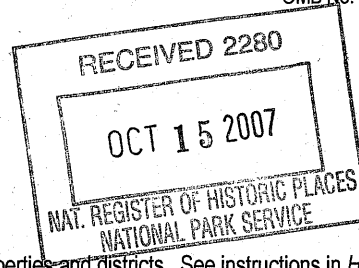


United States Department of the Interior
National Park Service



1222

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A) Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-9000a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name Bradford Hotel
Other name/site number Huffman Hotel

2. Location

Street & number 103 N Chautauqua not for publication
City or town Sedan vicinity
State Kansas Code KS County Chautauqua Code 019 Zip code 67361

3. State/Federal Agency Certification

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

Patrick Zollner 10/10/07
Patrick Zollner, Deputy State Historic Preservation Officer Date
Kansas State Historical Society

State or Federal agency and bureau

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

Signature of commenting official /Title _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the property is

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

for
Signature of the Keeper Edson H. Beall Date of Action 11-28-07

Bradford Hotel
Name of Property

Chautauqua County, KS
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

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

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

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		total

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter Categories from instructions)

Domestic: hotel

Current Functions
(Enter categories from instructions)

Work in progress

7. Description

Architectural Classification
(Enter categories from instructions)

Late 19th & Early 20th Century American Movements:

Commercial Style

Materials
(Enter categories from instructions)

Foundation: Stone

Walls: Brick

Roof: Synthetics: rubber

Other:

Narrative Description

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

Bradford Hotel
Name of Property

Chautauqua County, KS
County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

Areas of Significance

(Enter categories from instructions)

Community Planning and Development

Social History

Period of Significance

1904-1957

Significant Dates

1904-1905

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Denick, A. J. (builder)

Smith, Tot (builder)

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Kansas State Historical Society

Bradford Hotel
Name of Property

Chautauqua County, KS
County and State

10. Geographical Data

Acreeage of Property less than one acre

UTM References
(Place additional UTM references on a continuation sheet.)

1

1	4	7	4	9	9	2	0	4	1	1	2	4	6	0
Zone		Easting						Northing						

2

Zone		Easting						Northing						

3

Zone		Easting						Northing						

4

Zone		Easting						Northing						

See continuation sheet

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

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

11. Form Prepared By

Name/title Nita Jones
Organization Sedan Area Foundation Date 14 March 2007
Street & number 215 E Main Telephone 620-725-5797
City or town Sedan State KS Zip code 67361

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with SHPO or FPO for any additional items)

Property Owner

Name Sedan Area Foundation
Street & number PO Box 102 Telephone 620-725-3537
City or town Sedan State KS Zip code 67361

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Bradford Hotel
Sedan, Chautauqua County, KS

Section Number 7 Page 1

NARRATIVE DESCRIPTION

The Bradford Hotel (1904) is located in downtown Sedan at the northwest corner of the intersection of Main and Chautauqua Streets. This location is one block south of the Chautauqua County Courthouse and at the center of the community's commercial district. Situated on a corner lot facing both south and east, this prominent three-story hotel is the tallest building in downtown Sedan. The building is free standing, but there is very little space between the adjacent one-story building on the west and the adjacent two-story building on the north.

The brick building features a rough-faced native stone foundation and smooth-cut stone accents around the windows. There is a decorative brick and stone parapet along the roofline. As is typical of the commercial style, this building has a flat roof and it has been covered with modified rubber. The building is arranged in a "U" configuration, with the building wrapping around a central open space in the rear. The building's windows were replaced in 2001.

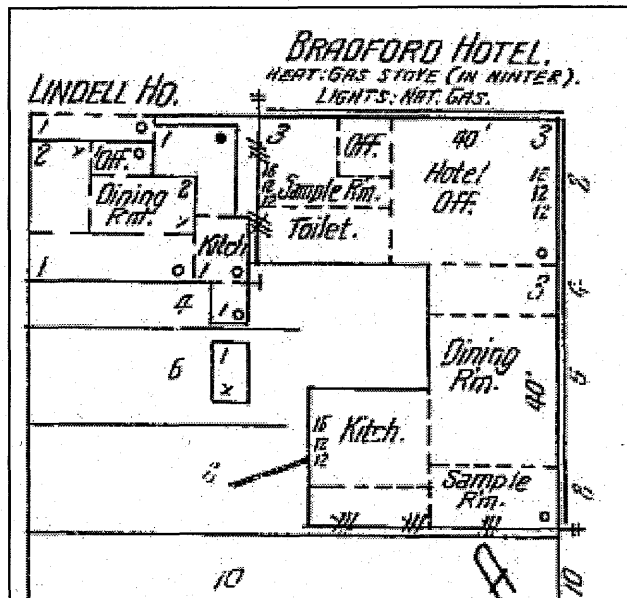


Fig. 1: Bradford Hotel – Sedan, Kansas
Sanborn Fire Insurance Map (1905)

