



# Register of Historic Kansas Places Registration Form

This form is for use in nominating individual properties and districts. The format is similar to the National Register of Historic Places form. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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 entries and narrative items on continuation sheets. Use a typewriter, word processor, or computer, to complete all items.

## 1. Name of Property

historic name Richardson Produce Company Warehouse (173-10865)

other names/site number Hockaday Storage Warehouse; Aaron Poultry Warehouse; JH Jacks Poultry Warehouse

## 2. Location

street & number 141 South Rock Island Avenue  not for publication

city or town Wichita  vicinity

state Kansas code KS county Sedgwick code 173 zip code 67202

## 3-4. Certification

I hereby certify that this property is listed in the Register of Historic Kansas Places.

SEE FILE

Signature of certifying official \_\_\_\_\_

Date \_\_\_\_\_

Title \_\_\_\_\_

State or Federal agency/bureau or Tribal Government

## 5. Classification

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

- private
- public - Local
- public - State
- public - Federal

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

- building(s)
- district
- site
- structure
- object

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

Contributing	Noncontributing	
<u>One</u>	<u>                    </u>	buildings
<u>                    </u>	<u>                    </u>	district
<u>                    </u>	<u>                    </u>	site
<u>                    </u>	<u>                    </u>	structure
<u>                    </u>	<u>                    </u>	object
<u>One</u>	<u>                    </u>	<b>Total</b>

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing)

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

N/A

0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

COMMERCE/TRADE: Warehouse

**Current Functions**

(Enter categories from instructions)

VACANT/NOT IN USE

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

LATE 19<sup>TH</sup> & EARLY 20<sup>TH</sup> CENTURY AMERICAN  
MOVEMENT/Commercial Style; Two-part  
Commercial Block

**Materials**

(Enter categories from instructions)

foundation: Concrete

walls: Brick

roof: Asphalt

other:

**Narrative Description**

(Describe the current physical appearance of the property. )

**Summary Paragraph** (Briefly describe the overall characteristics of the property and its location, setting, and size.)

The Richardson Produce Company Warehouse is located at 141 S. Rock Island Avenue on Lots K, L, M, and a small portion of Lot N of the Rock Island 2<sup>nd</sup> Addition to Wichita, Kansas. The warehouse was built in the early years of the 20<sup>th</sup> century as wholesale houses were being constructed to the north and south of Douglas Avenue on Rock Island Avenue and on Mead, Santa Fe, and Commerce Avenues to the west and Mosley Avenue to the east. All were situated on the rail lines that spanned Wichita near the center of town creating a viable warehouse district; many of those buildings are extant. Richardson Produce was located "within 150 yards of the three trunk line freight depots and within easy access of the fourth." <sup>1</sup> The trunk line railroad tracks that once traversed Rock Island and Mead Avenues have been removed and paved streets are now in place immediately on the east and the west sides of the Richardson Warehouse.

<sup>1</sup> Wichita Eagle, Sept 22, 1901:1.

This warehouse was built in two stages, with both sections having functioned both together and separately throughout its history. The south section was built first in 1901 and was addressed as 141 S. Rock Island. The north section was built between 1910 and 1914 and was addressed as 139 S. Rock Island. The two sections feature open and unfinished storage rooms that are connected on the interior by openings in the brick wall on both the first and second stories. The two-story building is a two-part commercial block, constructed of brick with a flat roof.<sup>2</sup> Nearly-rectangular in shape, the building is 14,000 square feet in size. The discrepancy in shape is due to the fact that the north section is eight feet longer on the west end than the south section.

There are no associated buildings or structures on the site.

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**Elaboration** *(Provide a detailed description of the building's exterior, interior, and any associated buildings on the property. Note any historic features, materials, and changes to the building/property.)*

**Exterior:**

The brick walls of the entire building are laid in common bond. The window lintels are brick segmental arches laid in rowlock patterns. At the time of the grand opening of the adjacent Hockaday Hardware building and this associated storage building, the newspaper described the building material as "gas-burned brick" which was a new process being touted as more durable than coal-burned brick.<sup>3</sup>

**East Elevation:** The east elevation faces Rock Island Avenue.

Two-part commercial blocks distinguish the storefront level (first floor) from the upper zone (second floor) and were typically built to house a commercial business in the lower level and storage, offices or apartments/rooming houses above. Ornamentation such as fluted pilasters, stone courses, corbels, window hoods, plus brackets and other decorative features at the cornice added stylistic features. However, in simplified form when function did not require ornamentation, the same basic building was commonly used for wholesale houses, which often had office and a small customer service space inside the entrance of the first floor. This warehouse represented this functional building type when it was built.

