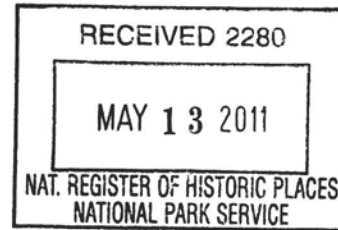


United States Department of the Interior
National Park Service



394

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 Broom Corn Warehouse, 416 S. Commerce

other names/site number 173-11610, Wichita Building Materials Co.

2. Location

street & number 416 S. Commerce

☐ not for publication

city or town Wichita

☐ vicinity

state Kansas code KS county Sedgwick code 173 zip code 67202

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

Patrick Zellmer DSHPO

Signature of certifying official

5-2-11

Date

Title

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I, hereby, certify that this property is:

✓ entered in the National Register

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other (explain:)

Linda McClelland

Signature of the Keeper

6/28/11

Date of Action

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
1	buildings
	district
	site
	structure
	object
1	Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

INDUSTRY/PROCESSING/EXTRACTION:

Industrial storage

AGRICULTURE/SUBSISTENCE:

storage

Current Functions

(Enter categories from instructions)

VACANT/NOT IN USE

7. Description

Architectural Classification

(Enter categories from instructions)

NO STYLE

Materials

(Enter categories from instructions)

foundation: Brick

Walls: Brick

roof: Asphalt

Other: Concrete/Wood

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Broom Corn Warehouse at 416 S. Commerce is part of a row of buildings in the 400 Block of Commerce constructed for warehouse use after the construction of the Wichita Union Terminal Railway to the east. Despite the building's common use with adjacent buildings after 1940, it was constructed as a separate structure, with a separate roof, for separate use, in a manner similar to the construction of adjacent buildings in a downtown commercial district. The property measures about 7000 square feet or .16 acres, with the building's footprint measuring 5250 square feet or 42' X 125'.

Narrative Description

Exterior

The Broom Corn Warehouse at 416 S. Commerce is a two-story brick building with wood-framed floor and roof structure. The west elevation fronts Commerce Street. The east elevation fronts a railroad right-of-way for the Wichita Union Terminal Railway. Although both elevations have equally simple appearances and the building has a Commerce Street address, the roof slopes westward, away from the rail side, indicating that the rail-side elevation is the front elevation. A concrete dock stretches along the rail side of this and the adjacent buildings. An interior ramp rises from the building's floor level to the dock level at a centered dock door. This overhead door opening falls on the center of the east elevation, flanked on each side by two double-hung 1/1 wood windows. The second floor has five 1/1 double-hung wood windows. The windows have very simple brick sills and lintels. Above the upper-story windows is a simple brick parapet with corbelling detail. The east elevation is exposed brick with a ghost sign dating from the building's use as a building materials warehouse beginning about 1940.

The west elevation is painted brick – a treatment that likely occurred between 1940 and 1975, to unify this building with adjacent buildings that made up the complex of buildings used by the building materials warehouse. There is a large overhead door opening in the center of the lower level. Historically, the west elevation was also symmetrical, with two windows north of the overhead door and a window and door south of the overhead door. However, at some point in the mid twentieth century, the two openings on the south end were modified to create a storefront-type appearance with corrugated metal and architectural glass block. These changes fall outside of the building's period of significance, which is 1920-1940. The six upper-story windows are 1/1 double-hung wood. The simple brick parapet with corbelling matches that on the east elevation.

Interior

The first floor has an open floor plan. It is three bays wide, with each bay separated by exposed wood piers and beams. The floors are exposed wood planks, which run north to south. With the exception of one area in the southwest corner with a pressed-metal ceiling, the ceilings are exposed joists. Walls are exposed painted brick. There is an elevator shaft at the southeast corner. The southwest corner was modified by the immediately previous owner who began, but did not finish, constructing stairs there to access the second floor. Just east of the southwest corner are former door and window openings. These openings, which are cut masonry openings, were likely created when the building was part of the building materials warehouse.

The principal access to the second floor is a narrow open wood stair in the southeast corner. Like the first floor, the second floor has an open floor plan; a wood floor, which stretches from east to west; exposed painted brick walls, exposed wood beams and piers, and exposed ceiling joists. It too is divided into three bays. There is a masonry opening with a metal fire door on the north wall. This door was likely created to provide access between this and the adjacent building when the two were occupied by the building materials warehouse. From this level, the damage of a leaking roof is evident.

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

(Enter categories from instructions)

AGRICULTURE

INDUSTRY

Period of Significance

1920-1940

Significant Dates

1920

Significant Person

(Complete only if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

UNKNOWN

Period of Significance (justification)

The period of significance stretches from the building's construction in 1920 as a broom corn warehouse until the discontinuation of its original use in 1940.

Criteria Considerations (explanation, if necessary)

N/A

Statement of Significance

Summary Paragraph (provide a summary paragraph that includes level of significance and applicable criteria)

The Broom Corn Warehouse at 416 S. Commerce is being nominated to the National Register of Historic Places under Criterion A for its association with Wichita's broom corn industry. The building served this purpose from the time of its construction in 1920 at the height of Wichita's reign as a broom corn capital, to 1940 when Wichita's economy had completed a shift from agriculture-related industry and warehousing to aircraft manufacturing.

Narrative Statement of Significance

A Brief History of Wichita

After Wichita was incorporated as a village in 1869, town boosters set out to secure its place as a regional trade center. Its status was threatened when the Atchison, Topeka, Santa Fe Rail line chose to bypass the new town, with its then-unclear Osage land titles, instead passing through the paper town of Newton. Townboosters' efforts to secure \$200,000 in bonds to construct a spur line from Newton to Wichita in 1871, and the railroad's decision to extend the spur line south in 1877, both helped assure the city's future as a major industrial, milling, and wholesaling center.

By the 1920s, Wichita was the nation's 96th largest city, its fifth-largest milling market, and the broom corn capital of the world.¹ And its capitalists were beginning to reap the rewards of investments in the region's productive oil fields and aircraft industries. Among the new businesses were the Derby oil refinery, Koch Industries, and the Beech, Stearman and Cessna Aircraft Companies. These industries, and the services required to support them, attracted many new residents. Between 1920 and 1930, the city's population increased by 50,000.