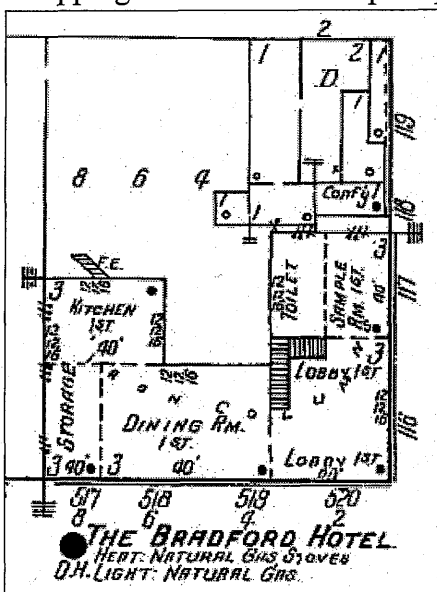


Fig. 2: Bradford Hotel – Sedan, KS
Sanborn Fire Insurance Map (1912)

The **south elevation** faces Main Street and features a central single-door entrance with a transom window. There is a secondary entrance with a transom window at the west corner. This south elevation is comprised of three bays defined by slightly projecting brick pilasters. The upper two stories each contain nine one-over-one double hung replacement windows. There are seven one-over-one double hung replacement windows along the first story. The windows are not arranged symmetrically and some openings are larger than others.

The **east elevation** faces Chautauqua Street and includes three entrances with transom windows. This elevation is comprised of four bays that are defined by slightly projecting brick pilasters. There are seven one-over-one replacement windows on both the second and third stories. The first level contains four one-over-one replacement windows that are larger than those of the top two stories. Again, the windows are not arranged symmetrically and some openings are larger than others.

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Section Number 7 Page 2

Bradford Hotel
Sedan, Chautauqua County, KS

The **secondary elevations** maintain similar numbers of window openings and sizes, however the stone and brick detail are absent. Window openings are defined by a simple vertical arch brick detail and smooth-cut stone sills. An east-west alley drive that splits the block provides access to the U-shaped rear elevation. A one-story wood frame addition with a shed roof has recently been added within the "U".

The building originally housed a 38-room hotel with a lobby, dining area, and kitchen. There was a small parking area in the rear. The original tile floor is intact as is the decorative metal ceiling in the first floor lobby area. The centerpiece of the lobby is the original wooden staircase leading to the upper floors. The first floor spaces are currently being renovated. An elevator has been installed at the northeast corner of the dining room. First floor plaster walls have been removed and replaced with drywall. The second and third floors, where the hotel guest rooms were located, feature the original wood floors, woodwork and trim, doors with transoms, and lath and plaster walls. These areas have not yet been renovated.

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National Register of Historic Places
Continuation Sheet

Section Number 8 Page 3

Bradford Hotel
Sedan, Chautauqua County, KS

STATEMENT OF SIGNIFICANCE

The Bradford Hotel (1904) is being nominated to the National Register of Historic Places under Criterion A for its significance to the development of downtown Sedan. The hotel was constructed during a time of economic boom following the discovery nearby of oil and gas. Businessmen and workers associated with the oil, gas, and cattle industries that have been integral to the local economy frequented the hotel during its seventy years in operation.

Local Historic Context¹

This area of southeast Kansas, in present-day Chautauqua County, was named in 1870 for Sedan, France after a passer-by remarked that it reminded him of a picture he had seen. A post office, trading post, and mill were established in 1871, but the post office was soon moved. The trading post and mill were destroyed during a flood in 1885. The post office returned to Sedan in 1874 during the county seat wars. Howard County was finally split into Elk County to the north and Chautauqua County to the south in 1875. Sedan convinced officials to select their town as county seat by beginning construction on a courthouse. The plan worked and Sedan became county seat in 1875. With the backing of several prominent citizens, the town was incorporated in 1876 and became a third class town in 1879.

