

# Supplementary Listing Record

NRIS Reference Number: SG100004454

Date Listed:

Property Name: Innes Department Store

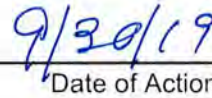
County: Sedgwick

State: KS

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This Property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation

  
Signature of the Keeper

  
Date of Action

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Amended Items in Nomination:

In Sections 7 and 8 of the National Register nomination the document states that all the interior finishes were removed during a 1992 rehabilitation of the building to create an office building. Unfortunately if the building did not have sufficient interior integrity for individual listing the building would not be eligible for listing in the National Register. The building went through as a Part 1 tax project ( Project number 38600) for a preliminary determination of eligibility. At that stage it was found that the building had sufficient integrity to approve the Part 1.

After reviewing the Tax Project Part 1 and discussions with the Kansas State Historic Preservation Office the interior integrity includes, but is not limited to:  
Layouts, Mezzanine, Egg & dart plaster details, Perimeter walls, Openings are intact, Original circulation pattern, and Original concrete design and structure. These interior spaces and details are critical for the integrity and context of the Innes Department Store.

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The KANSAS SHPO was notified of this amendment.

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**DISTRIBUTION:**

National Register property file

Nominating Authority (without nomination attachment)

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

## 1. Name of Property

historic name Innes Department Store

other names/site number KHRI # 173-11683; KHRI # 173-11676

Name of Multiple Property Listing NA

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

## 2. Location

street & number 220-230 East William Street

NA not for publication

city or town Wichita

NA vicinity

state KS county Sedgwick 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  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 at the following level(s) of significance:  national  statewide  local

Applicable National Register Criteria:  A  B  C  D

Patrick Zolner 8-6-19  
Signature of certifying official/Title: Deputy State Historic Preservation Officer Date

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:)

[Signature]  
Signature of the Keeper

9/30/19  
Date of Action

Innes Department Store  
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County and State

**5. Classification**

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

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

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

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

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

Contributing	Noncontributing	
2	0	buildings
		site
		structure
		object
2	0	<b>Total</b>

Number of contributing resources previously listed in the National Register: \_\_\_\_\_

**6. Function or Use**

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

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

COMMERCE/TRADE: Business

Vacant

**7. Description**

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

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

LATE 19<sup>TH</sup> & EARLY 20<sup>TH</sup> CENTURY  
AMERICAN MOVEMENTS: Commercial Style  
MODERN MOVEMENT: Art Deco

foundation: Concrete  
walls: Concrete  
Brick  
roof: Synthetic  
other: Limestone

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### **Narrative Description**

**Summary Paragraph** (Briefly describe the current, general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

The Innes Department Store is a former department store located in central downtown Wichita, in a dense commercial area, on a 0.93 acre site. The Innes Department Store is an L-shaped building that was constructed in two stages. The first stage was in 1927, designed by the Wichita based architectural firm of Schmidt, Boucher, and Overend, and represents the eastern half of the building (east wing). The east wing is rectangular in footprint and has a reinforced concrete structure. The east wing is designed in the Commercial Style with applied Neoclassical elements nine-stories in height with a full basement. The east wing's 150-foot width (east to west) is divided into 16 roughly evenly spaced bays, and its 150-foot length (north to south) is divided into 19 roughly evenly spaced bays. Visually, the east wing reads as six-stories from street level due to the infilled fenestration at the second floor (formerly mezzanine level) and floors eight and nine recessed from the building plane. The east wing is primarily clad in buff red brick with limestone and terra cotta accents. The first floor of the east wing is clad in a stucco finish, dating to a c.1992 renovation when the department store was adapted for offices.

The second stage of the building was constructed in 1948, along the west elevation of the 1927 section (west wing). The west wing was designed by the Wichita based architectural firm of Boucher and Overend.<sup>i</sup> The west wing is rectangular in footprint with a steel structure designed in the Art Deco Style. The west wing is nine-stories in height with a full basement. The west wing's 150-foot width (east to west) is divided into 12 more or less evenly spaced bays and its 90-foot length (north to south) is divided into seven more or less evenly spaced bays. Visually, the west wing reads as eight-stories from street level as the second floor (formerly mezzanine level) is windowless. The west wing is primarily clad in buff brick with limestone accents. The first floor of the west wing is clad in a stucco finish, which dates to the c.1992 renovation. The interior of both wings is modern throughout dating to a c.1992 renovation when the building was converted to office space for state employees of Kansas.

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**Narrative Description** (Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable.)

**Setting:** The Innes Department Store is located in downtown Wichita. The neighborhood is a dense commercial area featuring multi-story 20<sup>th</sup>-21<sup>st</sup> century commercial buildings, hotels, as well as parking garages and surface parking lots. There are no residential buildings located within the vicinity. Located one block southwest of the subject property is the former City Hall, a Richardsonian Romanesque building constructed in 1889. Located directly to the south across East William Street is Sutton Place, a 10-story New Formalist style building constructed in 1922.

**Site:** The Innes Department Store is located on a 0.93 acre L-shaped parcel. The parcel occupies the southern half of a city block bounded by East William Street to the south, South Broadway to the east, South Market Street to the west, and East Douglas Avenue to the north. Located on the same block is the unrelated WKH Building (currently the Board of Trade Building), and the unrelated Brown Building (currently Broadway Plaza). Remaining structures on the block include one-and-two-story modern commercial buildings and a public courtyard, all located to the north of the building across a narrow, paved alleyway.

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<sup>i</sup> At the time of construction of the second building, Schmidt was no longer part of the architectural firm.

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Along the south, east, and west elevations, the building is constructed to the lot lines. Concrete sidewalks separate the building from the street on those elevations. Parking spaces and street trees are located along the southern sidewalk. An east-west narrow paved public alley runs through the center of the block and abuts the north elevation of the east wing. Located adjacent to west elevation of the east wing is a narrow, private, service alley that extends southward from the public alley and separates the building from the east elevation of the Wheeler Kelly and Hagly Building. This private alley is paved and dead-ends into the north elevation of the west section. This area is located within the interior of the block and is secondary in character to the east, south and west elevations. There are no additional site features.

### *East Wing (1927)*

**Structure:** The east wing is a square-shaped reinforced concrete structure that is nine-stories in height and features a full basement that is located below grade. The east wing's 150-foot width (east to west) is divided into 16 roughly evenly spaced bays, and its 150-foot length (north to south) is divided into 19 roughly evenly spaced bays. Floors 1-7 are approximately 22,500 square feet; the eighth floor is approximately 15,880 square feet, and the ninth floor is roughly 5,800 square feet. Floor to ceiling heights are generally consistent throughout the wing and measure roughly nine feet. The roof is flat and tiered due to the difference in square footage from the seventh floor to the eighth and ninth floors. Floors eight and nine are described in the roof section of the narrative.

### **Exterior:**

The east wing features two street-facing elevations: the south elevation and the east elevation. Both street-facing elevations feature neoclassical elements applied to a Commercial Style building. Neoclassical elements include: base-shaft-capital composition with a classical balustrade cornice and a symmetrical design. The primary entrance to the east wing is located at the first floor of the south elevation. The north and west elevations are secondary and are utilitarian in design and lack the decorative elements of the other elevations.

*South Elevation:* The south elevation is the primary elevation for the east wing. The first and second floors are clad in a modern stucco finish, and floors 3-7 are clad in buff brick with limestone accents. The elevation is organized in a 2-4-4-4-2 block configuration, meaning that the eastern and westernmost bays and central bay protrude roughly five feet from the elevation. Two limestone cornices ornament the elevation: one located above the second floor, and one located above the fifth floor.

The first floor of the elevation is clad in a modern stucco finish and is divided into eight storefront systems, articulated by structural columns. Each storefront system is recessed from the building plane and features modern aluminum framed display windows and concrete bulkhead. The storefront system located one bay from the west features a modern aluminum framed double-leaf door flanked by two single-leaf doors on either side. The second bay from the west end has a modern single-leaf aluminum framed glazed door. Located above the first floor is a sign-band clad in modern stucco and features the current name of the building at its western end, "STATE OFFICE BUILDING." Located directly above the sign-band is a limestone block spandrel that features nine evenly spaces glazed terra-cotta paterae. The roofline of the elevation is ornamented with a double stringcourse of terra-cotta and is capped by a restrained classical cornice. Classical limestone balustrades are located at the central and end sections of the elevation. A parapet conceals the roof.

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The windows located on floors 3-7 are all modern aluminum framed windows with an aluminum panel transom. The windows on floors 3-6 are single-light fixed, while the seventh floor windows are two-light fixed. Each window features a simple stone sill. The windows at the third-floor feature thin limestone surrounds and ornamental wrought iron bands inset at each opening. The windows of the eastern and westernmost bays and the central bay at floors 4-7 feature limestone block headers.

*East Elevation:* The east elevation is very similar in material, design, and configuration to the south elevation. The elevation is six-stories in height, primarily clad in buff brick with limestone accents (floors 2-6). The first floor includes column piers, and the façade is clad in a modern stucco finish. The elevation is organized in a 2-4-7-4-2 block configuration, meaning that the northern and southernmost bays and central bay protrude roughly five feet from the remainder of the elevation. Similar to the south elevation, the first floor of the east elevation is composed of storefront systems with modern aluminum framed display windows. Each storefront system is recessed from the building plane and features a concrete bulkhead. There are no entrances located within the storefront systems. The sign-band of the elevation mirrors that of the south elevation with the exception of the building name lettering. The roofline and windows of the elevation match the south elevation.

*North Elevation:* The north elevation is utilitarian in character and fronts on the rear alley. The only decorative element found on the elevation is located at the easternmost bay and spanning the height of the wing. The decorative elements located here run parallel with those located throughout the primary south and east elevations. The rest of the elevation is clad in buff brick at the floors one and two with red brick at the remaining upper floors. The elevation features one storefront located at the easternmost bay on the first floor and matches the modern design of those located on the south and east elevations. The roofline of the elevation features a simple terra-cotta coping.

The windows on the north elevation are modern fire-rated steel-framed 4-light fixed windows with wire glass and an aluminum transom panel. The windows are located on the eastern half of the elevation, with the remainder of the window openings to the west infilled with brick or modern metal louver panels.

*West Elevation:* The west elevation is utilitarian in character and fronts a private north-south alley that runs perpendicular. Within the alley, the west elevation is generally unornamented clad buff (floors one and two) and red brick (remaining upper floors) with a former infilled entrance at the first floor with a terracotta surround. All of the windows have been infilled with brick. The windows located at the fourth bay from the north at each floor feature modern louvers. These windows all face into the private alley at the rear of the wing. The roofline features simple terra-cotta coping.