Manufacturing and industrial storage buildings began to concentrate along the city's major rail lines, particularly in an area that came to be known as the warehouse and jobbers district (now known as Old Town). The downtown commercial district grew up along Douglas Avenue, west of the warehouse and jobbers district. There, townboosters invested their profits in ways that would attract additional investors. The early 1920s were record construction years for Wichita. In 1921, construction permits totaled nearly \$7.4 million, up from \$4.8 million in 1919. Contemporary projects included infrastructure improvements, from sewers to water systems, to parks and paved streets.

Although many businesses closed their doors during the Great Depression, three of the city's aircraft companies survived, leaving them poised to tackle wartime military orders. The city's aircraft industry exploded during World War II, when its plants attracted \$20 million in defense orders a year before the Japanese attack on Pearl Harbor. Civilian workers flocked to the air capital during the war, nearly doubling the city's population between 1940 and 1945, when it reached 200,000.²

Today, Wichita is a thriving city of 360,000. Many of the buildings that were constructed during the city's post-World War I boom are being rehabilitated as the downtown and historic industrial district are revitalized. The Broom Corn Warehouse at 416 Commerce is located along a strip of warehouse buildings that have attracted attention with the construction nearby of the city's new Intrust Arena.

The Kansas Broom Corn Industry

As a "transportation nexus" surrounded by farmland, Wichita was a center for agriculture-related industry from the late nineteenth century through the 1930s. By the early twentieth century, four major railroads - the Atchison, Topeka and Santa Fe; the Chicago, Rock Island and Pacific; the Missouri Pacific; and the St. Louis and San Francisco - connected Wichita both to the newly developed agricultural areas to the west and southwest and to the industrial markets of the east. Wichita was at the center of a perfect storm for the growing broom corn industry.

Broom corn is a type of sorghum plant (*sorghum vulgare*) adapted for broom-making in southern Europe. The plant, which grows to a height of ten to fifteen feet, is harvested in the fall when the tassels and seeds are green. The tops, which

¹ A. E. Janzen, "The Wichita Grain Market," *Kansas Studies in Business*, (Lawrence, Kansas: School of Business, no. 8, June 1928).

² *Wichita Beacon* 1 January 1922; *Wichita Beacon* 9 November 1921; James R. Shorridge, *Cities on the Plains: The Evolution of Urban Kansas*. (Lawrence: University Press of Kansas, 2004), 247-254.

measure about three feet, are hung to dry then threshed to remove seeds. Historically, the seeds were fed to poultry and the rest of the fiber was bound into 300-pound bales for easy storage and shipment to manufacturers. Benjamin Franklin is credited with introducing broom corn to the United States in the eighteenth century. By the 1820s, the Shakers were making brooms using innovative binding techniques. Sixty thousand brooms were sold annually by 1830, by which time the United States was exporting its brooms to Canada and Europe. The industry became increasingly industrialized by the late nineteenth century.³

As the nation moved west, so did the broom corn cash crop. By 1900, nearly every county in Kansas was producing broom corn, with 47,776 acres of broom corn crops statewide. The crop became more specialized by 1910, when the state's broom corn acreage had doubled to 111,308. The top broom corn-producing counties in 1910 – Kearny, Stevens, Hamilton, Seward and Morton- were all in southwest Kansas, a drought-prone region ideal for the drought-resistant crop.⁴

Wichita's entrée into the broom corn big-time was marked by the arrival of the city's first broom corn dealer, the American Warehouse Company. American Warehouse, "Amwaco" for short, was organized in Sterling, Kansas in the fall of 1904 by H. K. Lindsay, Robert Findlay, and "half a dozen or more men equally prominent in the business in this and other states." In 1906, the company bought a building formerly occupied by the Burton Car Works, a product of the 1880s boom and casualty of the subsequent bust.⁵ Other companies followed. In 1908, Southwestern Manufacturing Company of Evansville, Illinois announced plans to construct a broom corn factory and warehouse on 15th Street. The warehouse, which would measure 160' X 110' X 25', would be completed in time to store the September harvest. J. H. Hockett announced plans to build a 100' X 170' four-story brick warehouse south of the "Frisco Y" on Central in 1908.⁶

Soon, Wichita took to calling itself the "Arcola of the West," in reference to Arcola, Illinois, which Wichita soon eclipsed as the nation's broom corn capital. Among the broom corn dealers with facilities in Wichita were the Mercantile Warehouse Company, Thomas Lyons Broom Corn Company (Chickasha, Oklahoma, Dallas, Wichita), C. E. Findlay Company (Atlanta, Wichita) H. D. Wood Company and H. L. Ginns Company (Wichita and Newark, New Jersey). In 1912, Wichita's broom corn magnates began distributing the *Broom Corn Review*, a quasi-trade journal whose principal purpose was to market Wichita's wares to eastern manufacturers.⁷ Wichita was the headquarters for a trade group known as the Associated Broom Corn Dealers of America.

The broom corn boom coincided with major improvements in Wichita's railroad network. In 1913, the railroad companies that served the city joined forces to construct a Neoclassical Union Station building at Douglas and Mead. By December 14, 1913, workers had hauled in "More than 280,000 cubic yards of sand...to make fill for the elevated tracks" of the new Wichita Union Terminal Railway Company. A second set of tracks, west of Commerce Street, ran north to south to the Atchison, Topeka and Santa Fe freight depot between Commerce and St. Francis, north of Waterman. The space between these two sets of tracks became prime real estate for the city's industries.⁸

In the 1920s and 1930s, there were twelve broom corn dealers in Wichita, three of them with warehouses in the 400 Block of South Commerce Street, immediately adjacent to the freight rail lines. By 1927, 70% of the nation's broom corn was "being handled through Wichita." Despite the fact that the broom corn magnates had ceased publication of their mouthpiece *Broom Corn Review* in 1931, Wichita had handled the majority of the broom corn required for the twenty-two million brooms produced in 1937.⁹

³ Arthur Gillett McCall, *Broom-corn Culture* (New York: Orange Judd Company, 1912).

⁴ Frank Blackmar, *Kansas: a cylopedia of state history, embracing events, institutions, industries, county, cities, towns, prominent persons, etc.* (Chicago: Standard Publishing Co., 1912); Daniel Edward Jones, *Broom Corn and Brooms: the History of Broom Corn Cultivation and Broom Manufacturing in Iowa* (Ames: Iowa State University Press, 2005).

