

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

For NPS use only  
received MAY 11 1982  
date entered JUN 14 1982

1. Name

historic Occidental Hotel (preferred)

and/or common Occidental Hotel, Baltimore Hotel

2. Location

street & number 300 North Main Street N/A not for publication

city, town Wichita N/A vicinity of ~~Congressional district~~

state Kansas code 20 county Sedgwick code 173

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name (see continuation sheet)

street & number

city, town vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Register of Deeds

street & number Sedgwick County Courthouse

city, town Wichita state Kansas 67202

6. Representation in Existing Surveys

title Kansas Historic Sites Survey has this property been determined eligible?  yes  no

date 1971  federal  state  county  local

depository for survey records Historic Preservation Dept., Ks. State Historical Society

city, town Topeka state Kansas 66612

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

**Describe the present and original (if known) physical appearance**

### SUMMARY DESCRIPTION

The Occidental Hotel, also known as the Baltimore Hotel, is located at the corner of Main and Second Streets in Wichita, Kansas. Built in 1873-1874, the three story brick hotel has ten bays along its front or west elevation and nine bays along its south elevation which face onto Second Street. A five bay three story addition extends to the rear along Second. This addition dates from 1904. The building displays a simple form of the Italianate style, particularly evidenced in the exaggerated paired brackets, the overhanging eaves and the segmentally arched window heads. Along the entire front elevation is a one story arcade or porch with a balustrade at the second story level. At the two center bays, this porch is two stories high, forming a balcony. The porch was not part of the original construction but was added in 1877. It was removed some time after 1904 but was replaced in the 1980 renovation. Windows have two over two pane sashes. They have pairs of two part louvered shutters, which had upper sections that operated separately. These shutters were added in 1880 and in all historical photographs appear with their upper sections closed and the lower parts open. Apparently, the shutters were removed as part of the 1900 renovation. Shutters were reinstalled in 1980. The first story now, as originally, is divided into commercial and retail space. The building was renovated in 1979-1980.

### ADDITIONAL DESCRIPTIVE INFORMATION

Originally built in 1873-1874, the Occidental Hotel was periodically renovated and refurbished throughout its history. As built it had no porch or shutters, but both were added early in the history of the hotel. In the early 20th century the porch and shutters were removed.

Now, the interior of the Occidental Hotel is divided into offices and a restaurant. The restaurant is located on the first floor of the building on the south side. The floor plan of the building is generally the same as the original room arrangement, although there have been modifications, to accommodate the separation of the offices. Notable interior features include elaborate pressed metal ceilings in two first floor rooms in the south end of the building. There are also embellished cornices and decorative floral medallions around hanging light fixtures. Doors have four panels, many with decorative painted finishes. The stairways and halls have beaded wainscoting beneath a large bolection molding. Contrasting stenciled decoration trims the walls along the ceiling and above the wainscoting. Floral patterned carpet appropriate to the late 19th century has been installed. Such authentic period features as carpet rods were used on the staircases.

The following description of the Occidental Hotel was published in the Wichita Eagle, September 11, 1873, as the building was nearing completion. . .  
The hotel stands upon the corner of Main and Second Streets, with a frontage to the west of one hundred feet and a depth of eighty feet. It is three stories high, the first being fourteen feet, the

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second twelve feet and the third nine feet in the clear. The building is lighted by arched windows of four light glass, the glass 11 x 18 inches each. The height of the wall above the upper windows is eight feet, and the height of the building from the pavement, forty-eight feet. The depth of the cornice is three and one-half feet with a projection of four feet supported doubled scrolled brackets. The main entrance is in the center of the building and from Main Street, of two doors, the one leading directly to the main stairway and the other into the lower office and billiard room. The ground floor office is 20 x 24 and the billiard room 20 x 55 feet. The main stairway is ten feet wide and can be reached from either the outside or from the office direct. The landing is into the main hall of the second story which hall is ten feet wide and runs north and south. The dining room, which is at the south end of the hall, is 40 x 40 feet. The ladies parlors adjoin the dining room on the west are furnished with folding doors and are 20 x 10 feet. The gentlemen's sitting room, which is entered through an archway of fourteen feet span, is 24 x 26, and situated immediately to the right of the stair landing. Connected with this latter room is a fine mercantile sample room, 12 x 24 feet. Each turn of the main hall is supported by arches. Over the main entrance, and between the gentlemen's sitting room and the ladies parlors, is a small bridal chamber, with entrance from the parlor, and adjoining this a baggage room, with entrance from the gentlemen's sitting room. Back of the dining room is the main kitchen, 20 x 22 feet, with a china and queens ware room, two servants rooms and a store room adjoining. The kitchen is supplied with waste and supply pipes. In addition to the above described rooms there are twelve spacious bed rooms upon the second floor adjoining. There are two stairways leading to the third story, one from the main hall and one from the ladies parlor. In the third story is one main hall, one hundred feet in length, two side halls, sixty feet each in length and forty four single and double bedrooms. The inner bedrooms front upon an open court. There is a rear stairway through the court with balcony roof. The first and third stories are being finished in oil and lead and the second story in oil and varnish, by the well known painters, Arment & Colton. The plastering is being done by Wickery & Pierce. The brick work was done by Hartell & Longbottom.