The architects and builders of the two sections of this building are unknown, but it's clear an effort was made during construction of the later north section to mimic the architecture of the earlier south section. The later north section was designed as almost as a mirror image of the south section, matching in materials, scale, cornice detail, and fenestration, with the exception that the width of the second story allows for only five double-hung sash windows. This eliminates a pilaster such as the one that separates six similar windows on the south section. Both sections contain a vehicle-entry door, but it is not known if these are original openings. However, given the longevity and function as a warehouse, it is logical to suspect that if not original, one or both of these openings have been in place at least 50 years. The present doors are modern overhead garage doors, one is wood; the other is vinyl.

1901 South Section: Full-height brick pilasters define the two bays on the south section of the facade. The original walk-in entry with transom opening is extant although the door is a modern replacement and the fixed light in the transom space is not original. The display window space contains a replacement window. It is likely that this large display window has replaced multiple narrow windows such as the ones on the upper floor and on the west elevation or a smaller display window appropriate to the time period.

1910-1914 North Section: Brick pilasters also define the two bays on the north section of the facade. Fenestration has been altered in recent years, which is apparent by the break in the brick bulkhead for insertion of a walk-in door and the infill of the original window space.

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<sup>2</sup> Richard Longstreth, *Buildings on Main Street* (Walnut Creek: AltaMira Press, 2000), 24-53.

<sup>3</sup> *Wichita Eagle*, Sept 22, 1901:1; *Brick and Clay Record* (Chicago, Kenfield Publishing Co), Vol 28, Jan 28, 1908, No 1:288. Accessed online at <http://books.google.com/>, Jan 30, 2011.

Overall: The original wood, double-hung windows are inserted directly into the walls with no lintels or sills. In recent times wood boards have been nailed to the masonry wall below the windows to simulate sills.

A major structural feature is the iron beam that visually separates and functionally supports the second floor over the ground floor. It is unusual, even in this warehouse district of Wichita to see this structural member on the façade of a building. Ordinarily they are concealed within the building. The west elevation is constructed in the same manner. Speculation suggests that Isaac Hockaday ordered this arrangement for construction of his "heavy iron" and supply warehouse in order to show off these particular wares. No documentation of this theory has been found. Only two or three other buildings in the nearby Warehouse and Jobbers Historic District employ this reveal, and the beams are significantly shorter in length.

### **North (Side) Elevation**

All of the original windows on the north elevation have been filled in with brick. Double-rowlock arched lintels reveal eight window spaces on the first story. On the upper story, six window spaces have similar arched lintels; four window spaces appear to have been built with no lintels and none of the windows on this elevation were built with sills. There are 35 evenly spaced remnants of iron ties that once connected the north section of the building to a later building (now demolished). Those areas have been roughly filled with concrete. There is no cornice ornamentation on the north elevation. A mural was painted on the entire north elevation in recent years.

### **West Elevation**

The west elevation faces South Mead Avenue. The Rock Island Railroad tracks have been removed; they originally lay between Mead Avenue and the warehouses that fronted on South Rock Island Avenue, including the Richardson building. The west elevation shows evidence that both the north and south sections had matching fenestration. On the first story there are two double-hung windows and one vehicle-entry door on each side. However, alterations have occurred. On the north section the two windows are boarded up. The original wood door, which is hung on heavy iron hinges, is in place. On the south section, one original double-hung, four-over-four wood window is deteriorated but intact. It provides the example needed to restore the other windows. The sashes of the second window on that section have been replaced; the window glass has been replaced with a single large pane with no muntins. The original wood vehicle door is gone; the space has been boarded up with a modern walk-in door installed in the wood wall. On the second story of the west elevation, both sections retain the same window arrangement as on the east elevation, five on the north section and six on the south. However, two of the six have been filled in with brick. All eleven windows were built with no sills; they all have triple rowlock arched lintels. The glass in these windows has been replaced but the exterior wood frames are intact.

### **South Elevation**

The south wall abuts the north wall of a warehouse that was constructed in 1908 by the Arctic Ice & Refrigeration Company. That building is extant.

### **Interior**

The interior of the entire building is open warehouse space with two or three small partitioned areas left from recent tenants. It is completely without amenities. The brick wall that separates the north and south sections contains two original pass-through openings on each floor.

