

National Register of Historic Places Registration Form

Listed in the National Register
April 5, 2016

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

Historic name Ash-Grove Historic District on East Douglas Avenue
Other names/site number Ash-Grove Historic District; KHRI #173-12982
Name of related Multiple Property Listing N/A

2. Location

Street & number 2100- 2330 E Douglas Ave (evens); 114 & 117 N Madison Ave; 111 N Spruce St; 115-117 N Grove St not for publication
City or town Wichita vicinity
State Kansas Code KS County Sedgwick Code 173 Zip code 67214

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local Applicable National Register Criteria: A B C D

See file.

Signature of certifying official/Title Patrick Zollner, Deputy SHPO Date _____

Kansas State Historical Society
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register determined eligible for the National Register
 determined not eligible for the National Register removed from the National Register
 other (explain:) _____

Signature of the Keeper _____ Date of Action _____

Ash-Grove Historic District on East Douglas Ave.
Name of Property

Sedgwick County, Kansas
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only **one** box.)

Number of Resources within Property
(Do not include previously listed resources in the count.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

<u>Contributing</u>	<u>Noncontributing</u>	
17	2	buildings
0	0	sites
0	0	structures
0	0	objects
17	2	Total

Number of contributing resources previously listed in the National Register
0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/TRADE: business, professional,
specialty store, restaurant

INDUSTRY/PROCESSING/EXTRACTION:
manufacturing facility

HEALTH CARE: medical business/office

DOMESTIC: multi-family

Current Functions

(Enter categories from instructions.)

COMMERCE/TRADE: business, professional,
specialty store, warehouse

INDUSTRY/PROCESSING/EXTRACTION:
communications facility

DOMESTIC: multi-family

VACANT

WORK IN PROGRESS

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19th AND EARLY 20th CENTURY

AMERICAN MOVEMENTS: Commercial Style

MODERN MOVEMENT

Materials

(Enter categories from instructions.)

foundation: Concrete

walls: Brick, Concrete

roof: Synthetic, Asphalt

other: Stone detailing

Ash-Grove Historic District on East Douglas Ave.
Name of Property

Sedgwick County, Kansas
County and State

Narrative Description

Summary

The Ash-Grove Historic District on East Douglas Avenue is a three-block commercial strip located east of Interstate 35 (I-35) on East Douglas Avenue (across from Wichita East High School and Roosevelt Intermediate School. Located two miles east of Wichita's central business district, this commercial cluster developed over a 40-year period from 1920 to 1960 composed of secondary commercial and light industrial buildings. With few exceptions, the existing one- and two-story buildings are historic commercial buildings in a traditional downtown-style setting with common set-back from the street and shared parting walls between buildings. The buildings are largely brick construction, most built in the Commercial Style with brick facade and piers framing a glass storefront with large display windows. While a majority of the buildings are one-story, the extant two-story buildings were constructed with apartments on the upper floor and following rehabilitation projects in recent years, most are again occupied in that use. The post-war buildings, too, have red and blond brick facades on brick or concrete block buildings. These Modern commercial buildings are distinguished from their 1920s counterparts by their plain brick facades lacking the subtle detailing of their predecessors. The post-war buildings generally have storefronts with large display windows, with low or no bulkheads, and no transom windows. Although many of the district's buildings are unremarkable when viewed individually, the buildings in the three block span form a cohesive commercial cluster representing two distinct periods of development – the 1920s boom following construction of Wichita's new high school in the 2200 block of East Douglas and Wichita's aviation boom during and following World War II. This area has not been widely recognized as a historically-significant resource, yet the buildings within the four-acre district are remarkably intact with a rare level of historic and architectural integrity. Ninety percent of the properties are contributing to the district's historic significance.

Elaboration

Location and Setting

The Ash-Grove Historic District on East Douglas Avenue spans from Ash Street on the west to Grove Street on the east, encompassing the commercial blocks on the north side of the 2100-2200-2300 blocks of East Douglas Avenue (referred to as "Douglas" in the following narrative) to the mid-block alley north of Douglas. The district is located 11 blocks east of the eastern edge of Wichita's commercial center and four blocks west of the west boundary of the College Hill Neighborhood. The most prominent physical characteristic of this area of Douglas is Wichita East High School (and the former Roosevelt Intermediate School) located on the south side of Douglas in the 2100-2300 blocks (*see Figure 5 for historic view of schools with the commercial properties across the street*).

Douglas Avenue is a main east-west thoroughfare in Wichita's downtown area, located three blocks north of US-54 (Kellogg Avenue). In the 1970s I-35, a north-south thoroughfare connecting the states of Kansas and Oklahoma, was elevated over Douglas at the 2000 block, creating a prominent visual barrier at the west side of the Ash-Grove District. The span of Douglas east of I-35 is a destination-oriented region that does not share the pedestrian orientation of the west end of Douglas in the core central business district.

The Ash-Grove Historic District is a simple rectangular boundary spanning the north side of East Douglas Avenue from Ash Street on the west to Grove Street on the east, north to the mid-block alley. This three-block cluster is comprised of 18 one- and two-story commercial buildings and one two-story apartment building. Fifteen of the buildings are located on Douglas in traditional historic commercial blocks with a common set-back from the street and shared parting walls between adjacent buildings. The remaining four buildings are located on one of the side streets in the half-block north of Douglas. Each of these buildings – The Madison Apartments, Wheeler and Benignus Paint Store, Fortney Tile Company, and the Carpenter Shop – is free-standing and fronts east or west, on the north-south side streets north of Douglas.

East Douglas Avenue is a busy four-lane thoroughfare with on-street parallel parking on the north side of the street in this region. On-street parking is also located on most side streets north of Douglas and additional parking is provided behind many of the buildings accessed by the rear alley that runs parallel to Douglas throughout the district.

The Ash-Grove Historic District is located in the Park Place Addition to the City of Wichita, which was annexed into the city limits in 1919. The blocks are laid out in 25' x 165' lots with a mid-block alley. The width of buildings is generally in 25' increments with several buildings, particularly in the 2300 block, occupying multiple lots. The depth of the buildings varies with some buildings spanning the full 165' depth and others occupying one-half to two-thirds of the lot with off-street parking behind the buildings. The commercial orientation along the north side of Douglas is clearly distinguished from the surrounding residential blocks located to the north (*See Figure 4 – 1950 Sanborn Map*). Although the area included a few

Ash-Grove Historic District on East Douglas Ave.
Name of Property

Sedgwick County, Kansas
County and State

dwellings on Douglas, the dwellings were replaced by the existing commercial structures beginning in the 1920s, and today no single-family dwellings remain within the district.

District Buildings

The buildings in the Ash-Grove Historic District on East Douglas Avenue represent two distinct periods of development: the 1920s growth following announcement of construction of Wichita's new high school in the 2200 block of Douglas and the 1940-1960 World War II and post-war growth related largely to Wichita's aviation industry. Although a few free-standing commercial buildings (and private dwellings) were in place prior to the announcement of the construction of Wichita's new (East) High School in 1922, construction of the school served as the impetus for the first major wave of commercial development on the north side of the 2100-2300 blocks of Douglas. The Smith Baking Company Building at 2300 East Douglas is the only existing building that was in place, in its existing configuration, prior to construction of the school. Four other buildings, the residence at 2110, Corzine Grocery at 2160, T.J. House Grocery at 2328, and the Carpenter Shop at 115 North Grove Street were in place prior to 1922, but their current appearance (and in most cases, their historic significance) dates to later alterations.

By 1930 five additional buildings had been built in this three block area including two twin two-story buildings (the Suhn and Lahn Buildings at 2202 and 2206) with retail stores on the first floor and apartments on the second floor. New one-story commercial buildings included Shaw's Bicycle Shop at 2146 and the buildings at 2220 & 2226 built by E.T. Battin and F.G. Orr respectively (later combined into single property with expansion of Orr's College Hill Bookstore in 1946). The only purpose-built residential property in the area – a five-plex – was built in 1930 north of Douglas on North Madison Street, bringing to a close the first major phase of development in this area. By this time only one private residence remained in each of the 2200 and 2300 blocks while four homes remained in the 2100 block. Eight of the existing 19 properties in the district were in place by 1930. The properties included both one- and two-story commercial buildings and one two-story five-plex residential unit. All of those early buildings fall under the architectural classification of "Commercial Style," a simple building form that emerged in the Progressive Era. The construction of one property, Fortney Tile and Marble Company at 111 North Spruce Street, was built in 1937, falling outside the two primary periods of development.

The second major phase of growth in the Ash-Grove Historic District began during World War II and flourished in the post-war era. In the 1940s, three of the district's existing buildings – Corzine Grocery (with the adjacent building at 2156), Orr's College Hill Bookstore (with E.T. Battin's building adjacent on the west at 2220), and T.J. House Grocery (with the adjacent Whitehead Bakery Building on the west at 2320) – saw major expansions combining two formerly-separate properties. Two of these expansions involved installation of new (the existing) brick facades. These brick facades, like their adjacent predecessors, were built as traditional historic commercial facades with storefronts and subtle brick or stone detailing characteristic of the Commercial Style.

Following the lull in private construction due to the Great Depression and World War II, there was a pent-up desire to design and construct new buildings that reflected the optimism of a new era. Yet in most Midwestern cities, "there was no sweeping surge of innovation" after the war but instead a "cautious movement toward an increased modernism in architecture" that was generally acceptable to a conservative clientele.¹ The Ash-Grove Historic District exhibits the rapid post-war growth in an architecturally conservative style.

Wichita's post-war building boom was felt in the nominated district, perhaps most noticeably in the 2100 block where four new commercial buildings were built between 1945 and 1960. Three new commercial buildings were built in this post-war era in the 2200 block and one large building was built in the 2300 block generally bringing each of these blocks to their existing configurations. All of the post-war commercial buildings differed from their 1920 neighbors. While some of the buildings were still constructed of brick, most were built of concrete block with brick facades. At least two of the buildings were built with blond brick facades in contrast to the more common red brick and the storefronts were aluminum. More noticeable was a change in the design of the storefronts on the post-war Modern buildings. Many of these buildings incorporated larger display windows with narrow or no bulkhead/base and no transom over the display windows. The parapets of the Modern buildings typically lack the subtle brick or stone detailing common on Commercial Style buildings and generally have a simple concrete or stone cap in lieu of the brick or tile caps found on the 1920s facades. These design characteristics are typical of the Modern Movement in architecture, forgoing all forms of ornamentation with a focus on simple materials and the function of the space.

¹ Sally F. Schwenk, *Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri* National Register of Historic Places Multiple Property Documentation Form (2007): E-37, 40 (quoting George Ehrlich, *Kansas City, Missouri: An Architectural History, 1826-1990*. Rev Ed. (Columbia, MO: University of Columbia Press, 1992), 121.

Ash-Grove Historic District on East Douglas Ave.
Name of Property

Sedgwick County, Kansas
County and State

The dates of construction of the district properties span from 1917 to 1960. The earliest extant building is the dwelling at 2110 Douglas that was built in 1917. Although the dwelling remains in place, it was completely obscured by a 1957 addition of a Modern office building at the front of the former duplex, aligning the new facade with the adjacent commercial building on the east. The most recently-constructed property in the district is the one-story Modern commercial building at 2100 Douglas built in 1960 (and since modified with anodized storefronts and wood siding). All of the district's 19 properties were built during the span between these two buildings, reflecting two distinct periods of development. The buildings of the Ash-Grove Historic District reflect the time in which they were constructed. Two architectural styles are prevalent: 58% of the district properties (11 buildings) fall under the Late 19th and Early 20th Century American Movement: Commercial Style, and 42% (eight buildings) reflect the Modern Movement in architecture. The district is distinguished by its high level of architectural integrity.

Differing from the multi-story elaborate commercial buildings characteristic of Wichita's central business district, the buildings in the Ash-Grove Historic District on East Douglas Avenue are typical of commercial buildings in neighborhoods and secondary commercial strips in cities and in the downtowns of smaller communities throughout the state and Midwest. Most of buildings in the Ash-Grove Historic District are traditional historic commercial buildings with subtle stylistic distinctions.

Late 19th and Early 20th Century American Movements

Over 50% of the buildings in the Ash-Grove Historic District are classified as Late 19th and Early 20th Century American Movement: Commercial Style. During the late 19th century, commercial buildings in the United States began to be designed with greater simplicity than the Late Victorian Styles that had preceded them. These commercial buildings had flat roofs with parapets, simple facades usually with symmetrical fenestration and traditional storefront designs. Brick or stone patterns on the upper facades or at the parapets were common as the only ornament on these buildings. The district buildings that are classified as Commercial Style are one and two stories and constructed primarily of brick.

Commercial Style buildings reflect the standard image of secondary historic commercial buildings: an upper facade with regularly-space windows and brick detailing (two-story) or plain upper facade with corbelled parapet or simple parapet cap (one-story), and separate storefront with display windows flanking a street entrance, a base or bulkhead and transom. A distinguishing feature of these buildings is the simplicity of the facade, typically highlighted by subtle detailing at the parapet and masonry openings on the facade.

Modern Movement

Just under half of the district's properties (eight of the 19) were built in the post-World War II period and are classified under the Modern Movement in architecture, a much higher percentage than typically found in commercial districts in Kansas.

The Modern Movement in architecture is widely recognized as a twentieth-century phenomenon, but the idea of modern architecture, in contrast to a revived style from some earlier period, had been in existence for decades. The Industrial Revolution was a major force in modern architecture by supplying new methods of construction that allowed new forms. The style emphasized a process and introduced function as a design criterion. Modern architecture, in its simplest form, was based on the practical use of materials, the principles of function, and the rejection of historic precedent and specifically, the use of ornament.² The first Modern designs were Art Deco, a style that in the 1920s consciously strove for modernity and was the first widely popular style in the United States to break with the revivalist tradition.³ The International or Streamline style replaced Art Deco in the popularity in the 1930s, and then the Great Depression and World War II stunted any architectural development outside of federally-funded works programs and war-related building. The concept of modernism gained wide popularity in the period after World War II. During that time, many true modernists rejected the Art Deco, Art Moderne, and Streamline styles for their use of traditional architectural values and use of ornamentation albeit geometric in form. Post-war Modern commercial buildings are distinguished by their plain, unadorned facades and by the use of materials including aluminum and concrete.

The best examples of the post-war Modern style within the district are the Professional Arts Building at 2110 Douglas and the Ablard Building at 2214 Douglas. The first is an addition on the front of a 1917 residence. This addition is clearly commercial in function with a flat roof and blond brick facade making it compatible with adjacent buildings in the block.

² William J.R. Curtis, *Modern Architecture Since 1900* (Englewood Cliffs, New Jersey: Prentice-Hall, Inc., 1982), 14-30.

³ Historic American Buildings Survey and National Trust for Historic Preservation, *What Style is it? A Guide to American Architecture* (New York: John Wiley and Sons, 1983), 88.

Ash-Grove Historic District on East Douglas Ave.
Name of Property

Sedgwick County, Kansas
County and State

The facade also incorporates green metal panels with aluminum detailing, and a two-story vertical entrance giving the addition a distinctly Modern appearance. The second example is a simple 1950 one-story commercial building with brick facade and two aluminum storefronts that angle back to a recessed entrance. The storefronts have no bulkhead; the glass window extends to the sidewalk and there is no transom, characteristics that distinguish the building as a post-war Modern building in comparison to neighboring 1920s Commercial Style storefronts.

