

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

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 Riley Holden Block  
Other names/site number khri #173-5880-06447  
Name of related Multiple Property Listing NA

## 2. Location

Street & number 1027-1029 W. Douglas Avenue NA not for publication  
City or town Wichita NA vicinity  
State Kansas Code KS County Sedgwick Code 173 Zip code 67203

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,  
I hereby certify that this x 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 X 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 x local Applicable National Register Criteria: x A \_\_\_ B \_\_\_ C \_\_\_ D

 2-4-20  
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 x 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 \_\_\_\_\_

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

Contributing	Noncontributing	
1	0	buildings
		sites
		structures
		objects
1	0	<b>Total</b>

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions.)

COMMERCE/TRADE: Specialty Store

DOMESTIC: Multi-Dwelling

**Current Functions**  
(Enter categories from instructions.)

VACANT/NOT IN USE

WORK IN PROGRESS

**7. Description**

**Architectural Classification**  
(Enter categories from instructions.)

LATE 19<sup>th</sup> and EARLY 20<sup>th</sup> CENTURY AMERICAN

MOVEMENTS: Commercial Style

**Materials**  
(Enter categories from instructions.)

foundation: Concrete

walls: Brick and Wood

roof: Asphalt

other:

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## Narrative Description

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### Summary

The Riley Holden Block is a two-story unreinforced masonry structure with a brick facade constructed in 1910-1911. Located at the southeast corner of W. Douglas and S. Seneca, the building fills the entire lot, spanning to the rear alley. Designed and constructed to serve two commercial businesses, the upper facade is two bays wide framed by brick pilasters with four sets of tripartite windows. A corbelled brick cornice spans between pilasters at the top of the parapet and subtle brick belt courses frame stone panels inscribed with the owners' names. Historically, the west commercial space had a corner entrance with the free-standing granite column that remains in place today. The original two storefront spaces were combined in 1965 when Oklahoma Tire and Supply Co. (Otasco) opened at this location. They installed the existing aluminum-framed glass storefronts on the north and garage bays on the south end of the west facade. The existing facade dates to a 2019 removal of the 1965 facade, a system of solid aggregate panels that had been installed over the original brick facade. Removal of the panels exposed the brick facade underneath and revealed the presence of most original wood windows on the upper facade. Projecting elements on the facade including some of the brick pilasters and parts of the corbelled parapet were damaged by the covering, and repairs are planned.

The interior of the building reflects a project started by a former owner in which the plaster on interior partition walls and ceilings and some partition walls themselves, were removed primarily on the second floor. Despite the demolition, the interior retains hardwood floors and original plaster at perimeter walls with historic wood trim including baseboards and window frames as well as many of the original wood windows. The first floor interior reflects the 1965 remodel by Otasco with sheetrock walls, concrete floors, and suspended ceilings (now removed).

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### Elaboration

#### Setting

The Riley Holden Block is in the heart of the Delano neighborhood at the southeast corner of S. Seneca and W. Douglas Avenue, west of downtown Wichita. Located in a traditional historic commercial district, the corner building spans to the rear alley on the south and abuts an adjacent two-story building on the east. The storefront entrance is canted at the northwest corner with garage bays at the south end of the west facade off Seneca. Public sidewalks border the building along the street facades on the north and west. Delano streetscape includes mature trees with sidewalk grates and bump out corners at intersections framing angled on-street parking on Douglas. On the west, Seneca is a busy north/south thoroughfare; the street curb is at the sidewalk edge providing a narrow circulation path along the building. Former garage bays are extant at the southern end of the west facade fronting Seneca but current traffic would not allow safe access from Seneca. At the rear, additional parking is located south of the alley southeast of the building.

#### Exterior

The two-story commercial building has a rectangular footprint occupying the entire lot. Historically the east half of the building did not extend all the way to the alley as seen on 1935 Sanborn Map in *Figure 3*. Early in the building's history, there was a small free-standing one-story structure located at the southeast corner of the lot. This ancillary structure was removed sometime after 1950 (the last available Sanborn Map) and the existing one-story block addition constructed at the south side of the east bay extending it to the alley. The building has a flat/tapered roof with an asphalt coating that is obscured by the brick parapet.

The unreinforced masonry building has a molted tan brick front facade that wraps around the northwest corner to include the north bay on the west facade. Secondary facades are red brick exposed on the west and painted at the rear. Brick pilasters, damaged by former facade coverings, divide the north/front facade into two bays and the west facade into six bays with a corbelled brick cornice band at the top of the parapet, between each set of pilasters. Two sets of tripartite windows are located on each bay of the upper front facade. These original wood windows have fixed wide center panels with multi-light transoms flanked by narrow 1/1 double-hung windows with single-light transoms. Upper windows on the west facade are original wood 1/1 double-hung windows. Flat cast-stone sills and lintels frame the upper-floor windows.

The historic views in *Figures 6-11* illustrate changes to the building facade over its one hundred plus year history. The upper front facade closely portrays its original design. As is common on historic commercial buildings, the storefronts have been altered to meet the needs or tastes of changing tenants. Historically, two storefronts flanked a central building entrance with simple brick surround. The storefronts were traditional wood-framed glass units with leaded glass transoms

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and paneled bulkheads. While the east bay originally had a central storefront entrance, the west commercial space was distinguished by an angled corner entry with free-standing granite column. It appears that the original storefronts remained through at least the early occupancy by Dockum Drug and Dunn's Mercantile in the 1930s (*Figures 6-7 & 9*). A building permit notes a storefront remodeling project by Dunn in 1930 but includes no details. Both storefronts were vacant in the early 1960s prior to the building becoming home to Otasco in 1965. A 1991 photo (*Figure 11*) illustrates the Otasco design that combined the two storefronts into a single retail space resulting in the removal of the center street entrance to the second floor. The existing aluminum-framed storefronts with short concrete bulkheads were installed at that time. The 1965 remodeling maintained a canted corner entry that angled back to include the north bay of the west facade and the corner column was retained. Otasco apparently did not use the upper floor except for storage and installed solid aggregate panels over the entire upper facade including the former transoms above the storefront and second-floor windows. The leaded-glass transoms were removed and infilled with brick but most upper windows remain intact.

The west facade has experienced alterations on at least two occasions. The existing configuration dates to 1965 remodeling for Otasco when garage bays were installed in two bays at the north end of the west facade. As seen in the 1991 photo (*Figure 11*), aggregate panels covered the balance of the west facade obscuring all windows. The recent removal of the facade covering revealed the existing conditions. Historically, there were minimal ground floor openings on the south half of the building and three storefronts at the north end. During the time that the building was occupied by Dockum Drug Store (1927 – 1961), the existing glass block clerestory windows were installed in punched openings replacing the original three west windows. The existing west door dates to the Otasco remodel when the third storefront bay was downsized for the existing door opening and the original single door on the west facade was blocked in.