⁵ A 1900 *Wichita Beacon* article bemoans the location of the works as being too far from the city, stating that the company was selling its abandoned rail line for scrap iron. *Wichita Beacon*, 22 February 1900. By the time American Warehouse bought the plant, it had been abandoned for eighteen years. *Wichita Eagle*, 16 March 1906. In 1907, American Warehouse sold the building to a fledgling automobile manufacturer for \$12,500 and moved closer to downtown. *Wichita Eagle*, 26 May 1907. "A World Market for Broom Corn."

⁶ *Wichita Beacon*, 10 Apr 1908; *Wichita Beacon*, 16 Jun 1908.

⁷ *Broom Corn Review* (Wichita, Kansas, 1912-1931). Available on microfilm at the Kansas Historical Society, W3434-W3555.

⁸ *Wichita Eagle*, 29 March 1913.

⁹ Harold C. Place, ed., *Kansas Year Book, 1937-1938* (Topeka: Kansas State Chamber of Commerce, 1938), 231.

World War II forever changed the face of Wichita and the broom corn industry. Businessmen and industrialists turned their sites on war production. Farmers used efficient tractors to produce food, particularly wheat, for war-torn Europe. Record-high wheat prices and insatiable demand made production of other crops less financially rewarding. Meantime, labor shortages made it difficult to produce broom corn, which was harvested by hand. Eventually, U. S. broom-corn brokers came to rely on exports, particularly from Mexico.¹⁰ After the war, Wichita's economy continued to rely heavily on the aircraft industry. Over time its agricultural and industrial warehouses were vacated and Wichita's status as the broom corn capital of the world faded from public memory.

416 S. Commerce

Although the buildings in the 400 Block of South Commerce share east and west setbacks, historical evidence suggests that they were clearly developed as separate and distinct buildings. The initial development of the 400 Block of South Commerce Street corresponded with the construction of the Wichita Union Terminal Railway. The first industrial/warehouse buildings on the block were built by 1914, when the Sanborn Map shows a biscuit company at 410-412 S. Fletcher Ave. (now Commerce), a hardware warehouse at 416, and four vacant warehouses to the south. The biscuit warehouse, on the north end of the block, was still extant in 1935, by which the remainder of the block had been developed.

The distinct use of each of the block's buildings was made clear on the 1935 Sanborn Map. The buildings were separated by firewalls. Each building had its own front and rear entrance and elevator. The first building, 410-412 S. Commerce, built as a hardware warehouse, was identified as vacant. The second building, 414 S. Commerce, was identified as a builders supply warehouse. The third, at 416 S. Commerce, was a broom corn warehouse. The fourth was a nails, wire and iron warehouse. The final three buildings were separate broom corn warehouses. It is important to note that although broom corn warehouses occupied a number of buildings on the block, these were each owned by separate companies – and the building at 416 S. Commerce was surrounded by buildings used for non-broom corn uses by 1935. These distinct identities are further documented in the building permit records, which indicate that permits for buildings in the 400 Block were filed by separate entities on separate dates. Before 416 S. Commerce was occupied, the adjacent building to the north, 414 S. Commerce, was occupied by the Peck Broom Corn Company and the building at 420 was occupied by the Panhandle Warehouse Company.¹¹

Despite its humble appearance, the building at 416 S. Commerce was associated with the big names in broom corn for more than two decades. The first occupant of the building at 416 S. Commerce, as listed in the 1920 City Directory, was "Watkins and Co." The building was soon vacant, but occupied by the Thomas Lyons Broom Corn Company and Mercantile Warehouse Company by 1923. Thomas Lyons was born near Loughrea, Ireland in about 1852 and immigrated to the United States, arriving in Arcola, Illinois in 1870.¹² Lyons soon established himself as a community leader. In 1875, Lyons founded the Thomas Lyons Company and entered the broom corn business.¹³ By 1884, Arcola claimed the title of "broom-corn capital" and Lyons was "the acknowledged broom-corn king."¹⁴ When the company's Arcola warehouse, which was housing 700 tons of broom corn, was destroyed by a fire after a lightning strike, Lyons made national news. He remained in the broom corn business, also serving as president of the Arcola State Bank and director of the Terre Haute and Peoria Railroad.¹⁵ In the early twentieth century, when broom corn production moved west, Lyons expanded beyond Arcola. In 1912, Lyons owned a farm in Oklahoma where he had "put up" 1400 acres of broom corn. By 1922, his business had offices in Chickasha, Oklahoma, Dallas and Wichita.¹⁶ In 1922, the Thomas Lyons Company became the "Thomas Monahan Company." Thomas Monahan, a first-generation Irish American living in Arcola, likely worked for Lyons before taking over the company. The Monahan Company continues to manufacture brooms today.

In 1924, the property was listed under the Mercantile Warehouse Company with R. W. Findlay as manager. The Mercantile Warehouse Company was a broom corn company with offices in Wichita and New York City. The company was established in Wichita by 1915, when it objected to a proposal by the "Western Railroads" to raise shipping rates for

¹⁰ *Wichita Eagle-Beacon*, 30 Sep 1983.

¹¹ *Wichita City Directory*, 1922.

¹² Anon, *Republicans of Illinois: A Portrait and Chronological Record of Members of the Republican Party* (Chicago: Lewis Publishing Company, 1956); 1880 U. S. Census.

¹³ *Broom Corn Review*, v. 11, #31, pg 9. Advertisement.

¹⁴ HC Niles, *History of Douglas County, Illinois* (FA Battey and Co., 1884); *New York Times*, 29 August 1900.

¹⁵ *Marble Rock Journal* (Marble Rock, Iowa), 27 Jun 1901; *The Daily Review* (Decatur, Illinois), 18 Oct 1909.

