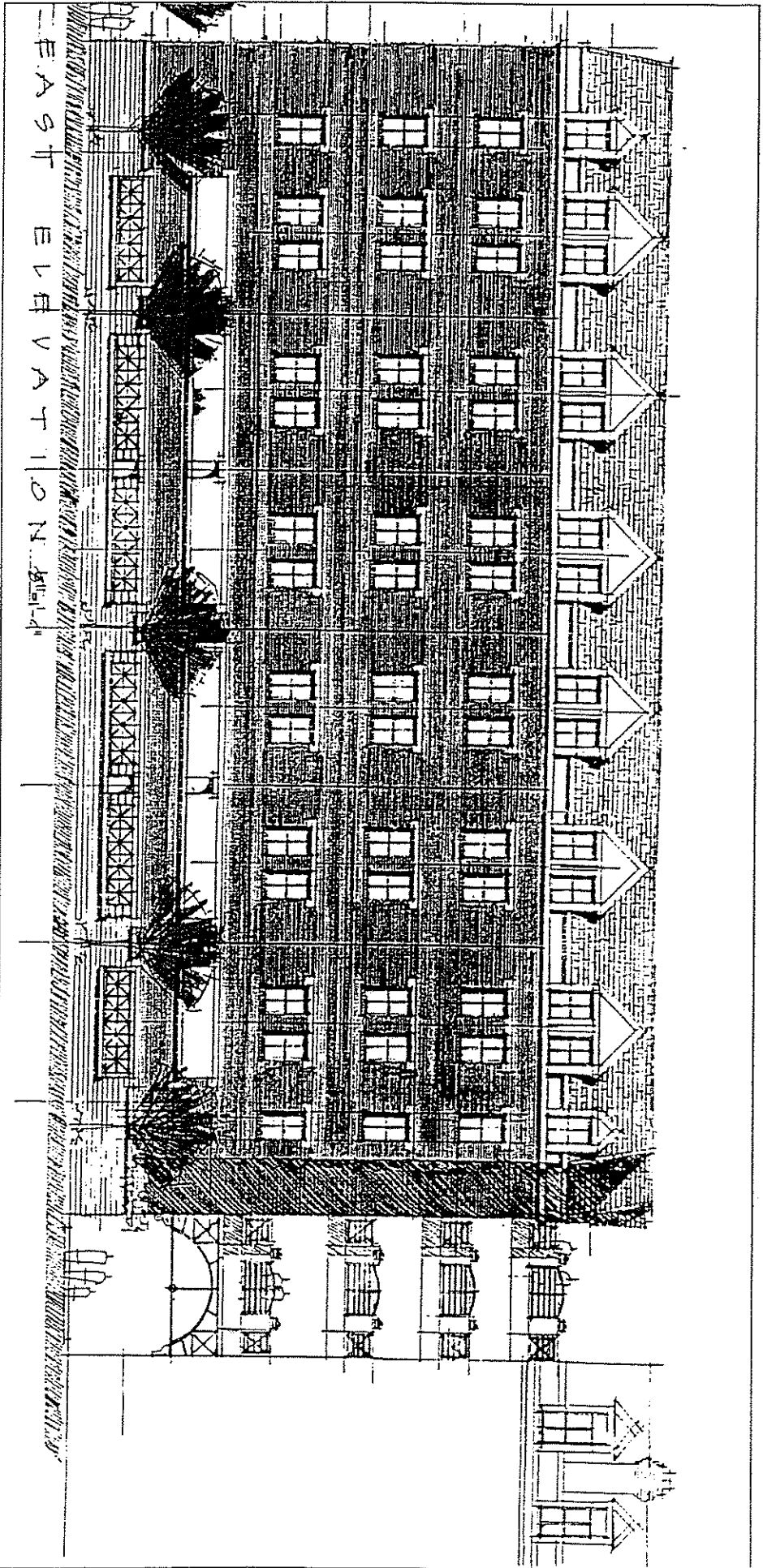
The southern half of the Eaton Block would be developed into parking. The parking concept will be a combination of surface parking and a multi-level parking ramp. The option for a pedestrian skyway or walkway connecting the Eaton Block to an existing parking ramp to the southwest and Naftger Park to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

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

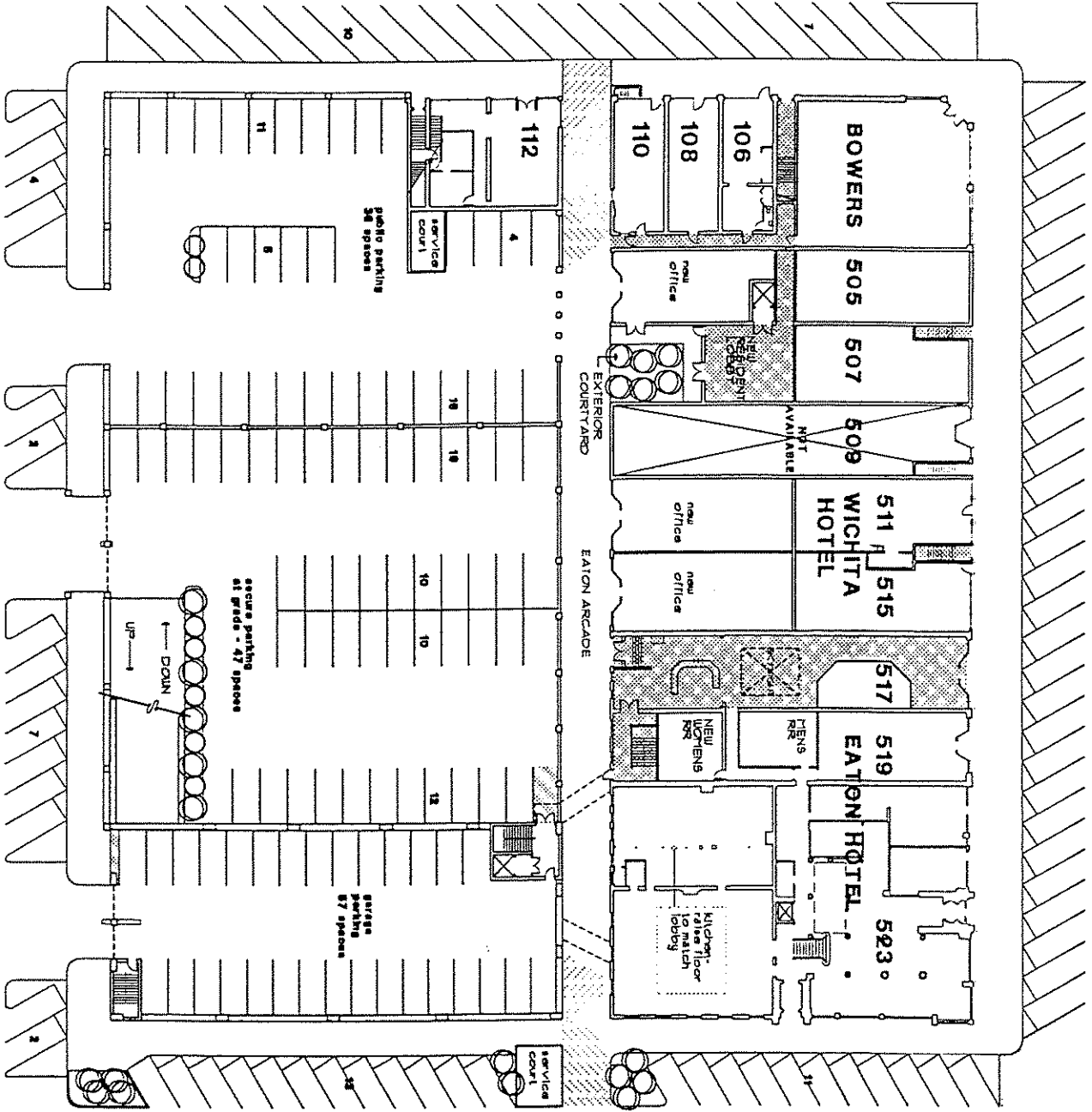
The development concept is to create a variety of residential and commercial options that meet a wide range of income levels and lifestyles. With a critical mass of development and a synergy of uses and activities, MetroPlains plans to create a self-sustaining community in downtown Wichita.

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

**THIS WILL REPLACE THE EXISTING SRS BUILDING
AND CONTAIN APARTMENTS.**



EMPORIA



ST. FRANCIS

PARKING INFORMATION	
SECURED ON-SITE PARKING GARAGE	64 SPACES
PUBLIC ON-SITE	81 SPACES
STREET PARKING	13 SPACES
TOTAL PARKING	158 SPACES

CIRCULATION/PARKING SITE PLAN
NOT TO SCALE

EATON HOTEL BLOCK

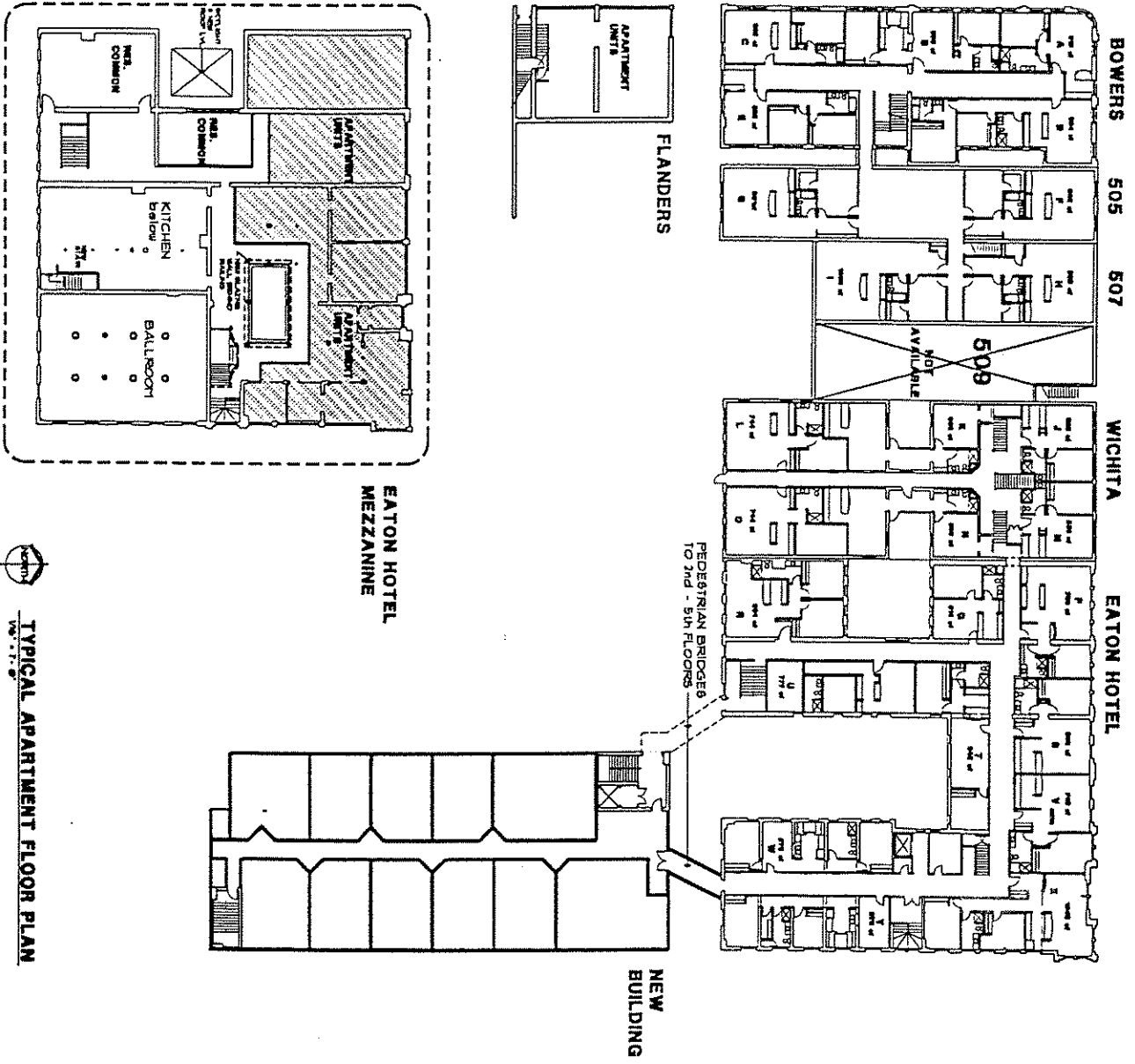
WICHITA, KANSAS

Wilson Darnell Mann



DATE: 04/11/00
 DRAWN BY: JLM
 CHECKED BY: JLM
 PRINTED: 04/11/00

PROJECT NO. 00-0000
 SHEET NO. 00-0000
 DATE: 04/11/00



TYPICAL APARTMENT FLOOR PLAN

DATE	NO.

DATE	NO.

DATE	NO.

EATON HOTEL BLOCK

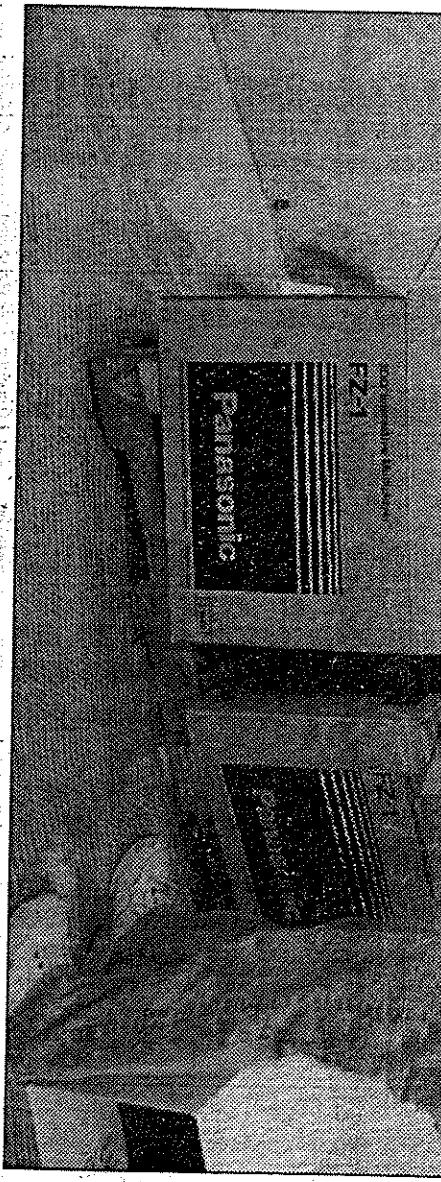
WICHITA, KANSAS

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 W.D.M. ARCHITECTS
 1111 W. 17th St.
 WICHITA, KANSAS 67202

Wilson Darnell Mann

by general schools in Attorney defendants by William Hutchinson named in 1992-1993 schools, es high trying the ess name 3 schools es of the fier look- schools, returned

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



Associated Press

Foreclosure looms over Eaton Hotel

Owner still owes on loans, taxes

By Bob Cox
The Wichita Eagle

Time is running out for Phillip Kassebaum to pay his debts and save the Eaton Hotel and Carey House Square from foreclosure.

And developer Kevin Daves says his plans to renovate the historic structures are on hold, at best.

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

A lawyer representing General Financial Services said Thursday that a court order will be entered within a few days allowing the foreclosure and setting a date for a sheriff's auction.

"There has been no indication" that Kassebaum plans to pay the outstanding

debt, said Steven Sublett, the mortgage holder's Wichita attorney.

General Financial Services filed a foreclosure lawsuit in Sedgewick County District Court in September, and in early December the parties agreed that the foreclosure process could proceed if payment was not made soon.

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

The finance company plans to have the property auctioned off in individual parcels. If that happened, it would greatly complicate any plan to buy and revitalize the 106-year-old hotel and the surrounding structures.

At an auction, General Financial would presumably bid the amount it is owed, plus back taxes, for one or more of the parcels. Other bidders could make offers for one or more parcels, with the highest bidder on each taking ownership.

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

ton-Carey House block if the property ends up in more than one set of hands. Neither Kassebaum nor David Dahl, an attorney in Kassebaum's law firm, returned telephone calls.

Daves, who has proposed redeveloping the block, said he has not talked to Kassebaum recently and does not know what the hotel owner plans to do next.

"We're on hold until all of this is settled," Daves said.

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

Cole said she is "going door-to-door" seeking private backers willing to join in a public-private partnership to redevelop the properties.

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

Kitch, 49, earned a bachelor's degree from Yale University in 1966 and a law degree from the University of Chicago in 1969. His father, the late Paul Kitch, was a founding member of the firm. His wife, Sally Kitch, became director of a women's studies program at Ohio State University last year, after two decades on the faculty at Wichita State University.

Alford was one of the principal leaders in the economic development push that led to formation of WI/SE in 1988 and also served as its first chairman for a year. He was asked to take over the position again two years ago following his retirement from Boeing.

Kitch praised Alford's efforts, saying that "Wichita, Sedgewick County and south central Kansas have relied on you for too much for too long. . . . You have paid Wichita the ultimate compliment and tribute by staying and living in the community long after your job commitments required it."

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

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

Bank IV Kansas holds a second mortgage on the property as security for a \$1.5 million loan made to Kassebaum in 1988. It is not seeking foreclosure, but could bid on the properties to secure its loan.

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

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

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

Case 1/19/94

Gormanson holds a sensor like the two taped to the bottom of Jarrett Perry's artificial foot. The sensors e Jarrett the sensation of feeling with the foot.



and then to a belt Jarrett wears around his waist. Eventually, the parts will be incorporated into his prosthesis. That should take care of the minor problems Jarrett's having now. "The yellow wires broken," he announced as he walked into the center. Because it's exposed, it had pulled loose. For now, the sensors send signals to Jarrett's midsection; eventually they'll go to the stump of his natural leg. As he steps down on the heel of his prosthesis, he feels a tingling loose.

See **DEVICES**, Page 3D

The regret, step down

considers the prospect of cutbacks in federally funded programs to be the greatest challenge facing the Cherokee Nation and a great many other people. When I first came into office as the war on poverty," she said. "Now we have the war on poor

Health Care, which she had been a protected program and there with veterans' benefits and social security, now faces a similar fate. It is also a new challenge with the Treasury Department's contention that tribal corporations are subject to taxation, she said that situation will be addressed in the coming days.

One of major concern to the Cherokee is who have invested in the coming days. See **MANKILLER**, Page 3D



Phyllis Jacobs Gletsch, The Wichita Eagle

Principal Chief Wilma Mankiller addresses citizens and friends of the Cherokee Nation on Wednesday night.

Bankruptcy filing blocks auction of Eaton Hotel

By Jim Cross
The Wichita Eagle

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

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

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

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

For months, city officials had been working with Kassebaum to help him buy some time. Taxes were overdue on the property, and Bank IV was threatening to foreclose if Kasse-

"I don't have anything against coming taxes, but I just don't want them to move it somewhere else," said Wells, who fears that income, sales or property taxes would have to increase to make up the car-tax cuts. Those increases would be tough for people on fixed incomes, Wells said.

"I think if an individual is able to buy a new car he should be able to pay car tax," Wells said. Other provisions in the bill:

- Those who don't pay their taxes may be subject to a penalty equal to the amount of tax they evaded.
- Depreciation of autos will be decreased to 15 percent a year from 16 percent.
- The minimum tax — for the oldest cars — will increase to \$24 from \$12. Those owners already paying \$12 won't see an increase; the plan includes a grandfather clause to protect them.

See **CAR TAX**, Page 3D

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

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

"I think now we know," Cole said, predicting Kassebaum's bankruptcy would tie up the Eaton property only for a few more months. We may know — but we don't know much. Kassebaum didn't return calls Wednesday.

The paperwork in his bankruptcy was filed in federal court in Kansas City, Kan., where even Bank IV's lawyers had to wait all day to get their hands on it.

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

The Wichita lawyer who usually handles See **EATON**, Page 3D

EATON

From Page 1D

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

And down at the Eaton hotel, manager Carol Barker was just trying to get through the day.

"Phil's supposed to be back sometime today and talk to me about it," she said.

You don't sound too happy.

"No, I'm not very happy," she said.

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

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

So Kassebaum intends to hold onto the hotel?

"Yeah, that's his hope," Dahl said.

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

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

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

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

Bank IV will think of something to do, said Monty Briley, executive vice president of commercial lending.

"We will do our best to force the issue as quickly as possible," he said.

Force it to what? What do you want done?

"We'd like to see a sale," he said.

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

The city of Wichita holds the first mortgage, which it purchased from General Financial Services in January 1994.

DEVICES

From Page 1D

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

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

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

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

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

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

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

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

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

Eventually, too, the systems might have more sensors — maybe one for each side of the foot, for example.

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

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

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

ABORTION

From Page 1D

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

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

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

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

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

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

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

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

talk of's job

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

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

the mayor," LaMunyon re city manager."

er Chris Cherches nor ir relationship.

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

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

reached for comment last week he hopes to s meetings.

n said:

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

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

recommends will be real- t of this should not be pie t to be something reason- and costs."

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

TO ENROLL TO REGISTER

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

u have an ancestor name was on the final ment of Citizens and men of the Five Civilized, you are eligible for ship in the Cherokee Na- or enrollment informa-

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

September 14, 1994

TO: Marvin Krout, Planning Director

FROM: Robert Beardsley, Preservation Planner

SUBJECT: Kassebaum's Proposal

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

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

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

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

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

BUILDING SIZE (sq. ft.) 74,000.00

CAPITAL COSTS

Acquisition Cost (Debt Restructuring Costs) \$1,000,000.00
 Demolition Cost \$0.00
 Construction Cost (sq. ft.) \$50.00
 Construction Cost (total \$) \$3,700,000.00
 TOTAL CAPITAL COST \$4,700,000.00

OPERATING INCOME

Number of Suites 100
 Annual Per-Suite Rental (@ \$25/Unit/Night) \$8,750.00
 Suite Vacancy Rate (%) 15.00%
 Total Suite Receipts (per Year) \$743,750.00

Commercial Lease (\$/sq. ft.) \$11.00
 Commercial Space (Sq. Ft.) 1,500.00
 Net to Gross Ratio (%) 85.00%
 Commercial Rentable Square Feet (RSF) 1,275.00
 Commercial Rent (Gross \$) \$14,025.00
 Commercial Vacancy (%) 5.00%
 Vacancy (\$) \$701.25
 Commercial Rent (per Year) \$13,323.75

TOTAL OPERATING INCOME \$757,073.75

OPERATING EXPENSES

Operating Expense Ratio (%) 60.00%
 Property Tax (Based on EPV) \$56,437.20
 Total Operating Expenses \$510,681.45
 NET OPERATING INCOME \$189,955.10
 UNLEVERAGED INVESTMENT RETURN 4.04%
 ESTIMATED PROJECT VALUE (EPV) \$1,881,240.03

FINANCING

Capitalization Rate 10.00%
 PROJECT VALUE BASED ON CAP RATE \$1,899,550.98
 Loan to Value Ratio N/A
 Loan \$3,000,000.00
 Grant \$50,000.00
 Investor Cash Required \$300,000.00
 Loan Term (years) 15.00
 Interest Rate (%) 5.00%
 Annual Payment on Loan \$200,066.67
 Cash Flow (\$10,111.57)
 Investors Cash on Cash Return -3.37%
 Gap Between Cost and Value \$0.00
 Tax Credit Available (%) 20.00%
 Eligible Expenditure \$3,700,000.00
 Tax Credit Available (\$) \$740,000.00
 Gap After Adjustment \$0.00
 Investor Cash Before Credit \$2,000,000.00
 Investor Cash After Credit \$1,260,000.00
 Cash Flow (\$10,111.57)
 Investor Cash on Cash Return After Credit Adjustment -0.80%

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

BUILDING SIZE (sq. ft.) 74,000.00

CAPITAL COSTS

Acquisition Cost (Debt Restructuring Costs) \$1,000,000.00
 Demolition Cost \$0.00
 Construction Cost (sq. ft.) \$125.00
 Construction Cost (total \$) \$9,250,000.00
 TOTAL CAPITAL COST \$10,250,000.00

OPERATING INCOME

Number of Suites 60
 Annual Per-Suite Rental (@ \$125/Unit/Night) \$43,750.00
 Suite Vacancy Rate (%) 15.00%
 Total Suite Receipts (per Year) \$2,231,250.00

Commercial Lease (\$/sq. ft.) \$13.00
 Commercial Space (Sq. Ft.) 1,500.00
 Net to Gross Ratio (%) 85.00%
 Commercial Rentable Square Feet (RSF) 1,275.00
 Commercial Rent (Gross \$) \$16,575.00
 Commercial Vacancy (%) 5.00%
 Vacancy (\$) \$828.75
 Commercial Rent (per Year) \$15,746.25

TOTAL OPERATING INCOME \$2,246,996.25

OPERATING EXPENSES

Operating Expense Ratio (%) 60.00%
 Property Tax (Based on EPV) \$168,671.11
 Total Operating Expenses \$1,516,868.86
 NET OPERATING INCOME \$561,456.27
 UNLEVERAGED INVESTMENT RETURN 5.48%
 ESTIMATED PROJECT VALUE (EPV) \$5,622,370.43

FINANCING

Capitalization Rate 10.00%
 PROJECT VALUE BASED ON CAP RATE \$5,614,562.74
 Loan to Value Ratio 75.00%
 Loan \$4,210,922.06
 Grant \$50,000.00
 Investor Cash Required \$4,543,638.69
 Loan Term (years) 20.00
 Interest Rate (%) 5.00%
 Annual Payment on Loan \$280,821.72
 Cash Flow \$280,634.55
 Investors Cash on Cash Return 6.18%
 Gap Between Cost and Value \$4,635,437.26
 Tax Credit Available (%) 20.00%
 Eligible Expenditure \$9,250,000.00
 Tax Credit Available (\$) \$1,850,000.00
 Gap After Adjustment \$2,785,437.26
 Investor Cash Before Credit \$5,989,077.94
 Investor Cash After Credit \$4,139,077.94
 Cash Flow \$280,634.55
 Investor Cash on Cash Return After Credit Adjustment 6.78%



INTEROFFICE MEMORANDUM

TO: Mark Stanberry, Housing Services Office
FROM: Ray Ontiveros, Land Use/Research Division *(Ray)*
SUBJECT: Environmental Review of Eaton Block Redevelopment
DATE: May 2, 2000

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

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

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

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

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

cc: Kathy Morgan, MAPD

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

ENVIRONMENTAL REVIEWS AT THE COMMUNITY LEVEL

ENVIRONMENTAL ASSESSMENT

ENVIRONMENTAL REVIEW RECORD

PROJECT: **Eaton Block Redevelopment**

PROGRAM: **HOME**
Program Year 26

PROJECT ABSTRACT

FORMAT II

Name of Grantee

ENVIRONMENTAL ASSESSMENT

City of Wichita - Housing Services Department

From: 2000 To: 2001 Year 26

Application/Grant Number

Original: X
Revisions:
Amendments:

Name and Title of Certifying Officer:

Chris Cherches, City Manager

Project Name: Eaton Block Redevelopment

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

Lead Agency: Housing Services Office

Address: Wichita Housing Services Office
332 Riverview
Wichita, Kansas 67203

Project Representative: Mark Stanberry

Telephone: (316) 268-4234

Address: Same as Above

Project Information: Mark Stanberry

Telephone: (316) 268-4234

Address: Same as Above

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

\$210,000 from HOME
Other:

ENVIRONMENTAL ASSESSMENT

Checklist of Applicable Statutes and Regulations

Project Name and Identification No. Eaton Block Redevelopment

Statutory Checklist

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

X¹ Depends on the selection of the site

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

Checklist of Applicable Statutes
and Regulations

Statutory Check List

Eaton Block Redevelopment

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

X¹ Depends on the selection of the site

ENVIRONMENTAL ASSESSMENT CHECKLIST

Project Name and Identification No.

Eaton Block Redevelopment

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

ENVIRONMENTAL ASSESSMENT CHECKLIST

Project Name and Identification No.

Eaton Block Redevelopment

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

ENVIRONMENTAL ASSESSMENT CHECKLIST

Project Name and Identification No.

Eaton Block Redevelopment

Impact Categories	No Impact Anticipated	Potentially Beneficial	Potentially Adverse Requires Documentation Only	Potentially Adverse Requires More Study	Needs Mitigation	Requires Project Modification	Sources or Documentation (Note date of contact or page reference) Additional material may be attached
Cultural Facilities		X					
Transportation	X						
Natural Features							
Water Resources	X						
Floodplain	X						
Wetlands	X						
Unique Natural Features and Agricultural Lands	X						
Vegetation and Wildlife	X						

X¹ Depends on the selection of the site

Summary of Findings and Conclusions:

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

Summary of Environmental Conditions:

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

Project Modifications and Alterations Considered:

Statutory Checklist

Eaton Block Redevelopment

Additional Studies Performed (Attach Study or Summary):

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

Mitigation Measures Needed:

Environmental Assessment

Project Name and Identification No. Eaton Block Redevelopment

ENVIRONMENTAL REVIEW FINDING

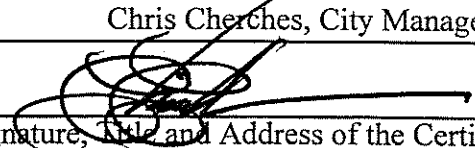
On the basis of the environmental assessment of the above project I have made the following finding.

X	A FINDING OF NO SIGNIFICANT IMPACT
----------	---

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

5-15-2000
(Date)

Chris Cherches, City Manager



Signature, Title and Address of the Certifying Officer

	A FINDING OF SIGNIFICANT IMPACT
--	--

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

(Date)

Chris Cherches, City Manager

Signature, Title and Address of the Certifying Officer



KANSAS
STATE
HISTORICAL
SOCIETY



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



KANSAS HISTORY CENTER

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

HISTORIC SITES

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

EXHIBIT A

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

RECEIVED
AUG 23 1999

METROPOLITAN PLANNING
ROUTE _____

August 19, 1999

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

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

Dear Ms. Morgan:

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

Sincerely yours,

Ramon Powers
State Historic Preservation Officer

Richard Pankratz

Richard Pankratz, Director
Historic Preservation Office

2X 217

clg

Council selects developer for Eaton

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

By Beccy Tanner

The Wichita Eagle

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

By a 6-0 vote, the City Council gave MetroPlains Development Inc. of St. Paul, Minn., permission to develop a plan to renovate the area the city bought in a foreclosure auction last year.

It will be at least two months before details of the plan emerge, including what the cost will be, when it will be done and who will end up owning the property.

But council members are confident in their selection.

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

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

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

Along with the Osage, MetroPlains has restored the North American Hotel in Ottawa, Sabine Hall in Garden City, Ray Winkle Hall in Winfield and the hotel Stillwell in Pittsburg.

The development company won an award for its work from the National Trust for Historic Preservation in 1994.

In other projects he's worked on, Stenson said, a third of the money typically come from private investors, a third from a mortgage lender and a third from local, state and federal government sources, including grants and tax incentives.

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

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

The Eaton, at the southwest corner of Douglas and St. Francis, was opened in 1887. It earned national headlines when, on Dec. 27, 1900, Carry A. Nation marched into it, intent on destroying the hotel's bar.

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

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

Contributing: Mike Berry and Stan Finger of The Eagle.

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

Council members put off deciding which areas will be eligible for aid until next week. Several cities and counties in the area already have tax-rebate programs.

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

Neither program has been in operation long enough to measure its success.

But in El Dorado, which started its rebate program a year ago, only seven out of a possible 1,200 homeowners have taken advantage of the rebate incentive.

"I am a little surprised at the lack of response," said Gus Collins, assistant city manager. Collins cited a basic lack of interest among homeowners. He also said the city hasn't marketed the program as vigorously as it could. In El Dorado, the rebates last 10 years instead of five and include commercial properties.

In other action Tuesday, the City Council:

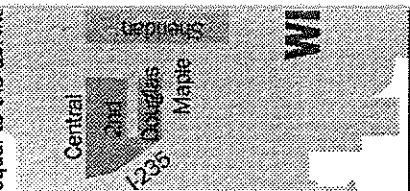
- Approved the issuance of \$10 million in industrial revenue bonds to finance converting the Keen Kutter Building in Old Town to a 107-room, extended-stay hotel.

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

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

Taking the out of rent

Property taxes ordinarily go up when homeowners remodel houses or increase their value. Darker shaded areas, however, owners will get a property-tax equal to the tax in



At least a dozen cities have or are working on grants. Each program checks with your local government.

Burke County

El Dorado
Harvey County
 Newton
 Hesston
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OBITUARIES

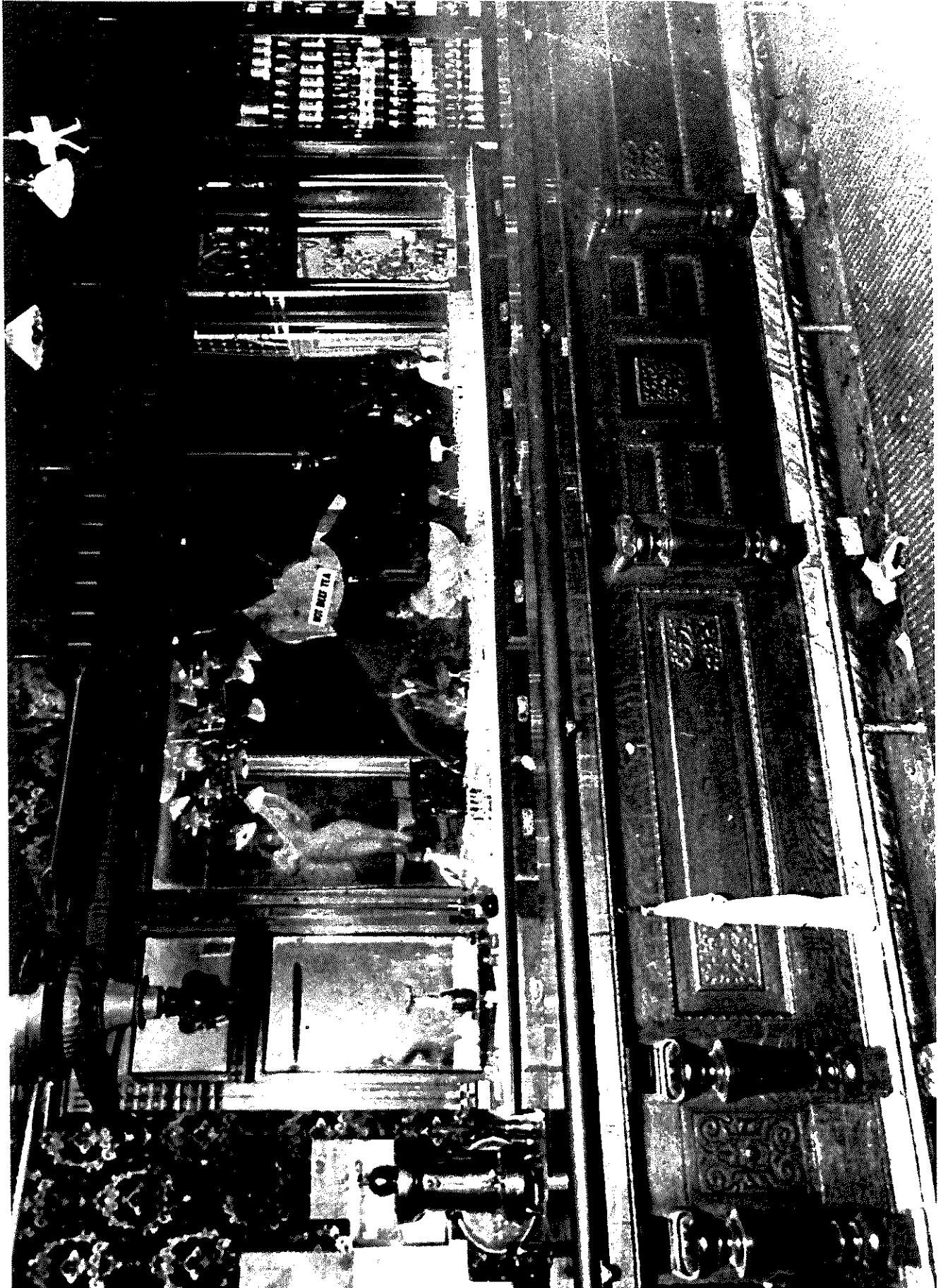
Care, McPherson.

Catholic Church.

Survivors: wife Marian; son Richard with the American Diabetes Association of Toronto.

Memorial has been established with the American Diabetes Association of Toronto.

Richard of El Dorado; daughter, Richard of El Dorado; daughter, Richard of El Dorado.



Casualties of change

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



File photo

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

By Molly McMillin

The Wichita Eagle

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

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

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

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

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

aspects of its redevelopment plans.

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

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

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

"Definitely let people know we're still open," Dye told a reporter Monday.

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

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

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

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

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

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

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

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

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

See EATON, Page 16A

Wichita Eagle 11-3-98

The Wichita Eagle

Established 1872
Incorporating The Wichita Beacon

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President & Publisher

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Randy Brown
Editorial Page Editor

Karen Magnuson
Managing Editor

OUR VIEW

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

The Eaton Hotel, it turns out, is savable. Otherwise, MetroPlains Development Inc., a crackerjack Twin Cities-area converter of historic structures to profitable new uses, would not be asking the Wichita City Council today to designate it as the preferred developer for the beautiful but time-worn old hotel at Douglas and St. Francis.

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

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

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

sheriff's sale for \$365,000.

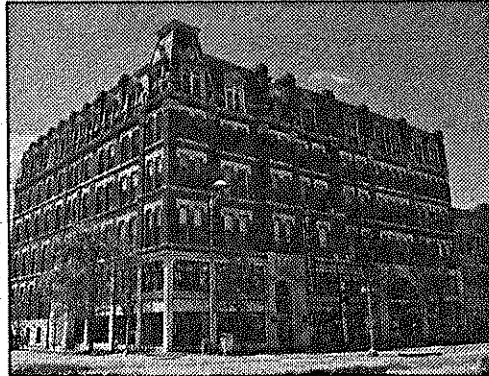
Because subsequent engineering assessments raised concerns about the old building's structural integrity, some folks feared that the city had made a dreadful mistake — that the

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

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

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

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



File photo

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

Pain Kathleen Willey's credible story makes the scandal more troubling

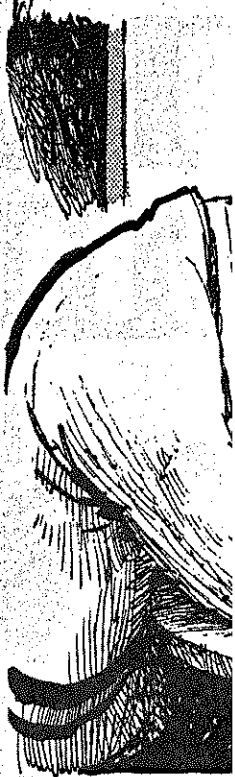
Bill Clinton told potential voters in 1992 that he felt their pain. During the same campaign, he admitted on "60 Minutes" to having caused pain in his marriage.

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

Willey and that he is "mystified and disappointed by this turn of events." The White House, trying to undercut her story, released some letters she wrote to the president after their 1993 encounter in which she requested jobs and referred to herself as Mr. Clinton's "No. 1 fan."

BORGMAN'S VIEW

V. J. BORGMAN
CINCINNATI
FEBRUARY 20, 1998



READERS' VIEW

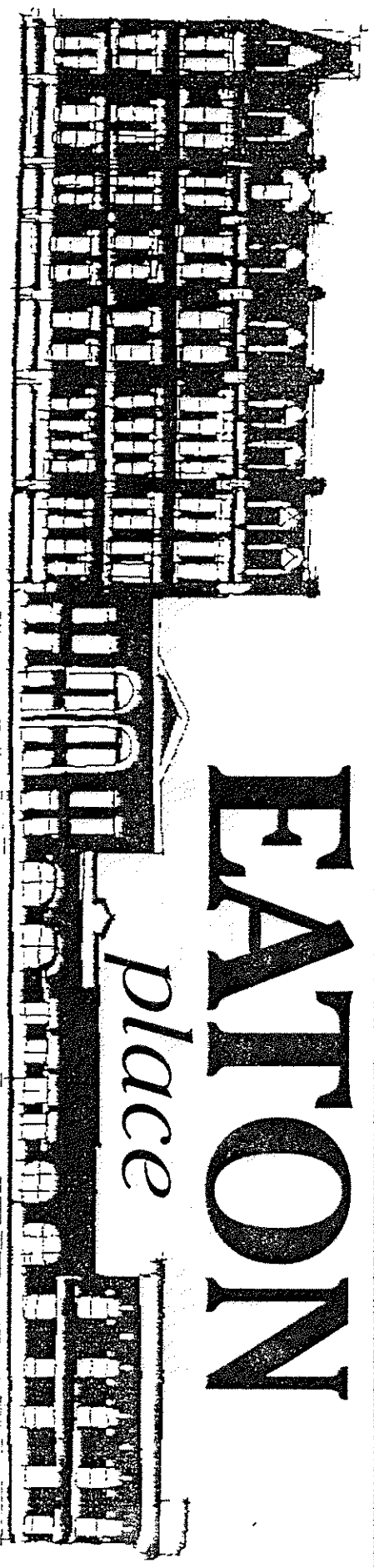
Evidence s

Thomas Billings, in Readers' View, states it provides no evidence of evolution. "all insects found in the fossil record are essentially the very same as those living today." These statements are

Evolution is simply change in the genetic makeup of a population from one generation to another. It can be measured in living organisms. Since there are no documented fossils of spontaneous generation, modern life is believed to have evolved from ancient life.

The fossil record reveals similarities between modern and ancient populations. If some ancient populations linked to present populations and these populations are different, evolution has occurred.