*Roof:* The east wing features a tiered flat roof with a modern white TPO roofing membrane. The roof is tiered with the eighth floor being two-bay set-back from the perimeter of the building. The roof at the eighth floor has a raised masonry parapet that is ornamental on the exterior face. The eighth floor is faced in utilitarian red brick. Small modern ventilation units are populated throughout the roof. Located along the north perimeter of the roof is a utilitarian brick stair penthouse. The west section of the roof features a ninth floor which is a modern mechanical penthouse constructed of metal siding with a flat TPO roof. Atop the ninth floor roof is modern mechanical equipment.

***West Wing (1948)***

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**Structure:** The west wing is a rectangular-shaped steel structure that is eight-stories in height and a full basement that is located below grade. The west wing's 150-foot width (east to west) is divided into 12 more or less evenly spaced bays, and its 90-foot length (north to south) is divided into seven evenly spaced bays. Each floor plate is roughly 13,500 square feet. Floor to ceiling heights are generally consistent throughout the west wing and measure roughly nine feet in height. The roof of the west wing is flat and features an elevator penthouse and various mechanical equipment.

**Exterior:**

The west wing features two street-facing elevations: the south elevation and the west elevation. Both street-facing elevations are designed in the Art Deco style. Art Deco elements include: a linear appearance with stylized ornamentation and a smooth finish, symmetrical design, and limestone motifs. The primary entrance to the west wing is located at the first floor of the west elevation. The north and east elevations are secondary. The north elevation abuts the Wheeler Kelly and Hagly Building. The east elevation is open on the interior to the east wing.

*West Elevation:* The west elevation is the primary elevation of the west wing. The first floor is clad in a modern stucco finish, which matches the stucco installed on the east wing, and floors 2-8 are clad in buff brick, which has a slightly lighter color composition than the adjacent east wing. Ashlar limestone block is located between the first and second floors. The elevation is organized in a 1-5-1 bay configuration with each section separated by a brick pier that runs the height of the wing. The first floor of the elevation is clad in a modern stucco finish and is divided into eight storefront systems, separated by structural columns. Each storefront system is recessed from the building plane and features modern aluminum framed display windows and a concrete bulkhead. The storefront system located centrally on the elevation features a modern aluminum framed double-leaf door flanked by two single-leaf doors on either side. The sign-band of the elevation is clad in modern stucco. The mezzanine level of the elevation is clad in a large ashlar limestone block.

Floors 3-8 are similar in design and feature little to no ornamentation. The only ornamentation found on this portion of the elevation is a limestone stringcourse located directly beneath the eighth floor windows. The cornice of the west wing features a stepped configuration, clad in ashlar limestone block. Highlighting the cornice are four cylindrical ornamental motifs.

All of the windows throughout the west elevation are modern aluminum single-light framed fixed windows. Located centrally on the mezzanine level is a tripartite window configuration with modern aluminum framed fixed windows. Fenestration on this elevation features corbeled brick at the window openings. Located directly above the window system is a limestone sign-band, which features the word "INNES" engraved.

*South Elevation:* The south elevation is similar in material, design, and configuration to the south elevation. The elevation is eight-stories in height, primarily clad in buff brick with limestone accents with the first floor clad in a modern stucco finish. Similar to the west elevation, the south elevations buff brick has a slightly lighter color composition to the adjacent east elevation. The elevation is organized in a 1-3-4-3-1 bay configuration with each section being separated by a brick pier that runs the height of the wing. The first floor matches the west elevation in material and configuration, with the absence of an entrance. The mezzanine level of the elevation mirrors that found on the west elevation with the exception of the centrally located window system which is not extant on the south elevation. The spandrel between the second and third floors is composed of ashlar limestone block, and the word "INNES" is engraved centrally on the spandrel. The cornice

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of the elevation mirrors that of the west elevation. The windows throughout the elevation are all modern aluminum single-light framed fixed windows.

*North Elevation:* The north elevation is largely hidden from public view as it shares a party wall with the former Wheeler Kelley and Hagly Building with all but the easternmost bay. The visible easternmost bay is utilitarian in character, comprised of brick and features metal louvres that span the height of the wing, one located on each floor. The roofline is topped with a simple terra-cotta coping.

*East Elevation:* The east elevation is entirely hidden from the public view as it shares a party wall with the east wing and is open to the east wing at the interior.

*Roof:* The west wing features a flat roof with a modern white TPO roofing membrane. The roof has a raised brick parapet clad with limestone on the exterior face. The roof has a brick elevator penthouse along the north elevation. Near the east end of the roof is a modern mechanical penthouse clad in aluminum siding. Near the center of the roof is a large cooling tower raised on modern metal dunnage. Vents and other miscellaneous mechanical equipment are located throughout the roof.

**Interior:** The Innes Department Store was built as a department store for the George Innes Dry Goods Company. On the interior, the Innes Department Store operates as one entity as access between the wings is located at the west elevation of the east wing and the east elevation of the west wing. In c.1992, the building underwent a renovation as it was converted to a state office building. During the renovation, all of the finishes were removed, and new finishes were installed. Additionally, the former mezzanine was decked over and converted to operate as a second floor for mechanicals.

***East Wing (1927):***

*First Floor:* The first floor contains an entrance, accessible by a modern door with a vestibule located at the west end of the south elevation. The lobby provides access to both single-and-double-loaded corridors that are arranged in a hatched pattern which provide access to offices. Located at the west end is an elevator lobby equipped with passenger elevators along with one freight elevator. Directly to the west of the elevator bank is an interior loading area with concrete floor and loading dock, which is accessible by an overhead door on the south elevation and has exposed ceiling structure. Two modern stair towers are located on the floor: one located along the south perimeter wall just west of center, which serves the first floor to the basement, and one located along the north perimeter wall just west of center, which serves all levels. Populated throughout the floor are square columns finished in gypsum board and organized in a grid-like pattern.

A modern entrance vestibule offers access from E William Street to the main reception lobby. The vestibule has a modern lowered gypsum board ceiling equipped with modern light fixtures and louvres, gypsum board walls and carpet floors. Access to the reception lobby is provided by one set of double-leaf aluminum framed glazed doors flanked on either side by single-leaf aluminum framed glazed doors. The reception lobby has modern finishes including: suspended acoustic tile ceilings with florescent light fixtures, gypsum board walls, and carpet floors. A modern reception desk located immediately to the north upon entrance.

To the east of the reception lobby is a modern common room accessed by single-leaf modern metal flush doors. Finishes in the common room include: suspended acoustic tile ceilings with fluorescent light fixtures,



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gypsum board walls, and carpet floors. Modern vinyl baseboard is located along the walls. Modern storefront windows are located along the south perimeter wall.

Heading north from the reception lobby is the elevator lobby. Finishes within the elevator lobby are modern and include: acoustic tile drop ceilings, gypsum board walls, and carpet floors. All of the elevators feature modern, simple metal surrounds and doors. Located directly to the north of the elevator lobby are men's and women's restrooms equipped with modern finishes.

The remainder of the wing features modern offices and single-and-double-loaded corridors. The offices are accessible by modern single-leaf metal doors. All of the offices located along the east and north perimeter walls have furred out perimeter walls.

Although the east wing has a uniform ceiling height, most of the space to the east of the elevator bank was formerly a double-height space prior to the office conversion in c. 1992. Around the east, west and south perimeter, there is an extant mezzanine (2<sup>nd</sup> floor; described below). At the first floor, the ceiling below the mezzanine structure is modern suspended acoustic tile, though the mezzanine structure is exposed structure with no applied finish. Above the suspended ceiling, the columns and ceiling structure are fully exposed concrete with no applied finish.

*Second Floor/ Mezzanine:* The second floor of the east wing currently functions as a mezzanine, and is located at the north, west and south ends of the first floor space. The second floor is utilitarian in character and contains exposed structure at the ceiling and walls and an unfinished concrete floor. Located throughout the ceiling is exposed piping. The second floor is enclosed in unfinished gypsum board walls. An elevator lobby with modern finishes is located along the west perimeter wall. Along the south wall, portions of the former mezzanine floor slab were previously removed adjacent to the storefronts.

*Floors 3-8:* Floors 3-8 were previously utilized as office space. Floor plans vary per floor and finishes are modern throughout. Populated throughout the floors are square columns arranged in a grid-like pattern that have been finished in gypsum board. Located along the north perimeter wall is a modern stair tower.

Typical floor plans include an elevator lobby located at the west end each floor that contains simple modern elevator surrounds and doors. Typical finishes in elevator lobbies include: suspended acoustic tile ceilings, gypsum board walls, and carpet floors. Located to the rear (west) of the elevator lobby are modern restrooms.

The remainder of the floors consists of modern office space accessible by single-and-double loaded corridors. All of the offices are accessible via modern single-leaf doors. Some offices feature simple modern glazed sidelights located adjacent to the doors. The offices vary in size, but the finishes are consistent throughout and include: suspended acoustic tile ceilings, gypsum board walls, and carpet floors. The perimeter walls have been furred out, and the windows do not feature any original trim.

*Ninth Floor:* The ninth floor is utilitarian in character and houses mechanical equipment. The space is unfinished with exposed ceiling structure, painted CMU walls, and concrete floors.

*Basement:* The basement is similar in material and configuration to floors 3-8. The basement was renovated as part of the mid-1990s renovation, resulting in the removal of all historic finishes. Populated throughout the

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floors are square columns arranged in a grid-like pattern and which are finished in gypsum board. Located along the north perimeter wall is a modern stair tower.

Located along the west perimeter is an elevator lobby that features simple modern elevator surrounds and cabs. Finishes of the elevator lobby include: acoustic drop tile ceilings, gypsum board walls, and carpet floors. Located to the rear (west) of the elevator lobby are modern bathrooms.

The remainder of the floor consists of modern office space accessible via single-and-double loaded corridors. All of the offices are accessible via modern single-leaf doors. Some offices feature simple modern glazed sidelights located adjacent to the doors. The office floor plans vary in size, but the finishes are consistent throughout and include: acoustic drop tile ceilings, gypsum board walls, and carpet floors. The perimeter walls are furred out.

***West Wing (1948):***

*First Floor:* The first floor contains an entrance lobby, accessible via a modern entrance with vestibule located centrally on the west elevation. The entrance lobby provides access to the modern offices located throughout the wing, all varying in size. Located along the north perimeter is a small elevator lobby equipped with two passenger elevators. Within the elevator lobby, walls are gypsum board, the ceiling is suspended acoustic tile, and the two elevators have modern utilitarian metal surrounds and doors. One modern stair tower is located along the north perimeter wall adjacent to the elevator lobby and serves all floors. Similar to the East Wing, in the mid-1990s, the west wing underwent renovations which removed of all previous finishes and construction of all new partitions and finishes.

