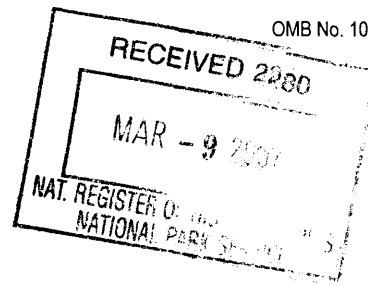


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United States Department of the Interior
National Park Service



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 *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 (NPS Form 10-9000a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name Market Street Cottage
Other name/site number 173-5880-5243

2. Location

Street & number 1144 N Market Street not for publication
City or town Wichita vicinity
State Kansas Code KS Country Sedgwick Code 173 Zip code 67214

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Patrick Palmer DSHPO
Signature of certifying official/Title

3/2/07
Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional Comments.)

Signature of commenting official /Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other, (explain:)

Signature of the Keeper

Date of Action

Edson H. Beall

4.18.07

Name of Property: Market Street Cottage

County and State: Sedgwick Co. Kansas

5. Classification

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

- 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

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		total

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

Previously listed in the National Register
N/A

Number of contributing resources previously listed in the National Register
N/A

6. Function or Use

Historic Functions
(Enter Categories from instructions)

Domestic : single dwelling

Current Functions
(Enter categories from instructions)

Domestic : single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Late Victorian: Queen Anne - Eastlake
Stick

Materials
(Enter categories from instructions)

Roof : Asphalt
Walls : Wood: weatherboard, shingle
Walls Brick with limestone trim

Foundation : Stone: limestone

Other: Brick

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

See attached

Name of Property: Market Street Cottage

County and State: Sedgwick Co. Kansas

8. Statement of Significance

Applicable National Register Criteria

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

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 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 of age or achieved significance within the past 50 years

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1888

Significant Dates

1888

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS): Primary location of additional data:

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 # _____

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: _____

Name of Property: Market Street Cottage

County and State: Sedgwick County Kansas

10. Geographical Data

Acreage of Property less than one

UTM References

(Place additional UTM references on a continuation sheet.)

Zone	Easting	Northing
<u>14S</u>	<u>6446645</u>	<u>4174277</u>

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

Name/title Kathy L. Morgan and Barbara Hammond

Organization City of Wichita Historic Preservation Office Date August 31, 2005

Street & number 455 N. Main, 10th Floor Telephone 316-268-4421

City or town Wichita State Kansas Zip code 67202-1688

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with SHPO or FPO for any additional items)

Property Owner

name Helen A. Barnes & Jeanne L. de Grasse

street & number 1144 N Market St telephone 316-641-9344

city or town Wichita state Kansas zip code 67214-2808

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. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 1

Market Street Cottage
Name of property

Sedgwick County, Kansas
County and State

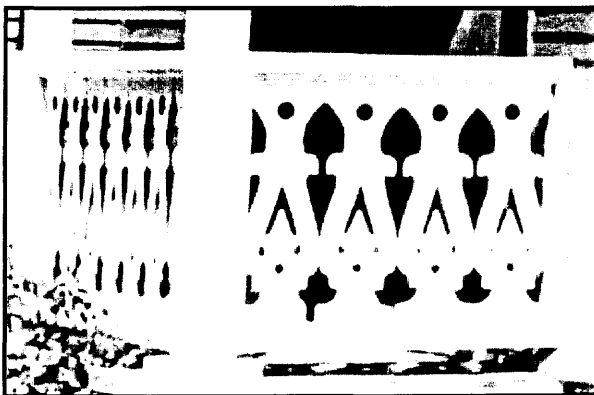
Architectural Overview

Built in 1888, this Queen Anne cottage is an excellent example of a one-and-a-half story Victorian cottage. This cottage has ornate gingerbread trim, fish-scale shingles, sunburst detailing on its gabled pediments, and turned porch posts. The porches have tongue-and-grove flooring.

Market Street Cottage is a wood frame structure with four-inch wood lap siding, six-inch wood corner boards, eight-inch wood sills and a composite shingle roof. The irregular roof plan is a gable-on-hip at the top with lower cross gable wings on each elevation, and a shed dormer on the south elevation. Both gable ends of the gable-on-hip and the lower gable on the west have fish-scale siding. All gable ends have routed fascia boards. The gables on the west and south elevations have plain finials. The fenestration is one-over-one wood sash windows with projecting cornice molds that are executed in single and paired configurations, the exceptions being in the gable windows. The house has a limestone foundation with English bead mortar joints. Two original brick chimneys sit on the top ridge. The base is one brick wider than the shaft that rises to a collar on the chimney pot, which has a corbelled row of dentiled brick, rising to a row of indented brick with four courses running bond to cap the chimney.

