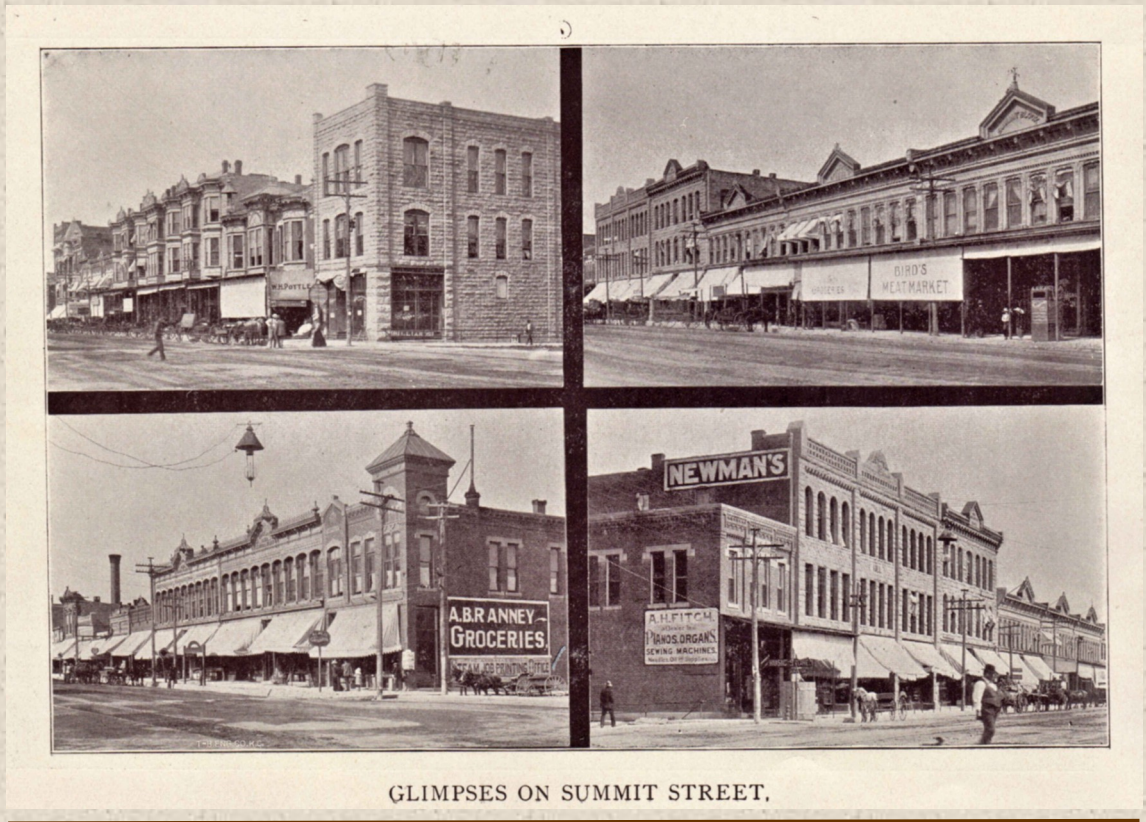


KANSAS HISTORIC RESOURCES INVENTORY SURVEY REPORT

Resurvey of Arkansas City Commercial Center Historic District (1983) and Adjacent Areas



GLIMPSES ON SUMMIT STREET.

Arkansas City Illustrated, Cornish Studio, (1919) pg 25, courtesy Cowley County Historical Museum



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Prepared for
City of Arkansas City
April 2018

The survey report and inventory forms, which are the subject of this project, have been financed in part with Federal funds from the National Park Service, a division of the United States Department of the Interior, and administered by the Kansas State Historical Society. The City of Arkansas City received a Historic Preservation Fund Grant through the Kansas State Historical Society for the project.



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All photos illustrating existing conditions were taken by Spencer Preservation in 2017 unless otherwise noted.

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ARKANSAS CITY COMMERCIAL CENTER HISTORIC DISTRICT AND ADJACENT AREAS

HISTORIC SURVEY REPORT

I. OVERVIEW

The City of Arkansas City hired Spencer Preservation through a competitive bid process to conduct a re-survey of the 1983 Arkansas City Commercial Center Historic District and adjacent areas, and advise the City on future actions regarding the district. The project included two levels of survey: a reconnaissance survey of the existing district properties and an intensive-level survey of properties adjacent to but outside the existing boundary. The purpose was to verify the status of each individual resource within the listed district and to identify additional properties that may be eligible for listing in the National Register of Historic Places and the Register of Historic Kansas Places.