### **First Floor**

In the front area of the 1901 south section, two original brick posts plus brick pilasters at the front and back walls support a heavy wood beam that ties into the iron beams mentioned earlier. The interior wood beam spans the south section from east to west and is also supported by iron poles where brick posts are lacking. The beam supports the north/south floor joists of the upper level. Subflooring planks, which are laid on the diagonal to the joists, are visible above. Near the front entrance, a portion of original bead board ceiling is intact. In the later north section, the floor joists run east/west and several beams support them from north to south. In addition, a wood beam similar to the one in the south section ties the front and back walls together.

The interior brick walls of the warehouse have not been covered with any material other than paint; thus all the bricks are exposed as would have been at the time of construction. The floor of the lower level is concrete. There is no basement.

### **Second Floor**

The second floor is accessed by way of a non-original wood staircase near the west wall of the north section. The entire second floor is open and unfinished as the original warehouse storage area would have been. Simple wood posts support the ceiling. One unusual feature is a heavy wood door mounted on a track on the south wall. A rope-hung weight drops as the door slides open in the track; the weight holds the door in the open position. Although the sliding door remains, the opening for this door has been filled with brick. This door was probably used during the Hockaday warehouse period (prior to 1908) to access the loading dock below. The door became obsolete when the Arctic Ice & Refrigeration Company built an adjoining building in 1908 that tied to the north wall.<sup>4</sup>

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<sup>4</sup> Tihen Notes: *Wichita Beacon*, Feb 27, 1908.

**8. Statement of Significance**

**Applicable Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for State 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**

(Enter categories from instructions)

COMMERCE

**Period of Significance**

1901-1962

**Significant Dates**

1901

ca. 1910-1914

1937

**Significant Person**

(Complete only if Criterion B is marked above)

**Cultural Affiliation**

N/A

**Architect/Builder**

Unknown

**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.

**Period of Significance (justification)**

The Period of Significance is 1901 to 1962. This spans the time in which both sections of the building were constructed and ends in 1962 with the 50-year cut-off date established by the National Park Service to provide sufficient passage of time to allow for objective evaluation of the historic resource eligibility at the time of its listing. The Richardson Produce Company was in business from 1937 – 1987.

**Criteria Considerations (explanation, if necessary)** N/A

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## Narrative Statement of Significance

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### Summary Paragraph *(Provide a summary paragraph that notes under what criteria the property is nominated.)*

The Richardson Produce Company Warehouse at 141 S. Rock Island Avenue is nominated to the Register of Historic Kansas Places under Criterion A in the area of Commerce for its association with Wichita's role in regional and national transportation-related wholesale trade of agricultural goods. Both sections of this building housed wholesale businesses (primarily produce and/or poultry and eggs) throughout the period of significance. The property name reflects the R.R. Richardson Produce Company, which demonstrated the longest occupancy (50 years) in the building.

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### Elaboration *(Provide a brief history of the property and justify why this property is locally significant.)*

#### Wichita's Wholesale Industry

From its beginning as a frontier town in 1870 until the mid-20<sup>th</sup> century, the economy of Wichita, Kansas relied in major part on its role as a wholesale center for the agricultural products of Kansas and as a centralized trading site in the Great Plains region. In the early 1870s, cattle were driven from Texas to Wichita to be transported east by railroad. Although the Texas drives soon diminished as railheads reached the south, Wichitans found themselves in a thriving city that had many other commercial resources.

As branch lines of major railroads penetrated into the rural frontier, they formed a network between towns that brought those population centers into the national economy. Railroad access was a prized asset and towns bypassed by the rails often failed to thrive.<sup>5</sup>

In the summer of 1886, Wichita was courting several rail companies to serve the city and south central Kansas with rail lines and terminal facilities. They were the Kansas, Colorado & Texas, the Chicago, St. Jo & Ft Worth, and the Rock Island subsidiary, known as the Chicago, Kansas & Nebraska. A local controversy arose at that time over potential locations for the Rock Island right-of-way and depot. Some suggested that all new rail depots should be located on the outskirts of the city to encourage a more aesthetically pleasing environment for the residents. Marcellus M. Murdock, Editor of the *Wichita Eagle* and master of persuasion, made his views known as he supported a centralized site that would encourage business development at any cost.<sup>6</sup>

Are we to have a business center and a center of business, or Mawkish sentiment and a Flattened out village?...Lots are to be covered with business houses, bins, warehouses, machinery, material of all descriptions, as well as with homes; streets to be filled in with macadam or steel rails or whatever is necessary... to convey the traffic and travel: the side-walks are sufficient for the pedestrians.<sup>7</sup>

In the end, the Rock Island depot was built in downtown Wichita near the existing Santa Fe depot in 1887 and after some delay due to lack of iron for rails during the boom period, the Kansas Midland Railroad depot was built at Douglas and Mosley. The Frisco depot replaced the Midland in 1903 a few blocks to the east, and the grand Union Station was built in 1912 at Douglas and Santa Fe. Indeed, these rail lines did cause traffic congestion to such a degree that elevated tracks had to be constructed over Douglas Avenue. But the wholesalers got their access.<sup>8</sup> The rail lines connected the city to the national economy by way of the markets of the greater Midwest.