¹⁶ *The Daily Review*, 19 May 1912; *Broom Corn Review*, v. 2, #30, 7/28/1922; v. 11, #31.

broom corn.¹⁷ In 1922, its Wichita offices were at 540 -542 N. Santa Fe. Mercantile Warehouse Company manager Roy Findlay was born in Kansas on June 26, 1882 and was working as a broom corn agent by 1910. He was listed in the 1920 census as a broom corn dealer. Throughout the 1920s, Findlay was tied to the property at 416 S. Commerce. In 1928, his son Earl R. Findlay had his insurance company in the building. In 1929, the business at this address was listed as the "W. R. Findlay and Company" Broom Corn, with W. R. Findlay and H. D. Wood listed as its proprietors.¹⁸ Howard Wood was a corn buyer based in Battle Creek, Michigan.¹⁹ In 1933, Wood was listed as living in Wichita's McClellan Hotel.²⁰

Both Howard Wood and W. R. Findlay had apparently left the building by 1934, when it was listed as home to three different broom corn companies: H. L. Ginns Broom Corn, S. R. Miller Broom Corn, and Panhandle Warehouse and Distribution Company.²¹ The Harry Louis Ginns Broom Corn Company continued to occupy the building through the end of the 1930s. Ginns was born in New York in about 1890 and was working as a broom corn broker by 1915, when he "was sent" to Liberal, Kansas, a broom corn-producing center in Southwest Kansas, to establish a brokerage office.²² By 1922, H. L. Ginns had established his own company with offices in Wichita and New Jersey.²³ By 1940, when Ginns moved his broom corn business to 546 Commerce, there were only eight broom corn dealers left in Wichita. Ginns, who died in Wichita in 1975, passed his business down to his son, William Ginnis. William Ginnis, who died in 1983, was one of the city's last broom corn dealers. By the 1980s, broom corn dealers were buying most of their broom corn from Mexico.²⁴

Beginning in the 1920s, Wichita's economy had begun to shift from agriculture-related industry and warehousing to manufacturing. As manufacturers geared up for wartime production of aircraft and other war-related products, even before the United States' formal involvement in World War II, the city raced to provide the housing necessary for the incoming workers. Wichita Building Materials, previously housed at 414 S. Commerce in the building adjacent to Ginns' broom corn warehouse, expanded southward. The company was owned and managed by Elizabeth M. Anderson. The 1930 Census listed Anderson's occupation as salesperson for a lumber supply company. By 1934, Wichita Building Materials Company occupied the building at 414 S. Commerce. It expanded into the building at 416 S. Commerce in 1940. The Wichita Building Materials Company continued to occupy the buildings at 414 and 416 S. Commerce until the mid 1970s. The company's closing may have coincided with Elizabeth Anderson's death, the date of which is unknown.

Despite its humble appearance, the broom corn warehouse at 416 S. Commerce maintains the necessary association with events that have made a significant contribution to the broad patterns of our history. The building retains a high degree of architectural integrity from its original construction and continues to interpret its significant role in Wichita's broom corn industry.

9. Major Bibliographical References

Anon. *Republicans of Illinois: A Portrait and Chronological Record of Members of the Republican Party*. Chicago: Lewis Publishing Company, 1956.

Blackmar, Frank. *Kansas: a cylopedia of state history, embracing events, institutions, industries, county, cities, towns, prominent persons, etc.* Chicago: Standard Publishing Co., 1912.

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Daily Review (Decatur, Illinois).

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¹⁷ *New York Times*, 10 April 1915.

¹⁸ Roy Findlay continued to work in the broom corn business, as president of the Mercantile Warehouse Company, which officed in the Union National Bank Building (*Wichita City Directory*, 1932). He died in July 1967 (Social Security Death Index).

¹⁹ 1930 U. S. Census; *Wichita City Directory*, 1929.

²⁰ *Wichita City Directory*, 1933.

²¹ *Wichita City Directory*, 1934.

²² *Wichita Eagle-Beacon*, 30 September 1983; World War I Draft Registration Card.

²³ *Broom Corn Review*, v. 11, #30, 28 Jul 1922.

²⁴ *Wichita Eagle-Beacon*, 30 September 1983; Social Security Death Index.

Marble Rock Journal (Marble Rock, Iowa).

McCall, Arthur Gillett. *Broom-corn Culture*. New York: Orange Judd Company, 1912.

Miner, Craig. *Kansas: the history of the Sunflower State, 1854-2000*. Lawrence, Kansas: University Press of Kansas, 2002.

_____. *Next year country: dust to dust in Western Kansas, 1890-1940*. Lawrence, Kansas: University Press of Kansas, 2006.

New York Times.

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Shortridge, James. *Cities on the Plains: The Evolution of Urban Kansas*. Lawrence: University Press of Kansas, 2004.

Social Security Death Index.

United States Census.

Wichita Beacon.

Wichita City Directories.

Wichita Eagle.

Wichita Eagle-Beacon.

World War I Draft Registration Index.

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
____ University
____ Other

Name of repository: **Kansas Historical Society**

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property Less than 1
(Do not include previously listed resource acreage)

UTM References

(Place additional UTM references on a continuation sheet)

1 14 647193 4171817
Zone Easting Northing

3 _____
Zone Easting Northing

2 _____

4 _____

Broom Corn Warehouse
Name of Property

Sedgwick County, KS
County and State

Zone Easting Northing Zone Easting Northing

Verbal Boundary Description (describe the boundaries of the property)

The nominated area corresponds to the property's legal description, as follows: LOT 92 EXC N 7.5 FT & LOT 94 EXC S 2.2 FT EXC W 10 FT FOR ST & W 40 FT VAC ST ADJ ON E SANTA FE AVE ENGLISH 3RD ADD.

Boundary Justification (explain why the boundaries were selected)

The above is the legal description for the property at 416 S. Commerce on file with the Sedgwick County Appraiser. It includes the land historically associated with the nominated building.

11. Form Prepared By

name/title Christy Davis
organization Davis Preservation date October 3, 2010
street & number 909 1/2 Kansas Ave, Suite 7 telephone 785-234-5053
city or town Topeka state KS zip code 66612
e-mail cdavis@davispreservation.com

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.

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

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Broom Corn Warehouse
City or Vicinity: Wichita
County/State: Sedgwick/Kansas
Photographer: Christy Davis
Date: May 11, 2010

Description of Photograph(s) and number:

1 of 7 Exterior, West Elevation, Looking East.
2 of 7 Exterior, East Elevation, Looking West.
3 of 7 Exterior, Close-up of East Elevation.

Broom Corn Warehouse
Name of Property

Sedgwick County, KS
County and State

- 4 of 7 Interior, First Floor, Looking West.
5 of 7 Interior, First Floor, Looking East.
6 of 7 Interior, Second Floor, Looking East.
7 of 7 Interior, Second Floor, Looking West.