Undocumented alterations on the secondary facades include infill of rear windows and construction of the one-story concrete block addition at the southeast corner. The rear addition, which was not in place on the 1950 Sanborn Map, houses a stairway to the second floor and was likely installed when the north street entrance was removed by Otasco. Red brick remains exposed on the east facade of the west bay and the south facade of the east bay above the one-story east bay. The south facade of the west bay is exposed brick with a painted finish. Horizontal siding has been installed on the east facade above the adjacent building on the south but original windows are extant and visible on the interior.

### Interior

Configuration of the ground floor dates generally to the 1965 Otasco remodel when the formerly separate commercial storefront spaces were combined removing the central front stair to the second floor. The south end of the west half of the ground floor was used for auto service with two garage bays and a single pedestrian door on the west, north of the garage doors. The rear of the east half of the building includes a toilet, storage room, and an open stair to the second floor. The rear one-story addition on the east half of the building was likely built to provide interior access to the upper floor, replacing a former exterior fire escape.

There is little documentation on the historic configuration of the ground floor storefronts except for physical evidence and historic views of the exterior facades. As noted above, the building was designed to house two separate commercial businesses in storefronts fronting Douglas Avenue flanking a street entry to the upper floor. The west facade had three small storefronts at the south end occupied by separate businesses, including a restaurant, barbershop and shoe repair shop addressed at 104, 108, 110 S. Seneca.<sup>1</sup>

Today, the second floor is a large open room with remnants of a central corridor in the north half. The existing rear access to the second floor occurs at the south end of the east bay; the west bay spans to the original south/rear facade creating an L-shaped open plan.

The upper floor historically served a mix of uses, including residential apartments and commercial offices. On the east half of the building (above Holden Grocery) offices were located at the front and a large six-room apartment at the rear. The west half of the second floor (above Riley Drug) was originally all offices but four rooms at the south end were later converted to furnished rooms and rented for residences.<sup>2</sup> See *Figure 5* for a listing of building tenants.

A former owner began demolition on this floor, removing plaster ceilings and historic partition walls, including the central corridor. Plaster and original wood trim remain on perimeter walls of the upper floor with original windows extant in most openings. Walls at the southwest corner have wallpaper confirming the "furnished rooms" residential use, although no

<sup>1</sup> R.L. Polk City Directories and 1935 Sanborn Fire Insurance Map, Vol. 3, Sheet 304.

<sup>2</sup> *West Wichita News*, 1 April 1911.

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evidence remains of the Holden apartment residence above 1027. The floors are wood throughout. Original trim includes tall baseboards with stepped tops, window frames including simple stool and apron, and tall head casings with egg and dart band molding and crown. Historic trim includes both stained and varnished and well as a painted finish. At the ceiling, the location of the original skylights is evident, although the lights have been removed. Skylights included a long narrow rectangular light in the corridor and smaller square units with tapered plaster walls likely corresponding to individual offices or apartments.

The ground floor has a concrete slab floor with remnants of tile flooring in the front commercial space and the exposed slab in rear garage bays. The removal of a suspended acoustical tile ceiling revealed that the plaster ceiling was previously removed. Plaster remains on most perimeter walls but no historic trim is extant.

Integrity on the building's interior consists of extant historic features like the plaster walls, wood windows and wood trim on the upper floors. Although removal of the 1965 facade covering revealed some damage to the original masonry, the upper facade retains a high degree of integrity, clearly portraying its original design. The original wood windows are in place at most openings on front and side facades. Replacement storefronts are the most common alteration to historic commercial buildings and do not render the building a non-contributor. The 1965 storefront configuration retained the corner granite column and converted the west storefront bays to garage bays. The building retains the integrity of location, setting, feeling, and association and a moderate degree of integrity of design, materials, and workmanship. Despite the past modifications, the Riley Holden Block is a good representative of a Commercial Style building that communicates its original function and conveys its original early-twentieth-century design and construction.

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**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.

**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.

**Areas of Significance**

COMMUNITY DEVELOPMENT/PLANNING

**Period of Significance**

1910-1961

**Significant Dates**

1910-1911

1920, 1927

**Significant Person**

(Complete only if Criterion B is marked above.)

**Cultural Affiliation**

**Architect/Builder**

**Period of Significance (justification)**

The period of significance spans from the date of construction to 1961 when long-time building and business owner, Dockum Drug Company (1029) was sold vacating the building. Kroger Grocery and Bakery had moved from 1027 in 1946, while Charles Holden and wife resided above 1027 until 1956. The year 1961 ended the string of prominent grocery and drug stores that built and occupied the building for fifty years.

**Criteria Considerations (justification)**

None

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## Narrative Statement of Significance

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### Summary

The Riley Holden Block at 1027-1029 W. Douglas in Wichita's Delano neighborhood is nominated to the National Register under Criteria A in the area of Commerce. The building is locally significant for its representation of the early twentieth-century development of West Wichita and as the home to prominent local grocery and drug stores for fifty years. Civic-minded entrepreneurs George T. Riley and Charles E. Holden who each previously had their respective businesses in frame buildings on the west side, built the two-story commercial building on the corner of what is today considered the entrance to the Historic Delano District on Wichita's west side.<sup>3</sup> As construction began, the *West Wichita News* crowed that the "new business blocks were replacing old shacks" and that this block, in particular, was the commercial center of West Wichita.<sup>4</sup>

Completed in 1911, the building housed Riley's West Side Drug Store at 1029 until it was replaced by Dockum Drug in 1927. Harry Dockum's sixth Wichita location remained until Harry's son Robert, upon his retirement, sold out to Adams Drug Co. in 1961. Dockum Drug ultimately had twelve stores in Wichita and was a founding partner of the Rexall franchise, the first drug company to manufacture drugs and set up a distribution network through franchises. Additionally, Substation A of the United States Post Office<sup>5</sup> (until 1933) and a beauty shop run by Syble McMahon operated in the Dockum Drug Store. Three small storefronts at the rear of Riley and later Dockum Drugs were home to a variety of small businesses, including restaurants, barbershops and shoe repair shops (*Figure 5*).

Charles Holden operated his meat market at 1027 W. Douglas until 1920 when he sold to Frank Dunn, who opened Dunn Mercantile's fourth store in this location. Frank Dunn would later be mayor of Wichita. Dunn's was purchased by Kroger and renamed Kroger Bakery & Grocery in 1932, remaining in the building until 1946. Kroger purchased Kansas-based Dillons Grocery in 1983, making it one of the largest national grocery chains.