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<sup>5</sup> Frederick C. Luebke, *Nebraska, an Illustrated History* (Lincoln & London: University of Nebraska Press, 1995), 94.

<sup>6</sup> H. Craig Miner, *Wichita, the Magic City* (Wichita, KS: Wichita –Sedgwick County Historical Museum Association, 1988), 58.

<sup>7</sup> *Wichita Eagle*. Nov 30, 1886, cited in Miner, *Magic City*:5.

<sup>8</sup> The Tihen Notes: *Wichita Eagle*. Jul 29, 1887:4.

Such was the setting in September of booming 1886 when five investment partners in Wichita secured and platted a premium piece of real estate in anticipation of the proposed route of the Rock Island rail line.<sup>9</sup> All were successful opportunists in the heady prosperity of the 1880s' great building boom.

According to the engineer's certification on the Plat Map of the Rock Island 2<sup>nd</sup> Addition, their platted land was one lot deep by 16 lots long; the lots were labeled "A" through "P" and were 25 feet by 125 feet in size, with the exception that Lot P was 31 feet wide. The 1897 Sanborn Fire Insurance map confirms this.

The Rock Island 2<sup>nd</sup> Addition ran 406 feet north/south in the first block south of the main east/west thoroughfare, East Douglas Avenue. The property lay between the proposed Kansas Midland right-of-way to the east and the imminent Rock Island tracks on the west, with abutting access to the Rock Island cars. This property was a small section of the greater warehousing district that developed between 1900 and 1920 on the east side of the city center at Main Street and Douglas Avenue. Two smaller warehouse areas also developed at that time on the Missouri Pacific rail line to the west of the city center. Since the shipping of goods was already seen nationally as a successful growth industry, the Rock Island 2<sup>nd</sup> Addition was in excellent proximity for wholesale houses.

### **141 South Rock Island Avenue**

Much of the original wholesaling area is extant and now comprises the East Douglas Avenue National Register Historic District and the Warehouse and Jobbers National Register Historic District. Many buildings in the East Douglas Avenue district are two- to three-story commercial blocks facing on Douglas Avenue which originally contained storefronts, restaurants, and hotels that served several adjacent railroad depots (Union Station and the Rock Island Passenger Depot are extant and are Contributing Structures to the District). Behind these buildings, to the south of Douglas Avenue, other contributing structures filled a different niche as wholesale warehouses that were commercially connected to the railroads. In the East Douglas District the contributing warehouses include the Wichita Wholesale Grocery Company (619-629 E. William), National Biscuit Company (213 S. Commerce), Wichita Coffee Roasting Company (214-216 S. Commerce), and Gorvin Flour & Grain Company (220 S. Commerce).

The Richardson Produce Company Warehouse is one block directly east of these wholesale buildings. It is connected to them physically in the sense that only the Union Station and the Rock Island Baggage Building intervene, which was historically appropriate. The Richardson Produce Company Warehouse resembles those warehouses in period, function, and architecture, and its property line abuts the eastern boundary of the East Douglas Historic District.

The warehouse buildings that originally lined South Rock Island Avenue were built and operated in the same period as those in the East Douglas District and the Warehouse & Jobbers District, from 1900 to the 1950s, when trucking replaced trains as the major transportation system for wholesale goods.

As the 20<sup>th</sup> century turned, bank accounts recovered from the economic "Bust" of the 1890s and investors again pushed forward with their aspirations of progress. During the period from 1900 to 1915 construction filled lots on the first block south of Douglas on Rock Island Avenue. 139 S. Rock Island and 141 S. Rock Island were among these new buildings. The first of the two sections of the warehouse was built in 1901 for Oklahoma businessman, Isaac N. Hockaday. Hockaday had joined the new era of commerce in 1899 when he brought his company to the city from Enid, Oklahoma. Having outgrown his first location in Wichita within two years, he saw an opportunity on newly-developed South Rock Island Avenue and purchased six lots there in 1901. He built a three-story wholesale hardware house on Lots N, O, and P plus 1, 3, and 5 (Rock Island Addition).<sup>10</sup> While that building was under construction, Hockaday acquired the lots L and M to the north and built a freestanding two-story brick storeroom with a loading platform to be used by his hardware

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<sup>9</sup> Sedgwick County Plat Maps. On file at Metropolitan Area Planning Department, City of Wichita. Accessed online at <http://gis.sedgwick.gov/view/plats/>, Jan 17, 2011.