A modern interior vestibule offers access from S Market Street to the main lobby of the west wing. The vestibule has a modern, lowered gypsum board ceiling equipped with modern light fixtures and louvres, gypsum board walls, and carpet floors. Access to the main lobby is provided by one set of modern double-leaf aluminum-framed glazed doors flanked on either side by single-leaf aluminum framed glazed doors. The main lobby features modern finishes that include: acoustic suspended tile ceilings with fluorescent light fixtures, gypsum board walls, and carpet floors.

Extending east from the main lobby is a corridor that leads to the elevator lobby/stair tower located along the north perimeter wall. The finishes of the corridor are modern and include: acoustic drop tile ceilings with fluorescent lighting, gypsum board walls, and carpet floors. The finishes of the elevator lobby run consistent with the corridor. Restrooms are located directly to the east of the stair tower. The corridor continues south along the east perimeter wall, and the south end of the corridor provides access to the east wing.

The remainder of the floor consists of modern offices that vary in size. All of the offices are accessible via modern single-leaf metal doors. Finishes of the offices are modern and include: acoustic drop tile ceilings with fluorescent light fixtures, gypsum board walls, and carpet floors.

While the floor originally had a double-height section at the center, this was enclosed with suspended ceilings and a uniform ceiling height constructed during the c. 1992 renovation.

*Second Floor/ Mezzanine:* The second floor of the west wing currently functions as a mezzanine as was its historic use. The mezzanine is utilitarian in character, with exposed structure at the ceiling and walls and

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concrete floor. Similar to the east wing, the central portion of the space is a double-height space formerly open to the first floor, though this is now separated from the mezzanine by an unfinished gypsum board wall. Along the north wall is an elevator bank with modern finishes.

*Floors 3-8:* Floors 3-8 were house modern office space. Floor plans vary per floor and finishes are modern throughout. All of the floors were fully renovated as part of the c. 1992 renovation.

Typical floor plans include an elevator lobby located along the north perimeter of each floor that includes simple modern elevator surrounds and doors. Finishes of the elevator lobbies include: acoustic drop tile ceilings, gypsum board walls, and carpet floors. Located directly to the east of the elevator lobby is a utilitarian stair tower. Located directly to the east of the utilitarian stair tower are modern restrooms.

The remainder of the floor consists of modern office space accessible via single-and-double loaded corridors. All offices are accessible via modern single-leaf doors. The offices vary in size, but the finishes are consistent throughout and include: acoustic drop tile ceilings, gypsum board walls, and carpet floors. The perimeter walls have been furred out, and the windows do not feature any trim.

*Ninth Floor:* The ninth floor is open in plan with finishes that include: exposed ceiling structure, exposed masonry walls, and concrete floors. Located along the north perimeter wall is a small elevator bank with a utilitarian stair located directly to the east.

*Basement:* The basement is utilitarian in character. Located at the north perimeter are two passenger elevators that features simple modern metal surrounds and cabs. A utilitarian stair is located directly to the east. The northeast corner of the wing is sectioned off from the rest of the floor plate and is used as a mechanical room.

**Alterations:** As aforementioned, both wings of the building were fully renovated in c.1992 for use as a state office building. During the renovation, the first floor exterior on both the east and west wings was clad in a modern stucco finish, and the display windows and bulkheads were replaced. At the mezzanine level of the east wing, the windows were infilled with a modern stucco finish. All of the windows at the street facing elevations were replaced. Within the interior, all of the historic finishes were removed. The former mezzanine level in the east wing was infilled and converted to a full second-floor space, which was used to house mechanicals. Floors 1-8 in both buildings and the basement of the east wing were converted to house state offices equipped finishes that are typical of modern office space.

**Integrity:** The Innes Department Store Building retains sufficient integrity to convey its historic values. National Register Bulletin 15 provides guidance on evaluating integrity, identifying seven aspects. It is not necessary for a resource to retain all aspects, and the weight of each aspect is tied to the significance of the resource.

The Innes Department Store Building is nominated under Criterion A for Commerce. It is locally important as the flagship department store building for the company, which was influential in the development of the industry in Wichita. For this specific property, aspects like association and feeling are more important than design, workmanship, and materials as related to its commercial prominence in the history of department stores in Wichita. However, with regards to design, workmanship, and materials, the building's massing and scale, both of which are important to the commercial significance of the building as it was the largest department store in downtown Wichita, are important in the evaluation, and both have been retained since original

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completion. The interior space has been almost entirely altered, but does not impact the overall integrity of the building for its relationship with commerce as it pertains to association and feeling.

Specific to the seven aspects:

Location: The Innes Department Store is in its original location. The location of the building is important to its commercial history because its location signified a shift in the downtown retail district.

Association: The Innes Department Store was the flagship store for the George Innes Dry Goods Company from 1927 to 1951, during which time the company grew and asserted itself as the leading department store in Wichita. The exterior of the building retains its direct association as a department store for the George Innes Dry Goods Company as it has been minimally altered. As such, the building retains its direct association with the historic events for which the property is being nominated.

Feeling: To the casual observer, the Innes Department Store looks essentially the same as when the property was built in 1927. Exterior alterations are minimal (e.g. replacement of the windows and new storefronts, both of which are compatible). The covering of the mezzanine windows at the second-floor exterior of the east wing does not greatly affect the building's feeling.

Setting: The surrounding neighborhood retains its character since the end point of the period of significance (1969). Neighboring department stores like Henry's Department Store (1948) help retain the immediate setting's historical feeling of a retail district.

Design: The exterior design continues to showcase the building as a former department store and continues to convey the store's original massing and scale. The massing and scale of the building are tied directly to the building's commercial prominence in downtown Wichita since the building was the largest department store in downtown Wichita.

Materials and Workmanship: Visually, the exterior materials and workmanship remain largely intact from its original and continue to showcase the building as a former department store.

The Innes Department Store retains its integrity and character-defining features that convey its historic values.

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**8. Statement of Significance**

**Applicable National Register Criteria**

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

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions.)

COMMERCE/TRADE: Department Store

**Period of Significance**

1927-1969

**Significant Dates**

1948

**Significant Person**

(Complete only if Criterion B is marked above.)

**Cultural Affiliation** (if applicable)

**Architect/Builder**

Schmidt, Boucher and Overend (Architects)

Boucher and Overend (Architects)

Woods Building Company (Builder)

**Period of Significance (justification)**

The period of significance extends from 1927 when the building was constructed to 1969 in accordance with the general guideline of 50 years. Although the Innes Department Store was sold to Macy's in 1956 and the name changed to Macy's in 1965, the building continued to be used and operated by Macy's as a department store in downtown Wichita until the 1990s. The building does not meet exceptional significance to continue further than the year 1969.

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### Statement of Significance

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations).

The Innes Department Store is locally significant under Criterion A in the area of Commerce as an important example of a department store that contributed to the commercial development of downtown Wichita. Specifically, the building was the largest department store in Wichita when completed in 1927 for the George Innes Dry Goods Company. The success of the company during the next 20 years required them to construct an addition in 1948, further solidifying the building's standing as the largest department store in downtown Wichita. The Innes Department store is also significant as it was constructed by and housed one of the longest running and most successful dry goods companies in Wichita, the George Innes Dry Goods Company. The Innes Department Store was constructed in phases, with the first phase completed in 1927 (east wing) by architects Schmidt, Boucher and Overend. The second phase was completed in 1948 (west wing) by architects Boucher and Overend.<sup>2</sup> The buildings have reinforced-concrete (east wing) and steel-framed (west wing) structures. The period of significance extends from 1927 when the building was constructed to 1969 in accordance with the 50 year rule.

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### Narrative Statement of Significance

 (Provide at least one paragraph for each area of significance.)

#### *Developmental History:*

The company was out growing their former headquarters, located at the corner of Lawrence and Douglas Avenues. After long consideration, the George Innes Dry Goods Company decided to move their operations from their old home located just one block north from the subject building.

Buildings located on site prior to construction were the Princess Theatre, and the Wichita Trunk Factory, both of which were razed in preparation for the construction of the new building.<sup>3</sup> In 1925, the architectural firm of Schmidt, Boucher, and Overend was contracted to construct a new six-story building with a mezzanine located above the second floor on the corner of Lawrence Avenue and William Street for the George Innes Dry Goods Company, a retail company founded by Walter Innes in 1897.<sup>4</sup> The dimensions of the building were 150 feet by 150 feet, totaling a quarter of a city block of ground. The Woods Building Company of Topeka, Kansas was contracted to construct the new building at a cost of \$700,000 and the George Innes Company signed a 100 year lease for the new building.<sup>5</sup> The new building represented the latest in department store design, with 150,000 square feet of floor space to be utilized for store operations, nearly twice the square footage as the previous George Innes Dry Goods Company building and larger than any other department store in Wichita.<sup>6</sup> Assisting in the design of the building was C.A. Wheeler, a Chicago based interior designer of department stores whose work was found in cities such as New York, Chicago, and Los Angeles. The building had a reinforced concrete structure with an exterior of light colored brick with cut stone and terra-cotta trim.

At the time of construction, North Lawrence Avenue was not paved and other retail businessmen believed the new location was too far removed from the central business district. The move was a pioneering effort on the part of Walter Innes based on his personal knowledge of the city coupled with a close study of the expansion of

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<sup>2</sup> At the time of construction of the second building, Schmidt was no longer part of the architectural firm.

<sup>3</sup> Sanborn Map, 1914

<sup>4</sup> Broadway was formerly called Lawrence Street until 1935 when the street changed names.

<sup>5</sup> "\$700,000 Home for Innes Co." *Wichita Daily Eagle* (Wichita, KS), November 14, 1926.

<sup>6</sup> Ibid.

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the residential sector, which at the time was expanding south.<sup>7</sup> Innes knew that the city would soon be on his doorstep and saw the new building as an opportunity to invest in new territory.