The buildings along Main Street represent the boom age of Sedan from 1880 through the 1920s. In 1874 the population of Sedan was only 200 people. By 1879 the population was around 1,400. The wealth of area farmers and ranchers together with the coming of the railroad prompted Sedan to build up their commercial district. Stone and brick buildings went up at an amazing rate throughout the 1880s. Sedan suffered a setback in 1885 when a flood surrounded the town with water and wiped away many of the outlying houses and farms. The citizens rebuilt, however, and the Missouri Pacific Railroad finally made it to Sedan in 1886.

The discovery of oil and gas near the town in 1903 prompted another boom, which included the construction of the Bradford Hotel in 1904. The commercial district grew west of the original downtown. The opera house at the east end of the Main Street was also rebuilt after a 1903 fire. In 1905, Sedan was able to make numerous improvements for its citizens. A new water system was implemented along with new sewers. Gas service was introduced for heating and cooking. In 1906, a library and city hall were constructed in town.

During the 1910s, growth slowed down slightly. The Wall Building was built in 1914 and Sedan built a new courthouse in 1917. By 1920, however, the economy had picked back up. The Fish Building was

¹ *Chautauqua County Clippings – 1879-1962.* (978.1 C39 Clippings v. 1) Kansas State Historical Society; *Chautauqua County Business Clippings – 1973-1980.* (658 Clippings v. 3) Kansas State Historical Society.

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National Register of Historic Places
Continuation Sheet

Section Number 8 Page 4

Bradford Hotel
Sedan, Chautauqua County, KS

constructed in 1921 and the city paved its roads in 1922. The depression of the 1930s slowed growth again, but oil, gas, cattle, and hogs kept the area going through WWII and into the latter half of the 20th century.

Property History

The Bradford Hotel served as the only hotel in Chautauqua County from 1904 until 1974. Many cattle and oil deals were made in the hotel lobby. The lobby was also used as a bus station for many years, as was common in small towns. The dining area on the main level served both guests and local customers.

The Bradford Hotel was built in 1904 by a group of Sedan businessmen, E.C. Ackarman, M.V. Floyd, C.M. Williams, W.H. Sprowl, and William Johnson, who donated the property for the hotel. With the discovery of oil and gas nearby in 1903, these forward-looking entrepreneurs recognized the need for accommodations for visitors to the area. The Sedan Commercial Club met in March of 1904 to discuss the possibility of a new hotel in Sedan. They agreed at their meeting that "the most desirable location would be on the corner of Main and Chautauqua streets, across the street north from the First National bank."² The newspaper account of the meeting also noted,

Without a good hotel, the town cannot expect anything from the traveling public, and with the rush of the people into the oil fields here this spring, the present accommodations will not be anything like adequate. Every man favored the proposition and most of them expressed their willingness to help support it."

This location at the northwest corner of Main and Chautauqua was formally announced as the site of the new hotel in the April 1, 1904 edition of *The Sedan Lance*. A later newspaper article from 1904 notes the hiring of contractor A. J. Denick to erect the structure:

At a meeting of the building committee Thursday of last week, the contract for the new hotel, from the foundation up, was let to A. J. Denick. The bid which got the work was \$17,600. Mr. Denick agrees to have the building complete in four months from the time the foundation is finished. A. J. Denick is the man who managed the construction of the new opera house and if he has as good luck on the new hotel as he did on that he can no doubt fill his agreement easily.³

Work on the foundation was sub-contracted to Tot Smith for \$600. The hotel was erected throughout the closing months of 1904 and officially opened in March of 1905. *The Sedan Lance* recapped the opening day festivities and banquet. One hundred thirty-five people from Sedan and the neighboring counties attended a banquet hosted by the hotel's managers Mr. and Mrs. Brenner. Several businessmen and

² *The Sedan Lance*, March 18, 1904, p. 1.

³ *The Sedan Lance*, June 10, 1904, p. 1.