Property Owner:

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

name Christopher Stong

street & number 3441 E. Harry

telephone 316-204-3407

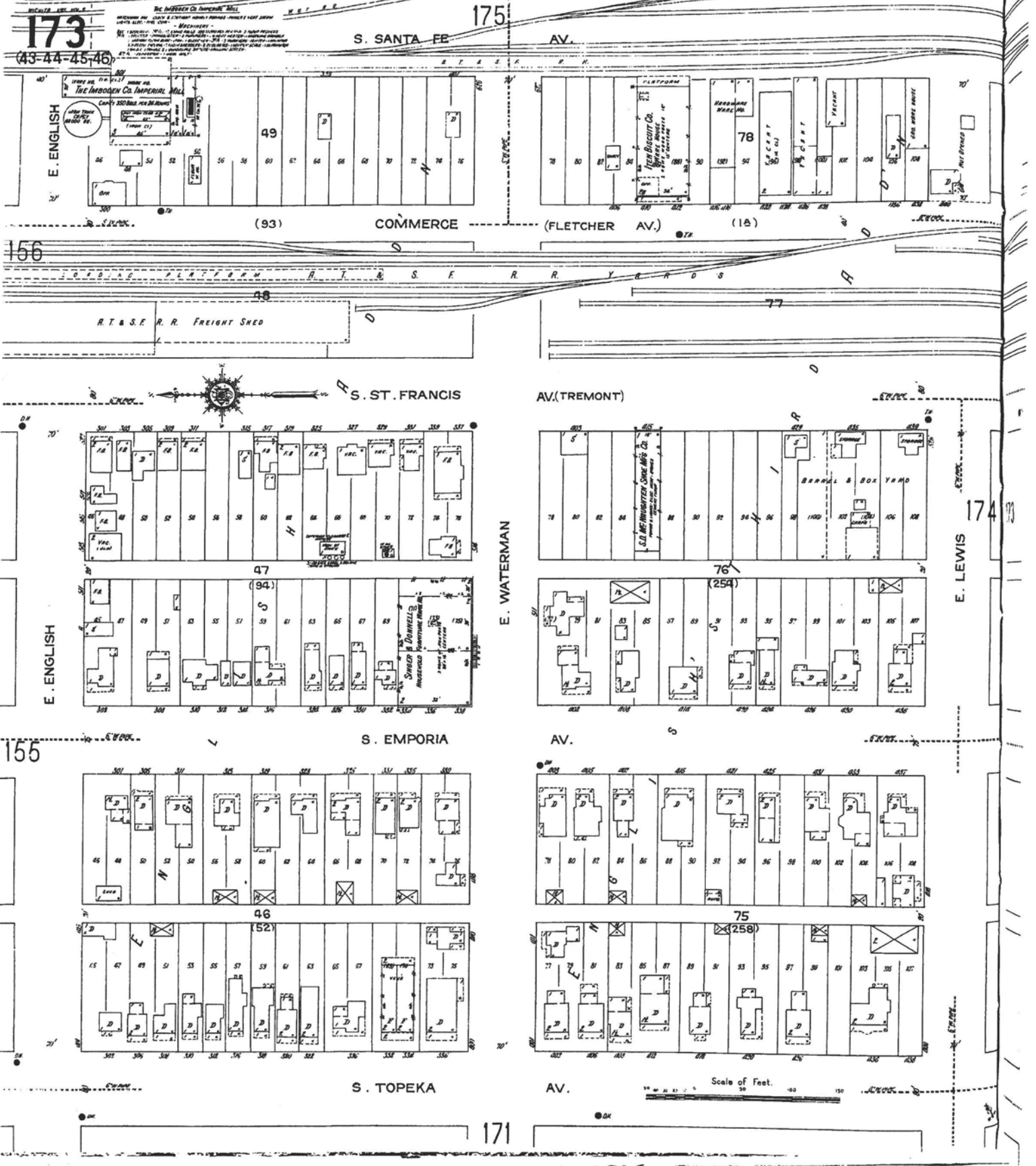
city or town Wichita

state KS

zip code 67218

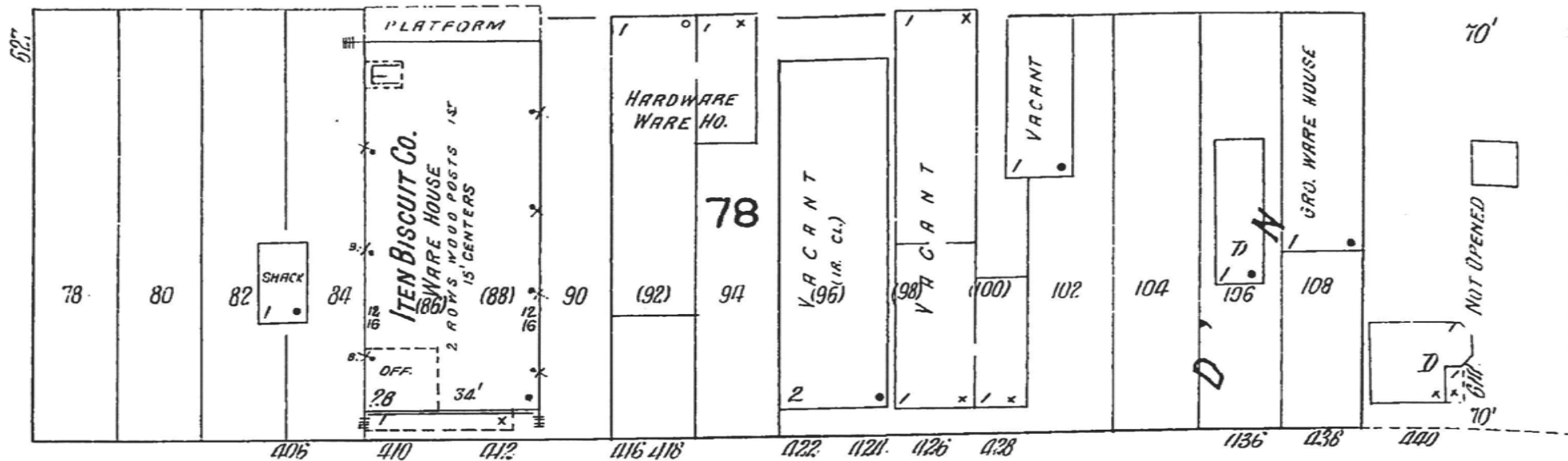
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain 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 18 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.



AV.