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



Development Information

METROPOLAINS

D E V E L O P M E N T I N C



EATON BLOCK PROPERTIES PROPOSED DEVELOPMENT PLAN

August 1998

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

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

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

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

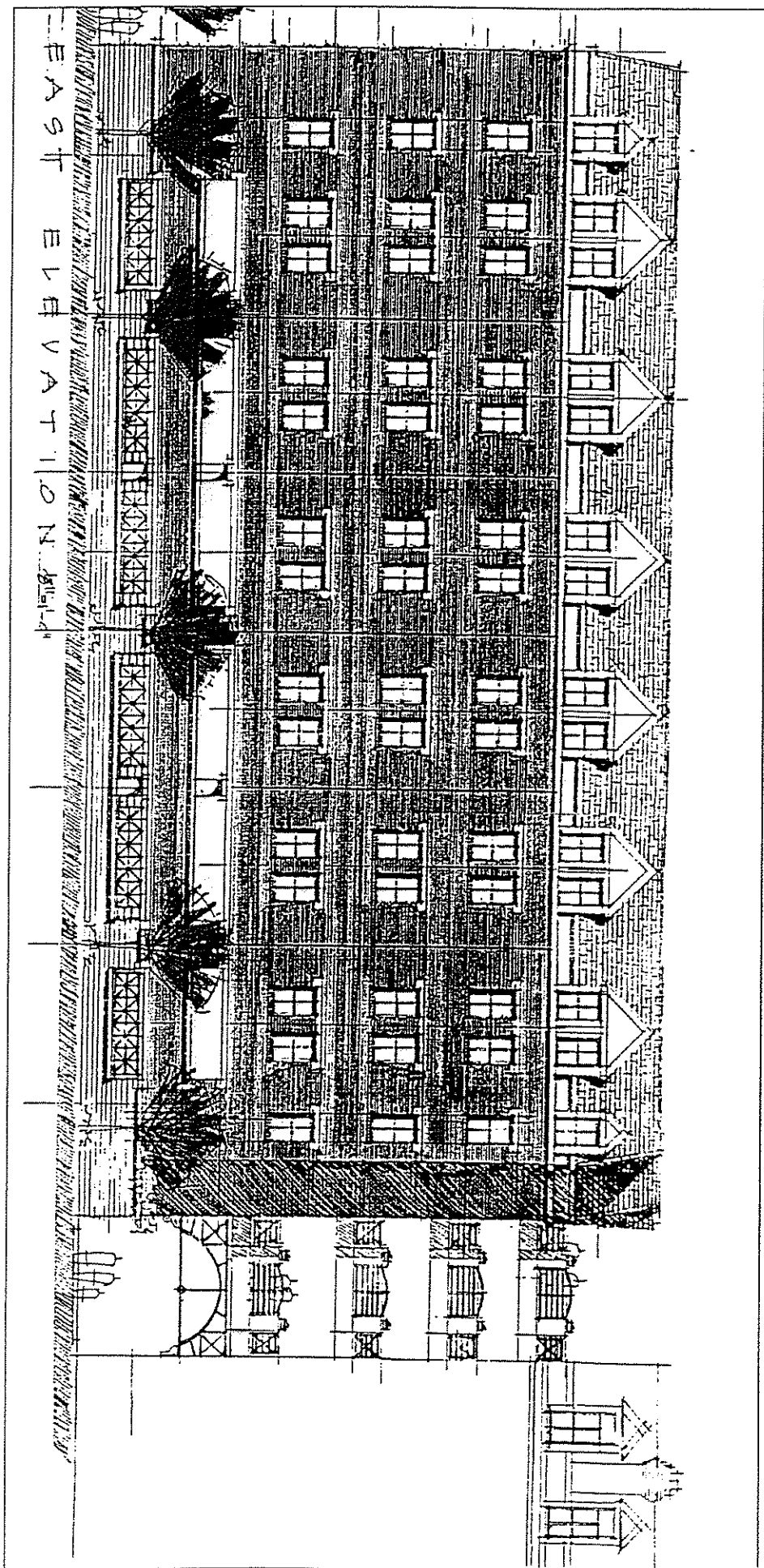
The southern half of the Eaton Block would be developed into parking. The parking concept will be a combination of surface parking and a multi-level parking ramp. The option for a pedestrian skyway or walkway connecting the Eaton Block to an existing parking ramp to the southwest and Naftger Park to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

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

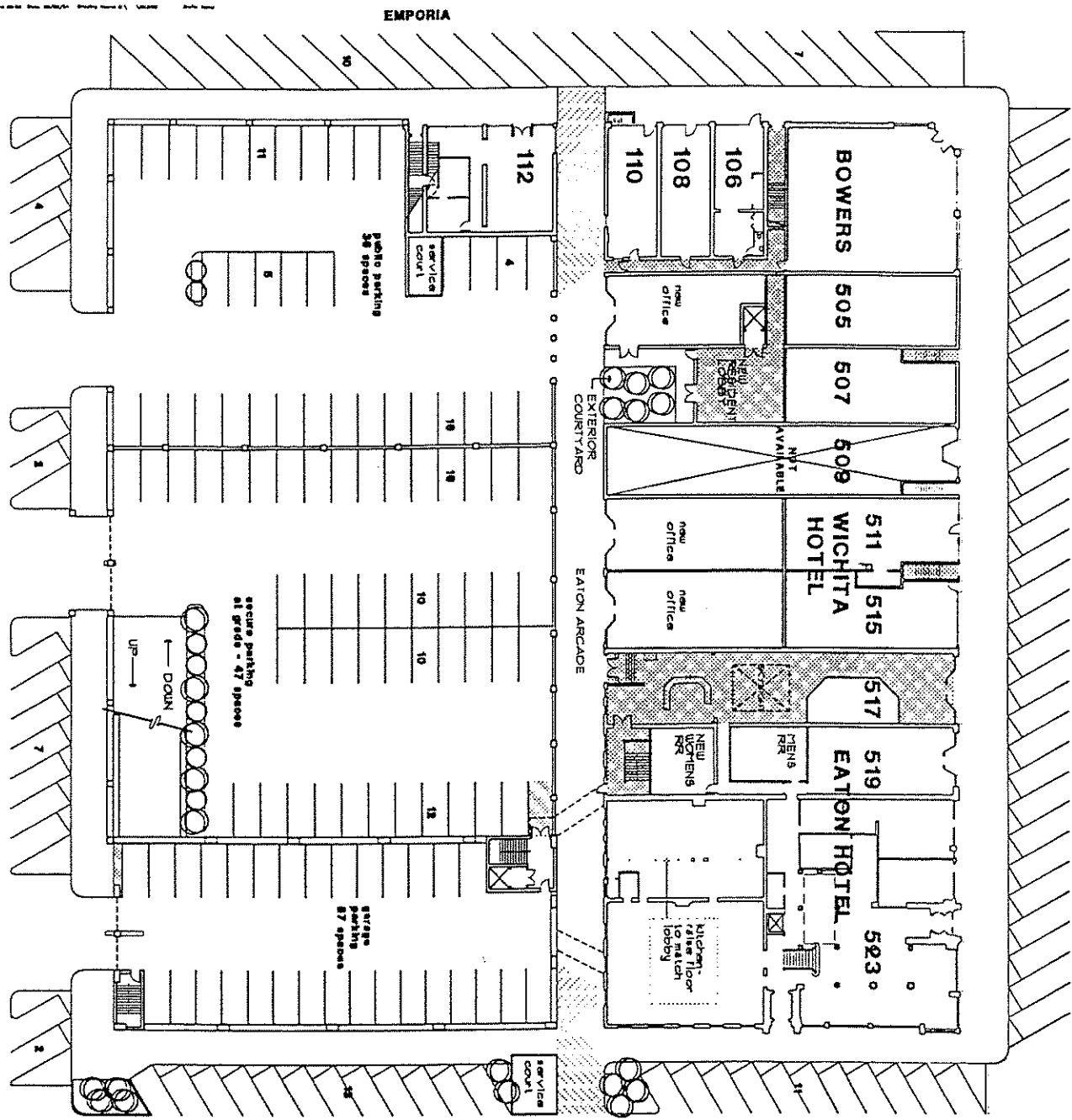
The development concept is to create a variety of residential and commercial options that meet a wide range of income levels and lifestyles. With a critical mass of development and a synergy of uses and activities, MetroPlains plans to create a self-sustaining community in downtown Wichita.

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

**THIS WILL REPLACE THE EXISTING SRS BUILDING
AND CONTAIN APARTMENTS.**



EAST ELEVATION



PARKING INFORMATION	
SECURED ON-SITE PARKING GARAGE	84 SPACES
PUBLIC ON-SITE STREET PARKING	13 SPACES
STREET PARKING	121 SPACES
TOTAL PARKING	258 SPACES

ST. FRANCIS

EMPORIA

EATON HOTEL BLOCK

WICHITA, KANSAS

Wilson Darnell Mann

CIRCULATION/PARKING SITE PLAN
NOT TO SCALE

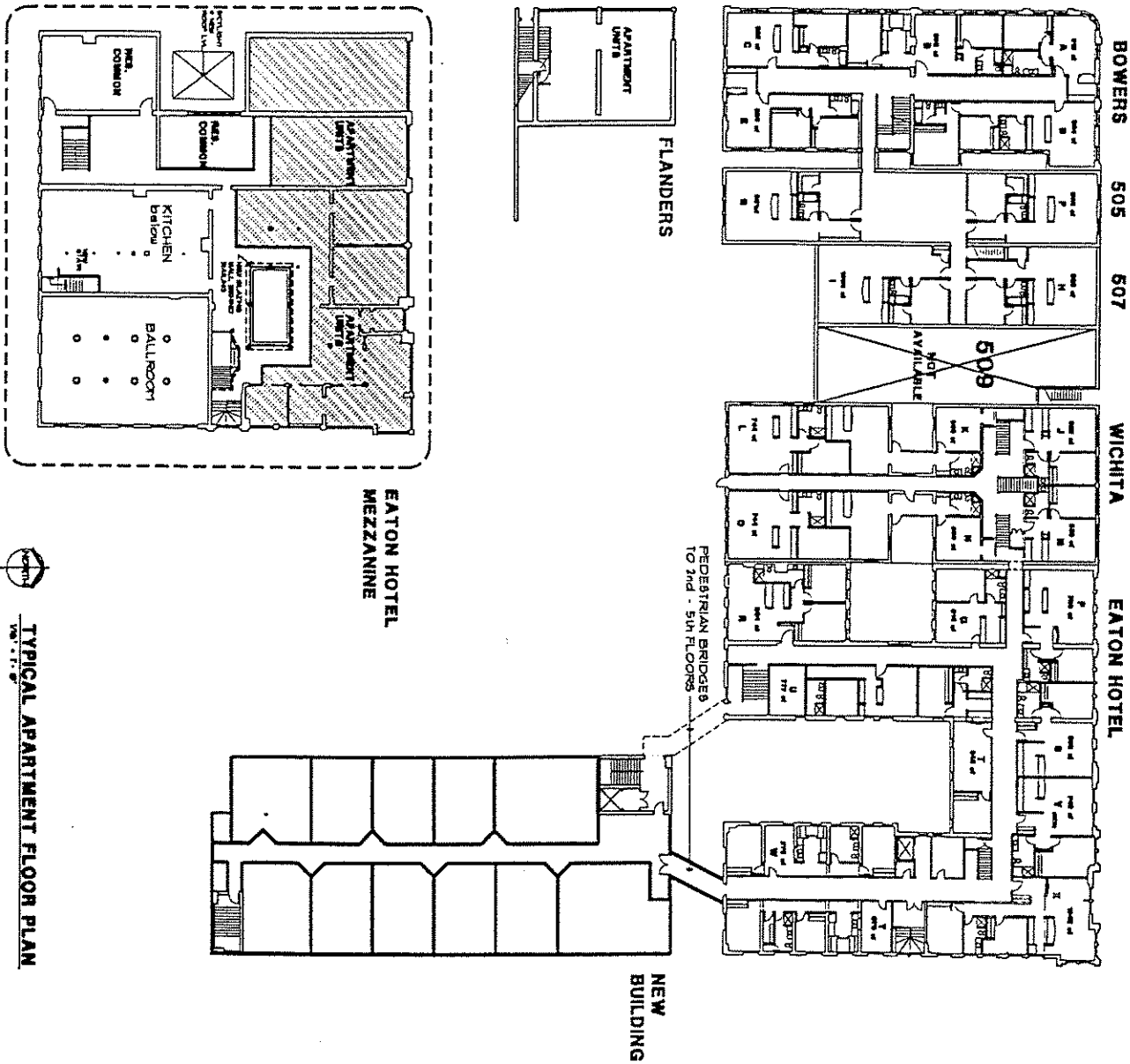


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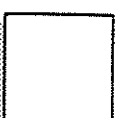


TYPICAL APARTMENT FLOOR PLAN

EATON HOTEL BLOCK

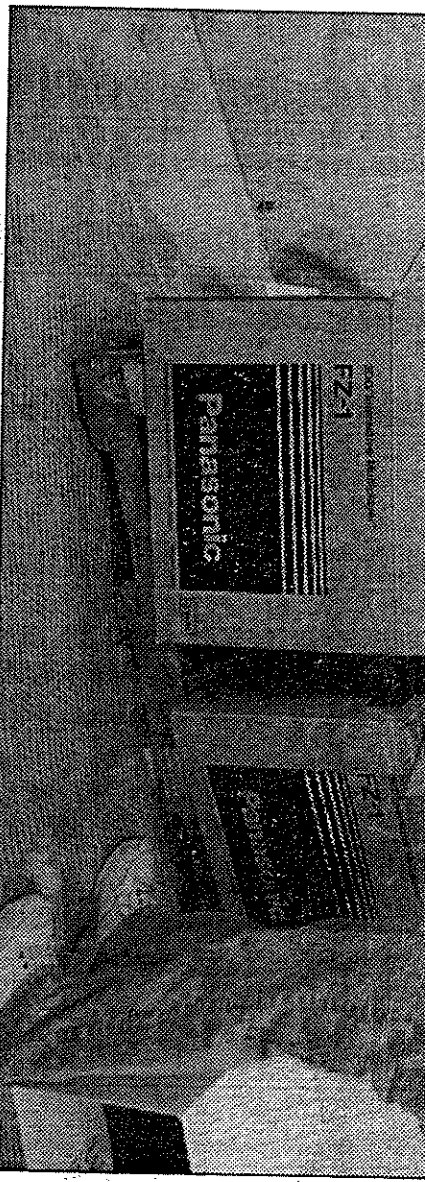
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After a year in which several large businesses created alliances aimed at integrating communication services, Thursday's opening of the Consumer Electronics Show in Las Vegas took on added importance. AT&T executive vice president Robert Kavner created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

Associated Press

Foreclosure looms over Eaton Hotel

Owner still owes on loans, taxes

By Bob Cox
The Wichita Eagle

Time is running out for Phillip Kassebaum to pay his debts and save the Eaton Hotel and Carey House Square from foreclosure.

And developer Kevin Daves says his plans to renovate the historic structures are on hold, at best.

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

A lawyer representing General Financial Services said Thursday that a court order will be entered within a few days allowing the foreclosure and setting a date for a sheriff's auction.

"There has been no indication" that Kassebaum plans to pay the outstanding

debt, said Steven Sublett, the mortgage holder's Wichita attorney.

General Financial Services filed a foreclosure lawsuit in Sedgewick County District Court in September, and in early December the parties agreed that the foreclosure process could proceed if payment was not made soon.

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

The finance company plans to have the property auctioned off in individual parcels. If that happened, it would greatly complicate any plan to buy and revitalize the 106-year-old hotel and the surrounding structures.

At an auction, General Financial would presumably bid the amount it is owed, plus back taxes, for one or more of the parcels. Other bidders could make offers for one or more parcels, with the highest bidder on each taking ownership.

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

6351c 1/4/94

can you do more reading and preparation before you come to these meetings."

Kitch, 49, earned a bachelor's degree from Yale University in 1966 and a law degree from the University of Chicago in 1969. His father, the late Paul Kitch, was a founding member of the firm. His wife, Sally Kitch, became director of a women's studies program at Ohio State University last year, after two decades on the faculty at Wichita State University.

Alford was one of the principal leaders in the economic development push that led to formation of WI/SE in 1988 and also served as its first chairman for a year. He was asked to take over the position again two years ago following his retirement from Boeing.

Kitch praised Alford's efforts, saying that "Wichita, Sedgewick County and south central Kansas have relied on you for too much for too long. ... You have paid Wichita the ultimate compliment and tribute by staying and living and working in the community long after your job commitments required it."

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

ton-Carey House block if the property ends up in more than one set of hands. Neither Kassebaum nor David Dahl, an attorney in Kassebaum's law firm, returned telephone calls.

Daves, who has proposed redeveloping the block, said he has not talked to Kassebaum recently and does not know what the hotel owner plans to do next.

"We're on hold until all of this is settled," Daves said.

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

Cole said she is "going door-to-door" seeking private backers willing to join in a public-private partnership to redevelop the properties.

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

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

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

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

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

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

Gormanson holds a sensor like the two taped to the bottom of Jarrett Perry's artificial foot. The sensors sense Jarrett the sensation of feeling with the foot.



around his waist. Eventually, the parts will be incorporated into his prosthesis. That should take care of the minor problems Jarrett's having now. "The yellow wire's broken," he announced as he walked into the center. Because it's exposed, it had pulled loose.

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

loose. See **DEVICES**, Page 3D

Je regret, rep down

considers the prospect of cutbacks in federally funded programs to be the greatest challenge facing the Cherokee Nation and a great many other people.

"I first came into office as the war on poverty," she says. "Now we have the war on poor."

In Health Care, which she had been a protected program up there with veterans' benefits and social security, now faces a

challenge. "It is also a new challenge with the Treasury Department. Contention that tribal corporations are subject to taxation, and that situation will be addressed in the coming days."

One of major concerns to the tribes, who have invested See **MANKILLER**, Page 3D



Phyllis Jacobs Gnetzspoor/The Wichita Eagle

Principal Chief Wilma Mankiller addresses citizens and friends of the Cherokee Nation on Wednesday night.

Bankruptcy filing blocks auction of Eaton Hotel

By Jim Cross

The Wichita Eagle

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

It never happened.

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

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

Well, not actually in her pocket.

But she did have the City Council's permission to bid that amount or more in hopes of the city getting control of the 107-year-old hotel at the corner of Douglas and St. Francis in downtown Wichita.

For months, city officials had been working with Kassebaum to help him buy some time. Taxes were overruled on the property, and Bank IV was threatening to foreclose if Kasse-

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

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

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

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

The Wichita lawyer who usually handles

See **CAR TAX**, Page 3D

See **EATON**, Page 3D

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EATON

From Page 1D

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

And down at the Eaton hotel, manager Carol Barker was just trying to get through the day.

"Phil's supposed to be back sometime today and talk to me about it," she said.

You don't sound too happy.

"No, I'm not very happy," she said.

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

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

So Kassebaum intends to hold onto the hotel?

"Yeah, that's his hope," Dahl said.

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

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

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

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

Bank IV will think of something to do, said Monty Briley, executive vice president of commercial lending.

"We will do our best to force the issue as quickly as possible," he said.

Force it to what? What do you want done?

"We'd like to see a sale," he said.

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

The city of Wichita holds the first mortgage, which it purchased from General Financial Services in January 1994.

DEVICES

From Page 1D

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

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

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

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

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

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

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

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

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

Eventually, too, the systems might have more sensors — maybe one for each side of the foot, for example.

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

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

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

ABORTION

From Page 1D

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

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

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

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

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

Wichita Police Department Maj. Tyler Brewer said he doesn't know what to make of language like that. "We have several flexible ideas that we can implement depending on the nature of the demonstration," Brewer said.

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

TO ENROLL TO REGISTER

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

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

Koch will design and manage construction of the

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

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

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

standards as if the city had chosen the longer warranty.

Cornejo & Sons construction of Wichita will perform the paving work to Koch's specifications. Work could begin within a couple of weeks and is expected to be complete by the end of the year.

Koch Materials has been marketing its high performance roads for about a year now. Its largest project previously was a \$9.2 million job that is under way in O'Fallon, Mo., a suburb of St. Louis.

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

By Eric Rosenberg
New York Times News Service

WASHINGTON — An industry advisory group led by Boeing Co. and Airbus Industrie on Tuesday rejected design changes to commercial jets to prevent fuel tank explosions such as the blast that federal officials say downed TWA Flight 800 two years ago.

After four months of study, the group told the Federal Aviation Administration that it was too costly to eliminate all explosive vapors in the center fuel tanks of commercial jets or dramatically reduce the vapors' flammability.

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

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

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

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

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

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

Hudson also asserted that the costs for the fuel tank fixes likely are much lower than depicted in the report.

Flight 800 exploded in flight off the

7/23/98



File photo

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

Restoration project

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

By Molly McMillin

The Wichita Eagle

A Minnesota developer is moving forward with a proposal to restore the historic Eaton Hotel, renovating it into residential apartments and retail space.

The plan calls for turning the hotel into about 120 apartment units, with retail space on the street level, said Gary Stenson, president of MetroPlains Development of St. Paul, Minn.

"We're still in the design stage," Stenson said in an interview this week.

The Wichita City Council gave the company permission in March to develop a plan to renovate the hotel and adjoining area, which the city bought in a bankruptcy sale last year.

MetroPlains has completed at least 10 projects of similar scope in several Midwestern

states, including Kansas.

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

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

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

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

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

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

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

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

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

Public funding proposals could come before the City Council for consideration as

See EATON, Page 15A

Cessna res profits at T

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

By Bob Cox

The Wichita Eagle

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

Although Textron does not break out the numbers of its individual subsidiaries separately, the company said Cessna was the star performer of its aircraft division, with a substantial increase in revenues and net income.

Textron reported a second-quarter



Cess

Farm & Markets

Forecast; Decline

... crop didn't improve in a week earlier, the estimated 61 percent were rated good to ex- aged from a week ear- from 62 percent a year

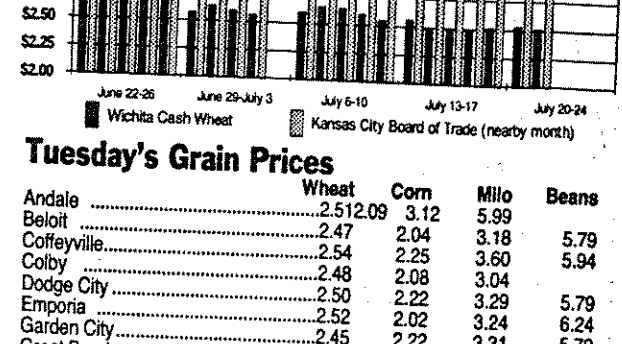
futures rise — Pork rmped more than 5 per- government report inventories were at an June amid rising do- ort demand for bacon. of frozen pork bellies, red and sliced into million pounds, or 13 .77 million pounds in the USDA said. It was ly for the month since

d out of storage and restaurants and export a springtime slide in demand. al surge in bacon use fresh tomatoes make id-tomato sandwiches s said.

said frozen pork in totaled 430.758 million percent from 477.439 n May. a two-year low amid ample beef supplies ork and poultry mar- l-stocked. The USDA rted feedlots placed ad into their pens in ear-

Market reports

Kansas Wheat Prices



Tuesday's Grain Prices

	Wheat	Corn	Milo	Beans
Andale	2.512	2.09	3.12	5.99
Beloit	2.47	2.04	3.18	5.79
Coffeyville	2.54	2.25	3.60	5.94
Colby	2.48	2.08	3.04	
Dodge City	2.50	2.22	3.29	5.79
Emporia	2.52	2.02	3.24	6.24
Garden City	2.45	2.22	3.31	5.79
Great Bend	2.46	2.10		5.93
Hays	2.43			3.11
Hutchinson	2.63	2.12	3.23	5.89
Liberal	2.52	2.37	3.59	
Pratt	2.61	2.40	3.40	

EATON

From Page 14A

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

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

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

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

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

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

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

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

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

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

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

MetroPlains has completed several other projects in Kansas.

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

MONEY AND METALS

MONEY RATES

NEW YORK (AP) — Money rates for Tuesday as reported by Bridge Telerate as of 4 p.m.:
 Bridge Telerate interest rate index: 5.450
 Prime Rate: 6.50
 Discount Rate: 5.00
 Broker call loan rate: 7.25
 Federal funds market rate: High 5.50 Low 5.50 Last 5.50
 Dealers commercial paper: 30-180 days: 5.52-5.47
 Commercial paper by finance company: 30-270 days: 5.53-5.40
 Bankers acceptances dealer indications:
 30 days, 5.52
 60 days, 5.50
 90 days, 5.49
 120 days, 5.48
 150 days, 5.45
 180 days, 5.44
 Certificates of Deposit Primary:
 30 days, 4.68
 90 days, 5.00
 180 days, 5.18
 Certificates of Deposit by dealer:
 30 days, 5.56
 60 days, 5.58
 90 days, 5.59
 120 days, 5.62
 150 days, 5.64
 180 days, 5.66
 Eurodollar rates:
 Overnight, 5.4375-5.5625
 1 month, 5.53125-5.5625
 3 months, 5.5625-5.59375
 6 months, 5.625-5.6875
 1 year, 5.6875-5.75
 London Interbank Offered Rate:
 3 months, 5.69
 6 months, 5.75
 1 year, 5.81

Treasury Bill auction results:

average discount rate:
 3-month as of July 20: 4.950
 6-month as of July 20: 5.045
 52-week as of July 16: 5.095

Treasury Bill annualized rate on weekly average basis, yield adjusted for constant maturity,

1-year, as of July 20: 5.36
 Treas. Bill market rate, 1-year: 5.09-5.07
 Treas. Bond market rate, 30-year: 5.66
 Fannie Mae 30 year mortgage commitments:
 30 days, 6.90
 60 days, 6.94

Fed Home Loan 11th District Cost of Funds:

As of June 26: 4.881

Money market fund:

Merrill Lynch Ready Assets:

U.S. TREASURY BILLS

Mat. date	Bid	Ask	Yield
Jul 30 98	4.67	4.66	4.73
Aug 06 98	4.76	4.73	4.82
Aug 13 98	4.76	4.73	4.82
Aug 20 98	4.86	4.84	4.93
Aug 27 98	4.77	4.75	4.84
Sep 03 98	4.89	4.87	4.97
Sep 10 98	4.92	4.91	5.01
Sep 17 98	4.92	4.91	5.02
Sep 24 98	4.83	4.81	4.92
Oct 01 98	4.89	4.87	4.99
Oct 08 98	4.92	4.90	5.02
Oct 15 98	4.96	4.94	5.08
Oct 22 98	4.92	4.91	5.04
Oct 29 98	4.87	4.85	4.98
Nov 05 98	5.00	4.98	5.12
Nov 12 98	5.01	4.98	5.14
Nov 19 98	5.00	4.98	5.13
Nov 27 98	4.98	4.96	5.13
Dec 03 98	5.00	4.98	5.14
Dec 10 98	5.03	5.01	5.18
Dec 17 98	5.02	5.00	5.18
Dec 24 98	4.98	4.96	5.15
Dec 31 98	4.94	4.92	5.11
Jan 07 99	5.04	5.02	5.22
Jan 14 99	5.04	5.02	5.22
Jan 21 99	5.04	5.02	5.22
Feb 04 99	5.06	5.04	5.24

FOREIGN EXCHANGE

NEW YORK (AP) — Foreign change, New York prices. Rates trades of 1 million minimum and te day ago and previous day's prices.

Fgn. currency in dollars

Fgn. currency	Dollar in dollars	1gn curren
Argent (Peso)	1.0002	.9990
Australia (Dollar)	.6306	.6273
Austria (Schilling)	.0739	.0736
Belgium (Franc)	.0272	.0271
Brazil (Real)	.8613	.8619
Britain (Pound)	1.6447	1.6437
Canada (Dollar)	.6719	.6701
Chile (Peso)	.002166	.002165
China (Yuan)	.1208	.1208
Colombia (Peso)	.000725	.000726
Czech Rep (Koruna)	.0317	.0319
Denmark (Krone)	.1474	.1472
Dominican Rep (Peso)	.0654	.0654
ECU (ECU)	1.10880	1.10790
Eurol (Sucre)	.000189	.000189
Egypt (Pound)	.2931	.2931
Finland (Mark)	.1640	.1674
France (Franc)	.1673	.1668
Germany (Mark)	.5612	.5594
Greece (Drachma)	.003372	.003383
Hong Kong (Dollar)	.1290	.1291
Hungary (Forint)	.0046	.0046
India (Rupee)	.0235	.0235
Indonesia (Rupiah)	.000075	.000071
Iran (Rial)	.000333	.000333
Ireland (Punt)	1.4120	1.4120
Israel (Sheqel)	.2745	.2736
Italy (Lira)	.000569	.000567
Japan (Yen)	.007200	.007123
Jordan (Dinar)	1.4134	1.4134
Lebanon (Pound)	.000660	.000660
Malaysia (Ringgit)	.2433	.2431
Mexico (Peso)	.114025	.113148
Netherlands (Guilder)	.4984	.4962

AMEX

Close Chg.	Close Chg.	Close Chg.	Close Chg.	Close Chg.	Close Chg.
AMC 18 1/2 - 7/8	BlairCp 32 1/8 + 1/8	Dataram 12 1/2 + 1/8	GomRup 19	Keane 55 1/8 - 7/8	NewStp of 10 1/8 - 1/8
ARC 3 1/2 - 1/8	BlomT 10 1/8 - 1/8	DaytonMn 7 1/2	GrahamCp 16 3/8 - 1/8	Kiern 9 1/8	Nxtel 20 1/8 - 1/8
ARVLV 11 1/4 - 3/4	Boddie 13 5/8 - 5/8	DeWolke 7 1/2	GreyWol 2 1/4 - 3/8	Kinark 2 1/2 - 1/8	NobleIn 11 1/2 - 1/8
ATT Fd 147 1/4	BogenC 7 1/8 - 1/8	Decorator 14 1/2	GreyWol 5 1/2 - 1/8	KingPwr n 4 1/8	NordicAn 14 1/8 - 1/8
AdvMag 1 1/8 - 1/8	Bogen tv 3 - 1/8	DellLab s 27 1/8 - 1/8	GnstSloan 3 1/4 - 1/8	Kit Mtg 6 1/2	NA Vacc 14 1/8 - 1/8
AdvPhot 11 - 1/8	BoftTech 6 1/8 - 1/8	DenAmer 3 1/8 + 1/8	GullB 2 1/4 + 1/8	KogEg 21 1/8 - 3/8	NoresB s 15 - 5/8
AsosRht n 10 3/4 - 1/8	Bostrnd 23 1/4 - 1/4	DevnE 34 1/8 - 1/8	Halifax 9 + 1/8	KrauseF 1 1/8	NEPA Fm n 13 1/2 - 1/8
Aeroson 17 1/8 - 1/8	BwKOldr 8 - 3/8	DigPwr 4 1/4 + 1/8	HalEPC 6 1/8 + 1/8	LXRBIot 15 1/8 + 3/8	Novaxx 3 1/4 + 1/4
AirWat 3 1/8 - 1/8	Bowmr 1 1/8	DipPwr wt 3 1/4	HamCap n 10 1/8 - 3/8	LabBarg 41 1/8 + 3/8	Nstor 5 1/8
Almgd 10 - 1/8	Bowme 47 1/8 + 1/2	DnVCPs n 12 1/8 + 1/8	HalterM s 17 1/8 - 1/8	Lancer 16 1/4 + 1/8	Nucam 2 1/8 + 1/8
AltaW 9 1/4 - 1/8	BrillDg 2 1/8 + 3/8	DnVTC 13 1/4 - 1/8	Haltm s 2 1/8 - 1/8	Landaur 29 1/8 - 3/8	NCAP 13 1/4 + 1/8
AHbaagen 15 1/8	B&BGB 6 1/2	DoAutEx 46	HangOr 20 1/4	LstTsch 4 1/8 - 7/8	NGAPI 15 1/2
Afln 1 1/4 + 1/8	CEC g 5 1/8 + 1/8	DryMu 9 1/8	HanVcap n 9 - 3/8	OnHart 27 1/4 - 1/4	Oncor 9 1/8
AflncBcp s 13 1/2 - 1/8	CEC g 5 1/8 + 1/8	DnVtar 10 1/8 + 1/8	HanVDir 3	Livern 17 1/8 + 1/8	Oncormd 2 1/8 - 1/8
AldRsh 10 1/8 - 7/8	CET Emv s 2 1/8 - 1/8	EFC Bop n 13 1/8 + 1/8	Harken 4 1/8 - 1/4	LndCoF n 12 1/4 + 1/8	OnixSys n 11 1/8 - 1/8
AlouH 9 1/4 - 1/8	CPS Sys n 6 1/8 - 1/8	EXX B 2 1/8 - 1/8	Harold 7 - 1/8	MaxP Syc 3	Organs n 16 1/2 - 1/8
AllLiving 30 1/2 + 1/2	CSC Hid pl 66 1/8 + 1/4	EZ Serv 7 1/8	Hasbro 39 1/8 - 3/8	MaxM P wt 8 1/8 - 1/4	OrgansH 2 1/8 - 1/8
AmBllrt 28 1/8 - 1/8	CVB Fn s 47 1/8 + 1/8	EZM A 6 1/8 - 1/4	HawAir 2 1/2 - 1/8	MSC Ship 1 1/8	Oshmn 8 1/8 + 1/8
AIM 84 3 1/8	CVF Cp n 2 1/8 + 1/8	Echobay 2 1/8 - 1/8	Heare 1 1/2 + 1/8	MDC g 10 1/8 + 1/8	OxITE n 27 1/8 + 1/8
AIM 85 13 1/8	Cablevsn s 87 1/8 + 1/8	EcolEn 11 1/8 + 1/8	HectorCm 10 1/8 + 1/8	MSR 1 + 1/8	PG Quote 2 1/8 + 1/8
AIM 86 8 1/8	Callon 3 1/8 - 1/8	EdpBrs gn 17 1/8 + 1/8	Heico s 30 1/8 + 1/8	MagnHurt 5 1/8 - 3/8	PGECCap pl 25 1/8 + 1/8
AIM 88 12 1/8 + 1/4	Cambior 5 1/8 - 1/8	EIPasoE 8 1/8 - 1/8	HeinWt 12 1/2	MeP s 14 1/8 + 1/8	PLC Sys 10 1/8 - 1/8
AIElmy 17 1/8	CanExp 8 1/8 + 1/4	ElcChm 9 1/8 + 1/8	Helmstr 2 1/2 + 1/8	MeP s 3 1/8 - 3/8	PMC 12 1/8 + 1/8
ASCI 14 1/8 + 1/8	CannExp 8 1/8 + 1/4	ElcChm 9 1/8 + 1/8	Hemispr 8 1/8 - 1/2	MandCOO n 45 1/2 + 1/8	PMCT 18 1/2 + 1/8
AmShrd 1 1/8	Cardioteh 1 1/8	EmvCm n 8 1/8 + 1/8	Hisphear wt 3 - 1/2	Marton 6 1/8 + 1/8	PMCC n 7 1/8 - 1/8
Ampx 1 1/8 - 1/8	Carematx 27 1/8 + 1/8	EmerR 7 1/8	HIShearT 7 1/2 + 1/8	MangGp 5 1/8 - 1/8	PS BusPk 25 1/8 - 1/8
Amtec 1 1/8 - 1/8	CarverBp 13 1/8 + 1/8	EmpCar 1 1/8	HollyCp 25 1/8 - 3/8	Matec s 4 + 1/8	PGEPIA 25 1/8 + 1/8
Andreas S 13 1/8 - 1/8	CastIAM 21 1/8 + 1/4	EmvLtk 6 1/8 - 1/8	HooperH s 23 1/4 + 1/8	MaulInd n 11 1/8 + 1/8	PGEPIB 23 1/8 - 1/2
Anworth n 7 1/8	CasFd 25 1/8 + 1/8	EnvSale n 4 1/8 - 1/8	HospPhm s 14 1/8 + 1/8	MaximPh 19 1/8 - 1/8	PacPharm 7 1/8
ApexSilv n 9 1/4	CaSci 4 1/8 - 1/8	EnvWt 12 - 1/8	HospWwde 9 1/8 + 1/8	MaximP wt 8 1/8 - 1/4	PacP&E 3 1/8 - 1/8
ArtzLd 6 1/8 + 1/8	CFoda g 4 + 1/8	Enwrt 18 1/8 - 3/8	HostFdg 3 1/4 - 1/4	MeasSpd 2 1/8 + 1/8	PAWSPMkt 22 1/8 + 1/8
ArmorH 10 - 3/4	ChadThr n 13 1/8 + 1/8	Enzobi 13 1/4 - 3/8	HUNG Tel 5 1/4 + 1/8	MeasSpd 2 1/8 - 1/8	ParkNat 106
ArrowA 2 1/8 - 1/4	Chief 13 1/4 - 1/8	Espey 2 1/8	ICH Cp 4 1/8 + 1/8	MedA 50 1/8 - 1/8	PaxsonC 11 1/8 - 1/8
Artyth 1 1/8 - 3/8	ChieP 21 1/8 + 1/8	EssxBc 24	Identx 17 1/8 - 1/8	MediaLog 1 1/8 - 3/8	PeakTrd n 14 - 1/2
AstLiving 17 1/8 - 1/8	CinZinc 6 1/8 + 1/8	FallRvr n 15 1/4 - 1/4	ImpacC 15 1/8 + 1/8	MediA 50 1/8 - 1/8	Pantega n 7 1/4 - 1/8
Atlanta 7 1/4 - 1/8	CivwC n 22 1/4	FalmthBc 20 - 1/4	Imply 9 1/8 + 1/8	MediA 50 1/8 - 1/8	PeopleTel 5 1/8
AudioBC n 11 1/2 + 3/4	CoastD 4 1/8 - 1/8	FarmT wtB 7/2 + 1/2	Imply 9 1/8 + 1/8	MediA 50 1/8 - 1/8	PeriniC 7 1/8 - 1/8
AudioV 5 - 1/8	CognitM 12 1/8 - 1/8	FermHth 2 1/8	Imply 9 1/8 + 1/8	MediA 50 1/8 - 1/8	Phonotel 2 1/8 + 1/8
AudSurv 2 1/8 - 1/8	ColLB 7 - 1/4	Fina 65 1/8 - 1/4	Imply 9 1/8 + 1/8	MediA 50 1/8 - 1/8	PiedBcp 9 1/8
AutoB pIA 9 1/8 - 1/8	Comforca 7 1/8 - 1/8	FIAust 7 - 1/8	Imply 9 1/8 + 1/8	MediA 50 1/8 - 1/8	PiNVA 15 1/8
Autotele 21 1/8 + 1/8	CmclAst 6 1/2	FINATP 25 + 1/8	Imply 9 1/8 + 1/8	MediA 50 1/8 - 1/8	PiNVA 15 1/8
AvationH n 7 1/2 + 1/8	CmCP s 2 1/8 - 1/8	FstedaA 19 1/8 - 1/8	Imply 9 1/8 + 1/8	MediA 50 1/8 - 1/8	PiNVA 15 1/8
AverEnt 4 - 1/8	CmCP s 2 1/8 - 1/8	FlanR 11 1/4	Imply 9 1/8 + 1/8	MediA 50 1/8 - 1/8	PiNVA 15 1/8
Axogen un 7 1/4 - 1/8	CmCP s 2 1/8 - 1/8	FlanR 11 1/4	Imply 9 1/8 + 1/8	MediA 50 1/8 - 1/8	PiNVA 15 1/8
Azco 1 1/8 - 1/8	CmCP s 2 1/8 - 1/8	FlanR 11 1/4	Imply 9 1/8 + 1/8	MediA 50 1/8 - 1/8	PiNVA 15 1/8
BAT Ind 23 1/8 - 7/8	CmCP s 2 1/8 - 1/8	FlanR 11 1/4	Imply 9 1/8 + 1/8	MediA 50 1/8 - 1/8	PiNVA 15 1/8
BFX Hosp 3 1/8 - 3/8	CmCP s 2 1/8 - 1/8	FlanR 11 1/4	Imply 9 1/8 + 1/8	MediA 50 1/8 - 1/8	PiNVA 15 1/8
BLC Fn n 2 1/8 + 1/8	CmCP s 2 1/8 - 1/8	FlanR 11 1/4	Imply 9 1/8 + 1/8	MediA 50 1/8 - 1/8	PiNVA 15 1/8
BadgrM 38 - 1/8	CmCP s 2 1/8 - 1/8	FlanR 11 1/4	Imply 9 1/8 + 1/8	MediA 50 1/8 - 1/8	PiNVA 15 1/8
Baker 9 1/4 + 1/8	CmCP s 2 1/8 - 1/8	FlanR 11 1/4	Imply 9 1/8 + 1/8	MediA 50 1/8 - 1/8	PiNVA 15 1/8
BalCare n 7 1/4 - 1/8	CmCP s 2 1/8 - 1/8	FlanR 11 1/4	Imply 9 1/8 + 1/8	MediA 50 1/8 - 1/8	PiNVA 15 1/8
Balkw 5 1/8 + 1/8	CmCP s 2 1/8 - 1/8	FlanR 11 1/4	Imply 9 1/8 + 1/8	MediA 50	



The Carey House, Wichita, is a truly fine 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.

Five stories of brick and stone—

The Carey House

The Carey House in Wichita, now known as the Eaton Hotel, was built in 1886-87 for John B. Carey, a local financier who later served as mayor of Wichita in 1891-1892. Construction of the hotel, which was variously called the Carey House, began in July, 1886. The Wichita architectural 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, who was succeeded in 1890 by C.W. Carey. In the late 1890's, Ben Eaton became proprietor, and later, acquired ownership of the hotel. O.S. Shirk purchased the building from Eaton in 1914.

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

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

The Carey hotel gained nationwide recognition after militant prohibitionist Carry Nation attacked the hotel on December 27, 1900. The bar, which was reportedly the show saloon of Wichita and one of the most elegant bars in the Midwest, contained the picture "Cleopatra at the Bath," which had been painted by a notable Wichita artist, John Noble. The \$300 painting and a \$1500 mirror were the first items to be ruined by Mrs. Nation. Other articles damaged were bottled goods, cut glass pieces, furniture and other paintings. Mrs. Nation was arrested and confined to the Wichita jail until charges against her were dropped on January 19, 1901.

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

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

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

MARCI CRANSTON HESS

DECEMBER 7, 1992

The Christmas of 1886 was the "wildest and noisiest day" of Wichita's speculation period.³¹ Millions of dollars of real estate were changing hands and every hotel in town was filled to capacity with many waiting to grab the first available vacancy. The influx of people, mainly businessmen, coming to Wichita created an increasing demand for more overnight accommodations. Boarding and rooming houses flourished and since women customarily managed these, the financial success of women increased with the large profits made from operating these overnight lodges.³²

Until the building of the Hotel Carey in 1886, most hotels in Wichita were very plain and utilitarian. These small, practical hotels were barely able to handle the constant business they had, much less solicit the business of large conventions. Because of the numerous travelers to this city, it seemed inevitable that Wichita should have a lavish hotel. John B. Carey was an avid Wichita promoter, and with the accumulated wealth from his lumber business, he wanted to build "the most luxurious hotel between Denver and Kansas City."³³ While the boom created riches that allowed businessmen to rebuild using red brick, it also called for architectural sophistication. Wichita buildings were constructed taller, more elegant, and with more elaborate

³¹ Bentley, History of Wichita, 247.

³² Wichita Eagle, Oct. 19, 1936.

³³ Wichita Eagle, Mar. 29, 1977.

detailing. Carey wanted to expound on this, so before the completion of his hotel, he added two stories onto the original plans.³⁴ Several names were discussed for this hotel, but when the hotel opened on the last day of 1887 at the bargain cost of just \$100,000, it was officially named the Hotel Carey.³⁵

The crash arrived suddenly and with such impact and force that investors were not able to extend their loans and mortgages, and much of their land was sold to pay their debts. Some lost everything. Homes were abandoned, personal property was sold, and foreclosures were widespread. "The boom blew up so suddenly that even the tight wads who only ventured from day to day were caught."³⁶ According to Marshall Murdock, the editor of the Wichita Eagle, the boom could not last long. In his infamous editorial entitled "Call a Halt," he professed his views on speculation. "When men abandon legitimate trade to embark in a craze of any character the end is not far off."³⁷

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

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

³⁵ Wichita Eagle-Beacon, May 31, 1887.

³⁶ Wichita Eagle, Oct. 16, 1887.

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

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Wichita City Directories between 1894 and 1910.

Wichita Eagle and Beacon and all variations:

1885: Nov.
 1886: Jan., April, July, Oct.
 1887: Feb.
 1889: Jan., Mar., April, July, Oct.
 1892: Mar., Dec.
 1893: July
 1900: Jan., April, Aug., Dec.
 1909: Mar., Sept.
 1910: Aug.
 1920: Oct.
 1926: July
 1927: June
 1929: June
 1936: Oct., Nov.
 1977: Mar.
 1987: May

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 Wichita: Wichita State University, Center for
 Management Development, College of Business
 Administration, 1969.



Associated Press

Hostages Feel lost , unity

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

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

"He was going to shoot me," Muanate said. "He could have done it. But he didn't."

