

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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RECEIVED FEB 8 1982

DATE ENTERED MAR 11 1982

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

(Old) Wheeler-Kelly-Hagney Building

AND/OR COMMON

N/A

2 LOCATION

STREET & NUMBER

120 South Market St.

N/A NOT FOR PUBLICATION

CITY, TOWN

Wichita

CONGRESSIONAL DISTRICT

N/A VICINITY OF

No.4, Dan Glickman

STATE

Kansas

CODE

20

COUNTY

Sedgwick

CODE

173

3 CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

N/A

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- COMMERCIAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER:

4 OWNER OF PROPERTY

NAME

GRW Company

STREET & NUMBER

120 South Market St. Suite 408

CITY, TOWN

Wichita

VICINITY OF

STATE

Kansas

67202

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Register of Deeds

STREET & NUMBER

Sedgwick County Courthouse

CITY, TOWN

Wichita

STATE

Kansas 67202

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

None

DATE

N/A

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

N/A

CITY, TOWN

N/A

STATE

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Even though it is only seven stories in height, the former Wheeler-Kelly-Hagny Building at 120 South Market Street in Wichita, Kansas, exhibits the characteristics associated with taller steel-framed "skyscrapers." Sited in the middle of the block with principal facades facing west and north, the building has a U-shaped plan. It is 75 feet wide and 134 feet long. The large light well formed by the wings is open to the south.

Noted for its "fireproof" construction when it opened, the building's steel framework was clad in concrete. It has red brick curtain walls defined by light-colored Indiana limestone and terra cotta trim. The first floor of the main facade on Market Street is distinguished by stone pilasters and a wide stone belt course where the Wheeler-Kelly-Hagny name was originally displayed. Belt courses also define the second and the seventh stories. The building cap is ornamented by a projecting bracketed cornice above arched windows on the north and circular windows on the west.

The main entrance is centered in the west wall. First and second-story windows are divided into three sections, the large center pane being flanked by two narrower panes. From the third to the seventh story, rectangular double-hung windows are arranged in a regular grid pattern.

ALTERATIONS

In photographs dated 1938 and earlier a small, vertical sign is shown over the entrance extending from the third to the fourth stories. A photograph in the 1941 Wichita Magazine Yearbook shows a sign that extends from the second floor to the top of the building and has a clock at its base. This has been removed. The four large skylights in the north part of the roof which admitted natural light into the Board of Trade "pit" on the seventh floor are intact, but have been covered over with roofing material. The windows and the main door on the first floor have all been changed from wooden frames to aluminum ones. The multi-paned transom above the main door was removed. The exterior of the rest of the building remains much the same as when it was built.

In 1966 the interior was remodeled after the WKH Trust Company moved. The original terrazzo floors and most of the windows were retained. The building hardware was reused.

New mechanical and electrical systems were installed. Marble wainscoting and mahogany woodwork on the first floor were replaced. The corridors now have walnut trim and doors.

On the seventh floor a dropped ceiling has been installed in the Old Board of Trade room which has ceilings 20 feet high.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

1920

BUILDER/ARCHITECT

Richards, McCarty & Bulford

STATEMENT OF SIGNIFICANCE

Built in 1920 as the "new home" for the Wichita Board of Trade, the old Wheeler-Kelly-Hagny Building (WKH Building) in Wichita, Kansas bears witness to the long-lasting influence of the column analogy in the design of office buildings and the free eclectic use of classical detailing. After receiving a charter in 1902, the Board of Trade grew in eighteen years to become the sixth largest grain market in the nation. Until 1966 the building also housed the Wheeler-Kelly-Hagny Trust Company, one of the city's leading investment houses.

Although it is only seven stories tall, the WKH building is technically a modern example of a building type first developed in Chicago during the late 1880's. The tall steel-framed, masonry-clad office building served by elevators became known as a "skyscraper."

The WKH building is closely akin to tall buildings built in Chicago and New York in the late nineteenth century that were based on columnar composition. The facades of these buildings were organized according to the tri-partite division of a column's base, shaft, and capital. The ground floor and cornice of these structures were given over to historical styles, while the intervening floors were of a plain and repetitive design. This is true of the WKH Building whose ground floor and top two stories are finished in an eclectic classical style.