F. R. R.



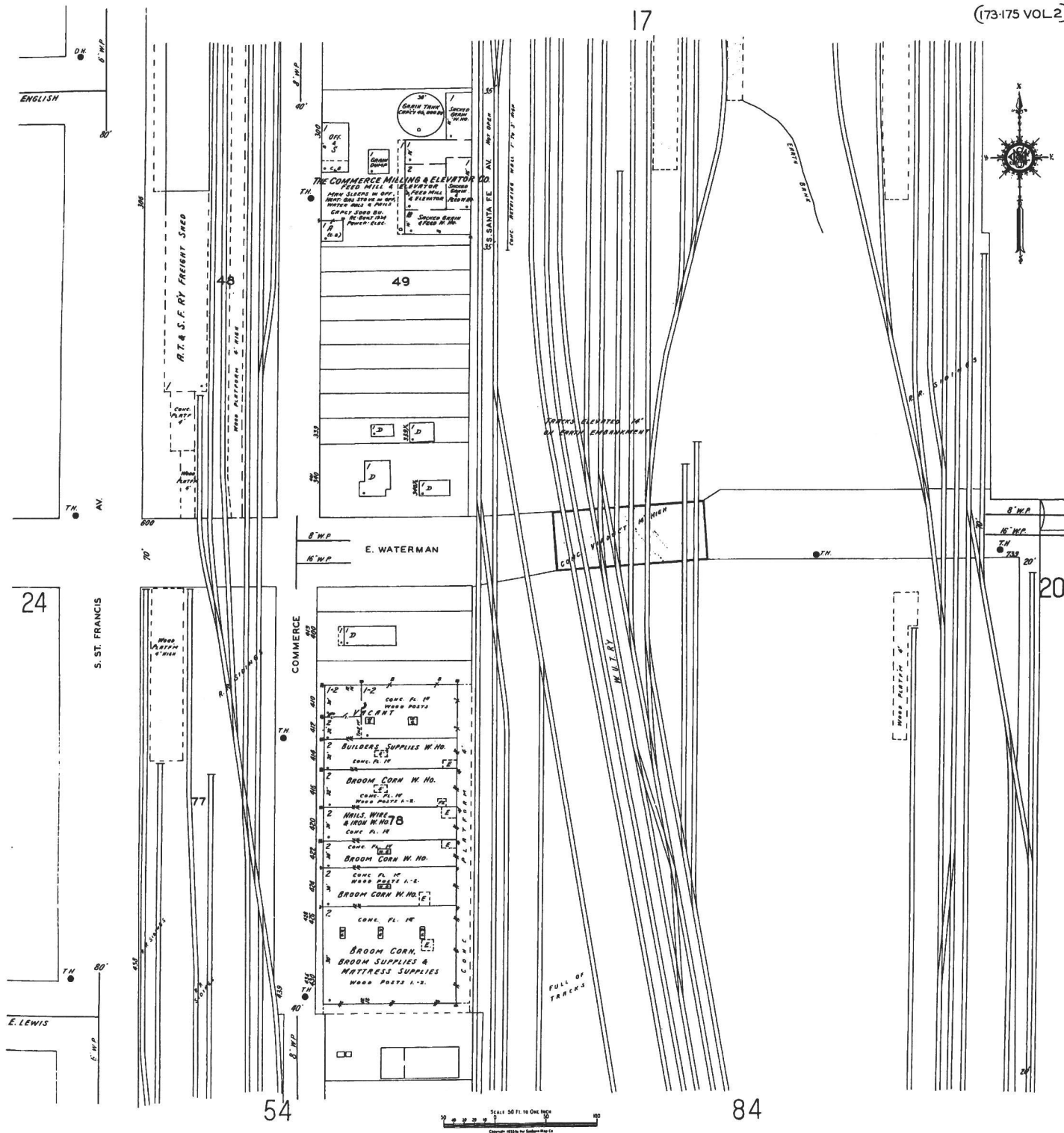
(FLETCHER AV.)

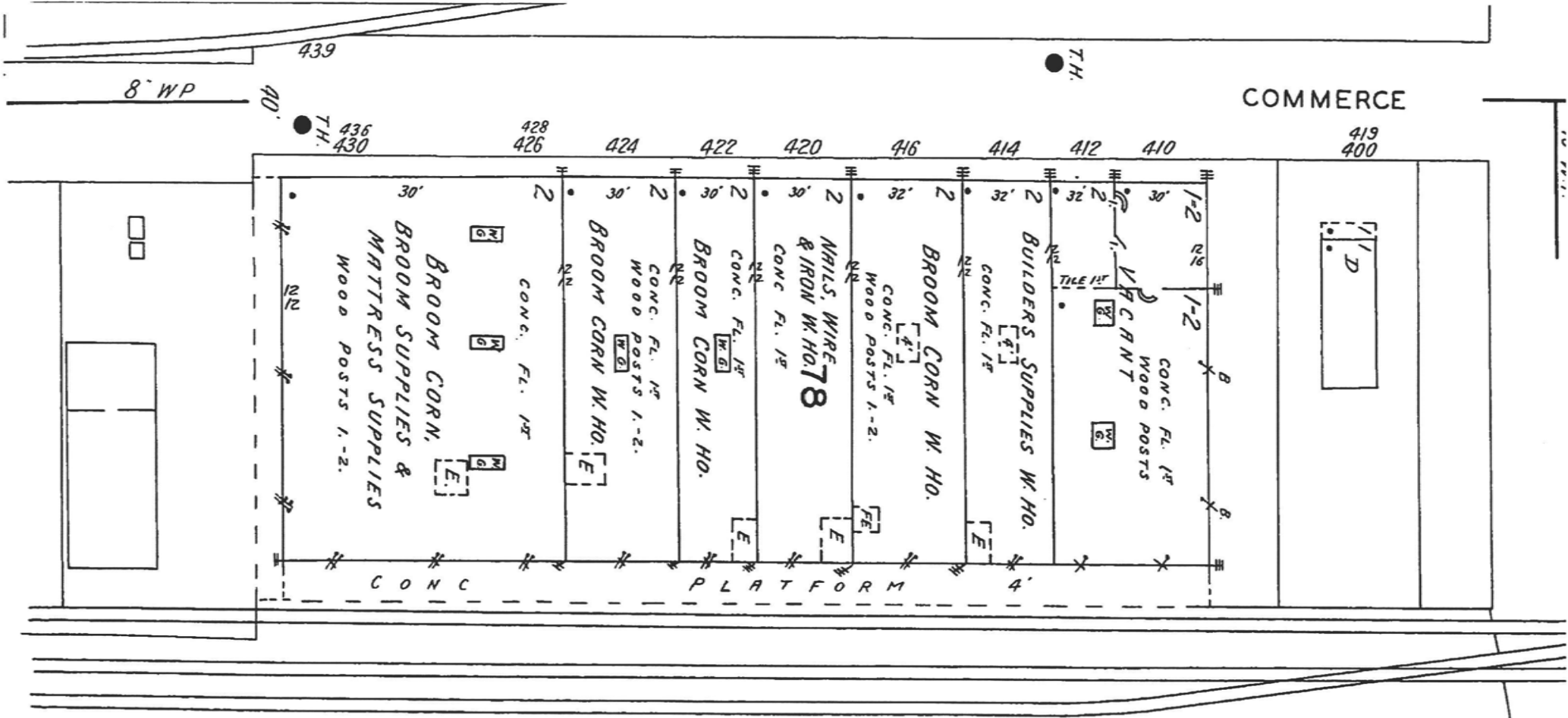
(1A)