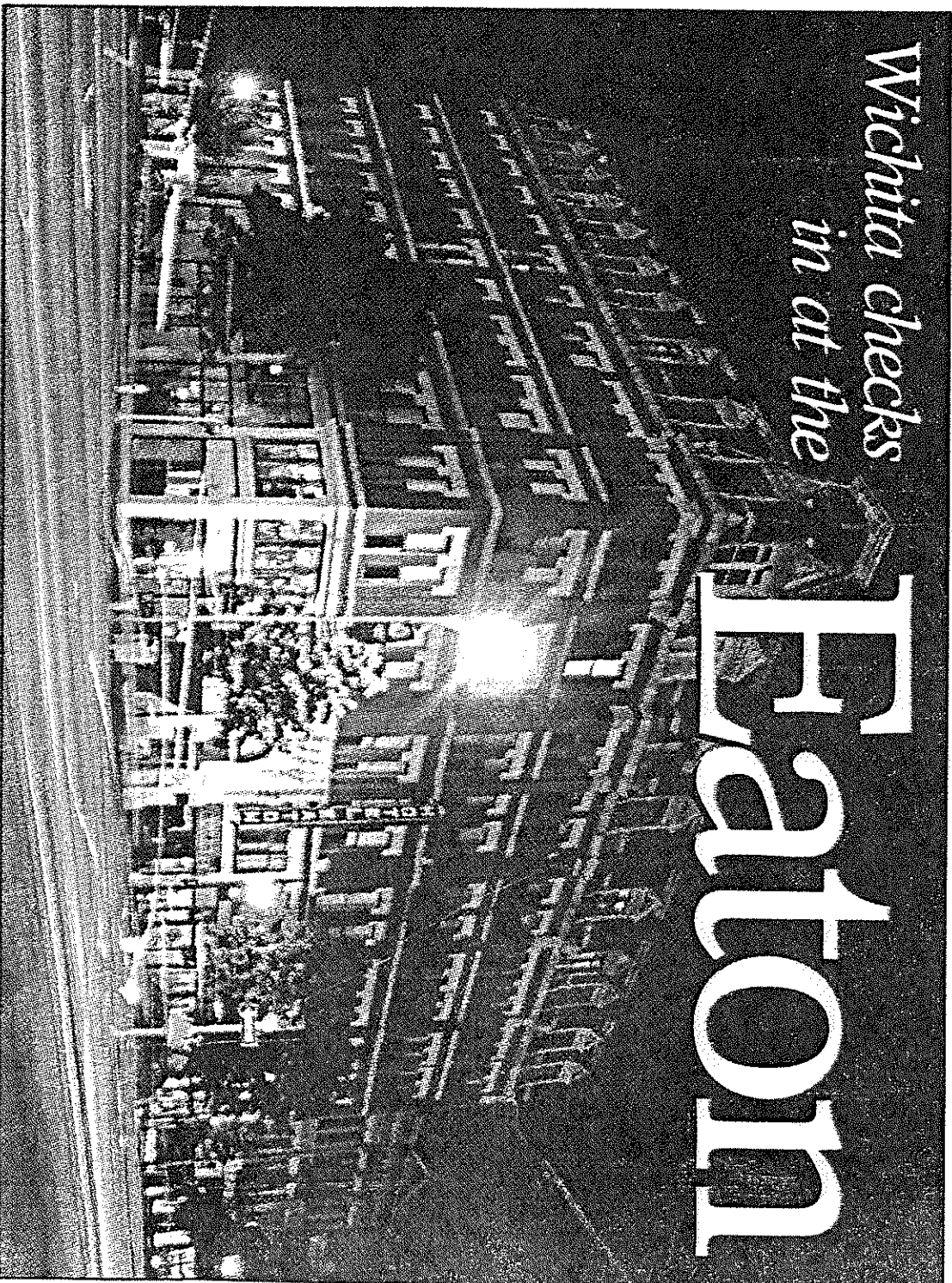
The daylight assault Tuesday that freed 71 hostages was a triumph of military planning and preparation. The lone hostage to die was Peruvian Supreme Court Judge Carlos Gusi, 54, who reportedly suffered a fatal heart attack after being wounded. Two mil-

Associated Press

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

*Wichita checks
in at the*

Eaton



Mike Hennrich/Title Photo

**The landmark's
colorful past**

January 1886: John Carey tells Wichitans he plans to build "the finest hotel in the southwest"

— A six-story building

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

By Molly McWhinn

The Wichita Eagle



who reportedly suffered a fatal heart attack after being wounded. Two military commandos also died.

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

See **PERU**, Page **7A**

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Business & Farm	15A
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Obituaries	12A
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plans to build "the finest hotel in the southwest" — a six-story building with a steam-powered elevator, steam-heat, hot and cold water for rooms and electric bells for guests.

Fall 1897: The hotel is completed at a cost of \$120,000.

1890: Carey elected as Wichita's ninth mayor.

1900: Ben Eaton buys the hotel shortly after Carey's death.

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

Carry Nation



By Molly McMillin The Wichita Eagle

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

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

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

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

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

Tenants, shopowners react: How the change affects them. **7A**

January 1910:

Ben Eaton names hotel after himself.

1914: Oscar Shirk purchases the Eaton.

Feb. 6, 1923: The Eaton catches fire. Insurance paid for the hotel's \$100,000 renovation.

A headline in the Wichita Eagle read "Half of Famous Wichita Hotel

is Heap of Ruins. Blaze Smolders for More than Hour Then Bursts Through Walls Baffling Plucky Firemen."

1971: Phillip Kassebaum buys the hotel and other buildings along Douglas from St. Francis to Emporia; renames the area Carey House Square.

1972: Carey House Hotel (its official name) is placed on the National Register of Historic Places.

Compiled by **Beccy Tanner**



Ken Marzola/The Wichita Eagle

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

blocks, in an effort to ensure redevelopment of the property.

"We just felt that if the properties were sold off to different property owners, that was the end of the possibility of restoration and renovation," Cole said. "It seemed to us to be important enough that we try. We tried with the Allis."

See **EATON**, Page **7A**

The Wichita Daily Eagle.

EATON HOTEL BURNS

RISK LIVES DIGGING IN RUINS

HEAP OF RUINS

WICHITA HOTEL IS HEAP OF RUINS

HEAVY RAIN HAS MADE IT DIFFICULT TO DIG

WICHITA HOTEL IS HEAP OF RUINS

HEAVY RAIN HAS MADE IT DIFFICULT TO DIG

Red River's ebb points to long cleanup ahead

Rebuilding Grand Forks will take months.

By **Daniel Leduc**

Knight-Ridder Newspapers

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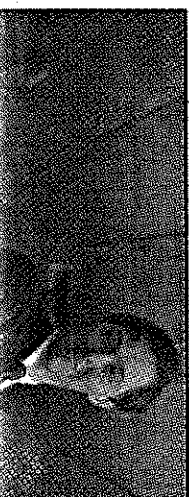
When they do return, they will find a place as desolate as the early settlers who arrived more than a century ago. Today's residents will have a massive cleanup before they can rebuild their town.

Christian Coalition's Reed resigning to start business

Conservative strategist will stay active through political consulting, possibly as a future candidate.

By **G. Robert Hillman**

Knight-Ridder News Service



Carey House tenants uneasy about Eaton's me

By Sarah Lunday

The Wichita Eagle

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

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

The hotel and many of the surrounding businesses were owned by Wichita lawyer Phil Kassebaum.

Kassebaum — who filed for bankruptcy protection in 1985 — had fallen back on his payments to Nations-Bank, formerly Bank IV. He refused to comment on the sale Wednesday.

Completed in 1887, the Eaton Hotel in downtown Wichita has in more re-

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

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

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

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

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

A hotel manager — possibly somebody who has previously worked at the hotel — is expected to be ap-

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

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

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

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

She didn't like it. "I'll have to go to one of those nursing homes," Smith said, pointing at his walker.

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

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

to deal with Kassebaum on a business front.

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

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

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

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

Don Michael Bannan, a hairdresser who has set up shop on the second

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

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

"I was nervous this morning," I said Wednesday afternoon. By 1 p.m., Dye was feeling hop about the shop's future.

"I think I'm comfortable with city — it depends on the developer she said. The shop's classic style and set have reaped her an interview request from Victoria magazine, and hopes that the city doesn't make

EATON

From Page 1A

The city imploded the historic Allis Hotel in December after failing to secure developers to save it from destruction.

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

The Eaton property went to a sheriff's auction after long-time owner and Wichita lawyer Phillip Kassebaum could not make loan payments

to NationsBank, formerly Bank IV. He declined to comment Wednesday.

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

Kassebaum owed the city \$492,308.72 for three mortgages, back taxes, interest and late charges on the property. The city is the first mortgage holder in the bankruptcy proceedings. NationsBank is the second lien-holder.

The city's bid made sense, Gale said.

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

"Maybe now, somebody would feel comfortable coming in and proposing to do something with it," Gale said. Before the sale, "there really wasn't an option for somebody coming in."

After Wednesday's auction, the city paid off the \$176,000 owed by Kassebaum in back property taxes, said city attorney Doug Moshier.

NationsBank, which initiated the sale, will receive only about \$40,000 of the \$312,000 — plus late charges — owed by Kassebaum, said Tom Lasater, the bank's attorney.

Kassebaum had said last month that there would be no sale. He had until 10 a.m. Wednesday to pay his debt to NationsBank. But Lasater said

no contact had been made by Kassebaum or his attorney — and no payment had been received.

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

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

"That property hasn't had taxes paid on it for many, many years," Gale said. "Our overriding goal is to get this back on the tax rolls and save history." The District Court must still con-

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

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

Kassebaum stayed off a similar two years ago by declaring bankruptcy in Kansas City just 40 miles before the sale was to begin.

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

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

"I was nervous this morning," Dye said Wednesday afternoon. By 1 p.m., Dye was feeling hopeful about the shop's future.

"I think I'm comfortable with the city — it depends on the developer," she said.

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

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

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

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

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

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

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

of East Douglas. He also owned the northeast corner of the 400 block, which houses a portion of Allen's Antique Mall.

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

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

Molly McMillin can be reached at 259-6708.

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NEW WE WERE

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1**

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

Description of physical appearance:
SEE FOLLOWING DESCRIPTIONS

Statement of significance:

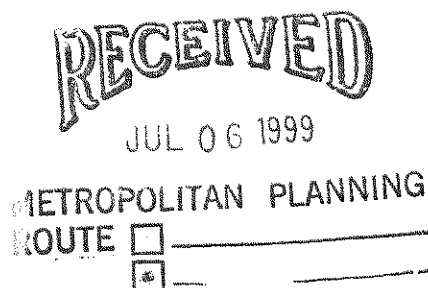
The buildings located on the south side of 500 E. Douglas and the 112-114 S. Emporia are located within the East Douglas Historic District. The East Douglas Historic District is an intact grouping of architecturally significant commercial buildings constructed between 1886 and approximately 1914 that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

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

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

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

Photo Nos.:.....A1-A2



HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1

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

Description of physical appearance:

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

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

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

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

Statement of significance:

The Lawrence Block originally housed the Merchants State Bank, which opened December 10, 1906 and the Bowers Hotel, which occupied the second and third stories of the building. The remaining first floor retail uses were varied, but seemed to support both the hotel and the bank.

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

Photo Nos.:.....B1-B4

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1

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

Description of physical appearance:

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

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

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

Statement of significance:

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

Photo Nos.:.....C1-C4

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1

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

Description of physical appearance:

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

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

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

Statement of significance:

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

Photo Nos.:.....D1-D3

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1

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

Description of physical appearance:

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

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

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

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

Statement of significance:

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

Photo Nos.:.....E1-E3

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1**

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

Description of physical appearance:

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

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

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

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

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

Statement of significance:

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

Photo Nos.:.....F1-F4

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1

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

Description of physical appearance:

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

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

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

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

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

Statement of significance:

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

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

Photo Nos:.....G1 -G6

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1

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

Description of physical appearance:

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

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

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

Statement of significance:

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

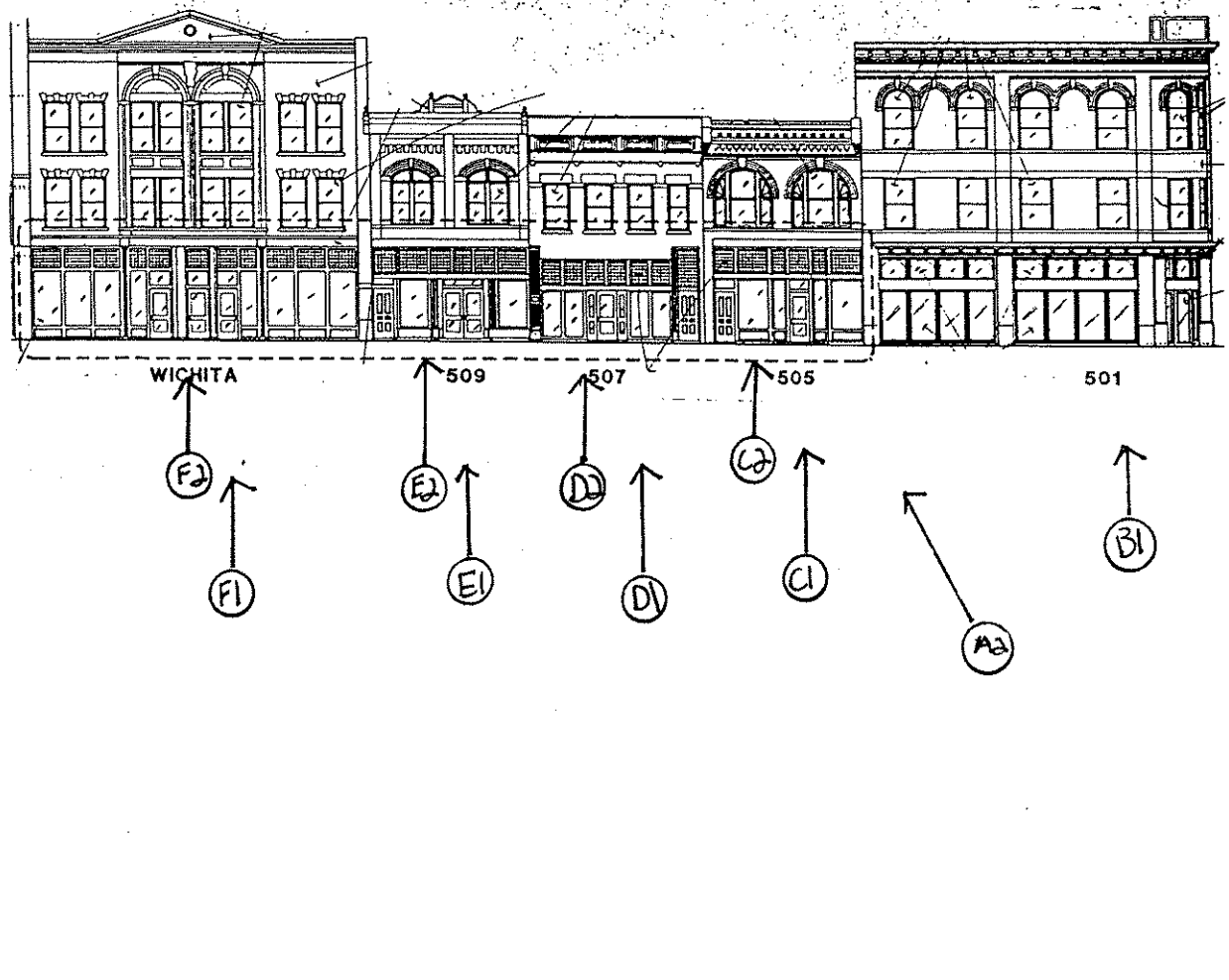
Photo Nos.:.....H1-H4

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1

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

PROJECT NO.

POINTS OF REFERENCE FOR NORTH ELEVATION PHOTOGRAPHS

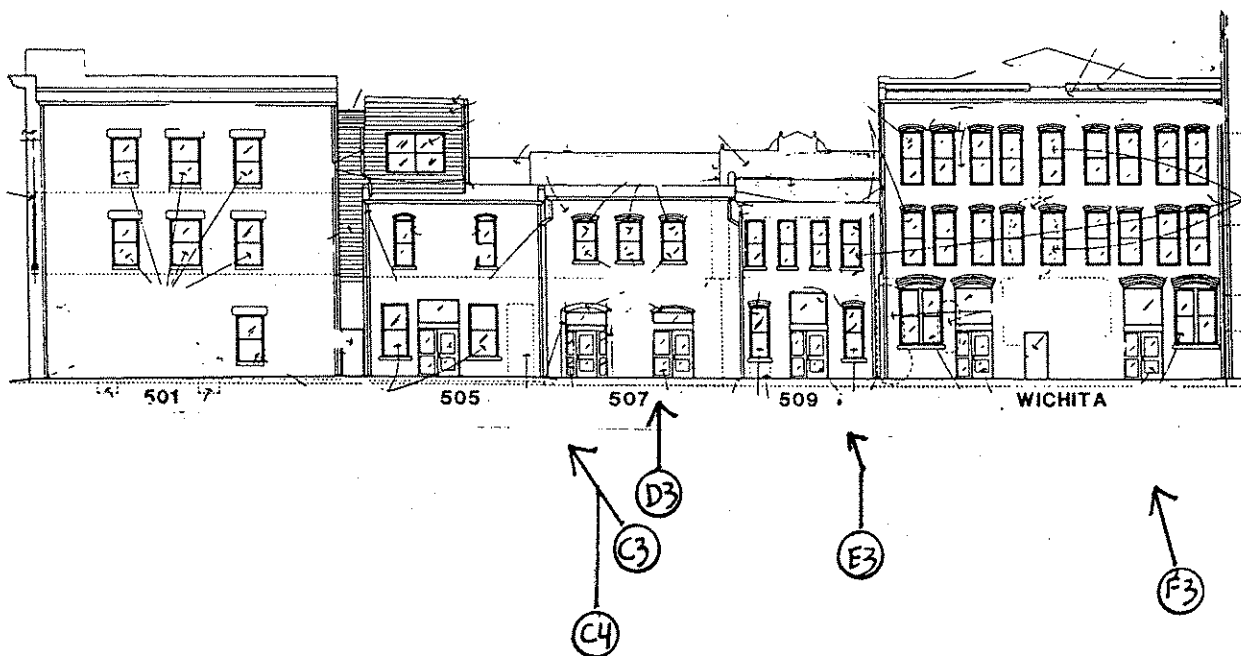


HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1

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

PROJECT NO.

POINTS OF REFERENCE FOR SOUTH ELEVATION PHOTOGRAPHS

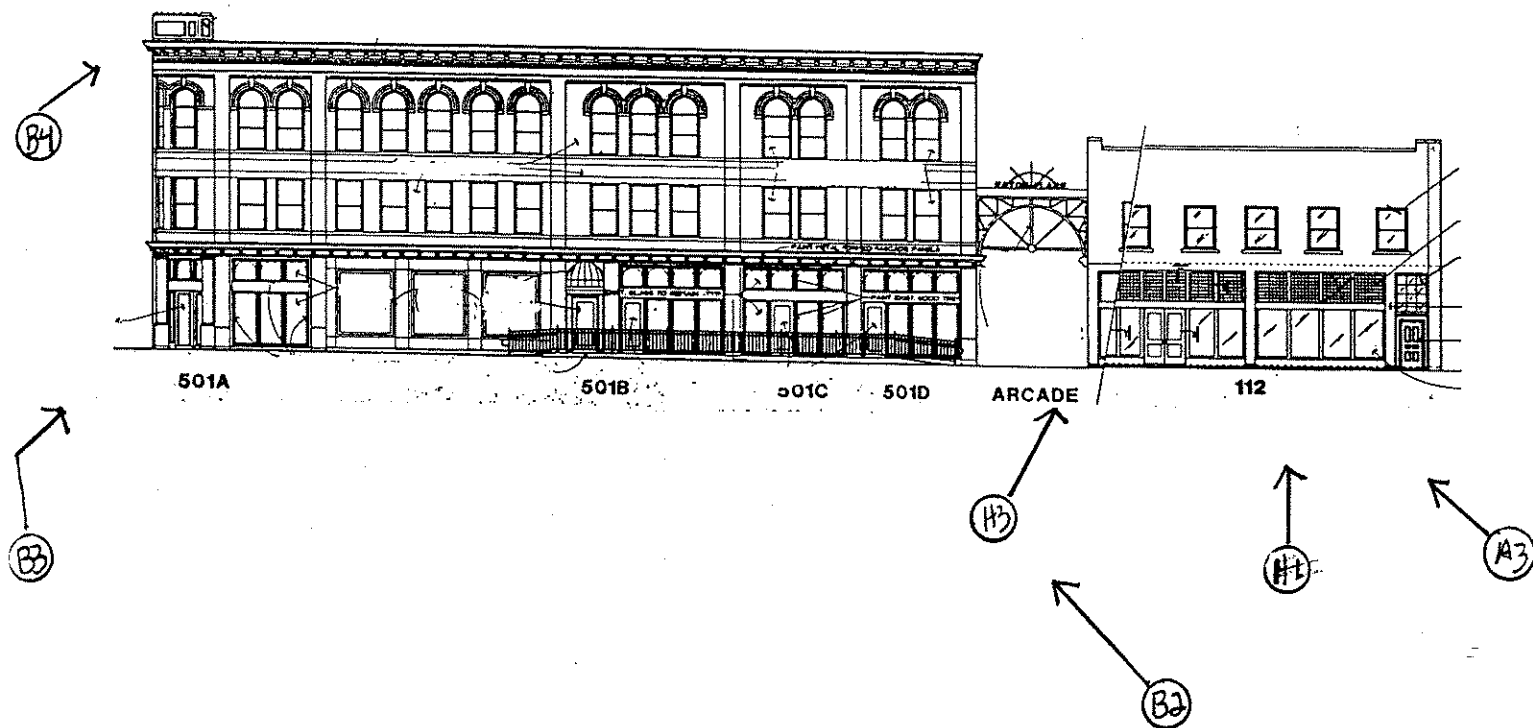


HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1

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

PROJECT NO.

POINTS OF REFERENCE FOR WEST ELEVATION PHOTOGRAPHS

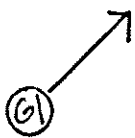


HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1

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

PROJECT NO.

POINTS OF REFERENCE FOR NORTH ELEVATION PHOTOGRAPHS
EATON HOTEL



HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1

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

PROJECT NO.

POINTS OF REFERENCE FOR EAST ELEVATION PHOTOGRAPHS
EATON HOTEL



64 →

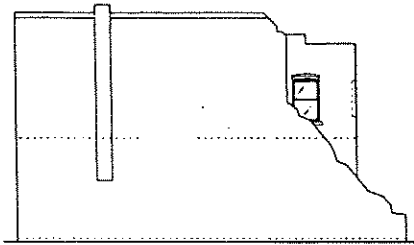
↖ 63

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1

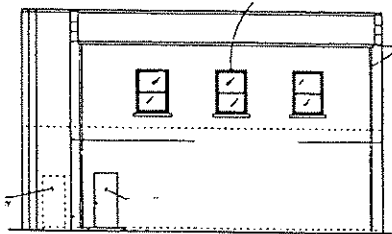
EATON PLACE
502-525 E. Douglas; 112-114 S. Emporia
WICHITA, KANSAS 67202

PROJECT NO.

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



SOUTH ELEVATION



EAST ELEVATION



HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1

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

PROJECT NO.

LIST OF PHOTOGRAPHS

A) Carey House Square (Eaton Place)

A1 North Elevation – entire block
A2 North Elevation – 505/507/509
A3 West Elevation – Lawrence Block &
Lexington Hotel

H) Lexington Hotel

H1 West Elevation
H2 East Elevation
H3 North Elevation
H4 South Elevation

B) Lawrence Block (Bowers Hotel)

B1 North Elevation
B2 West Elevation
B3 NW corner/windows/corner entry detail
B4 Detail iron crest

C) Bronson Building

C1 North Elevation
C2 Detail corbeled brick
C3 South Elevation
C4 South/East Elevations

D) Schweiter/Bissantz Building

D1 North Elevation
D2 Detail window/brickwork
D3 South Elevation

E) Kirkwood Building

E1 North Elevation
E2 Detail pediment
E3 South Elevation

F) Wichita Hotel

F1 North Elevation
F2 Detail pediment
F3 South Elevation

G) Eaton Hotel

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

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1**

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

PROJECT NO.

LEGAL DESCRIPTION

Tract 1:

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

Tract 2:

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

Tract 3:

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

Tract 4:

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

Tract 5:

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

Tract 6:

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

Tract 7:

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

Tract 8:

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

Tract 9:

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

Tract 10"

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

s:\mdi#\71\part1

HISTORIC PRESERVATION
CERTIFICATION APPLICATION—
PART 1

NPS Office Use Only

Wichita Hotel

Property Name

Project Number:

511-515 E. Douglas

Property Address

5. Description of physical appearance:

The Wichita Hotel was designed in the Neoclassical Revival style of commercial architecture. The building is three stories in height, approximately 50 feet in width by approximately 150 feet long. Basement foundation materials are stone, with a wall structure consisting of brown/salmon brick and corbeled trim. The roof is flat. The cornice is cast iron with elaborate neoclassical detailing, including a projecting pediment with neoclassical decoration in cast iron in the tympanum. Chimneys are located inside the side walls.

Windows are spaced in a paired symmetrical pattern. A portion of the original storefront remains, and features cast iron structuring most prevalent in two cast iron columns. Windows are rectangular with single pane sashes. Window trim features cast stone jack arches with projecting keystones; third story windows have semicircular arched fanlights with keystones and corbeled trim.

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

The grand staircase leads to a second floor landing, which then splits to the east and west, allowing access to the third floor of the building. The upper floors of the building maintain a high degree of integrity, including original staircases, wainscoting and doors. The majority of interior door and window glass appears original as well.

Date(s) of Alteration(s): _____

Has building been moved? yes no. If so, when? _____

6. Statement of significance:

The East Douglas Historic District is an intact grouping of architecturally significant commercial buildings constructed between 1886 and approximately 1914 that display a variety of styles and types of architectural ornamentation popular during these periods. Decorative elements are usually stylized neoclassical motifs. The earliest buildings show influences of the Second Empire style (Carey Hotel) and commercial variations of the Queen Anne style and Italianate styles (505 and 501 E. Douglas).

The district also represents the largest remaining concentration of early commercial architecture in Wichita. Nearly all of the buildings within the boundaries of the district date from two important periods in the city's history — the 1880s and the first three decades of the 20th century. Additionally, two structures found in the district are individually listed in the National Register of Historic Places - the Carey/Eaton Hotel located at 515-527 E. Douglas and the Rock Island Depot, located at 711 E. Douglas.

The district appears spacious and uncluttered, partially because of the low profile of the buildings and because of the great width of Douglas Avenue with approximately 115 feet between building facades. The qualities that make this district unique are its unity of scale, materials and usage. Additionally, the south side of the 500 block of East Douglas is the only contiguous block face of commercial buildings remaining in the East Douglas Historic District.









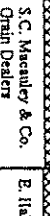
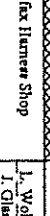





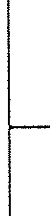


The Wichita Hotel opened ca. 1905.

7. Photographs and maps.

Attach photographs and maps to application.

Continuation sheets attached: yes no

Figure 1: Historic Land Use Analysis
500 Block East Douglas, South Side of Street, Wichita, Kansas: 1884 - 1935

Address* Lot	1884	1886	1887	1892	1897	1903	1914	1935
501(503) 49	George Washob Blacksmith and Wagon Shop	Mouritz & Taylor Blacksmith and Wagon Shop	Taylor & Applegate Blacksmith and Wagon Shop	P. Gould Feed Store	Furlong & Gould Feed Store	La F. Elliot	Bowers European Hotel	Wichita Loan Co.
503 51						Central Feed Mill	Jacob Steinberg, Clothier	B. Schaeffer, Clothier
505(507) 53	Boarding House	Boarding House	Commission Office	W. L. Johnson Flour and Feed Store	Wm. Crow (Central) Feed Mill	Feed Mill	?	H & H Press Shop
507(509) 55				H. E. Mohrbecher, Blacksmith	Under Construction	Wichita Trunk Factory, Huggins Rooming House	McKinley Boarding House	Feed Oceller, Billings Fisher Boarding House
509 57	Carey	Carey	Carey		Fruit Stand	Legal Tender Cafe	Waldorf Cafe	Vacant
511 59	Lumber Company	Lumber Company	Lumber Company			J. D. Mudge-Fruit Stand Criter, Shoemaker	Vietz Clothing Company	Handing Cafe Wichita Hotel
513 59						Laugh Counter Shooting Gallery	Wichita Hotel	Vacant
515 61				S. C. Macaulay & Co. Chain Dealers	E. Halifax Harness Shop	J. Wolfberg 2nd Hand Shop J. Glaser & Co., Tailors	McKenna Billiards/Barber Mam. Mauldy, Chairmport	Scott Stone Restaurant
517 63	Office	Office	Lee Lane Sann Laundry	Shooting Gallery	Cobbler	O. Borner, Shoemaker		
519 63	A.E. Shober & Bro. Grocery	A.E. Shober & Bro. Grocery	Lunch Counter	Restaurant (Fritz?)	Samuel Miller 2nd Hand Shop	Samuel Miller 2nd Hand Shop	Eaton Hotel	Eaton Hotel
521 65	Flour and Feed Store							
523 67	Carpenter Shop	Carey Hotel (Under Construction)	Carey Hotel (Under Construction)	Carey Hotel	Carey Hotel (? Sherman, Barber)	Carey Hotel (? Sherman, Barber)	(Stover Billiards/Cigars J. Sherman, Barber Kansas Dry Cleaning, Mayma McLean, Maidservice Betva Kidd, Stenographer)	(? O. Shalin, Tailor Eaton Coffee Shop B. Ranom, Barber M. Ranney, Sten. Ralph Miller, Cigars Nat'l Travel Bureau)
525 69	J.B. Carey Loan Broker Song Lee Laundry							
527 71								

* Parenthetical street addresses were used prior to 1903



Denotes unimproved lot

HISTORIC PRESERVATION
CERTIFICATION APPLICATION—
PART 1

NPS Office Use Only

Schweiter/Bissantz Building

Property Name

Project Number:

507 E. Douglas

Property Address

5. Description of physical appearance:

The Schweiter/Bissantz building is two stories in height, approximately 30 feet in width by approximately 150 feet long. Basement foundation materials are stone, with a wall structure consisting of red brick. The roof is flat. The cornice features a simple corbeled brick panel. Chimneys are located inside the side walls.

Windows are spaced in a regular pattern -- original storefront windows and materials have been removed. Second story windows are rectangular with side pane sashes. Windows are trimmed with rock-faced stone lintels. The building retains a central storefront entrance and a west entrance to the second story. Storefront materials and entrance doors are modern replacements.

Presently, the structure is completely vacant as the building's roof system, ceilings and floors have all but collapsed to grade - due to a lack of roof maintenance and/or repair. While not in the same deteriorated condition as 505 E. Douglas, the building is nonetheless not occupied. Since September 1997, the City's local landmarks commission has worked with the Kansas State Historical Society to provide several stabilization schemes and options. It is the hope of the local commission that tax credits can be obtained to assist in its preservation and rehabilitation.

Date of Construction: 1905 Source of Date: City Directories, Wichita Eagle

Date(s) of Alteration(s): _____

Has building been moved? yes no. If so, when? _____

6. Statement of significance:

The East Douglas Historic District is an intact grouping of architecturally significant commercial buildings constructed between 1886 and approximately 1914 that display a variety of styles and types of architectural ornamentation popular during these periods. Decorative elements are usually stylized neoclassical motifs. The earliest buildings show influences of the Second Empire style (Carey Hotel) and commercial variations of the Queen Anne style and Italianate styles (505 and 501 E. Douglas).

The district also represents the largest remaining concentration of early commercial architecture in Wichita. Nearly all of the buildings within the boundaries of the district date from two important periods in the city's history -- the 1880s and the first three decades of the 20th century. Additionally, two structures found in the district are individually listed in the National Register of Historic Places - the Carey/Eaton Hotel located at 515-527 E. Douglas and the Rock Island Depot, located at 711 E. Douglas.

The district appears spacious and uncluttered, partially because of the low profile of the buildings and because of the great width of Douglas Avenue with approximately 115 feet between building facades. The qualities that make this district unique are its unity of scale, materials and usage. Additionally, the south side of the 500 block of East Douglas is the only contiguous block face of commercial buildings remaining in the East Douglas Historic District.

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

7. Photographs and maps.

Attach photographs and maps to application.

Continuation sheets attached: yes no

SEE INSTRUCTIONS

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

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

7. DESCRIPTION	
CONDITION	<div style="text-align: right; margin-bottom: 5px;">(Check One)</div> <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
	<div style="display: flex; justify-content: space-between;"> <div style="text-align: center; width: 45%;">(Check One)</div> <div style="text-align: center; width: 45%;">(Check One)</div> </div> <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	
<p>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.</p> <p>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.</p>	

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

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

Wichita State University

**Land Use Analysis Project:
500 Block East Douglas (South Side)
Wichita, Kansas**

Submitted to
Dr. Rebecca Conard, Instructor
HI 701: Introduction to Public History

December 30, 1996

Submitted by
Tom Muller

For this project, I analyzed the historical land use of the south side of the 500 block of East Douglas Avenue in downtown Wichita, Kansas from the year 1884 to 1935. The Eaton Block, as this collection of commercial buildings is better known, is significant primarily for two reasons; first, as the site of the National Register-listed Eaton (Carey) Hotel, and second, for its uninterrupted streetscape (a rarity in downtown Wichita today). Historically, the block represents the secondary outgrowth of the original commercial district, as impacted by the cattle, milling and railroad industries.

The purpose of this project was to identify the names and nature of businesses that existed on this property during the years 1884-1935, as well as to determine the dates of construction of those buildings still standing. Primary sources used for this exercise included Sanborn fire insurance maps and Wichita city directories. As neither of these resources exist for every one of the fifty-one years of this project's focus period, a sampling is hereby presented that represents eight years for which Sanborn maps were available. From this sampling can be ascertained the physical development of the Eaton block, as well as the manner, and for what purposes, the property was utilized.

My research methods involved studying the available Sanborn maps (photocopies of which are included in this paper), and researching occupants listed at each address in the city directories from each of the same years as the maps. I then used this information to create a matrix showing

the development of the block and the names of the occupants. (See figure 1) From this matrix can be determined approximate dates of construction and commercial uses of the property. Secondary sources and photographs were then consulted for evidence to substantiate the location and names of businesses, however, little additional specific information was found.


These sources did, however, promise to shed some light as to why the block developed when it did. Evidently, the growth of the cattle trade and the establishment of the railroad immediately east of the 500 block turned the property into prime real estate. Located on the edge of the commercial district, the block was utilized early by businesses catering to the locals, such as blacksmiths, feed stores and lumber yards, housed in small frame structures. John Carey, however, began the transition of the block by building the Hotel Carey in 1887 to capitalize on the property's proximity to the new depot. Later development, around the turn of the century, brought businesses representing both the proximity and nature of the jobbers district, such as lunch counters and second-hand shops. Still later development reflected the growth of the depot as a place of disembarkment, as two more hotels and three restaurants were established. Overall, the block maintained more of a service, rather than retail, oriented nature through the 1930s.

Further research into the history of the Eaton block could explore the economic and cultural changes leading to the development of the block, including the motivations of John Carey to close his large lumber business so as to gamble on his hotel venture. In addition, it would be interesting to know why the north side of the 500 block developed earlier, as well as why a gap of approximately twenty years existed between the construction of the Hotel Carey and the full development of the rest of the south side of the 500 block.

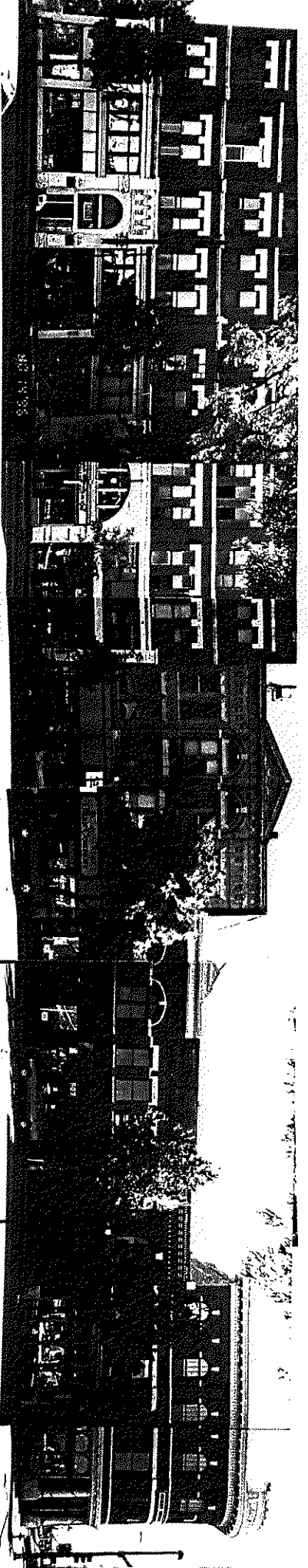
Figure 1: Historic Land Use Analysis
500 Block East Douglas, South Side of Street, Wichita, Kansas: 1884 - 1935

Address* Lot	1884	1886	1887	1892	1897	1903	1914	1935
501(503) 49	George Washob Blacksmith and Wagon Shop	Mounitz & Taylor Blacksmith and Wagon Shop	Taylor & Applegate Blacksmith and Wagon Shop	P. Gould Feed Store	Furlong & Gould Feed Store	Ira F. Elliot	Bowers European Hotel	Wichita Loan Co.
503 51							Jacob Steinberg, Clothier	B. Schaefer, Clothier
505(507) 53	Boarding House	Boarding House	Commission Office	W. L. Johnson Flour and Feed Store	Wm. Crow (Central) Feed Mill	Central Feed Mill	?	H & H Press Shop
507(509) 55				H. E. Mosbacher, Blacksmith	Under Construction	Wichita Trunk Factory, Huggins Rooming House	McKinley Boarding House	Fred Geahler, Billiards Fisher Boarding House
509 57	Carey Lumber Company	Carey Lumber Company	Carey Lumber Company		Fruit Stand	Legal Tender Cafe	Waldorf Cafe	Vacant
511 59						J.D. Mustoe Fruit Stand Cakes, Shoemaker	Vests Clothing Company	Neaking Cafe Wichita Hotel
513 59						Lunch Counter Shooting Gallery	Wichita Hotel	Vacant
515 61				S. C. Macanley & Co. Chain Dealers	E. Hallifax Harness Shop	L. Walther, 2nd Hand Shop I. Glasser & Co., Tailors	McKenney Billiards/Barber Mdm. Manley, Charvopant	Scott Stone Restaurant
517 63	Office	Office	Lee Lone Sam Laundry	Shooting Gallery	Cobbler	O. Bortman, Shoemaker		
519 63	A. E. Shober & Bro. Grocery	A. E. Shober & Bro. Grocery	Lunch Counter	Restaurant (Foster)	Samuel Miller 2nd Hand Shop	Samuel Miller 2nd Hand Shop		
521 65	Flour and Feed Store							
523 67	Carpenter Shop	Carey Hotel (Under Construction)	Carey Hotel (Under Construction)	Carey Hotel	Carey Hotel (J. Sherman, Barber)	Carey Hotel (J. Sherman, Barber)		
525 69	J.B. Carey Loan Broker Song Lee Laundry						(Stover Billiards/Cigars J. Sherman, Barber Kansas Dry Cleaning, Mayme Kidan, Manicureist Berna Kida, Stenographer)	(J.O. Stealin, Tailor Eaton Coffee Shop B. Ransom, Barber M. Ramsey, Stan Ralph Miller, Cigars Nat'l Travel Bureau)
527 71								

* Parenthetical street addresses were used prior to 1903

 Denotes unimproved lot

Appendix I: Scenes of 500 block East Douglas (south side) - 1996



517-527 (Carey/Eaton Block)
Constructed 1887, west bay added 1907

511-515 (Michita Hotel)
Constructed c. 1910

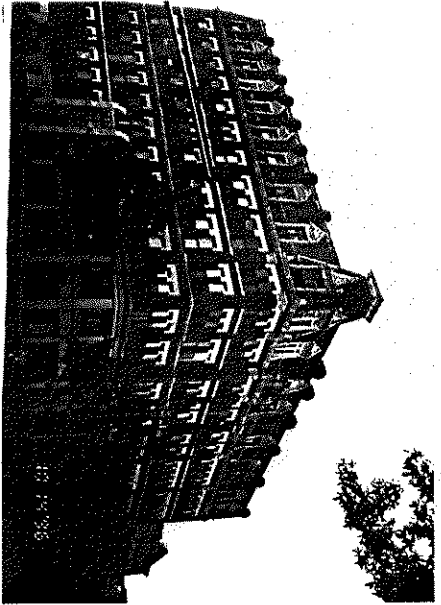
507
Constructed c. 1910

501-503 (Lawrence Block)
Constructed 1906

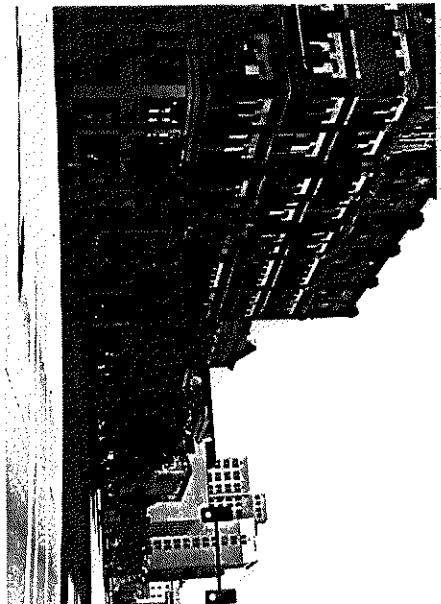
509 (Kirkwood Building)
Constructed 1902