West Façade

The house is oriented to North Market Street and a sidewalk leading up to the main entrance on the full front porch. The porch has a front pediment entry with dentil work in the rake of the tympanum. The porch features turned posts with a jigsawn balustrade. The balustrade on the front porch has been removed for repair, but is the same configuration as the balustrade as on the south side porch off the



dining room as shown in the picture below. The porch has a tongue-and-grove floor with pierce limestone foundation. The front entrance has a residential-style, beveled glass-and-wood panel door with bead and reel molding with a carved swag garland molding in the bottom panel of the door. To the north of the front door is a oversized, shallow projecting window with an elongated diamond paned leaded glass transom over a single light. A vertical support piece has been added to the exterior making the window appear as if it is divided into four panels. The bulkhead has two routed decorative panels.

The window in the half-story gable is round arched with a center vertical band of five lights flanked by a quarter round light and single light. The round arched window has a round arched dentiled hood molding. The window in the attic gable is one-over-one wood sash.

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Market Street Cottage
Name of property

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North Façade

The lower cross gable on the north façade projects from the wall creating the north wall of the library. This elevation has the routed fascia board and common lintel moldings. There is a paired one-over-one wood sash window in the library room.

East Façade

There is a small one-story entry porch with a shed roof on the east façade. The exterior door off the porch is a residential-style, glass-and-wood panel door with a modern storm door. Directly above the door in the second floor are paired, one-over-one wood sash windows. The gable-on-hip end has the same fish-scale shingle pattern.

South Façade

The south elevation has a cutaway one-and-one-half-story bay in the gable end accentuated with a pendant and sunburst panels at the joining of the rake of the gable and the eave on each cutaway. This bay creates the space for the parlor. The first floor windows have a continuous dentiled lintel with brace molding. Three decorative pierced wood panels sit beneath the continuous sill of the bay window sill. There is a pedimented pocket window in the gable end. The light configuration is the same as the round arched window on the west façade. The lintel matches the first floor details. There is a gabled side porch off the dining room. The gable end of the side porch has a kingpost. The posts are turned and the balustrade is pierced (see photo on pg 7-1). Above the porch is a shed dormer with a two-light pocket sash window.

Interior

The first floor arrangement consists of a foyer, two parlors, library, kitchen, pantry and bathroom. There are two bedrooms on the second floor with attic space serving as closets. The original wood floors are still intact as is the staircase and door, window and baseboard trim. The main stairway is accessed from the dining room. The door and window lintel corner blocks in the dining room and library have a bull's-eye capped with bead molding, parlor two has a sunburst with bead molding, and parlor one has a rosette with bead molding. The baseboard, door and window trim is fluted. The wood trim on the second floor is fluted with bull's-eye corner blocks.

The front parlor configuration off the foyer was designed so that the first owner's business was conducted in the northwest parlor (labeled parlor two in the photographs) and the family parlor was the southwest room (labeled parlor one in the photographs). The library is accessed by both parlors and has a fireplace with a tile surround and beveled mirror over the mantle. Pocket doors separate the living room from the library. French doors separate the dining room and parlor. Interior wood panel doors with fretwork

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Section 7 Page 3 Market Street Cottage Sedgwick County, Kansas
Name of property County and State

separate the two parlors, and parlor two from the library. Wood panel doors with transoms separate the dining room from the pantry, the pantry from the bathroom, and the pantry from the kitchen.

The south wall of the kitchen has its original built-in cabinets with glass front and linen drawers. There is a door on the west wall that leads down into the cellar. A door on the east wall of the kitchen opens out onto the closed in porch which functions as a utility room. The boiler for the hot water heat is housed in the cellar. The owners have recently replaced the boiler.

The stairway up to the second floor is accessed from the dining room. There is a built in linen closet immediately to the east of the stairway. The stairs have a very steep rise and the treads are narrow. The stairs make a sharp turn to the west as you get to the top of the stairs. The balustrade has turned spindles. The ceilings of the rooms conform to the roof structure. The attic space off the west bedroom has been finished to provide closet space.