Other

The only residential property in the district could be classified under the Commercial Style as a simple symmetrical brick building designed in the Progressive Era. However, the building's form and function as an apartment house is the determining factor in its stylistic classification. The Madison Apartments would be classified as a Colonnaded Apartment Building or Conventional Low-Rise Apartment Building. One other district property, the Fortney Tile and Marble Company, reflects its 1937 date of construction and could be classified under the Commercial Style given its one-story symmetrical facade and shaped parapet. This building embodies Spanish Revival stylistic references with its white stucco facade, shaped parapet, and the use of tile on the facade and parapet cap. The building's original function as a marble and tile fabricator is the primary factor influencing its design. The building features industrial steel sash windows along the two street facades for functional purposes: light and ventilation. This configuration with regularly-spaced individual windows distinguishes the building from its commercial counterparts along Douglas with traditional glass storefronts. These two buildings add variety in function and design to the predominantly commercial area.

Alterations and Integrity

Alterations to storefronts are the most common modification to traditional historic commercial buildings. Aside from business signage or awnings, storefront modifications were a relatively easy way for businesses to present a fresh up-to-date appearance. The buildings in the Ash-Grove Historic District on East Douglas Avenue are no different. The most common former alterations include replacement storefronts, replacement windows on the two-story buildings, and painted brick facades. The more drastic alterations in which formerly separate buildings or storefronts were combined or remodeled to accommodate a single business or new tenants, are detailed below by building. The most obvious examples are Corzine Grocery and the T.J. House Grocery Building, both of which received new brick facades in the early 1940s. These substantial modifications have gained significance in their own right, the buildings being historically-significant as examples of their 1940s facades/remodelings.

Possibly due to the amount of post-war development that occurred in the area, even the earlier commercial buildings escaped the 1960s "modernization" common to many traditional commercial districts. Since the 1960s, few of the businesses in the district have made physical improvements and necessary maintenance has clearly been deferred on many properties. There are several vacant storefronts in the three-block span. In order to discourage vandalism, most of the vacant properties have boarded transoms, storefronts, and windows which contribute to a rundown image of the neighborhood. However, the area has been attracting new interest and investment. Two prominent commercial buildings in the 2300 block (Smith Baking Company and the House Building) were among the first major rehabilitation projects in this area in the past 20 years. More recently, the Lahn Building at 2208 Douglas has undergone rehabilitation; its renovated upper-floor apartments and commercial storefront were quickly leased inspiring new investment. Four other properties have recently been purchased and are pending historic rehabilitations. Removal of former facade coverings and boarded transoms on these properties revealed historic facades beneath that are largely intact. A survey of properties in the three-block area revealed a surprising level of historic integrity, leading to the nomination of this historic district.

The Ash-Grove Historic District on East Douglas Avenue has 19 resources, one of which (the Lahn Building) has formerly been listed in the Register of Historic Kansas Places. Only two of the 19 resources have been modified to an extent that the resulting loss of integrity renders them non-contributors to the district. Seventeen of the 19 properties retain a sufficient degree of historic and architectural integrity to contribute to the historic significance of the district resulting in a remarkably high ratio of 90% contributing resources in the district.

Ash-Grove Historic District on East Douglas Ave.
Name of Property

Sedgwick County, Kansas
County and State

INDIVIDUAL PROPERTIES

Property Listing

Following is a list of individual properties in the district by number, historic name, address, date of construction, style, and status (contributing or non-contributing to historic district). After the table, is a summary of each individual resource in the district which includes a brief physical description and summary of the building's history, as well as a statement of integrity that explains the contributing/non-contributing status.

Note on Sources

The individual historic summaries provide information about the history of each of the district properties. The primary sources for the histories were: Sanborn maps (1914, 1935, and 1950 update); R.L Polk City of Wichita Directories for multiple years between 1915 and 1963 (available at the Wichita/Sedgwick County Metropolitan Planning Office and on-line at Ancestry.com); City of Wichita Building Permits available at Wichita/Sedgwick County Metropolitan Planning Office, *Wichita Eagle* and *Wichita Beacon* newspapers accessed through Newspapers.com; and Tiehen Notes-an online database of annotated newspaper articles and biographical research through Ancestry.com.

#	Historic Name	Address	Date	Primary Style	Status
1	EDGERTON BUILDING	2100 E DOUGLAS	1960	Modern/Modern Movement	Non-Contributing
2	PROFESSIONAL ARTS BUILDING	2110 E DOUGLAS	1957*	Modern/Modern Movement	Contributing
3	OFFICE BUILDING	2130 E DOUGLAS	1950	Modern/Modern Movement	Contributing
4	ANDREW & KINGSBURG PAINT STORE	2136 E DOUGLAS	1948	Modern/Modern Movement	Contributing
5	G.B. SHAW BICYCLES	2146 E DOUGLAS	1923	Commercial Style	Non-Contributing
6	CORZINE GROCERY	2160 E DOUGLAS	1941*	Commercial Style	Contributing
7	MADISON APARTMENTS	117 N MADISON	1930	Commercial Style	Contributing
8	WHEELER & BENIGNUS PAINT CO.	114 N MADISON	1954	Modern/Modern Movement	Contributing
9	SUHN BUILDING	2202-2204 E DOUGLAS	1921	Commercial Style	Contributing
10	LAHN BUILDING	2206-2210 E DOUGLAS	1922	Commercial Style	Contributing
11	ROGERS BUILDING	2212 E DOUGLAS	1945	Commercial Style	Contributing
12	ABLARD BUILDING	2214-2216 E DOUGLAS	1951	Modern/Modern Movement	Contributing
13	ORR'S COLLEGE HILL BOOKSTORE	2220-2226 E DOUGLAS	1946*	Commercial Style	Contributing
14	SPORTSCRAFT BUILDING	2228 E DOUGLAS	1946	Modern/Modern Movement	Contributing
15	FORTNEY TILE & MARBLE COMPANY	111 N SPRUCE	1937	Commercial Style	Contributing
16	SMITH BAKING COMPANY	2300 E DOUGLAS	1920	Commercial Style	Contributing
17	DEVORE BUILDING	2310 E DOUGLAS	1951	Modern/Modern Movement	Contributing
18	T.J. HOUSE GROCERY BUILDING	2320-2328 E DOUGLAS	1940*	Commercial Style	Contributing
19	CARPENTER SHOP	115 N GROVE	c.1920	Commercial Style	Contributing

* Asterisk denotes date of new facade or major modification that is the basis of the building's historic significance. Most of these buildings have earlier original dates of construction, but the existing appearance corresponds to the date shown.

Ash-Grove Historic District on East Douglas Ave.
Name of Property

Sedgwick County, Kansas
County and State

1) Edgerton Building (KHRI #173-12961)
2100 E. Douglas

Status: Non-Contributing

Legal Description: W 10 Ft Lot 66 Exc N 50 Ft & Lots 68-70-72 Exc N 50 Ft Douglas Ave. Park Place Add.
Date of Construction: 1960
Current Function: Industry/Processing/Extraction: Communications Facility
Architectual Classification: Modern Movement-Enframed Block

Description: This building is a one-story horizontal structure occupying three lots. The north bay on the west facade and the east bay on the south facade are solid blocks with flagstone veneer. A horizontal band with vertical wood siding caps the building between the stone bays. The cap overhangs a recessed "storefront" with flagstone base. The building appears to have experienced at least two major modifications since its 1960s construction. The existing anodized-aluminum storefronts are former replacements. In addition to the wood "cap," vertical wood siding has been installed over the storefront along the front/south facade; the storefront exposed only at the entrance on the southwest corner. The rear facade is painted red brick with a small metal-clad shed bay on the north.

History: 2100 East Douglas Avenue was the site of the 1921 Golden Rule Filling Station with adjacent small commercial building(s) housing a restaurant and later, OK Cleaners. These buildings were demolished in 1960. Dr. E.S. Edgerton hired Henrion Inc. to build the existing commercial building in 1960 at cost of \$38,000.⁴ According to the city directory, House of Carpet occupied the building in 1963 (formerly located at 2214 Douglas). The building is now home to KCTU-TV and the American Heart Association.

Integrity: The building is currently non-contributing due to the replacement storefront, modified cap/canopy and wood siding.

2) Professional Arts Building (Eikenberry Duplex) (KHRI #173-12962)
2110 E. Douglas

Status: Contributing

Legal Description: Lot 64 & E 15 Ft Lot 66 Douglas Ave. Park Place Add.
Dates of Construction: 1917 & 1957
Current Function: Vacant (formerly Health Care: Medical Office)
Architectural Classification: Modern Movement

Description: This property consists of a 1917 dwelling, setback from the street. The residence is two-story, square footprint with a hipped roof and gabled side dormers and a one-story hipped bay at the rear/north. The house has wide horizontal siding (looks like Masonite), and most window openings are infilled. By the mid-1950s, the house was occupied by physicians and presumably used for their offices. In 1957, a modern office building was built on the front of the dwelling completely obscuring the home from the front/street facade. The addition has a blond brick base with aluminum-framed green metal panels on the upper facade (no openings). The east end bay is recessed and serves as the building entrance (raised above grade). The two-story recessed entry bay is aluminum-framed glass panels inset in blond brick.

History: According to a 1917 building permit, local jeweler Ora G. Eikenberry built a duplex on this site, which he rented to various residents through the early 1950s.⁵ The duplex was extant on the 1935 and 1950 Sanborn Maps. By 1955, the dwelling was used as doctors' offices by physicians Paul A. Binter and W. Carter Goodpasture. In 1957, the doctors hired A.B. Hungerford to build an addition to the dwelling, designated a "medical office" on the building permit.⁶ The 1963 city directory lists building as Professional Arts Building with multiple physician offices and a pharmacy.

Integrity: Although the 1957 addition of the office building completely obscured the original duplex, the office building is representative of the period in which it was constructed and an excellent example of the Modern Movement. The building is a contributing to the historic district as a 1957 modern office building.

⁴ 7-30-1960 City of Wichita Building Permit.

⁵ 8-7-1917 City of Wichita Building Permit.

⁶ 10-23-1957 City of Wichita Building Permit.

Ash-Grove Historic District on East Douglas Ave.
Name of Property

Sedgwick County, Kansas
County and State

3) Office Building (KHRI #173-12963)
2130 E. Douglas

Status: Contributing

Legal Description: Lots 60-62 Douglas Ave. Park Place Add.
Date of Construction: 1950
Current Function: Commerce/Trade: Business
Architectural Classification: Modern Movement

Description: This building, constructed in 1950, is a one-story red brick structure with a tan brick facade. Two original storefront bays are divided by a blond brick vertical "tower" that extends eight feet above the parapet. Existing storefronts are former replacements – anodized-aluminum-framed glass units – with a tan brick base. The storefront, originally designed for two separate businesses, is now occupied by a single business and contains a single recessed entry located immediately east of the vertical tower. The upper facade is plain brick with a simple metal cap and no transom. A fixed canvas awning spans both storefront bays and a lighted sign projects from the vertical tower.

History: This site was the location of a dwelling (addressed at 2126) on the 1914 and 1935 Sanborn Maps with varying residents listed in city directories through the late 1940s. A 1950 building permit for an "office and warehouse" at this address has no additional details, but the existing building (with two office bays and rear warehouse) is extant on the October 1950 update of the Sanborn Map. The 1950 Sanborn shows the rear of the building occupied by a "paint and varnish" business - presumably Andrew & Kingsbury's Paint Shop who occupied the adjacent storefront at 2136 Douglas. The 1951 city directory lists occupants as Roskam Bros. Realty and Frank H. Purcell Construction Co. By 1955, the building was occupied by Kansas Corp. Service, Inc. and the A. Hiebert Insurance Co., the latter still at this address in 1963. The current occupant is Superior Signs and Engraving.

Integrity: Even with the replacement storefronts, this building is a contributor to the district as a 1950 commercial building. The masonry retains its original openings and features including the vertical tower. The building reflects the Modern Movement in architecture with its simple unadorned facade and contrasting vertical element.

4) Andrew & Kingsbury Paint Co. (KHRI #173-12964)
2136 E. Douglas

Status: Contributing

Legal Description: Lot 58 Douglas Ave. Park Place Add.
Date of Construction: 1948
Current Function: Commerce/Trade: Specialty Store
Architectural Classification: Modern Movement

Description: This building is one-story commercial structure built in 1948. It has a rectangular footprint and a tan brick facade with a simple stone cap on a plain brick parapet. The storefront is a punched opening with brick bulkhead and no transom. The existing storefront is a former replacement (an anodized aluminum-framed dark glass system) with a glass door on the west end of the storefront. The sides and rear of the building are also brick that have previously been painted. A tile coping is in place on the parapet of the side walls.

History: The building at 2136 East Douglas was constructed in 1948 for the new Andrew and Kingsbury Paint Company, built by A.W. Soderberg.⁷ Claude Andrew and Huntington H. Kingsbury each sold paint for different companies in Wichita before they came together in January 1948 to form Andrew & Kingsbury Inc. In 1956 the men split, and Andrew took over the business renaming it Andrew Inc., a firm that remained at 2136 East Douglas in 1963. In business for 67 years, Andrew, Inc., bought by Spectrum Paint in 2015, is now located two blocks east at 2310 East Douglas.⁸

Integrity: Although the existing storefront is an anodized-aluminum replacement, the masonry facade is unaltered. The building is a contributor as a simple, 1948 commercial building.

⁷ 2-17-1948 City of Wichita Building Permit.

⁸ "Longtime paint store Andrew Inc. sold to Spectrum," *Wichita Eagle* (14 April 2015): np; accessed online at <http://www.kansas.com/news/business/article18473813.html> (28 September 2015).

Ash-Grove Historic District on East Douglas Ave.
Name of Property

Sedgwick County, Kansas
County and State

5) G.B. Shaw Bicycle Shop (KHRI #173-12965)
2146 E. Douglas

Status: Non-Contributing

Legal Description: Lots 54-56 Douglas Ave. Park Place Add.
Date of Construction: 1923
Current Function: Commerce/Trade: Specialty Store
Architectural Classification: Commercial Style / One Part Commercial Block

Description: This one-story block building has a brick facade that has formerly been painted. The facade is divided into three bays by brick piers with stone bases and has a raised parapet over the center bay. The parapet has a simple stone cap and subtle detailing with corbelled brick panels and diamond-shaped tiles or stones. The building originally served three separate businesses, one in each bay, and therefore each bay likely had its own entrance. By 1951, the building housed a single business. The storefronts were modified at an unknown date; the center and west bays have been infilled with brick. The transom openings remain defined above the storefront openings but are covered with corrugated metal. The east storefront was downsized with brick infill; it retains a single door on the west end and a small horizontal window along the top of the storefront. The rear facade is painted concrete block, also divided into three bays with the center bay recessed and raised above grade.

History: A building permit issued 8-30-1923 to E.C. Skaer to build a "storehouse" at 2146 East Douglas presumably refers to the existing building (businesses were first listed at this address in the 1924 city directory). The building was constructed with three individual storefronts addressed at 2146-2148-2150. The 1924, 1927, and 1930 city directories list G.B. Shaw Bicycles at 2146 East Douglas; by 1927 Creed-Plummer-Skinnell Plumbing was located in center bay at 2148 (later became Roy F. Plummer, Plumbing), and A.E. Hurst Poultry Market occupied the east bay (2150). The 1935 Sanborn Map confirmed that a plumbing shop occupied the center of the three bays. The west bay (2146) housed a number of different businesses including Superior Roof in 1931, Hollywood School of Theater in 1940, and Peterson's Haberdashery in 1946. Plummer Plumbing remained at 2148 into the 1940s. Hurst Poultry became Allen S. Harrell Poultry, extant in the east bay (2150) through 1940. By 1951 Superior Wholesale Meats occupied the center bay and later expanded into the entire building. The building is currently occupied by Midwest Diving Center.