505
Constructed c. 1902

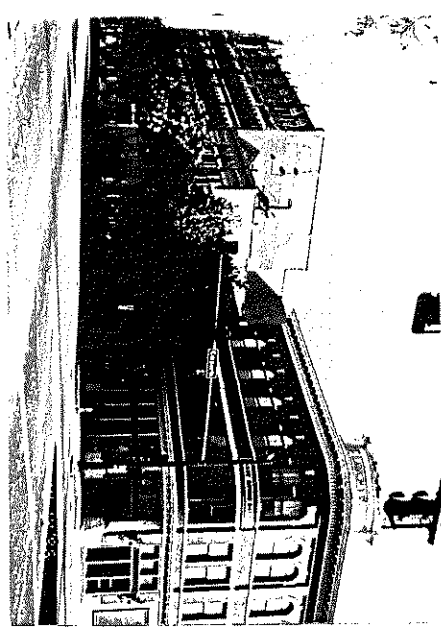
4



Carey House (Eaton Hotel)
looking southwest
National Register - 1972

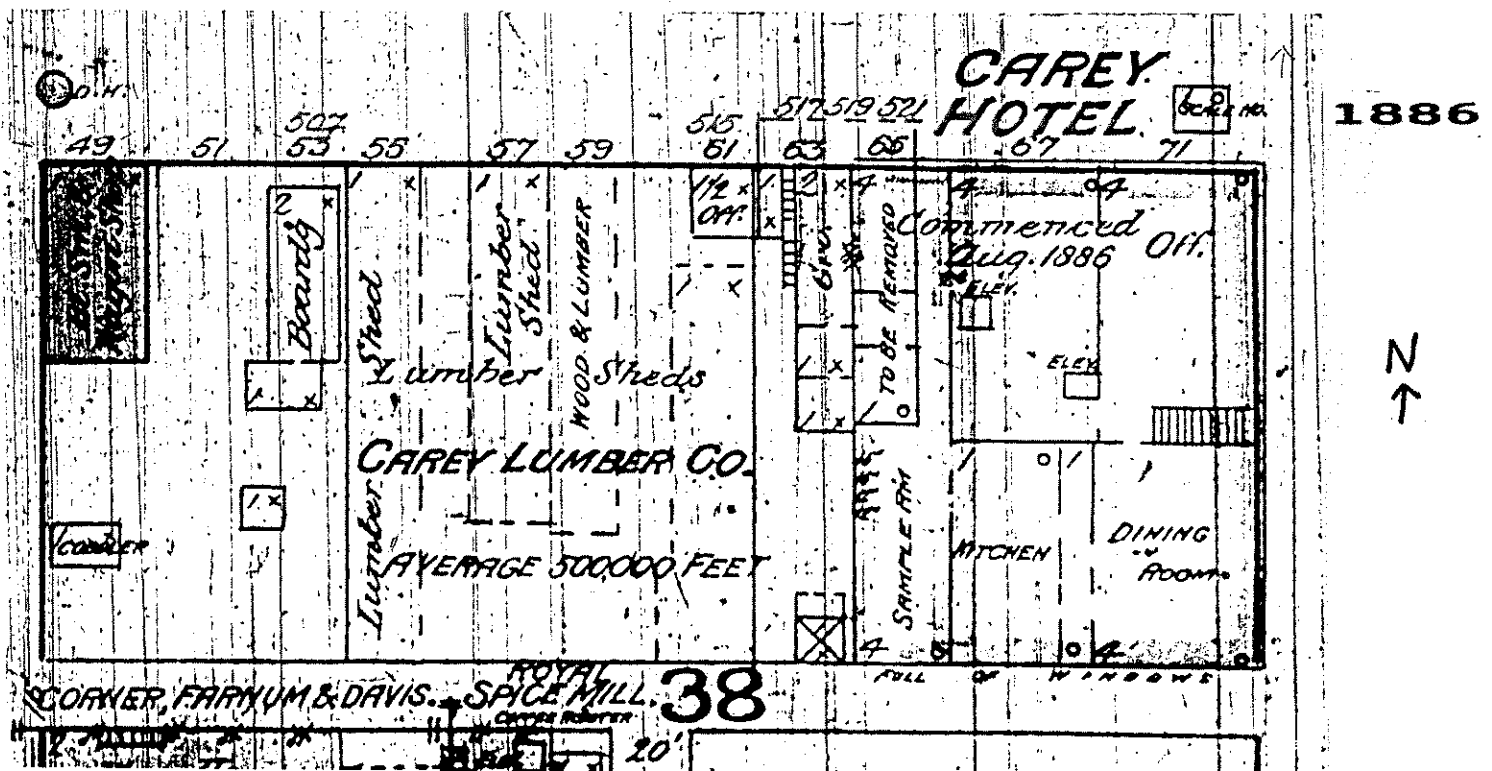
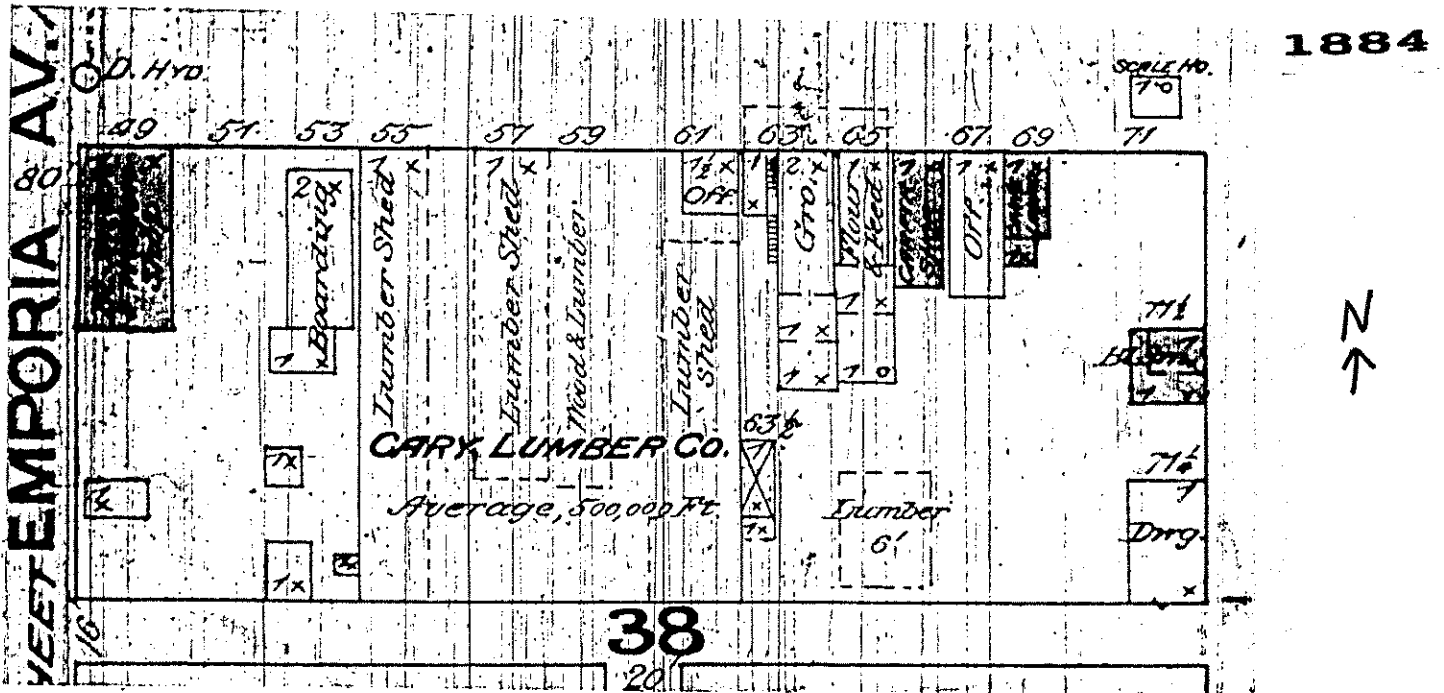


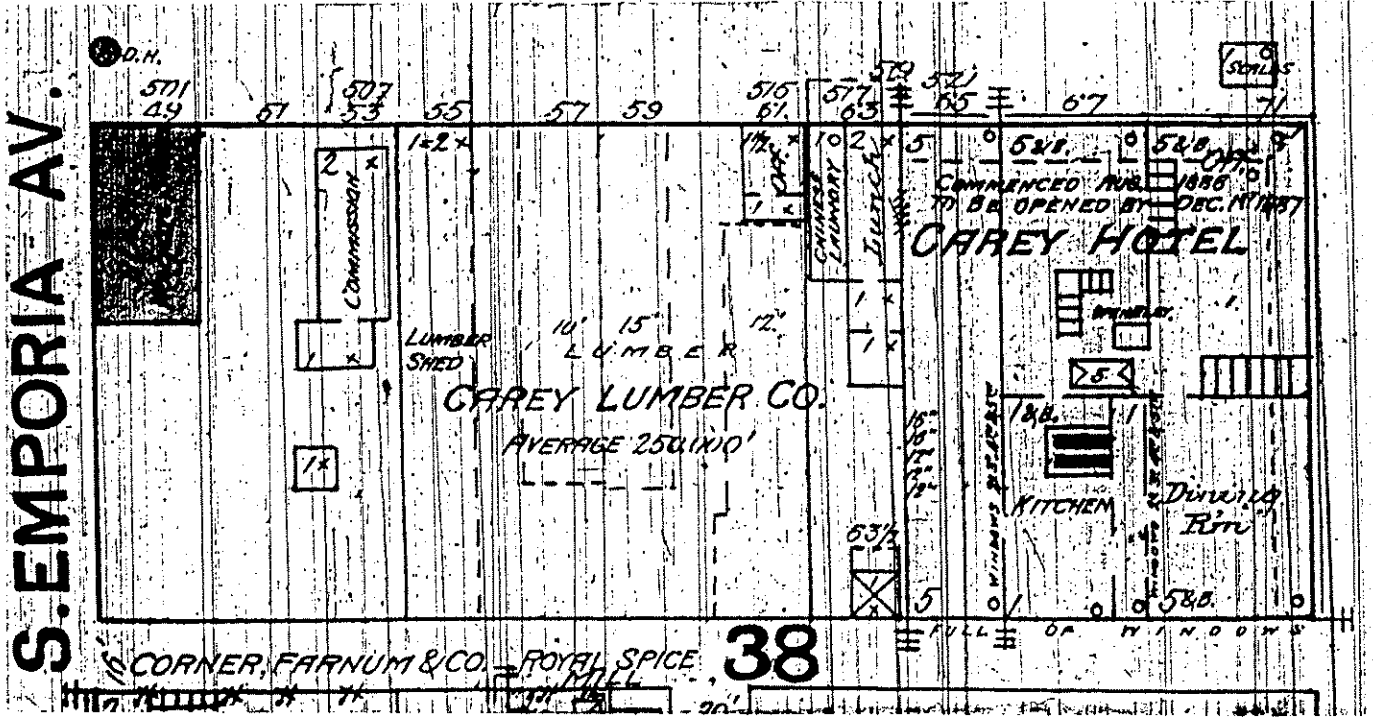
South side 500 block E. Douglas
looking west from Douglas & St. Francis



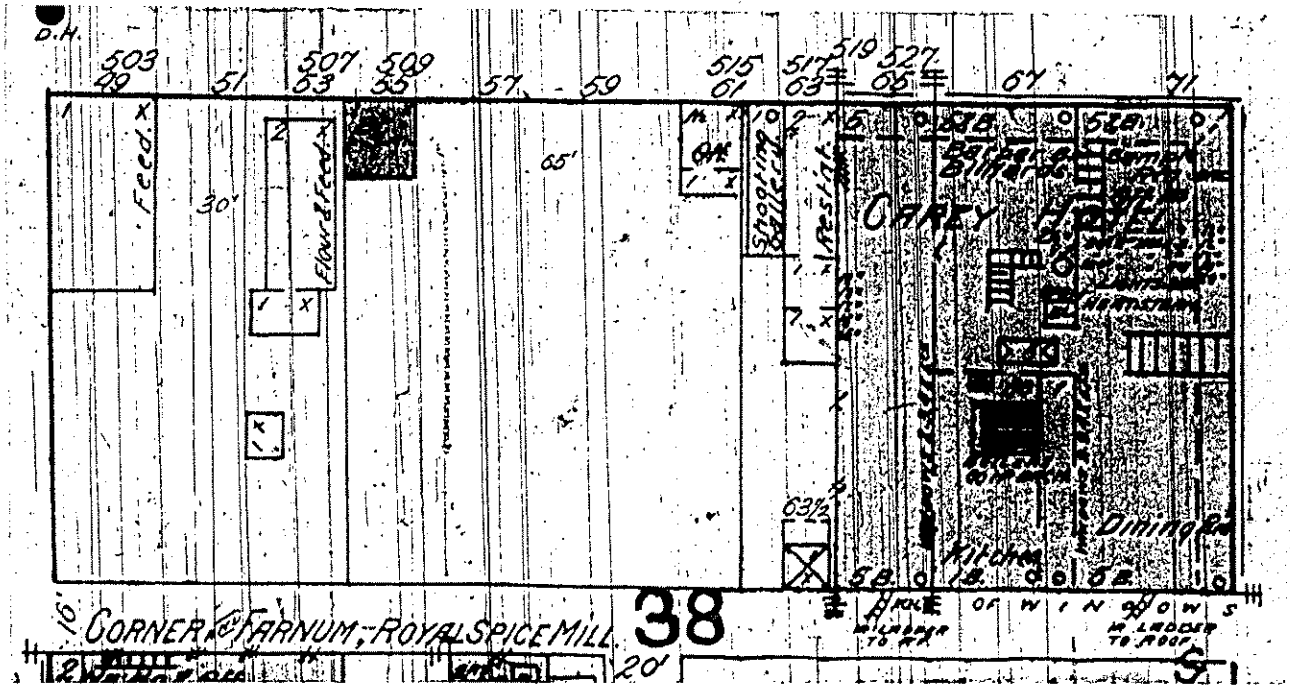
South side 500 block E. Douglas
looking east from Douglas & Emporia

Appendix 2: Sanborn map images of 500 block East Douglas (south side)



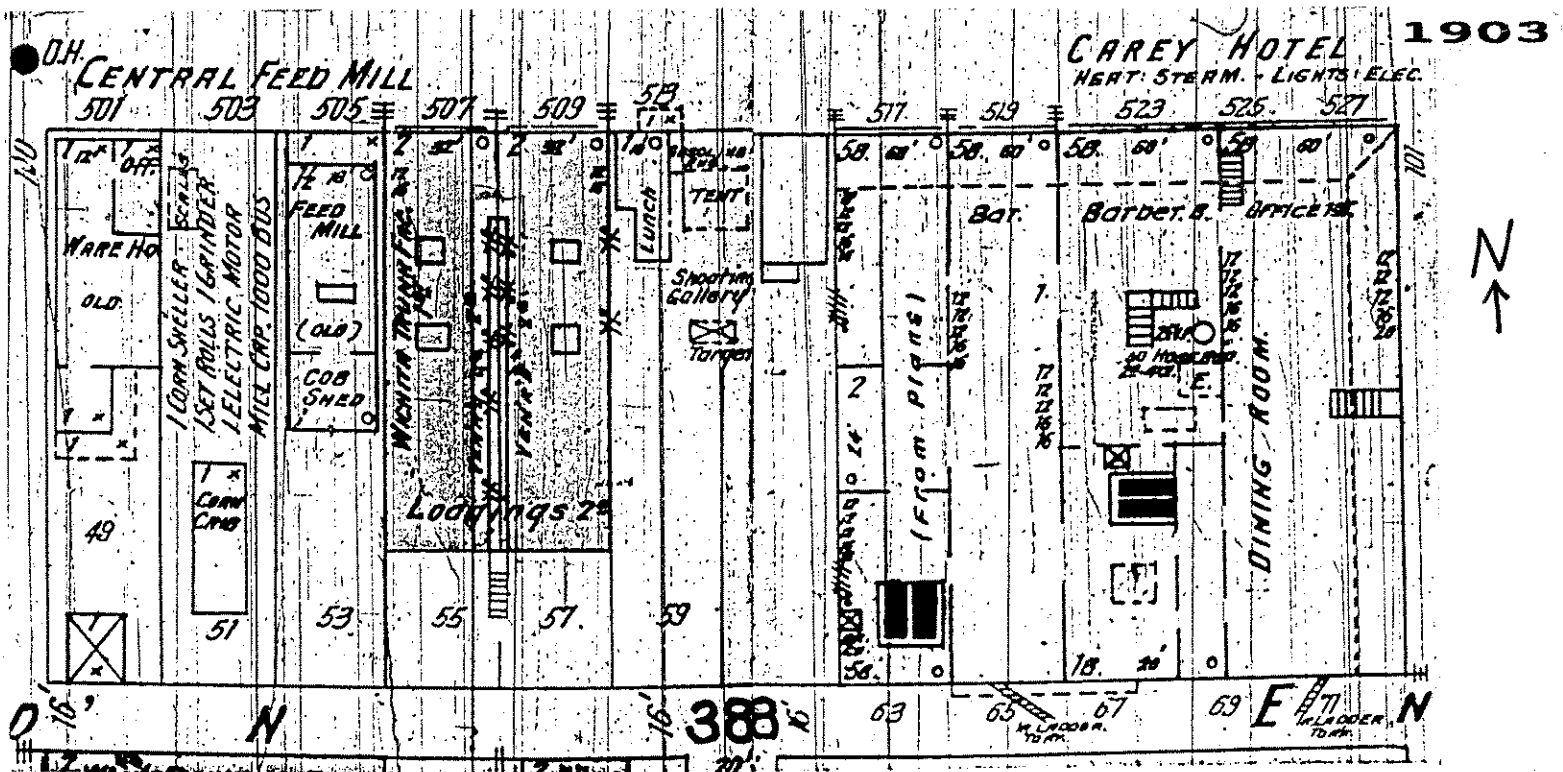
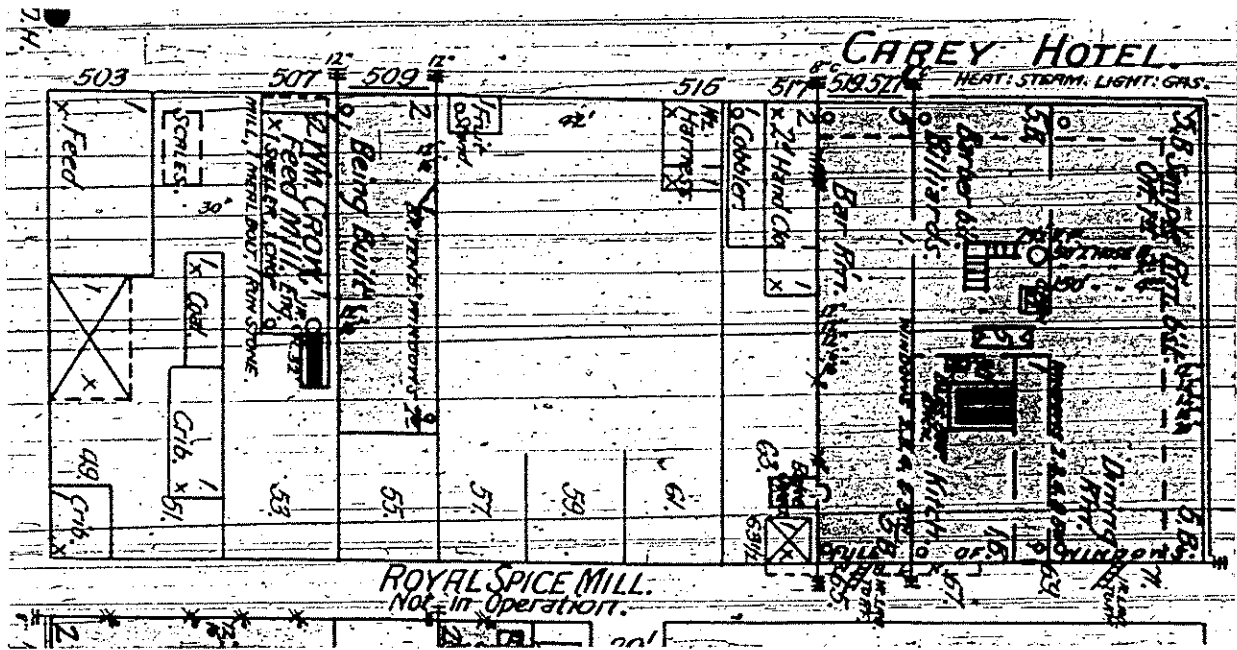


1887

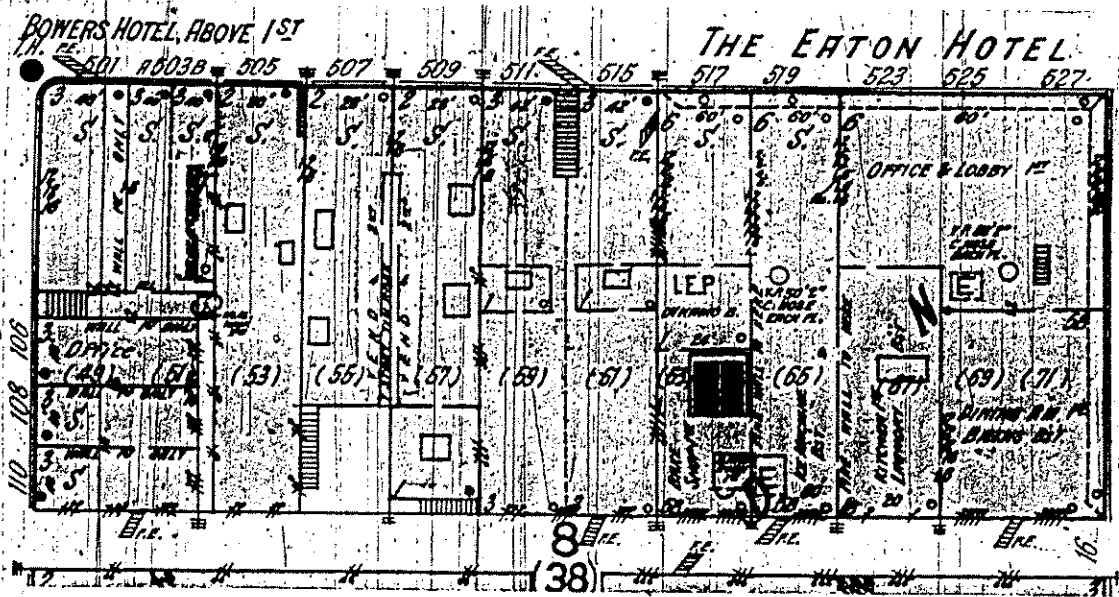


1892

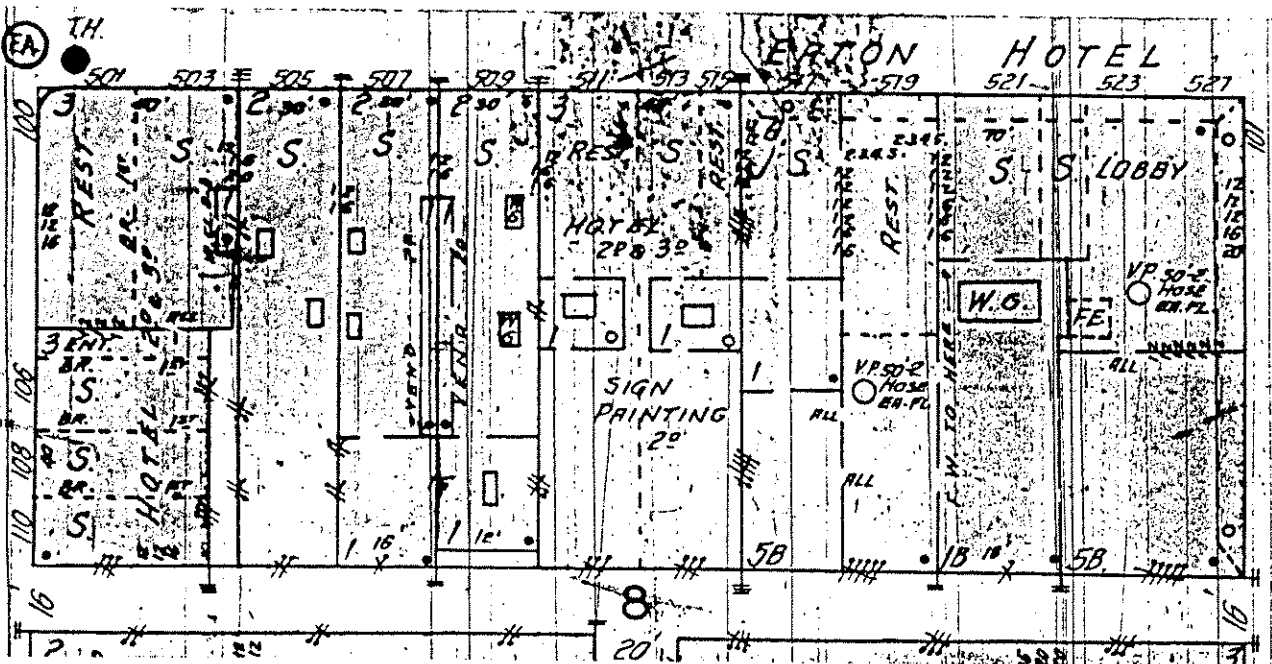




1914



1935



Bibliography

- Hess, Marci C. *The Development of Wichita's East Douglas Commercial District, 1868-1910*. Student class project. Wichita, Kansas: Wichita State University, Fall 1992.
- Long, Richard M., ed. *Wichita 1866-1883: Cradle Days of a Midwestern City*. Wichita, KS: McCormick-Armstrong, 1945.
- , *Wichita Century: A Pictorial History of Wichita, Kansas 1870-1970*. Wichita, KS: Wichita [-Sedgwick County] Historical Museum Association in cooperation with Junior League of Wichita, 1969.
- Reed Paula Stoner. *A Report on the Proposed East Douglas Historic District, Wichita, Kansas*. Hagerstown, MD: Preservation Associates, August 1989.
- Sanborn Map Company. *Sanborn Fire Insurance Maps, Kansas*. New York: Sanborn Map Company, 1950.
- Wichita, Kansas city directories, 1884-1935, inclusive.

CAREY HOUSE DISTRICT

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

DATA SHEET

H - 77-5
 -
 -
 -
 Filed 4-29-77

- APPLICATION DATA: From _____ to _____
1. Applicant: Historical Landmark Preservation Committee
 Address 3751 E. Douglas, 67218 Phone 686-0915
 2. Agent: _____
 Address _____ Phone _____
 3. General Location: CAREY HOUSE DISTRICT - Between Douglas & William, from Emporia to St. Francis (on both sides). Address _____
 4. Proposed Use: _____

AREA DATA:

1. Acres: 1.12 (190 (IRREGULAR) ft. by 300 ft.)
2. Adjoining Zoning: E "D"&"E" S "D"&"E" W "D" N "D"&"E"
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 _____



AFFADAVIT OF PUBLICATION

STATE OF KANSAS, SEDGWICK COUNTY, SS:

Ola Hein, of lawful age, being first duly sworn, deposes and says that she is Business Manager of THE DAILY RECORD formerly known as The Democrat & Daily Record, a newspaper printed in the State of Kansas, and published in and of general paid circulation on a weekly, monthly or yearly basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is published at least weekly fifty (50) time a year, has been so published continuously and uninterrupted in said County and State for a period of more than five (5) years prior to the first publication of the notice attached, and has been admitted at the post office of Wichita in said County and State as second class matter.

That a notice, a true copy of which is hereto attached, was published in the regular and entire issue of said newspaper for 1 consecutive day as follows:

- 1st JUL 15 1977
- 2nd _____
- 3rd _____
- 4th _____
- 5th _____
- 6th _____

Ola Hein
Business Manager

Subscribed and sworn to before me this 15 day of July 1977

William G. Sullivan
Notary Public

My commission expires NOV 25 1978

Publication Fees \$ 5.81

WILLIAM G. SULLIVAN
STATE NOTARY PUBLIC
SEDGWICK COUNTY, KANSAS
MY COMM. EXP. NOV. 25, 1978

86043 (First Published in the Daily Record July 15, 1977)
1-1
ORDINANCE NO. 35-103
AN ORDINANCE DESIGNATING AS A HISTORIC LANDMARK CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 28.04.195, THE CODE OF THE CITY OF WICHITA, KANSAS.
BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS.
SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of Section 28.04.195, The Code of the City of Wichita, Kansas, the lands legally described hereby are designated as a historic landmark, to wit:
CASE NO. H77-3
Establishment of the "H" Historic Landmark Designation on the following described property:
CAREY HOUSE DISTRICT - located upon the following described property: Lots 47, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, and 71, on Douglas Avenue and adjacent east-west alley; Lots 1 and 3 on Emporia Avenue; all in N. A. ENGLISH'S ADDITION to the City of Wichita, Sedgwick County, Kansas. Generally located between Douglas and William, from Emporia to St. Francis.
SECTION 2. That upon the taking effect of the Ordinance, the above historic designation shall be outlined and shown on the "Official Zoning Map" previously adopted by reference.
SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.
ADOPTED AT WICHITA, KANSAS, JULY 12, 1977
TONY CASADO, Mayor
Attest: (Seal), DONALD C. GISICK, City Clerk

3547

3547
✓ 200 - C.I
✓ 200 - MAPD

Kansas State Historical Society

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

December 7, 1979

Mr. John Phillip Kassebaum
c/o Kassebaum and Johnson
125 North Market
Wichita, Kansas 67202

and

Mrs. Nancy Kassebaum
111 North Market
Wichita, Kansas 67202

The property listed below was approved on the date specified for listing in the Register of Historic Kansas Places by the Kansas Historic Sites Board of Review. The Board did not recommend the property for National Register nomination for the reasons indicated in the enclosed attachment.

Carey House Historic District, 503-523 East Douglas, Wichita

The Register is a master list of buildings, structures, sites, districts and objects located in Kansas that are significant in American history, architecture, archeology and culture. The Register includes two categories of properties. National Register properties meet federal standards of significance and integrity as established by the Heritage Conservation and Recreation Service, Department of the Interior. Other properties included in the Register of Historic Kansas Places are those that do not meet federal standards (largely because of diminished integrity) but that still have substantial importance to the heritage of Kansas and its local communities.

Under state law, the above referenced property is now afforded a measure of protection from projects of state and local authorities that could encroach upon, damage, or destroy it.

The purpose of Register listing is to provide official recognition of properties with historic significance that should be treated sensitively to insure that their historic integrity is protected for the benefit of present



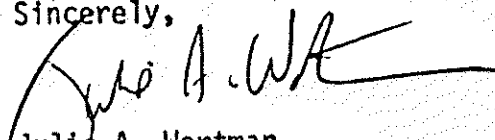
JOSEPH W. SNELL Executive Director
ROBERT W. RICHMOND Assistant Executive Director
ROBERTA ALLBERT Librarian
EUGENE D. DECKER State Archivist
MARK A. HUNT Museum Director
THOMAS A. WITTY State Archeologist
JACK W. TRAYLOR Curator of Manuscripts
ROBERT R. BLACKBURN Director of Publications
RICHARD D. PANKRATZ Director, Historic Preservation Dept.
LARRY JOCHIMS Research Historian
M. D. KIDWELL Fiscal Officer

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NYLE H. MILLER Executive Director Emeritus
EDGAR LANGSDORF Executive Director Emeritus

and future generations of Kansans. Significant alteration of the property may result in its being removed from the register. The expected lifespan of an historic property can be abruptly shortened through improper cleaning, tuckpointing, and other renovation treatments. The property's historic character and integrity can be seriously compromised by inappropriate modern work. To assist you in insuring the continued physical and historic well-being of your property, we have enclosed a copy of the Secretary of the Interior's "Standards for Historic Preservation Projects" and an order blank for information on specific technical treatments. In addition, please feel free to contact this office with any questions or concerns you may have when undertaking work.

Sincerely,



Julie A. Wortman
Architectural Historian
Historic Preservation Department

cc: Robert A. Puckett
Historic Wichita Board

Historic Landmark Preservation Committee

City of Wichita

The Kansas Historic Sites Board of Review voted to postpone consideration of the Carey House Historic District for National Register listing until further investigations can be made as to whether a larger National Register-eligible district exists in the area and, if so, if this larger district could be nominated. As the district was proposed it does not appear to meet the National Register criteria for districts, because this block of buildings is not of distinctly different associational or design character from many of the other buildings in the immediate area. Once further information has been gathered the board will reconsider the nomination for National Register listing.

November 8, 1979

Julie A. Wortman, Architectural Historian
Historic Preservation Department
Kansas State Historical Society
120 West Tenth Street
Topeka, Kansas 66612

Dear Ms. Wortman:

This letter is to advise you that the property known as the Carey House Square District, 503-523 East Douglas, has been designated as a historic landmark by the Board of Wichita City Commissioners. The Wichita-Sedgwick County Metropolitan Area Planning Commission considered the proposed designation on June 9, 1977 and took action recommending to the Board of Wichita City Commissioners that the designation be approved. Subsequently, on July 5, 1977, the Board of Wichita City Commissioners approved the designation and placed on first reading an ordinance establishing the designation. The ordinance was adopted on second reading July 12, 1977 and became effective upon publication in the official city newspaper on July 15, 1977.

Sincerely,

Robert L. Young
Principal Planner

RLY:el

Kansas State Historical Society

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

October 30, 1979

Snell to RR

Mr. John Phillip Kassebaum
c/o Kassebaum and Johnson
125 North Market
Wichita, Kansas 67202

and

Mrs. Nancy Kassebaum
111 North Market
Wichita, Kansas 67202

RECEIVED

NOV - 6 1979

METROPOLITAN PLANNING
ROUTE

Dear Mr. Kassebaum:

This is to inform you that the property listed below will be considered for nomination to the Register of Historic Kansas Places at the request of the sponsor indicated.

Carey House Square District, 503-523 East Douglas
(property)

Historic Landmark Preservation Committee, The City of Wichita
(sponsor)

The Register is a master list of buildings, structures, sites, districts, and objects located in Kansas that are significant in American history, architecture, archeology and culture. The Register includes two categories of properties. National Register properties are included in the Federal Government's official list of historic buildings and other cultural resources worthy of preservation. Other properties included in the Register of Historic Kansas Places are those that do not meet Federal standards of significance and integrity but that still have substantial importance to the heritage of Kansas and its local communities. The purpose of Register listing is to provide official recognition of properties with historic significance that should be treated sensitively to insure that their historic integrity is protected for the benefit of present and future generations.

Under state law, all properties listed in the Register of Historic Kansas Places are afforded a measure of protection from projects of state and local



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ROBERT W. RICHMOND Assistant Executive Director
PORTIA ALLBERT Librarian
EUGENE D. DECKER State Archivist
STANLEY D. SOHL Museum Director
THOMAS A. WITTY State Archaeologist
JACK W. TRAYLOR Curator of Manuscripts
FORREST R. BLACKBURN Director of Publications
RICHARD D. PANKRAJZ Director, Historic Preservation Dept.
LARRY JOCHIMS Research Historian
M. D. KIDWELL Business Manager

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NYLE H. MILLER Executive Director Emeritus
EDGAR LANGSDORF Executive Director Emeritus

authorities that could encroach upon, damage, or destroy them. Listing in the National Register also makes property owners eligible to be considered for Federal grants-in-aid for historic preservation (so long as applicable federal regulations are met) and provides limited protection through comment by the Advisory Council on Historic Preservation on the effect of federally financed, assisted, or licensed undertakings on historic properties.

The property rights of the owner are not affected by Register listing, nor is there any cost to the owner for this recognition.

If your property is depreciable and is listed in the National Register, there are also certain provisions of the Tax Reform Act of 1976 and that may apply to you. Section 2124 of the Tax Reform Act of 1976 encourages preservation of historic depreciable structures by allowing favorable tax treatments for rehabilitations. In addition, it discourages destruction of historic buildings by reducing tax incentives both for demolition of historic structures and for new construction on the site of demolished historic buildings.

Your property will be considered by the Kansas Historic Sites Board of Review as soon as is possible. Properties approved by the board for listing in the Register of Historic Kansas Places will be included as soon as the nomination is certified by the State Historic Preservation Officer. Nominations approved for National Register listing will be sent to the National Register office in Washington where the final decision on National Register listing will be made.

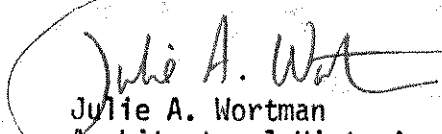
Before your property receives consideration by the review board, Historic Preservation Department professional staff will visit it in person for the purpose of first-hand analysis. Every effort will be made to contact you before this visit is made, but owing to the uncertainty of staff travel schedules, a visit may be made without prior notice. Please advise us if this presents a complication.

The nomination procedures now in effect in Kansas provide a 30-day opportunity for the property owner to comment on the proposed Register nomination, prior to Review Board consideration. By carbon copy we are also notifying the governmental authority listed below and affording them a 30-day opportunity for comment.

City of Wichita

Should you have any questions or comments, please let us know.

Sincerely,


Julie A. Wortman
Architectural Historian
Historic Preservation Department

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

September 14, 1994

TO: Marvin Krout, Planning Director

FROM: Robert Beardsley, Preservation Planner

SUBJECT: Kassebaum's Proposal

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

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

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

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

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

BUILDING SIZE (sq. ft.) 74,000.00

CAPITAL COSTS

Acquisition Cost (Debt Restructuring Costs) \$1,000,000.00
 Demolition Cost \$0.00
 Construction Cost (sq. ft.) \$50.00
 Construction Cost (total \$) \$3,700,000.00
 TOTAL CAPITAL COST \$4,700,000.00

OPERATING INCOME

Number of Suites 100
 Annual Per-Suite Rental (@ \$25/Unit/Night) \$8,750.00
 Suite Vacancy Rate (%) 15.00%
 Total Suite Receipts (per Year) \$743,750.00

Commercial Lease (\$/sq. ft.) \$11.00
 Commercial Space (Sq Ft.) 1,500.00
 Net to Gross Ratio (%) 85.00%
 Commercial Rentable Square Feet (RSF) 1,275.00
 Commercial Rent (Gross \$) \$14,025.00
 Commercial Vacancy (%) 5.00%
 Vacancy (\$) \$701.25
 Commercial Rent (per Year) \$13,323.75

TOTAL OPERATING INCOME \$757,073.75

OPERATING EXPENSES

Operating Expense Ratio (%) 60.00%
 Property Tax (Based on EPV) \$56,437.20
 Total Operating Expenses \$510,681.45
 NET OPERATING INCOME \$189,955.10
 UNLEVERAGED INVESTMENT RETURN 4.04%
 ESTIMATED PROJECT VALUE (EPV) \$1,881,240.03

FINANCING

Capitalization Rate 10.00%
 PROJECT VALUE BASED ON CAP RATE \$1,899,550.98
 Loan to Value Ratio N/A
 Loan \$3,000,000.00
 Grant \$50,000.00
 Investor Cash Required \$300,000.00
 Loan Term (years) 15.00
 Interest Rate (%) 5.00%
 Annual Payment on Loan \$200,066.67
 Cash Flow (\$10,111.57)
 Investors Cash on Cash Return -3.37%
 Gap Between Cost and Value \$0.00
 Tax Credit Available (%) 20.00%
 Eligible Expenditure \$3,700,000.00
 Tax Credit Available (\$) \$740,000.00
 Gap After Adjustment \$0.00
 Investor Cash Before Credit \$2,000,000.00
 Investor Cash After Credit \$1,260,000.00
 Cash Flow (\$10,111.57)
 Investor Cash on Cash Return After Credit Adjustment -0.80%

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

BUILDING SIZE (sq. ft.) 74,000.00

CAPITAL COSTS

Acquisition Cost (Debt Restructuring Costs) \$1,000,000.00
 Demolition Cost \$0.00
 Construction Cost (sq. ft.) \$125.00
 Construction Cost (total \$) \$9,250,000.00
 TOTAL CAPITAL COST \$10,250,000.00

OPERATING INCOME

Number of Suites 60
 Annual Per-Suite Rental (@ \$125/Unit/Night) \$43,750.00
 Suite Vacancy Rate (%) 15.00%
 Total Suite Receipts (per Year) \$2,231,250.00

Commercial Lease (\$/sq. ft.) \$13.00
 Commercial Space (Sq. Ft.) 1,500.00
 Net to Gross Ratio (%) 85.00%
 Commercial Rentable Square Feet (RSF) 1,275.00
 Commercial Rent (Gross \$) \$16,575.00
 Commercial Vacancy (%) 5.00%
 Vacancy (\$) \$828.75
 Commercial Rent (per Year) \$15,746.25

TOTAL OPERATING INCOME \$2,246,996.25

OPERATING EXPENSES

Operating Expense Ratio (%) 60.00%
 Property Tax (Based on EPV) \$168,671.11
 Total Operating Expenses \$1,516,868.86
 NET OPERATING INCOME \$561,456.27
 UNLEVERAGED INVESTMENT RETURN 5.48%
 ESTIMATED PROJECT VALUE (EPV) \$5,622,370.43

FINANCING

Capitalization Rate 10.00%
 PROJECT VALUE BASED ON CAP RATE \$5,614,562.74
 Loan to Value Ratio 75.00%
 Loan \$4,210,922.06
 Grant \$50,000.00
 Investor Cash Required \$4,543,638.69
 Loan Term (years) 20.00
 Interest Rate (%) 5.00%
 Annual Payment on Loan \$280,821.72
 Cash Flow \$280,634.55
 Investors Cash on Cash Return 6.18%
 Gap Between Cost and Value \$4,635,437.26
 Tax Credit Available (%) 20.00%
 Eligible Expenditure \$9,250,000.00
 Tax Credit Available (\$) \$1,850,000.00
 Gap After Adjustment \$2,785,437.26
 Investor Cash Before Credit \$5,989,077.94
 Investor Cash After Credit \$4,139,077.94
 Cash Flow \$280,634.55
 Investor Cash on Cash Return After Credit Adjustment 6.78%



INTEROFFICE MEMORANDUM

TO: Mark Stanberry, Housing Services Office
FROM: Ray Ontiveros, Land Use/Research Division *(Ray)*
SUBJECT: Environmental Review of Eaton Block Redevelopment
DATE: May 2, 2000

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

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

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

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

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

cc: Kathy Morgan, MAPD

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

ENVIRONMENTAL REVIEWS AT THE COMMUNITY LEVEL

ENVIRONMENTAL ASSESSMENT

ENVIRONMENTAL REVIEW RECORD

PROJECT: Eaton Block Redevelopment

PROGRAM: HOME
Program Year 26

PROJECT ABSTRACT

FORMAT II

Name of Grantee

ENVIRONMENTAL ASSESSMENT

City of Wichita - Housing Services Department

From: 2000 To: 2001 Year 26

Application/Grant Number

Original:

X

Revisions:

Amendments:

Name and Title of Certifying Officer:

Chris Cherches, City Manager

Project Name: Eaton Block Redevelopment

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

Lead Agency: Housing Services Office

Address: Wichita Housing Services Office
332 Riverview
Wichita, Kansas 67203

Project Representative: Mark Stanberry

Telephone: (316) 268-4234

Address: Same as Above

Project Information: Mark Stanberry

Telephone: (316) 268-4234

Address: Same as Above

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

\$210,000 from HOME
Other:

ENVIRONMENTAL ASSESSMENT

Checklist of Applicable Statutes and Regulations

Project Name and Identification No. **Eaton Block Redevelopment**

Statutory Checklist

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

X¹ Depends on the selection of the site

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

Checklist of Applicable Statutes
and Regulations

Statutory Check List

Eaton Block Redevelopment

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

X¹ Depends on the selection of the site

ENVIRONMENTAL ASSESSMENT CHECKLIST

Project Name and Identification No.

Eaton Block Redevelopment

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

ENVIRONMENTAL ASSESSMENT CHECKLIST

Project Name and Identification No.

Eaton Block Redevelopment

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

ENVIRONMENTAL ASSESSMENT CHECKLIST

Project Name and Identification No.

Eaton Block Redevelopment

Impact Categories	No Impact Anticipated	Potentially Beneficial	Potentially Adverse Requires Documentation Only	Potentially Adverse Requires More Study	Needs Mitigation	Requires Project Modification	Sources or Documentation (Note date of contact or page reference) Additional material may be attached
Cultural Facilities		X					
Transportation	X						
Natural Features							
Water Resources	X						
Floodplain	X						
Wetlands	X						
Unique Natural Features and Agricultural Lands	X						
Vegetation and Wildlife	X						

X¹ Depends on the selection of the site

Statutory Checklist

Eaton Block Redevelopment

Summary of Findings and Conclusions:

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

Summary of Environmental Conditions:

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

Project Modifications and Alterations Considered:

Statutory Checklist

Eaton Block Redevelopment

Additional Studies Performed (Attach Study or Summary):

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

Mitigation Measures Needed:

Environmental Assessment

Project Name and Identification No. Eaton Block Redevelopment

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

PREPARED BY:

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

Date: 05/2/2000

Environmental Assessment

Project Name and Identification No. Eaton Block Redevelopment

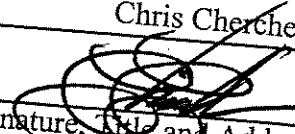
ENVIRONMENTAL REVIEW FINDING

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

<input checked="" type="checkbox"/>	A FINDING OF NO SIGNIFICANT IMPACT
-------------------------------------	------------------------------------

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

5-15-2000
(Date)

Chris Cherches, City Manager

Signature, Title and Address of the Certifying Officer

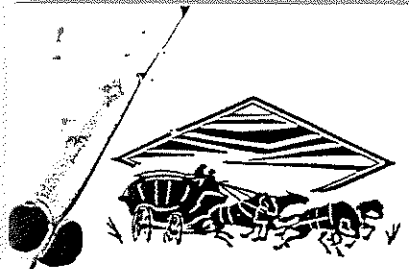
<input type="checkbox"/>	A FINDING OF SIGNIFICANT IMPACT
--------------------------	---------------------------------

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

(Date)

Chris Cherches, City Manager

Signature, Title and Address of the Certifying Officer



KANSAS
STATE
HISTORICAL
SOCIETY



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



KANSAS HISTORY CENTER

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

HISTORIC SITES

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

EXHIBIT A

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

RECEIVED
AUG 23 1999

METROPOLITAN PLANNING
ROUTE _____

August 19, 1999

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

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

Dear Ms. Morgan:

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

Sincerely yours,

Ramon Powers
State Historic Preservation Officer

Richard Pankratz

Richard Pankratz, Director
Historic Preservation Office

2X 217

clg

Council selects developer for Eaton

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

By Becky Tanner
The Wichita Eagle

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

By a 6-0 vote, the City Council gave MetroPlains Development Inc. of St. Paul, Minn., permission to develop a plan to renovate the area the city bought in a foreclosure auction last year.