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Section 8 Page 1 Market Street Cottage Sedgwick County, Kansas
Name of property County and State

Statement of Significance Overview

Market Street Cottage (c.1888) is being nominated under Criterion C because it represents the typical pattern-book cottages that were home to middle-income people from the late 19th century and through the mid-20th century. Its architectural features exemplify characteristics of the Queen Anne style that was widely used in homes of all sizes, from the grand residences of the wealthy to the moderate scale of this one-and-one-half story cottage.

Historic Context

In 1886 Wichita installed sewer lines instead of an open ditch sewer when councilmen realized that the Kansas wind just might not be strong enough to blow away all the odors and disease germs in the growing city. In that same year a city street was lighted entirely by electricity, creating a spectacular effect. Traveling salesmen took advantage of the good service and cuisine at Wichita's fine hotels. Real estate transfers averaged twenty to thirty per day in 1886. The value of property that was sold in peak periods of 1886 amounted to about \$1,000,000 per month. By 1887 transactions reached \$800,000 per week during high times. The signs of growth and boom were everywhere.¹

At the end of 1887, the population had increased by 60 % over 1886's list of residents. Tent suburbs sprang up along the Arkansas River on the west side of the city, along Chisholm Creek to the southeast, and on Central Avenue in between. Hundreds of people were finding work in Wichita, but no permanent places to live. This phenomenon was typical of what was happening in most other urban areas of the United States. European immigrants landed on America's shores in great numbers and steadily made their way to the interior of the country. Rural workers flocked to the cities in hopes of finding employment. The growth was fueled in Wichita by bond elections of 1886 to bring railroads to Wichita and the arrival of the Rock Island railroad in 1887. Perhaps the lion's share of credit for the expansion goes to the unrestrained rhetoric of Colonel Marsh Murdock, editor of the *Wichita Eagle* newspaper and Wichita's most famed promoter. Murdock appealed to speculators and fortune hunters, as well as to average family folks with his eloquent slogans. "The Athletic Ajax of the Aboundful Arkansas", "The Darling of Destiny", and "The Mascot of the Meridian" were some of his 1886-1887 inspirations. Wichita, the "Peerless Princess of the Plains" was described by Murdock with vivid description in his *Eagle*, which he sent to the reading rooms of all the daily newspapers in Kansas and many beyond.²

In early 1887 the city annexed 249 new additions to the city plats and the city council instituted a license fee for real estate agents in order to capture some of the income that resulted in this rapid growth. And this was just a forerunner of the explosive growth that was to occur in 1888.³

¹ Miner, *Wichita, the Magic City*, p. 57.

² Miner, *Wichita, the Magic City*, pp. 58-59.

³ Miner, *Wichita, the Magic City*, pp. 62-65.

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Section 8 Page 2 Market Street Cottage Sedgwick County, Kansas
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Throughout the country, tenements, boarding houses, tent cities, and row-houses provided crowded and unsanitary conditions for the less fortunate. Spacious suburban mansions granted comfort to the wealthy. But the average family, with an industrious husband at its head and an efficient wife in the kitchen, dreamed of ownership of a home with a little front lawn to represent their personal piece of the landscape. It was in this climate of frenzied land sales and housing construction that the cottage at 1144 N. Market Street was built.

Important transportation factors helped to produce neighborhoods such as the North Market Street setting. On a local level, horse-drawn and electric trolleys supplemented traditional horse and buggy mode and allowed men to live several miles away from the places where they worked. Downtown areas became increasingly specialized for business as tree-lined residential areas expanded outward from the city centers. In reverse, goods could be delivered by local businesses to homemakers in their outlying residences so that women of even moderate means did not have to walk and carry their heaviest market purchases.

On a larger scale, railroads that crossed the nation brought mass-produced building materials to the interior of the country and supplied the construction boom. Pressed brick, cut stone, plate glass, cast iron, and jig-sawed wood flowed into Wichita enabling the lumberyards, sash and door companies, and construction companies to serve the potential homeowners. Supplies to provide amenities such as indoor plumbing, central heating, and gas lighting brought ease of modern convenience to the homemakers in areas along Market, Main, Water, and Wichita Streets, and Lawrence, Topeka, and Emporia Avenues extending both north and south.

Residences on North Market Street between the 1000 and 1600 blocks were typical of homes that were built in these secondary neighborhoods, just outside the ring of the central business district and the vernacular homes of Wichita's founding decade. Many, however, are gone now, replaced by infill housing or light commercial structures of later years that interrupt the original streetscape with varying setbacks and architectural styles. Those that remain have often suffered neglect or remodeling that is inconsistent with their original styles and materials. The house at 1144 N. Market represents a very good example of a middle-income, family home that remains in good condition.