The second floor of the building was home to various professional offices including doctors, dentists, real estate and insurance businesses; as well as residences and leased furnished rooms, the most notable being the residence of original partner Charles Holden's family for forty-two years (See *Figure #5* for tenant list). The Riley Holden Block was home to prominent local drug and grocery stores for fifty years providing vital commercial and professional services to the West Wichita community. The period of significance of the Riley Holden Block is 1910-1961. By 1963 the building was vacant except a single rented residential room at 1029-1/2. In 1965, Otasco purchased the building, remodeled it into a single commercial business, and occupied this location for the next twenty-five years. However, the Otasco remodel obscured the historic character of the original building (since reversed).

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## Elaboration

### The Riley Holden Block

Constructed on the southeast corner of Seneca and West Douglas in 1910-11, the two-story brick building was designed and built to house partner's G.T. Riley and C.E. Holden's commercial businesses replacing a two-story frame building that was moved from the site.<sup>6</sup> The building was completed in March 1911 at the cost of \$18,000.<sup>7</sup> When the permit was issued the *Wichita Eagle* noted it was the largest permit for the city in over a month.<sup>8</sup>

When completed, the second floor of the Riley Holden Block included commercial and professional spaces on the Riley side; while the front of Holden was suited for offices, the back included a six-room apartment.<sup>9</sup> Above Holden's Grocery, A.M. Vester's candy store and doctors' offices were listed upstairs in the teens.<sup>10</sup> During the same era as many as six rooms above, Riley's Drug Store were filled by professional and service businesses, including Dr. S.M. Anderson, Dr. T.H.

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<sup>3</sup> *Wichita Eagle*. 1 Feb 2019.

<sup>4</sup> *West Wichita News*. 24 Sep 1910, 1.

<sup>5</sup> Riley's Drug Store became home to the west side post office in 1901 when Riley operated from a former frame building on W. Douglas. *Wichita Beacon*, 26 June 1901 and R.L. Polk Wichita City Directories 1911-1933.

<sup>6</sup> *Wichita Beacon*. 4 Aug 1910, 3.

<sup>7</sup> *Wichita Beacon*. 10 Mar 1911, 4.

<sup>8</sup> *Wichita Daily Eagle*. 2 Dec 1910, 8.

<sup>9</sup> *West Wichita News*. 1 Apr 1911, 5.

<sup>10</sup> *West Wichita News*. 19 Apr 1913, 5, and *University Life*. 9 Jan 1917, 6.

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Cleveland, the A La Mode Dressmaking Shop, the Wichita Card Store and Southwestern Supply.<sup>11</sup> A 1912 advertisement offered a modern six-room flat with a bathroom, as well as four office rooms in the Holden Building (1027).<sup>12</sup> Two years later, the Holden family moved into the apartment and made it their home for the next forty-two years.

As the City of Wichita took stock of the progress made in its western neighborhood at the end of 1911, the new Riley Holden Block was one of two commercial buildings highlighted in a year-end newspaper section along with two Catholic schools, Friends University (formerly Garfield University), the State Masonic Home, and the new Reserve State Bank.<sup>13</sup>

Charles E. Holden had operated a meat market in a frame building at 1021 W. Douglas Avenue for eleven years before selling it in 1908. He was well-known in the West Wichita community. In 1912, a newspaper noted that Holden had resided in Wichita for fifteen years, and established a reputation for honesty, integrity and fair dealing.<sup>14</sup> When the Riley Holden Block was completed, it was noted as "a monument to his (Holden's) foresight and enterprise."<sup>15</sup> Holden opened a new store in the east side of the new brick building (1027) described as "groceries, meats, and good things to eat...well stocked with the best lines of groceries, fresh and cured meats, game and fish in season...displayed in an artistic manner."<sup>16</sup> Holden sold his grocery business to Frank Dunn by November 1920 and dealt in real estate from an office above his former store.<sup>17</sup>

Founded in 1885, Dunn Commercial Grocery was a well-established concern in Wichita. The location at 1027 W. Douglas marked the fourth store in the empire that was expanding quickly. By 1922, Dunn Mercantile had fifteen locations in Wichita including their four-story headquarters at St. Francis and English.<sup>18</sup> The business was owned by Frank Dunn and his twin brothers Harry and Horace. They sold their stores to Kroger of Cincinnati in 1928 for \$1M cash.<sup>19</sup>

When it opened in the new corner brick building (1029), Riley's Drug Store was described as follows:

In the front part of the store is a beautiful up-to-date soda fountain where all kinds of popular soda beverages, ice cream and everything in line of soft drinks are temptingly served. Opposite the soda fountain you will find magnificent cases with white marble bases containing a select line of confectionary including Lowney's famous candies, and also the best brands of cigars, tobacco and smoker's materials.<sup>20</sup>

The prescriptions department was notably staffed by registered pharmacists and carried "costly drugs and chemicals of the highest grade of purity available."<sup>21</sup> By 1912 both of Riley's sons had joined him in the business, and all three were licensed pharmacists.<sup>22</sup> Riley's Drug was well-known for its window displays and excellent soda fountain.<sup>23</sup> Riley acted as an agent for the *Wichita Beacon Newspaper*; in addition to selling the paper, he provided a service to his customers that only a few locations in the city provided: the option to submit their advertisements for publication.<sup>24</sup> Riley's West Side Drug Store had housed Substation A of the Wichita Post Office since 1901 and the post office moved with the drug store to the new building at 1029. The post office substation remained in the drug store until 1933. Various restaurants, barbershops and shoe repair shops occupied the three small storefronts at the south end of the west facade into the 1950s.

In 1922 Riley's West Side Drug Co. thanked the community for their patronage for the last thirty-five years, eleven of which were in the existing brick building at 1029. The previous few years had been hard on the Riley family. Son Robert, a trained pharmacist, had died in January 1919, and business founder and father George had died one month later. The remaining son, Roy, and George's widow continued the business until 1927 when they sold to Harry Dockum.

<sup>11</sup> *West Wichita News*. 23 Sep 1911, 4; *Wichita Daily Eagle*, 17 Mar 1912, 23; 20 Jun 1914, 9; 7 Oct 1918.

<sup>12</sup> *West Wichita News*. 30 Nov 1912, 8.

<sup>13</sup> "West Wichita." *West Wichita News*. 21 Dec 1912, 1.

<sup>14</sup> "C. E. Holden." *West Wichita News*. 21 Dec 1912, 7.

<sup>15</sup> *Ibid.*

<sup>16</sup> *Ibid.*

<sup>17</sup> *Wichita Daily Eagle*. 21 Nov 1920, 20, and 13 Jan 1921, 11.

<sup>18</sup> *Wichita Daily Eagle*, 29 Oct 1922, 4.

<sup>19</sup> *Wichita Eagle*, 29 Oct 1922; and *Wichita Beacon*, 15 Nov 1928.

<sup>20</sup> "G.T. Riley." *West Wichita News*. 21 Dec 1912, 1.

<sup>21</sup> *Ibid.*

<sup>22</sup> *University Life*. 13 Sep 1912, 7.