Integrity: Although the masonry facade retains its original configuration, the storefront openings have been infilled and modified to an extent that significantly alters their street-front orientation and character. The building is a non-contributor to the district, but this status could be changed by reversal of the brick infill in the storefront bays and construction of new storefronts that are compatible with the historic character of the building's early 1920s construction.

6) Corzine Grocery (KHRI #173-12966)
2160 E. Douglas

Status: Contributing

Legal Description: S 105 Ft Lots 50-52 Douglas Ave. Park Place Add.
Dates of Construction: 1917 & ca.1941
Current Function: Commerce/Trade: Specialty Store
Architectural Classification: Commercial Style / One Part Commercial Block

Description: This one-story brick building is located at the corner of East Douglas and North Madison. The site was home to Corzine Grocery by 1918, occupying the 25' lot at the corner, with an adjacent building with two businesses addressed at 2156 & 2158 in place on the west.⁹ The existing building/facade is thought to date ca.1941 when Corzine expanded/remodeled. The storefronts likely date to a 1957 remodeling for the music store. The building is brick, formerly painted, with a shaped parapet and tile detailing. The facade is divided into two bays by brick columns. A canted entrance is recessed at the southeast corner with a free-standing column at the corner. The storefronts are aluminum-framed with brick bulkheads. Opaque panels have been installed at the transom and a fixed metal-slat awning spans the front of the building over the transom. A large back-lit sign has been installed covering the parapet. Glass block is extant in small horizontal windows along the east facade, likely dating to the ca.1941 remodel.

History: Harry Hervy Corzine, born in Oklahoma as the second of five children, was working as a clerk in a Wichita grocery store by the time he was 16.¹⁰ Corzine married Wichita-native Anna Hanes in 1915, and the two opened Corzine

⁹ City Directories and 1935 Sanborn Map.

¹⁰ 1930 United States Federal Census and Wichita City Directories [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc., 2010 (accessed 21 September 2015).

Ash-Grove Historic District on East Douglas Ave.
Name of Property

Sedgwick County, Kansas
County and State

Grocery at 2160 East Douglas by 1917. Their neighborhood market was steps away from their home at 115 North Madison (residence no longer extant).¹¹ The 1940 census lists Harry as the manager and Anna as cashier.¹²

The adjacent building at 2156-2158 was extant on the 1914 Sanborn Map; the west bay was labeled wholesale and grocery wholesale on the 1935 Sanborn Map, possibly related to Corzine Grocery at 2160. The 1935 map illustrates the east bay (2158) occupied by a restaurant with multiple names listed in the 1920s-1930s city directories. Eddie Keen constructed a 27' x 60' addition on the rear in 1945.¹³

The Corzines had the building at 2160 remodeled in 1921 and likely installed the existing facade in 1941 to encompass the adjacent building at 2156- 2158 Douglas.¹⁴ Corzine Market is last listed in the 1943 city directory later becoming Keen's Food Market, Keen and Martin Market, and finally the Frank Martin Market (1955). By 1951 the building had a single tenant: Keen & Martin Market. The building was remodeled in 1957 for a music store, a function it continues to serve today. The business was listed as Music Centers, Inc. in the 1963 city directory; the building is now home to Uhlik Music.

Integrity: The existing facade reflects the ca.1941 remodeling when the two buildings were combined with a new facade, later housing a single business. The existing storefront likely dates to the 1957 remodeling for the music store. The building is a contributor as a 1940s-1950s commercial building.

7) Madison Apartments (KHRI #173-12967)
117 N. Madison

Status: Contributing

Legal Description: Lots 50-52 Exc S 105 Ft Douglas Ave. Park Place Add.
Date of Construction: 1930
Current Function: Domestic: Multiple Dwelling
Architectural Classification: Commercial Style / Traditional low-rise or Colonnaded Apartment Building

Description: This two-story brick building is characterized by its hipped roof with central gabled dormer and its colonnaded porch. The brick facade features subtle detailing in contrasting brown brick at the belt course and window lintels. Historic wood windows include sets of three 1/1 units on the front facade flanking the central porch and 1/1 units on secondary facades in single and paired configurations. Aluminum storm units are in place at most windows. The building is classified as a traditional low-rise or colonnaded apartment building with five self-contained units with private kitchens and baths, accessed by a single primary building entrance. The front entrance is centrally located through a colonnaded brick porch; the two-story porch has a balcony over the entrance.

History: Local carpenter and building contractor Guy M. Hughes obtained a building permit to build five apartments at this site in 1930.¹⁵ The apartment building remains in its original function today.

Integrity: The building retains a high level of architectural and historic integrity with no major modifications visible on the exterior. It is a contributor to the historic district as a 1930 apartment house.

¹¹ 1920 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc., 2010 (accessed 21 September 2015).

¹² 1940 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc., 2012 (accessed 21 September 2015).

¹³ 9-6-1945 City of Wichita Building Permit.

¹⁴ City of Wichita Building permits for 2160 East Douglas, 1921, 1941, and 1957.

¹⁵ 11-12-1930 City of Wichita Building Permit.

Ash-Grove Historic District on East Douglas Ave.
Name of Property

Sedgwick County, Kansas
County and State

8) Wheeler & Benignus Paint Co. (KHRI #173-12968)
114 N. Madison

Status: Contributing

Legal Description: N 75 Ft Lots 46-48 Douglas Ave Park Place Add.
Date of Construction: 1953
Current Function: Work In Progress (formerly Commerce/Trade: Specialty Store)
Architectural Classification: Modern Movement

Description: This 1953 concrete block building has a simple brick facade with large display windows flanking a central entrance. It is a free-standing building with no openings on the north or south sides. The rear/east side has two openings – an overhead door and single pedestrian door – on the north end of the east facade. The brick front facade, like the rest of the building, has formerly been painted. The display windows and door openings are punched, the windows having a simple brick sill. The facade is unadorned with a simple stone cap on the brick parapet. The doors and windows are currently boarded to discourage vandalism. A single-light wood door is extant at the central entrance but the display windows have formerly been removed.

History: This building was constructed by Ester Shustorman & Sarah Rosen in 1954 (Shustorman and Rosen were the owners of the Suhn Building at 2202 East Douglas, immediately south of this building).¹⁶ By 1963 the building was home to Wheeler & Benignus Paint Company who was formerly located in the Suhn Building at 2204 East Douglas. The paint company was established in 1951 by Vern E. Wheeler and Emil Karl Benignus; it remained in operation until 1989.¹⁷ Wheeler ran the paint and wallpaper business for 37 years (continuing it after Benignus' death in 1982).¹⁸ The building is currently vacant and was recently purchased by Sean Brennan, with the Suhn Building.

Integrity: This is a simple 1954 Modern commercial building with no obvious alterations. The existing aluminum display windows are presumed to be original to the building's construction. The only known alteration is the painted brick/block facade. The building is a contributor to the district as an intact 1954 commercial building.

9) Suhn Drug Co. (Suhn Building) (KHRI #173-12969)
2202 E. Douglas

Status: Contributing

Legal Description: S 90 Ft Lots 46-48 Douglas Ave Park Place Add.
Date of Construction: 1921
Current Function: Vacant (formerly Health Care: Medical Supply Store and Domestic: Multiple Dwelling)
Architectural Classification: Commercial Style / Two Part Commercial Block

Description: This two-story brick building, located at the corner of East Douglas and North Madison, is a twin to the adjacent Lahn Building (the Lahn building was built to match this one). A mansard shingle covering was recently removed from the facade exposing the original brick facade beneath. The storefront historically consisted of two separate commercial bays each presumably with their own entrance. By the late-1940s the commercial space was occupied by a single business. The existing storefront (and former facade covering) likely date to a 1964 remodeling when ceilings were lowered and new aluminum windows and doors were installed.¹⁹ The recent removal of the covering on the upper facade reveals a red brick facade, the majority of which has formerly been painted. The upper facade consists of six window openings on the front/south facade and eight on the west facade. There is a light well between the Suhn and Lahn buildings to allow light in through windows on the east upper facade. Six upper apartments are largely intact in their original configuration with minimal alterations (plaster walls and ceilings, wood floors, original wood doors and trim). The existing storefront dates to the 1964 remodeling, but the brick piers dividing the ground floor into three bays are intact (although covered). The center bay is a recessed street entrance to the apartments on the upper floor. The west facade includes evidence of a former painted sign and transom window openings along the length of the west side (covered with wood). The building is preparing to undergo rehabilitation using historic tax credits.

¹⁶ 12-28-1953 City of Wichita Building permit.

¹⁷ Open Corporates Online Database of Corporations, https://opencorporates.com/companies/us_ks/0115501 (accessed 16 October 2015).

¹⁸ Gladys Wheeler (wife of Vern) obituary, 2 February 2010, available online at http://www.downingandlahey.com/memsol.cgi?user_id=618841 (accessed 7 October 2015).

¹⁹ 1964 City of Wichita Building Permit.

Ash-Grove Historic District on East Douglas Ave.
Name of Property

Sedgwick County, Kansas
County and State

History: In 1921 William F. Suhn and his wife, Antonia, hired Allison & Hamler Construction Co. to construct this building to house their pharmacy called Suhn Drug Co.²⁰ The business became Roosevelt Drug Co. by 1931 according to city directory listings and later Hamker Pharmacy from 1948 into the 1960s. The Suhn Building included apartments on the second floor, listed as the "Suhn Apartments" in early city directories. Later the name was changed to Roosevelt Apartments and lastly, to Rosen & Shustorman Apartments (through mid-1960s). The apartments have been vacant for years. The ground floor was most recently occupied by Kimzey Medical Supplies, which closed early in 2015. The building is now vacant and was recently purchased by Sean Brennan.

Integrity: Although the storefronts are clear replacements and upper windows were formerly removed (openings were boarded after mansard covering was removed), the masonry facade is clearly intact and provides sufficient integrity for the planned historic rehabilitation. The building is a contributor to the district.

10) Lahn Building (KHRI #173-12561)
2206 E. Douglas

Status: Contributing
Listed in Register of Historic Kansas Places

Legal Description: S 90 Ft Lots 42-44 Douglas Ave. Park Place Add.
Date of Construction: 1922
Current Function: Commerce/Trade: Specialty Store & Domestic: Multiple Dwelling
Architectural Classification: Commercial Style / Two-Part Commercial Block

Description: This two-story red brick building originally featured three commercial bays on the ground floor and six apartments on the upper floor. Built shortly after the Suhn Building on the west, the two-story Lahn Building abuts the front facade of the adjacent two-story building but was setback from the east facade of the Suhn Building on the upper level, creating a light well visible from the rear. Windows were located along the upper side facades of the Suhn and Lahn buildings to allow natural lighting and ventilation into the upper-floor apartments. The building underwent a historic rehabilitation in 2014, retaining the original configuration of six apartments on the upper floor. The ground floor is now occupied by a single retail business. The ground floor maintains three storefront bays with doors in two of the three bays. Windows were restored in the transoms and new storefronts installed within the original bays with new granite bulkheads. The interior retains original finishes including plaster walls and some original pressed-metal ceilings on the first floor and original stairway, corridor, wood floors, doors, and trim in the apartments.

History: After purchasing the lot from the Suhns, the Lahn Building was built as an investment property by Eli Lahn and David Krashin (Eli Lahn's son-in-law). The 1922 building was constructed by W.W. Stringer as twin to the Suhn Building next door.²¹ The two-story building was designed to maximize income-producing potential, with three retail spaces on the ground floor and six apartments on the upper floor. The building has housed numerous small commercial businesses during its 90-plus year history, including Lever & Skrits Confectionery, Peerless Nut Store, Morrell Beauty & Barber Shops, Star Rug Co., and a variety of restaurants. The Lahn family owned this investment property for 77 years, selling to current owner Sean Brennan in 2012.

Integrity: The Lahn Building was listed in the Register of Historic Kansas Places in 2013. A Federal Part 1 was resubmitted 8-25-2015 for National Register consideration and federal tax credits. With the newly acquired support for a historic district, this building will not be listed individually on the National Register. Instead, it is a contributor to the district.

²⁰ 5-21-1921 City of Wichita Building Permit.

²¹ 8-9-1922 City of Wichita Building Permit.

Ash-Grove Historic District on East Douglas Ave.
Name of Property

Sedgwick County, Kansas
County and State

11) Ray Rogers Upholstery Building (KHRI #173-12971)
2212 E. Douglas

Status: Contributing

Legal Description: Lot 40 Douglas Ave. Park Place Add.
Date of Construction: 1945
Current Function: Vacant (formerly Commerce/Trade: Specialty Store)
Architectural Classification: Commercial Style / One-Part Commercial Block

Description: The Rogers Building is one-story concrete block structure with a red brick facade. The storefront is a punched opening with a brick base that angles back to a recessed door at the east end of the storefront. The red brick facade features a blond brick cap on the parapet and contrasting blond brick detailing above the transom and on the brick piers. A narrow wood-framed transom is extant and visible above siding that has been installed over the display windows; the storefront is extant behind covering (the siding was installed after building became vacant, to deter vandalism). The door appears to be the original wood door with a wood-framed transom extant (with window air-conditioner in transom opening above door). A flat metal canopy extends over the storefront. The rear of building is concrete block with a painted finish. A garage door is in place at the west side of the rear/north facade.

History: Raymond E. Rogers, who had his upholstery shop at 2222 East Douglas in the 1930s, bought this property and had the existing building constructed in 1945 by A.B. Hungerford.²² Roger's Upholstery occupied this location into the early 1970s according to city directories. The building is now vacant.

Integrity: The building retains a high level of architectural integrity with no modifications to the masonry facade and some original storefront components including the wood-framed transom and door remaining in place. The building is a contributor to the district.

12) Ablard Building (KHRI #173-12972)
2214 E. Douglas

Status: Contributing

Legal Description: Lots 36-38 Douglas Ave. Park Place Add.
Date of Construction: 1950
Current Function: Commerce/Trade: Business
Architectural Classification: Modern Movement

Description: This one-story concrete block building was constructed in 1950 with a red brick facade and brick piers framing two storefront bays. The facade is plain red brick with a stone cap at the parapet, stone panels at the corners, and a stone lintel above the punched storefront opening. The storefronts are aluminum-framed glass that angle back to a recessed door on each side of the center column. The existing storefronts are original to the 1950 construction with full-height glass display windows (no bulkhead and no transom) typical of post-war Modern 1950s storefronts. A large sign is located between the two storefronts, projecting from the facade and extending above the roofline. A fixed canvas awning, which extends above the storefront on the upper facade, is located at the east storefront bay. The rear facade is concrete block with a painted finish. There are single doors at each commercial space and one multi-light industrial steel window on the rear/north facade.

History: This building was built by A.B. Hungerford in 1950 for C.E. Ablard.²³ The 1955 City Directory lists "B&B 5 & 10 Store" at 2214 and Marcus Studio Photographers at 2216; House of Carpet occupied 2214 in 1957 prior to moving to their new building at 2100 East Douglas in 1960. The building was home to Meitzner Drapery & Upholstery in the 1960s and is now occupied by a Photography Shop and a Massage Business.

Integrity: The building retains a high degree of integrity with its original masonry facade and angled aluminum storefronts. It is a contributor to the district as an intact 1950 commercial building.

²² A permit was issued to Ray Rogers and A.B. Hungerford 11 December 1945 to building a new commercial building at 2212 E. Douglas Ave. at a cost of \$7,000 (City of Wichita Building Permit card file).

²³ 5-10-1950 City of Wichita Building Permit.