T.H.

8" W PIPE

Detail





Detail

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Broom Corn Warehouse

MULTIPLE NAME:

STATE & COUNTY: KANSAS, Sedgwick

DATE RECEIVED: 05/13/11 DATE OF PENDING LIST: 06/08/11
DATE OF 16TH DAY: 06/23/11 DATE OF 45TH DAY: 06/28/11
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000394

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

___ ACCEPT ___ RETURN ___ REJECT ___ DATE

ABSTRACT/SUMMARY COMMENTS:

*Nomination documents the history of 416
S. Commerce as a warehouse active in
the city's burgeoning era of same as the
"broom corn capital" of the US from 1920
to 1940. It also provides a concise context
about the rise and fall of the corn broom
industry, its relation to the railroad,
and Wichita's emergence as a
center for aviation
and energy development (oil)
which supplanted the
early era when agricul-
turally-based
industries
such as broom
corn thrived.*

RECOM./CRITERIA

REVIEWER L.H. McClelland DISCIPLINE

Phone _____ Date 6/25/11

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the National Park Service. *This nomination*

*answers many of the questions
raised in Part One (PDIL)
review. Dnd. Eligibility has
been established*



IG

MAFIAL

CO

ESALE



416 S. COMMERCE

ART & DESIGN

100% RECYCLED

CAUTION

3

OBAMA
BIDEN

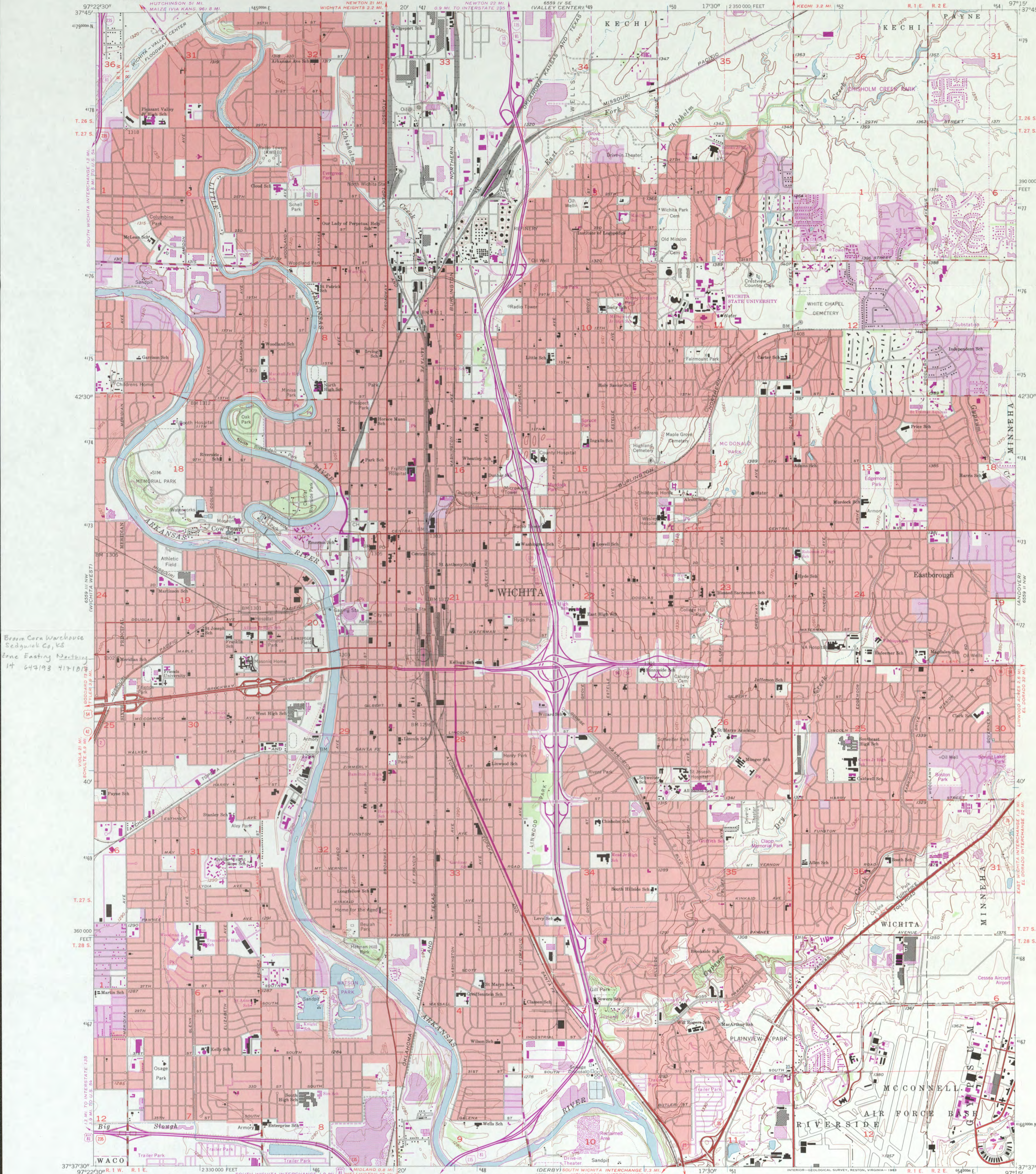












from Corn Warehouse
Sedgwick Co, KS
zone Easting Northing
14 647193 417107

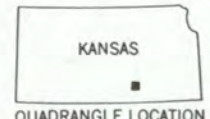
Mapped, edited, and published by the Geological Survey
in cooperation with State of Kansas geologists
Control by USGS and USACE
Culture and drainage in part compiled from aerial photographs
taken 1954. Topography by planetable surveys 1940-1941
Revised 1961 in cooperation with the City of Wichita
Polycon projection. 1927 North American datum
10,000-foot grid based on Kansas coordinate system, south zone
1000-meter Universal Transverse Mercator grid ticks,
zone 14, shown in blue
Red tint indicates areas in which only landmark buildings are shown
To place on the predicted North American datum 1983
move the projection lines 27 meters east as shown by
dashed corner ticks
There may be private inholdings within the boundaries of
the National or State reservations shown on this map