From the start, the new store was a success. Five new departments were added with the move to the new building, which included a cafeteria, a luggage department, a book department, a picture framing department, and a soda fountain. The Innes-Cosgrove Music Store, a music store established in 1920 by Walter Innes previously located at 407 Douglas Avenue, was moved into the new store building.<sup>8</sup> A refrigerator plant was installed and a vault built for the storage of furs. The basement of the building contained the regular underprice departments, while the first floor, in addition to the lobbies, housed the departments of silverware, drug sundries, notion, stationery, laces, trimmings, underwear, leather ware, candy, and men's furnishings. The piece goods, silks, and cottons were housed on the second floor, ready-to-wear, millinery, children's wear and shoes were housed on the third floor, and draperies and music were housed on the fourth floor. Offices for the company were held on the fifth floor and the sixth floor housed furniture sales. With the opening of the new store, the firm increased its sales force by 50 employees.<sup>9</sup>

The store's opening was celebrated in grand fashion. This was a departure from the previous George Innes Dry Goods' store uncelebrated opening. The opening was held on the night of November 8, 1927, and invited the public to examine the new building on all floors, with live music featured at the mezzanine and the sixth floor. One advertisement, presented by the Van Raalte Company, a leader in high-fashioned silk products, stated that after a nationwide survey of cities housing department stores, the new Innes Department Store was, "an outstanding retailing institution," and one that, "will immediately become a focusing point for much of the Southwest." Additionally, the opening of the new store was praised by competitive department store companies such as the Greenway & Rau Company and the Rorabaugh Company.<sup>10</sup>

In 1947, on the 50<sup>th</sup> anniversary of the company, Walter Innes announced that the company would erect a new eight-story building located immediately to the west of the current structure at the cost of \$1,000,000. The new structure was an addition to the present Innes Department Store. The new building gave the department store an additional frontage of 300 feet on William Street, 150 feet on Broadway, and 75 feet on Market, with a total of 275,000 square feet of floor space, which continued to present the George Innes Dry Goods Company with the largest department store in Wichita and also of the largest department stores in the Midwest. Similar to the 1927 building, the buildings that were on site were razed in preparation for the new structure, which included two small two-story commercial buildings. A.W. Soderberg was the general contractor, Overend and Boucher the architects, and C.A. Wheeler of Chicago was the interior designer.<sup>11</sup> The new building provided a 55 percent increase in the overall store capacity and completion of the store made the Innes company, "one of the largest and top fashion centers in the country."<sup>12</sup> The opening of the new addition was attended by crowds estimated by store officials at 25,000. Sidewalks were lined on all sides of the building before doors opened at 7:00 pm, and lines continued to form until after the closing hour of 9:30 pm.<sup>13</sup>

In 1951, the George Innes Dry Goods Company sold the building to the Younker Brothers Incorporated, a department store company based in Des Moines, IA. The agreements of the purchase stated that the George

<sup>7</sup> William Sloan, Jr., "Wichita's Downtown Department Stores," Wichita Local History Series: Wichita Public Library (Wichita, Kansas). 1987. Page 2

<sup>8</sup> 1920 Polk City Directory for Wichita

<sup>9</sup> Ibid.

<sup>10</sup> "Advertisement," *Wichita Daily Eagle* (Wichita, KS), Nov. 10, 1927

<sup>11</sup> "New Innes Building to Be Opened to Public on Oct. 4," *Wichita Daily Eagle* (Wichita, KS), Sept. 24, 1948.

<sup>12</sup> Ibid.

<sup>13</sup> Ibid.

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Innes Dry Goods Company would continue to operate within the store under its own management, merchandising, promotion, and buying staff and the building would continue to bear the Innes name.<sup>14</sup> In 1956, the Younkers Brothers sold the building to R. Macy and Co. Similar to the previous purchase, the George Innes Dry Goods Company was permitted to continue its operations within the building and retain the building's name. In 1965, the George Innes Dry Goods Company was sold to R. Macy and Co., and the name of the building officially changed to Macy's.

By the late 1980s, the department store scene in downtown Wichita was nearly over and by 1990, Macy's was the last operating department store in downtown Wichita. In 1990, Macy's vacated the store and the building was purchased by the state. After purchase, the state gutted the interior of the building, c.1992, and typical offices were constructed for use by state employees. From c.1992 to 2015, state employees occupied the building. In 2015, the city vacated the building and it currently remains vacant.

### **Criterion A: COMMERCE/TRADE: Department Store**

#### *History of Department Stores in the United States:*

The development of department stores was a fortuitous event tracing its roots to the Bon Marche in Paris, which opened in 1838, and led to the establishment of the "Marble Palace" in New York City in 1846. Founded by Alexander Turney Stewart, the "Marble Palace" was a large marble fronted store dedicated to retail sales. This set in motion a new mode of retail which departed from small family-owned Main Street and downtown retail stores. A decade after the establishment of the "Marble Palace," Turney Stewart built a new store on an entire city block that included 19 separate departments. At the same time, John Wanamaker built what is considered the first true department store in Philadelphia. What distinguished these stores from competitors was an "all under one roof" model; whereas previously shoppers were forced to go from store to store, a department store offered the convenience of one-store shopping.<sup>15</sup>

The proliferation and domination of department stores in downtowns did not truly come to fruition until the decades following World War I. With an expanding middle class, the amount of consumer spending increased. This expanded middle class and disposable income coincided with technological changes in the workplace and in the home, including increased leisure time. The economy boomed with population growth, expanding manufacturing and trade. This boom created the resources for consumerism. Retailers adapted their business models to accommodate this newfound consumerism with changes like installment buying.<sup>16</sup>

The same advances in technology also enabled manufacturers to supply the consumer demand. Technological change reduced prices and accelerated production. It also let to new merchandising techniques. The booming economy allowed stores to carry greater inventories. At the same time, transportation improvements facilitated the greater distribution of goods through truck, rail, and shipping. Finally, the changes in technology and financing lowered construction costs, broadened design opportunities and fostered the rise of buildings that would be designed and built for specific uses by specific owners.<sup>17</sup>

<sup>14</sup> "Sell Largest Kansas Store To Younkers," *The Des Moines Register* (Des Moines, IA), Dec. 30, 1951

<sup>15</sup> "Save One of America's Great Stores: The Renovation of the Meier & Frank Department Store Building," Heritage Consulting Group: September 2009. Page 4

<sup>16</sup> *Ibid.* Page 5.

<sup>17</sup> *Ibid.* Page 5 and 6.



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The halcyon days of downtown department stores were relatively short lived. Following World War II, the automobile and development of the National Highway system drove residents further from the city's core. Red-lining policies and white-flight further drove the middle-class out of downtowns. With the expanded financing options through the VHA and FHA of single-family homes came the further demise of the downtown by fostering the rise of suburban housing, which ultimately led to stores to follow consumers to the suburbs, establishing new stores in automobile-oriented shopping malls.<sup>18</sup>

Over the span of decades, department stores expanded into regional chains, only to be acquired and consolidated—with or without the original name. In some instances, ill-advised leveraged buy-outs required on-going sales to pay for acquisitions, which led to collapse. In nearly all instances, product lines became increasingly narrow, often with a focus on apparel and growth opportunities were targeted outside of the downtown. Retail chains such as Sears Roebuck and J.C. Penney's abandoned downtowns entirely.<sup>19</sup>

#### *History of Department Stores in Wichita:*

The first department store in Wichita was founded in 1886 Henry Wallstein and Charles G. Cohn, Wallstein and Cohn travelled to Wichita open the Boston Store, located at 103 East Douglas Avenue. By 1889, the Boston Store profited greatly and annexed the adjacent building at 105-109 East Douglas Avenue. The Boston Store provided Wichita with its first true department store, equipped with lines of merchandise that were divided into departments: notions, home furnishings, millinery, men's furnishings, ladies' furnishings, and shoes. In 1887, a second department store opened in Wichita, the Chapman and Walker Store located at 129-133 North Main Street.<sup>20</sup> In 1897, Walter Innes, a sales clerk for New York's Arnold and Constable, received word that the J.J. McNamara Store was up for sale due to the death of its owner. Walter Innes was originally from Lawrence, Kansas and the offer to move back to his home state enticed him. Equipped with a loan of \$10,000, Walter Innes bought the J.J. McNamara Store located at 123-127 North Main Street. The title for the new department store was the George Innes Dry Goods Company Store, named after Walter's uncle, George Innes.<sup>21</sup> In 1902, a fourth department store was opened by the Rorabaugh Dry Goods Company, located at 117-119 North Main Street, only fifty feet from the George Innes Company Store. All four of the department stores were located within a half block of one another on Main Street.<sup>22</sup>

The development of the four department stores and their success is notable due to the economic hardships that Wichita faced during the late 19<sup>th</sup> century. These economic downturns were influenced by the stock market crisis of 1893, a time when many businesses and banks went bankrupt and large buildings were left either unfinished or vacant.<sup>23</sup> By 1902, the market recovered and only two department stores survived the crisis of 1893: the Boston Store and the George Innes Dry Goods Company Store. In addition, two other department stores were founded at this time: the Henderson Cash Store, and the Noyes and Co. Store.<sup>24</sup>

In 1906, the Boston Store and the George Innes Dry Goods Company both decided it was time to relocate their businesses to larger, more modern buildings, moving their operations from their original two-story buildings to a new six-story buildings. The Boston store was the first to open their new building in 1907, which was located

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<sup>18</sup> Ibid. Page 6.

<sup>19</sup> Ibid. Page 8.

<sup>20</sup> William Sloan, Jr., "Wichita's Downtown Department Stores," Wichita Local History Series: Wichita Public Library (Wichita, Kansas). 1987. Page 1

<sup>21</sup> Ibid. Page 2

<sup>22</sup> Ibid. Page 2

<sup>23</sup> James E. Mason, "Wichita," Arcadia Publishing: 2012, Page 8

<sup>24</sup> 1902 Polk City Directory for Wichita.

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at the intersection of Main Street and Douglas Avenue. Five months after the opening of the new Boston Store, Walter Innes' moved his company to a new six-story building. One distinct difference between the two new buildings was that Walter Innes' moved his operations to the intersection of Lawrence and Douglas Avenues, two blocks east of the primary shopping center for Wichita at the time. To many, this move was deemed questionable as it was located far away from the already established concentration of successful department stores.<sup>25</sup>

On Sunday, March 29, 1908, the George Innes Dry Goods Company opened its new department store. Piece goods and men's furnishings were located on the first floor; women's wear on the second floor; draperies and carpeting on the third floor; furniture on the fourth and fifth floors; and a dress-making department on the fifth floor. The move to the new location in what *The Wichita Eagle* called "the Heart of Wichita," proved a great benefit for the company.<sup>26</sup>

In 1915, the Boston Store was heavily indebted, forcing the company to hire Allen W. Hinkel, a Buffalo, NY-based businessman known for his ability to reorganize finance and management. In 1924, after being able to save the company from foreclosure, Hinkel bought the Boston Store and changed its name to the Hinkel Company Dry Goods Store.

On November 8, 1927, the George Innes Dry Goods Company moved locations to the corner of Lawrence Avenue and William Street, a location once again deemed as a risky location for a department store. With the opening of the new store, the city of Wichita had a department store that could rival the size of that found in most other American cities, with a total square footage of 22,500. The department store firm of Sanger Brothers opened a branch of their store in the old Innes building. However, the Sanger Brothers fell under difficult financial hardship a few years after opening due to the financial crisis in 1929. As a result, the Sanger Brothers signed an agreement with the Rorabaugh Dry Goods Company whereby Rorabaugh's bought the building and all of the inventory. The following year, the Rorabaugh Company moved to a new location along Lawrence Street, near the Innes' department store. The new building was ninety thousand square feet.