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This finishes the hotel proper. The five store rooms upon the lower floor are 30 x 80 feet each, fourteen feet in the clear, and are as fine business rooms as are to found in the state. The one on the corner of Main and Second Street will be occupied as a hardware store by Fiaiket & Co. The room next north of that by J. O. Davidson as a dry goods store. The third by the hotel as a billiard hall, and the fourth by the well-known popular grocery of W. A. Thomas & Co. The fifth room remains unrented, we believe."

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** 1873-1874      **Builder/Architect** Unknown

**Statement of Significance (in one paragraph)**

SUMMARY STATEMENT OF SIGNIFICANCE  
MEETS CRITERIA C

The Occidental Hotel, built in 1873-1874 about five years after the town was founded, is outstanding as the city's first brick building and the only remaining commercial building from Wichita's "Cowtown" or early settlement period. Although the building was renovated several times in its history, its present appearance is the result of efforts to return it to its 19th century period. The Occidental is generally considered one of the most historic buildings in the city and when it was built was viewed as one of the finest hotels in Kansas. Most of the major interior elements remain intact from the original construction or the late 19th century. Many notable historical figures are said to have stayed at the Occidental. Mention was made in the May 15, 1887 Wichita Eagle that Frank James was at the Occidental. An article of Aug. 16, 1930 in the same newspaper describes a banquet that was given in the 1880's for Major General Philip Sheridan and Fred Grant (son of Ulysses S.).

ADDITIONAL HISTORICAL INFORMATION

The Occidental was begun in 1873 as a venture of a joint stock company made up of leading investors and developers of Wichita. The hotel began operation at a grand opening on January 15, 1874. It was leased by W. P. Rouse first but had many proprietors during its early years. In 1900 under new ownership, the hotel underwent major renovation and a name change to the Baltimore Hotel. In 1904 the east end addition was built. According to newspaper accounts and local histories, the Occidental in its early years alternated between prosperity and hard times, much like the alternating boom and bust cycle in old Wichita. There are many references to the glamor and refinement of the Occidental, and to the large sums of money spent redecorating, furniture and refurbishing. On the other hand, the property changed ownership or proprietorship numerous times with at least one foreclosure mentioned.

Now the hotel has been revitalized and is used successfully as an office and retail center.

THIS STATEMENT REFLECTS CURRENT KNOWLEDGE AND IS SUBJECT TO CHANGE!

## 9. Major Bibliographical References

"Baltimore To Keep Position As Landmark" Wichita Eagle, January 9, 1941.

City Historian's files, researched by William Clark Ellington, Jr.

Ellington, William Clark, Jr., "Time Was. . ." Greater Wichita, June, 1974, p.23. Wichita Landmark Registry Nomination form for Occidental Hotel.

## 10. Geographical Data

Acreeage of nominated property less than one half acre

Quadrangle name Wichita East

Quadrangle scale 1:24,000

UMT References

A 

1	4	6	4	6	6	1	0	4	1	7	2	3	2	0
Zone			Easting				Northing							

B 

Zone			Easting				Northing							

C 

Zone			Easting				Northing							

D 

Zone			Easting				Northing							

E 

Zone			Easting				Northing							

F 

Zone			Easting				Northing							

G 

Zone			Easting				Northing							

H 

Zone			Easting				Northing							

Verbal boundary description and justification

(see continuation sheet)

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state N/A code county code

## 11. Form Prepared By

name/title Paula Stoner Reed, Architectural Historian

organization Preservation Associates, Inc.

date February 1982

street & number P. O. Box 202

telephone (301) 791-7880

city or town Sharpsburg

state Maryland 21782

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

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

State Historic Preservation Officer signature

*James M. Smith*

title Executive Director, & State Historic Preservation Officer

date April 23, 1984

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I hereby certify that this property is included in the National Register

*William H. Abraham*

date 6.14.82

Keeper of the National Register

Attest:

date

Chief of Registration

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VERBAL BOUNDARY DESCRIPTION

Lots 98, 100, 102 and 104 on Main Street in Greiffenstein's ORIGINAL TOWN, now City of Wichita, Sedgwick County, Kansas.