<sup>10</sup> The Tihen Notes: *Wichita Beacon*, Feb 11, 1901:5; Sanborn Fire Insurance Map. 1903, Sheet 47.

concern.<sup>11</sup> This building is the south section of the nominated building.<sup>12</sup> The platform is no longer extant. The north section was not part of that initial construction.

Ever the entrepreneur, Hockaday sold his hardware business in 1905 to the Saint Louis-based Morton-Simmons Company, and he proceeded to erect another new building elsewhere in the wholesale area for his paint manufacturing company.<sup>13</sup> The Morton-Simmons Company in turn built a grand warehouse on North Rock Island Avenue, which is a contributing building in the nearby Warehouse and Jobbers National Register Historic District, to promote its “Keen Kutter” line of products. This left vacant the warehouse at 141 S. Rock Island.<sup>14</sup>

In 1910, the Aaron Poultry Company took over the warehouse at 141 S. Rock Island and occupied it until 1913 when it moved two blocks east to South Washington Avenue.<sup>15</sup> The next business associated with the warehouse was the J.H. Jacks and Company, wholesale dealers in butter, eggs, and poultry.<sup>16</sup> The Sanborn map of 1914 details a new section adjoining the warehouse and addresses it as 139 S. Rock Island. J.H. Jacks and Company is shown on the map as occupying both sections of the building with passage on both floors between the two sections. That interior configuration remains today. This Sanborn map provides the earliest recorded evidence of a construction date for the north section of the warehouse.

The Sanborn map suggests that either Jacks Poultry Company or Aaron Poultry Company improved the south section and constructed this new north section. Aaron Poultry Company only occupied the building for a short time, vacating it after two or three years. Jacks and Company also occupied the buildings for only two or three years, so the exact date cannot be determined. It is accurate to conclude that construction of the north section and improvements to south section occurred between 1910 and 1914.

The new north section was built with skylights, windows on the north side, and a freight elevator. The south section also gained an elevator. A loading platform on the west was constructed to extend between neighboring wholesalers, the Arctic Ice & Refrigeration Company, National Bakers Egg Company, and Weaver Poultry Commission Company on the south of J.H. Jacks Poultry, and the Swift & Company Poultry House on the north. Thus, all these wholesalers had loading access to the adjacent Rock Island Railroad tracks.

Between 1916 and 1935 more business changes took place on South Rock Island Avenue, and as illustrated on the 1935 Sanborn map, the street still contained various wholesale warehouses, some occupied, some vacant. Those companies that remained included a chemical supply company, Powell Broomcorn, a beer warehouse, and the Peerless Ice & Storage building leased to Burgerhoff & Phillips Ice Company.<sup>17</sup> Still later, businesses itemized on the 1950 Sanborn map demonstrate that although individual occupants changed through the years, the buildings had become equipped for certain products and thus their warehousing functions stayed the same: Wholesale Fruit & Produce Company at 123-133; a general warehouse at 135-137; wholesale produce at 139-141; a storefront at 143-145; and the Wichita Ice & Cold Storage Company at 147-165 S. Rock Island.

### **R.R. Richardson Produce Company**

After J.H. Jacks Poultry Company left the building, intermittent tenants followed in quick succession. These included the Midland Syrup & Preserving Company, F & E Wholesale Groceries, Dick Brewing Company, Espey Produce Company, and Hick-Wire Chemical Company. Finally in 1937, the two sections of the building again became occupied by separate,

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<sup>11</sup> The Tihen Notes: *Wichita Eagle*, August 10, 1901:5

<sup>12</sup> Sanborn Fire Insurance Map. 1903, Sheet 47

<sup>13</sup> The Tihen Notes: *Wichita Beacon*, Jan 13, 1906:5

<sup>14</sup> The Tihen Notes: *Wichita Eagle*. Dec 21, 1905:5

<sup>15</sup> *Wichita City Directories*, 1910

<sup>16</sup> Sanborn Fire Insurance Map 1914, Sheet 157

<sup>17</sup> Sanborn Fire Insurance Map, 1935, Sheet 19.

long-term tenants, City Produce Company (in the north section) and Richardson Produce Company (in the south section).