<sup>23</sup> *West Wichita News*. 14 Jun 1913, 1.

<sup>24</sup> *The Wichita Beacon*. 2 Sep 1916, 15.

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Pharmacist Harry Dockum paid \$50,000 for the two-story brick Riley Holden Block on September 22, 1927.<sup>25</sup> Dockum Drug Store No. 6 opened at Seneca and W. Douglas on December 3. Harry Dockum was one of a few pharmacists in the United States who shortly after he opened his first store, had joined Louis K. Liggett in investing in a drug company that would manufacture and distribute products in franchised stores. In 1903, the United Drug Company (UDC) began operations in Chicago. The stores and products were known by the name "Rexall" for "king of all." By 1929, UDC had twenty-one manufacturing plants throughout the United States, employing over 25,000 workers and supplied 10,000 Rexall Drug Stores.<sup>26</sup> In 1921, when Harry Dockum was made a Director of the UDC, the company was worth \$50M.<sup>27</sup>

Known for the firm's honest dealings with the public and employees, Dockum Store's slogan in the early years was "meet the Dockums."<sup>28</sup> Harry said that he always was willing to accept advice and suggestions from customers. Dockum was known for his direct advertising. When in the summer of 1917, the local newspaper published a list of citizens known to be going on vacation, Dockum sent them a personal letter suggesting their use of Kodak cameras, which he sold in his store, to preserve their memories. Sales soared.<sup>29</sup> He also sent congratulatory letters to new mothers offering them a free tin of Rexall Violet Talcum Powder if they brought the letter to a Dockum Drug Store. Dockum had instituted a popular annual sale where customers bought one full-priced item and received two additional items for one cent. The sale was so popular that during the three-day sale in November 1919, the firm made over twenty thousand dollars serving 15,277 customers out of Wichita's population of 75,000.<sup>30</sup>

By 1919, Dockum Drug had three locations in Wichita. Their soda fountain business was considered one of the best in Southwest.<sup>31</sup> When they bought Riley's Drug in 1927, they celebrated grand openings of their fifth and sixth stores (the fifth store was in east Wichita). Dockum's West Side Store (No. 6) in the Riley Holden Building housed a beauty shop operated by Syble McMahon (later called Dockum Beauty Shop) into the 1950s. In 1961 Dockum Drug, which had expanded to eleven locations in the city, was purchased by Adams Drug Co. of Pawtucket, RI.<sup>32</sup>

### The Businessmen of the Riley Holden Block

#### *George T. Riley*

George T. Riley (1857-1919), born in Johnson County, IL, came to Kansas after graduating from St. Louis College of Pharmacy in 1881. Riley moved to Wichita in 1896 after completing additional coursework at Kansas University Medical College.<sup>33</sup> He purchased the West Side Drug Store from A.F. Rowe, operating it under his own name until his death (heirs later sold the business to Dockum). He married Mary A. Deans on September 5, 1883; the couple had three children: a daughter and two sons, Harry and Roy, both of whom became pharmacists and worked in their father's store. George Riley was a pillar of the West Wichita community. He helped to organize a group for the betterment of the west side neighborhood that included efforts to improve sidewalks, alleys and encourage the planting of trees.<sup>34</sup> Later in 1908, when the Delano neighborhood organized the West Wichita Commercial League, Riley was a founding member and the treasurer. He was also a member of the local Masonic Order, the Independent Order of Odd Fellows, the Knights of Pythias, the Ancient Order of United Workmen, and Modern Woodmen of America.<sup>35</sup>

#### *Harry A. Dockum*

Harry Adelbert Dockum (1876-1941) was born in Maryville, OH, on September 20, 1876, to Lester and Hattie Dockum. He married Wichita-native Cordelia A Linell on June 6, 1900. Harry formed a partnership with Harry Higginson the same year and opened a drug store at 248 North Main.<sup>36</sup> Another store was added at 128 North Main. In 1903, the two men divided their business, with Dockum taking the location at 128 North Main.<sup>37</sup> Harry was active in the Wichita business

<sup>25</sup> *Wichita Eagle*. 22 Sep 1927, 5.

<sup>26</sup> "United Drug Company Products Collection." Northeastern University Library Archives & Special Collections. Accessed online 25 Oct 2019 at <https://www.lib.neu.edu/archives/collect/findaids/m10find.htm>.

<sup>27</sup> *Wichita Daily Eagle*. 10 Mar 1921, 2.

<sup>28</sup> *The Price Current*. 3 Feb 1917, 5, 16.

<sup>29</sup> *Ibid*.

<sup>30</sup> *The Price Current*. 7 Aug 1920, 2.

<sup>31</sup> *Wichita Daily Eagle*, 12 Apr 1919, 5.

<sup>32</sup> R. L. Polk. *1962 Wichita City Directory*. R.L. Polk, 1962, 239.

<sup>33</sup> *Wichita Daily Eagle*. 24 Feb 1919, 5.

<sup>34</sup> *The Saturday Evening Kansas Commoner*. 5 May 1898, 5.

<sup>35</sup> *Wichita Daily Eagle*. 24 Feb 1919, 5.

<sup>36</sup> *Wichita Eagle*. 31 Dec 1933, 14.

<sup>37</sup> *Ibid*.

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community. He was a director of the First National Bank in Wichita, located in the Delano neighborhood.<sup>38</sup> He contributed his time and money to community efforts, including the Community Chest, providing assistance to the needy during the 1930s. When Harry died in 1941, his son Robert Dockum became president of the family business.<sup>39</sup> Upon Robert's retirement in 1961, Adams Drug Co., Pawtucket, R.I., bought the Dockum Company. According to deed records, the Riley Holden Block remained in the Dockum family until 1964 when Harry's daughter, Ruth D. Boggs, sold it to M. Sanditen.

*Charles E. Holden*

Charles Edward Holden (1872-1953) was born December 19, 1872, in England and immigrated to the United States in 1892. By 1895, he was living with his brother's family in Wichita, and two years later had opened a meat market in West Wichita.<sup>40</sup> Charles became a naturalized citizen in 1902.<sup>41</sup> In 1908 he sold his meat market at 1021 W. Douglas and enjoyed traveling abroad with his wife. Holden and his family lived in Delano on Maple Avenue until 1914 when the family moved into the apartment above his market at 1027 W. Douglas. Holden opened a grocery in the east half of the new brick building in 1911 and sold to Frank Dunn in 1920, he and his wife lived in the upper-floor apartment for forty-two years, until 1956.<sup>42</sup>

*Frank L. Dunn*

Frank Leslie Dunn (1871-1953) was born in Lockland, Ohio, to Lewis and Sarah (Palmer) Dunn. The family moved to Wichita in 1879. Frank Dunn was the owner of the Dunn Mercantile Company. He opened his first store with S.C. Lehman in 1891 at 520 East Douglas. Frank's brothers, Harry and Horace, joined in the business; Lehman left the business in 1894. By 1928 there were twenty-four Dunn Mercantile stores in Wichita.<sup>43</sup> The Dunns sold to Kroger of Cincinnati in 1928 for \$1M, although the business name was not changed until 1932.<sup>44</sup> Frank Dunn served as a Wichita City Commissioner 1924-1930 and was elected Mayor serving two terms in 1924-1925 and 1928-1929.<sup>45</sup> Dunn was a member of the Rotary Club, Wichita Club, Sunflower Club and president of the League of Kansas Municipalities while a City Commissioner in 1929.