Josh White of the City's Neighborhood Services Division was the local contact for Spencer Preservation and the Arkansas City Historic Preservation Board coordinated the project through Mr. White. Prior to applying for the grant, the City determined a general boundary for the survey area. Spencer Preservation worked with Mr. White during the field survey to make minor adjustments in the survey area generally when historic commercial properties were adjacent to the survey area but not included. The survey area roughly includes 23 blocks encompassing the 100-300 blocks of N. Summit, 100-500 blocks of S. Summit, as well as adjacent blocks on 1st, 5th, S. A St., S. B St., Adams, Central, Chestnut, Washington and Walnut Avenues both east and west of Summit Street. The college campus, except the historic buildings on W. 5th Street that are occupied by college functions, was excluded from the survey. The college campus may warrant future survey as an entity if sufficient historic resources exist. Residential properties within the survey area were also excluded from the survey. The defined area totaled 139 resources, 74 of which are located in the historic district and had been previously surveyed. A Map of the Survey Area and the Existing Historic District is provided following Section II.

Owners of property within the survey area, as well as the general public, were invited to a public meeting in November 2017 to kick off the project. Spencer Preservation along with representatives from the Kansas State Historical Society (KSHS) presented an overview of the survey project and incentive programs available through the historical society for properties that are listed in the national register of historic places or designated as contributors in a historic district.

The City scheduled a session for Spencer with the Preservation Board in December 2017 to update the board on progress of the survey and answer any questions they had about the project. Following completion of the survey, the survey findings and recommendations were reviewed with City staff and the Preservation Board in April 2018. A public meeting will be held in May 2018 to present the results of the survey and recommendations regarding future historic designations to property owners and local residents.

II. METHODOLOGY

A. Field Work

Spencer Preservation surveyed a total of 139 properties during the field survey conducted on November 13-14 and December 11-12, 2017. During this process Spencer Preservation Principal, Brenda Spencer, examined each property in the survey area. Spencer took digital photos of each resource that conform to KSHS standards for survey documentation, noting architectural style, primary and secondary materials, configuration and materials of windows and storefronts, condition, present use, and significant alterations or additions.

Each property in the survey area was given an inventory number. Properties on the west side of Summit, surveyed north to south are numbered 1-50 with the east side of Summit, also surveyed north to south, numbered 51-95. Properties 96-118 front side streets on the east side of Summit, while 119-143 are on side streets to the west of Summit. Josh White, Arkansas City Neighborhood Services Division, prepared a map with survey resources individually numbered and developed GIS block maps that were used for site plans of each surveyed property.

B. Research and Data Collection

During January through March 2018 Brenda Spencer and Michelle Spencer integrated field research and archival data through the collection of basic property data and historic information from city records, Cowley County Historical Society Museum collections, and online resources.

The City of Arkansas City provided access to the County GIS Database which was used to collect basic property data including parcel numbers, address, and contact information for current owners.

Spencer Preservation conducted archival research at the Kansas State Historical Society and the Cowley County Historical Society Museum. The county museum provided a wealth of information in clipping files, photos and county history books detailed in the bibliography.

The Arkansas City Historic Preservation Board furnished a copy of a USD 470 student history project that provided background on several prominent buildings that served to guide and corroborate other research.

Sanborn Fire Insurance Maps for Arkansas City dating from 1884, 1886, 1890, 1899, 1905, 1912, 1920, 1925, and 1947 (accessed online through Kansas City Public Library) were analyzed for historic data on the surveyed resources. In addition to providing information about building use, the maps often confirmed building dates of

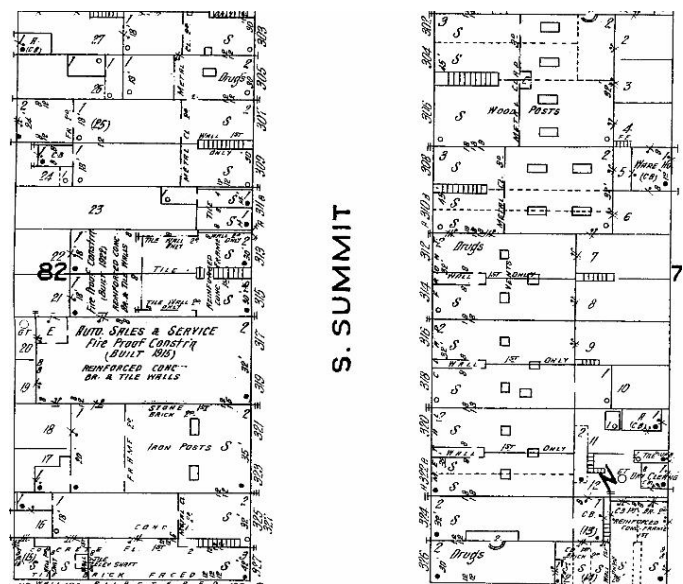
construction or narrowed the dates to a period between mappings or following the final 1947 edition. The maps were closely scrutinized for alterations in building footprints to determine when new buildings were constructed on existing parcels.