City Produce Company was owned by partners Stanley Smeltzer and William P. Wagner . They operated at 139 S. Rock Island Avenue from 1937 to 1956. No other information has been found on this company.

Raymond R. Richardson located his wholesale produce business at 141 S. Rock Island Avenue in 1937 and operated in that building until 1952. The first record that locates Raymond Richardson and his wife Minnie in Wichita is from the 1915 City Directory. Subsequent city directories and censuses show him as the owner of Richardson Produce, a wholesale company, first at 1207 E. Douglas Avenue and then in a new building he constructed at 149 S. Washington Avenue.<sup>18</sup> In 1930 he was employed as the floor manager of a men's clothing store.<sup>19</sup> This suggests that his wholesale business did not endure in the early 1930s, but by 1937 he had re-opened Richardson Produce at 141 S. Rock Island and maintained business there for the next fifteen years.

On Richardson's retirement, he sold the business and its name to partners Harry Topping (1899-1974) and Lloyd Scott (1911-1994), who took over both sections of the building when City Produce ceased business in 1956. Both these men had worked many years as salesmen for other produce wholesale houses. They carried on the Richardson business together until Harry Topping died in 1980.<sup>20</sup> Lloyd Scott retired and sold the business to Gary Stearns in 1984. At the time that Stearns took over, Richardson Produce was the only viable company on South Rock Island Avenue.<sup>21</sup> Nine other buildings were vacant, a demise that resulted as over-the-road trucking prevailed over railroads and Wichita's major source of economy shifted from agriculture-related industry to the manufacture of aircraft in the 1940s and 1950s. Richardson Produce Company closed permanently in 1987.

## **Conclusion**

Of the several businesses that occupied the warehouse at 141 S. Rock Island Avenue, the Richardson Produce Company maintained the longest use (50 years). Because of that prolonged existence, the company name has been selected as the historic name for the warehouse. Nomination to the Register of Historic Kansas Places is appropriate due to its proximity to the East Douglas Avenue and Warehouse and Jobbers National Register Historic Districts. It is one of only three early 20<sup>th</sup> century warehouse buildings (all vacant) that are extant on that street. It is nominated under Criterion A in the area of Commerce for its role in, and longevity of, wholesale activity in Wichita Kansas and for its relationship to the national transportation of goods by railroad during the first half of the 20<sup>th</sup> century.

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<sup>18</sup> Building Permit File, Metropolitan Area Planning Department, City of Wichita, 255 N. Main Street.

<sup>19</sup> Wichita City Directories, 1928-1931.

<sup>20</sup> *Wichita City Directories*, 1936-1951; 1979; 1980.

<sup>21</sup> *Wichita City Directories*, 1983-1985.

**9. Major Bibliographical References**

**Bibliography** (Cite the books, articles, and other sources used in preparing this form)

Books/Pamphlets City of Wichita, Metropolitan Area Planning Department. *Making the State Environs Law Work for You: Successful Architectural Design for Downtown Wichita, Kansas* (in-house publication), 2009.

Longstreth, Richard. *Buildings on Main Street*. Walnut Creek, CA: Alta Mira Press, 2000.

Luebke, Frederick C. *Nebraska, an Illustrated History*. Lincoln & London: University of Nebraska Press, 1995.

Miner, H. Craig. *Wichita, the Magic City*. Wichita, KS: Wichita-Sedgwick County Historical Museum Association, 1998.

Wichita City Directories. Detroit, MI: RL Polk & Company, 1890-1988.

Articles (Electronic) Tihen, Dr. Edward N. "The Tihen Notes." Transcribed by Wichita State University Libraries, Department of Special Collections. Annotated newspaper articles from the *Wichita Eagle* and the *Wichita Beacon*. Accessed online at [http://specialcollections.wichita.edu/collections/local\\_history/tihen/index.asp](http://specialcollections.wichita.edu/collections/local_history/tihen/index.asp).

"Brick and Clay Record." Vol. 28, No. 1. Chicago: Kenfield Publishing Co., 28 January 1908. Accessed online at <http://books.google.com>.

Maps Sanborn Fire Insurance Company. Maps for Wichita, Kansas 1897, 1903, 1914, 1935, 1950. Accessed online at <http://www.kclibrary.org/databases>.

Sedgwick County Plat Maps. On file at Metropolitan Area Planning Department, City of Wichita. Accessed online at <http://gis.sedgwick.gov/view/plats/>, 17 January 2011.

Building Permit Applications. On file at Metropolitan Area Planning Department, City of Wichita.