JUSTIFICATION

The property upon which the Occidental Hotel stands consists of those lots which have been associated with the structure throughout its history. Most of the area is covered by the building itself. Each of the lots measures 25'x140'.

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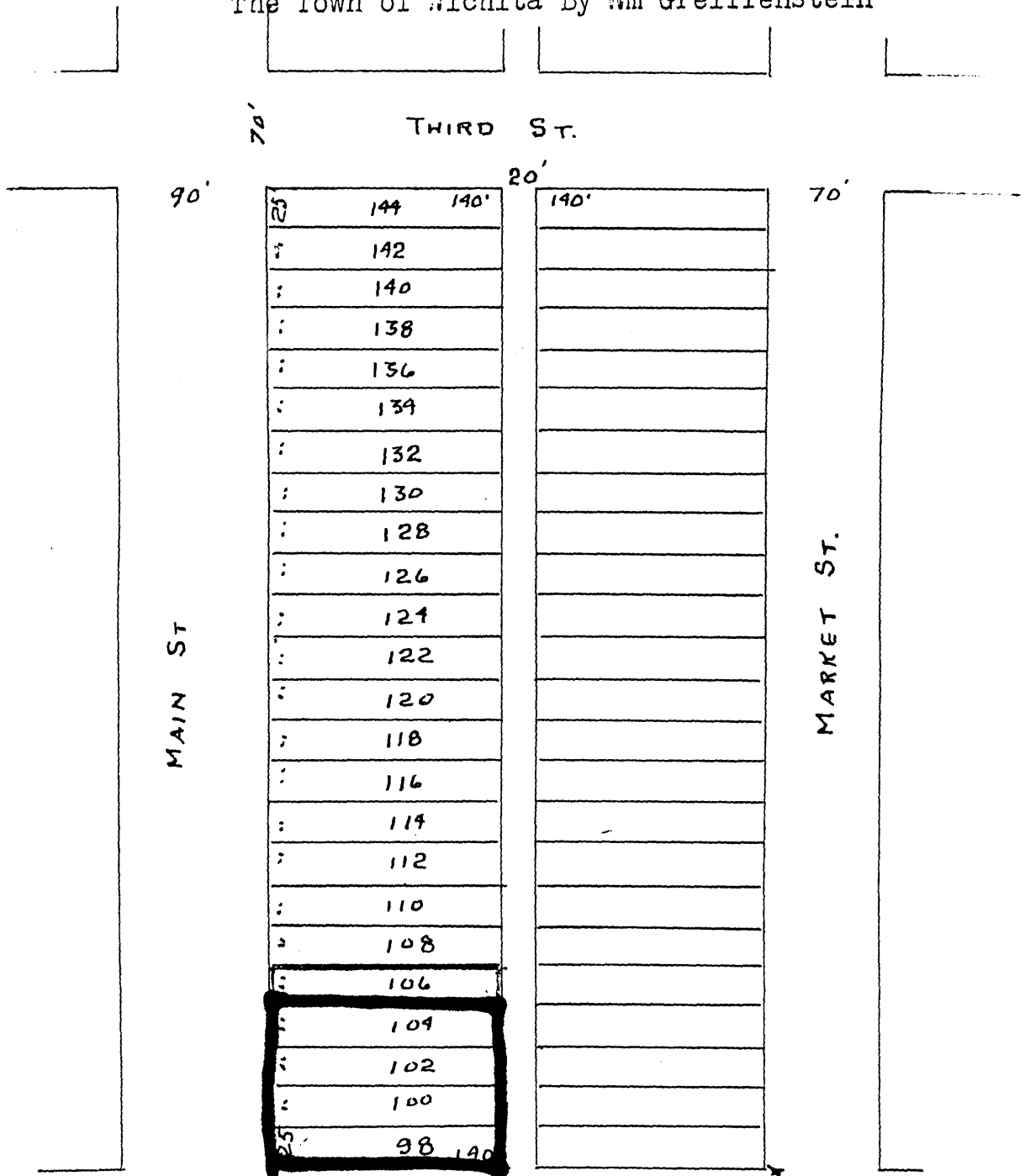
1

Ken Wagnon and Robert Geist  
Historic Occidental Company  
c/o John McDonald  
Commercial Renovation & Development Inc.  
Suite 202, Occidental Plaza  
300 North Main  
Wichita, Kansas 67202



# PLAT OF CAPTION PROPERTY

A Part Of  
The Town of Wichita By Wm Greiffenstein



SECOND ST

1340' N AND 403.25' W  
OF SEC. 10, NE 1/4 SEC.  
20-27-1E.