West Wichita Comes of Age

Incorporated on July 21, 1870, Wichita 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.<sup>46</sup> By 1889, however, the boom had ended and Wichita's population growth reversed itself causing many local investors to lose everything. The bust continued through the remainder of the nineteenth century but by 1900, Wichita was the third-largest city in Kansas with more than 24,000 residents.<sup>47</sup> The city's population grew another forty percent during the 1910s, reaching 72,717 in 1920.

In May 1871, the town of Elgin located west of Wichita and comprised of three square blocks was platted.<sup>48</sup> Discovering a town named Elgin already existed in the state, the name "Delano" was adopted. One year later an 800-foot bridge was completed over the Arkansas River. Delano pinned its hopes for prosperity on the cattle trade, but by the end of the 1870s, the cattle had moved west and in 1880 Delano was incorporated into the City of Wichita. During the four year period from 1885-1889, Delano prospered, acquiring "the feel of a streetcar suburb with its own institutions, including banks, churches and fraternal organizations."<sup>49</sup> During this short period, most of Delano's growth radiated from Douglas

<sup>38</sup> *The Catholic Advance*. 12 Jul 1940, 3.

<sup>39</sup> *Wichita Eagle*, 31 Jul 1967.

<sup>40</sup> 1895 Kansas State Census, Sedgwick County, 16, Charles Holden; image, Ancestry.com: accessed 26 Oct 2019; citing Kansas State Historical Society, *1895 Kansas Territory Census*; Roll: v115\_138; Line: 12.

<sup>41</sup> 1920 U.S. Census. Sedgwick County, Kansas, population schedule, 5<sup>th</sup> Ward, Charles E. Holden; image, Ancestry.com. <http://www.ancestry.com>; accessed 26 Oct 2019.

<sup>42</sup> Charles Holden died in 1953; his wife continued to live in the apartment until her death in 1956.

<sup>43</sup> *Wichita Eagle*. 16 Nov 1928.

<sup>44</sup> *Wichita Eagle*, 29 Oct 1922; *Wichita Beacon*, 15 Nov 1928; and Wichita City Directories, 1928-1932.

<sup>45</sup> *Wichita Eagle*. 23 Dec 1953, 1.

<sup>46</sup> Kathy Morgan and Barbara Hammond, *National Register of Historic Places Multiple Property Documentation Form for Residential Resources, 1870-1957, Wichita*. Wichita, Kansas: Historic Preservation Office, Wichita/Sedgwick County Metropolitan Area Planning District, 2007, E-4.

<sup>47</sup> Population of Cities in Kansas accessed at <http://www.ipsr.ku.edu/ksdata/ksah/population/2pop33.pdf> on 23 Oct 2019.

<sup>48</sup> *The Wichita Beacon*. 4 Nov 1912, 11.

<sup>49</sup> Christy Davis. *Westside IOOF Lodge National Register Nomination*. Washington, DC: National Parks Service, 2012.

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and Maple Avenues. Garfield University, begun in 1886 four blocks south of Douglas, attracted new residents, followed by schools, banks, and commercial businesses to the Delano neighborhood.<sup>50</sup> The focal point of development was the corner of Douglas and Seneca.<sup>51</sup> However, 1889 brought an end to the boom with the collapse of the real estate market and the removal of much of the population further west. One building was purchased by a philanthropist who donated the building to the Sisters of St. Joseph, who opened Wichita Hospital in 1898 and served the area until 1953.<sup>52</sup>

It took Wichita and the Delano neighborhood nearly two decades to recover. By 1910 Delano, now considered "West Wichita," was growing again with new businesses and people. Being part of a larger city meant crucial infrastructure funding for Wichita's west side. A new two-lane concrete bridge replaced the dated structure spanning the Arkansas River, providing a modern link to downtown; the Arkansas Valley Interurban Railway expanded the streetcar line from Seneca Ave. to the city limit, and many miles of roads were paved, including W. Douglas to the city border.<sup>53</sup> Businesses began returning to the former vacant buildings and new edifices were constructed. In 1909, the Wichita Creamery Company built a facility at Handley and Pacific. The same year, the Odd Fellows built a new hall, the third in Wichita, at W. Douglas and Walnut; and the Midland Valley Railroad opened a passenger depot, also on W. Douglas. In 1910, work commenced on the Riley Holden Block at the corner of W. Douglas and S. Seneca.

The West Side Commercial League and a west side newspaper, the *West Wichita News* were established in 1908, providing advocacy for growth. G.T. Riley was named treasurer for the League. The community's efforts paid off. On December 31, 1911, the *Wichita Eagle* ran a full-page story on West Wichita's growth, calling it "a city within a Metropolis" and citing the extraordinary progress made in the last year.<sup>54</sup> The article proclaimed, "West Douglas again looks like the street of a great city." The *West Wichita News* final edition of the year proclaimed: "Should the coming year of 1912 bring West Wichita no greater improvements than enjoyed during the last twelve months, she will have every reason for congratulating herself."<sup>55</sup>

By 1920, Wichita was the nation's ninety-sixth largest city, and Sedgwick County had a population of 92,234. Wichita's economy had been dependent on agriculture until oil was discovered twenty-five miles northeast of Wichita. The El Dorado oilfield would bring in \$65M into Wichita's economy in the late teens and early 1920s, which provided ready capital for entrepreneurs to invest in other Wichita industries, such as aviation.<sup>56</sup> By 1929 Wichita's aircraft industry was worth an estimated \$5.6M and employed 2,500 people.<sup>57</sup> In the depression-ridden 1930s, Wichita's Municipal Airport was one of the five busiest in the world.<sup>58</sup> Together with Kansas City, Wichita represented ninety-two percent of the state's industrial employment. In that same year, only three percent of Wichita resident's livelihood depended on aviation, a number that grew to fifty percent in 1943.<sup>59</sup> Wichita's population was measured at 225,000 by 1943, representing a more than a fifty percent increase in three years and eight times the increase for the decade of the 1930s.<sup>60</sup>

West Wichita experienced significant growth and prosperity in the first two decades of the twentieth century, but even before those decades ended, troubling signs emerged. Most of the aircraft production, a mainstay for Wichita's economy, developed east and south. The preeminence of the automobile and flight to the suburbs further signaled the Delano neighborhood's decline. One look at the Wichita City Limits and Growth Boundaries Map (*Figure 3*) shows virtually all growth after 1920 in other areas of the city.<sup>61</sup> Flooding of the Arkansas River also affected the vitality of Delano. After the devastating 1904 flood, many residents sought higher ground elsewhere in the city. The Midland Railroad went bankrupt in 1931; then, the Depression and Dust Bowl swallowed all hopes of prosperity. The military installations and accompanying housing developments supporting the U.S. war effort in the 1940s bypassed Delano.