Bryant Hardware Advertisement. The Catholic Advance, 1 June 1940 (newspapers.com).

Online city directories accessed on Ancestry.com were vital in determining occupancy and longevity of businesses. The years 1904, 1920, 1925, 1938, 1952 and 1962 were researched thoroughly, with additional investigation occurring in 1898, 1930, 1932 and 1955 as required. Newspaper research was utilized on the Arkansas City Public Library Online Database and Newspapers.com to confirm building construction, grand openings and businesses moving or closing.

Property histories found in the "Historic Function Remarks" segment of the database/survey forms are not comprehensive but they represent a complete record found in the above sources. Source(s) for historic data used on the survey forms is noted in parentheses.



300 Block S. Summit. Excerpt 1925 Sanborn Map, Sheet 3.



building's historic character that determines the level of historic integrity a property retains. An analysis of the historic integrity of each building was made based on existing appearance and obvious alterations, compared to historic views when possible. The Survey Results are summarized below. The contributing status of each surveyed resource is identified in the list of surveyed properties Section VI and illustrated on the map in Section VII.

Upper Left: Historic Postcard – Citizens/Farmers State Bank, Author's private collection, 1908 postmark.

Upper Right: Historic View Burford Theater. Cherokee Strip Land Rush Museum Photo Collection.

C. Data Entry

Survey data was entered into a Microsoft Excel spreadsheet from which it was uploaded to the Kansas Historic Resource Inventory (KHRI) database. KSHS survey technicians merged the database populating the survey forms for each individual building. Spencer Preservation then uploaded current photos, site plans, and available historic views to each survey form. Once approved by KSHS, the individual survey forms are publically available online at <http://khri.kansasgis.org/> by searching under survey project: Arkansas City – Resurvey of Arkansas City Commercial Center Historic District and Adjacent (2018).

Lower: Historic View of 100 Block S Summit. Images: A Pictorial History of Cowley County (1996) scanned by Cowley County Historical Museum.



D. Data Analysis and Evaluation of Historic Integrity

In April 2018, the team completed an analysis of the survey data, identified primary periods of historical and architectural development, and the prominent characteristics of the surveyed properties.

As noted above, the project included a resurvey of the 1983 Arkansas City Commercial Center Historic District and survey of non-residential buildings in the areas adjacent to the existing historic district. While some downtown buildings retain their original appearance, most have experienced former modifications. Replacement of storefronts, windows, and even entire facades were common alterations of historic commercial buildings particularly during local boom years when merchants had money and were reinvesting in their buildings to attract new customers. It is the degree to which the past modifications were in keeping with the