Ash-Grove Historic District on East Douglas Ave.
Name of Property

Sedgwick County, Kansas
County and State

13) Orr's College Hill Bookstore (KHRI #173-12973 & 173-12974)
2220 - 2226 E. Douglas

Status: Contributing

Legal Description: Lots 30-32-34 Douglas Ave Park Place Add.
Dates of Construction: 1946 as expanded Orr's College Hill Book Store (1922/1923 original construction)
Current Function: Work In Progress (formerly Commerce/Trade: Specialty Store)
Architectual Classification: Commercial Style – One Part Commercial Block

Description: This property is comprised of two formerly separate one-story buildings that were combined into a single business in 1946 when Orr's College Hill Bookstore expanded into the east building. The buildings remain a single business space today.

The east building (formerly 2220 East Douglas) is a one-story brick building constructed in 1922 by E.T. Battin. It was designed to serve three small commercial businesses with three individual storefront bays. Brick columns with stone bases frame the storefront bays. The upper facade is variegated wire-cut brown brick with subtle contrasting brick and tile detailing above each bay and a simple stone cap on the parapet. The storefront piers and a band along the top of the parapet have formerly been painted. The storefronts have a brick bulkhead with a stone cap that appears to be original. The display windows are aluminum-framed and glass block has formerly been installed in the original transom openings. The center and west bays retain individual entrances with replacement doors. The east bay has a display window that spans the full width of the bay. The building was purchased in 1946 by F.G. Orr who owned the building adjacent on the east. Orr expanded into this building which continued to serve his bookstore through (at least) the 1960s. Components of the existing storefronts such as the glass block transom, likely date to the 1946 remodeling by the book store. A one-story rear addition was constructed of red brick in 1962 bringing the east building to its current footprint.²⁴

The west building (2226 East Douglas) is a one-story brick building built in 1923. The brick facade, formerly painted white, is unadorned with brick piers with stone bases framing the storefront opening and a simple stone cap on the parapet. The storefront is a former replacement with metal-framed wire glass display windows and an aluminum-framed glass door at the recessed central entry (likely dating to the 1946 expansion into the adjacent storefront). The transom opening is extant but has been infilled with wood. A simple brick bulkhead is in place that appears original. Red brick is visible at portions of the sidewalls above adjacent buildings. The rear facade is concrete block with a painted finish.

History: Two men had the buildings at 2220 and 2226 East Douglas constructed: E.T. Battin commissioned the building at 2220 in 1922, and F.G. Orr had the structure at 2226 built in 1923 by John M. Denny Construction Co to house his new east-side bookstore.²⁵

Edmondson Taylor (E.T.) Battin, Wichita's City Commissioner of Finance (1911-1913), was known as "a cowboy, cattle raiser, banker, hardware merchant, manufacturer and real estate dealer" according to his city government biography.²⁶ Battin's building was designed with three commercial storefronts (2220-2222-2224). In its first 20 years, the building was home to a variety of businesses including several candy and confectionaries, the College Hill Radio Shop, Royal Cleaners, Baldwin Piano, Ray Rogers Upholstery Shop and Dixie's French Fried Popcorn according to Wichita city directories.

Frank Gates (F.G.) Orr grew up at Conway Springs, KS, moving to Wichita in 1899 where he soon became associated with the Tanner Book store. In 1907 he decided to strike out on his own and opened F.G. Orr Book and Stationery Company at 520 East Douglas in downtown Wichita.²⁷ In 1923 he bought the property at 2226 East Douglas and had the building built for a second store originally called Orr's Book and Stationary Co. No. 2 and later renamed Orr's College Hill Bookstore. Orr's business was more of a variety store offering a books and school uniforms, as well as fireworks, holiday decorations, toys and sporting goods.²⁸ In 1946, Orr expanded his College Hill store located at 2226 East Douglas into the

²⁴ 8-8-1962 City of Wichita Building Permit.

²⁵ 5-15-1922 City of Wichita Building Permit; 6-11-1923 City of Wichita Building Permit.

²⁶ "City of Wichita – Previous City Managers,"

<http://www.wichita.gov/Government/Departments/CMO/CMODocuments/E.T.%20Battin.pdf> (accessed 5 October 2015).

²⁷ Tihen Notes. "F.G. Orr of the Orr Book and Stationary company has taken a five year lease for \$18,000 on the three story building at 323 East Douglas formerly occupied by the I. W. Gill Funeral home. After remodeling, Mr. Orr will move in April 1. He will vacate his present location at 520 East Douglas, where he has been for twelve years." *Wichita Eagle* (10 March 1916): np.

http://specialcollections.wichita.edu/collections/local_history/tihen/pdf/Addresses/douglas_518_E.PDF

²⁸ Ads for Orr's Bookstore in the *Wichita Beacon* and *Wichita Daily Eagle* accessed on Newspapers.com and Tihen Notes, "Advertisement for Orr's College Hill bookstore, 2226 East Douglas," 13 September 1925.
http://specialcollections.wichita.edu/collections/local_history/tihen/pdf/eagle/Eag1925.pdf

Ash-Grove Historic District on East Douglas Ave.
Name of Property

Sedgwick County, Kansas
County and State

building at 2220 East Douglas.²⁹ Mr. Orr personally ran his stores until his death in May 1949.³⁰ Through 1960 the company remained in the family, but by 1961 the Douglas Avenue store was sold to Allan McLeod, and the name changed to Orr's Inc.³¹ Now vacant, the property was recently purchased by Sean Brennan and will undergo a rehabilitation project utilizing historic tax credits.

Integrity: The two buildings generally reflect their 1922-1923 designs with minor storefront alterations and extensive interior remodeling in 1946 to create a single retail space out of the four storefronts. The property has been combined as a single commercial space since the 1946 remodeling and is a contributor to the district in that configuration as its changes occurred within the district's period of significance.

14) Sportscraft Building (KHRI #173-12975)
2228 E. Douglas

Status: Contributing

Legal Description: S 100 Ft Lots 26-28 Douglas Ave. Park Place Add.
Date of Construction: 1946
Current Function: Commerce/Trade: Specialty Store
Architectural Classification: Modern Movement

Description: Built in 1946, this one-story red brick building (painted) is distinguished by its rounded storefront at the southeast corner. The facade is asymmetrical. The east two-thirds of the building is a traditional aluminum-framed glass storefront that spans around the corner to the east side of the building. A signboard band runs along the top of each panel of the display window. The storefront has a simple brick bulkhead and no transom. The west end of the facade features a vertical slot window with glass block and an aluminum-framed glass door which serves as the building entrance. A wood surround which extends above the roofline, frames the entrance, the wood surround being a former alteration likely installed to emphasize the location of the store entrance. Building permits document a 1955 remodel which may have included the existing wood door surround. No detailing is evident on the brick facade; there is a simple metal coping at the parapet cap. The bulk of the east facade, north of the corner storefront, is a solid brick wall. The only openings are located at the north end bay where a garage door, single man-door and two small horizontal glass block windows are in place. Red brick is visible at the rear/north facade abutting the adjacent building at 111 North Spruce.

History: According to city building permits, this building was constructed in 1946 by S.S. Westvold for L. Bolinger & F.R. Pullian as a sporting goods store.³² Listed as Sportscraft Supply, Inc. in 1948-1955 city directories, the business catered to local students and families providing a wide range of necessary equipment for school sports from tennis rackets to football and basketball equipment and uniforms. The 1950 Sanborn Map indicated that the rear part of building was used for "boat and bicycle repair." The building is now occupied by Midwest Drum.

Integrity: Contributor – Although the wood surround at the front entrance is a distraction, the building retains significant integrity clearly portraying its original design.

15) Fortney Tile & Marble Co. (KHRI #173-12976)
111 N. Spruce

Status: Contributing

Legal Description: Lots 26-28 Exc S 100 Ft Douglas Ave. Park Place Add.
Date of Construction: 1937
Current Function: Commerce/Trade: Warehouse
Architectural Classification: Commercial Style; Spanish Revival detailing

Description: This one-story tile building was constructed in 1937 presumably with a stucco facade. The stucco could reflect a later modification but is flush with the tile base and brick detailing suggesting it is original. The one-story building features a tiered parapet with tile coping. The facade incorporates a tile base, tile window surrounds, and brick detailing on the front facade. The interior reportedly features ornate tile work, samples of the company's work who built the

²⁹ 3-5-1946 City of Wichita Building Permit.

³⁰ Frank G. Orr obituary, *Conway Springs Star* (May 1949): np, available at <http://genealogytrails.com/kan/sumner/obitpage.html> (accessed 5 October 2015).

³¹ 1961 Wichita City Directory. *U.S. City Directories, 1822-1989* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.

³² 1-14-1946 City of Wichita Building Permit.

Ash-Grove Historic District on East Douglas Ave.
Name of Property

Sedgwick County, Kansas
County and State

building. Google Earth street view (August 2015) shows that the original multi-light steel windows are in place but have recently covered by plywood to discourage vandalism. The building is atypical of traditional historic commercial buildings. Built as home to a tile and marble company in 1937, it features abundant operable metal-sash windows likely for light and ventilation of the work shop on the front/east and north facades. A single door is centrally located on the east/front facade flanked by three multi-light steel windows on each side. A garage bay is in place at the west end of the north/alley facade.

When first constructed in 1937, the existing building appears to have been addressed on Douglas. The corner of East Douglas and North Spruce was vacant until the existing building at 2228 was built in 1946. The tile & marble company and the flooring/installation company may have had separate entrances on the south side of the existing building, later obscured by construction of the building at 2228 East Douglas (see footnote #33 below). Building was not open for interior inspection to confirm former openings on the south facade.

History: Lester Kenneth (L.K.) Fortney was vice-president of Haines Tile & Marble Company in Wichita in 1924, and by 1935 he had his own business: Fortney Tile Company located at 331 North Market in Old Town.³³ In 1937 Fortney had the existing building on Spruce built for his tile and marble company.³⁴ The family business included Fortney's son, Harold, and by the late 1940s the Fortney family partnered with Earl Seabaugh. The company specialized in tile and marble fabrication, as well as, installation of their tile, linoleum and other floor coverings.³⁵ Fortney Tile and Flooring is still in business today at 2301 East Central Avenue and reportedly uses this building as a warehouse. Apparently Seabaugh and Fortney parted ways in the 1950s; Earl J. Seabaugh Flooring Co. was later located in the 2300 block (See 2328 E. Douglas). According to city directories, by 1954, the building on Spruce was home to Wichita Cycle & Supply Co., and in 1963 it was occupied by the E.D. Fowler School of Music.

Integrity: The windows are covered with plywood, but the original industrial steel sash windows are extant as is ornate tile work on the interior of the building. The building is a contributor to the district. Its manufacturing origins and its location off Douglas make it a unique resource in this area dominated by simple one- and two-story commercial storefronts.

16) Smith Baking Co. (KHRI #173-12977)
2300 E. Douglas

Status: Contributing

Legal Description: Lots 18-20-22-24 Exc N 1.34 Ft Ded. for Alley Douglas Ave. Park Place Add.
Date of Construction: 1920
Current Function: Commerce/Trade: Business
Architectural Classification: Commercial Style

Description: This one-and-a-half-story brick building was built for a baking enterprise but spent most of its history as a furnace manufacturing company. George H. Siedhoff Construction Company built the plant of reinforced concrete with a brick facade and large basement in 1920.³⁶ The red brick building has a stone cap, shaped over the center entry bay on the south facade. The two floors are separated by a stone belt course; the lower level being slightly below grade with punched window openings. A formal stone surround frames a recessed central entry on the south facade with an arched opening and three-light transom. The main entrance is above grade, accessed by a flight of steps in the recessed entry alcove. Two openings with four-light fixed windows frame the central entrance on the upper floor. Canvas awnings are in place over the entry and upper windows. The building was rehabbed c.2000; its existing appearance reflecting that rehabilitation project with anodized aluminum-framed fixed light windows on the upper floor. The glass block in the ground-floor window openings may remain from the building's days as a manufacturing plant but based on early sketches of the building do not appear to be original to the construction of the baking company. The west street facade has been painted; the window openings on the upper floor are glass block and the lower-level openings have been infilled. A small "storefront" near the center of the west facade serves as an accessible entrance to Douglas Photographic Imaging, the

³³ 1924 & 1935 Wichita City Directories.

³⁴ 2-11-1937 City of Wichita Building Permit.

³⁵ According to the 1941 city directory, there were two Fortney family tile/flooring concerns - one called Fortney Tile and Marble (2228 E. Douglas, led by L.K) and the other called Fortney Resilient Flooring Company (at 2226 E Douglas - owned by Harold R. Fortney - L.K.'s son and Earl Seabaugh). The businesses were likely complementary if not a subsidiary - perhaps the son installed flooring from his father's store. Both were addressed on E. Douglas but are thought to represent the existing building at 111 N. Spruce (the lot on the corner of E. Douglas and Spruce was vacant until 1946). Eventually, the two businesses merged and Harold Fortney became president of Fortney Tile and Marble. *U.S. City Directories, 1822-1989* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.

³⁶ 8-8-1920 City of Wichita Building Permit.

Ash-Grove Historic District on East Douglas Ave.
Name of Property

Sedgwick County, Kansas
County and State

building occupant. The rear facade is red brick with an overhead door and raised man-doors illustrating its long-term manufacturing function with rear loading docks.

History: On July 9, 1920 the *Wichita Daily Eagle* announced that the Smith Baking Company of Kansas City had bought out Wichita Baking Company at 535 South Main Street and was planning to build the largest bakery in the state on East Douglas Avenue.³⁷ The 100' by 150' building located at the corner of Spruce and Douglas was expected to be completed by December 1, 1920 at a cost \$150,000. The company would bake one of the first mass-produced wholesale breads on the market, called "Holsum." Four large ovens with white enamel fronts had a 30,000 loaf-a-day capacity.³⁸ The bakery advertisements were regularly seen in the local paper in the early 1920s, but the company was short lived (See *Figure 6 for advertisement with illustration of original building*). According to city directories, the building was occupied by the General Baking Company in 1927 and was vacant by 1931. In 1935 the Wichita Van Company had moved in. Floyd DeVore bought the building, and in 1937 he obtained a certificate of occupancy for a furnace manufacturer.³⁹ Advance Furnace Company occupied the building from 1937 into the 1960s. The building was renovated c.2000 and is now home to Douglas Photographic Imaging.

Integrity: Although the replacement windows are not consistent with the building's original character, the building retains its original masonry facade generally unaltered. The property retains sufficient integrity to be classified as contributing to the historic district.

17) DeVore Building (KHRI #173-12978)
2310 E. Douglas

Status: Contributing

Legal Description: Lots 10-12-14-16 Exc N 1.34 Ft Ded. for Alley Douglas Ave. Park Place Add.
Date of Construction: 1951
Current Function: Commerce/Trade: Specialty Score
Architectural Classification: Modern Movement

Description: This large one-story building occupies four lots and extends the full lot depth to the rear alley. Built in 1951 the brick building was designed with multiple small storefronts to house a number of separate businesses. The recessed aluminum storefronts, typical of Modern commercial buildings, incorporated large display windows over a short brick base and no transom. Wide brick piers with a painted cap divide the horizontal mass into multiple storefront bays, each with a single glass door. Sometime after the mid-1960s the building was remodeled for a local paint company. The multiple storefront bays were retained but opaque panels were added to portions of the storefronts and a flat canopy was added to designate a central entrance. The remodel for a single business obviously involved removal of interior partition walls that originally separated the large building into multiple retail stores. The building continues to house a single business.