<sup>50</sup> Pamela D. Kingsbury. *800 West Douglas Block National Register Nomination*. Washington, DC: National Parks Service, 2004, 7.

<sup>51</sup> Ibid.

<sup>52</sup> Ibid, 8.

<sup>53</sup> *West Wichita News*. 23 Dec 1911, 1.

<sup>54</sup> *Wichita Eagle*. 31 Dec 1911, 18.

<sup>55</sup> *West Wichita News*. 23 Dec 1911, 1.

<sup>56</sup> Morgan and Hammond, E-8.

<sup>57</sup> Craig Miner, *The Wichita Reader: A Collection of Writing about the Prairie City*, Wichita, KS: Wichita Eagle and Beacon Publishing Co., 1992, 129.

<sup>58</sup> Frank Joseph Rowe and Craig Miner, *Borne on the South Wind*, Wichita: Wichita Eagle and Beacon Publishing Co., 1994, 68.

<sup>59</sup> Craig Miner. *Kansas: The History of the Sunflower State, 1854-2000*, Lawrence: University Press of Kansas: 2002; 314.

<sup>60</sup> Craig Miner. *Wichita: The Magic City*. Wichita: Wichita-Sedgwick County Historical Museum, 1988. 188.

<sup>61</sup> Morgan and Hammond.

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By the 1950s overall economic outlook for Wichita seemed to lift the entire city. The 1952 Mid-Continent Airport was built on W. Douglas. But the re-routing of US Highway 50 from Maple Avenue to Kellogg Avenue and construction of an elevated bridge physically divided the Delano neighborhood into two parts.<sup>62</sup> During the 1970s many of the once vital structures of the area were demolished in the name of urban renewal including several of the business blocks from the 1880s boom. The 800 West Douglas Block (NR, 2004), comprised of three two-story commercial-residential buildings, is one of the only remaining examples of commercial buildings reflecting the 1880s building boom. The Riley Holden Block, along with the Westside IOOF (NR, 2012), reflects the neighborhood's first major rebound in the early decades of the twentieth century.

Today, Wichita is a thriving city of 390,000. Many of the city's buildings are being rehabilitated as the city's core is revitalized. Three organizations were formed in the Delano neighborhood in the late 1990s to regain the community atmosphere and spur development: the Delano Neighborhood Association, the Delano Commercial Association, and the Delano Ministerial Association.<sup>63</sup> The City of Wichita responded to the need for renewal with a multi-phase, multi-million dollar program. In the first decade of the twenty-first century, the city installed new sewers, sidewalks, curbs and streets giving Delano a renewed sense of pride and provided an impetus for private development. Since 2000, the Delano neighborhood has been known as the "Historic Delano District" and is experiencing its own revival. Restaurateur Tony Abdayem who owns and operates La Galette French Bakery and Cafe, bought the adjacent 1027-1029 W. Douglas and is planning its rehabilitation. The Riley Holden Block will provide another visible signpost of the renewed vitality of West Wichita.

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<sup>62</sup> Kingsbury. 18.

<sup>63</sup> Ibid.

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**9. Major Bibliographical References**

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Wichita/Sedgwick County Metropolitan Planning Department, Historic Preservation Office. Old building permit card files, Sanborn Maps, and City Directories.

**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: \_\_\_\_\_

Historic Resources Survey Number (if assigned): \_\_\_\_\_

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**10. Geographical Data**

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**Acreeage of Property** Less than one

**Provide latitude/longitude coordinates OR UTM coordinates.**

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

1 37.683724 -97.352733  
Latitude: Longitude:

**Verbal Boundary Description** (describe the boundaries of the property)

Lot 2, Chicago/W. Douglas Avenue, West Wichita Addition, Wichita, Sedgwick County, KS

**Boundary Justification** (explain why the boundaries were selected)

The site represented by the above legal description reflects the lot on which the building was constructed and remains.

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**11. Form Prepared By**

---

name/title Brenda and Michelle Spencer  
organization Spencer Preservation date 4 November 2019  
street & number 10150 Onaga Road telephone 785-456-9857  
city or town Wamego state KS zip code 66547 9584  
e-mail brenda@spencerpreservation.com

---

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

---

name Le Citron LLC  
street & number 120 South Lynwood telephone 316-993-6574  
city or town Wichita state KS zip code 67218

**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.

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### Additional Documentation

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Submit the following items with the completed form:

#### Photographs

Submit clear and descriptive photographs. The size of each digital image must be 1600x1200 pixels (minimum), at 300 ppi (pixels per inch) or larger. Key all photographs to a sketch map or aerial map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