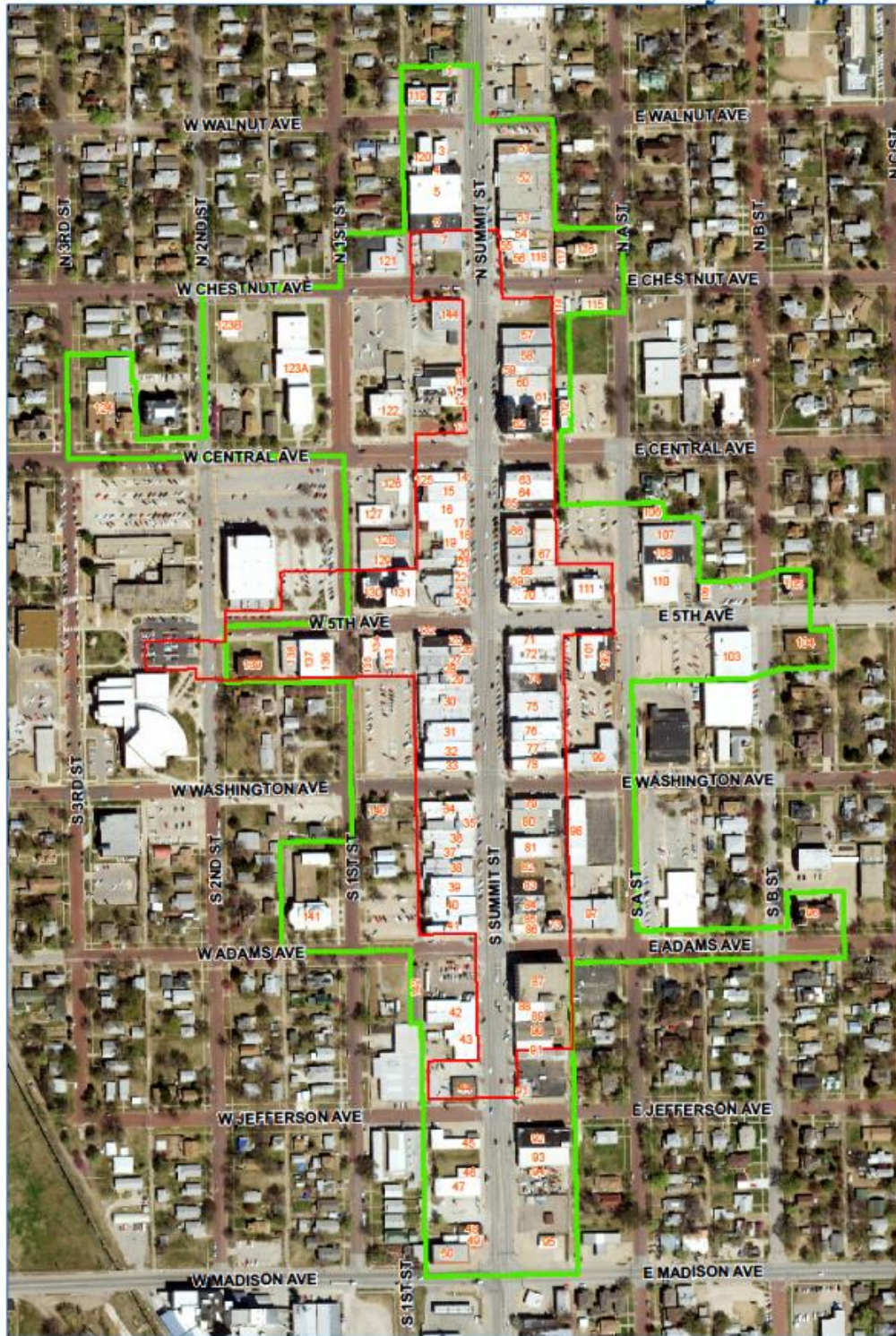
E. Recommendations and Report

Spencer Preservation summarized the survey project, analysis of survey results and provided recommendations for future actions. This information was provided in the form of a Survey Report provided to the City of Arkansas City and their Historic Preservation Board, and the Kansas State Historical Society.

Spencer Preservation met with City officials on April 30 to review recommendations resulting from the survey project. Spencer Preservation and the City of Arkansas City will share the survey findings in a public meeting in May 2018.



Downtown Historic District Survey Project



Produced by the City of Arkansas City GIS using the best available data to date. The City makes no warranty or representation, expressed or implied, with respect to the data displayed. April 26, 2018

— Existing Historic District Survey Area



III. SURVEY RESULTS

A. Dates of Construction

As noted in the discussion of integrity above, the date of construction of buildings are listed as the original construction in most cases even when new storefronts have been installed or other modifications have been made to the building. If former alterations resulted in an overall design change such that a 1890s building now reflects a 1960s design, the date of construction was changed to reflect the major design change.

Surveyed properties reflect construction in every decade from the 1880s to 1970s. The oldest resource surveyed was the Drug Store Building at 201 S. Summit built in 1880. The newest resource is the College Bookstore on W. 5th built in 2009. Twenty percent of the buildings surveyed were built before 1900. Reflecting the largest twentieth century building boom, 75 of the 139 resources surveyed were constructed in the first three decades of the twentieth century, 48 (35%) in the 1920s alone. Eighteen percent of the surveyed resources were constructed after WWII and only five of the buildings are less than fifty-years old, the basic threshold for historic consideration.

The dates that buildings were built can be misleading because existing buildings do not necessarily reflect the original construction date. A significant number of downtown buildings have received not only new storefronts but entire new facades. When new facades reflect a major change in the design of the building and are generally irreversible, it is the new facade that will be evaluated in terms of its contribution to the historic character of the district.

More reliable than date of construction, it is the physical characteristics of a property that provides the best classification for evaluation. Physical attributes include both architectural style and building form.

B. Architectural Styles – Properties in the survey area reflect a variety of architectural styles although like many Kansas buildings, architectural designs are often not classic examples of a style but rather Midwest or local interpretation of a popular style. Spencer Preservation assigned each surveyed building an architectural style and where appropriate, a commercial building form/classification. Richard Longstreth's *The Buildings of Main Street, A Guide to Commercial Architecture* provides the industry standard for classification of commercial building types based on form and was used to guide these selections. National Register Bulletin 16A– *How to Complete the National Register Registration Form* provides guidance for identifying architectural style and building function. The KHRI

inventory form also provides a listing of styles based generally on National Register typology to identify architectural styles. Primary architectural styles were identified for each resource. Following is an overview of the primary architectural styles found in the survey area.