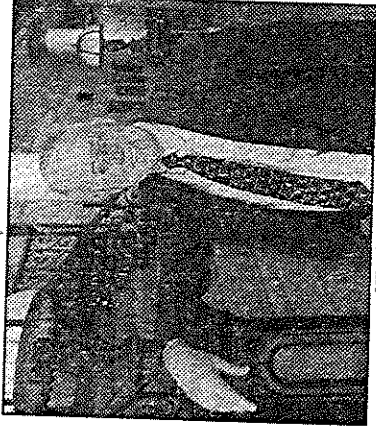
It will be at least two months before details of the plan emerge, including what the cost will be, when it will be done and who will end up owning the property.

But council members are confident in their selection.

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

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

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



Mike Hirscher/The Wichita Eagle

Gary Stenson, president of MetroPlains Development Inc. of St. Paul, Minn., stands in the lobby of the Eaton Hotel.

parking.

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

MetroPlains has completed at least 10 projects of a similar scope and nature in several Midwestern states, including Kansas.

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

"They did a very thorough and excellent job on the physical plant . . . Everything they told us they'd do, they did," Freeland said. "They were a real ethical outfit."

Along with the Osage, MetroPlains has restored the North American Hotel in Ottawa, Sabine Hall in Garden City, Ray Winkle Hall in Winfield and the hotel Stillwell in Pittsburg.

The development company won an award for its work from the National Trust for Historic Preservation in 1994.

In other projects he's worked on, Stenson said, a third of the money has typically come from private investors, a third from a mortgage lender and a third from local, state and federal government sources, including grants and tax incentives.

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

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

The Eaton, at the southwest corner of Douglas and St. Francis, was opened in 1887. It earned national headlines when, on Dec. 27, 1990, Carry A. Nation marched into it, intent on destroying the hotel's bar.

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

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

Contributing: Mike Berry and Stan Finger of The Eagle.

REBATES

From Page 9A

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

Council members put off deciding which areas will be eligible for aid until next week. Several cities and counties in the area already have tax-rebate programs.

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

Neither program has been in operation long enough to measure its success.

But in El Dorado, which started its rebate program a year ago, only seven out of a possible 1,200 homeowners have taken advantage of the rebate incentive.

"I am a little surprised at the lack of response," said Gus Collins, assistant city manager. Collins cited a basic lack of interest among homeowners. He also said the city hasn't marketed the program as vigorously as it could. In El Dorado, the rebates last 10 years instead of five and include commercial properties.

In other action Tuesday, the City Council:

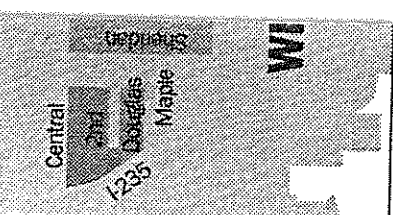
- Approved the issuance of \$10 million in industrial revenue bonds to finance converting the Keen Kutter Building in Old Town to a 107-room, extended-stay hotel.

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

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

Taking the out of rein

Property taxes ordinarily go up when homeowners remodel houses and increase their value. However, owners will get a property-tax equal to the tax in



AR

At least a dozen have or are working grants. Each program check with your information.

- Butler County**
- El Dorado
- Harvey County**
- Harvey County
- Newton
- Hesston
- Halstead
- process
- Sedgwick
- process
- North Newton

OBITUARIES

Care, McPherson.

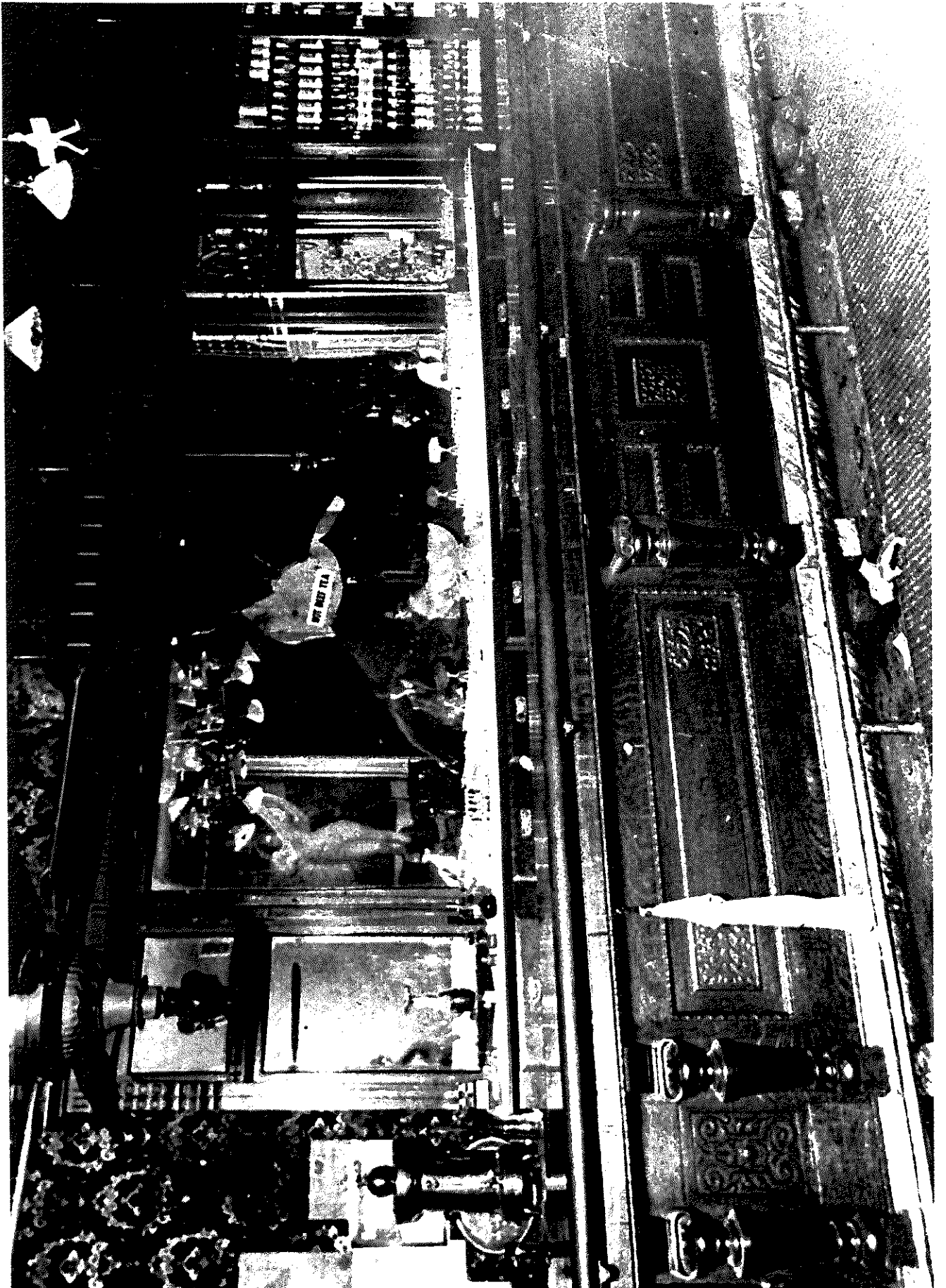
Catholic Church.

Survivors: wife, Marian; son,

Memorial has been estab-

lished with the American Diabetes

Richard of El Dorado; daughter, Kathy McWilliams of Towanda;



Casualties of change

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



File photo

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

By Molly McMillin

The Wichita Eagle

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

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

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

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

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

aspects of its redevelopment plans.

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

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

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

"Definitely let people know we're still open," Dye told a reporter Monday.

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

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

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

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

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

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

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

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

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

See EATON, Page 16A

11-3-98

Wichita Eagle

Farm & Markets

Wheat futures fall again, Russia aid

More than 2 percent nourished newly the southern Plains a donation of sur-

Russia may not be... ches of rain fell in... nd Oklahoma the... That improves... year's harvest at a... concerned that the... it announced the... ation. Prices rose... on Friday on ex-

tion would be an... have gotten too... that were dry... pe," said Sid Love... th Kropf & Love... Shawnee. "These... al" for the crop... inted for 75 per-... ptput, he said.

er delivery fell 7... nt, to \$2.8725 a... Board of Trade... prices for wheat... y higher Friday... Russian news... t an announce-... how much aid... would provide to... ntry, which is... growing year... ncy.

and 7.5 percent in... 9 on expecta-... aid donation to... rices are little... use the details... d.

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

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

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

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

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

Compiled from Eagle wire reports

EATON

From Page 15A

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

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

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

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

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

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

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

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

MONEY AND METALS

MONEY RATES

NEW YORK (AP) — Money rates for Monday as reported by Bridge Telerate as of 4 p.m.:

Bridge Telerate interest rate index: 5.082

Prime Rate: 8.00

Discount Rate: 4.75

Broker call loan rate: 6.75

Federal funds market rate:

High 5.625 Low 5.50 Last 5.625

Dealers' commercial paper:

30-180 days: 5.15-5.40

Commercial paper by finance company:

30-270 days: 5.12-4.55

Bankers' acceptance dealer indications:

30 days, 5.15

60 days, 5.23

90 days, 5.10

120 days, 4.92

150 days, 4.85

180 days, 4.78

Certificates of Deposit Primary:

30 days, 4.45

90 days, 4.73

180 days, 4.62

Certificates of Deposit by dealer:

30 days, 5.20

60 days, 5.30

90 days, 5.20

120 days, 5.08

150 days, 5.01

180 days, 4.98

Eurodollar rates:

Overnight, 5.50-5.625

1 month, 5.1875-5.25

3 months, 5.1875-5.25

6 months, 4.96875-5.03125

1 year, 4.75-4.8125

London Interbank Offered Rate:

3 months, 5.27

6 months, 5.06

1 year, 4.84

Treasury Bill auction results:

average discount rate:

3-month as of Nov. 2: 4.425

6-month as of Nov. 2: 4.350

52-week as of Oct. 13: 4.055

Treasury Bill annualized rate on weekly average basis, yield adjusted for constant maturity, 1-year, as of Nov. 2: 4.10

Treas. Billmarket rate, 1-year: 4.14-4.12

Treas. Bondmarket rate, 30-year: 5.25

Fannie Mae 30 year mortgage commitments:

30 days, 6.74

60 days, 6.77

Fed Home Loan 11th District Cost of Funds:

As of Oct. 30: 4.882

Money market fund:

Merrill Lynch Ready Assets:

NEW YORK (AP) — Foreign exchange, New York trades of 1 mill day ago and pr...

U.S. TREASURY BILLS

Mat. date	Bid	Ask	Yield	Discount
Nov 05 98	3.64	3.62	3.67	
Nov 12 98	4.19	4.17	4.23	
Nov 19 98	3.94	3.92	3.98	
Nov 27 98	3.74	3.72	3.78	
Dec 03 98	3.78	3.74	3.80	
Dec 10 98	4.05	4.03	4.10	
Dec 17 98	4.08	4.06	4.12	
Dec 24 98	4.19	4.17	4.25	
Dec 31 98	4.17	4.16	4.27	
Jan 07 99	4.19	4.17	4.27	
Jan 14 99	4.26	4.23	4.34	
Jan 21 99	4.63	4.61	4.72	
Jan 28 99	4.30	4.28	4.38	
Feb 04 99	4.42	4.40	4.51	
Feb 11 99	4.32	4.30	4.41	
Feb 18 99	4.32	4.30	4.41	
Feb 25 99	4.34	4.32	4.44	
Mar 04 99	4.36	4.34	4.47	
Mar 11 99	4.36	4.34	4.47	
Mar 18 99	4.37	4.35	4.48	
Mar 25 99	4.37	4.35	4.49	
Apr 01 99	4.37	4.35	4.49	
Apr 08 99	4.37	4.35	4.49	
Apr 15 99	4.37	4.35	4.49	
Apr 22 99	4.38	4.36	4.51	
Apr 29 99	4.37	4.35	4.51	
May 06 99	4.35	4.33	4.49	

FOREIGN EXCHANGE

Country	Rate
Argentina (Peso)	1.1
Australia (Dollar)	1.1
Brazil (Real)	1.1
Canada (Dollar)	1.1
Chile (Peso)	1.1
China (Yuan)	1.1
Colombia (Peso)	1.1
Czech Rep. (Koruna)	1.1
Denmark (Krone)	1.1
Dominican Rep. (Peso)	1.1
ECU (ECU)	1.1
Equat. (Sucre)	1.1
Egypt (Pound)	1.1
Finland (Mark)	1.1
France (Franc)	1.1
Germany (Mark)	1.1
Hong Kong (Dollar)	1.1
Hungary (Forint)	1.1
India (Rupee)	1.1
Indonesia (Rupiah)	1.1
Iran (Rial)	1.1
Ireland (Punt)	1.1
Israel (Shekel)	1.1
Italy (Lira)	1.1
Japan (Yen)	1.1
Jordan (Dinar)	1.1
Lebanon (Pound)	1.1
Malaysia (Ringgit)	1.1
Mexico (Peso)	1.1
Nepal (Rupee)	1.1
Netherlands (Guilder)	1.1

AMEX

Symbol	Close	Chg.	Symbol	Close	Chg.	Symbol	Close	Chg.	Symbol	Close	Chg.
AMC	16 1/8	+1/8	BLR	15 1/4	+1/4	GRW	1 1/2	+1/4	LRB	3 1/2	+1/4
ARV	1 1/2	+1/8	BLT	25 1/4	+2 1/4	GRY	5 1/2	+1/4	LBI	3 1/2	+1/4
ATL	15 3/4	+1/4	BLT	2 1/2	+1/4	GRY	2 1/2	+1/4	LBI	12 1/4	+1/4
ATL	1 1/2	+1/8	BLT	8 1/2	+1/4	GRY	5 1/2	+1/4	LBI	26 1/2	+1/4
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The Wichita Eagle

Established 1872
Incorporating The Wichita Beacon

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President & Publisher

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Editor

Randy Brown
Editorial Page Editor

Karen Magnuson
Managing Editor

OUR VIEW

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

The Eaton Hotel, it turns out, is savable. Otherwise, MetroPlains Development Inc., a crackerjack Twin Cities-area converter of historic structures to profitable new uses, would not be asking the Wichita City Council today to designate it as the preferred developer for the beautiful but time-worn old hotel at Douglas and St. Francis.

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

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

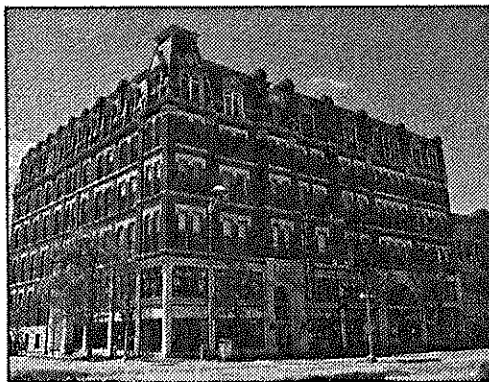
Regardless of what now transpires, Wichitans should be excited to learn that the Eaton Hotel is not at death's door, as many had feared after the city bought it last year at a

sheriff's sale for \$365,000.

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

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

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



File photo

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

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

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

Pain Kathleen Willey's credible story makes the scandal more troubling

Bill Clinton told potential voters in 1992 that he felt their pain. During the same campaign, he admitted on "60 Minutes" to having caused pain in his marriage.

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

Willey and that he is "mystified and disappointed by this turn of events." The White House, trying to undercut her story, released some letters she wrote to the president after their 1993 encounter in which she requested jobs and referred to herself as Mr. Clinton's "No. 1 fan."

BORGMAN'S V



READERS' VIEW

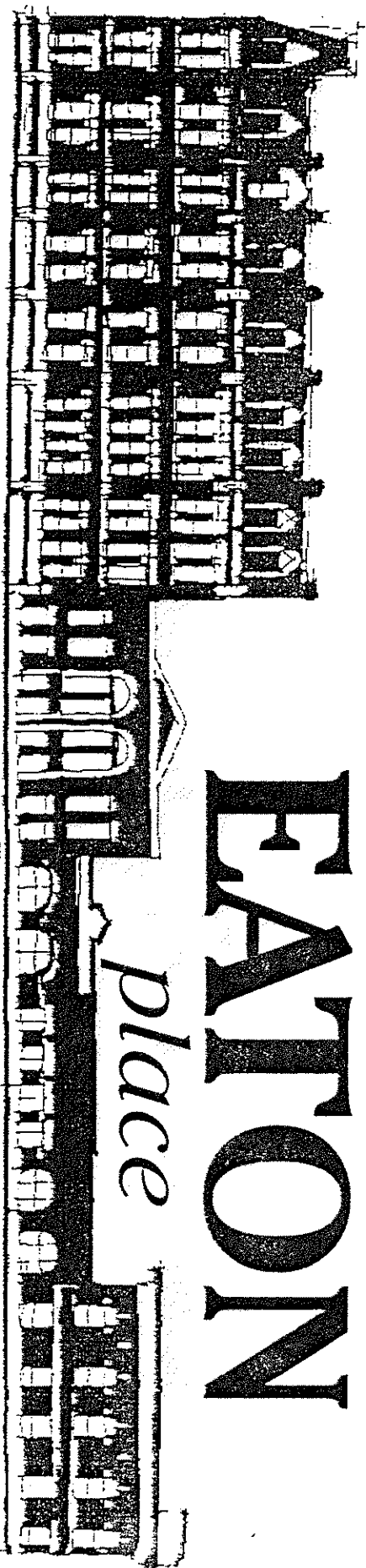
Evidence

Thomas Billings, 1 Readers' View, states provides no evidence of "all insects found in them are essentially the same as living today." These sta

Evolution is simply genetic makeup of population to another can be measured in. Since there are no doc of spontaneous genes modern life is believed from ancient life.

The fossil record reveals differences between modern populations. If some ancient linked to present populations and these populations different, evolution has occurred.

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



Development Information

METROPOLAINS

D E V E L O P M E N T I N C

Wilson Durrell Allen



ARCHITECTURE
INTERIOR DESIGN

EATON BLOCK PROPERTIES PROPOSED DEVELOPMENT PLAN

August 1998

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

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

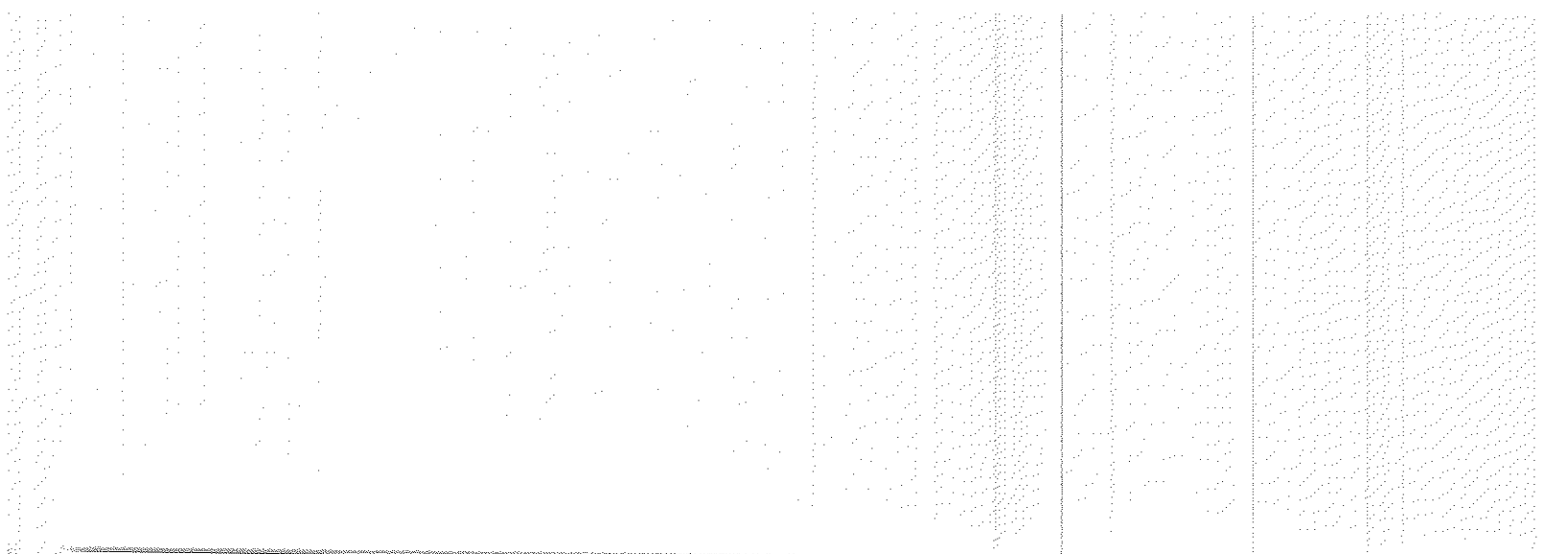
The housing in the development will feature both affordable and market rate units. The affordable units will comprise between 20% and 25% of the total housing units. The market rate units will be upscale, offering a variety of designs including large, open loft style designs that have proven popular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

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

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

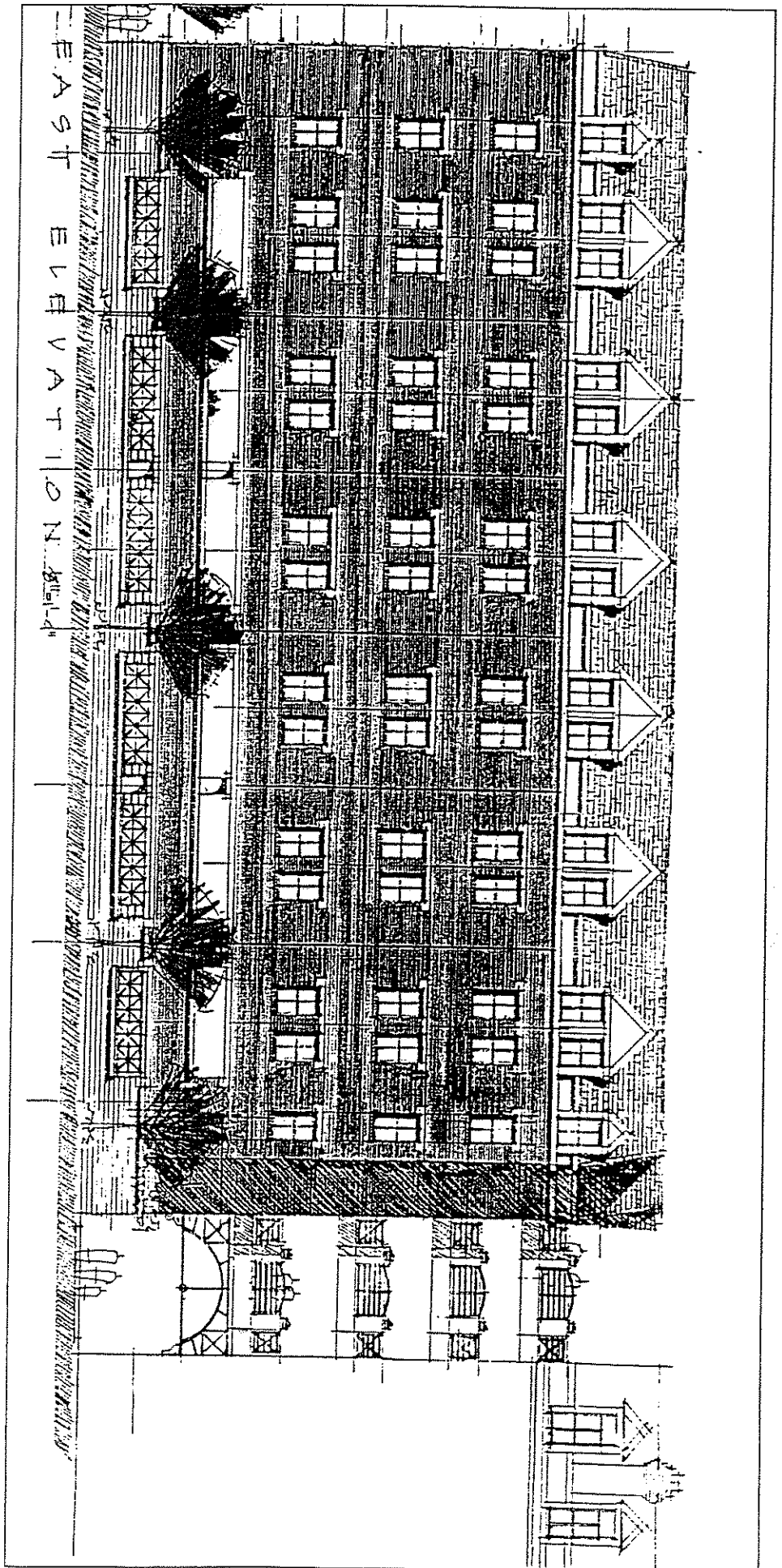
The current alleyway will be redeveloped into a primarily pedestrian system that would connect the commercial and retail spaces, the residential areas, the parking and the park. The alley would also be constructed to handle commercial and retail deliveries. The proposed use of the walkway will allow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

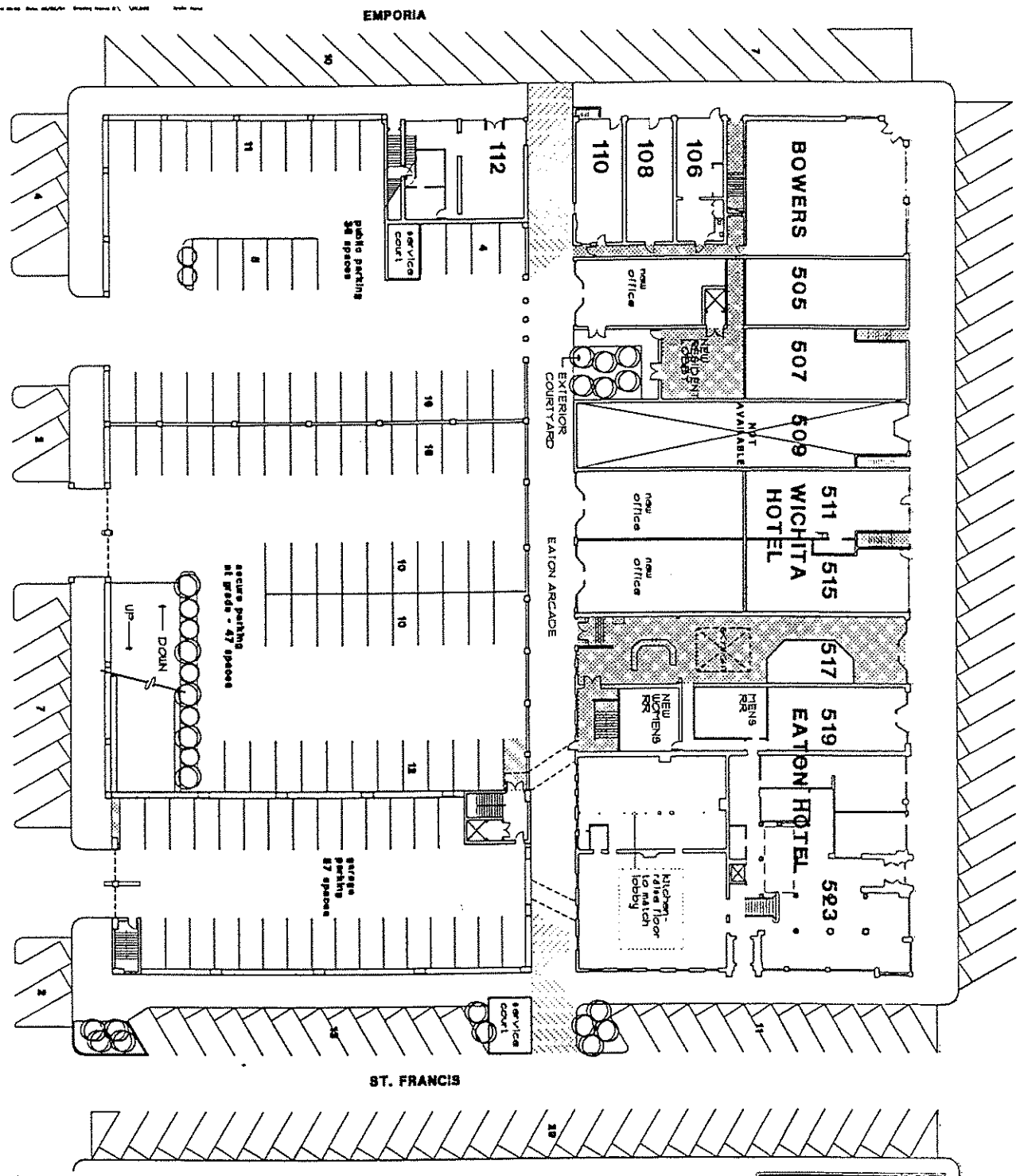
The development concept is to create a variety of residential and commercial options that meet a wide range of income levels and lifestyles. With a critical mass of development and a synergy of uses and activities, MetroPlains plans to create a self-sustaining community in downtown Wichita.



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

**THIS WILL REPLACE THE EXISTING SRS BUILDING
AND CONTAIN APARTMENTS.**





PARKING INFORMATION	
SECURED ON-SITE PARKING GARAGE	94 SPACES
PUBLIC ON-SITE STREET PARKING	13 SPACES
STREET PARKING	181 SPACES
TOTAL PARKING	288 SPACES



 CIRCULATION/PARKING SITE PLAN

 NOT TO SCALE

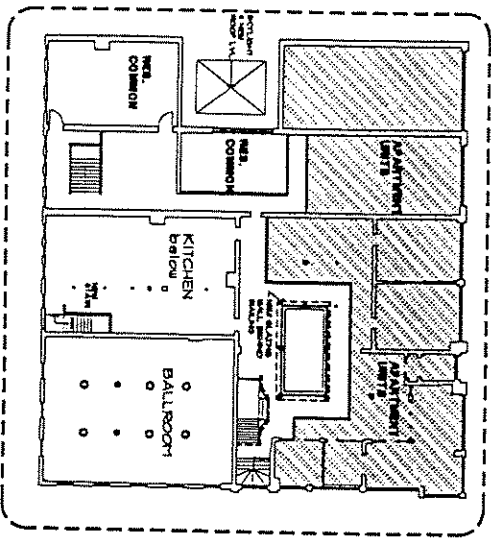
PRINT'S INCLUDED

EATON HOTEL BLOCK

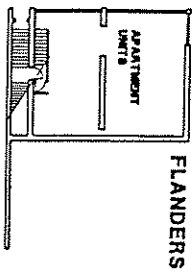
WICHITA, KANSAS

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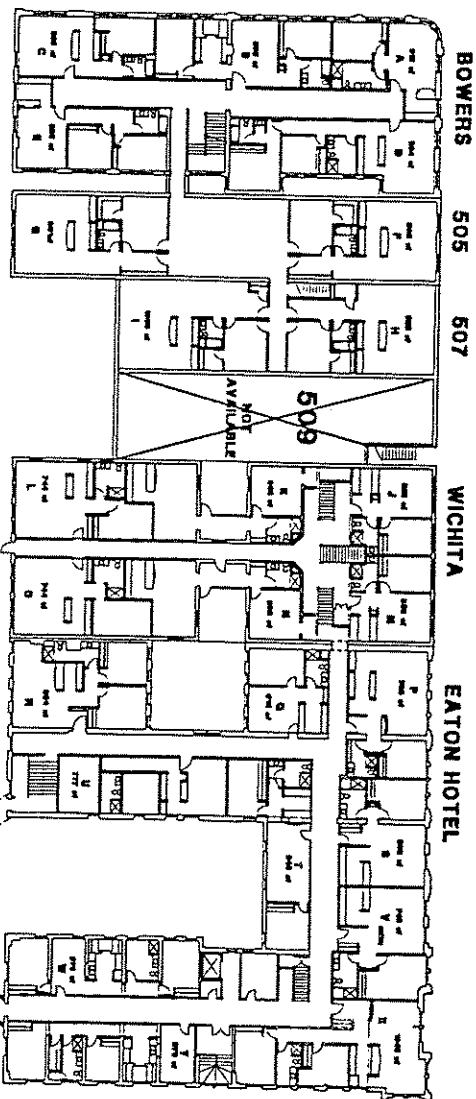
Wilson Darnell Mann



EATON HOTEL
MEZZANINE



FLANDERS



NEW
BUILDING

PEDESTRIAN BRIDGES
TO 2nd - 5th FLOORS



TYPICAL APARTMENT FLOOR PLAN

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<p>EATON HOTEL BLOCK</p> <p>WICHITA, KANSAS</p>
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Wilson Darnell Mann

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

Associated Press



Foreclosure looms over Eaton Hotel

Owner still owes on loans, taxes

By Bob Cox
The Wichita Eagle

Time is running out for Philip Kassebaum to pay his debts and save the Eaton Hotel and Carey House Square from foreclosure.

And developer Kevin Daves says his plans to renovate the historic structures are on hold, at best.

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

A lawyer representing General Financial Services said Thursday that a court order will be entered within a few days allowing the foreclosure and setting a date for a sheriff's auction.

"There has been no indication" that Kassebaum plans to pay the outstanding

debt, said Steven Sublett, the mortgage holder's Wichita attorney.

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

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

The finance company plans to have the property auctioned off in individual parcels. If that happened, it would greatly complicate any plan to buy and revitalize the 106-year-old hotel and the surrounding structures.

At an auction, General Financial would presumably bid the amount it is owed, plus back taxes, for one or more of the parcels. Other bidders could make offers for one or more parcels, with the highest bidder on each taking ownership.

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

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

Neither Kassebaum nor David Dahl, an attorney in Kassebaum's law firm, returned telephone calls.

Daves, who has proposed redeveloping the block, said he has not talked to Kassebaum recently and does not know what the hotel owner plans to do next.

"We're on hold until all of this is settled," Daves said.

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

Cole said she is "going door-to-door" seeking private backers willing to join in a public-private partnership to redevelop the properties.

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

Alford was one of the principal leaders in the economic development push that led to formation of WI/SE in 1988 and also served as its first chairman for a year. He was asked to take over the position again two years ago following his retirement from Boeing.

Kitch praised Alford's efforts, saying that "Wichita, Sedgwick County and south central Kansas have relied on you for too much for too long. . . . You have paid Wichita the ultimate compliment and tribute by staying and living and working in the community long after your job commitments required it."

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

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

Bank IV Kansas holds a second mortgage on the property as security for a \$1.5 million loan made to Kassebaum in 1988. It is not seeking foreclosure, but could bid on the properties to secure its loan.

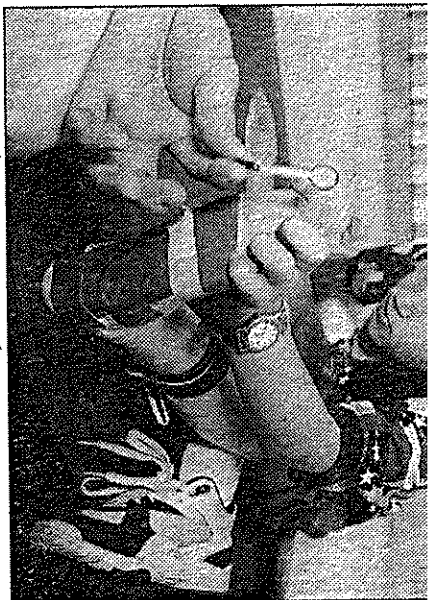
In addition to being in default on the mortgages, Kassebaum has legal problems with tax collectors.

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

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

ESGlc 1/14/97

Gormanson holds a sensor like the two taped to the bottom of Jarrett Perry's artificial foot. The sensors Jarrett the sensation of feeling with the foot.



around his waist. Eventually, the parts will be incorporated into his prosthesis. That should take care of the minor problems Jarrett's having now. "The yellow wires broken," he announced as he walked into the center. Because it's exposed, it had pulled loose.

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

See **DEVICES**, Page 3D

don't want them to move it somewhere else," said Wells, who fears that income, sales or property taxes would have to increase to make up the car-tax cuts. Those increases would be tough for people on fixed incomes, Wells said.

"I think if an individual is able to buy a new car he should be able to pay car tax," Wells said.

Other provisions in the bill:

- Those who don't pay their taxes may be subject to a penalty equal to the amount of tax they evaded.
- Depreciation of autos will be decreased to 15 percent a year from 16 percent.
- The minimum tax — for the oldest cars — will increase to \$24 from \$12. Those owners already paying \$12 won't see an increase; the plan includes a grandfather clause to protect them.

See **CAR TAX**, Page 3D

He regret, Dep down

considers the prospect of cutbacks in federally funded programs to be the greatest challenge facing the Cherokee Nation and a great many other people

"I first came into office as the war on poverty," she says. "Now we have the war on poor

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

is also a new challenge with the Treasury Department. Contentions that tribal corporations are subject to taxation, she said that situation will be addressed in the coming days.

one of major concern to the tribes, who have invested

See **MANKILLER**, Page 3D



Phyllis Jacobs Gratepoot/The Wichita Eagle

Principal Chief Wilma Mankiller addresses citizens and friends of the Cherokee Nation on Wednesday night.

Bankruptcy filing blocks Auction of Eaton Hotel

By Jim Cross

The Wichita Eagle

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

It never happened.

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

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

Well, not actually in her pocket.

But she did have the City Council's permission to bid that amount or more in hopes of the city getting control of the 107-year-old hotel at the corner of Douglas and St. Francis in downtown Wichita.

For months, city officials had been working with Kassebaum to help him buy some time. Taxes were overdue on the property, and Bank IV was threatening to foreclose if Kasse-

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

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

"I think now we know," Cole said, predicting Kassebaum's bankruptcy would tie up the Eaton property only for a few more months. We may know — but we don't know much.

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

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

The Wichita lawyer who usually handles

See **EATON**, Page 3D

talk of's job

EATON

From Page 1D

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

And down at the Eaton hotel, manager Carol Barker was just trying to get through the day.

"Phil's supposed to be back sometime today and talk to me about it," she said.

You don't sound too happy.

"No, I'm not very happy," she said.

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

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

So Kassebaum intends to hold onto the hotel?

"Yeah, that's his hope," Dahl said.

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

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

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

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

Bank IV will think of something to do, said Monty Briley, executive vice president of commercial lending.

"We will do our best to force the issue as quickly as possible," he said.

Force it to what? What do you want done?

"We'd like to see a sale," he said.

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

The city of Wichita holds the first mortgage, which it purchased from General Financial Services in January 1994.

DEVICES

From Page 1D

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

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

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

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

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

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

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

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

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

Eventually, too, the systems might have more sensors — maybe one for each side of the foot, for example.

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

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

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

ABORTION

From Page 1D

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

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

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

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

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

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

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

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

ENROLL REGISTER

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

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

Koch will design and manage construction of the

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

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

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

standards as if the city had chosen the longer warranty.

Cornejo & Sons construction of Wichita will perform the paving work to Koch's specifications. Work could begin within a couple of weeks and is expected to be complete by the end of the year.

Koch Materials has been marketing its high performance roads for about a year now. Its largest project previously was a \$9.2 million job that is under way in O'Fallon, Mo., a suburb of St. Louis.

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

By Eric Rosenberg
New York Times News Service

WASHINGTON — An industry advisory group led by Boeing Co. and Airbus Industrie on Tuesday rejected design changes to commercial jets to prevent fuel tank explosions such as the blast that federal officials say downed TWA Flight 800 two years ago.

After four months of study, the group told the Federal Aviation Administration that it was too costly to eliminate all explosive vapors in the center fuel tanks of commercial jets or dramatically reduce the vapors' flammability.

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

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

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

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

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

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

Hudson also asserted that the costs for the fuel tank fixes likely are much lower than depicted in the report.

Flight 800 exploded in flight off the



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

Restoration project

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

By Molly McMillin
The Wichita Eagle

A Minnesota developer is moving forward with a proposal to restore the historic Eaton Hotel, renovating it into residential apartments and retail space.

The plan calls for turning the hotel into about 120 apartment units, with retail space on the street level, said Gary Stenson, president of MetroPlains Development of St. Paul, Minn.

"We're still in the design stage," Stenson said in an interview this week.

The Wichita City Council gave the company permission in March to develop a plan to renovate the hotel and adjoining area, which the city bought in a bankruptcy sale last year.

MetroPlains has completed at least 10 projects of similar scope in several Midwestern

states, including Kansas.

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

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

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

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

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

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

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

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

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

Public funding proposals could come before the City Council for consideration as

See EATON, Page 15A

Cessna res profits at T

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

By Bob Cox
The Wichita Eagle

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

Although Textron does not break out the numbers of its individual subsidiaries separately, the company said Cessna was the star performer of its aircraft division, with a substantial increase in revenues and net income.

Textron reported a second-quarter



Farm & Markets

Forecast; decline

... crop didn't improve in a week earlier, the estimated 61 percent were rated good to ex- gaged from a week ear- from 62 percent a year

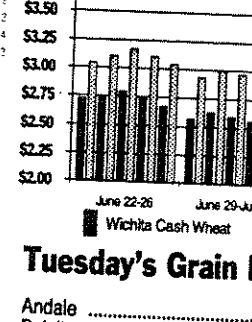
futures rise — Pork mped more than 5 per- government report inventories were at an June amid rising do- port demand for bacon. of frozen pork bellies, ured and sliced into million pounds, or 13 .77 million pounds in , the USDA said. It was y for the month since

d out of storage and restaurants and export a springtime slide in demand. al surge in bacon use fresh tomatoes make ed-tomato sandwiches s said.

said frozen pork in totaled 430.758 million percent from 477.439 n May.

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

Reports



Tuesday's Grain Prices

	Wheat	Corn	Milo	Beans
Andale	2.512.09	3.12	5.99	
Beloit	2.47	2.04	3.18	5.79
Coffeyville	2.54	2.25	3.60	
Colby	2.48	2.08	3.04	5.94
Dodge City	2.50	2.22	3.29	
Emporia	2.52	2.02	3.24	5.79
Garden City	2.45	2.22	3.31	5.79
Great Bend	2.46	2.10		5.93
Hays	2.43		3.11	
Hutchinson	2.63	2.12	3.23	5.89
Liberal	2.52	2.37	3.59	
Pratt	2.51	2.10		

EATON

From Page 14A

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

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

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

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

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

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

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

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

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

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

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

MetroPlains has completed several other projects in Kansas.