In comparison to the high style, two-story Queen Anne residences of the same period, 1144 N. Market is representative of the availability of manufactured design elements allowed modest houses such as 1144 N. Market to assume a splendor that spoke of pride of ownership, good taste, and resources without going beyond the means of the homeowner. Technological advances in woodworking machinery made such houses possible. Typical to the times, 1144 N. Market was built on a basic floor plan and embellished with eave-brackets, spindled porches, fish-scale shingles, dentiled molding, and sawn window trim.⁴ To create a backdrop for such ornamentation, such residential structures employed steeply pitched roofs, cross-gables,

⁴ Schweitzer, *America's Favorite Homes*, pg 43.

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Section 8 Page 3 Market Street Cottage Sedgwick County, Kansas
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dormers, and bays. The steep, multi-level gabled roofs and tall, corbelled chimneys provide a strong vertical line that draws the eye upward and creates a dramatic tension against the horizontal lines of the full-width porch and side gables. The overall effect of the small house is anything but squat and bulky. It displays the exuberance and energy of the period when such finery was available to sturdy, hardworking people.

The Residents of North Market Street:

The history of the people who lived at 1144 N. Market is a story of gain and loss as is typical in a list of property owners of any one structure. The 69-year period between 1874 and 1943 that is accounted for in the original title to Lots 238 and 240 in Hyde & Ferrell's Addition reveals that the rise and fall of the property value matched the economic trends of the times.

Each of the earliest owners profited as the property exchanged hands in the time leading up to, and during the economic boom of 1886-1888.

In 1874, Doctor Lewellen obtained a patent from the US Government for 160 acres of Osage Indian Land for a fee of \$200. Lewellen sold 20 acres to A.A. Hyde in 1882 for \$2,500, whereupon Hyde & Ferrell platted a new addition to the City of Wichita. They sold Lots 238 and 240 in the next year to Mattie R. Doyle for \$300. The Doyles turned the property around for a hefty profit in 1884 by selling it to Josephine Rogers for \$2,500. During the housing boom of 1887-1888, Mr. and Mrs. Rogers built the house at 1144 N. Market Street. As real estate prices escalated and peaked; they sold the property to Frank M. Rogers for \$4,000.

Two years later, as owners throughout Wichita were frantically unloading or abandoning overpriced properties in the bust of 1890-1891, Frank Rogers sold the new house at a loss to Enoch Woody for \$3,000. In the same year, Woody sold it to Mrs. Bell[e] Frost for \$2,750. The *Wichita City Directories* show no listings for Rogers, Woody, or a short-time renter, W.H. Harding, after 1892. It is possible that hard times forced all of them to leave Wichita.

Belle and Charles Frost held onto the house during the late 1890s. Directories show occupations for Charles Frost that varied during those years. He is listed as "capitalist", proprietor of a cigar parlor, "speculator", "real estate"; sometimes no occupation is given. In 1896 and 1897 they borrowed a total of \$1000 and \$12000 against the house (perhaps to finance some of Charles' speculations). By 1902 the Frosts lived in a new house at 1142 N. Market and renters occupied 1144 N. Market.

Earlier, in 1898, a young man from Buffalo, New York had arrived in Wichita to assume management of the Jacob Dold Packing Company. He was Jacob Dold's son Fred W. Dold. After residing at the Carey Hotel for a time, he rented the cottage at 1144 N. Market in 1901. As he became established in Wichita, he purchased a residence in the fashionable "Lumbermen's Row" neighborhood on North Lawrence Avenue

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in 1905. Bank cashier, Vernon H. Branch, was the next renter in the Frost's cottage. Branch left in 1908 and widow Belle Frost resumed residence in her original house. The house next door was sold. City Directories indicate multiple names at 1144 N. Market. Apparently Belle took in boarders, for a few years, as was typical of many unmarried women who supported themselves. Eventually, the boarders, Mr. and Mrs. Bostick, purchased their own home in the same neighborhood.

Fred Dold and Vernon Branch exemplify the types of Wichita entrepreneurs who advanced their careers and created stable lifestyles for their families. Branch began as a bank cashier, which led to partnerships in various investment companies. He founded his first company in 1919. He left 1144 N. Market and purchased a nice residence on East Douglas near the newly developing neighborhood of College Hill. Fred W. Dold built a distinguished career in the meat packing industry. At the death of his father, the family business was sold to outside interests. He declined to stay with that company and in 1928 he founded Fred Dold & Sons in Wichita. His success led him to build a fine residence in the College Hill neighborhood where he lived from 1927 until his death in 1948.