History: The building at 2310 East Douglas was constructed in 1951 by the Clarence E. Vollmer Construction Co. for owner Floyd DeVore as a showroom and warehouse.⁴⁰ City directories document a variety of occupants in the 1950s and early 1960s including: Heating & Cooling Co., Greb X-Ray Co., a novelty store, gift shop, and Gragg Furs (fur sales and storage). Sometime after mid-1960s the building became home to a single business: Andrew Inc., formerly Andrew & Kingsbury Paint Company (see history at 2136 East Douglas). The paint company was sold to a national chain, Spectrum Paint, early in 2015 and still occupies the building.

Integrity: The c.1970 remodeling for Andrew, Inc. Paint Co. resulted in minor modifications to the storefront with the addition of opaque panels and a canopy at the entrance; however, the original aluminum storefront systems with individual doors at each bay remain in place. The dark color at the top of the building gives the building a heavy "capped" appearance, but it is only black paint on the original brick facade and piers. There are no major alterations to the masonry facade or to the original masonry openings. Upon close inspection, the building largely retains its 1951 design and is therefore a contributor to the district.

³⁷ "Will Spend \$850,000 on New Bakery," *Wichita Daily Eagle* (9 Jul 1920): 5, available at Newspapers.com (accessed 28 September 2015).

³⁸ "New \$60,000 Baking Plant Just Finished for Local Concern," *Wichita Beacon* (11 December 1920): 3, available at Newspapers.com (accessed 28 September 2015).

³⁹ City of Wichita Building Permit card file, 1937.

⁴⁰ 9-7-1951 City of Wichita Building Permit.

Ash-Grove Historic District on East Douglas Ave.
Name of Property

Sedgwick County, Kansas
County and State

18) T.J. House Grocery Building (KHRI #173-12979 & 173-12980)
2320 - 2330 E. Douglas

Status: Contributing

Legal Description: Lots 2-4-6-8 Douglas Ave. Park Place Add.
Dates of Construction: 1940 facade; 1920 building(s)
Current Function: Commerce/Trade: Specialty Store, Business & Domestic: Multiple Dwelling
Architectural Classification: Commercial Style / Two Part Commercial Block

Description: The existing facade (c.1940) makes the property at 2320-2330 East Douglas appear to be a single commercial building, but it was constructed as two separate buildings in the early 1920s. The 1914 Sanborn Map illustrates a small frame building at the corner of Grove and Douglas with a residence attached – the original location of T.J. House Grocery. Between 1914 and 1935, two new commercial buildings were built: the west building, constructed in the early 1920s, had three commercial bays addressed at 2320-2322-2324; the east building was built by W.W. Stringer for T.J. House in 1921 with two commercial spaces (2326-2328), one for his grocery and the second leased to a drug store.⁴¹ The 1935 Sanborn Map illustrates a cluster of residential and commercial buildings addressed at 113 North Grove, also owned by House, behind 2328 East Douglas at the alley (see 115 N. Grove below).

This two-story brick building has a c.1940 red brick facade combining two formerly separate two-story buildings. The red brick facade features square stone panels at the corners of the storefront and upper windows as well as subtle brick detailing and corbelling at the cornice. It retains historic paired 1/1 double hung wood windows on the upper facade. The first floor of the west half of the building is asymmetrical with three commercial bays and a street entrance to the upper-floor apartments. The first floor of the east half of the building is symmetrical with two commercial storefronts flanking a central street entrance to the upper-floor apartments. The storefronts retain historic wood doors with single lights. Each bay has metal-framed display windows over a brick bulkhead framed by brick piers with a stone base. It is unclear if the transom windows are extant or infilled; the transom area is covered by fixed canvas awnings. The storefront at the east end bay features a recessed corner entrance with freestanding column at the corner. Another storefront and a street entrance to the upper-floor apartments are located on the east side. The east facade also features 1/1 double-hung upper windows. The brick on the rear facade of the east building has been painted and some openings have been altered. At the rear of the west building, the first floor extends beyond the upper floor, creating a roof garden/balcony for the upper-floor apartments. The rear of the building(s) clearly illustrate that the existing property is composed of two buildings were built separately.

History: According to city directory listings, the west building was extant by 1924 with apartments on the upper floor. The three commercial spaces on the ground floor (addressed at 2320, 2322, & 2324) were occupied by Select Dry Cleaners, E.L. Davis Barber Shop, and Gwynn & Render Grocery with S.S. Whitehead Bakery at the rear. By 1927 the barbershop and grocery had changed hands but the bakery remained in the building. Whitehead Bakery was located at the rear of the building through the mid-1950s, re-named Best Fern Bakery and later Kinzel Bakery. Select Dry Cleaners became Elite Cleaners by 1940, also located in the building through the mid-1950s. T.J. House, the grocer who occupied the building next door (2328), had purchased the west building by 1933. The 1948 city directory was the first to list apartments in the west building under the name "House Apartments."

The east building at 2328 was constructed in the spring of 1921 at a cost of \$20,000. The former store and residence on the site was moved to the rear of the property (addressed at 111-113 North Grove).⁴² One month after the announcement that he would build a new brick structure for his grocery and a drug store, House advertised two business rooms for rent at 111 North Grove, likely the building that was moved from the corner on East Douglas.⁴³ The newspaper announcing construction of the new grocery building at 2326-2328 East Douglas, reported four modern apartments were to be built on the second floor.⁴⁴ House had his grocery in the west storefront into the 1940s. The east storefront housed a drug store in its early years, originally operated by Mrs. Maude Davis and later by Mrs. Pearl Keller. By 1940 Gulick's Candy Bucket occupied one storefront and in the 1950s, Earl J. Seabaugh (former partner in Fortney Tile & Marble Co.) had a linoleum/floor covering business at 2330.

Thomas Jefferson House (T.J.) was born in 1871 in Kentucky but lived most of his life in Wichita, Kansas. He began working for Pratt Lumber Company around 1900 and soon began to buy land and build houses.⁴⁵ House Grocery was in

⁴¹ 5-3-1921 City of Wichita Building Permit.

⁴² "Building Grocery," *Wichita Daily Eagle* (11 April 1921): 5, available at Newspapers.com (accessed 8 October 2015).

⁴³ *Wichita Daily Eagle* (19 May 1921): np.

⁴⁴ "Building Grocery," 5.

⁴⁵ Wichita City Directories accessed on Ancestry.com on 8 October 2015.

Ash-Grove Historic District on East Douglas Ave.

Sedgwick County, Kansas

Name of Property

County and State

place at 2328 East Douglas and is first listed in the Wichita City Directory in 1915. T.J. House and his wife, C. Leota, lived in a small residence off the back of the store. Even after building the new building for the grocery in 1921, House continued his endeavors in real estate into the 1920s according to numerous local ads placed for homes for sale and apartments for rent.⁴⁶ Mrs. C. Leota House was listed at this address into the 1960s (2328-1/2). Their son, Hubert Fae House, also resided in the apartments through the 1940s according to city directories.

Integrity: The property addressed at 2320-2330 East Douglas, with its existing c.1940 brick façade, is a contributing resource to the district. The building retains a high degree of historic integrity, generally dating to the c.1940 project that combined two formerly separate buildings with construction of the existing brick facade.

19) Carpenter Shop (KHRI #173-12981)
115-117 N. Grove

Status: Contributing

Legal Description: Lots 2-4-6-8 Douglas Ave. Park Place Add. (north portion of parcel)
Date of Construction: c.1920s
Current Function: Commerce/Trade: Specialty Store
Architectural Classification: Commercial Style / One Part Commercial Block

Description: This property is a one-story block building with a brick facade (painted). The building is the only remaining resource from a cluster of residential and commercial buildings formerly located at the rear of the property at 2326-2328 Douglas. The building faces east, fronting Grove Street. Brick piers divide the front facade into two storefront bays. The south bay has a single door at the south end of the bay flanked by a two-light display window over a simple brick bulkhead. A fixed canvas awning covers the transom area. The north storefront bay has been altered with stucco infill reducing the size of the display window to a horizontal opening across the top of the storefront. The front facade is painted brick; the unadorned upper facade has a tile cap. The building is now freestanding south of the mid-block alley. The side facades are painted concrete block with a tile cap at the parapet. There is a single small window on the south facade and two 1/1 double-hung windows and a single door on the north facade. The building has two former rear additions, both of concrete block with a painted finish. The westernmost addition is a small bay with a steep shed roof. Both additions are extant on the 1935 Sanborn Map.

History: The existing building was in place by 1924 with an adjacent dwelling/flat. As noted under 2328 Douglas above, T.J. House moved his frame grocery with attached residence to the rear of the lot in 1921 when he built a new brick commercial structure on Douglas to house his grocery. The existing building is the only remaining resource from a cluster of commercial and residential structures at 111-117 North Grove located behind the commercial property at 2326-2328 East Douglas. The Grove Street properties are included on the legal parcel with 2328 East Douglas and were all affiliated with T.J. House, the grocer who first occupied the corner location c.1915. Three building permits were filed under 115 North Grove address, all by House. In 1927, a former business building (likely House's original frame grocery) was remodeled into apartments. In 1947 a building permit documents an addition to 115, but no details were provided. In 1961 a one-family house was demolished.⁴⁷ The configuration of this cluster of buildings fronting Grove Street can be seen on the 1935 and 1950 Sanborn Maps; the house at 111 North Grove is thought to be the structure that was demolished in 1961 leaving the existing freestanding commercial structure in its current configuration. The existing building was extant and labeled a Carpenter Shop on the 1935 Sanborn Map. According to city directories, the commercial storefront addressed at 115 North Grove was occupied by H.R. Smith Wallpaper Shop in 1924; it was vacant in 1931 and housed Fellis Battery Company in 1963. It is now occupied by a dog groomer.

Integrity: The existing building is the only remaining resource among a former cluster of residential and commercial buildings located at the north end of the property behind the T.J. House Grocery at 2328 East Douglas. Although one of the storefront bays has been modified, the property retains sufficient integrity and is a contributor to the district.

⁴⁶ T.J. House had several advertisements in the *Wichita Daily Eagle* between 1904 and 1922 for houses for sale or residential and commercial space for rent, accessed on Newspapers.com on 8 October 2015.

⁴⁷ City of Wichita Building permits for 115 N. Grove Street.

Ash-Grove Historic District on East Douglas Ave.
Name of Property

Sedgwick County, Kansas
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance

Commerce

Period of Significance

1917-1960

Significant Dates

Criteria Considerations

(Mark "x" in all the boxes that apply.)
Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Builders: Henrion, Inc. A.B. Hungerford,
Allison & Hamler, A.W. Soderberg, J.M. Denny,
W.W. Stringer, S.S. Westvold, Clarence E.
Vollmer Const. Co. and George Siedhoff.

Period of Significance (justification)

The period of significance for the Ash-Grove Historic District on E. Douglas is 1917 to 1960. This period begins with the earliest extant building's date of construction and ends with latest extant building's date of construction.

Criteria Considerations (justification)

N/A

Ash-Grove Historic District on East Douglas Avenue
Name of Property

Sedgwick County, Kansas
County and State

Narrative Statement of Significance

Summary

The Ash-Grove Historic District on East Douglas Avenue is nominated to the National Register of Historic Places under Criterion A for its association with the growth and development of this commercial cluster opposite Wichita East High School. The 2100-2300 Blocks of East Douglas Avenue were initially developed during a time when the city was experiencing explosive growth that led to neighborhood and commercial expansion outside the city's core. Development along this section of East Douglas, one of the city's main east-west thoroughfares, followed the establishment of Wichita's "Auto-Row" on East Douglas immediately east of downtown and coincided with the selection of the south side of the 2200 block as home to Wichita's new high school, built in the 1920s to serve the eastward-marching Wichita population. This growth stalled by the end of the decade as the 1930s ushered in a focus on survival, not expansion. The second wave of development within this district spanned from 1940-1960. Wichita's World-War II and post-war growth was related largely to Wichita's aviation industry. Grove Street, the eastern boundary of the district, served as the north-south thoroughfare connecting the aviation businesses that had developed south and east of the city. Eight new buildings were constructed in this three-block area in the post-war era. The district generally took its current form by 1960.

The Ash-Grove Historic District is locally significant; its period of significance spans from 1917 to 1960. The period begins with the earliest extant building's date of construction and ends with latest extant building's date of construction. All of the district's 19 properties were built during the span between these two buildings, reflecting two distinct periods of development. The buildings reflect two primary architectural styles – Late 19th and Early 20th Century American Movement: Commercial Style and the Modern Movement in architecture. The district is composed primarily of secondary commercial and light industrial buildings that, while not remarkable individually, are distinguished as a group by their high level of architectural and historic integrity. Ninety percent of the properties are contributing to the district's historic significance.

Elaboration

Wichita Development 1870-1920

Wichita was incorporated on July 21, 1870 on two plats of land belonging to Darius Munger and William Greiffenstein; the city was well on its way to becoming a thriving center of trade two years later when it welcomed its first railroad. By 1886, when Wichita was incorporated as a city of the first class, it was well ensconced as the region's principal trade center. A real estate boom followed and by 1887 Wichita was ranked third in the country in volume of real estate transactions.⁴⁸ By 1889, however, the boom had ended and Wichita's population growth reversed itself, causing many local investors to lose everything. The city had a surplus of buildings left vacant by a dwindling number of residents and businesses. The bust continued through the remainder of the 19th century.

The first two decades of the 20th century in Wichita were marked by renewal and growth. According to Kathy Morgan in the draft of *Commercial and Industrial Resources of Wichita* nomination:

Grain production of wheat, corn and oats brought the construction of grain elevators and mills and thousands of bushels of grain and milled products were shipped to other markets. The farming activities in the region spurred growth of farm implement manufacturing as well as implement sales in Wichita. There were 15 agricultural equipment firms located on South Wichita Street in 1908 and the area became locally known as "Threshers Street."⁴⁹

By 1900 Wichita was the third-largest city in Kansas with more than 24,000 residents.⁵⁰ Buildings vacated in the previous decades were occupied and new buildings constructed. New businesses that would have a lasting impact on the city's future were established; A.A. Hyde, founded the Yucca Soap Company, manufacturer of "Mentholum" and W.C.

⁴⁸ Kathy Morgan and Barbara Hammond, *Residential Resources of Wichita, Sedgwick County, Kansas 1870-1957* Multiple Property Documentation Form (City of Wichita: Metropolitan Area Planning Department, 2008), E-4.

⁴⁹ Kathy L. Morgan and Kyle M. Palmer, DRAFT *Commercial and Industrial Resources of Wichita, Sedgwick County, Kansas* Multiple Property Documentation Form (City of Wichita, Metropolitan Area Planning Department, 2013), 8.

⁵⁰ Population of Cities in Kansas accessed at <http://www.ipsr.ku.edu/ksdata/ksah/population/2pop33.pdf> on 29 July 2015.

Ash-Grove Historic District on East Douglas Avenue
Name of Property

Sedgwick County, Kansas
County and State

Coleman (1901) established what would become the Coleman Lamp and Stove Company.⁵¹ Wichita's Warehouse and Jobbers District in downtown began to take shape as industry flourished. Retail business also boomed. In 1926, Innes Department Store had a sales increase of a quarter of a million dollars over 1925 and was making 3,000 sales per day.⁵² During the same period, the Coleman Company had 30,000 dealers worldwide and manufactured 50,000 lamps per month.⁵³

Maps of local population growth illustrate the expansion in Wichita city limits for the period between 1910 and 1919, an area encompassing 14.22 square miles in a concentric circle from downtown.⁵⁴ In 1921, construction permits totaled \$7.4 million, up from \$4.8 million two years prior. By 1920 Wichita was the nation's 96th largest city, and Sedgwick County had a population of 92,234.