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

MONEY AND METALS

MONEY RATES

NEW YORK (AP) — Money rates for Tuesday as reported by Bridge Telerate as of 4 p.m.:
 Bridge Telerate interest rate index: 5.450
 Prime Rate: 8.50
 Discount Rate: 5.00
 Broker call loan rate: 7.25
 Federal funds market rate:
 High 5.50 Low 5.50 Last 5.50
 Dealers commercial paper:
 30-180 days: 5.52-5.47
 Commercial paper by finance company:
 30-270 days: 5.53-5.40

Bankers acceptances dealer indications:
 30 days, 5.52
 60 days, 5.50
 90 days, 5.49
 120 days, 5.48
 150 days, 5.45
 180 days, 5.44

Certificates of Deposit Primary:
 30 days, 4.68
 90 days, 5.00
 180 days, 5.18

Certificates of Deposit by dealer:
 30 days, 5.56
 60 days, 5.58
 90 days, 5.59
 120 days, 5.62
 150 days, 5.64
 180 days, 5.66

Eurodollar rates:
 Overnight, 5.4375-5.5625
 1 month, 5.53125-5.5625
 3 months, 5.5625-5.59375
 6 months, 5.625-5.6875
 1 year, 5.6875-5.75

London Interbank Offered Rate:
 3 months, 5.69
 6 months, 5.75
 1 year, 5.81

Treasury Bill auction results:
 average discount rate:
 3-month as of July 20: 4.950
 6-month as of July 20: 5.045
 52-week as of July 16: 5.095

Treasury Bill annualized rate on weekly average basis, yield adjusted for constant maturity, 1-year, as of July 20: 5.36
 Treas. Billmarket rate, 1-year: 5.08-5.07
 Treas. Bondmarket rate, 30-year: 5.66
 Fannie Mae 30 year mortgage commitments:
 30 days, 6.90
 60 days, 6.94

Fed Home Loan 11th District Cost of Funds:
 As of June 26: 4.881
 Money market fund:
 Merrill Lynch Ready Assets:

U.S. TREASURY BILLS

Mat. date	Bid	Ask	Yield
Jul 30 98	4.67	4.66	4.73
Aug 06 98	4.76	4.73	4.82
Aug 13 98	4.76	4.73	4.82
Aug 20 98	4.86	4.84	4.93
Aug 27 98	4.77	4.75	4.84
Sep 03 98	4.89	4.87	4.84
Sep 10 98	4.92	4.91	5.01
Sep 17 98	4.92	4.91	5.02
Sep 24 98	4.83	4.81	4.92
Oct 01 98	4.89	4.87	4.99
Oct 08 98	4.92	4.90	5.02
Oct 15 98	4.96	4.94	5.08
Oct 22 98	4.92	4.91	5.04
Oct 29 98	4.87	4.85	4.98
Nov 05 98	5.00	4.98	5.12
Nov 12 98	5.01	4.98	5.14
Nov 19 98	5.00	4.98	5.13
Nov 27 98	4.98	4.96	5.13
Dec 03 98	5.00	4.98	5.14
Dec 10 98	5.03	5.01	5.18
Dec 17 98	5.02	5.00	5.18
Dec 24 98	4.98	4.96	5.15
Dec 31 98	4.94	4.92	5.11
Jan 07 99	5.04	5.02	5.21
Jan 14 99	5.04	5.02	5.22
Jan 21 99	5.04	5.02	5.22
Feb 04 99	5.06	5.04	5.24

	Mar 04 99	5.07	5.05
Apr 01 99	5.07	5.05	
Apr 29 99	5.08	5.06	
May 27 99	5.10	5.08	
Jun 24 99	5.07	5.05	

FOREIGN EXCHANGE

NEW YORK (AP) — Foreign exchange, New York prices. Rates trades of 1 million minimum and per day ago and previous day's prices.

Fgn. currency	Dollar in dollars	fgn current
Argent (Peso)	1.0002	1.0002 9998
Australia (Dollar)	6306	6273 1.5658 1.
Austria (Schilling)	3789	3796 12.521 12
Belgium (Franc)	3272	3271 36.71 3
Brazil (Real)	8613	8619 1.1611 1.
Britain (Pound)	1.6447	1.6437 6080 4.
Canada (Dollar)	5719	5701 1.4883 1.4
Chile (Peso)	002166	002165 461.75 46
China (Yuan)	1208	1208 8.2787 8.2
Colombia (Peso)	000726	000726 1376.74 137
Czech Rep (Koruna)	0317	0319 31.59 3.
Denmark (Krone)	1474	1472 6.7825 6.7
Dominican Rep (Peso)	0654	0654 15.30 15
ECU (ECU)	1.10880	1.10790 9019 9.
Ecuador (Sucre)	000189	000189 5300.00 5300
Egypt (Pound)	2931	2931 3.4113 3.4
Finland (Mark)	1840	1874 5.4345 5.9
France (Franc)	1673	1668 5.5760 5.9
Germany (Mark)	5612	5594 1.7818 1.78
Greece (Drachma)	003372	003383 296.80 295
Hong Kong (Dollar)	1290	1291 7.7490 7.74
Hungary (Forint)	0046	0046 216.37 216
India (Rupee)	0235	0235 42.520 42.5
Indonesia (Rupiah)	000075	000071 13297.00 14150
Iran (Rial)	000333	000333 3000.00 3000
Ireland (Punt)	14120	14120 7062 7.0
Israel (Shekel)	2745	2736 3.6491 3.6
Italy (Lira)	000569	000567 1758.50 1763.1
Japan (Yen)	007200	007123 138.88 140.3
Jordan (Dinar)	14134	14134 70751 7075
Lebanon (Pound)	000660	000660 1515.00 1515.0
Malaysia (Ringgit)	2433	2431 4.1103 4.11
Mexico (Peso)	114025	113148 8.7700 8.838
Netherlands (Guilder)	4984	4982 2.0066 2.015

AMEX

Close Chg.	Close Chg.	Close Chg.	Close Chg.	Close Chg.	Close Chg.
AMC 19 1/2 + 7/8	BlairCp 32 1/2 + 9/8	Dataram 12 1/2 + 1/2	GormRup 19	Keane 55 1/2 - 7/8	NewSth pf 10 1/2 - 1/4
ARC 3 7/8 - 1/8	Blompt 3 3/4 + 1/8	DaytonMn 7 1/2	GrahamWp 16 1/2 - 1/8	KIem 9 1/2	Nortel 20 25/8 - 1/4
ARVLv 11 3/4 - 1/4	BlondT 10 1/2 - 1/8	DeWolfe 9 1/2	GreyWol 2 1/2 - 1/8	KingK 2 5/8 - 1/8	NobelInt 1 1/2 + 1/4
ATT Fd 147 3/4 - 3/4	BodenC 13 3/4 - 1/2	Decorator 14 1/2	GreyWol 2 1/2 - 1/8	KirMig 6 1/2	NordCan 14 3/8 - 1/4
AdvMag 11 - 7/8	Bogen wt 3 - 3/8	DeLLab s 27 1/2 - 3/8	GstSloan 3 1/4 - 1/8	Kit Milg 9 1/2	NA Vacc 14 7/8 - 1/4
AdvPvt 1 1/2 - 1/8	BofTech 8 1/2 - 1/2	DenAmer 3 7/8 + 1/8	GSimec 3 3/4 + 1/2	KogEG 21 5/8 - 3/8	NorEstB s 15 - 3/8
AHLiving 1 1/2 - 1/8	BootsCis n 5 1/2 + 1/8	DigPwr 4 1/4 + 1/8	GullLb 2 3/4 + 1/8	KrauseF 1 1/2	NePAFn n 13 1/2 - 1/4
Aerospn 17 1/2 - 1/2	BostInd 23 1/2 - 1/4	DigPwr wt 3 1/4	HalEPC 8 1/2 + 1/8	LaBarg 4 1 1/2 + 3/8	Novavax 3 3/4 + 1/4
Airmag 17 1/2 - 1/2	Bowm 1 1/2	Diodes 6 1/2 - 1/2	Halsey 2 1/2 - 1/8	Lancor 16 1/4 + 1/8	Nstor 5 1/2
AIM 84 3 1/2	BriDi 47 1/2 + 1/2	DoanTC 13 1/4 - 1/4	Haltom s 17 1/2 - 1/8	Landar 29 1/2 - 3/8	Nucamp 2 5/8 + 1/8
AIM 85 13 1/2	BriDiG 6 1/2	DoLauEx 46	HanGOr 20 1/4	LsrTech 4 7/8 - 7/8	NGAPI 15 1/2
AIM 86 8 1/2	CE Fmk g 5	DryMtl 9 1/2	HanCap n 9 - 3/8	LocalCOO 1 7/8	OhArt 27 1/4 - 1/4
AIM 88 12 1/2 + 1/4	CEC g 5 1/2 + 1/8	DrivHar 10 1/2 + 1/8	HanovCun 10 1/2 - 1/8	LocalFin n 12 1/4 - 1/8	Oncor 9 1/2
AREInv 17 1/2	CEC EnvS 2 1/2 - 1/8	EFC Bop n 13 1/2 + 1/8	HankDir 3	ecludex 3 - 1/8	Oncomnd 2 5/8 - 1/8
AScic 14 1/2 + 1/8	CET Sys n 6 1/2 - 1/4	EXX B 2 1/2 - 1/8	Harold 7 - 1/4	Maxi Sys 3	OrgnSys n 11 1/2 - 1/8
AmShrd 1 1/2	CSC Hid pf 66 1/2 + 1/4	EZ Serv 7 1/2	Hasbro 39 1/2 - 1/4	MSC Ship 1 7/8	OrgansH 2 1/2 - 1/8
AmTech 8 1/2	CVB F n s 23 1/2 + 1/8	EZEM A 6 1/2 - 1/4	HawAir 2 1/2 - 1/8	MDC g 10 1/2 + 1/8	Oshnm 8 1/2 + 1/4
Amp 5 1/2 - 1/8	CVF Cp n 4 1/2 + 1/8	EchoBay 2 3/4 - 1/4	Hean 1 1/2 + 1/8	MSR 1 + 1/8	OutfTE n 27 1/2 - 1/4
Ampex 13 1/2 + 1/8	Cablevns s 87 1/2 - 1/2	EcolEn 11 1/2 + 1/8	HectorCm 10 1/2 + 1/8	Magicwks 3 3/8 - 1/8	PC Quote 2 3/8 + 1/8
Amtec 13 1/2 - 1/4	Carbor 8 1/2 - 1/2	EmpBrs gn 17 1/2 + 1/8	Hecco s 30 1/2 + 1/8	MagnHunt 5 1/2 - 1/8	PGECap pf 25 1/2 + 1/8
Andreas s 13 1/2 - 1/4	CannExp 8 1/2 + 1/8	EIPaso 9 1/2 + 1/8	HenWn 12 1/2	MePS 14 3/4 + 1/8	PLC Sys 10 1/2 - 1/4
Anworth n 7 1/2	CdnOcci g 16 1/2 - 3/8	ElectChm 9 1/2 + 1/8	Helmstr 2 1/2 + 1/8	MaDuEnt 3 3/4 - 1/8	PMC 12 1/2 + 1/8
ApexSiv n 9 1/4	CFCdag 4 + 1/8	Elkwt 11 1/2	Hemsp 6 1/2 - 1/2	ManCOO n 45 1/2 + 1	PMCC 18 1/2 + 1/8
AppleOrth 4 1/4 + 1/8	CentSe 26 1/4 + 1/8	EmrgCm n 8 1/2 + 1/8	Hemsp wt 3 - 1/2	Manion 6 7/8 + 1/8	PMCTT n 7 1/2 - 1/4
ArizLd 6 1/2	ChadThr 5 1/2 - 1/8	EmerR 7 1/2	HiShStr 7 1/2 + 1/8	MarqGrp 5 1/2 - 1/8	PS BusPk 25 1/2 - 1/8
Armort 10 - 3/4	ChaseCp 13 1/2 - 1/4	EmpCar 1 1/2	HolyCp 25 1/2 - 1/8	Matec s 4 + 1/8	PGEpB 23 1/2 - 1/2
ArrowA 2 1/2 - 1/4	Chief 21 1/2 + 1/8	Empultrk n 6 1/2 - 1/4	HooperH s 23 1/4 + 1/8	MaulLnd n 11 1/2 + 1/8	PacPharm 7 1/2
AsiLiving 17 1/2 - 1/2	CinZinc 6 1/2 + 1/8	EngyRsh 18 1/2 + 1/8	HzPwm s 14 1/2 + 1/8	MaximPw 8 1/2 - 1/4	PacR&E 9 1/2 - 1/8
AITele n 13 1/2 - 1/4	ClwCw n 22 1/4	EmvSafe n 4 1/2 - 1/8	HospWwde 9 1/4 + 1/8	Maxim 6 1/4 + 1/8	PacR&E 9 1/2 - 1/8
Atlantis 7 1/2 - 1/4	CoastD 4 1/2 - 1/4	EmvTc 12 - 1/8	HosFDg 3 1/4 - 1/4	McRae A 7 1/4 + 1/8	ParkNat 106
AudioBC n 11 1/2 + 2/8	CognitM 12 1/2 - 1/4	Emvot 18 1/2 - 3/8	HovEn 10 1/2 - 1/8	MeasSpd 2 1/2 - 1/8	PaxnCr 11 1/2 - 1/8
Audvox 5 - 1/8	ColLb 7 - 1/4	EnzoBi 13 1/4 - 1/8	HungTel 5 1/2 + 1/8	MedCo 22 1/2 + 1/8	PeakTrd n 14 - 1/2
AudSurv 2 1/2 - 1/8	Comforce 7 1/2 - 1/8	EssexBc 2 1/2	ICH Cp 4 1/2 + 1/8	Media 50 1/2 - 1/4	Pentegra n 7 1/4 - 1/8
AutoB pA 9 1/2 - 1/8	CmclAst 6 1/2	FallRvr n 15 1/2 - 1/4	Identx 7 1/2 - 1/8	MediaLog 1 1/2 - 1/8	PeopleTel 5 1/2
Autolote 21 1/2 + 1/8	CmCPa s 2 1/2 - 1/8	FalmthBc 20 + 1/4	ImpacC 15 1/2 + 1/8	Mediox 5 1/2 - 1/8	PenniC 7 1/2 - 1/8
AvallonH n 7 1/2 + 1/8	CmCPB s 14 1/2 + 1/8	FarmT wB 7 1/2 + 1/2	ImpacM s 16 1/2	MercAr 8 1/2	Phonatel 2 1/2 + 1/8
AvenEnt 7 1/2 - 1/4	CompTch 8 1/2 - 1/4	FemHth 2 1/2	Imply 9 1/2 + 1/8	MercAr 8 1/2	PiedmBcp 9 1/2
Axogen un 7 1/4 - 1/4	Comtek 9 1/4 + 1/8	Fina 65 1/2 - 1/4	ImpOg s 18 1/2 + 1/8	MLRus04 n 9 1/4 + 1/8	PincloB s 15 1/2
Azco 1 1/2	ConCrete 5 + 1/4	FlAut 7 - 1/8	IndoBata n 7 1/4 + 1/8	MLM11 02n 12 + 1/8	PRVW s 7 1/2
BAT Ind 22 1/2 - 7/8	CoreMtl 4 1/2	FNAust 7 + 1/8	Intocore 16 1/2 + 1	MLM11 02n 12 + 1/8	PRVW s 7 1/2
BFX Hosp 2 1/2 - 3/8	ComerCk 17 1/2 + 1/8	FNAust 7 + 1/8	Intocore 16 1/2 + 1	MLTRROS n 10 1/4 + 1/8	PinFisc 19 1/2 + 1/8
BLC Fn n 3 1/2 + 1/8	ComerCk 25 1/2 + 1/8	FNAust 7 + 1/8	Intocore 16 1/2 + 1	MLTRROS n 10 1/4 + 1/8	PinkelB s 9 1/2
Colby 2.48	ComerC				



The Carey House, Wichita, is a truly fine 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.

Five stories of brick and stone —

The Carey House

The Carey House in Wichita, now known as the Eaton Hotel, was built in 1886-87 for John B. Carey, a local financier who later served as mayor of Wichita in 1891-1892. Construction of the hotel, which was variously called the Carey House, began in July, 1886. The Wichita architectural 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, who was succeeded in 1890 by C.W. Carey. In the late 1890's, Ben Eaton became proprietor, and later, acquired ownership of the hotel. O.S. Shirk purchased the building from Eaton in 1914.

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

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

The Carey hotel gained nationwide recognition after militant prohibitionist Carry Nation attacked the hotel on December 27, 1900. The bar, which was reportedly the show saloon of Wichita and one of the most elegant bars in the Midwest, contained the picture "Cleopatra at the Bath," which had been painted by a notable Wichita artist, John Noble. The \$300 painting and a \$1500 mirror were the first items to be ruined by Mrs. Nation. Other articles damaged were bottled goods, cut glass pieces, furniture and other paintings. Mrs Nation was arrested and confined to the Wichita jail until charges against her were dropped on January 19, 1901.

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

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

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

MARCI CRANSTON HESS

DECEMBER 7, 1992

The Christmas of 1886 was the "wildest and noisiest day" of Wichita's speculation period.³¹ Millions of dollars of real estate were changing hands and every hotel in town was filled to capacity with many waiting to grab the first available vacancy. The influx of people, mainly businessmen, coming to Wichita created an increasing demand for more overnight accommodations. Boarding and rooming houses flourished and since women customarily managed these, the financial success of women increased with the large profits made from operating these overnight lodges.³²

Until the building of the Hotel Carey in 1886, most hotels in Wichita were very plain and utilitarian. These small, practical hotels were barely able to handle the constant business they had, much less solicit the business of large conventions. Because of the numerous travelers to this city, it seemed inevitable that Wichita should have a lavish hotel. John B. Carey was an avid Wichita promoter, and with the accumulated wealth from his lumber business, he wanted to build "the most luxurious hotel between Denver and Kansas City."³³ While the boom created riches that allowed businessmen to rebuild using red brick, it also called for architectural sophistication. Wichita buildings were constructed taller, more elegant, and with more elaborate

³¹ Bentley, History of Wichita, 247.

³² Wichita Eagle, Oct. 19, 1936.

³³ Wichita Eagle, Mar. 29, 1977.

detailing. Carey wanted to expound on this, so before the completion of his hotel, he added two stories onto the original plans.³⁴ Several names were discussed for this hotel, but when the hotel opened on the last day of 1887 at the bargain cost of just \$100,000, it was officially named the Hotel Carey.³⁵

The crash arrived suddenly and with such impact and force that investors were not able to extend their loans and mortgages, and much of their land was sold to pay their debts. Some lost everything. Homes were abandoned, personal property was sold, and foreclosures were widespread. "The boom blew up so suddenly that even the tight wads who only ventured from day to day were caught."³⁶ According to Marshall Murdock, the editor of the Wichita Eagle, the boom could not last long. In his infamous editorial entitled "Call a Halt," he professed his views on speculation. "When men abandon legitimate trade to embark in a craze of any character the end is not far off."³⁷

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

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

³⁵ Wichita Eagle-Beacon, May 31, 1987.

³⁶ Wichita Eagle, Oct. 16, 1936.

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

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1885: Nov.
 1886: Jan., April, July, Oct.
 1887: Feb.
 1889: Jan., Mar., April, July, Oct.
 1892: Mar., Dec.
 1893: July
 1900: Jan., April, Aug., Dec.
 1909: Mar., Sept.
 1910: Aug.
 1920: Oct.
 1926: July
 1927: June
 1929: June
 1936: Oct., Nov.
 1977: Mar.
 1987: May

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Associated Press

Hostages Feel lost , unity

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

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

"He was going to shoot me," Muanante said. "He could have done it. But he didn't."

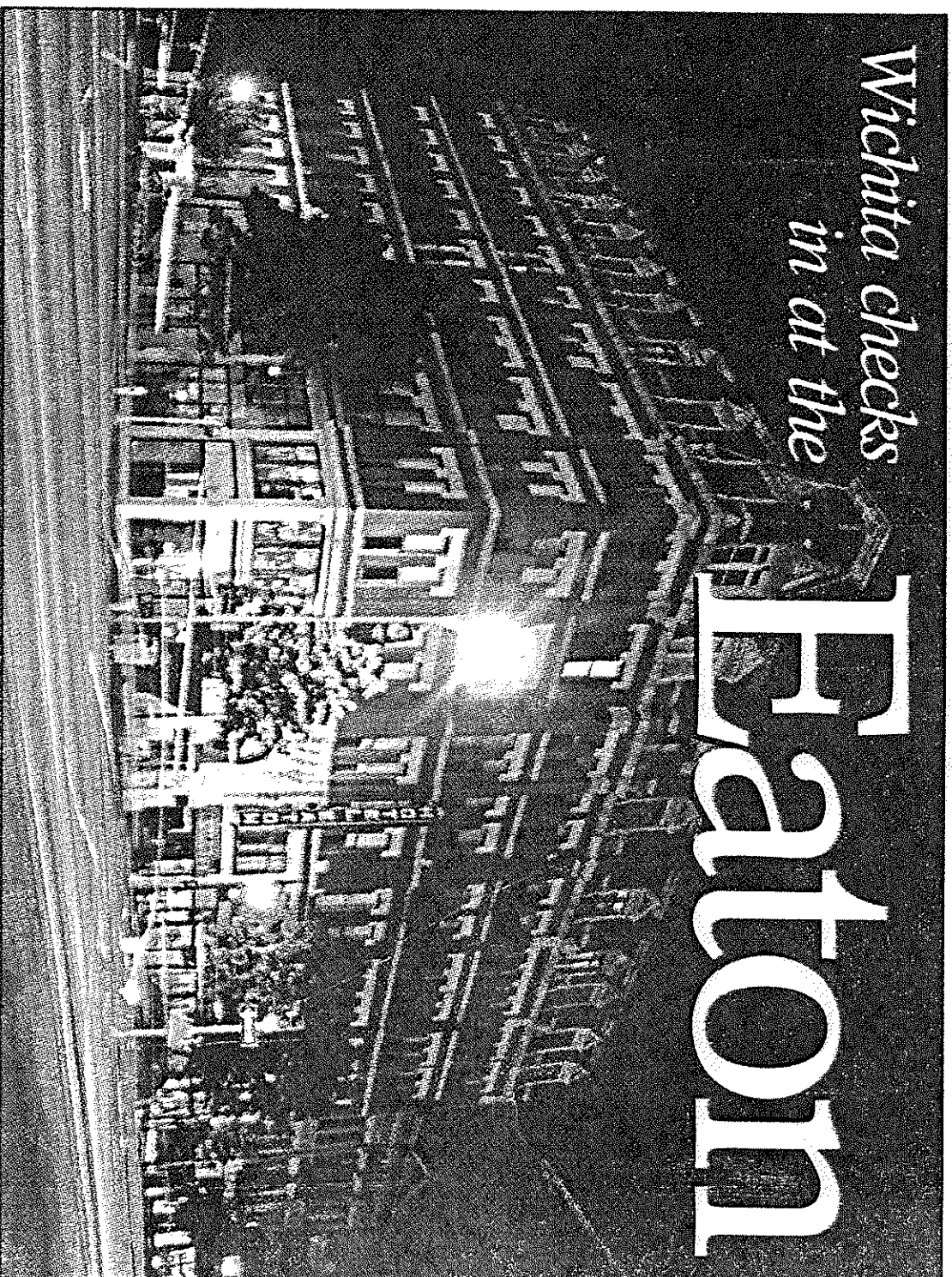
The daylight assault Tuesday that freed 71 hostages was a triumph of military planning and preparation. The lone hostage to die was Peruvian Supreme Court Judge Carlos Gusi, 54, who reportedly suffered a fatal heart attack after being wounded. Two mili-

From Communications and Photo Archives

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

Wichita checks
in at the

Eaton



The landmark's
colorful past

January 1986: John Carey tells Wichitans he plans to build "the finest hotel in the southwest"

— A six-story building

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

By Molly McMullin
The Wichita Eagle

Mike Hutmacher/File photo



who reportedly suffered a fatal heart attack after being wounded. Two military commandos also died.

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

See PERU, Page 7A

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Check out WichitaOnline at <http://www.wichitaonline.com>

Red River's ebb points to long cleanup ahead

■ Rebuilding Grand Forks will take months.

By Daniel Leduc

Knight-Ridder Newspapers

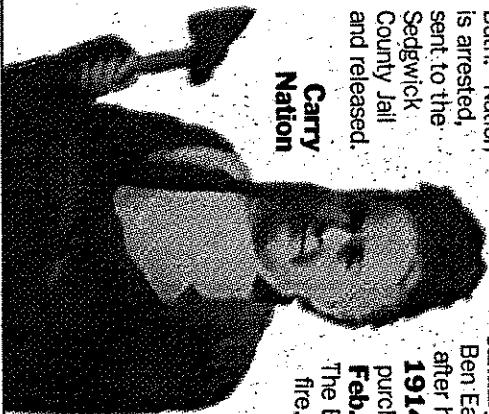
hotel in the southwest — a six-story building with a steam-powered elevator, steam-heat, hot and electric bells for guests.

Fall 1887: The hotel is completed at a cost of \$120,000.

1890: Carey elected as Wichita's ninth mayor.

1900: Ben Eaton buys the hotel shortly after Carey's death.

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



Carry Nation

By Molly McMillin
The Wichita Eagle

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

They did.

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

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

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

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

"We didn't plan beyond today."

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

Tenants, shopowners react How the change affects them. 7A

January 1910:

Ben Eaton names hotel after himself.

1914: Oscar Shirk purchases the Eaton.

Feb. 6, 1923:

The Eaton catches fire. Insurance paid for the hotel's \$100,000 renovation.

A headline in the Wichita Eagle read "Half of Famous Wichita Hotel

is Heap of Ruins. Blaze Smolders for More than Hour Then Bursts Through Walls Baffling Plucky Firemen."

1971: Phillip Kassebaum buys the hotel and other buildings along Douglas from St. Francis to Emporia, renames the area Carey House Square.

1972: Carey House Hotel (its official name) is placed on the National Register of Historic Places.

Compiled by Becky Tanner



Ken Marley/The Wichita Eagle

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

blocks, in an effort to ensure redevelopment of the property.

"We just felt that if the properties were sold off to different property owners, that was the end of the possibility of restoration and renovation," Cole said. "It seemed to us to be important enough that we try. We tried with the Allis."

See EATON, Page 7A



Christian Coalition's Reed resigning to start business

■ Conservative strategist will stay active through political consulting, possibly as a future candidate.

By G. Robert Hillman

Knight-Ridder News Service



Carey House tenants uneasy about Eaton's ne

By Sarah Lunday

The Wichita Eagle

The rims of Robin Hollis' eyes were just a little red, and her voice raised slightly when she began talking about her new landlord — the city of Wichita, now owner of the Eaton Hotel. Except for a two-story building at 509 E. Douglas, the city bought the entire south side of the 500 block of East Douglas, including the Eaton Hotel, at a sheriff's sale Wednesday morning.

The hotel and many of the surrounding businesses were owned by Wichita lawyer Phil Kassebaum.

Kassebaum — who filed for bankruptcy protection in 1995 — had fallen back on his payments to NationsBank, formerly Bank IV. He refused to comment on the sale Wednesday. Completed in 1887, the Eaton Hotel in downtown Wichita has in more re-

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

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

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

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

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

A hotel manager — possibly somebody who has previously worked at the hotel — is expected to be ap-

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

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

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

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

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

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

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

to deal with Kassebaum on a business front.

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

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

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

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

Don Michael Bannan, a hairdresser who has set up shop on the second

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

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

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

By 1 p.m., Dye was feeling hopeful about the shop's future.

"I think I'm comfortable with city — it depends on the developer she said.

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

EATON

From Page 1A

The city imploded the historic Allis Hotel in December after failing to secure developers to save it from destruction.

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

The Eaton property went to a sheriff's auction after long-time owner and Wichita lawyer Phillip Kassebaum could not make loan payments

to NationsBank, formerly Bank IV. He declined to comment Wednesday.

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

Kassebaum owed the city \$492,308.72 for three mortgages, back taxes, interest and late charges on the property. The city is the first mortgage holder in the bankruptcy proceedings. NationsBank is the second lienholder.

The city's bid made sense, Gale said.

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

"Maybe now, somebody would feel comfortable coming in and proposing to do something with it," Gale said. Before the sale, "there really wasn't an option for somebody coming in."

After Wednesday's auction, the city paid off the \$176,000 owed by Kassebaum in back property taxes, said city attorney Doug Moshier.

NationsBank, which initiated the sale, will receive only about \$40,000 of the \$312,000 — plus late charges — owed by Kassebaum, said Tom Lasater, the bank's attorney.

Kassebaum had said last month that there would be no sale. He had until 10 a.m. Wednesday to pay his debt to NationsBank. But Lasater said

no contact had been made by Kassebaum or his attorney — and no payment had been received.

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

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

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

The District Court must still con-

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

Cole plans to soon meet with owners of the antique shops and of specialty businesses who now rent property, to allay any fears about future of the property, she said. Kassebaum stayed off a similar two years ago by declaring bankruptcy in Kansas City just 40 minutes before the sale was to begin.

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DEPII

AMA. Know no more

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"I think I'm comfortable with the city — it depends on the developer," she said.

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

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

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

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

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

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

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

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Except for a two-story building at 509 E. Douglas, Kassebaum owned the entire south side of the 500 block

of East Douglas. He also owned the northeast corner of the 400 block, which houses a portion of Allen's Antique Mall.

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

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

Molly McMinn can be reached at 269-6708.

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NEW WE WERE

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HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1

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

Description of physical appearance:
SEE FOLLOWING DESCRIPTIONS

Statement of significance:

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

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

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

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

Photo Nos.:.....A1-A2

RECEIVED

JUL 06 1999

METROPOLITAN PLANNING
ROUTE _____

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1

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

Description of physical appearance:

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

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

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

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

Statement of significance:

The Lawrence Block originally housed the Merchants State Bank, which opened December 10, 1906 and the Bowers Hotel, which occupied the second and third stories of the building. The remaining first floor retail uses were varied, but seemed to support both the hotel and the bank.

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

Photo Nos.:.....B1-B4

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1

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

Description of physical appearance:

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

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

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

Statement of significance:

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

Photo Nos.:.....C1-C4

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1

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

Description of physical appearance:

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

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

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

Statement of significance:

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

Photo Nos.:.....D1-D3

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1

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

Description of physical appearance:

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

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

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

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

Statement of significance:

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

Photo Nos.:.....E1-E3

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1

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

Description of physical appearance:

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

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

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

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

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

Statement of significance:

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

Photo Nos.:.....F1-F4

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1

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

Description of physical appearance:

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

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

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

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

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

Statement of significance:

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

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

Photo Nos:.....G1 -G6

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1**

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

Description of physical appearance:

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

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

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

Statement of significance:

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

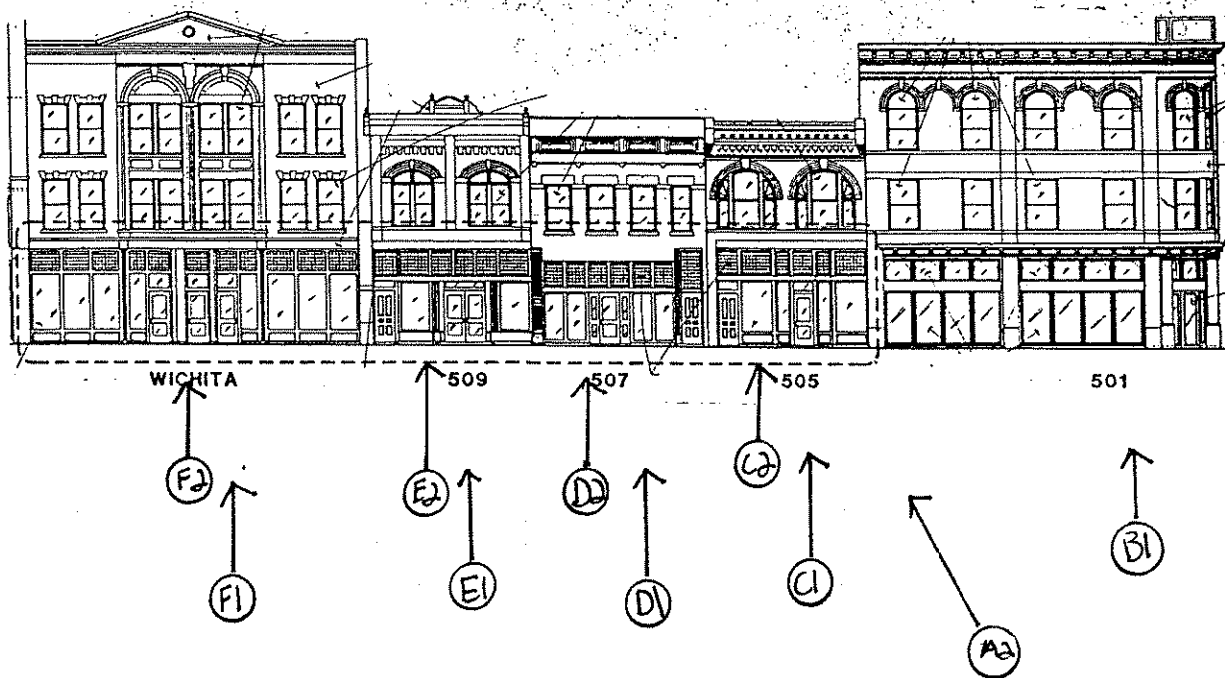
Photo Nos:.....H1-H4

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1

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

PROJECT NO.

POINTS OF REFERENCE FOR NORTH ELEVATION PHOTOGRAPHS

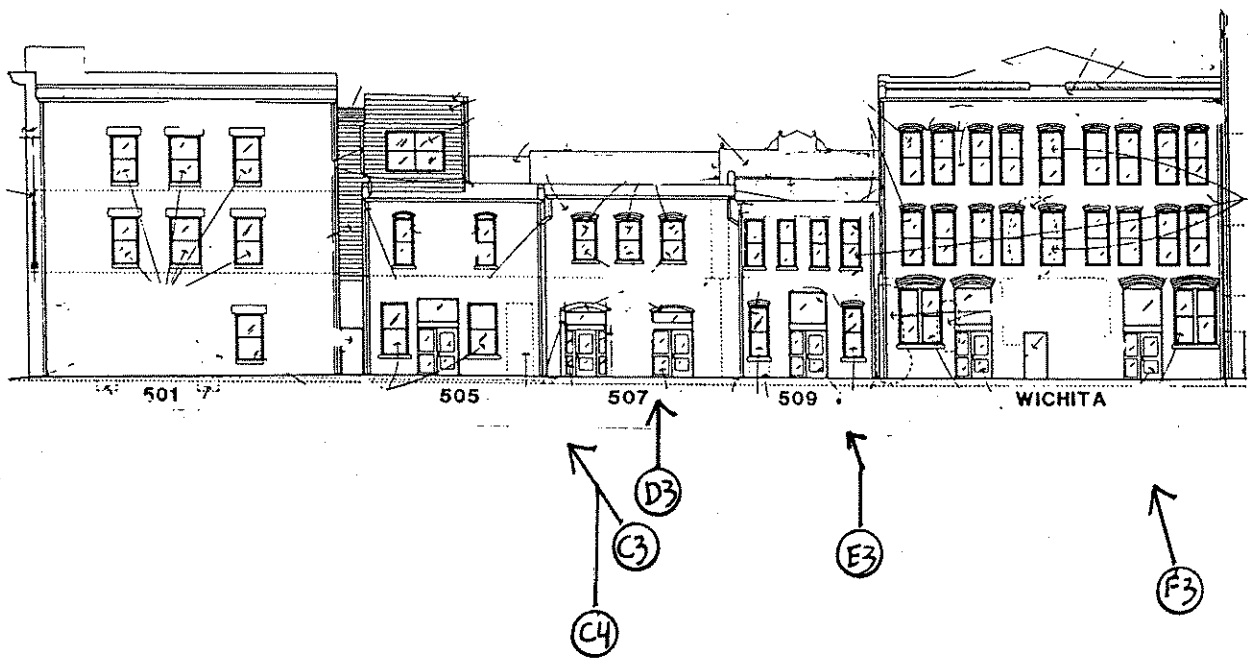


HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1

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

PROJECT NO.

POINTS OF REFERENCE FOR SOUTH ELEVATION PHOTOGRAPHS

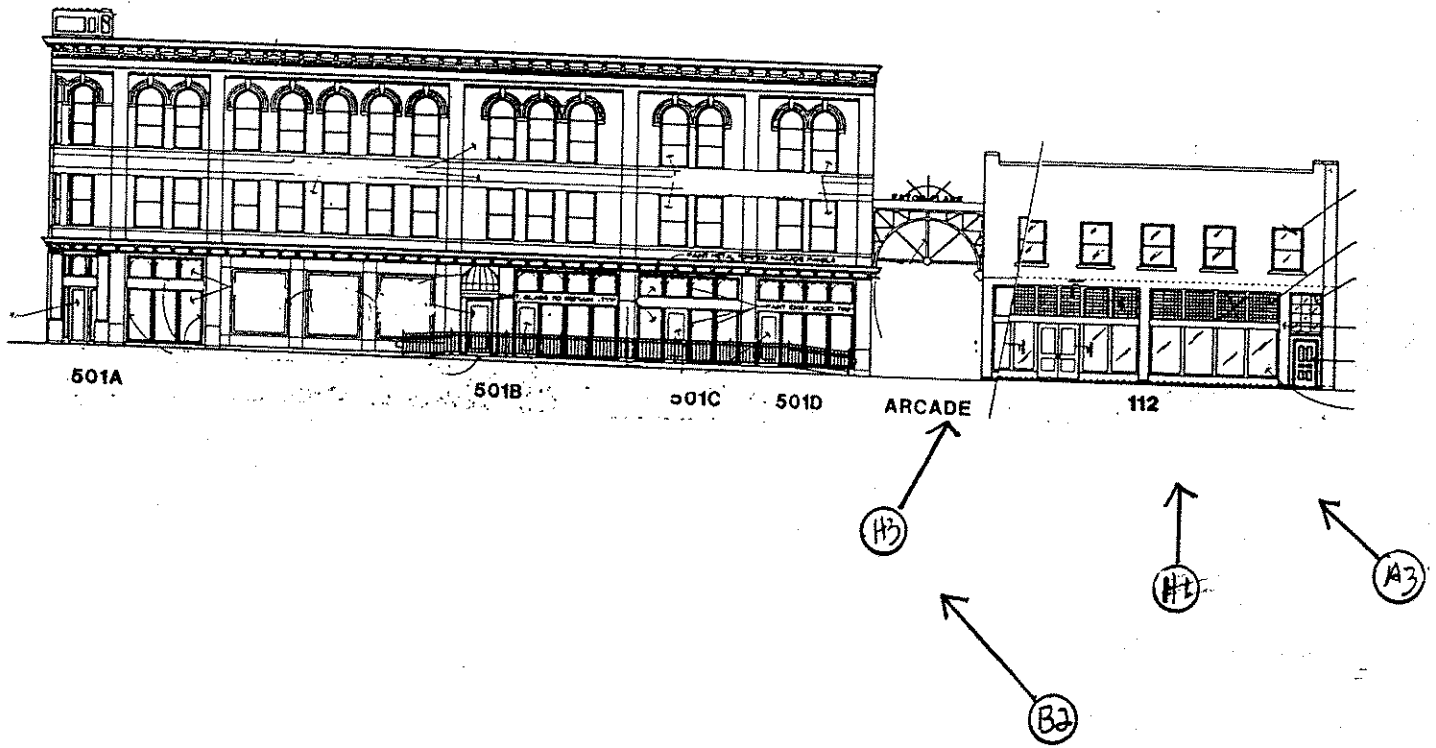


HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1

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

PROJECT NO.

POINTS OF REFERENCE FOR WEST ELEVATION PHOTOGRAPHS

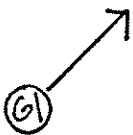


HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1

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

PROJECT NO.

POINTS OF REFERENCE FOR NORTH ELEVATION PHOTOGRAPHS
EATON HOTEL



HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1

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

PROJECT NO.

POINTS OF REFERENCE FOR EAST ELEVATION PHOTOGRAPHS
EATON HOTEL



64 →

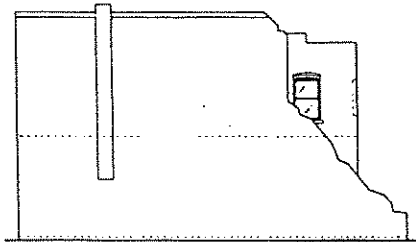
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HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1

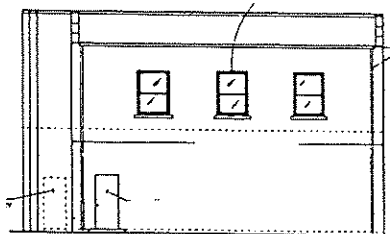
EATON PLACE
502-525 E. Douglas; 112-114 S. Emporia
WICHITA, KANSAS 67202

PROJECT NO.

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



SOUTH ELEVATION



EAST ELEVATION



HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1

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

PROJECT NO.

LIST OF PHOTOGRAPHS

A) Carey House Square (Eaton Place)

A1 North Elevation – entire block
A2 North Elevation – 505/507/509
A3 West Elevation – Lawrence Block &
Lexington Hotel

H) Lexington Hotel

H1 West Elevation
H2 East Elevation
H3 North Elevation
H4 South Elevation

B) Lawrence Block (Bowers Hotel)

B1 North Elevation
B2 West Elevation
B3 NW corner/windows/corner entry detail
B4 Detail iron crest

C) Bronson Building

C1 North Elevation
C2 Detail corbeled brick
C3 South Elevation
C4 South/East Elevations

D) Schweiter/Bissantz Building

D1 North Elevation
D2 Detail window/brickwork
D3 South Elevation

E) Kirkwood Building

E1 North Elevation
E2 Detail pediment
E3 South Elevation

F) Wichita Hotel

F1 North Elevation
F2 Detail pediment
F3 South Elevation

G) Eaton Hotel

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

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1

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

PROJECT NO.

LEGAL DESCRIPTION

Tract 1:

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

Tract 2:

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

Tract 3:

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

Tract 4:

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

Tract 5:

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

Tract 6:

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

Tract 7:

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

Tract 8:

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

Tract 9:

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

Tract 10"

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

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HISTORIC PRESERVATION
CERTIFICATION APPLICATION—
PART 1

NPS Office Use Only

Wichita Hotel

Property Name

511-515 E. Douglas

Property Address

Project Number:

5. Description of physical appearance:

The Wichita Hotel was designed in the Neoclassical Revival style of commercial architecture. The building is three stories in height, approximately 50 feet in width by approximately 150 feet long. Basement foundation materials are stone, with a wall structure consisting of brown/salmon brick and corbeled trim. The roof is flat. The cornice is cast iron with elaborate neoclassical detailing, including a projecting pediment with neoclassical decoration in cast iron in the tympanum. Chimneys are located inside the side walls.

Windows are spaced in a paired symmetrical pattern. A portion of the original storefront remains, and features cast iron structuring most prevalent in two cast iron columns. Windows are rectangular with single pane sashes. Window trim features cast stone jack arches with projecting keystones; third story windows have semicircular arched fanlights with keystones and corbeled trim.

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

The grand staircase leads to a second floor landing, which then splits to the east and west, allowing access to the third floor of the building. The upper floors of the building maintain a high degree of integrity, including original staircases, wainscoting and doors. The majority of interior door and window glass appears original as well.

Date(s) of Alteration(s): _____

Has building been moved? yes no. If so, when? _____

6. Statement of significance:

The East Douglas Historic District is an intact grouping of architecturally significant commercial buildings constructed between 1886 and approximately 1914 that display a variety of styles and types of architectural ornamentation popular during these periods. Decorative elements are usually stylized neoclassical motifs. The earliest buildings show influences of the Second Empire style (Carey Hotel) and commercial variations of the Queen Anne style and Italianate styles (505 and 501 E. Douglas).

The district also represents the largest remaining concentration of early commercial architecture in Wichita. Nearly all of the buildings within the boundaries of the district date from two important periods in the city's history -- the 1880s and the first three decades of the 20th century. Additionally, two structures found in the district are individually listed in the National Register of Historic Places - the Carey/Eaton Hotel located at 515-527 E. Douglas and the Rock Island Depot, located at 711 E. Douglas.

The district appears spacious and uncluttered, partially because of the low profile of the buildings and because of the great width of Douglas Avenue with approximately 115 feet between building facades. The qualities that make this district unique are its unity of scale, materials and usage. Additionally, the south side of the 500 block of East Douglas is the only contiguous block face of commercial buildings remaining in the East Douglas Historic District.






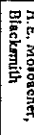





The Wichita Hotel opened ca. 1905.

7. Photographs and maps.

Attach photographs and maps to application.