In 1947, only twenty years after opening his building at the corner of Lawrence Avenue and William Street, Walter Innes of the George Innes Dry Goods Company announced plans to construct an eight-story addition to the west of the existing Innes building. At the same time, another department store, Henry's, constructed its new headquarters, which was located across from the Innes Department store. By 1949, nine major department stores were operating in downtown Wichita: Buck's Department Store, Hinkel's Department Store, Innes Department Store, Montgomery Ward and Co. Department Store, J.C. Penny, Sears and Roebuck Co. Department Store, Virtue W. W. Inc. Department Store, Henry's Department Store, and Walker Bros Department Store.

Following national trends, the Post-War population growth and economic opportunity Wichita resulted in increased consumerism. New middle-class consumers' desire for automobiles, new homes, and other consumer goods led to increased retail sales, but also led to an economic downturn in the city. The rise of the suburbs and subsequent shopping centers pulled retailers out of downtown and decreased the market for downtown department stores. In 1955, the Hinkel Company moved its operations from the downtown location to the Parklane Shopping Center, located in southeast Wichita, roughly three miles from downtown. Also in 1955, Sears Roebuck relocated from its downtown location to 901 George Washington Boulevard, roughly two miles

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<sup>25</sup> Sloan, Jr. Page 3

<sup>26</sup> Ibid. Page 5

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southwest of downtown. By 1956, the department stores located in downtown Wichita saw a decrease of five to six million dollars a year to three million dollars of revenue. By 1960, there were only four major department stores in downtown Wichita: Buck's Department Store, Innes Department Store, Montgomery Ward and Co. Department Store, and J.C. Penny.<sup>27</sup>

Continued growth of suburban shopping destinations occurred during the 1970s and 1980s, which resulted in the continued decline of department stores in downtown Wichita. In 1967, Buck's Department Store closed its doors; in 1978, J.C. Penny closed its downtown store and focused its operations at its Towne East Square suburban location; Montgomery Ward and Co. Department Store closed its downtown store in 1969 and moved its operations to a suburban mall; Henry's Inc. closed its downtown store in 1984; and Macy's (formerly the Innes Department Store) closed its downtown store in 1990. By the end of 1990, there were no operating department stores in downtown Wichita.

*History of the George Innes Dry Goods Company:*

In May 1897, Walter Innes opened the George Innes Dry Goods Company in Wichita store fronting 25 feet on North Main Street. At that time, there were 21 employees, and the stock was valued at \$55,000. Eleven years later it was removed to the first reinforced concrete building in Wichita, the Smythe Building at the corner of Lawrence and Douglas Avenues.

In 1911, the company received multiple contracts to furnish newly constructed buildings throughout Wichita, which included the Wichita High School, the Geuda Springs Hotel, and the Coronado Hotel. For the Wichita High School, the company provided the building with all of its mahogany furniture, shades and carpeting. For the Geuda Springs Hotel, the company provided the new 75-room hotel with chinaware, silverware, bedding, and linens. For the Coronado Hotel, the company provided the new 60-room hotel with new furniture throughout. All three contracts were considered great achievements not only for the company but also for the city of Wichita as the company outbid remote sources.<sup>28</sup> In 1912, the company stopped using horses as a method of transporting goods and switched to automobiles.<sup>29</sup>

In 1919, the George Innes Dry Goods Company decided to expand its operations and opened the Innes Wholesale Furniture Company. The George Innes Dry Goods Company purchased a lot located at 203-211 North Main Street and contracted the George Siedhoff Construction Company to build a new two-story wholesale furniture warehouse and salesroom located for \$100,000. The new company was incorporated with a capital stock of \$200,000. However, the George Innes Dry Goods Company Store was still the flagship operation for the company.

In 1925, the average number of employees at the George Innes Dry Goods Store was 247. The total annual salary of all employees was \$278,595. The average number of sales per day was 3,225. The average number of yearly city deliveries was 78,400. The company sold sells by mail to out-of-town customers for merchandise yearly at a worth of \$46,000. The company carried 20 memberships in the Wichita Chamber of Commerce. Innes was associated with the New York Buyers Club, which featured 30 of the best department stores in the United States; the George Innes Company was the only company from Kansas represented in the club. During this year, the company also increased in sales by \$262,631. In addition to domestic sales, the company also

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<sup>27</sup> 1960 Polk City Directory for Wichita.

<sup>28</sup> "Wichita Firm Shows How to make City Win," *Wichita Daily Eagle* (Wichita, Kansas) May 21, 1911.

<sup>29</sup> "The Man on the Street: Innes Buys Auto," *Wichita Daily Eagle* (Wichita, KS), Jan. 21, 1912.

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maintained direct foreign buying and importing from countries such as Paris, London, Berlin, Naples, and Brussels.<sup>30</sup> In 1926, there were 285 employees with a stock of \$500,000.<sup>31</sup>

Twenty years later, the company celebrated its thirty-first anniversary with the construction of one of the finest merchandising structures in the southwest United States and was considered one of the “finest and largest department store buildings between St. Louis and Los Angeles.”<sup>32</sup>

In 1930, the company was involved with one of the largest orders of furnishings produced to date. The order was for the Allis Hotel, located in Wichita, which called for 12,000 yards of carpeting totaling upwards of \$150,000.<sup>33</sup> By 1937, the company routinely sold roughly one-third of its merchandise to customers outside of the city. After the completion of the new addition, the company’s employee enrollment nearly doubled to 700. “The Innes Company is 100 percent Wichita owned and managed.”<sup>34</sup>

In 1951, the store implemented the first Charga-Plate system, a system designed to alleviate credit transactions by not having customers have to spell out their name and addresses to clerks. Three years later on December 29, 1951, Walter Innes sold his company’s lease of the department store building to Younker Brothers Incorporated of Des Moines, Iowa with the intent to operate it as an independent subsidiary. Even with the purchase, the George Innes Dry Goods Company continued to run its operations within the store, which included the sale of all merchandise and retention of the building’s name. After owning the building for four years, Younker Brother Inc. announced on December 30, 1955, that it had sold the lease for the building to R.H. Macy and Company. Once again, the George Innes Dry Goods Company continued to run full operations within the building until 1965 when Macy’s took full control of the George Innes Dry Goods Company and rebranded the building as Macy’s.

*The Innes Department Store as a locally significant resource of a department store in Wichita:*

The Innes Department Store is a locally significant resource to the department store industry of Wichita because it exhibits the importance of the industry through its association with one of Wichita’s most prestigious and longest operating department store companies, the George Innes Dry Goods Company. The company was innovative within the department store scene as it was continuously at the forefront of the industry through its strategic ability in placing its new stores in locations thought to be too risky for a successful business. The construction of the Innes Department Store represents the zenith of location innovation and scale for the George Innes Dry Goods Company. In 1927, the new department store was the largest in downtown Wichita, and the 1948 addition added to its footprint, further solidifying it as the largest department store in downtown Wichita.

The Innes Department Store is one of two department stores located in downtown Wichita from the early-to-mid 20<sup>th</sup> century that still physically exist, the other being Henry’s Department Store, which is located directly to the east across South Broadway. Today, the building still reflects its former use as a department store as its exterior has minimally been altered. While they have been altered, the building still showcases its display

<sup>30</sup> “George Innes Co.’s Greatest Year: Over One Quarter Million Dollar Sales Increase for 1925,” *Wichita Daily Eagle* (Wichita, KS) Jan. 10, 1926

<sup>31</sup> *Ibid.*

<sup>32</sup> “\$700,000 Home for Innes Co.” *Wichita Daily Eagle* (Wichita, KS) Nov. 14, 1926.

<sup>33</sup> “Innes Company Will Furnish Allis Hotel From Top To Bottom,” *Wichita Daily Eagle* (Wichita, KS) August 3, 1930.

<sup>34</sup> “Innes Will Erect Eight-floor, \$1,000,000 Addition to Store Here, Making Plant Largest and Finest of Its Type in Midwest Territory,” *Wichita Daily Eagle* (Wichita, KS) June 15, 1947

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windows, which are highly representative of department stores. The building's location in downtown Wichita and its footprint are retained from its original construction.

*Conclusion*

The Innes Department Store is locally significant under Criterion A in the area of Commerce for its association with the commercial history of Wichita's department stores. The period of significance for the building begins in 1927 when the subject building was constructed to 1969 in accordance with the general guideline of 50 years. The continued success of the company at its previous locations coupled with the ambition from Walter Innes required the company to construct its new flagship store in 1927 with an addition that nearly doubled its capacity in 1948 making it the largest department store in downtown Wichita.

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**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other
- Name of repository: Advanced Learning Library in Wichita

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

**10. Geographical Data**

**Acreege of Property** 0.93  
(Do not include previously listed resource acreage; enter "Less than one" if the acreage is .99 or less)

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_  
(enter coordinates to 6 decimal places)

1	<u>37.685498</u> Latitude	<u>-97.335707</u> Longitude	3	<u>37.685072</u> Latitude	<u>-97.336741</u> Longitude
2	<u>37.685081</u> Latitude	<u>-97.335700</u> Longitude	4	<u>37.685281</u> Latitude	<u>-97.336750</u> Longitude
5	<u>37.685291</u> Latitude	<u>-97.336225</u> Longitude	6	<u>37.685499</u> Latitude	<u>-97.336234</u> Longitude

Innes Department Store  
Name of Property

Sedgwick County, KS  
County and State

**Verbal Boundary Description** (Describe the boundaries of the property.)

The legal boundary for the Innes Department Store is the following: Lots 2-4-6-8 & E 1/2 VAC Alley Lawrence Avenue; Lots 10-12 & E 1/2 VAC Alley Lawrence Avenue; Lots 8-10-12 & W 1/2 VAC Alley Market Street.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundary is composed of the legally recorded boundary lines historically associated with the Innes Department Store.

**11. Form Prepared By**

name/title Cindy Hamilton date Spring 2019  
organization Heritage Consulting Group telephone 215-248-1260  
street & number 15 West Highland Avenue email chamilton@heritage-consulting.com  
city or town Philadelphia state PA zip code 19127

**Additional Documentation**

Submit the following items with the completed form:

- **GIS Location Map (Google Earth or BING)**
- **Local Location Map**
- **Site Plan**
- **Floor Plans (As Applicable)**
- **Photo Location Map** (Key all photographs to this map and insert immediately after the photo log and before the list of figures).



Innes Department Store

Sedgwick County, KS

Name of Property

County and State

GIS Location Map



Innes Department Store

Sedgwick County, KS

Name of Property

County and State

Site Map #1



Innes Department Store

Sedgwick County, KS

Name of Property

County and State



Site Map #2



Innes Department Store

Sedwick County, KS

Name of Property

County and State

Photograph, c.1955, Sedwick County Historical Society



Innes Department Store

Sedgwick County, KS

Name of Property

County and State

Newspaper Advertisement from the *Wichita Daily Eagle*, 1947



Innes Department Store  
Name of Property

Sedgwick County, KS  
County and State

**Photographs:**

Submit clear and descriptive photographs under separate cover. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and does not need to be labeled on every photograph.