By the time that the WKH Building was built in 1920, the columnar theory had become less popular. In 1916 New York City enacted regulations imposing height limitations and setbacks. After that towers rather than columns became the most important design concept in skyscrapers.

Chronology

Excavation for the WKH Building began November 11, 1919. The George Siedhoff Construction Company was the general contractor. An architectural firm from Columbus, Ohio--Richards, McCarty, and Bulford--was responsible for the design. The firm had also designed the Beacon Building, the Lassen Hotel, Wesley Hospital, and the First National Bank in Wichita as well as "many office buildings, hotels, and public institutions throughout the states of Ohio, Kentucky, Indiana, Kansas, Texas, and Iowa."

When it opened January 29, 1921, the WKH Building was described as "one of the most elegant office buildings in Kansas and one of the largest and

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Articles

"An 'At Home' In Newest Building," Wichita Beacon January 29, 1921.

"Board of Trade Plays Important Part," Wichita Magazine April 24, 1924.

UNRECORDED
ACCORDING TO RECORDS

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than 1 acre

Wichita East Quadrangle
Scale: 1:24,000

UTM REFERENCES

A	1,4	6,4,6,6,8,0	4,1,7,2,0,2,0
	ZONE	EASTING	NORTHING
C			

B			
	ZONE	EASTING	NORTHING
D			

VERBAL BOUNDARY DESCRIPTION

Lots 2-4-6 and west 1/2 vac. alley. Market Street, Gieffenstein's Addition.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
N/A			

STATE	CODE	COUNTY	CODE
N/A			

11 FORM PREPARED BY

NAME / TITLE

Julie A. Wortman, Architectural Historian; Dale Nimz, Program Assistant; Nora Pat Small, Architectural Historian

ORGANIZATION

Ks. State Historical Society--Historic Preservation Dept.

DATE

STREET & NUMBER

120 West 10th

TELEPHONE

913-296-3251

CITY OR TOWN

Topeka

STATE

Kansas 66612

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE

Executive Director, Ks. State Historical Society

DATE

Jan. 27, 1982

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

3.11.82

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

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most costly as well." It cost more than \$700,000. Every office in the building was rented by opening day; there were 101 firms individually listed in the directory.

During the early twentieth century, the WKH Trust Company participated in the development of many other office buildings, hotels and retail stores in Wichita. Office buildings included the Schweiter, Beacon, Central, KFH, Brown, and the Union National Bank Buildings. The company had an interest in the Allis, Lassen, and Broadview Hotels. An article in the Wichita Magazine May 14, 1930 entitled "Investment Bankers Aid in Development of the Entire Southwest," concluded that "most of Wichita's great buildings have been financed through Wichita bond houses, as have a number of Wichita's most substantial industries." The WKH Trust Company, still active today, was one of the most important of these local institutions.

Partners in the company were early leaders in the economic growth of the city. Howard Wheeler was influential in bringing Stearman Aircraft Company (predecessor to Boeing) to Wichita and in establishing the city's first municipal airport. John Wheeler was involved with the Cessna Aircraft Company, and the Hagnys were former owners of the Wichita Beacon, the town's leading newspaper.

When the Wheeler-Kelly-Hagny Company moved into its new building in 1921, it had departments for securities, investments, city and farm loans and insurance. By 1938 the company was even more complex; it offered loan services of all kinds, trust preparation and management, every kind of insurance except life, real estate brokerage, and property management.

In the public mind, however, the building was most notably identified with the Wichita Board of Trade. As the Wichita Beacon declared in 1920, "because Wichita is a great grain market, a strong and broad gauged business organization is necessary to the prompt and efficient handling of the crops." That organization, the Board of Trade, was called "the guardian and protector of the grain business of Wichita and the great Southwest." When the WKH Building opened, the Board of Trade, the state and federal grain inspection departments and three or four grain companies occupied the seventh floor, with grain dealers on the third, fourth, and fifth floors.