Continuation sheets attached: yes no

Figure 1: Historic Land Use Analysis
500 Block East Douglas, South Side of Street, Wichita, Kansas: 1884 - 1935

Address* Lot	1884	1886	1887	1892	1897	1903	1914	1935
501(503) 49	George Wachob Blacksmith and Wagon Shop	Mouritz & Taylor Blacksmith and Wagon Shop	Taylor & Applegate Blacksmith and Wagon Shop	F. Gould Feed Store	Furlong & Gould Feed Store	John F. Elliot	Bowers European Hotel	Wichita Loan Co.
503 51						Central Feed Mill	Jacob Steinberg, Clothier	B. Schachter, Clothier
505(507) 53	Boarding House	Boarding House	Commission Office	W. L. Johnson Flour and Feed Store	Wm. Crow (Central) Feed Mill	Feed Mill	?	H & H Press Shop
507(509) 55				H. E. Mosbacher, Blacksmith	Under Construction	Wichita Trunk Factory, Higgin's Rooming House	McKinley Boarding House	Fred Oehler, Billiards Fisher Boarding House
509 57	Carey Lumber Company	Carey Lumber Company	Carey Lumber Company		Fruit Stand	Legal Tender Cafe	Walderf Cafe	Vacant
511 59						J.D. Mueger, Fruit Stand Chiles, Shoemaker	Vets Clothing Company	Vanhook Cafe Wichita Hotel
513 59						Lunch Counter Shooting Gallery	Wichita Hotel	Vacant
515 61				S.C. Mendeney & Co. Oran Dealers	E. Hallifax Harness Shop	L. Waldberg, 2nd Hand Shop J. Olaner & Co., Tailors	McKenya Billiards Barber Mdm. Mauldy, Charwoman	Scott Stone Restaurant
517 63	Office	Office	Lee Lane San Laundry	Shooting Gallery	Cobbler	Q. Borstner, Shoemaker		
519 63	A.E. Shober & Bro. Grocery	A.E. Shober & Bro. Grocery	Lunch Counter	Restaurant (Fondit?)	Samuel Miller 2nd Hand Shop	Samuel Miller 2nd Hand Shop	Eaton Hotel	Eaton Hotel
521 65	Flour and Feed Store							
523 67	Carpenter Shop	Carey Hotel (Under Construction)	Carey Hotel (Under Construction)	Carey Hotel	Carey Hotel (J. Sherman, Barber)	Carey Hotel (J. Sherman, Barber)	(Stover Billiards/Cigars J. Sherman, Barber Kansas Dry Cleaning, Mayme McLain, Manufacturer Bev'e Kidd, Stenographer)	(O.O. Shelin, Tailor Eaton Coffee Shop B. Ranum, Barber M. Ramsey, Stm. Ralph Miller, Cigars Nat'l Travel Bureau)
525 69	J.B. Carey Loan Broker — Song Lee Laundry							
527 71								

* Parenthetical street addresses were used prior to 1903



Denotes unimproved lot

HISTORIC PRESERVATION
CERTIFICATION APPLICATION—
PART 1

NPS Office Use Only

Schweiter/Bissantz Building

Property Name

Project Number:

507 E. Douglas

Property Address

5. Description of physical appearance:

The Schweiter/Bissantz building is two stories in height, approximately 30 feet in width by approximately 150 feet long. Basement foundation materials are stone, with a wall structure consisting of red brick. The roof is flat. The cornice features a simple corbeled brick panel. Chimneys are located inside the side walls.

Windows are spaced in a regular pattern — original storefront windows and materials have been removed. Second story windows are rectangular with side pane sashes. Windows are trimmed with rock-faced stone lintels. The building retains a central storefront entrance and a west entrance to the second story. Storefront materials and entrance doors are modern replacements.

Presently, the structure is completely vacant as the building's roof system, ceilings and floors have all but collapsed to grade - due to a lack of roof maintenance and/or repair. While not in the same deteriorated condition as 505 E. Douglas, the building is nonetheless not occupied. Since September 1997, the City's local landmarks commission has worked with the Kansas State Historical Society to provide several stabilization schemes and options. It is the hope of the local commission that tax credits can be obtained to assist in its preservation and rehabilitation.

Date of Construction: 1905 Source of Date: City Directories, Wichita Eagle

Date(s) of Alteration(s): _____

Has building been moved? yes no. If so, when? _____

6. Statement of significance:

The East Douglas Historic District is an intact grouping of architecturally significant commercial buildings constructed between 1886 and approximately 1914 that display a variety of styles and types of architectural ornamentation popular during these periods. Decorative elements are usually stylized neoclassical motifs. The earliest buildings show influences of the Second Empire style (Carey Hotel) and commercial variations of the Queen Anne style and Italianate styles (505 and 501 E. Douglas).

The district also represents the largest remaining concentration of early commercial architecture in Wichita. Nearly all of the buildings within the boundaries of the district date from two important periods in the city's history — the 1880s and the first three decades of the 20th century. Additionally, two structures found in the district are individually listed in the National Register of Historic Places - the Carey/Eaton Hotel located at 515-527 E. Douglas and the Rock Island Depot, located at 711 E. Douglas.

The district appears spacious and uncluttered, partially because of the low profile of the buildings and because of the great width of Douglas Avenue with approximately 115 feet between building facades. The qualities that make this district unique are its unity of scale, materials and usage. Additionally, the south side of the 500 block of East Douglas is the only contiguous block face of commercial buildings remaining in the East Douglas Historic District.

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

7. Photographs and maps.

Attach photographs and maps to application.

Continuation sheets attached: yes no

SEE INSTRUCTIONS

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"/> 13th 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	<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	° ' "	° ' "		°	'	"
NE	° ' "	° ' "		37	41	09
SE	° ' "	° ' "		97	19	54
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

Wichita State University

**Land Use Analysis Project:
500 Block East Douglas (South Side)
Wichita, Kansas**

Submitted to
Dr. Rebecca Conard, Instructor
HI 701: Introduction to Public History

December 30, 1996

Submitted by
Tom Muller

For this project, I analyzed the historical land use of the south side of the 500 block of East Douglas Avenue in downtown Wichita, Kansas from the year 1884 to 1935. The Eaton Block, as this collection of commercial buildings is better known, is significant primarily for two reasons; first, as the site of the National Register-listed Eaton (Carey) Hotel, and second, for its uninterrupted streetscape (a rarity in downtown Wichita today). Historically, the block represents the secondary outgrowth of the original commercial district, as impacted by the cattle, milling and railroad industries.

The purpose of this project was to identify the names and nature of businesses that existed on this property during the years 1884-1935, as well as to determine the dates of construction of those buildings still standing. Primary sources used for this exercise included Sanborn fire insurance maps and Wichita city directories. As neither of these resources exist for every one of the fifty-one years of this project's focus period, a sampling is hereby presented that represents eight years for which Sanborn maps were available. From this sampling can be ascertained the physical development of the Eaton block, as well as the manner, and for what purposes, the property was utilized.

My research methods involved studying the available Sanborn maps (photocopies of which are included in this paper), and researching occupants listed at each address in the city directories from each of the same years as the maps. I then used this information to create a matrix showing

the development of the block and the names of the occupants. (See figure 1) From this matrix can be determined approximate dates of construction and commercial uses of the property.

Secondary sources and photographs were then consulted for evidence to substantiate the location and names of businesses, however, little additional specific information was found.

These sources did, however, promise to shed some light as to why the block developed when it did. Evidently, the growth of the cattle trade and the establishment of the railroad immediately east of the 500 block turned the property into prime real estate. Located on the edge of the commercial district, the block was utilized early by businesses catering to the locals, such as blacksmiths, feed stores and lumber yards, housed in small frame structures. John Carey, however, began the transition of the block by building the Hotel Carey in 1887 to capitalize on the property's proximity to the new depot. Later development, around the turn of the century, brought businesses representing both the proximity and nature of the jobbers district, such as lunch counters and second-hand shops. Still later development reflected the growth of the depot as a place of disembarkment, as two more hotels and three restaurants were established. Overall, the block maintained more of a service, rather than retail, oriented nature through the 1930s.

Further research into the history of the Eaton block could explore the economic and cultural changes leading to the development of the block, including the motivations of John Carey to close his large lumber business so as to gamble on his hotel venture. In addition, it would be interesting to know why the north side of the 500 block developed earlier, as well as why a gap of approximately twenty years existed between the construction of the Hotel Carey and the full development of the rest of the south side of the 500 block.

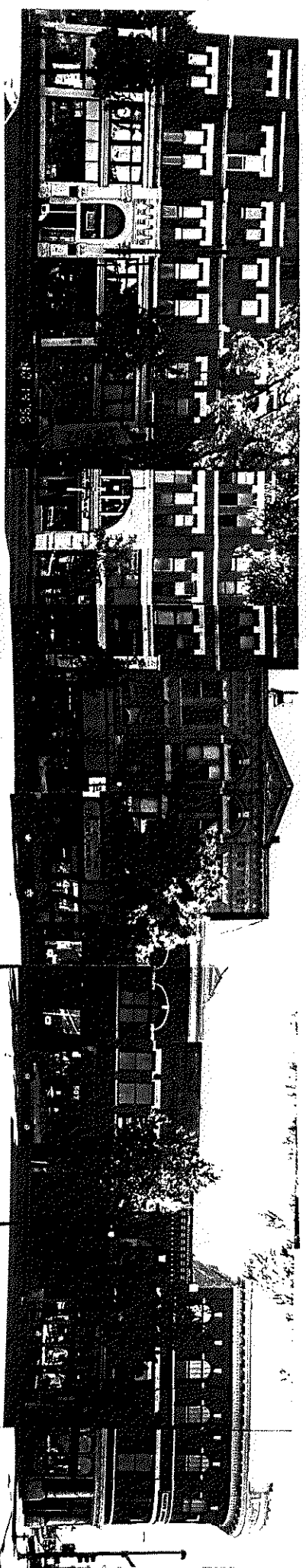
Figure 1: Historic Land Use Analysis
500 Block East Douglas, South Side of Street, Wichita, Kansas: 1884 - 1935

Address* Lot	1884	1886	1887	1892	1897	1903	1914	1935
501 (503) 49	George Washob Blacksmith and Wagon Shop	Monitz & Taylor Blacksmith and Wagon Shop	Taylor & Applegate Blacksmith and Wagon Shop	P. Gould Feed Store	Furlong & Gould Feed Store	Ira F. Elliot	Bowers European Hotel	Wichita Loan Co.
503 51						Central Feed Mill	Jacob Steinberg, Clothier	B. Schaeffer, Clothier
505 (507) 53	Boarding House	Boarding House	Commission Office	W. L. Johnson Flour and Feed Store	Wm. Crow (Central) Feed Mill		?	H & H Press Shop
507 (509) 55				H. E. Mochbacher, Blacksmith	Under Construction	Wichita Trunk Factory, Higgins Rooming House	McKinley Boarding House	Fred Goeller, Billiards Fisher Boarding House
509 57	Carey Lumber Company	Carey Lumber Company	Carey Lumber Company		Fruit Stand	Legal Tender Cafe	Waldorf Cafe	Vacant
511 59						J.D. Mustoe Fruit Stand Cates, Shoemaker	Viets Clothing Company	Nebraska Cafe Wichita Hotel
513 59						Lunch Counter Shooting Gallery	Wichita Hotel	Vacant
515 61				S. C. Macaulay & Co. Chain Dealers	E. Hallifax Harness Shop	L. Wolfberg, 2nd Hand Shop I. Glasser & Co., Tailors	McKenna Billiards/Barber Mdm. Maulsby, Charvoyant	Scott Stone Restaurant
517 63	Office	Office	Lee Lane San Laundry	Shooting Gallery	Cobbler	G. Bortman, Shoemaker		
519 63	A. E. Shober & Bro. Grocery	A. E. Shober & Bro. Grocery	Lunch Counter	Restaurant (Feutz?)	Samuel Miller 2nd Hand Shop	Samuel Miller 2nd Hand Shop	Eaton Hotel	Eaton Hotel
521 65	Flour and Feed Store							
523 67	Carpenter Shop	Carey Hotel (Under Construction)	Carey Hotel (Under Construction)	Carey Hotel	Carey Hotel (I. Sherman, Barber)	Carey Hotel (I. Sherman, Barber)	(Stover Billiards/Cigar I. Sherman, Barber Kansas Dry Cleaning, Mayma McLean, Manicurist Belva Kidd, Stenographer)	(I. O. Shubin, Tailor Eaton Coffee Shop B. Ransom, Barber M. Ramsey, Sten Ralph Miller, Cigar Nat'l Travel Bureau)
525 69	J.B. Carey Loan Broker Song Lee Laundry							
527 71								

* Parenthetical street addresses were used prior to 1903



Denotes unimproved lot



517-527 (Carey/Eaton Block)
Constructed 1887, west bay added 1907

511-515 (Michita Hotel)
Constructed c. 1910

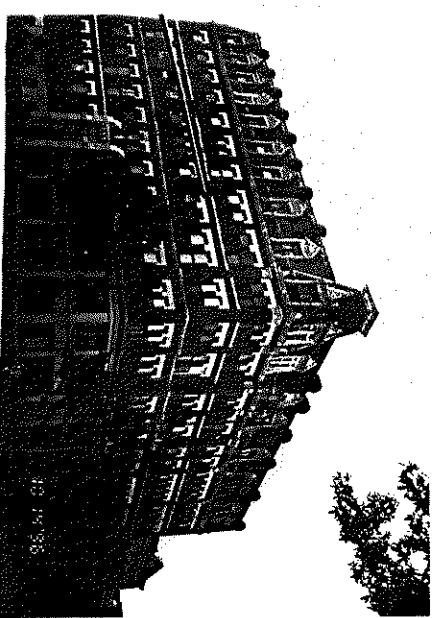
507
Constructed c. 1910

501-503 (Lawrence Block)
Constructed 1906

509 (Kirkwood Building)
Constructed 1902

505
Constructed c. 1902

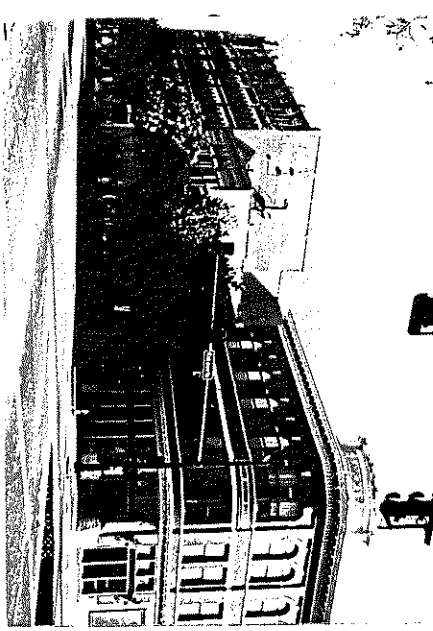
4



Carey House (Eaton Hotel)
looking southwest
National Register - 1972

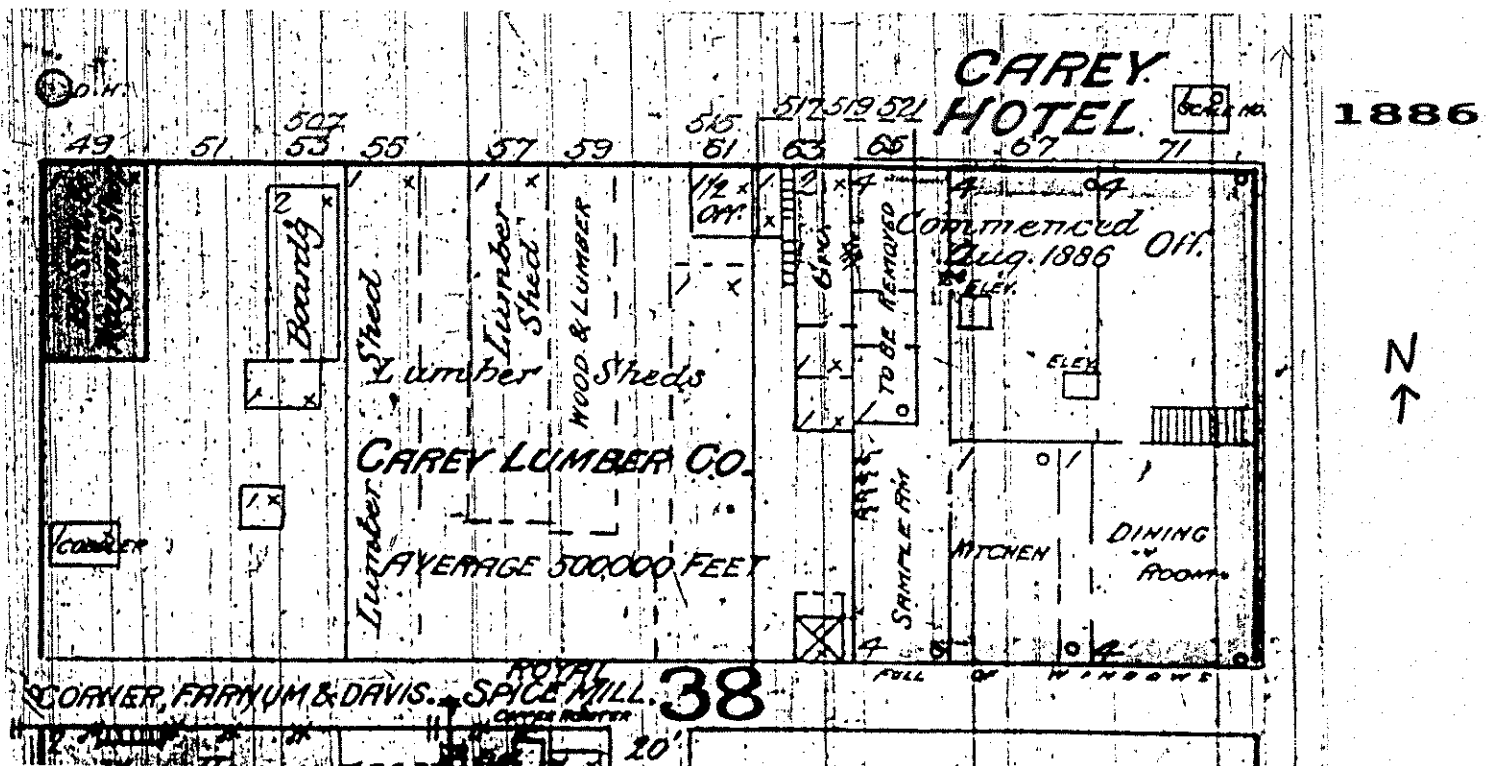
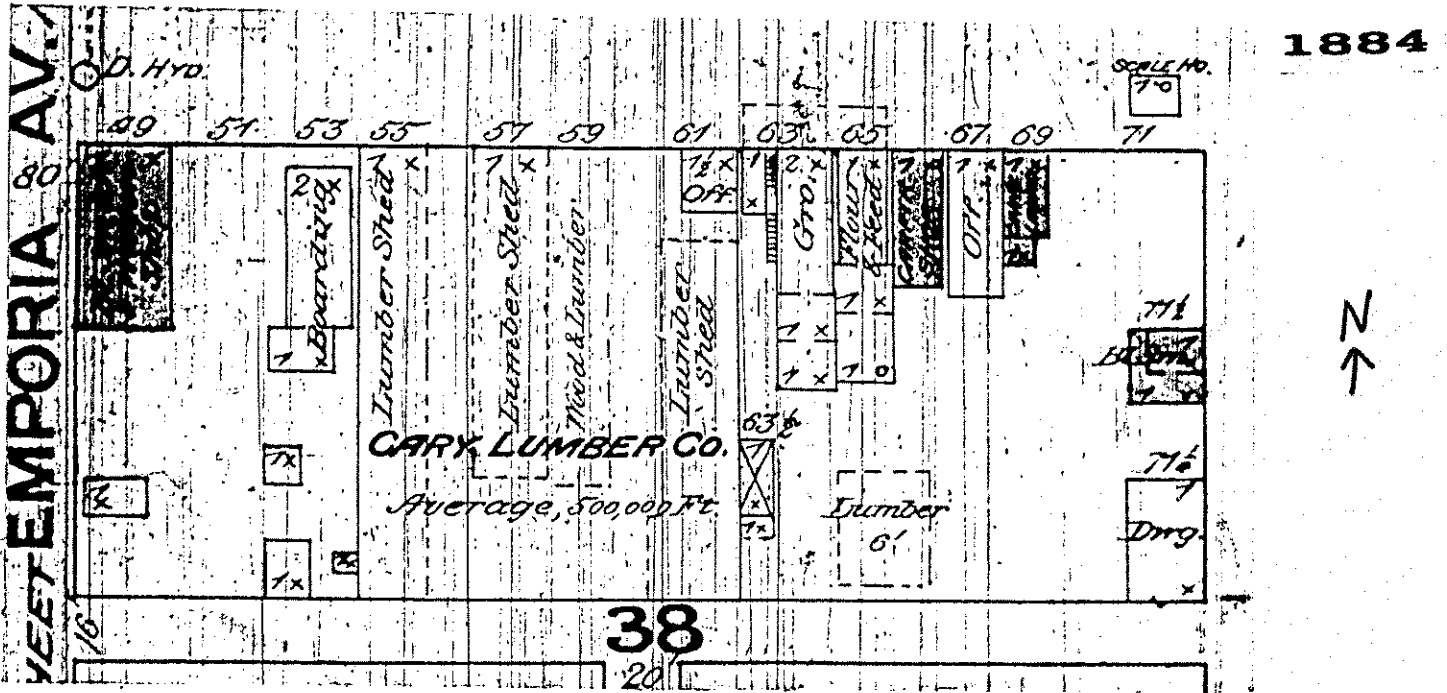


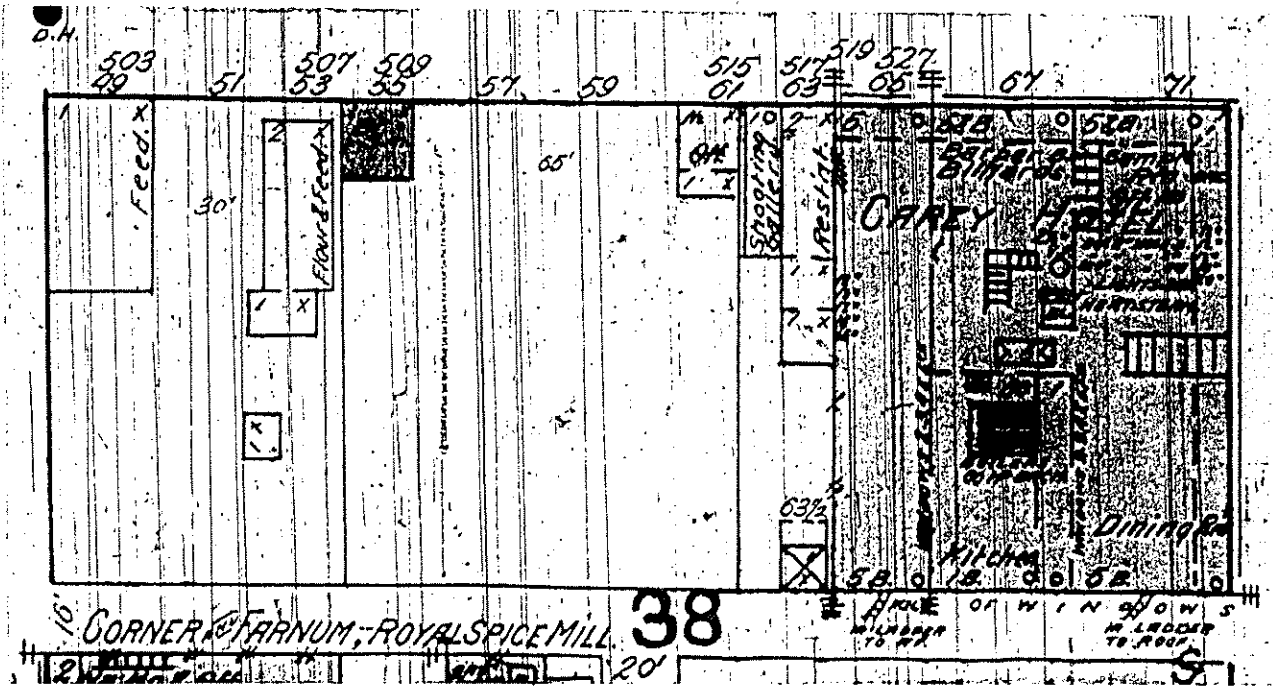
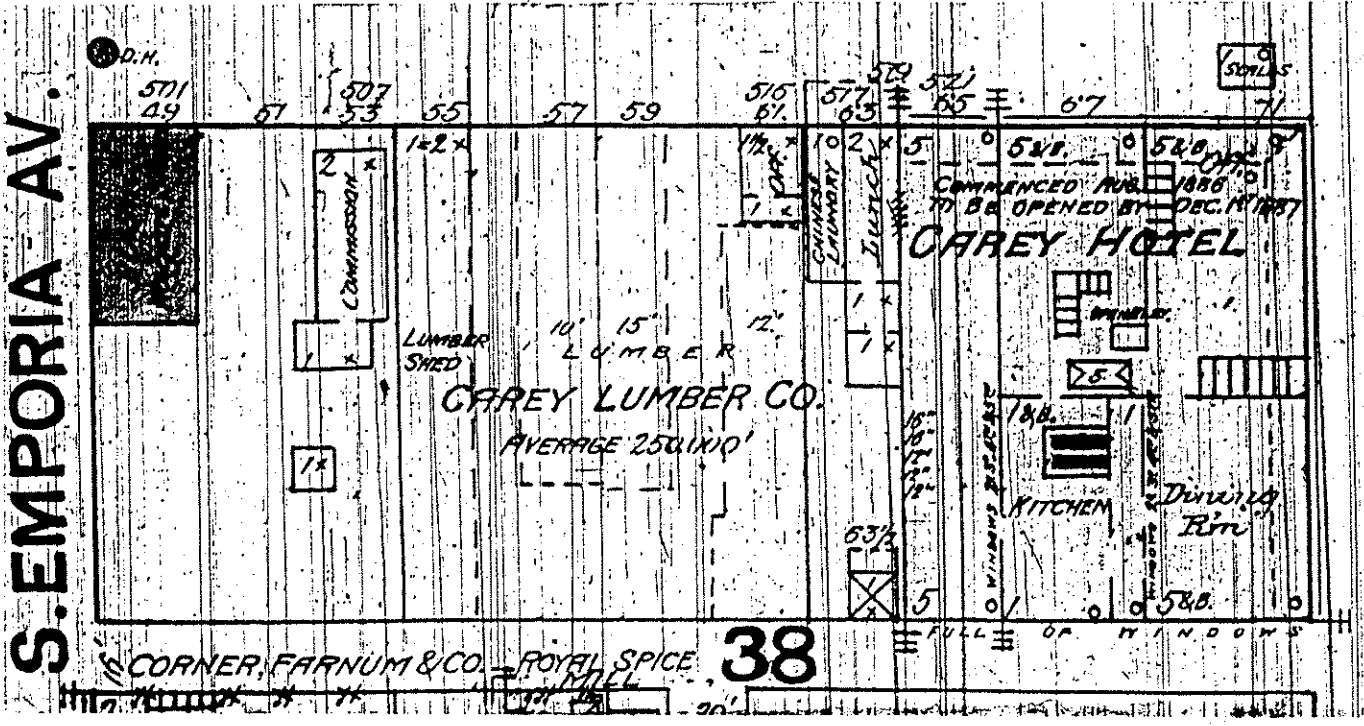
South side 500 block E. Douglas
looking west from Douglas & St. Francis

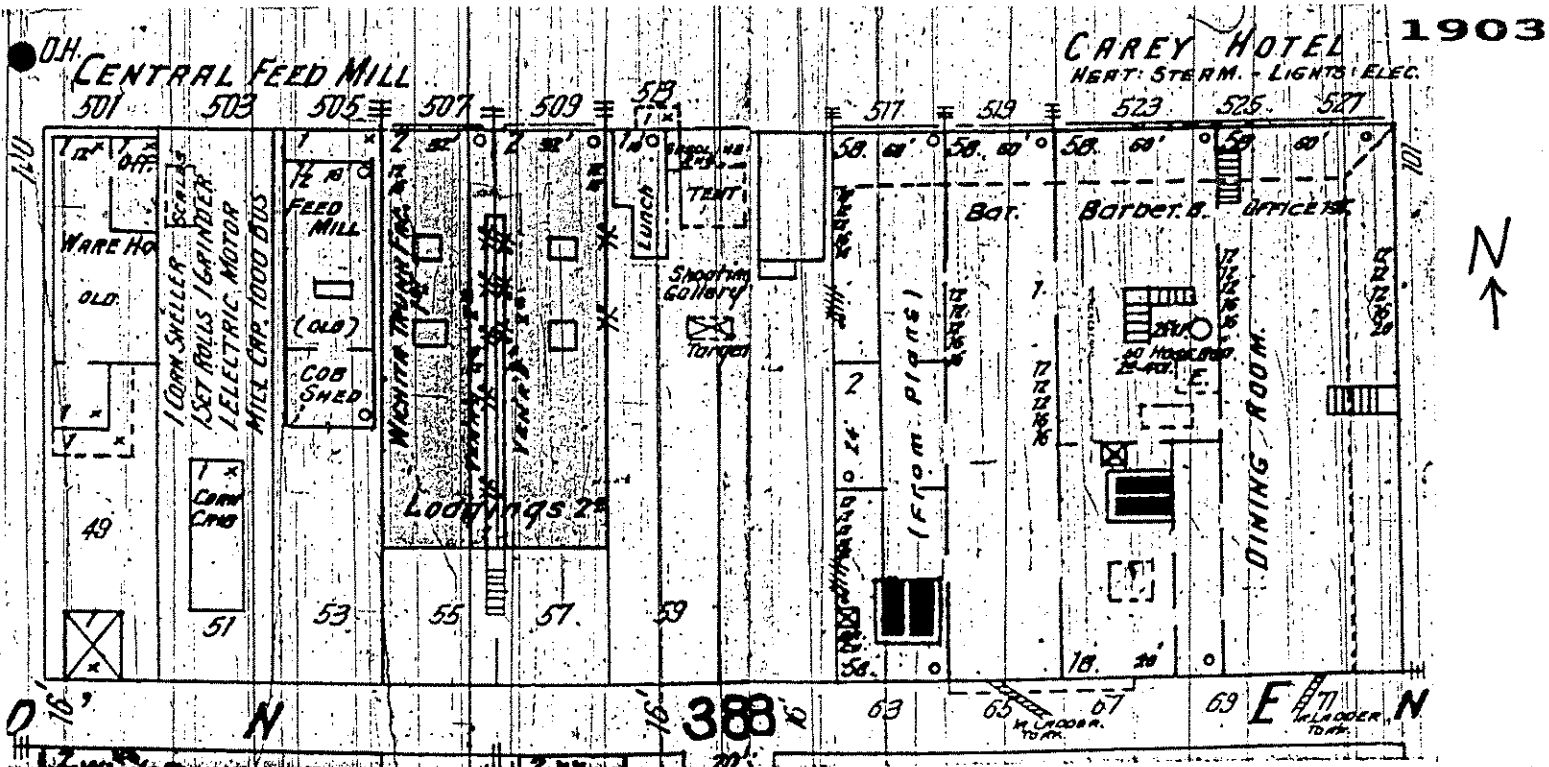
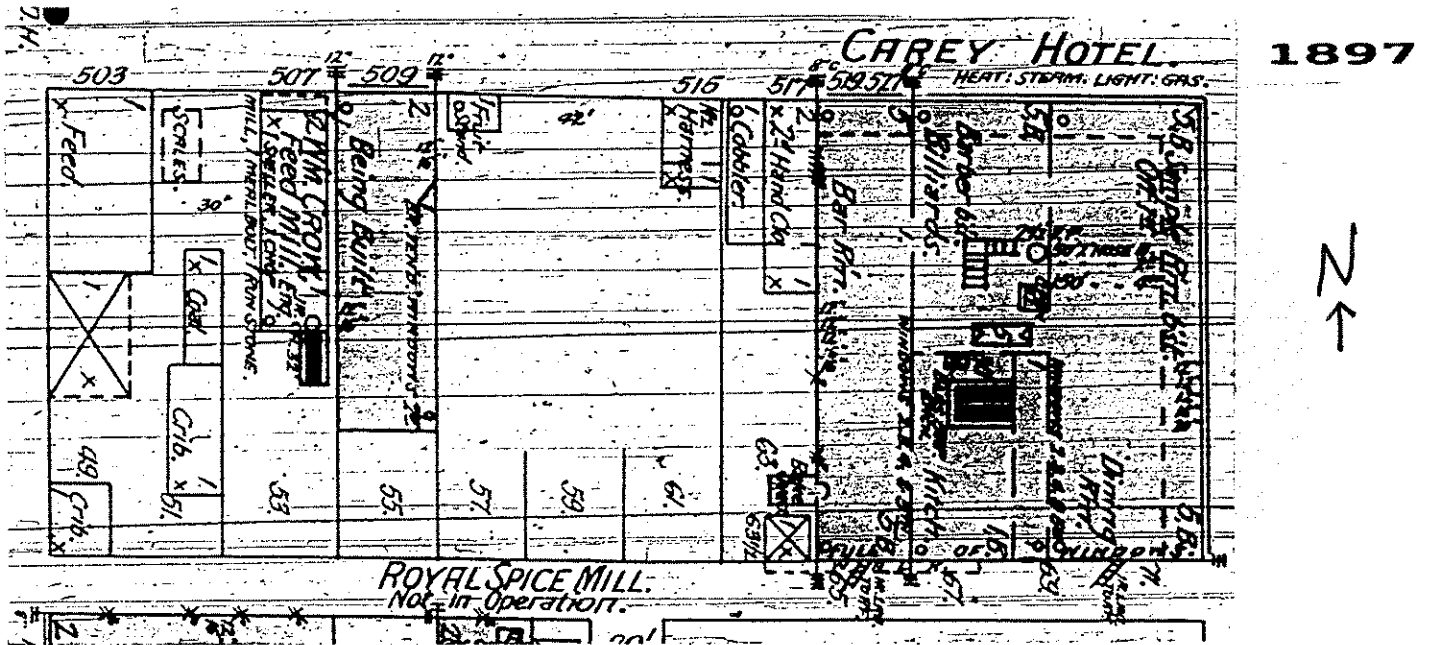


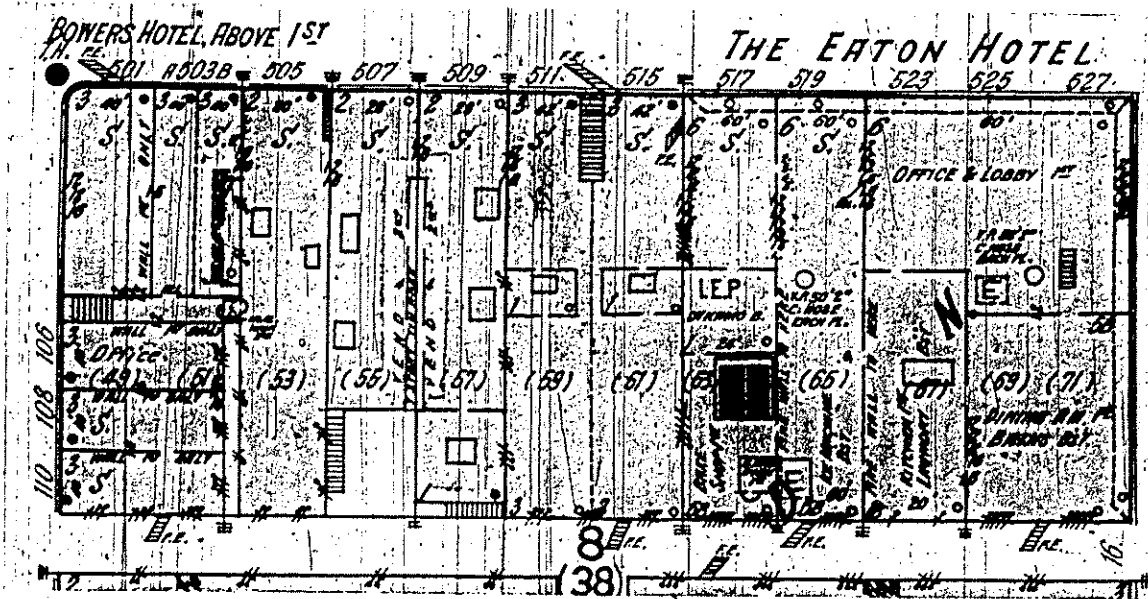
South side 500 block E. Douglas
looking east from Douglas & Emporia

Appendix 2: Sanborn map images of 500 block East Douglas (south side)

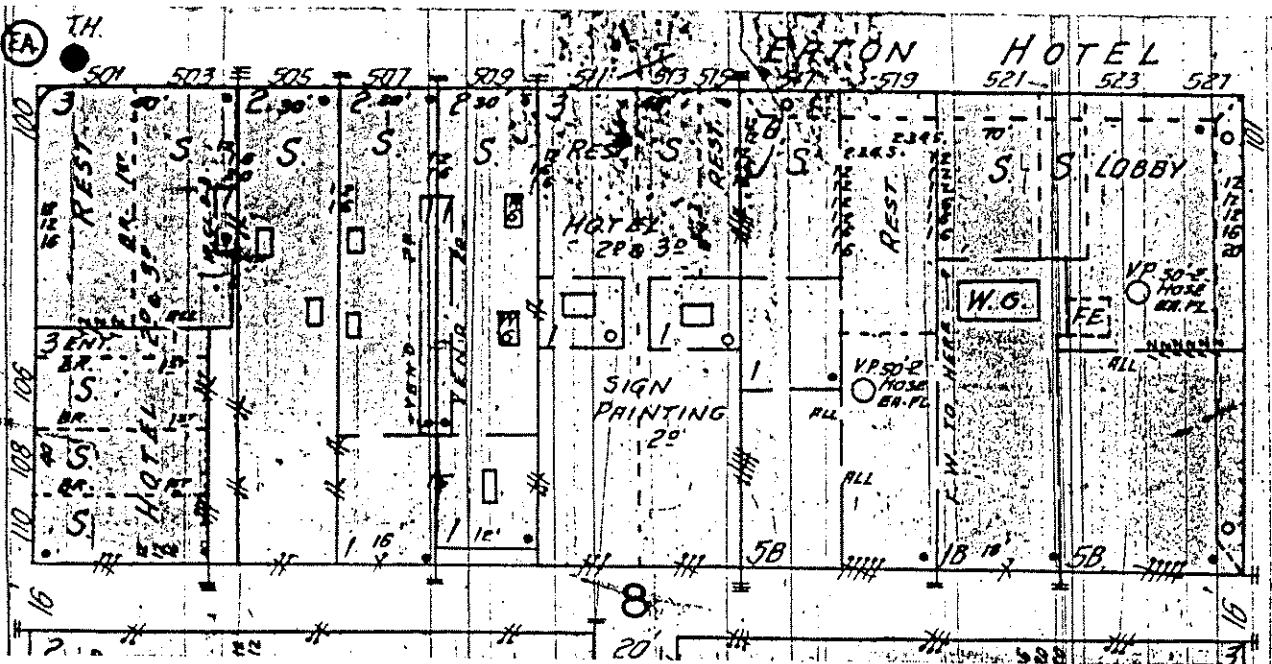








1914



1935



Bibliography

- Hess, Marci C. *The Development of Wichita's East Douglas Commercial District, 1868-1910*. Student class project. Wichita, Kansas: Wichita State University, Fall 1992.
- Long, Richard M., ed. *Wichita 1866-1883: Cradle Days of a Midwestern City*. Wichita, KS: McCormick-Armstrong, 1945.
- *Wichita Century: A Pictorial History of Wichita, Kansas 1870-1970*. Wichita, KS: Wichita [-Sedgwick County] Historical Museum Association in cooperation with Junior League of Wichita, 1969.
- Reed Paula Stoner. *A Report on the Proposed East Douglas Historic District, Wichita, Kansas*. Hagerstown, MD: Preservation Associates, August 1989.
- Sanborn Map Company. *Sanborn Fire Insurance Maps, Kansas*. New York: Sanborn Map Company, 1950.
- Wichita, Kansas city directories, 1884-1935, inclusive.

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

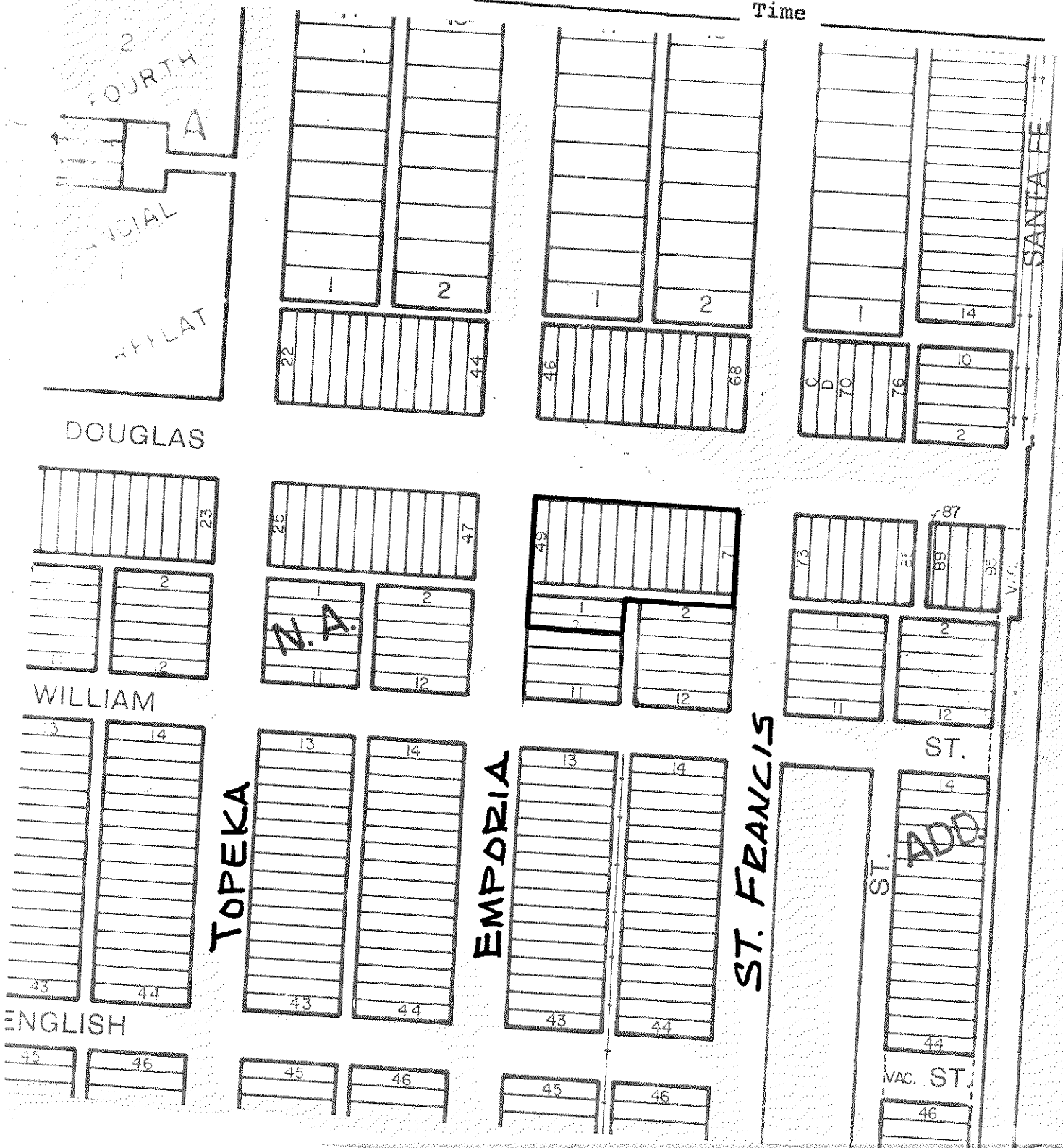
DATA SHEET

H - 77-5
 -
 -
 -
 Filed 4-29-77

APPLICATION DATA: From _____ to _____
 1. Applicant: Historical Landmark Preservation Committee
 Address 3751 E. Douglas, 67218 Phone 686-0915
 2. Agent: _____
 Address _____ Phone _____
 3. General Location: CAREY HOUSE DISTRICT - Between Douglas & William, from
Emporia to St Francis (on both sides). Address _____
 4. Proposed Use: _____

AREA DATA:
 1. Acres: 1.12 (190 (IRREGULAR))
 2. Adjoining Zoning: E "D" & "E" ft. by 300 ft.)
 3. Land Use: East S "D" & "E" West _____ South _____ North _____
 4. Sketch Plan Land Use is for: BUSINESS DISTRICT
 5. Present Land Use is for: DOWNTOWN
 6. Area (is) (is not) platted.