UTM GRID AND 1982 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET

SCALE 1:24,000
CONTOUR INTERVAL 10 FEET
DOTTED LINES REPRESENT 5-FOOT CONTOURS
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
AND STATE GEOLOGICAL SURVEY, LAWRENCE, KANSAS 66044
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Revisions shown in purple compiled from aerial
photographs taken 1980 and other sources
This information not field checked. Map edited 1982
Purple tint indicates extension of urban area



ROAD CLASSIFICATION
Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt ———
Interstate Route U.S. Route State Route
WICHITA EAST, KANS.
N 37° 35' - W 97° 15' 7.5
1961
PHOTOREVISED 1982
DMA 6559 III NE—SERIES W878



March 30, 2011

Ms. Carol Shull
Keeper of the National Register of Historic Places
National Park Service
1849 C Street, NW
Washington, DC 20240

Re: Broom Corn Warehouse, 416 S. Commerce St., Wichita, Kansas
Project #25418

Dear Ms. Shull:

On behalf of my client, Chris Stong, I am writing in response to a letter from Roger G. Reed dated December 21, 2010 in which the National Park Service determined that the Broom Corn Warehouse in Wichita, Kansas "does not appear to meet the criteria for individual listing in the National Register of Historic Places." At its quarterly meeting on February 21, 2011, the Kansas Historic Sites Board of Review voted to recommend National Register listing. Below are responses to the concerns identified in the letter.

1. "The property is part of a row of five warehouses built in 1920. It is not clear if the entire row was built by the Mercantile Warehouse Company or some other company, but the nearly identical design suggests one builder."

1914 Sanborn Map

The building at 410-412 S. Commerce Street, which appears on the 1914 Sanborn Map, pre-dates those at 414 and 416 S. Commerce Street.

1935 Sanborn Map

The 1935 Sanborn Map clearly illustrates that the buildings in the 400 Block of South Commerce were separate structures with separate occupants. Although the buildings shared a loading dock on the rail (east) side, similar to a shared sidewalk for adjacent commercial buildings, each of the buildings had a separate elevator.

Building Permit Records

Building permit records, see attached, indicate that separate permits were filed for each of the buildings.

2. "It would be necessary to demonstrate how the specific warehouse at 416 Commerce Street was historically significant as distinct from the other warehouses."

We believe that we have demonstrated that the building retains historic integrity and also maintains the necessary association "with events that have made a significant contribution to the broad patterns of our history." In this case, the events include Wichita's role as the broom corn capital of the world. The block's adjacency to Wichita's new Intrust Arena is

909 1/2 Kansas Ave, Suite
Topeka, Kansas 66611
785.234.505
cell: 785.213.136
cdavis@davispreservation.co

creating development pressures that have caused adjacent property owners, particularly those on the south end of the block, to make inappropriate modifications to their buildings.

Besides the buildings in the 400 Block of Commerce Street, there is only one other known broom corn-related building remaining in Wichita, the Grant Miller Broom Corn Company at 128 N. Mosley, which is listed as part of the Wichita Warehouse and Jobbers District

3. "The property does appear to retain sufficient integrity to be eligible for National Register listing as part of an historic district that includes the entire block of warehouses."

In 2005, in anticipation of the construction of Wichita's new Intrust Arena, this area was surveyed and the buildings in the 400 Block of South Commerce Street were determined eligible for listing as a historic district. During the past six years, the City of Wichita and other stakeholders have worked to educate area property owners about listing a district there. In Kansas, where all National Register listed properties are also listed on the state register, and where state register listing brings with it review under the state preservation statute, building public support for districts poses a challenge. The City of Wichita has a policy of discouraging districts in areas where the majority of property owners object.

We hope the above information and attached materials help clarify the nomination. Should you have additional questions or concerns, please do not hesitate to call or email.

Respectfully,

A handwritten signature in black ink, appearing to be 'Christy Davis', with a stylized, flowing script.

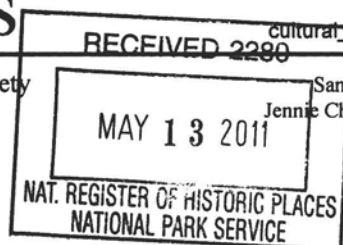
Christy Davis

6425 SW 6th Avenue
Topeka, KS 66615



phone: 785-272-8681
fax: 785-272-8682
culturalresources@kshs.org

Kansas Historical Society



Sam Brownback, Governor
Jennie Chinn, Executive Director

Memorandum

TO: Nomination Reviewer
FROM: Sarah Martin, National Register Coordinator, Kansas Historical Society
DATE: May 2, 2011
SUBJECT: Broom Corn Warehouse – Wichita, Sedgwick County, KS

This memo provides a timeline of recent activity leading up to this nomination submission.

A Part 1 – Evaluation of Significance for the Broom Corn Warehouse was forwarded to your office in December 2010. Upon review of the documentation, Roger Reed issued a letter on December 21, 2010 denying preliminary certification of significance. The property owner elected to continue with the formal nomination process, and the Kansas Historic Sites Board of Review considered and approved the nomination on February 12, 2011.

The nomination preparer, consultant Christy Davis, has attempted to address the concerns noted in Reed's letter. A letter from Ms. Davis is enclosed.

Please contact me if you have any questions regarding this nomination. I am available at 785-272-8681 ext. 216 or smartin@kshs.org. Please note that I will be out of the office Tuesday, May 17 through Tuesday, May 31.