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Continuation Sheet

Bradford Hotel
Sedan, Chautauqua County, KS

Section Number 8 Page 5

dignitaries spoke about Sedan and the new hotel. State Senator W. S. Fitzpatrick toasted to the future of Chautauqua County and spoke of the oil interests: "I believe the oil field west of Sedan will eclipse the oil field east of Sedan," and laughed at the idea of the Standard [Oil Company] abandoning Kansas saying, 'Whoever heard of the Standard leaving a thing as good as Kansas?'"⁴

The hotel was a "bowl-and-pitcher" hotel, as it did not have modern plumbing. It was decided to modernize the rooms during the World War I, but materials were not generally available. The owners bought whatever they could get, such as a joint of pipe, or two or three connections at a time. By the end of the war they had acquired enough supplies to complete one floor. But they had to wait another year to get enough materials to finish another floor.

The hotel was owned and operated by the Huffman family from the late 1920s through 1941. During this time, the building was known as the Huffman Hotel.

Throughout its nearly 70 years as a hotel, many groups have stayed at the Bradford Hotel including men who built pipelines, oil industry workers, military personnel, watershed project personnel, state highway employees, and insurance agents. Several people even made the hotel their home for many years.

Parts of the offices on the first floor were used as a dentist office and barbershop for several years in the 1950s and 1960s. After the hotel closed in 1974 until about 1985 a restaurant, retail shoe shop, and a candy manufacturing shop all operated out of the first floor. As a result, some interior changes were made to the first floor only with partition walls and the addition of a heat and air-conditioning system. In 2001, the Sedan Area Foundation acquired the property with the intention of renovating it into a 32-room hotel with a dining area, lobby, elevator, and gift shop.

Summary

The Bradford Hotel is being nominated to the National Register of Historic Places under Criterion A for its significance to the development of downtown Sedan. With the collaboration of local businessmen and investors, the hotel was built shortly after the nearby discovery of oil and gas. The building is a reflection of that early twentieth century period of economic boom in Chautauqua County.

⁴ *The Sedan Lance*, March 31, 1905, p. 1. Additional context about the oil and gas boom can be found in Craig Miner's *Discovery! Cycles of Change in the Oil and Gas Industry - 1860-1987*.

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Continuation Sheet

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Bradford Hotel
Sedan, Chautauqua County, KS

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Chautauqua County Heritage Association. *The History of Chautauqua County, Kansas.* 2 Volumes. Dallas, TX: Curtis Media Corporation, 1987.

Miner, Craig. *Discovery! Cycles of Change in the Oil and Gas Industry – 1860-1987.* Wichita: KIOGA, 1987.

Sanborn Fire Insurance Maps. Sedan, Chautauqua County, Kansas. 1905; 1912.

The Sedan Lance. March 18, 1904; June 10, 1904; March 31, 1905.

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National Register of Historic Places
Continuation Sheet

Bradford Hotel

Sedan, Chautauqua County, KS

Section Number 10 & Photos Page 7

VERBAL BOUNDARY DESCRIPTION

The nominated property is situated on the following defined parcel in Sedan, Chautauqua County, KS:
Sedan's Original Town BEG SW COR LT 8 BLK 16 TH N 80 W 25 S 35 W 25 N 85 E 60 S 55 E 90 S
75 W 100 TO POB.

BOUNDARY JUSTIFICATION

The nominated property includes the entire parcel associated with the Bradford Hotel.

PHOTOGRAPIC INFORMATION

The following information applies to the photos listed below:

Property Name: Bradford Hotel
Location: 103 N Chautauqua, Sedan, Chautauqua Co., KS
Photographer: Sarah J. Martin
Date: 27 July 2007

- Photo 1: Southeast corner, facing NW
- Photo 2: South elevation along Main Street, facing N
- Photo 3: East elevation along Chautauqua Street, facing W
- Photo 4: North (rear) elevation, view from alley facing SE
- Photo 5: Interior, main staircase on first floor, facing N
- Photo 6: Interior, first floor where old dining room was situated, facing W
- Photo 7: Interior, far west section of first floor looking out onto Main Street, facing S
- Photo 8: Interior, main staircase looking up to third floor, facing SE
- Photo 9: Interior, at the top of the main staircase looking toward the corner room, facing S
- Photo 10: Interior, second floor, typical room showing doorway with transom
- Photo 11: Interior, second floor hallway running north/south, facing N
- Photo 12: Interior, first floor tile floor, facing S