PHOTO DATA:
 Taken by _____ Date _____ Time _____



CAREY HOUSE DISTRICT

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

DATA SHEET

H - 77-5
 -
 -
 Filed 4-29-77

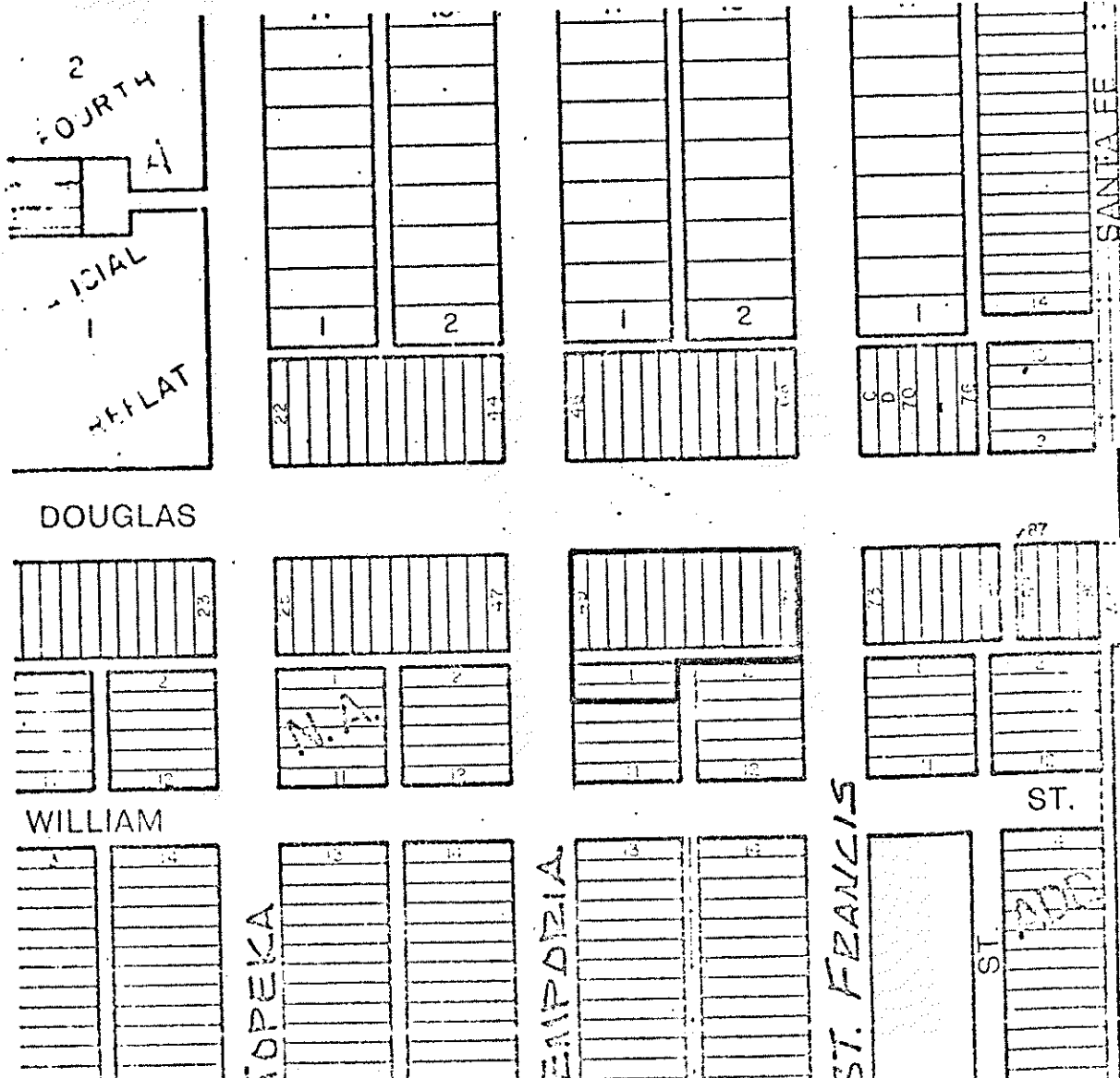
- APPLICATION DATA: From _____ to _____
- Applicant: Historical Landmark Preservation Committee
 Address 3751 E. Douglas, 67218 Phone 686-0915
 - Agent: _____
 Address _____ Phone _____
 - General Location: CAREY HOUSE DISTRICT - Between Douglas & William, fro
Emporia to St. Francis (on both sides). Address _____
 - Proposed Use: _____

AREA DATA:

- Acres: 1.12 (190 (IRREGULAR) ft. by 300 ft.)
- Adjoining Zoning: E "D" & "E" S "D" & "E" W "D" N "D" & "E"
- Land Use: East _____ South _____
 West _____ North _____
- Sketch Plan Land Use is for: _____
- Present Land Use is for: _____
- Area (is) (is not) platted. DO NOT

PHOTO DATA:

Taken by _____ Date _____ Time _____



AFFDAVIT OF PUBLICATION

STATE OF KANSAS, SEDGWICK COUNTY, SS:

Ola Hein, of lawful age, being first duly sworn, deposes and says that she is Business Manager of THE DAILY RECORD formerly known as The Democrat & Daily Record, a newspaper printed in the State of Kansas, and published in and of general paid circulation on a weekly, monthly or yearly basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is published at least weekly fifty (50) time a year, has been so published continuously and uninterrupted in said County and State for a period of more than five (5) years prior to the first publication of the notice attached, and has been admitted at the post office of Wichita in said County and State as second class matter.

That a notice, a true copy of which is hereto attached, was published in the regular and entire issue of said newspaper for 1 consecutive day as follows:

- 1st JUL 15 1977
- 2nd _____
- 3rd _____
- 4th _____
- 5th _____
- 6th _____

Ola Hein
Business Manager

Subscribed and sworn to before me this _____ day

of July 1977
William G. Suddor
Notary Public

My commission expires NOV 25 1978

Publication Fees \$ 5.81

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

86043 (First Published in the Daily Record July 15, 1977)
1-1
ORDINANCE NO. 35-108
AN ORDINANCE DESIGNATING AS A HISTORIC LANDMARK CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 28.04.195, THE CODE OF THE CITY OF WICHITA, KANSAS.
BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS.
SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of Section 28.04.195, The Code of the City of Wichita, Kansas, the lands legally described hereby are designated as a historic landmark, to wit:
CASE NO. H77-5
Establishment of the "H" Historic Landmark Designation on the following described property:
CAREY HOUSE DISTRICT, located upon the following described property: Lots 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, and 71, on Douglas Avenue and adjacent east-west alley; Lots 1 and 3 on Emporia Avenue; all in N. A. ENGLISH'S ADDITION to the City of Wichita, Sedgwick County, Kansas. Generally located between Douglas and William, from Emporia to St. Francis.
SECTION 2. That upon the taking effect of the Ordinance, the above historic designation shall be outlined and shown on the "Official Zoning Map" previously adopted by reference.
SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.
ADOPTED AT WICHITA, KANSAS, JULY 12, 1977
TONY CASADO, Mayor
Attest: (Seal), DONALD C. GISICK, City Clerk

5547

5547
✓ 200 - e. I
✓ 200 - MAPD

Kansas State Historical Society

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

December 7, 1979

Mr. John Phillip Kassebaum
c/o Kassebaum and Johnson
125 North Market
Wichita, Kansas 67202

and

Mrs. Nancy Kassebaum
111 North Market
Wichita, Kansas 67202

The property listed below was approved on the date specified for listing in the Register of Historic Kansas Places by the Kansas Historic Sites Board of Review. The Board did not recommend the property for National Register nomination for the reasons indicated in the enclosed attachment.

Carey House Historic District, 503-523 East Douglas, Wichita

The Register is a master list of buildings, structures, sites, districts and objects located in Kansas that are significant in American history, architecture, archeology and culture. The Register includes two categories of properties. National Register properties meet federal standards of significance and integrity as established by the Heritage Conservation and Recreation Service, Department of the Interior. Other properties included in the Register of Historic Kansas Places are those that do not meet federal standards (largely because of diminished integrity) but that still have substantial importance to the heritage of Kansas and its local communities.

Under state law, the above referenced property is now afforded a measure of protection from projects of state and local authorities that could encroach upon, damage, or destroy it.

The purpose of Register listing is to provide official recognition of properties with historic significance that should be treated sensitively to insure that their historic integrity is protected for the benefit of present



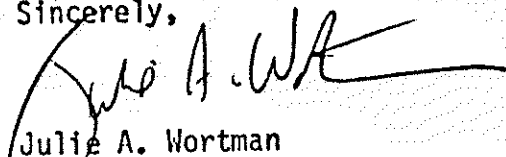
JOSEPH W. SNELL Executive Director
ROBERT W. RICHMOND Assistant Executive Director
PORTIA ALLBERT Librarian
EUGENE D. DECKER State Archivist
MARK A. HUNT Museum Director
THOMAS A. WITTY State Archeologist
JACK W. TRAYLOR Curator of Manuscripts
FOREST R. BLACKBURN Director of Publications
RICHARD D. PANKRATZ Director, Historic Preservation Dept.
HARRY JOCHIMS Research Historian
M. D. KIDWELL Fiscal Officer

OFFICERS: President, Philip H. Lewis, Topeka, 1st Vice-President, Sr. M. Evangeline Thomas, Salina, 2nd Vice-President, William J. Upton, Wichita, Secretary, Joseph W. Snell, Topeka, Treasurer, Robert W. Richmond, Topeka
EXECUTIVE COMMITTEE: Clifford R. Hope, Jr., Garden City, Wilford Riegler, Emporia, Jane R. Robison, Dodge City, A. Bower Sageser, Manhattan, William H. Seiler, Emporia, Helen L. Smith, Colby, Floyd R. Souders, Cheney, Arthur J. Stanley, Leavenworth, Calvin Strowig, Abilene

NYLE H. MILLER Executive Director Emeritus
EDGAR LANGSDORF Executive Director Emeritus

and future generations of Kansans. Significant alteration of the property may result in its being removed from the register. The expected lifespan of an historic property can be abruptly shortened through improper cleaning, tuckpointing, and other renovation treatments. The property's historic character and integrity can be seriously compromised by inappropriate modern work. To assist you in insuring the continued physical and historic well-being of your property, we have enclosed a copy of the Secretary of the Interior's "Standards for Historic Preservation Projects" and an order blank for information on specific technical treatments. In addition, please feel free to contact this office with any questions or concerns you may have when undertaking work.

Sincerely,



Julie A. Wortman
Architectural Historian
Historic Preservation Department

cc: Robert A. Puckett
Historic Wichita Board

Historic Landmark Preservation Committee

City of Wichita

The Kansas Historic Sites Board of Review voted to postpone consideration of the Carey House Historic District for National Register listing until further investigations can be made as to whether a larger National Register-eligible district exists in the area and, if so, if this larger district could be nominated. As the district was proposed it does not appear to meet the National Register criteria for districts, because this block of buildings is not of distinctly different associational or design character from many of the other buildings in the immediate area. Once further information has been gathered the board will reconsider the nomination for National Register listing.

November 8, 1979

Julie A. Wortman, Architectural Historian
Historic Preservation Department
Kansas State Historical Society
120 West Tenth Street
Topeka, Kansas 66612

Dear Ms. Wortman:

This letter is to advise you that the property known as the Carey House Square District, 503-523 East Douglas, has been designated as a historic landmark by the Board of Wichita City Commissioners. The Wichita-Sedgwick County Metropolitan Area Planning Commission considered the proposed designation on June 9, 1977 and took action recommending to the Board of Wichita City Commissioners that the designation be approved. Subsequently, on July 5, 1977, the Board of Wichita City Commissioners approved the designation and placed on first reading an ordinance establishing the designation. The ordinance was adopted on second reading July 12, 1977 and became effective upon publication in the official city newspaper on July 15, 1977.

Sincerely,

Robert L. Young
Principal Planner

RLY:el

Kansas State Historical Society

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

October 30, 1979

Snell to AM

Mr. John Phillip Kassebaum
c/o Kassebaum and Johnson
125 North Market
Wichita, Kansas 67202

and

Mrs. Nancy Kassebaum
111 North Market
Wichita, Kansas 67202

RECEIVED

NOV - 6 1979

METROPOLITAN PLANNING
ROUTE _____

Dear Mr. Kassebaum:

This is to inform you that the property listed below will be considered for nomination to the Register of Historic Kansas Places at the request of the sponsor indicated.

Carey House Square District, 503-523 East Douglas
(property)

Historic Landmark Preservation Committee, The City of Wichita
(sponsor)

The Register is a master list of buildings, structures, sites, districts, and objects located in Kansas that are significant in American history, architecture, archeology and culture. The Register includes two categories of properties. National Register properties are included in the Federal Government's official list of historic buildings and other cultural resources worthy of preservation. Other properties included in the Register of Historic Kansas Places are those that do not meet Federal standards of significance and integrity but that still have substantial importance to the heritage of Kansas and its local communities. The purpose of Register listing is to provide official recognition of properties with historic significance that should be treated sensitively to insure that their historic integrity is protected for the benefit of present and future generations.

Under state law, all properties listed in the Register of Historic Kansas Places are afforded a measure of protection from projects of state and local



JOSEPH W. SNELL Executive Director
ROBERT W. RICHMOND Assistant Executive Director
PORTIA ALLBEHT Librarian
EUGENE D. DECKER State Archivist
STANLEY D. SOHL Museum Director
THOMAS A. WILTY State Archaeologist
JACK W. TRAYLOR Curator of Manuscripts
FORREST R. BLACKBURN Director of Publications
RICHARD D. PANKRAIZ Director, Historic Preservation Dept.
LARRY JOCHIMS Research Historian
M. D. KIDWELL Business Manager

OFFICERS: President, Philip H. Lewis, Topeka; 1st Vice-President, Sr. M. Evangeline Thomas, Salina; 2nd Vice-President, William F. Ulnat, Wichita; Secretary, Joseph W. Snell, Topeka; Treasurer, Robert W. Richmond, Topeka

EXECUTIVE COMMITTEE: Clifford H. Hepa, Jr., Garden City; Wilford Regle, Emporia; Jane R. Robison, Dodge City; A. Bower Sageser, Manhattan; William H. Seiler, Emporia; Helen L. Smith, Colby; Floyd R. Souders, Cheney; Arthur J. Stanley, Luavonworth; Calvin Strougy, Abilene

NYLE H. MILLER Executive Director Emeritus
EDGAR LANGSDORF Executive Director Emeritus

authorities that could encroach upon, damage, or destroy them. Listing in the National Register also makes property owners eligible to be considered for Federal grants-in-aid for historic preservation (so long as applicable federal regulations are met) and provides limited protection through comment by the Advisory Council on Historic Preservation on the effect of federally financed, assisted, or licensed undertakings on historic properties.

The property rights of the owner are not affected by Register listing, nor is there any cost to the owner for this recognition.

If your property is depreciable and is listed in the National Register, there are also certain provisions of the Tax Reform Act of 1976 and that may apply to you. Section 2124 of the Tax Reform Act of 1976 encourages preservation of historic depreciable structures by allowing favorable tax treatments for rehabilitations. In addition, it discourages destruction of historic buildings by reducing tax incentives both for demolition of historic structures and for new construction on the site of demolished historic buildings.

Your property will be considered by the Kansas Historic Sites Board of Review as soon as is possible. Properties approved by the board for listing in the Register of Historic Kansas Places will be included as soon as the nomination is certified by the State Historic Preservation Officer. Nominations approved for National Register listing will be sent to the National Register office in Washington where the final decision on National Register listing will be made.

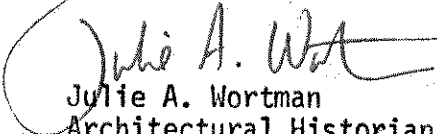
Before your property receives consideration by the review board, Historic Preservation Department professional staff will visit it in person for the purpose of first-hand analysis. Every effort will be made to contact you before this visit is made, but owing to the uncertainty of staff travel schedules, a visit may be made without prior notice. Please advise us if this presents a complication.

The nomination procedures now in effect in Kansas provide a 30-day opportunity for the property owner to comment on the proposed Register nomination, prior to Review Board consideration. By carbon copy we are also notifying the governmental authority listed below and affording them a 30-day opportunity for comment.

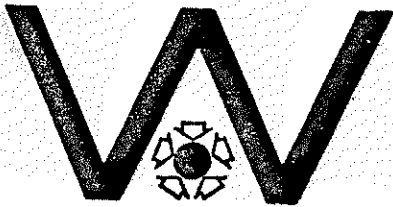
City of Wichita

Should you have any questions or comments, please let us know.

Sincerely,


Julie A. Wortman
Architectural Historian
Historic Preservation Department

THE CITY OF WICHITA



OFFICE OF THE CITY MANAGER

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

July 26, 1977

Marion B. Cone
Historic Preservation Officer
Historic Wichita Board
3751 E. Douglas
Wichita, Kansas 67218

H 77-5

Dear Sir,

Notice is hereby given that on July 12, 1977,
the Governing Body of the City of Wichita, Kansas, approved a historic
landmark subdistrict designation for the following property:

(Carey House District) Lots 49, 51, 53, 55, 57, 59, 61, 63,
65, 67, 69 & 71 on Douglas Ave & Adj E/W alley; Lots 1 & 3 on
Emporia Ave; all in N.A. English's Addn. (Case No. H77-5)

By copy of this notice, Ordinance No. 35-108
is being filed with the County Clerk and Register of Deeds of Sedgwick
County.

Very truly yours,

Donald C. Gisick
City Clerk

DCG:cb

cc: Planning Department, Current Plans Division. ✓
Central Inspection

123-020

AFFADAVIT OF PUBLICATION

84043 (First Published in the Daily Record July 15, 1977)
1-1

ORDINANCE NO. 35-108

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

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

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

CASE NO. H77-5

Establishment of the "H" Historic Landmark Designation on the following described property:
CAREY HOUSE DISTRICT located upon the following described property: Lots 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, and 71, on Douglas Avenue and adjacent east-west alley; Lots 1 and 3 on Emporia Avenue; all in N. A. ENGLISH'S ADDITION to the City of Wichita, Sedgwick County, Kansas. Generally located between Douglas and William, from Emporia to St. Francis.

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

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

ADOPTED AT WICHITA, KANSAS, JULY 12, 1977
TONY CASADO, Mayor
Attest: (Seal), DONALD C. GISICK, City Clerk

STATE OF KANSAS, SEDGWICK COUNTY, SS:

Ola Hein, of lawful age, being first duly sworn, deposes and says that she is Business Manager of THE DAILY RECORD formerly known as The Democrat & Daily Record, a newspaper printed in the State of Kansas, and published in and of general paid circulation on a weekly, monthly or yearly basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is published at least weekly fifty (50) time a year, has been so published continuously and uninterrupted in said County and State for a period of more than five (5) years prior to the first publication of the notice attached, and has been admitted at the post office of Wichita in said County and State as second class matter.

That a notice, a true copy of which is hereto attached, was published in the regular and entire issue of said newspaper for 1 consecutive day as follows:

- 1st JUL 15 1977
- 2nd _____
- 3rd _____
- 4th _____
- 5th _____
- 6th _____

Ola Hein
Business Manager

Subscribed and sworn to before me this 18 day of July 19 77

William G. Sheldon
Notary Public

My commission expires NOV 25 1978

Publication Fees \$ 5.81

37
WILLIAM G. SHELDON
STATE NOTARY PUBLIC
BUTLER COUNTY, KANSAS
MY COMM. EXP. NOV. 25, 1978

860 1/3, Published in The Daily Record on July 15, 1977

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ADOPTED AT WICHITA, KANSAS. _____

ATTEST:

Mayor

(SEAL)

City Clerk

Approved as to form

City Attorney

EXCERPT FROM MINUTES OF THE PLANNING COMMISSION 6-9-77

30. Case No. H77-5 - The Historic Landmark Preservation Committee requests establishment of the "H" Historic Landmark Designation on the Carey House District located upon the following described property: Lots 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, and 71, on Douglas Avenue; Lots 1, 3, 5, 7, 9, 11, on Emporia Avenue; Lots 2, 4, 6, 8, 10, 12 and Lots 7, 9, 11, on St. Francis Avenue, all in N. A. ENGLISH'S ADDITION to the City of Wichita, Sedgwick County, Kansas. Generally located between Douglas and William, from Emporia to St. Francis (on both sides).

GALBRAITH showed slides of the subject area and reviewed the following staff comments:

Comments:

1. The Historic Landmark Preservation Committee has submitted an application to the Planning Commission for recommendation to the Board of City Commissioners as to whether the block bounded by Emporia, Douglas, William and St. Francis and the northeast corner of William and St. Francis should be designated as a historic landmark in accordance with the ordinance passed by the City Commission on April 1, 1975.
2. Previous historic landmark designation requests have involved a single structure yet the ordinance provides that "buildings, structures, land, areas, and districts" may be designated as historic landmarks. The "Carey House District" (subject property) contains six separate buildings encompassing several uses and parking lots; however, the entire tract is under a single ownership.
3. A portion of subject property, the Carey House (Eaton Hotel) has previously been designated as a historic landmark on March 9, 1976 (H 76-9). Said hotel is also contained on the National Register of Historic Places.
4. Subject property lies within the East Douglas Urban Renewal Activity area. The Urban Renewal Agency has been notified of the requested historic landmark designation. The Historic Landmark Preservation Committee has submitted documentation in justification of the requested historic designation.
5. In this instance, if approved, the historic landmark designation provisions of the City zoning ordinance concerning exterior renovations, certificates of appropriateness, etc., will apply to the entire block area described as the "District."

GALBRAITH stated that CPO Area Council "L" unanimously recommended approval of this historic designation, and that staff could see no conflicts except he questioned why certain parking lots were included in the request.

MARION CONE, Historic Preservation Officer, stated that there had been an error in the legal description or a misunderstanding, as it had been intended that only those buildings facing Douglas between St. Francis and Emporia, including the alley, plus the Lexington Hotel built in 1914, located at 112/114 South Emporia, be included in the landmark designation.

MOTION: That the Planning Commission recommend to the City Commission that the historic landmark designation be approved for the entire frontage on the south side facing Douglas between St. Francis and Emporia, including the east-west alley, and lots 1 and 3, facing Emporia south of the east-west alley.

Bell moved, Barrier seconded, and it carried by a vote of 7 in favor (Barrier, Bayouth, Bell, Goebel, Greider, May and Taylor) and 1 opposed (Hennessy). Kamen and Savina were absent.

June 15, 1977

Ms. Marion B. Cone
Historic Preservation Officer
Historic Wichita Board
3751 East Douglas Avenue
Wichita, Kansas 67218

Re: H77-5 - Historical Landmark
Designation - CAREY HOUSE
DISTRICT - Generally located
between Douglas and William from
Emporia to St. Francis and the
northeast corner of William and
St. Francis

Dear Ms. Cone:

Our letter to you dated June 10, 1977, advised of the action taken by the Metropolitan Area Planning Commission at their meeting on June 9, 1977, with regard to the above captioned case.

Subsequent to the foregoing meeting, an examination of our aerial photograph of the area revealed that the Maxwell Hotel on South Emporia only covers lots 1 and 3 and, therefore, our ordinance being sent to the Board of City Commissioners will not include lot 5.

If you have any comments or questions concerning this matter, please call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:GLS:el

cc: Robert A. Puckett, Director, Wichita Historical Museum
Assoc., 3751 E. Douglas, 67218
Phil Kasselbaum, 123 N. Market, 67202

June 10, 1977

Ms. Marion B. Cone
Historic Preservation Officer
Historic Wichita Board
3751 E. Douglas Avenue
Wichita, Kansas 67218

Re: H77-5 - Historical Landmark
Designation - CAREY HOUSE
DISTRICT - Generally located
between Douglas and William from
Emporia to St. Francis and the
northwest corner of William and
St. Francis

Dear Ms. Cone:

At its regular meeting on June 9, 1977, the Metropolitan Area Planning Commission considered the above captioned case. The action of the Planning Commission was to recommend the historic landmark designation for the entire frontage facing Douglas, including the east-west alley to the south, and lots 1, 3, and 5 facing Emporia south of the east-west alley. The balance of the designation submitted with this case was withdrawn.

This matter will be forwarded to the Board of City Commissioners for consideration at their meeting on July 5, 1977, this meeting to be held in the City Commission Meeting Room, First Floor, City Hall, 455 North Main. We would remind you that Planning items are considered after all other matters of business.

If you have any questions concerning this matter, please call.

Yours very truly,

Jack H. Galbraith
Chief Planner

JHG:bh

cc: Robert A. Puckett, Director, Wichita Historical Museum Assoc.,
3751 E. Douglas, 67218
Phil Kasselbaum, 123 N. Market, 67202
City Manager's Office

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE June 8, 1977



TO Jack Galbraith, Chief Planner, Current Plans, MAPD
FROM Warren Gilkey, CPO Administrative Aide

SUBJECT Historic Zone Case No.77-5
(General Area - Between Douglas and
William from Emporia to St. Francis;
on both sides)

At the June 6, 1977, meeting of CPO Council Area "L", the Council unanimously recommended the Carey House District for Historic Designation.

In the opinion of Council "L", there are not many historic structures in the Wichita area, therefore, as many of these type structures as possible should be saved for the future.

Council "L" appreciates your bring the recommendation to the attention of the MAPC as background information as this case is considered during their meeting on June 9, 1977.

Warren Gilkey
Warren Gilkey
CPO Administrative Aide

WG:sm

Noted:

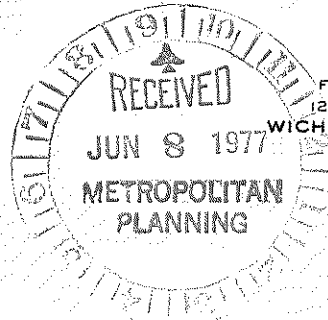
A handwritten signature in black ink, appearing to be "DF", written over a horizontal line.

David Furnas
Citizen Participation Coordinator

J

KASSEBAUM & JOHNSON

PHILIP KASSEBAUM
DOUGLAS D. JOHNSON
STEPHEN V. SICKEL
CLIFFORD L. BERTHOLF



LAW OFFICES
FIFTEENTH FLOOR
125 NORTH MARKET
WICHITA, KANSAS 67202
(316) 263-4921

June 7, 1977

Wichita-Sedgwick Metropolitan Area Planning Commission
City Hall
Tenth Floor, 455 North Main Street
Wichita, Kansas 67202

Attention: Robert A. Lakin, Secretary

Re: Case No. H77-5

Gentlemen:

This will acknowledge receipt of your May 26, 1977 notice to property owners involving the Historical Landmark Designation of Carey House District.

As President of The Radio Station KFH Company, Inc., parent company for and owner of the property involved, I wanted to advise you that the corporation welcomes the establishment of such historical landmark designation for the proposed Carey House District.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read "Philip Kasabaum".

Philip Kasabaum, President
The Radio Station KFH Company, Inc.

JPK/sb

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 6-9-77

Case No. H 77-5	Request: Historic Landmark Designation
-----------------	--

Location: Generally located between Douglas and William from Emporia to St. Francis and the northeast corner of William and St. Francis.

Acres: 2.23	Size: 300' x 325' (irregular)
-------------	-------------------------------

	<u>Land Use</u>	<u>Zoning</u>
Existing	Radio station, hotel, parking general business	"D" & "E"
North	Typewriter sales, pawn shop, Goodwill Store	"D" & "E"
East	General business, offices	"D" & "E"
South	Mortuary, general business, Santa Fe trucks	"D" & "E"
West	Parking, office furniture sales	"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 block bounded by Emporia, Douglas, William and St. Francis and the northeast corner of William and St. Francis should be designated as a historic landmark in accordance with the ordinance passed by the City Commission on April 1, 1975.
2. Previous historic landmark designation requests have involved a single structure yet the ordinance provides that "buildings, structures, land, areas, and districts" may be designated as historic landmarks. The "Carey House District" (subject property) contains six separate buildings encompassing several uses and parking lots; however, the entire tract is under a single ownership.
3. A portion of subject property, the Carey House (Eaton Hotel) has previously been designated as a historic landmark on March 9, 1976 (H 76-9). Said hotel is also contained on the National Register of Historic Places.
4. Subject property lies within the East Douglas Urban Renewal Activity area. The Urban Renewal Agency has been notified of the requested historic landmark designation. The Historic Landmark Preservation Committee has submitted documentation in justification of the requested historic designation.
5. In this instance, if approved, the historic landmark designation provisions of the City zoning ordinance concerning exterior renovations, certificates of appropriateness, etc., will apply to the entire block area described as the "District."

MAP 5547

WICHITA LANDMARK REGISTRY

ENDANGERED

Nomination

21
27
1E

PROPERTY: CAREY HOUSE SQ BLOCK
(CAREY HOUSE DISTRICT)

#77-5

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 4
- 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 5
- g. Identification as the work of an architect or master builder whose individual work has influenced the development of the City
- h. Embodiment of elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation
- i. Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on historic, cultural or architectural motif 5
- j. Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the City
- k. Archaeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest
- l. Value as an aspect of community sentiment or public pride

TOTAL SCORE 38

II. Environmental Factors:

- a. Desecration of Original Design
 - None or Little 15
 - Moderate 10
 - Considerable 5 10
- b. Importance to Neighborhood
 - Good 5
 - Moderate 3
 - Minor 1 5
- c. Physical Condition
 - Excellent 5
 - Good 3
 - Fair 1 3
- d. Surrounding Area Conditions

	Grounds	Neighborhood	
Good	5 <input type="checkbox"/>	Good	5 <input type="checkbox"/>
Fair	3 <input checked="" type="checkbox"/>	Fair	3 <input checked="" type="checkbox"/>
Poor	1 <input type="checkbox"/>	Poor	1 <input type="checkbox"/> <input checked="" type="checkbox"/> 6

III. Justification for Section I.

a. One of the only remaining examples of the streetscape as it appeared at the turn-of-the-century. f. & i. Architecturally important as the facades are intact and a very important section of Douglas Ave to protect, the only complete block left of downtown Wichita that is this early. ALL BRICK BLDGS/LIMESTONE COLOR TRIM - ALL SIMILAR HEIGHT & DATE

IV. General Comments upon Significance, strongest positive and negative influences: Positive influence as it is owned by one owner who is restoring the entire block, which will fit into the East Douglas Restoration Project as the SE anchor.

Gen. Loc. Between Douglas & William, from Emporia to St. Francis (on both sides).

Present appearance:

Number of stories 2-6 Basement —

Date of construction: 1887-1907

Architect:

Foundation material: —

Builder:

Exterior wall material: BRICK-VARIOUS Cost:

Color of exterior: 5 BLDGS - RED BR Other construction data:

Type (shape) of roof: FLAT

Color of roof: —

Roof materials: —

Architectural style:

Windows: material, form ARCHED/
RECTANGULAR-VARIOUS

HOTEL-VICTORIAN ECCLECTIC
BALANCE-TURN OF CENTURY
ECCLECTIC

Doors: materials, form
PLAIN

Lintels and sills: type, shape, material
LIMESTONE SLAB-WOOD

Eaves and cornice: - CORBELLED/
BOXED/BRACKETED

Chief exterior features: (towers, turrets, bays, porches, entrances,
unusual detailing)

MULTI SHAPED WINDOWS

Explain how the present exterior appearance differs from the original.
What additions and alterations have been made?

1ST FLOOR ENTRANCES CHANGED IN SOME INSTANCES
BASICALLY INTACT

First occupant:

VARIOUS

Original usage: COMMERCIAL

Other occupants, if known:

Other usages, if any:

Present use: COMMERCIAL

Future plans, if known:

POSSIBLE RESTORATION

Ref: pg 10 "Wichita" - 1914

CAREY HOUSE SQUARE DISTRICT

501/503 East Douglas	"Lawrence Block" - Merchants State Bank, opened 12/10/06 Now KFH/KBRA Radio.	Red brick, three story commercial structure, dentil trim between 1st & 2nd floor, arched windows, third floor with natural color key-stones matching dentil trim at roofline - Restored
505 East Douglas	1917-Daniels Second Hand Store, Brown furnished rooms 1924-Ben Harris Restaurant & Belmont Rooms	Red brick, corbeling at roofline, arched second story windows, natural color keystone, 2 story
507 East Douglas	1902-Wichita Trunk Factory 1907-Wichita Loan Co & Johnson Furnished Rooms 1924-Wichita Loan Co & Rooms	Red brick, corbeling at roofline, limestone lintels & sills - 2 story
509 East Douglas	1903 - Kirkwood Building Kingsland Restaurant 1907-Bosustow Restaurant Bailey Furn Rooms 1917-Haverstock Taxicab & Auto Livery & Waldorf Cafe 1924-Bell Tailoring & Wichita Army Navy Store	Red brick, corbeling at roof metal cornice & name/date sign at roof, arched windows natural keystone & trim - 2-story
511/515 East Douglas	(511)1907 - G.W.Stover-cigars 1917-Taylor's White Cafe & Rooms 1924-Geo Shinas Fruits & Wichita Hotel (515)1907-Farrel & Scheid Barbers T.E.Preston Pool Hall 1917-Ray Luzadder Billards 1924-Harry Pappas Billards	Brick 3-story commercial, arched windows 3rd story Greek pediment, corbeling at roofline-decorative lintels
517 East Douglas Hotel Wing-1904)	1904 - B.B.Hull Tailor 1924 - B.B.Hull Tailor	West end of Hotel Carey
525 East Douglas	1887 - Eaton Hotel (Carey) (See National Registry)	
112/114 South Emporia	1914 - Lexington Hotel	Double building, 2-story light brick facade

* MERCHANTS STATE BANK WAS OPENED DECEMBER 10, 1906
SOON AFTER THE LAWRENCE BLOCK WAS COMPLETED.
OFFICERS OF THE BANK WERE: GEO. N. ROBINSON, PRES.;
D. HEATON, VICE PRES, AND J. A. MURPHY, CASHIER. THEY
STARTED WITH A CAPITAL OF \$50,000. ROBINSON RESIGNED
ON OCT. OF 1907 AND CHARLES LEWIS BECAME PRESIDENT.
WITH GEORGE VERIL, VICE PRES. AND J. W. DICE, CASHIER.
THE LAWRENCE BLOCK IS LOCATED AT 501-503 E. DOUGLAS.

* CAREY HOUSE SQUARE PROPERTY

History of the Lexington Hotel (Brief)

The Lexington was constructed in 1914.
(Date of opening unknown at this time.)
The first owner and proprietor was John
L. Wiedeman who featured steam heat, bath,
hot and cold water in every room of his
hotel that was listed at 112-114 South
Emporia. In 1919 the hotel was owned by
Mrs. Lulu P. Gross who also served as
manager of the hotel. Several proprietors
followed and since 1924 the Hotel address
listing was changed to 114 1/2 which in-
dicates the ground floor lobby was elimi-
nated at that time. The hotel remained
in business until 1973 when it was phased
out for the Carey House project. Glazed
white brick adorns the front of the hotel.

THE CITY OF WICHITA

March 2, 1977



HISTORIC WICHITA BOARD
3751 EAST DOUGLAS AVENUE
WICHITA, KANSAS 67218
(316) 686-0915

Mr. Ray Bruggeman, Director
Public Works Department
455 North Main St
Wichita, Kansas

Dear Mr. Bruggeman:

The Historic Landmark Preservation Committee has voted to recommend a Landmark District, located in the Carey House Square Block, from St. Francis St to Emporia St, along Douglas, and back to and including the alley behind this block. We feel that this area is important as the last remaining site containing original cedar block paving in Wichita, and special care should be taken to preserve it. We realize that it might be difficult for your Department under all circumstances to maintain the alley in existing condition in case of a utility or paving problem, and therefore offer the following suggestions which might be agreed upon by our Committee and your Department to ease some of the problems which may occur.

Should there be a utility failure, every effort should be made not to displace these blocks, to tunnel under, etc. If this is impossible, and the alley must be dug up for repair purposes, the cedar blocks must be carefully removed and replaced if possible. If the cedar block is deteriorated to a point that they cannot be replaced, that the block be salvaged and placed in a public area for viewing, to be determined by the Landmark Committee and Historic Wichita Board.

Should a drainage problem occur due to wear of these blocks, that these blocks not be paved over, that they be removed carefully and replaced if possible. If the cedar block is deteriorated to a point that they cannot be replaced that the block be salvaged, etc etc.

Should these blocks deteriorate to a point where they must be paved or removed, that these blocks be removed and replaced in a public area for viewing, to be determined by the Committee and Board.

We would appreciate your comments on the matter.

Sincerely,

HISTORIC LANDMARK PRESERVATION COMMITTEE

H. Craig Miner, Chairman

cc: City Manager
Landmark Committee

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

NOTICE TO PROPERTY OWNERS

May 26, 1977

The Wichita-Sedgwick County Metropolitan Area Planning Commission will consider the following item in the City Commission Meeting Room, City Hall, 1st. floor, 455 North Main, Wichita, Kansas, during its meeting on June 9, 1977 beginning at 1:30 p.m.

CASE NO. H77-5

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

CAREY HOUSE DISTRICT - located upon the following described property: Lots 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, and 71, on Douglas Avenue; Lots 1, 3, 5, 7, 9, 11, on Emporia Avenue; Lots 2, 4, 6, 8, 10, 12 and Lots 7, 9, 11, on St. Francis Avenue; all in N. A. ENGLISH'S ADDITION to the City of Wichita, Sedgwick County, Kansas. Generally located between Douglas and William, from Emporia to St. Francis (on both sides).

A representative of the Historic Landmark Preservation Committee, 3751 E. Douglas, Phone No. 681-1131, will contact you to explain the proposed historic landmark designation and answer questions you may have.

The Planning Commission requests that the property owners make known their wishes and desires concerning the proposed historic landmark designation. This can be accomplished by written correspondence prior to the hearing date or by appearing at the public hearing in person or through a representative if so desired. Written correspondence should be addressed to Mr. Robert A. Lakin, Director of Planning, City Hall, 10th Floor, 455 North Main Street, Wichita, Kansas 67202.

On the basis of the proceedings of the public hearing, the Planning Commission may recommend for or against the establishment of a Historic Landmark Designation to the Board of Wichita City Commissioners. In the event the Board of Wichita City Commissioners approves the Designation, such Designation provides for a review by the Historic Landmark Preservation Committee and the issuance of a Certificate of Appropriateness by the Board of Wichita City Commissioners for any proposed exterior alteration of the Historic Landmark. The Designation also provides for a suspension of up to 240 days for the issuance of a demolition permit on a Historic Landmark. The Historic Landmark Designation does not change the types of uses permitted by the zoning classification established on the property.

NOTE: You are also informed that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

NOTE: It is the policy of the Planning Commission that any request for a deferral of the hearing of this case shall be submitted to the Secretary, Robert A. Lakin, City Hall, Tenth Floor, 455 North Main Street, 7 days prior to the meeting. The Chairman or the Secretary may grant such a request for deferral. Persons requesting deferrals will be charged with the cost of preparing and mailing new notices.

Robert A. Lakin
Secretary

LIMITED REPORT OF TITLE

STATE OF KANSAS)
) SS:
SEDGWICK COUNTY)

The Fidelity Title Company, Inc., duly qualified Abstracter under the laws of the State of Kansas, after a careful search of the records of Sedgwick County, Kansas, makes the following statement concerning the title to the following described property situated in in said County and State, to-wit:

Lots 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69,
and 71, on Douglas Avenue,

Lots 1, 3, 5, 7, 9, 11, on Emporia Avenue,

Lots 2, 4, 6, 8, 10, 12 and Lots 7, 9, 11,
on St. Francis Avenue,

all in N. A. ENGLISH'S ADDITION to the City of
Wichita, Sedgwick County, Kansas.



That the last deed or deeds, purporting to convey title to said property is a

See Schedule "A" attached.

and purports to be a full and complete conveyance of the entire fee simple title except as follows:

except easements and restrictions of record.

Dated at Wichita, Kansas, this 11th day of April,
1977, at 7:00 o'clock A.M.

FIDELITY TITLE COMPANY, INC.

By *Arleta Gray*
Asst. Sec. ag



SCHEDULE "A"

Lots 49 & 51, Douglas Avenue

Warranty Deed filed June 25, 1971, recorded in Book "1529" of Deeds, page 280, from O. S. Gossard & Jaclyn G. Gossard, husband and wife, to CAREYHOUSE SQUARE, INC., a corporation,

Lot 53, on Douglas Avenue

Warranty Deed filed April 1, 1975, recorded on Film "136", Page 938, from Henry Leben, a single man, to CAREY HOUSE SQUARE, INC., a Kansas Corporation,

Lot 57, Douglas Avenue

Warranty Deed filed July 20, 1973, recorded in Book "67", Page 1047, from Esther Steinberg, a single woman, to ELINOR HELITZER

Lease Agreement, filed October 26, 1971, recorded in Book "700" of Msc., page 434, from Phillip Gerson, by Esther Steinberg, Attorney in Fact for Phillip Gerson, to CAREY HOUSE SQUARE, INC., a Kansas corporation,

Lot 55, on Douglas Avenue

Corporation Warranty Deed filed May 18, 1971, recorded in Book "1526" of Deeds, page 401, from The Fourth National Bank and Trust Company, Wichita, to CAREY HOUSE SQUARE, INC.,

Lots 59 and 61, on Douglas Avenue

Deed of Testamentary Trustee, filed May 14, 1971, recorded in Book "1526" of Deeds, page 262, from First National Bank in Wichita, testamentary trustee under the will of Rachel L. Grace, deceased, to CAREY HOUSE SQUARE, INC.,

Lots 63, 65, 67, 69, & 71, on Douglas Avenue

Warranty Deed filed May 18, 1971, recorded in Book "1526" of Deeds, page 399, from Louise Shirk Gossard, a single woman, to CAREY HOUSE SQUARE, INC., a Kansas Corporation

Lots 1 & 3, on Emporia Avenue

Warranty Deed filed August 16, 1971, recorded in Book "1533" of Deeds, page 203, from Dan Mar and May H. Mar, his wife, and So J. Yee and Toy W. Yee, hiswife, to CAREY HOUSE SQUARE, INC., a Kansas Corporation

Lots 5, 7, 9 & 11, on Emporia Avenue

Corporation Warranty Deed, recorded on Film "189", Page 1164, filed May 10, 1976, from Noble Properties, Inc., to CAREY HOUSE SQUARE, INC.,

Lots 2, 4, 6, 8, 10 and 12, and Lots 7, 9 & 11, on St. Francis Avenue
Corporation Warranty Deed filed August 5, 1976, recorded on Film "203" Page 1171, from The Litwin Corporation, to CAREY HOUSE SQUARE, INC.

Mr. Phil Kesselbaum, Pres.
Carey House Square, Inc.
Ks. State Bank + Trust Bldg.
123 North Market
Wichita Ks. 67202