In the same era monumental change would befall Wichita with the arrival of two new industries: oil and aviation. Wichita's economy had been dependent on agriculture until oil was discovered 25 miles northeast of Wichita. The El Dorado oilfield would bring in \$65M into Wichita's economy in the late 1910s and early 1920s, which provided ready capital for entrepreneurs to invest in other Wichita industries, such as aviation.⁵⁵

It seemed automobiles and aircraft would reach the city almost simultaneously and that Kansans would be "early adopters" for both.⁵⁶ In the teens in Wichita, Clyde Cessna built his aircraft alongside John Jones who was building the Jones Six car in the same factory.⁵⁷ While inventors and entrepreneurs such as Henry Ford and the Wright Brothers became household names, many Wichita residents were attempting their own aeronautical feats that would shape aviation for generations. With technical know-how, financial backing and a capable workforce, local interest in aviation led to the formation of an industry. "Within 25 years of the Wright brothers' 1903 flight, Wichita produced one-fourth of all commercially-built planes in the United States with over 25 aircraft companies."⁵⁸ By 1929 Wichita's aircraft industry was worth an estimated \$5.6M and employed 2,500 people.⁵⁹ In the depression-ridden 1930s Wichita's Municipal Airport was one the five busiest in the world.⁶⁰

The Automobile Guides Residential and Commercial Expansion in the Early 20th Century

The arrival of automobiles in the first decade of the 20th century played a different, but none less significant role in Wichita's growth. Like most cities, Wichita's residential development expanded along transportation lines, first the trolley and streetcar lines and later the automobile. Trolley service began in Wichita in 1881, and the last electric trolley was retired in 1935. Wichita implemented zoning and planning in 1921 and 1922 due to the pressures of expansion and growth.⁶¹ By 1923 there was one car or truck for every five residents constituting the highest motor vehicle ownership in the nation.⁶² Traffic congestion became a major concern within business districts. Downtowns became a less-than-ideal location for businesses, especially auto dealerships, and a new type of commercial district – "automobile row" gained favor in cities in the late 1920s and 1930s.

As neighborhoods developed farther from downtown, secondary commercial development followed. Because land in these areas was less costly than in the downtown core, it appealed to small business owners and investors who built new commercial buildings – both free-standing buildings and clusters or whole blocks – to house their own business or as investment properties. The buildings in these secondary commercial areas included both one- and two-story buildings.

⁵¹ Dr. Pamela Kingsbury, *Wichita Historic Warehouse and Jobbers District* National Register nomination (Topeka: Kansas Historical Society, 2003), np.

⁵² Craig Miner, *Wichita: The Magic City* (Wichita: Wichita-Sedgwick County Historical Museum, 1988), 167.

⁵³ Ibid.

⁵⁴ See *Figure 3* for illustration of Wichita's city limit growth map.

⁵⁵ Morgan and Hammond, *Residential Resources of Wichita*, E-8.

⁵⁶ Miner, *Kansas: The History of the Sunflower State, 1854-2000* (Lawrence: University Press of Kansas, 2002), 191.

⁵⁷ Ibid.

⁵⁸ American Institute of Aeronautics and Astronautics (AIAA): Wichita Section with Jay Price, *Images of America: Wichita's Legacy of Flight* (Charleston, SC: Arcadia Publishing, 2003), 21.

⁵⁹ Craig Miner, *The Wichita Reader: A Collection of Writing about the Prairie City* (Wichita: Wichita Eagle and Beacon Publishing Co., 1992), 129.

⁶⁰ Frank Joseph Rowe and Craig Miner, *Borne on the South Wind* (Wichita: Wichita Eagle and Beacon Publishing Co., 1994), 68.

⁶¹ Miner, *Kansas*, 270.

⁶² Ibid.

Ash-Grove Historic District on East Douglas Avenue
Name of Property

Sedgwick County, Kansas
County and State

Many of the two-story commercial buildings offered rental housing on their second floors to accommodate those who could not afford a private home or could not find a home to buy during this period of explosive growth.

As the aviation industry grew, the population moved in the general direction of most of the industry concerns located near the municipal airport on the southeast side of the city. East-west and north-south streets linking central Wichita with the burgeoning industry became the focus of growth.

Aviation Provides Foundation for Wichita's Modern Growth

While the automobile was the enabler, aviation and aircraft manufacturing was the driver of Wichita's economic growth and would dramatically lessen the effects of the Great Depression for most Wichita residents. By 1930, Sedgwick County's population had grown to 136,336; an increase of 50,000 between 1920 and 1930, bringing record new construction. Many of the city's new citizens came for jobs in the aviation industry.

The stock market crash in 1929 and subsequent depression caused many of the small aviation companies to close their doors. However, three companies, Stearman, Cessna, and Beech grew out of the chaos that would eventually be the bedrock of Wichita's aviation-related economy. In 1934, Stearman's Wichita facilities became part of Boeing and would later become the city's largest employer. After several years of delay due to lack of funding, Wichita's Municipal Airport was completed southeast of the city in 1935. Beech Aircraft Company, formed in 1932, was earning more than \$1M in revenue and had more than 250 employees by 1938.⁶³

While the United States would not be at war until two years later, by 1939 Wichita's aircraft industry was transitioning away from commercial production. Military orders for planes from the U.S. and allied governments were pouring in as Hitler's army marched across Europe in 1939-1940; business was booming in Wichita long before Pearl Harbor was attacked. As early as 1940 the three major companies had a payroll of \$400,000 a month; by 1943 the number had risen to \$9M a month for all aviation plants in the city.⁶⁴ Plants doubled and tripled in size and output; the population grew to meet the demand. Living near work or public transportation became a necessity due to gasoline and rubber rationing. By 1939 Wichita was considered a model in the state for industrial diversification and urbanization.⁶⁵ Together with Kansas City, Wichita represented 92 percent of the state's industrial employment. In that same year, only three percent of Wichita residents' livelihoods depended on aviation, a number that grew to 50 percent in 1943.⁶⁶

In the same year Wichita's population was measured at 225,000, representing a more than a 50 percent increase in three years and eight times the increase for the decade of the 1930s.⁶⁷ The Boeing plant employed 30,000 and functioned in two ten hour shifts requiring transportation and the supporting economy to adjust to constant movement of people. Restaurants, day care and movie houses were open 24 hours a day or had specialized schedules to cater to the needs of the workforce. Housing was the greatest challenge, leading the federal government to step in and build homes in three areas near the aircraft plants: Hilltop, Planeview and Beechwood containing more than 7,000 family units, most of which were "demountables" or temporary housing.⁶⁸

When the war ended in September 1945, aircraft production slowed temporarily and many employees were laid-off as women transitioned out of the workforce. Cutbacks in defense production were relatively short-lived as the Cold War heated up when war broke out on the Korean peninsula in 1950. The result locally was the resurgence of defense-related industry and the establishment of McConnell Air Base in 1951.⁶⁹ By 1956 McConnell was the busiest military airport in the U.S.; two years later it became a Strategic Air Command base.⁷⁰ As historian Craig Miner explains, "Wichita was...over the top in federal installations."⁷¹ The rich got richer and the city boomed with aviation. Manufacturing employment increased 487 percent between 1940 and 1955; retail sales were up 787 percent; bank clearings rose 745 percent. In

⁶³ Rowe & Miner, 101.

⁶⁴ Miner, *Wichita: The Magic City*, 185 and Miner, *Kansas*, 315.

⁶⁵ Miner, *Kansas*, 287.

⁶⁶ *Ibid.*, 314

⁶⁷ Miner, *Wichita: The Magic City*, 188.

⁶⁸ *Ibid.*, 191.

⁶⁹ The airbase was established in 1951 as Wichita Air Force Base on the east side of the municipal airport, where pilots were trained on the B-47 bomber. In 1954 the base was re-named McConnell Air Force Base. AAIA, *Wichita's Legacy of Flight*, 94.

⁷⁰ AAIA, *Wichita's Legacy of Flight*, 80.

⁷¹ Miner, *Wichita: The Magic City*, 193.

Ash-Grove Historic District on East Douglas Avenue
Name of Property

Sedgwick County, Kansas
County and State

each case nearly half of the increase came between 1950 and 1955.⁷² The aviation industry, especially with the rapid increase in production for the Korean War, drove Wichita's economic expansion at a time when most other metropolitan areas in the state were winding down their war efforts. It was at this time that Wichita outpaced Kansas City as the largest city in Kansas.⁷³

As war veterans returned, families looked to return to normalcy. With the G.I. bill many who served chose to go to college while others made their way back into the workforce. Rationing had forced consumption to a minimum during the war, but as their war bonds matured, Americans were ready to spend on housing, automobiles and the comforts of life they had given up during the war.

The housing shortage that began in 1940 and 1941 resumed after the war and continued well into the 1950s leading to a post-war building boom of 1946-1947 that surpassed all previous years in numbers of building permits issued. The city's expansion was dramatic from 1940-1959 as Barbara Hammond detailed in the *Battin Apartments Historic District* nomination:

During the five-year war period (1940 – 1945), seventy-five new additions were platted. The immediate post-war years of 1946 through 1949 brought 136 more additions bringing the total for the decade to 211 new plats and 43 re-plats which represented an increase of 153 additions more than were registered in the 1930s. In startling contrast, the following ten years from 1950 through 1959 created 1,078 plats and re-plats.⁷⁴

During the building boom that began in the late 1940s the annexed farmland in northeast and southeast Wichita rapidly filled with rows of middle-income houses and small commercial centers began to spring up among them, serving those outlying suburbs more conveniently than the central business district.

Much of the post-war growth continued toward the aviation companies and McConnell Air Base on the southeast side as illustrated by a map of the city's growth boundaries (*See Figure 3*). The aviation industry sustained Wichita not only in the war years but helped it to prosper in the post-war period. The aviation industry evolved through the decades with civilian aviation (Lear Jet Co. & Cessna) absorbing lags in defense spending; Lear Jet being a prime example. In 1962, the city bought 64 acres of farmland on the southeast side near the municipal airport to lease to Lear. By 1965 Lear was spending over \$1M per month in Wichita, increasing the city's retail sales by \$5M per year.⁷⁵

Douglas Avenue: New School Spurs Neighborhood Growth

Douglas Avenue has long been the center of Wichita's development. In the 1880s it was the city's rail center. In the early 20th century the thoroughfare's width made it well suited to handle the traffic and parking problems associated with the increase automobile usage.⁷⁶ By 1914 East Douglas Avenue was fully developed through the 800 block.⁷⁷ By the second decade of the 20th century, rapid growth, prosperity, and the National City Beautiful Movement focused local efforts on beautification. Harland Bartholomew's 1923 City Plan for Wichita reaffirmed Douglas Avenue's prominence.⁷⁸

East Douglas Avenue provided access from the city's hub to neighborhoods outside of downtown. Washington Avenue, at 1000 E. Douglas, is the eastern boarder of the core downtown district. The area spanning from Washington Avenue to Hydraulic Avenue (1000-2000 blocks) on East Douglas was developed in the period between 1910 and 1930 as Wichita's new "Auto Row." The portion of East Douglas Avenue, east of "Auto Row," remained primarily residential in early 1900s. Ash-Grove Historic District on E. Douglas Avenue, three blocks east from I-35 to Grove Street, fell within the 1919 expansion of Wichita's city limits called the Park Place Addition. The development of this area of East Douglas relates to the context of the development of east Wichita's neighborhoods, including College Hill.

⁷² Miner, *Wichita: The Magic City*, 193.

⁷³ Miner, *Kansas*, 313.

⁷⁴ Barbara Hammond, *Battin Apartments Historic District* National Register nomination (Topeka: Kansas Historical Society, 2011), 11.

⁷⁵ Miner, *Wichita: The Magic City*, 208.

⁷⁶ Deon Wolfenbarger, *East Douglas Avenue Historic District* National Register nomination (Topeka: Kansas Historical Society, 2003), 41.

⁷⁷ *Ibid.*

⁷⁸ *Ibid.*, 36.

Ash-Grove Historic District on East Douglas Avenue
Name of Property

Sedgwick County, Kansas
County and State

College Hill, a one-square-mile neighborhood east of downtown, is bounded on the north by Central Avenue, on the south by Kellogg Avenue (US-54), on the east by Oliver, and on the west by Hillside, four blocks east of the 2200 block of East Douglas. By 1914, the College Hill area boasted 210 buildings, and adjacent blocks were lined with modest one-story bungalows.⁷⁹ The 1914 Sanborn map illustrates that the three blocks of 2100-2300 East Douglas were far less populated with only five residences and two business buildings. The area's commercial development had begun by 1914, when T.J. House's small grocery store occupied the northwest corner of Douglas and Grove followed by H.H. Corzine establishing his grocery at 2160 E. Douglas in 1917. But a decade would pass before the blocks on E. Douglas between Ash and Grove Streets would not experience significant development. The first substantial construction in this area was the Smith Baking Company, built at 2300 E. Douglas in 1920, a wholesale operation that would provide as many as 30,000 loaves of bread daily to local stores.

The major event that precipitated commercial development along this section of East Douglas was the construction of Wichita's East High School, completed in 1923.⁸⁰ Between 1900 and 1920, Wichita's population tripled from 24,671 to 72,217. The rapid growth placed enormous pressure on the city's institutions. On January 22, 1922, the *Wichita Beacon* announced that 1800 students were crowding into Wichita's high school, which was designed to house 1200 students.⁸¹ The following week, Wichita voters overwhelmingly passed a bond issue for the construction of a new high school, with 87 classrooms.⁸² Roosevelt Intermediate School was built in 1931 adjacent to East High and the complex continues to serve USD 259 today.

The construction of Wichita East High School and Roosevelt Intermediate School on the south side of the 2200-2300 blocks East Douglas in 1923 and 1931 respectively, which would not only draw attention and people to the area, but also infrastructure, including bus and streetcar lines, logically attracted commercial development.⁸³ Just months after the school bond issue passed, property owners including G. B. Shaw (2146), William & Antonia Suhn (2202), Eli Lahn (2206), F.G. Orr (2226) filed permits to construct commercial buildings in the 2100-2200 Block of East Douglas. In March 1923, the *Wichita Beacon* announced that F. G. Orr had purchased a 25-foot lot in the block for the construction of a second Wichita location for Orr's Book and Stationary Co.⁸⁴ The bookstore, located at 2226 E. Douglas Avenue and later expanded into adjacent buildings, would be a mainstay for decades. As the new construction was nearing completion, William Suhn advertised the new apartments in his building as "50 feet from the school on East Douglas."⁸⁵

Two Waves of Development Shape the Ash-Grove District

The Ash-Grove Historic District on East Douglas Avenue reflects two distinct periods of development: the 1920s growth following announcement of construction of Wichita's new high school in the 2200 block of E. Douglas and the 1940-1960 World-War II and post-war aviation-related growth.

By the end of the decade following the school's completion in 1922, commercial establishments in the district had grown to include four restaurants, two candy/confectioners, two drug stores, a shoemaker, barber and dry cleaner; clearly showing the vitality of the area. Orr's Bookstore is an interesting example of a store that sold not only books and school uniforms but offered a wide variety of goods for families including fireworks, holiday decorations, toys and sporting goods.⁸⁶ While not technically in College Hill, F.G Orr changed his E. Douglas store's name to Orr's College Hill Bookstore to capitalize on his store's proximity to the popular College Hill neighborhood, approximately four blocks away.

A few of the new businesses in the 2100 through 2300 blocks of E. Douglas - Leber and Skrits Confectionary, G. B. Shaw's Bicycle Shop, Sportscraft Supply, Inc. and Orr's Bookstore - clearly targeted the student population but many of the businesses provided basic goods and services to nearby residents of the east Wichita neighborhoods. Among the

⁷⁹ Sheryll White and Marsha King, DRAFT *Context Statement for the College Hill Neighborhood U.S. 54 Highway Corridor Wichita Kansas* (Topeka, Kansas, 1994). On file at the Kansas Historical Society, Cultural Resources Division.