**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 # \_\_\_\_\_

**Primary location of additional data:**

State Historic Preservation Office

Other State agency

Federal agency

Local government: City of Wichita Historic Preservation Office

University: Wichita State University Libraries Department of

Special Collections

Other

Name of repository: Wichita Public Library

Historic Resources Survey Number (if assigned): 173-10865

Kansas Historic Properties Survey: Wichita - Central Business District Part II (2008): 173-10865

**10. Geographical Data**

**Acreage of Property** .16 acres

(Do not include previously listed resource acreage)



- **Additional items:** (Check with the SHPO or FPO for any additional items)

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**Photographs:**

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Please check with SHPO staff before completing photographs.

Photograph Log

Name of Property: Richardson Produce Company Warehouse

City or Vicinity: Wichita  
County: Sedgwick State: KS  
Photographer: Barbara R. Hammond  
Date Photographed: 04/03/2011

<b>Exterior</b>	
1	East elevation, looking west
2	North elevation, looking southwest
3	West elevation, looking east
4	Interior, 2 <sup>nd</sup> floor, looking west
5	Interior, 1 <sup>st</sup> floor, looking west
6	Interior, 1 <sup>st</sup> floor, close-up of beam

Figure 1: This is the only known historic image that represents the 141 S. Rock Island building (small building at right). Artist's rendering; not known if artist made the drawing before the building was complete, if it was drawn from imagination or from memory, or whether it is a faithful rendering of the actual architectural features. The drawing was published on the day of the grand opening for the Hockaday Hardware Company. *Wichita Eagle*, September 22, 1901.