**Photo Log**

**Name of Property:** Innes Department Store  
**City or Vicinity:** Wichita  
**County:** Sedgwick County **State:** Kansas  
**Photographer:** Heritage Consulting Group  
**Date Photographed:** January 2019

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

- Photo 1 of 21: View of exterior, looking northeast at south and east elevations.
- Photo 2 of 21: View of exterior, looking at east elevation.
- Photo 3 of 21: View of exterior, looking southwest at north and east elevations.
- Photo 4 of 21: View of exterior, looking north at south elevation.
- Photo 5 of 21: View of exterior, looking north at south elevation.
- Photo 6 of 21: View of exterior, looking northwest at south elevation.
- Photo 7 of 21: View of exterior, looking northeast at south and west elevations.
- Photo 8 of 21: View of exterior, looking east at west elevation.
- Photo 9 of 21: View of exterior, looking west down rear alley at north elevation.
- Photo 10 of 21: View of exterior, looking east.
- Photo 11 of 21: Interior view, first floor, entrance lobby, looking east.
- Photo 12 of 21: Interior view, first floor, office, looking southeast.
- Photo 13 of 21: Interior view, second floor/mezzanine, looking east.
- Photo 14 of 21: Interior view, second floor/mezzanine, looking east.
- Photo 15 of 21: Interior view, third floor, elevator lobby, looking northeast.
- Photo 16 of 21: Interior view, third floor, office, looking west.
- Photo 17 of 21: Interior view, fifth floor, elevator lobby, looking northwest
- Photo 18 of 21: Interior view, fifth floor, office, looking southeast.
- Photo 19 of 21: Interior view, seventh floor, office, looking north.
- Photo 20 of 21: Interior view, seventh floor, office, looking northeast.
- Photo 21 of 21: View of exterior, roof, looking south.

Innes Department Store  
Name of Property

Sedgwick County, KS  
County and State

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

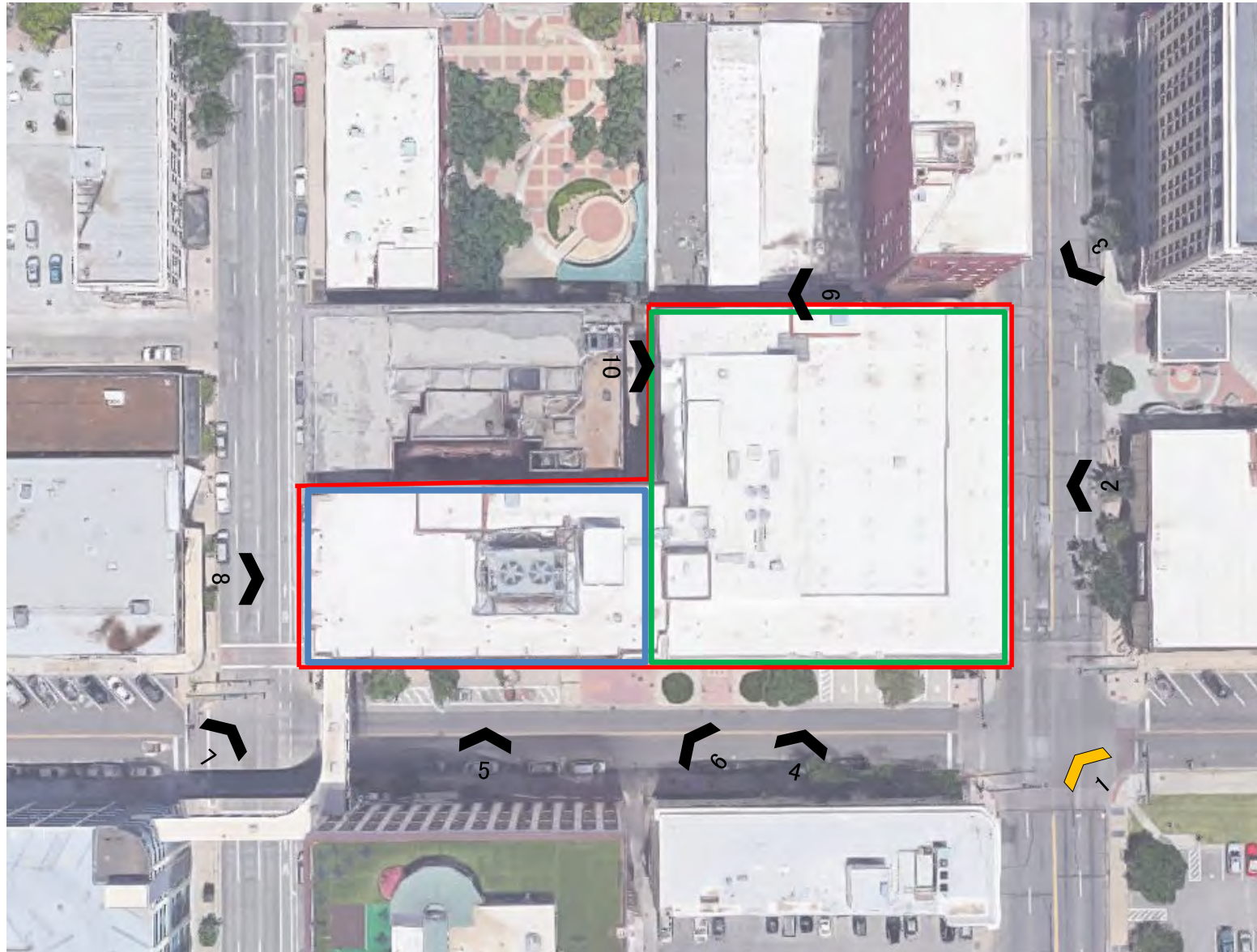
**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



**Exterior**

**Photos 1 – 10**

*Yellow arrow indicates starting point*



East Wing (1927)



West Wing (1948)