⁸⁰ East High was originally known simply as Wichita High School. It became known as "Wichita East High School" following the completion of "Wichita North High School" in 1929. Nina Davis, *A History of Wichita Public School Buildings*, (USD 259, 1997).

⁸¹ *Wichita Beacon* (22 January 1922): np.

⁸² *Wichita Beacon* (29 January 1929): np.

⁸³ *Wichita Beacon* (9 September 1923): np & (6 October 1923): np.

⁸⁴ *Wichita Beacon* (13 March 1923): np.

⁸⁵ *Wichita Daily Eagle* (1 March 1922): 11.

⁸⁶ Ads for Orr's Bookstore in the *Wichita Beacon* and *Wichita Daily Eagle* accessed on Newspapers.com.

Ash-Grove Historic District on East Douglas Avenue
Name of Property

Sedgwick County, Kansas
County and State

2100-2300 blocks' commercial occupants were two drug stores, two grocery stores, three barber or beauty shops, two dry cleaners, a restaurant, a tin shop, rug weaving and upholstery shop.⁸⁷

Although one single-family dwelling remained in the 2200 Block of East Douglas in 1935, five commercial buildings had been built there area including two twin two-story buildings (the Suhn and Lahn Buildings at 2202 and 2206) with retail stores on the first floor and apartments on the second floor. At least four buildings within the district listed apartments by 1935.⁸⁸ Many of the business owners lived either above their shops or on the north-south residential streets of the Ash-Grove district providing further evidence of the cohesiveness of the neighborhood.

The second major phase of growth in the Ash-Grove Historic District began during WWII and flourished in the post-war era. The modern growth began in the early 1940s with expansion of three of the district's existing established businesses – Corzine Grocery, Orr's College Hill Bookstore, and the House Grocery Building. New construction was most visible in the 2100 block where four new commercial buildings were built between 1945 and 1960. Three new commercial buildings were built in this post-war era in the 2200 block and one large building was built in the 2300 block. This period saw an increase in commercial offerings in basic home goods and services such as furniture, mattresses, carpet, interior decorating and a battery shop. By 1948 the district's three blocks were thriving with the addition of a haberdashery, a creamery, bakery, gift shop, blinds and floor covering and pest control.⁸⁹ The early 1950s added a credit union and paint store and later (1957) a fur retailer, doctors' offices and insurance company, reflecting both basic services and luxury items. See *Figure 4 at the end of the nomination for 1950 Sanborn Maps illustrating blocks of buildings and businesses.*

A few businesses and residents remained in the three-block area for decades. The T.J. House family lived at 2328 from at least 1914 through 1949, almost a decade after selling their adjacent grocery business.⁹⁰ Orr's College Bookstore (1923-63), Andrew Inc. (1948-2015), Ray Rogers Upholstery (1945-1970s), Wheeler & Benignus Paint Co. (1955 – 1989), and Advance Furnace Company (1937 – c.1960s) are examples of long-term businesses that originated in the area and remained in the Ash-Grove District for years.⁹¹ At least five businesses in the Ash-Grove District moved to new locations within the district during their tenure. The House of Carpet moved from 2214 (1957) to 2100 (1960); Andrew and Kingsbury (Andrew Inc.) moved from 2136 (1948) to 2310 (c. late 1960s); Wheeler & Benignus Paint Co. moved from the Suhn Bldg (1955) to 114 N. Madison in 1963; and Ray Rogers Upholstery who moved from 2220 (1930s-early 1940s) to his own store at 2212 in 1945. Even when companies altered management such as the Fortney and Seabaugh partnership that began with Fortney Tile & Marble Co. and ended with Fortney Tile Co. and Seabaugh Flooring Co., both entities remained in the Ash-Grove District.⁹² Both the long-term business and those that relocated within the three block area reflect the long-standing commercial viability and cohesiveness of the Ash-Grove Historic District.

Conclusion

As Wichita continued to expand eastward, new commercial developments were built to serve the College Hill Neighborhood. Among these was Lincoln Heights Village, a suburban shopping center that opened on the southwest corner of Douglas and Oliver in 1949. With the construction of I-135 in the early 1970s, the area of E. Douglas Ave. between Ash and Grove Streets was separated from downtown to the west and newer commercial developments to the east. The district generally took its existing configuration by 1960 and until recently, experienced little growth or development since.

Today, Wichita is Kansas' largest city, with a population of 360,000. Significant revitalization has occurred throughout Wichita's core area spurred in part by major downtown development projects such as the new Intrust Arena. Private investment in historic commercial properties is broadening to neighborhood and commercial areas on the fringes of, or

⁸⁷ 1935 Sanborn Map, Sheets 203 & 204, and 1935 Wichita City Directory, City of Wichita Planning Department, Historic Preservation Office.

⁸⁸ 1935 City Directory, City of Wichita Planning Department, Historic Preservation Office.

⁸⁹ 1948 City Directory. City of Wichita Planning Department, Historic Preservation Office.

⁹⁰ 1920, 1930 and 1940 Census records and city directories through 1949 show the House family at the 2328 residence. 1920, 1930 and 1940 United States Federal Census [database on-line] and U.S. City Directories, 1822-1989 [database on-line], Provo, UT, USA: Ancestry.com Operations Inc., 2010. Images reproduced by FamilySearch.

⁹¹ Andrew Inc. moved to 2310 East Douglas sometime after 1965.

⁹² Fortney Tile & Marble Company began business in the Ash-Grove District at 111 N. Grove (1937-early 1950s). The Earl Seabaugh Tile Co. was located in the T.J. House bldg. addressed at 2330 E. Douglas also in the early 1950s.

Ash-Grove Historic District on East Douglas Avenue
Name of Property

Sedgwick County, Kansas
County and State

outside of, the downtown area reflecting new opportunities for historic commercial structures such as those found in the 2100-2300 blocks.

East Wichita High School, a physical presence near the Ash-Grove District, remains one of the cornerstones of Wichita's USD 259. In 2014 the school was named by *U.S. News and World Report* as the top school in Kansas, further emphasizing the neighborhood's longevity and vitality.⁹³ The Ash-Grove Historic District opposite the school seems posed for development based, in large part, on its intact historic resources. In the past 20 years, investment has slowly been drawn back to the neighborhood. Revitalization efforts were first seen in the 2300 block with the redevelopment of the Smith Baking Company Building and the T.J. House Grocery Building, now home to Douglas Photographic Imaging and a number of small businesses and residents. More recently, a historic rehabilitation project was completed on the Lahn Building in the 2200 block, now occupied by a new business and residents. This recent activity has attracted additional development with at least four additional buildings purchased in the past year and historic rehabilitation projects for each now in the planning stages.

Concurrent to the historic redevelopment projects, owners of businesses along E. Douglas Avenue east of downtown, have initiated a new marketing campaign designed to entice customers. The Douglas Design District promotes more than 300 local businesses on E. Douglas Avenue between Washington and Glendale, stretching east to the popular historic College Hill neighborhood. The name comes from the more than 40 home design-related businesses located on E. Douglas east of downtown. The Design District marketing has served as a catalyst to get business and property owners working together and should help to boost the image of the commercial areas such as the Ash-Grove Historic District attracting investment, businesses, residents, and customers alike.

⁹³ "East High School in Wichita, KS - Best High Schools - US News." Accessed at <http://www.usnews.com/education/best-high-schools/kansas/districts/wichita-public-schools/east-high-school-8199?int=c0b4c1> on 3 October 2015.

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Ash-Grove Historic District on East Douglas Avenue
Name of Property

Sedgwick County, Kansas
County and State

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Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: **Kansas Historical Society**

Historic Resources Survey Number (if assigned): _____ n/a _____

Ash-Grove Historic District on East Douglas Avenue
Name of Property

Sedgwick County, Kansas
County and State

10. Geographical Data

Acreeage of Property Approximately 4

Provide latitude/longitude coordinates OR UTM coordinates.
(Place additional coordinates on a continuation page.)

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1	<u>37.686298</u>	<u>-97.311987</u>	3	<u>37.686808</u>	<u>-97.308198</u>
	Latitude:	Longitude:		Latitude:	Longitude:
2	<u>37.686801</u>	<u>-97.311996</u>	4	<u>37.686353</u>	<u>-97.308155</u>
	Latitude:	Longitude:		Latitude:	Longitude:

Verbal Boundary Description (describe the boundaries of the property)

Lots 2-72 on E. Douglas Avenue, Park Place Addition, Wichita, Sedgwick County, Kansas
Legal descriptions are provided in Section 7 for each individual resource. The district is composed of a three block area on the north side of the 2100, 2200, and 2300 blocks of E. Douglas bordered on the west by Ash Street and on the east by Grove Street spanning north to the mid-block alley north of Douglas Avenue.

Boundary Justification (explain why the boundaries were selected)

The boundary above reflects a cluster of predominantly commercial buildings located on the north side of E. Douglas Avenue opposite East Wichita High School and Roosevelt Intermediate School. The proposed boundary follows existing streets and the mid-block alley, clearly defining the three-block area.

11. Form Prepared By

name/title Brenda R. Spencer, with Michelle Spencer
organization Spencer Preservation date 15 October 2015
street & number 10150 Onaga Road telephone 785-456-9857
city or town Wamego state KS zip code 66547
e-mail Brenda@spencerpreservation.com

Property Owner: (complete this item at the request of the SHPO or FPO)

name See list under "Additional Documentation"
street & number _____ telephone _____
city or town _____ state zip _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Ash-Grove Historic District on East Douglas Avenue
Name of Property

Sedgwick County, Kansas
County and State

Additional Documentation

Submit the following items with the completed form:

Photographs

Photograph Log

Name of Property: Ash-Grove Historic District on E. Douglas Avenue

City or Vicinity: Wichita

County: Sedgwick State: Kansas

Photographer: Brenda R. Spencer (unless otherwise noted)

Date

Photographed: 1 September 2015 (unless otherwise noted)

Description of Photograph(s) and number, include description of view indicating direction of camera:

#	<u>Direction</u>	<u>Description</u>
1	NE	2100 Block of E. Douglas Ave. from intersection with N. Ash Street (SW corner of district)
2	NE	South & West facades of Edgerton Building (#1) at 2100 E. Douglas Ave.
3	E	Entry to Edgerton Building (#1) on south end of west facade
4	N	South/front facade of Professional Arts Building (#2) at 2110 E. Douglas Ave.
5	SE	Original residence at 2110 E. Douglas Ave. (#2), from NW (with modern office addition on front)
6	N	South/front facade of Office Building (#3) at 2130 E. Douglas Ave.
7	N	South/front facade of Andrew & Kingsburg Paint Store (#4) at 2136 E. Douglas Ave.
8	N	South/front facade of G.B. Shaw Bicycle Shop (#5) at 2146 E. Douglas Ave.
9	NW	South & east facades of Corzine Grocery (#6) at 2160 E. Douglas (intersection with N. Madison)
10	NW	2100 Block of E. Douglas Ave. from intersection with N. Madison Street
11	SW	North and east/front facade of Madison Apartments (#7) at 117 N. Madison St.
12	SE	North and west/front facade of Wheeler & Benignus Paint Co. (#8) at 114 N. Madison St.
13	NE	2200 Block of E. Douglas Ave. from intersection with N. Madison Street
14	NE	West and front/south facade of Suhn Building (#9) at 2202 E. Douglas Ave. following recent removal of shingle mansard covering facade. Photo taken by Sean Brennan, 09-07-2015
15	N	South/front facade of Lahn Building (#10) at 2208 E. Douglas Ave.
16	N	South/front facade of Rogers Building (#11) at 2212 E. Douglas Ave.
17	N	South/front facade of Ablard Building (#12) at 2114-2216 E. Douglas Ave.
18	NE	Detail of original 1950 storefront extant on Ablard Building (#12), 2114 E. Douglas Ave.
19	N	South/front facade of west half of Orr's College Hill Bookstore (#13) at 2220 E. Douglas Ave.
20	N	South/front facade of east half of Orr's College Hill Bookstore (#13) at 2226 E. Douglas Ave.
21	N	South/front facade of Sportscraft Building (#14) at 2228 E. Douglas Ave.
22	NW	2200 Block of E. Douglas Ave. from intersection with N. Spruce Street
23	W	East/front facade of Fortney Tile & Marble Co. (#15) at 111 N. Spruce St.
24	NE	2300 Block of E. Douglas Ave. from intersection with N. Spruce Street
25	N	South/front facade of Smith Baking Building (#16) at 2300 E. Douglas Ave.
26	N	South/front facade of DeVore Building (#17) at 2310 E. Douglas Ave.
27	NW	Detail of minor alterations to original 1960 storefront at DeVore Building (#17) 2310 E. Douglas
28	NW	South/front facade of T.J. House Grocery Building (#18) at 2320-2328 E. Douglas Ave.
29	NW	Detail of c.1940 storefront extant on House Building (#18), 2320-2328 E. Douglas Ave
30	NW	South and front/east facade of Carpenter Shop (#19) at 115 N. Grove St.

Ash-Grove Historic District on East Douglas Avenue
Name of Property

Sedgwick County, Kansas
County and State

PHOTO KEY

ASH-GROVE HISTORIC DISTRICT on E. DOUGLAS AVENUE
2100—2300 E. Douglas Avenue, Wichita, KS

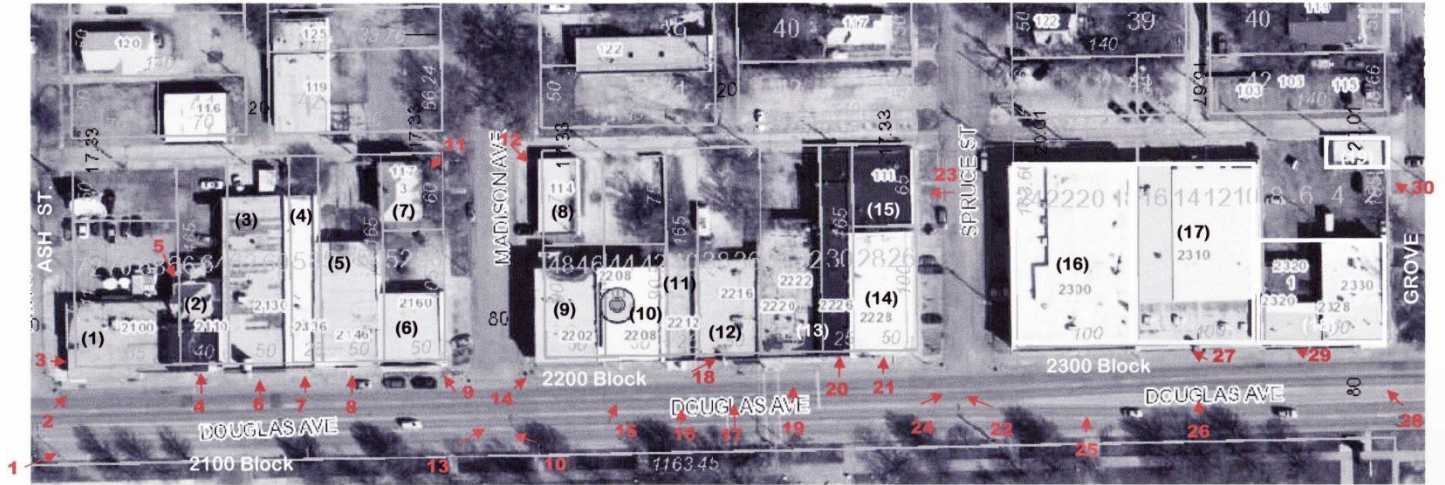


PHOTO KEY

Plat Map used as base map
Was downloaded at Sedgwick County GIS Property Data
3 October 2015