#### Photograph Log

Name of Property: Riley Holden Block

City or Vicinity: Wichita

County: Sedgwick State: Kansas

Photographer: Brenda Spencer unless otherwise noted

Date  
Photographed: 13 August 2019 unless otherwise noted

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

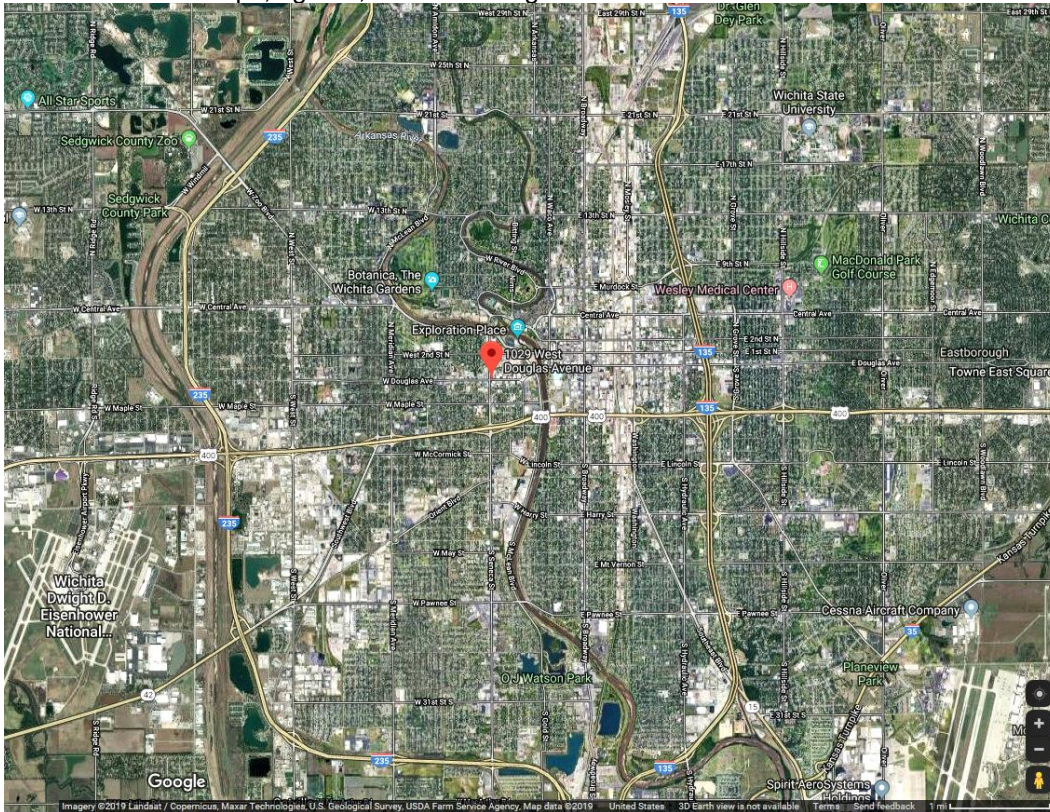
#	Camera Direction	Description of Photo
1 of 16	SE	View of building from NW corner of N. Seneca and W. Douglas Avenue
2 of 16	S	Front/North Facade from W. Douglas Ave.
3 of 16	W	Looking W along sidewalk on front/north facade from NE corner of building
4 of 16	W	Front/north facade
5 of 16	SE	Column extant at original corner entry, at NW corner of building
6 of 16	E	West facade from S. Seneca
7 of 16	NE	South/alley and west facades from S. Seneca
8 of 16	N	Looking N toward storefronts in east and center bays of commercial space
9 of 16	N	Looking N in rear garage area at west storefronts, SW corner of building
10 of 16	NE	Stair located in rear addition of east bay, looking NE
11 of 16	N	Photo by Farha Construction, 1 May 2019
11 of 16	N	Looking N from SE corner of second floor with original windows extant although covered or boarded on exterior
12 of 16	N	Looking N from former central corridor near south end of second floor
12 of 16	N	Photo by Farha Construction, 1 May 2019
13 of 16	N	Original windows extant above storefronts on north facade
14 of 16	SW	Wide 1/1 DH wood windows extant at most locations on west wall, second floor
15 of 16	S	Looking S at south bay in west half of second floor
16 of 16	S	Remnants of one of three skylights on second floor

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**Figures - MAPS**

Include GIS maps, figures, scanned images below.



**Figure 1 – Context Plans of City of Wichita and Delano Neighborhood with red arrow marking building 1027-1029 W. Douglas Avenue  
Wichita, Sedgwick County, Kansas**

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Aerial Photo Google Maps. October 2019



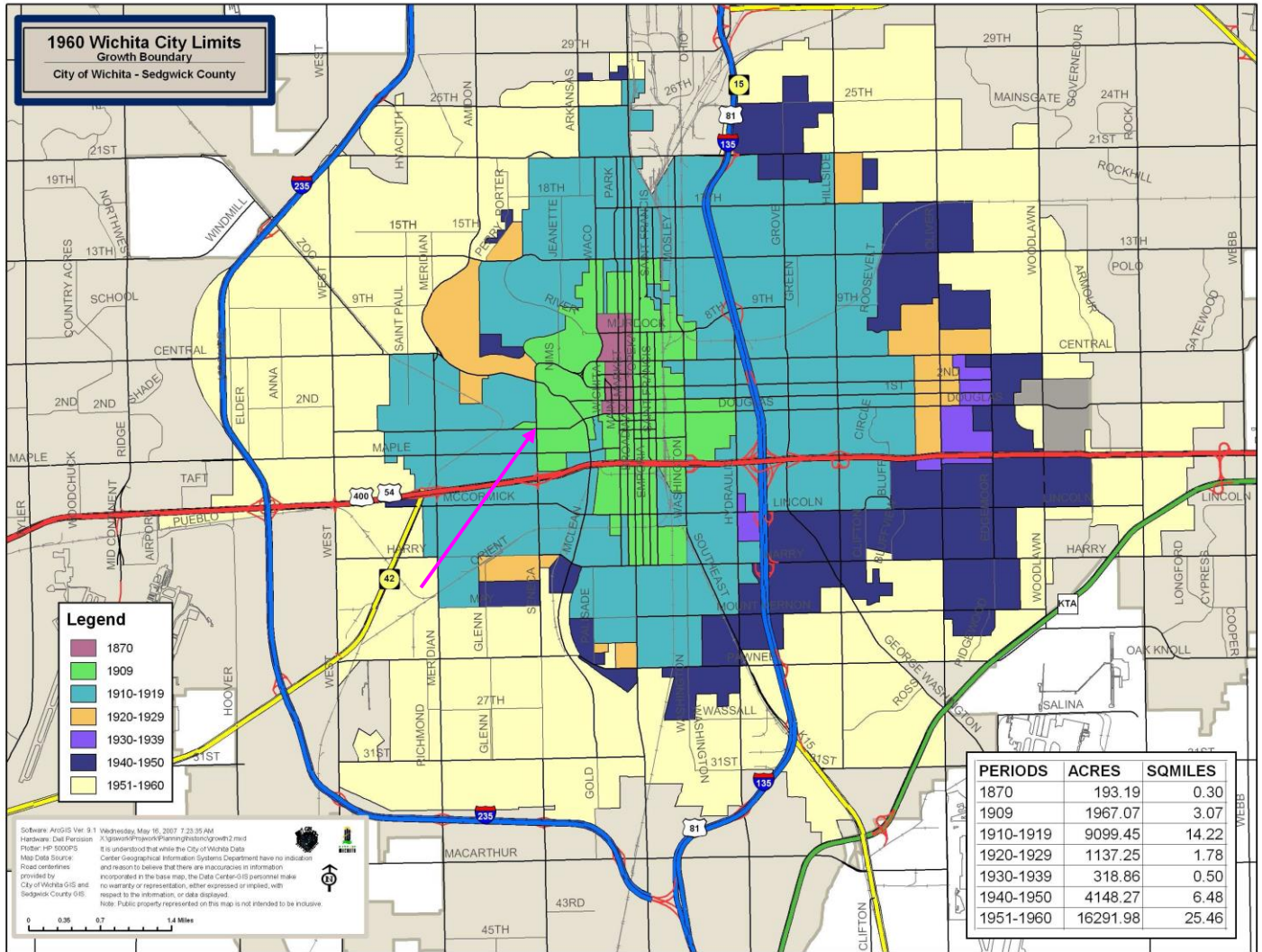
**Figure 2 – Site Plan/Photo Key**  
1027-1029 W. Douglas Avenue  
Lat/Long: 37.683724 -97.352733  
Wichita, Sedgwick County, Kansas  
Aerial Photo Google Maps, October 2019

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**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 Riley Holden Block at 1027-1029 W. Douglas Avenue is marked by pink arrow in lower southwest quadrant of map.