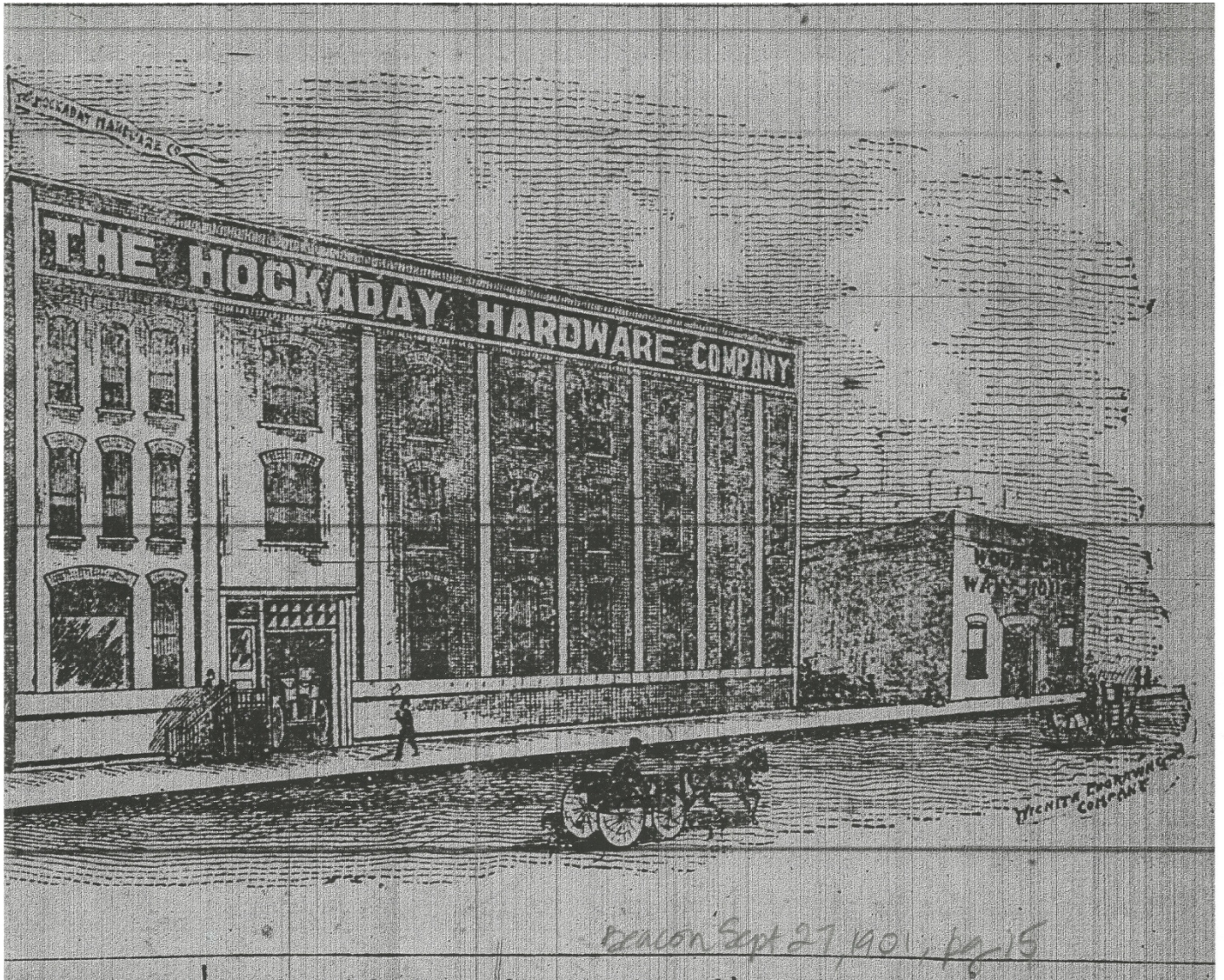
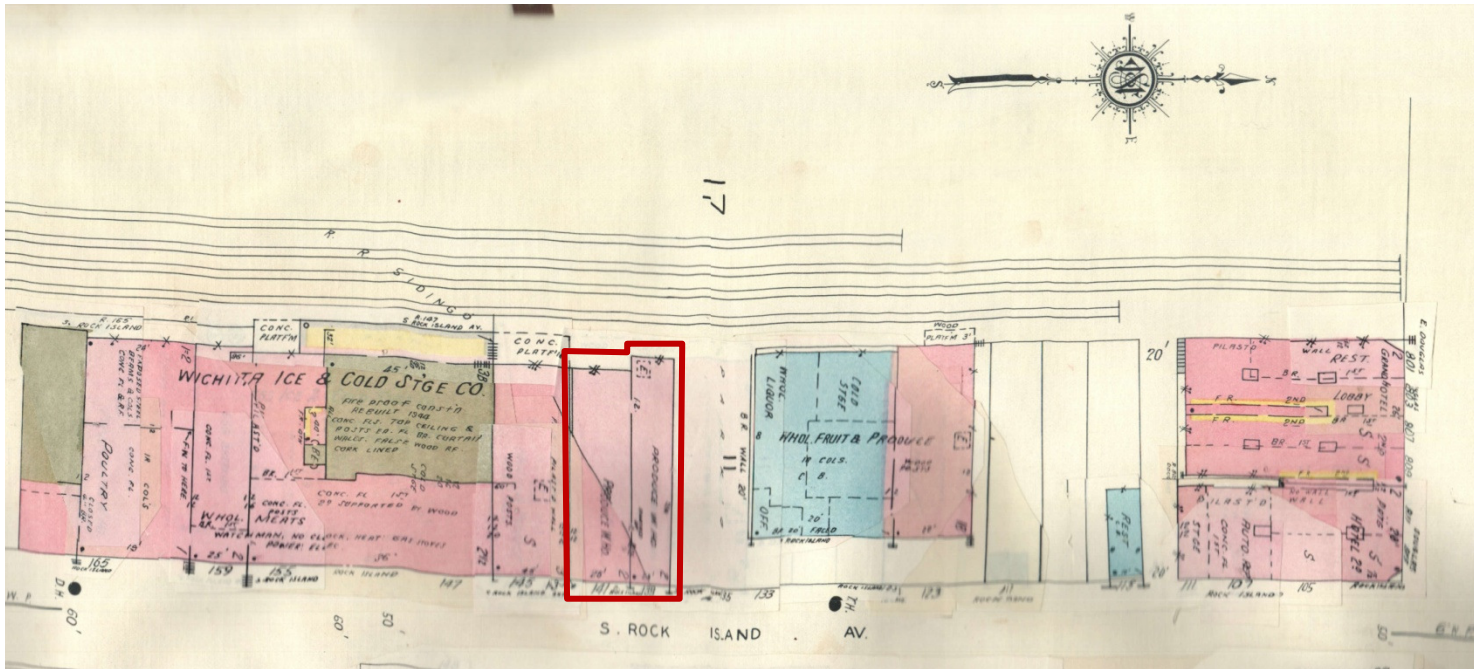


Figure 2: Sanborn Fire Insurance Map – 1935-1950 (amended 1953), Sheet 19 detail.





# 141 S Rock Island

Wichita, Kansas



- City Limit Boundaries
- Parks
- Airports
- City Limits
- Small Cities
- Sedgwick County
- Wichita

Sedgwick County GIS. Aerial map 2008 <http://gis.wichita.gov/outsidegeneral/>



Looking west over 141 S Rock Island (Richardson Produce Company Warehouse) – Wichita, Kansas [www.bing.com](http://www.bing.com) (maps)