Ash-Grove Historic District on East Douglas Avenue
Name of Property

Sedgwick County, Kansas
County and State

ADDITIONAL DOCUMENTATION - MAPS



Figure 1 - Aerial View of Context with pink box marking location of Ash-Grove Historic District on E. Douglas Avenue North side of 2100 – 2300 E. Douglas Avenue from Ash Street to Grove Street, north to mid-block alley Wichita, Sedgwick County, Kansas. Map downloaded at Google Maps 3 October 2015



Figure 2 – District Boundary Map w/ Contributing Status of Properties

North side of 2100 – 2300 Blocks of E. Douglas Avenue from Ash Street to Grove Street, north to mid-block alley
Wichita, Sedgwick County, Kansas

Plat Map downloaded at Sedgwick County GIS Property Data 3 October 2015

Lat/Long: Datum WGS84

- (1) 37.686298/-97.311987
- (2) 37.686801/-97.311996
- (3) 37.686808/-97.308198
- (4) 37.686353/-97.308155

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County and State

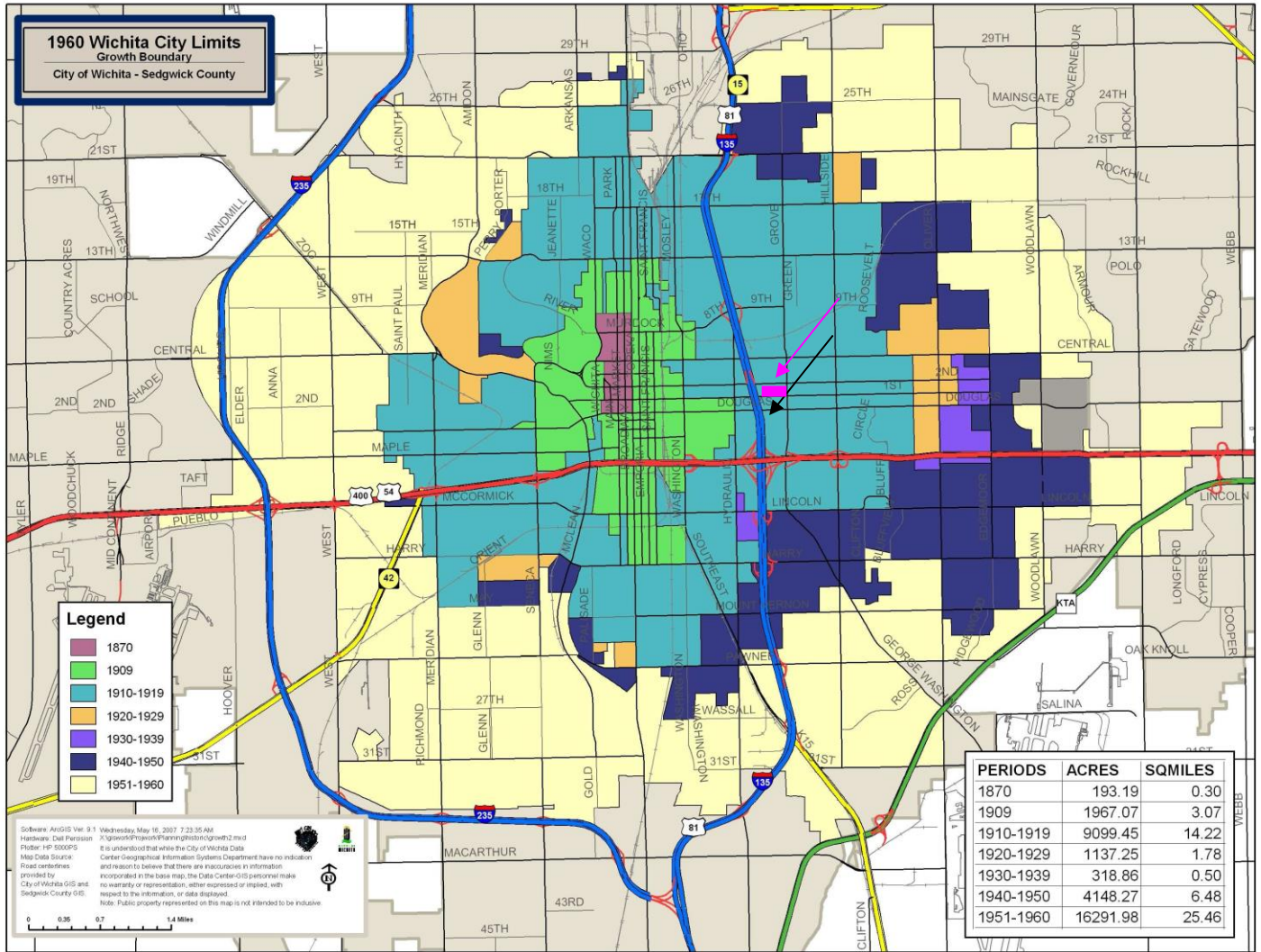


Figure 3 - Wichita City Limits and Growth Boundaries reprinted from *Residential Resources of Wichita, Sedgwick County, Kansas 1870-1957* Multiple Property Documentation Form (Morgan and Hammond, 2008).

Site of Ash-Grove Historic District on E. Douglas Avenue is marked by pink line and arrow in upper right quadrant of map.

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HISTORIC VIEWS

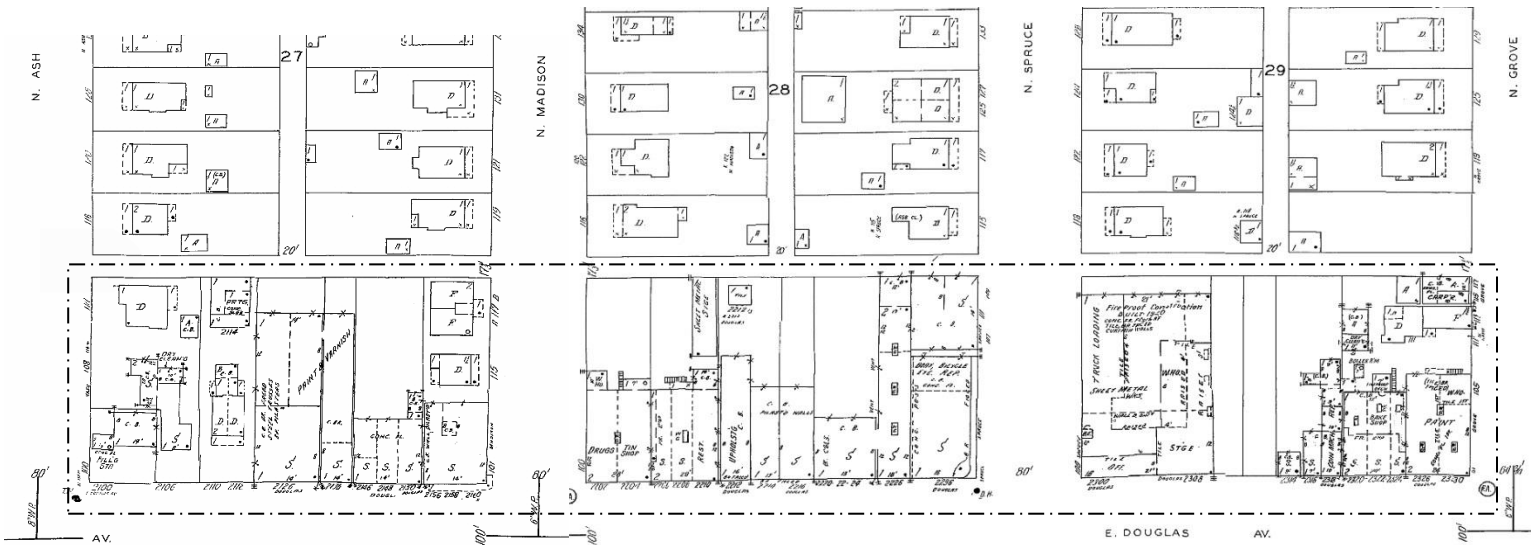


Figure 4 – 1950 Sanborn Map

Many of existing district resources are extant on October 1950 update to 1935 Sanborn Map, Shown is 2100 – 2300 blocks of E. Douglas - Excerpts from Sheets 203-204



Figure 5 – c.1935 view of Wichita East High School and Roosevelt Elementary Schools

across from 2200-2300 blocks of E. Douglas Avenue. Source: Wichita Public Library photo collection:
http://www.wichitaphotos.org/graphics/wschem_A1-35.2.1.jpg.

Ash-Grove Historic District on East Douglas Avenue
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WICHITA EAGLE, THURSDAY MORNING, DECEMBER 9, 1921 11



This Scientific Bakery— One of the Greatest of 20th Century Achievements Is Now in Operation

—and HOLSUM Bread, the master product
of the bakery, is now at your grocers.

WE HOPE to have the opportunity of showing you through our bakery. We know that you will appreciate the painstaking care that creates every morsel in the making of Holsum Bread. You will readily understand why Holsum is the best bread in power and nutritive value.



—Form of the bakery of season's ovens of the Smith Baking Company, where it requires an even temperature of approximately 350 degrees. The bread is thoroughly baked in these white tile-faced ovens, dried—cool steamed—in a manner that blends the flavor and fine ingredients into a most appetizing loaf.



—A view of two of the high speed automatic mixers. Twelve tons of steel in these huge mixers knead the dough to a perfect consistency so that the moisture penetrates the starch cells, and also leaves the uniform distribution of the materials in the dough.



—Here is the automatic roller and moulder, an ingenious piece of mechanism that rolls and cuts the dough into the required loaf size. This eliminates the hand shaping of the bread, admirably performing a uniform and palatable loaf. It can weigh and cut up to six loaves at a time.

THE coming of HOLSUM Bread to Wichita means a great deal to every citizen. For good bread, scientists tell us, contains every element of nourishment, SUPPLYING VITAMINES, the most vital and essential of all nutriments.

Bread as baked by The Smith Baking Company is as much a product of 20th Century achievement as the airplane or the automobile. Nothing is left to chance or luck in the every day perfection and complete nutrition of this bread. The ingredients are bought only on the approval of our purchasing experts after laboratory analysis has proved them fit in quality and nourishment. The flour, the milk, the shortening, the yeast, are blended with automatic dispatch and ingenuity that seems marvellous to the visitors who come in great numbers to see our establishment. Our white attired attendants only supervise and watch.

We hope to have the privilege of showing you how our bread is made. If you come, we promise you an hour of interest and profit. After you have followed the bread through the different stages, and see the golden brown loaves come from the white-tile-faced ovens, baked to just the right degree, you will have a feeling that a miracle has been performed—and so it has—a miracle that contributes to the health and strength of Wichita.

To get HOLSUM is just a matter of asking for it. Your grocer has it. He's ready to supply you.

THE SMITH BAKING CO.

Don't Say "Bread"— Say "HOLSUM"



—Automatic Handflour is pictured below. It is always May in the model plant of the Smith Baking Company. No matter what the weather is outside, it is always the same inside. This alcohol burnin machine washes the air and purifies it and either raises or lowers the temperature, as the case may be.



—Pictured below is one of the shower baths in the Smith Baking Company. It is utilized by all bakers at a compulsory regulation before starting work. The use of tuberculin is absolutely forbidden, and the greatest caution is exercised at all times to keep the bakery spotless. It is as clean as any housewife's kitchen.



—Finally, we come to the wrapping machine. Various to our plant find this one of the latest and best. Machines of this type will wrap about 1,000 loaves of bread an hour, insuring them in waxed or parchment paper, which is moisture proof and protects the bread from dust and germs.

Figure 6 – Smith Baking Company advertisement with illustration of building
9 December 1921 advertisement, *Wichita Daily Eagle* accessed at Newspapers.com.

Ash-Grove Historic District on East Douglas Avenue
Name of Property

Sedgwick County, Kansas
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Property Owner List

Owners of Property within Ash-Grove Historic District on E. Douglas Avenue as of 8-30-2015 according to property records accessed online at Sedgwick County Appraiser's Office website

Historic Name	Property Address	Owner	Owner Address																	
1	EDGERTON BUILDING	E DOUGLAS	2100	2100 DOUGLAS LLC	1861	N	ROCK	RD	STE 200	WICHITA	KS	67206	1264							
2	PROFESSIONAL ARTS BUILDING	E DOUGLAS	2110	RONALD R. & RAY B. SMITH	2042	S	PATTIE	ST		WICHITA	KS	67211	5135							
3	OFFICE BUILDING	E DOUGLAS	2130	SUPERIOR SIGNS & ENGRAVING, INC.	2130	E	DOUGLAS	AVE		WICHITA	KS	67214	4336							
4	ANDREW & KINGSBURG PAINT STORE	E DOUGLAS	2136	SUPERIOR SIGNS & ENGRAVING, INC.	2130	E	DOUGLAS	AVE		WICHITA	KS	67214	4336							
5	G.B. SHAW BICYCLES	E DOUGLAS	2146	PHILIP UHLIK	2146	E	DOUGLAS	AVE		WICHITA	KS	67214	4336							
6	CORZINE GROCERY	E DOUGLAS	2160	PHILIP UHLIK	2146	E	DOUGLAS	AVE		WICHITA	KS	67214	4336							
7	MADISON APARTMENTS	N MADISON	117	MARK RAYA	2533	N	WACO			WICHITA	KS	67204	6231							
8	WHEELER & BENIGNUS PAINT CO.	N MADISON	114	BREAGAN LLC	1485	N	WILLOW	LN		WICHITA	KS	67208	2422							
9	SUHN BUILDING	E DOUGLAS	2202-2204	BREAGAN LLC	1485	N	WILLOW	LN		WICHITA	KS	67208	2422							
10	LAHN BUILDING	E DOUGLAS	2206-2210	BREAGAN LLC	1485	N	WILLOW	LN		WICHITA	KS	67208	2422							
11	ROGERS BUILDING	E DOUGLAS	2212	JAMES N. & MARIA A. JOHNSON	229	S	FOREST VIEW			WICHITA	KS	67235	8222							
12	ABLARD BUILDING	E DOUGLAS	2214-2216	CHARLES D. ABLARD TRUST	803		HALL PLACE			ALEXANDRIA	VA	22302	3405							
13	ORR'S COLLEGE HILL BOOKSTORE	E DOUGLAS	2220-2226	BREAGAN LLC	1485	N	WILLOW	LN		WICHITA	KS	67208	2422							
14	SPORTSCRAFT BUILDING	E DOUGLAS	2228	BLACKIM LLC	210	S	SANTA FE			SALINA	KS	67401	3932							
15	FORTNEY TILE & MARBLE COMPANY	N SPRUCE	111	J & J ASSOCIATES LLC	309	N	MARKET		STE 100	WICHITA	KS	67202	2036							
16	SMITH BAKING COMPANY	E DOUGLAS	2300	DBW INVESTMENTS	2300	E	DOUGLAS	AVE		WICHITA	KS	67214	4437							
17	DEVORE BUILDING	E DOUGLAS	2310	EDMOND J. & JULIA E. CODY LIVING TRUST	2310	E	DOUGLAS	AVE		WICHITA	KS	67214	4437							
18	HOUSE GROCERY BUILDING	E DOUGLAS	2320-2328	2324 DESIGN DISTRICT LLC	1861	N	ROCK	RD	STE 200	WICHITA	KS	67206	1264							
19	CARPENTER SHOP	N GROVE	115	2324 DESIGN DISTRICT LLC	1861	N	ROCK	RD	STE 200	WICHITA	KS	67206	1264							