**Riley Holden Block**  
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DATE	1027 (east half)	DATE	1029 (west half/corner)
1911-1920	Holden Meat Market/Grocery (1 <sup>st</sup> )	1911-1927	Riley's West Side Drug Store (1 <sup>st</sup> )
1920-1931	Dunn Stores Co. No. 4 (Grocery) (1 <sup>st</sup> )	1927-1961	Dockum Drug Store No. 6 (1 <sup>st</sup> )
1932-1946	Kroger Bakery & Grocery (1 <sup>st</sup> )	1911-1932	Post Office Substation A in Riley's (then Dockum) Drug Store (1 <sup>st</sup> )
1914-1956	Charles Holden & family (residence-2 <sup>nd</sup> )	1930s -1958	Syble's Beauty Shop/Dockum's Beauty Shop* operated in the drug store
1910s	A.M. Vester, Candy (2 <sup>nd</sup> )	1931	A.E. Dirks Real Estate (2 <sup>nd</sup> )
1910s	Dr. S.M. Anderson(2 <sup>nd</sup> )	1931	Central States Protective Bureau (2 <sup>nd</sup> )
1910s	Dr. T.H. Cleveland(2 <sup>nd</sup> )	1933	S. Seneca: Clutter restaurant (104), Pierce & Philips barbers (108), Everett Oyler shoe repair (110)
1910s	A La Mode Dressmaking (2 <sup>nd</sup> )		
1910s	Wichita Card Store (2 <sup>nd</sup> )	1930s-1950s	Furnished rooms/residence (2 <sup>nd</sup> ) Wm. I. Barber, Sybil Keeling, Mrs. Douglas Hamilton Ruby Allen, Nora Sims, Ida Smith
1910s	Southwestern Supply (2 <sup>nd</sup> )	1946	S. Seneca: Mary's Coffee Shop (104), Wm. Galbraith barber (108), Buddy Allen Shoe Repair (110)
1930s-1940s	Insurance & Real Estate: Bagby, Farmer (2 <sup>nd</sup> )	1938-1950s	Clifford M. Chapman, dentist (2 <sup>nd</sup> )
		ca. 1938-1959	Frank Emery, physician (2 <sup>nd</sup> )
ca. 1948-1951	Bailey's Shoe Store (1 <sup>st</sup> )	1956	S. Seneca: Marchie Coffee Shop (104), Clark's Barber Shop (108), Seneca Shoe Shop (110)
1940s-1950s	Wm. Keith, attorney (2 <sup>nd</sup> )		
Mid-1950s	Attorneys: Kent Frizzel, Jay Setter (2 <sup>nd</sup> )		
Mid-1950s	Jim's Shoe Box (1 <sup>st</sup> )		
Late 1950s	Whittle's Shoe Box (1 <sup>st</sup> )		
1963	Vacant	1963	Vacant except Mrs. Faye Adams (residence 2 <sup>nd</sup> )
1965-ca. 1990	OTASCO (entire building)	1965-ca. 1990	OTASCO
1990s	Salvation Army (entire building)	1990s	Salvation Army
ca. 2007-10	Shoe Warehouse (entire building)	ca. 2007-10	Shoe Warehouse
2011-17	Mid-America Appliance & TV (entire building)	2011-17	Mid-America Appliance & TV

**Figure 5 - The Businesses of Riley Holden Block at 1027-1029 W. Douglas**

Source: Polk City of Wichita Directories 1911-1963 and Wichita Eagle, 1 Feb 2019, for later entries.

\* Dockum Beauty Shop and Syble's Beauty Shop may have had the same owner, Syble McMahon as the shop is listed under her name in 1938, but Dockum's before and after, then under Syble's again in 1948.

**Historic Views**



**NEW RILEY-HOLDEN BLOCK.**

*Figure 6 – Photo of building shortly after completion occupied by Riley Drug and Holden Grocery (Wichita Eagle 31 Dec 1911)*

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Figure 7 – Undated postcard when building was occupied by Riley Drug Store and Holden Grocery (Wichita Eagle online)

**Riley's West Side  
DRUG STORE**

We are now Serving the Finest  
Drinks, Ice Cream Sundies, Etc.  
at our  
**NEW SODA FOUNTAIN**  
Corner Seneca and Douglas.  
**"RILEY'S"**

**CHAS. E. HOLDEN**  
1027 W. DOUGLAS  
Phone Market 5361

NO RENT, SMALL EXPENSES enables us to  
quote you No. 1 goods at Lowest Cash Prices. We  
Pay cash--we sell for cash.

Unitus Beans 3 for	.25	Hights price paid for Country	
Navy " 4 for	.25	Produce.	
No. 1 Corn 3 for	.25	Fine Line of Fresh Fruits and	
"84 Brand" Mustard Sardines		Vegetables	
3 for	.25	<b>FRESH MEATS</b>	
Cream of Wheat 15c 2 for	.25	Round and Loin 18c 2 for	.35
No.1 Tomato, large c 15c 2 for	.25	Shoulder, 15c 2 for	.25
"84" Jar Rubbers 3 for 25c 7	.50	Beef Roasts, 10c up	
Potatoes, peck	.25	Boiling beef 8c up	
" 1-2 btshel	.45	Racon, 15c, 18c and 20c	
Tangle Foot Fly paper 3 dou-		Diamond C Hams	.16, 1-2
ble sheets	.5	Dry Salt pork 2 for	.25
Tangle Foot Fly pape 25 dou-		Doldis Best Weenie Sausage	
ble sheets	.35	2lbs for	.25
Plenty of Eggs and Butter.		Pure Home Made Lard	.15
		Lard Compound	.11

**SPOT CASH NO DELIVERY**

Figure 8 –Riley Drug Store and Holden Grocery Advertisements (West Wichita News 20 July 1912)



Figure 9 - 1920s view when building was occupied by Dockum Drug and Dunn Mercantile (Photo from Dockum Ad Wichita Eagle 2 Dec 1927)

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Figure 10 – ca.1930 view of interior of Dockum Drug Store at Douglas and Seneca with marble soda fountain and glass display cases on marble base described in 1927 article at store's opening. (Wichita Sedgwick County Historical Museum Photo 2016\_19\_34)



Figure 11 - 1991 View after Otasco vacated building. They installed the aggregate panels over the brick facade when they opened in the building in 1965. (Photo by Wichita Metro-Area Planning Department downloaded online at <https://khri.kansasgis.org/>)