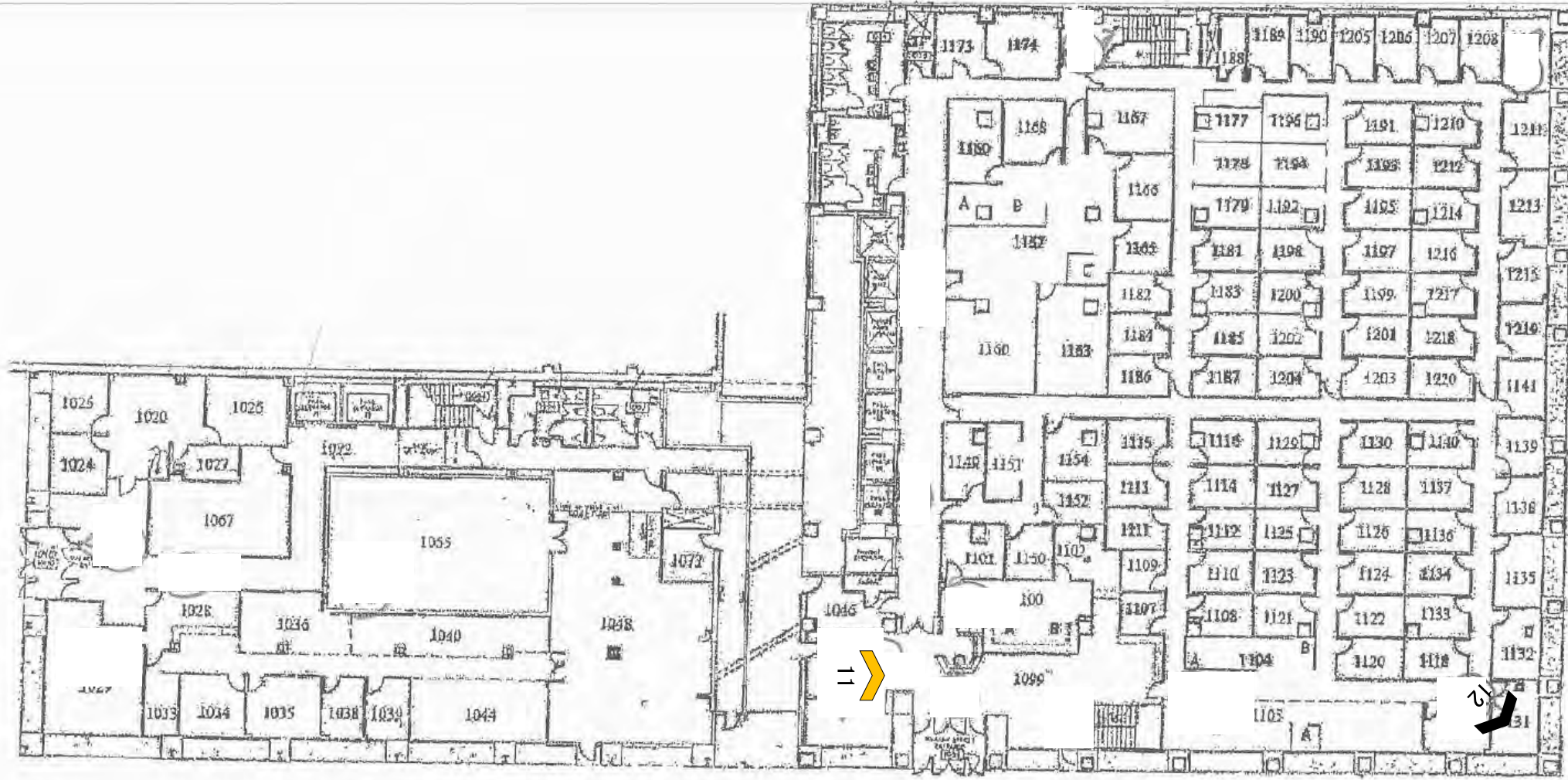




**First Floor**

**Photos 11 and 12**

*Yellow arrow indicates starting point*

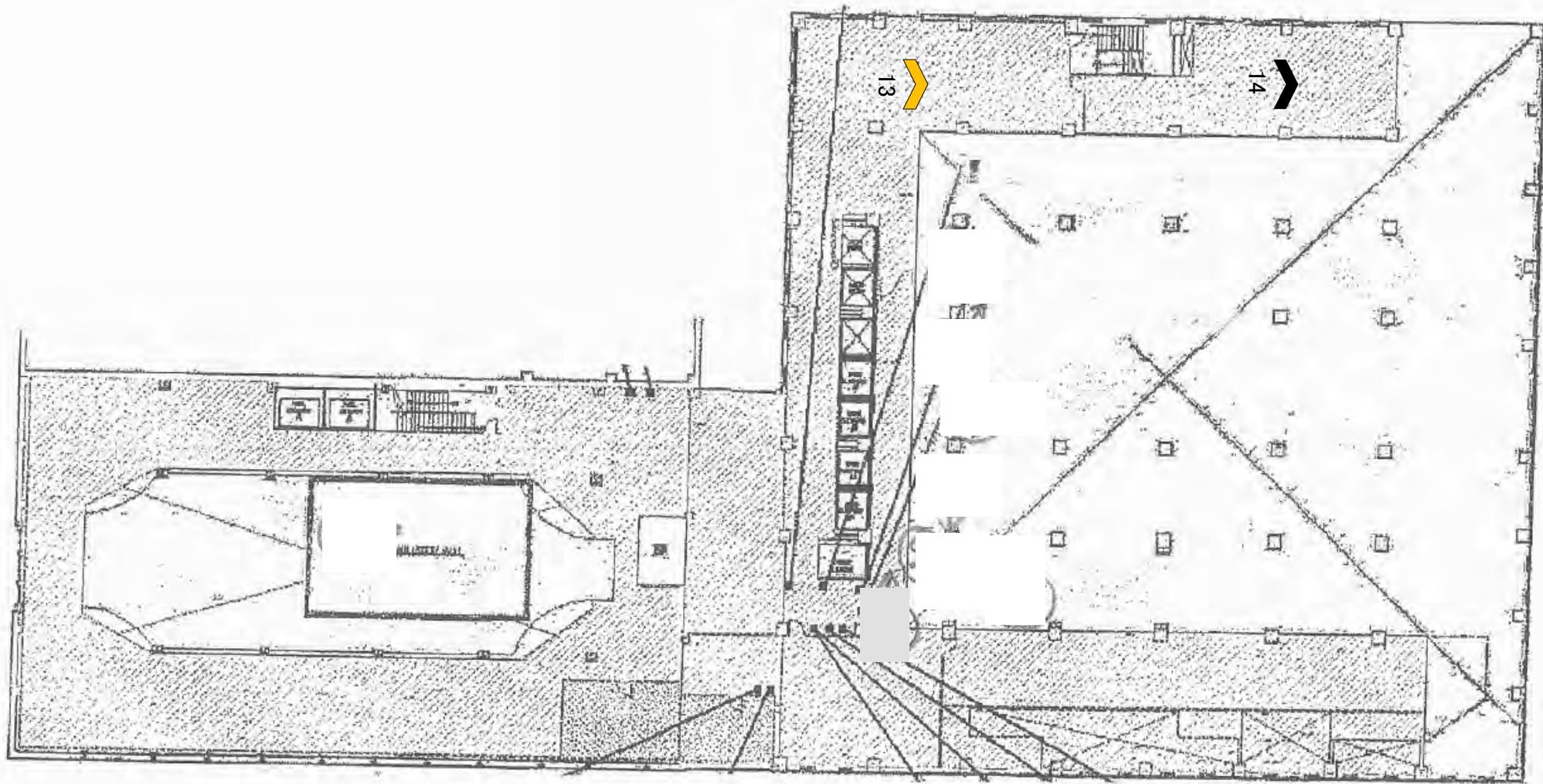




**Second Floor/Mezzanine**

**Photos 13 and 14**

*Yellow arrow indicates starting point*

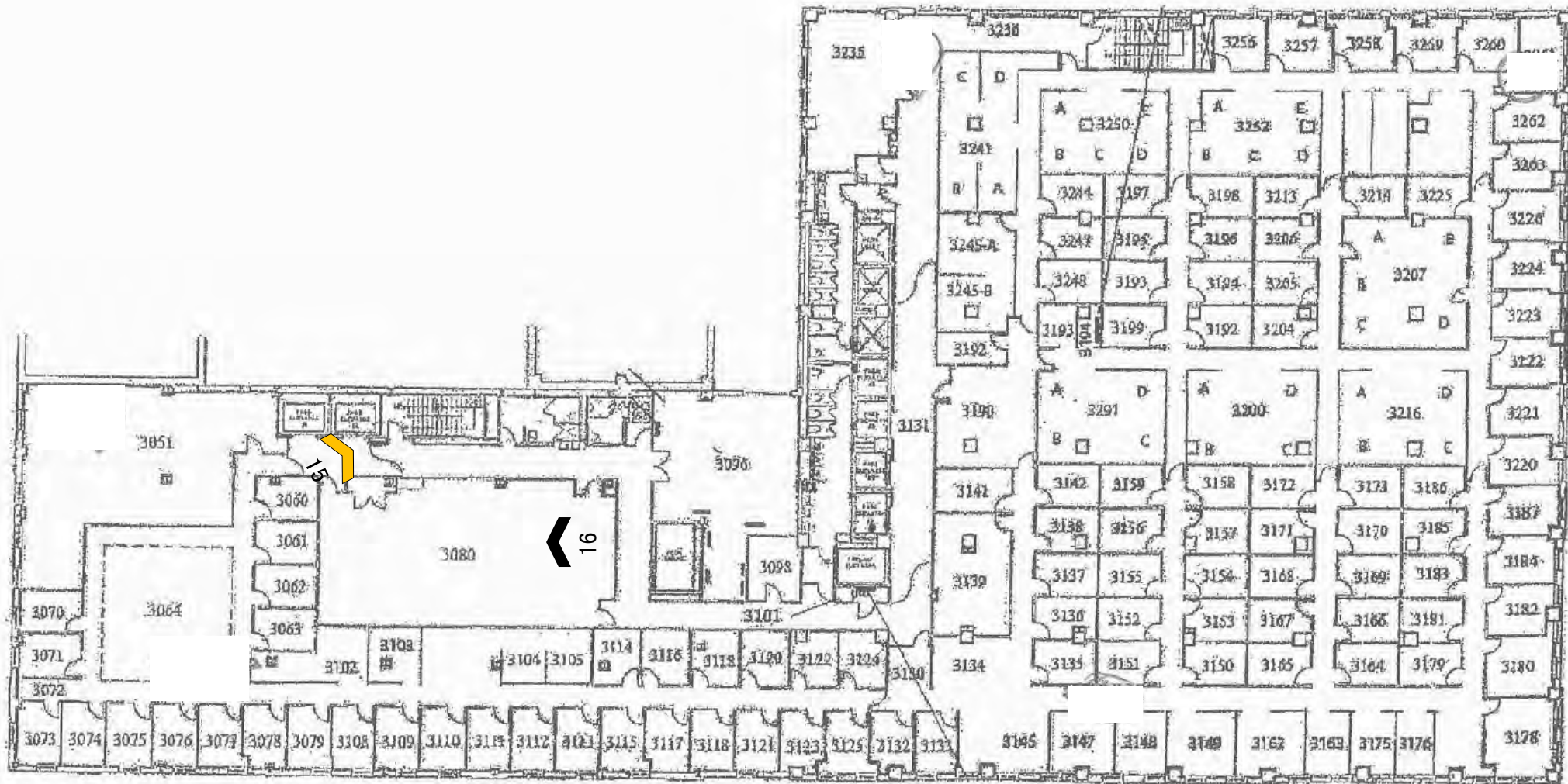




**Third Floor**

**Photos 15 and 16**

*Yellow arrow indicates starting point*

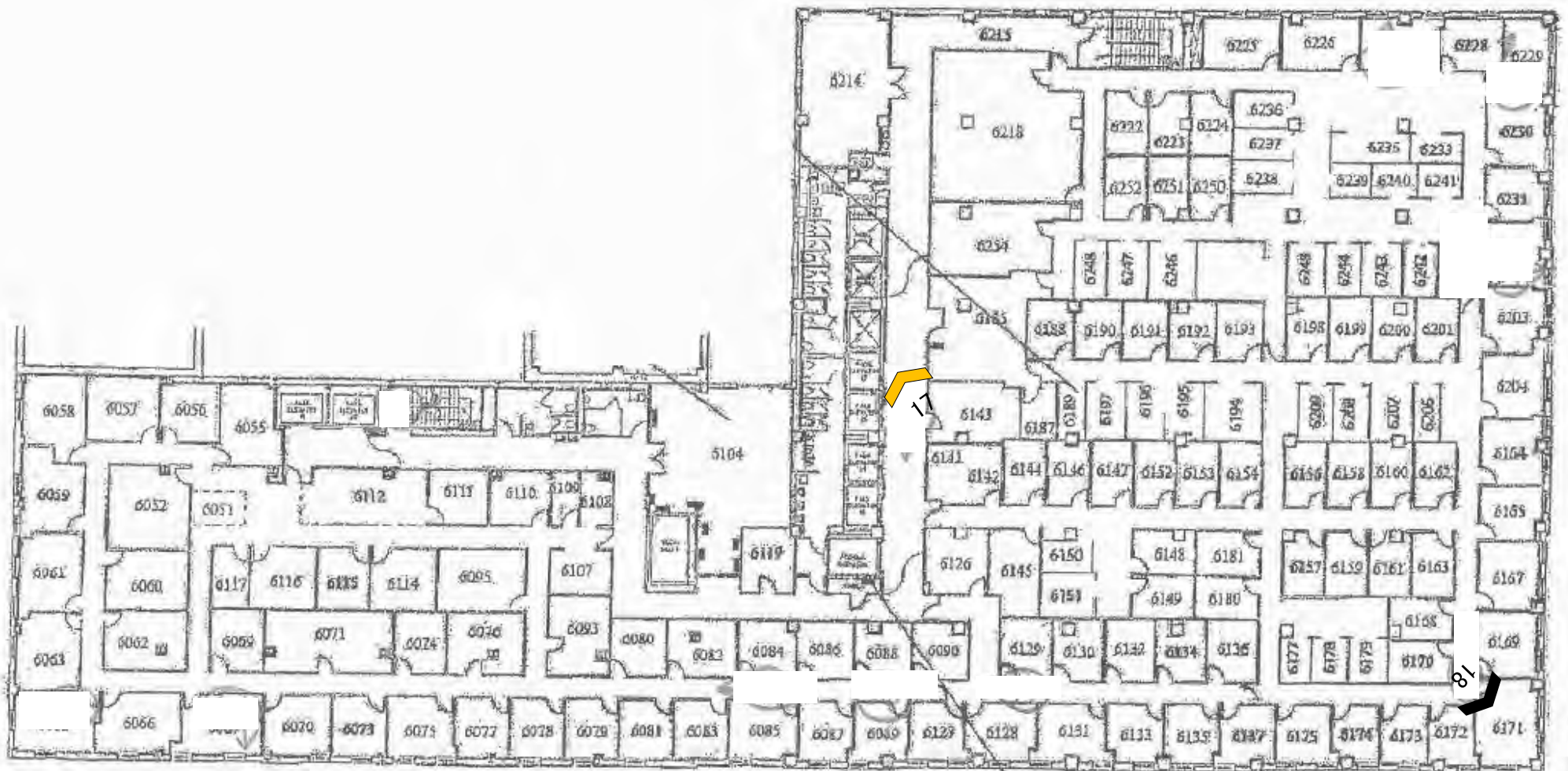




**Fifth Floor**

**Photos 17 and 18**

*Yellow arrow indicates starting point*





**Seventh Floor**

**Photos 19 and 20**

*Yellow arrow indicates starting point*





**Roof**

**Photo 21**

*Yellow arrow indicates starting point*

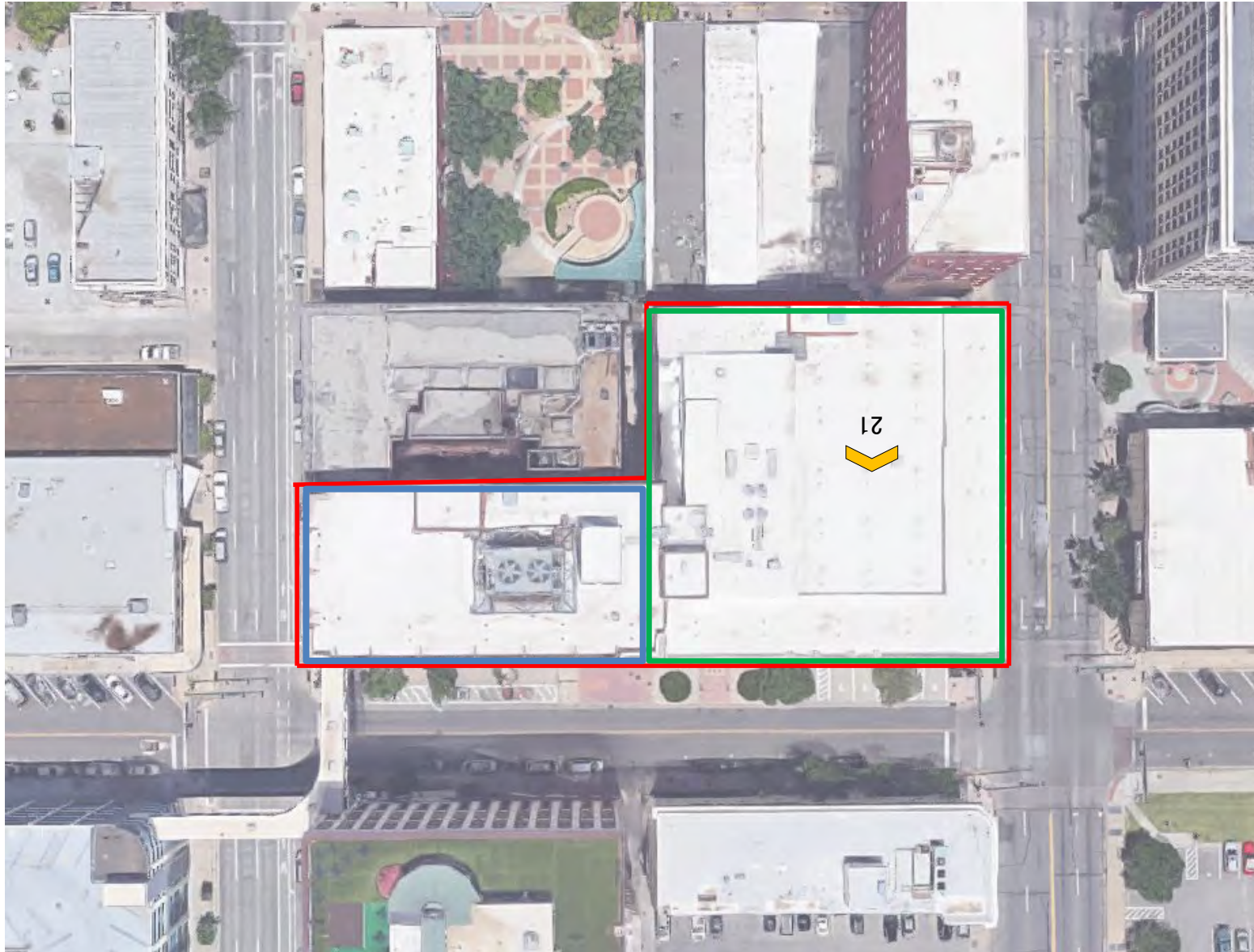




Image 1



Image 2



Image 3



Image 4





Image 5



Image 6



Image 7



Image 8



Image 9



Image 10



Image 11



Image 12



Image 13



Image 14



Image 15



Image 16



Image 17



Image 18



Image 19



Image 20





Image 21

Innes Department Store

Sedgwick County, KS

Name of Property

County and State

Newspaper Advertisement from the *Wichita Daily Eagle*, 1947



Innes Department Store  
Name of Property

Sedgwick County, KS  
County and State

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**City or Vicinity:** Wichita  
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**Photographer:** Heritage Consulting Group  
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- Photo 20 of 21: Interior view, seventh floor, office, looking northeast.
- Photo 21 of 21: View of exterior, roof, looking south.

**Property Owner:**

(Complete this item at the request of the SHPO or FPO.)

name Sudha Tokala/ Innes Block LLC  
street & number 105 S. Broadway, Suite 1040 telephone 316-440-2700  
city or town Wichita state KS

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**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



Broadway 100 S

LEFT TURN  
YIELD  
ON GREEN





PETROLEUM BUILDING

STREET

WILLIAM



# STATE OFFICE BUILDING

NO PARKING  
ANY TIME



INNES





STATE OFFICE



William 100 E

Market 200 S

ONE WAY

ONE WAY



INNES

130 S.  
MARKET





Innes

316-943-0000  
CONST  
F





EXIT

EXIT



23-5









3

3

IN CASE OF FIRE  
USE STAIRS

EXIT





5



5













UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 8/14/2019      Date of Pending List: 9/13/2019      Date of 16th Day: 9/30/2019      Date of 45th Day: 9/30/2019      Date of Weekly List: 10/4/2019

Reference number:

Nominator:

Reason For Review:

- |                                       |  |   |
|---------------------------------------|--|---|
| <input type="checkbox"/> Appeal       | <input checked="" type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue    |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape       | <input type="checkbox"/> Photo              |
| <input type="checkbox"/> Waiver       | <input type="checkbox"/> National        | <input type="checkbox"/> Map/Boundary       |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period             |
| <input type="checkbox"/> Other        | <input type="checkbox"/> TCP             | <input type="checkbox"/> Less than 50 years |
|                                       | <input type="checkbox"/> CLG             |   |

Accept       Return       Reject      9/30/2019 Date

Abstract/Summary  
Comments:

Recommendation/  
Criteria

Reviewer Alexis Abernathy      Discipline Historian

Telephone (202)354-2236      Date \_\_\_\_\_

DOCUMENTATION:    see attached comments : No    see attached SLR : No

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

August 12, 2019

Keeper, National Register of Historic Places  
National Park Service  
National Register of Historic Places  
1849 C Street NW, Mail Stop 7228  
Washington, DC 20240