Mrs. Frost owned Market Street Cottage for 44 years. City Directories show no occupation for her other than "widow". Apparently she had enough resources to keep it through the 1920s. However, the property title shows that ownership of Lots 238 and 240 was granted to the Wheeler-Kelly-Hagny Trust Company in November 1929 for the sum of \$1.00. Speculation suggests that Frost lost possession of the house in her old age due to the stock market crash, but no facts are found to substantiate such a claim. After standing vacant for about seven years, the house was sold to a new owner, Grace Brown. The historic title research ends here.⁵

Criterion C - Architecture

The Queen Anne style was introduced in the United States at the 1876 Philadelphia Centennial Exhibition. This introduction was the beginning of the popularity of the American Queen Anne style from the mid-1870s until the turn of the 20th Century and was promoted through such publications as *The American Architect and Building News*⁶. Scottish-born architect Richard Norman Shaw (1831-1912) and his followers are attributed with this style. The Queen Anne style in England is an eclectic style influenced by Gothic and Renaissance architecture. Some examples in America incorporated Colonial Revival elements⁷. English counterparts are typically brick structures while American Queen Anne structures are mostly wood frame with wood lap siding and decorative shingles and fretwork. There are some brick Queen Anne structures in the United States and some particularly fine examples in Kansas, but wood frame is more common.

Key characteristics of Queen Anne style are its human scale, irregular plan and elevations, oriel windows,

⁵ "Abstract of Title: 1144 N. Market"; *Wichita City Directories*, 1877-1946.

⁶ Baker, John Milnes. *American House Styles: A Concise Guide*. Norton & Company: New York, 71, 88.

⁷ Harris, Cyril M. *American Architecture: An Illustrated Encyclopedia*. Norton & Company: New York, 266, 267.

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Section 8 Page 5 Market Street Cottage Sedgwick County, Kansas
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projecting bays and irregular shaped roof. This style was used for row houses, seaside cottages to the substantial multi-storied single family dwelling resplendent with patterned shingles, spindles, brackets, and cutout bargeboards.⁸ The industrial revolution and technological advances allowed building forms to change from a post and lintel construction and incorporate angles that allowed for irregular shaped rooms and roof patterns. Mechanization and railway transportation also allowed for architectural details to be produced, ordered from a catalog, and rail shipped to its final destination.

Summary

The Market Street Cottage exhibits the key characteristics of the Queen Anne style architecture in its multiple planes of the building façades, the spindle work detailing in the porch, shingle details in the gables, and the asymmetrical and irregular roof pattern. Interior spaces with 12-foot ceilings incorporate distinctive details in the wood trim, window patterns, stained glass elements, and the size and layout of the rooms. This cottage has remained virtually unchanged since it was built in 1888 and qualifies for listing in the National Register under Criterion C.

⁸ Carley, Rachel. *The Visual Dictionary of American Domestic Architecture*. Henry Holt and Company: New York, 154-5.

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CONTINUATION SHEET

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Market Street Cottage
Name of property

Sedgwick County, Kansas
County and State

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Section 10 Page 1

Market Street Cottage
Name of property

Sedgwick County, Kansas
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VERBAL BOUNDARY DESCRIPTION

The nominated property is located on the east side of North Market Street just south of the 11th Street intersection. The legal description of the property is lots 238-240, Hyde & Ferrell's Addition, Wichita, Kansas.

BOUNDARY JUSTIFICATION

This nomination includes the parcel of land historically associated with the resource.

PHOTOGRAPHS

Market Street Cottage

Sedgwick County, Kansas

Kathy L. Morgan and Jeanne deGrasse, Photographers

Date of Photographs: September 2004, January 2005 and August 2005

Location of digital images:

City of Wichita Historic Preservation Office
455 N. Main, 10th Floor
Wichita, Kansas 67202-1688

1. Southwest corner elevation, looking NE
2. West elevation roof detail, looking NE
3. East elevation, looking west
4. South elevation, looking WNW
5. South gable bay, looking NE
6. Front window, looking east
7. Parlor looking into library, looking north
8. Kitchen looking south into pantry
9. Kitchen built-in cabinets, looking south
10. Parlor trim detail, looking SE
11. Parlor looking west into foyer and front door