COMPILED BY

**THE GUARANTEE ABSTRACT COMPANY**  
(INCORPORATED)

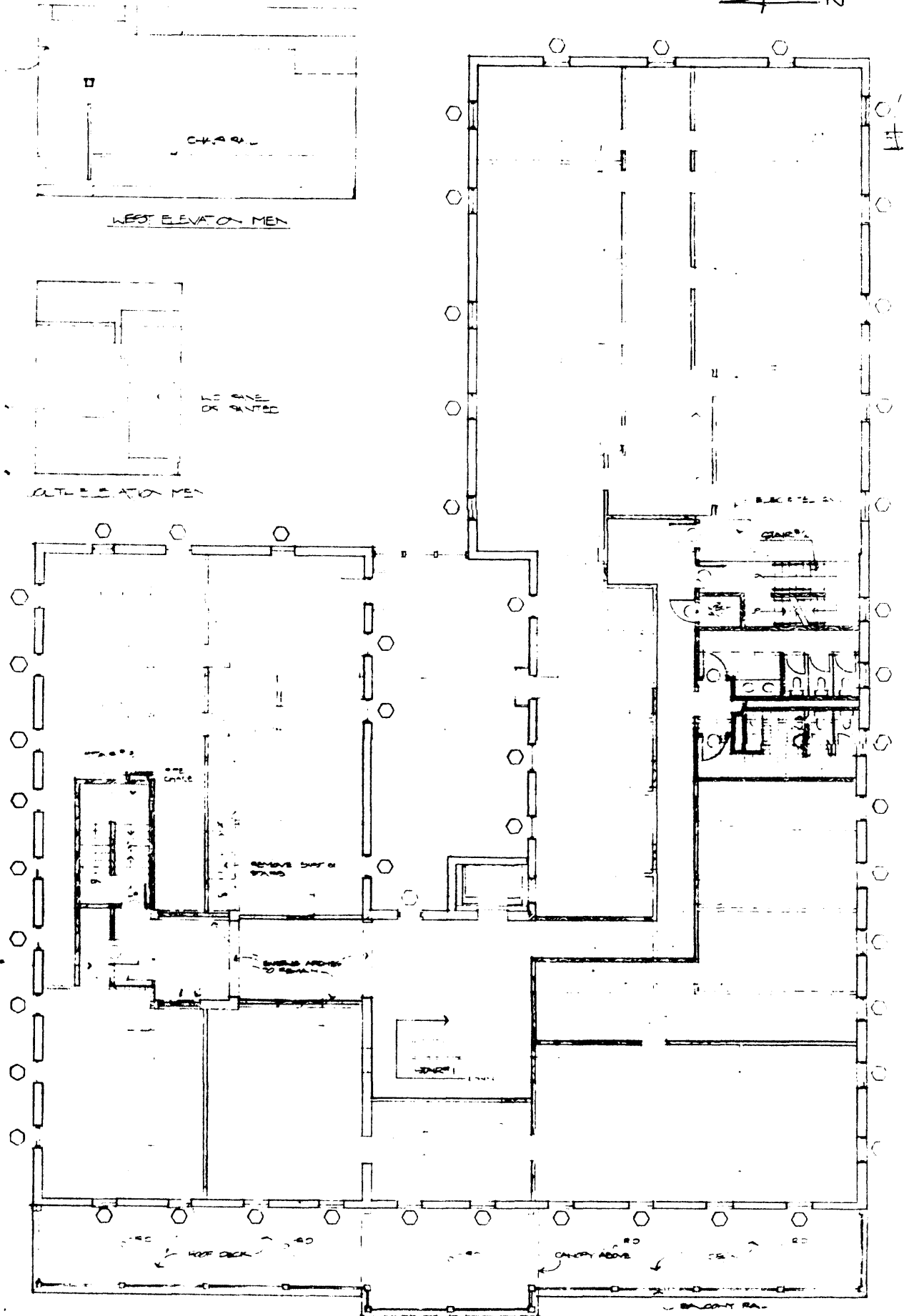
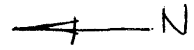
**WICHITA, KANSAS**

FROM THE ONLY COMPLETE SETS OF ABSTRACT BOOKS FOR SEDGWICK COUNTY



OCCIDENTAL HOTEL

SECOND FLOOR PLAN



OCCIDENTAL HOTEL

PROPERTY LINE ↷

PARKING

SECOND STREET

MAIN STREET

NOT IN SCALE

← NORTH