**Re: National Register documents for Kansas**

Dear Alexis:

Please find enclosed the following National Register documents:

*NEW NOMINATIONS in Certified Local Government (8)*

**William Henry House – Lecompton, Douglas County, Kansas**

- Original, signed front page of the NRHP nomination form
- CD containing true and correct PDF copy of the nomination – Disk 1
- Letter of support from the CLG – Disk 1
- KML file of property boundary
- CD containing photos in TIFF format – Disk 2 & 3

**Star Cash Grocery & Residence – Vinland (vicinity), Douglas County, Kansas**

- Original, signed front page of the NRHP nomination form
- CD containing true and correct PDF copy of the nomination – Disk 1
- Letter of support from the CLG – Disk 1
- KML file of property boundary
- CD containing photos in TIFF format – Disk 2

**Fire Station No. 4 – Topeka, Shawnee County, Kansas**

- Original, signed front page of the NRHP nomination form
- CD containing true and correct PDF copy of the nomination – Disk 1
- CD containing photos in TIFF format & Blue Prints – Disk 2

**St. Mark's AME Church – Topeka, Shawnee County, Kansas** *(nominated with a Civil Rights Grant)*

- Original, signed front page of the NRHP nomination form
- CD containing true and correct PDF copy of the nomination – Disk 1
- CD containing photos in TIFF format – Disk 2

**Hartford House – Manhattan, Riley County, Kansas**

- Original, signed front page of the NRHP nomination form
- CD containing true and correct PDF copy of the nomination – Disk 1
- Letter of support from the CLG – Disk 1
- CD containing photos in TIFF format – Disk 2

**The Avalon – Manhattan, Riley County, Kansas**

- Original, signed front page of the NRHP nomination form
- CD containing true and correct PDF copy of the nomination – Disk 1
- Letter of support from the CLG – Disk 1
- CD containing photos in TIFF format – Disk 2

**Innes Department Store – Wichita, Sedgwick County, Kansas**

- Original, signed front page of the NRHP nomination form
- CD containing true and correct PDF copy of the nomination – Disk 1
- CD containing photos in TIFF format – Disk 2

**Vickers Petroleum Service Station – Haysville, Sedgwick County, Kansas** (*Roadside Kansas MPDF*)

- Original, signed front page of the NRHP nomination form
- CD containing true and correct PDF copy of the nomination – Disk 1
- Letter of support from the CLG – Disk 1
- CD containing photos in TIFF format – Disk 2

*NEW NOMINATIONS in non-CLG communities (3)*

**Hodson Hotel – Ashland, Clark County, Kansas**

- Original, signed front page of the NRHP nomination form
- CD containing true and correct PDF copy of the nomination – Disk 1
- CD containing photos in TIFF format – Disk 2
- KML file of property boundary

**Walnut River Crossing of the Cherokee/Fayetteville Oregon-California Trail –**

**El Dorado, Butler County, Kansas**


- Original, signed front page of the NRHP nomination form
- CD containing true and correct PDF copy of the nomination & **redacted** version– Disk 1
  - The property owner requested the address be restricted due to previous issues with access
- CD containing photos in TIFF format – Disk 2
- KML file of property boundary
- Letter from the private property owner

**Eureka Downtown Historic District – Eureka, Greenwood County, Kansas**

- Original, signed front page of the NRHP nomination form
- CD containing true and correct PDF copy of the nomination – Disk 1
- CD containing photos in TIFF format – Disk 2
- We received *no letters of objection*, and *one letter of support* from the City.

If you have any questions about these enclosed items, please contact me at (785) 272-8681 ext. 216 or [Jamee.fiore@ks.gov](mailto:Jamee.fiore@ks.gov)

Sincerely,



Jamee Fiore  
National Register Coordinator  
Kansas State Historic Preservation Office

Enclosures