From the time it was organized in 1902 until 1921, the Board of Trade was located on the second floor of the Sedgwick building. It was the first grain exchange to be formed in Kansas. The Board of Trade itself did not buy or sell grain. It was an association of grain dealers who rented space on the floor providing an arena where buyers and sellers met. Generally, the Board of Trade was made up of men who sold on commission, those who dealt in grain on their

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own account, and buyers for milling companies.

Membership of the Board of Trade was limited to 50 until February, 1920, when it was increased to 100. During the early twentieth century, Wichita had become the largest primary market for wheat in the country. In 1919 receipts of wheat in Wichita exceeded such long established markets as St. Louis and Omaha. An increase in membership was made possible by the anticipated move to a new and larger trading floor in the WKH Building, but the change also reflected an important marketing trend which was later summarized in the Wichita Magazine August, 1929. "Gradually the superior protein content and baking qualities of the southwest's wheat, aided by the aggressive efforts of the mills and marketing agencies, began to make headway in the markets of the country and the world... Today the wheat from the southwest is recognized as the finest grown and frequently commands a premium over regular market price." At this time annual transactions of the Board of Trade amounted to more than \$35,000,000.

As early as 1924, the Board of Trade was called the most important commercial institution in the Southwest. A reporter concluded that "the existence of the Wichita Board of Trade means that the producers receive a higher price for their grain than they did previous to its organization." The most important reason for this outcome was that the institution of the Board of Trade helped greatly "in maintaining a steady, legitimate market at all times."

During the 1920's Wichita was strictly a cash wheat market. The Wichita Beacon described this in 1926. The Board of Trade "deals only in the actual wheat, which is shown by samples in trays on tables in the main room... In Wichita the buyer gets the actual wheat in a car down on the tracks, and he buys it for milling purposes in Wichita or for shipping to other large milling centers."

The large, high-ceilinged room on the seventh floor of the WKH Building was the arena for this market. When completed, this was called the finest trading floor west of the Missouri River. On the south wall there was a large blackboard above a raised platform. Changing prices were posted on the blackboard, and telephones and telegraph service were housed under the platform. A large visitors' balcony was located on the west side of the room.

Also on the seventh floor were state and federal inspection offices and a laboratory. Samples of the wheat for sale were taken from the waiting boxcars, brought to the WKH Building and scientifically tested for moisture, weight,

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protein, content of weed seed, cracked grain and other properties. Another service began in 1921 when radio station WEAH broadcast grain prices from the Board of Trade room several times daily. The station later changed its call letters to KFH and is still in operation.

The Board of Trade occupied the seventh floor of the WKH building until December 1960 when they moved to a new location. The Wichita Board of Trade was permanently closed on November 30, 1979.

In 1966 the Wheeler-Kelly-Hagny Company moved to more spacious offices. A group of local investors acquired the Board of Trade building and renamed it the One Twenty Building. The John Neely Construction Company renovated the building creating modern, luxury offices. The Smith, Barney, Harris, & Upham partnership now occupies the ground floor; the New England Mutual Life Insurance Company occupies the seventh floor. There are a number of other tenants; the building is still considered a prime location in downtown Wichita.

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"From Wagon Market to Board of Trade," Wichita Magazine August, 1929.

"How Board of Trade Helps Handle Wheat Crop," Wichita Magazine June 16, 1949.

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Trailway Bus Advertisement showing WKH Building. Wichita Magazine Yearbook 1941.

"Wheeler Kelly Hagny Trust Company," Wichita Magazine Yearbook 1938.

"Wheeler Kelly Hagny Trust Company," Wichita Magazine Yearbook 1941.

"Where They Sell Real Wheat," Wichita Beacon July 1, 1926.

"Wichita Board of Trade Makes Rapid Growth," Wichita Beacon October 3, 1920.

SPECIFICATIONS: Office Building for Wheeler, Kelly & Hagny. (Columbus, Ohio:
Richards, McCarty & Bulford, November 17, 1919).

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Hamlin, Talbot F. American Spirit in Architecture (New Haven, Conn:
Yale University Press, 1926) p. 176, 201.

Whiffen, Marcus and Frederick Koeper American Architecture: 1607-1976
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