The Summit Block at 316-318 S. Summit is an excellent example of an Italianate facade with ornate cornice, arched windows and cast-iron columns.

Late Victorian

Generally reflecting the city's first building boom in the 1880s-1890s, approximately 10% of the resources surveyed are representatives of Late Victorian styles. The sub-styles found in downtown Arkansas City include primarily Italianate and Richardsonian Romanesque executed in both limestone and brick traditionally with contrasting trim.



The Union State Bank Building at 127 S. Summit is an excellent Late Victorian example with the heavy arched stone lintels reflecting Richardsonian Romanesque influences.

Italianate

The Italianate style was common among commercial buildings in the late nineteenth century and is generally distinguished by brick facades with ornate lintels and cornices, the cornices usually having brackets. Many of Arkansas City's Italianate buildings have been replaced

or have received new facades in the twentieth century but a few representatives of the style remain.

Romanesque

Richardsonian Romanesque buildings generally feature large arched openings on brick or stone facades. Both sub-styles typically have symmetrical facades and towers and turrets are common features.

Late 19th and Early 20th Century Revivals

Approximately 15% of the surveyed buildings reflect Late-Nineteenth and Early-Twentieth Century Revival styles including Classical Revival, Italian Renaissance, Tudor Revival and Spanish Colonial/Mission Revival (Spanish Eclectic).



Classical Revival

A prominent sub-style of Late 19th-Early 20th Century Revivals found in downtown Arkansas City is Classical Revival. The style embodies classical ordering and detailing found in the historic architecture of Greek and Rome. The style was popular on governmental, educational, religious and social/civic buildings from the 1890s – 1940s. Buildings of this style are often free-standing or prominent corner buildings characterized by their massive form, columns and pediments or entablatures. Window treatments included contrasting lintels with keystones.

Spanish Eclectic

The Spanish Eclectic was influenced by the Panama-California Exposition held in 1915 in California. Inspired by Spanish missions, classic examples of the style were adobe. However characteristics of the style including smooth walls with small arched openings, use of colorful tile, clay tile roofs or pents and shaped parapets often with curved transitions, were incorporated in commercial buildings around the country into the 1940s. Although not an abundant style in downtown Arkansas City, the Spanish Eclectic-style buildings are distinctive.



Above: Typical in the design of financial institutions of this era with its monumental 'temple front,' Home National Bank built in 1918, is an excellent example of a Classical Revival commercial building.

Left: Built in 1919, City Hall reflects the Classical Revival style common among freestanding institutional buildings of this era.



Constructed in 1925, the Sparks Music Store at 315 S. Summit is a good representative of the Spanish Eclectic style

characterized by its clay tile parapet and colorful tile work. Stucco facades, shaped parapets and arcades of arched openings are other Spanish Eclectic characteristics as seen on the old Cornish Photography Studio at 125 W. 5th Avenue.





Late 19th and Early 20th Century American Movements

Commercial Style

The prominent style of commercial buildings built in the early decades of the twentieth century is classified as the Commercial Style. The style became popular during the Progressive Era and is characterized by its simplicity compared to its predecessors built in the Victorian styles. This distinction is seen in the shape of windows being rectangular with squared tops versus arched lintels and storefront materials that included brick or tile bulkheads, masonry piers and lintels versus cast-iron columns, wood storefronts and ornate metal cornices and window hoods. Commercial Style buildings are typically brick although limestone examples are not uncommon in areas of native stone. They are one or two stories with a stepped or shaped parapet seldom having a cornice. The primary ornament is corbelled brick on the parapet and/or simple geometric stone trim. Reflecting Arkansas City's second major building boom in the 1910s-1920s, thirty-nine of the surveyed resources are classified in the Commercial Style, the most common of styles reflecting approximately 30% of the buildings.



Exhibiting key characteristics of the Commercial Style are these two one-story buildings. Both have piers framing the storefront bay, storefronts that feature large display windows over bulkheads, and a transom above. The brick building at 106 N. Summit (left) features corbelled brick detailing on the parapet above the storefront while the stone example, the old Royal Café Building at 117 S. Summit (above) features ornate stone detailing above the storefront.

Lower Left: The Commercial Style is also prevalent among two-story buildings such as the A.C. Houston Lumber Company Building at 208 N. Summit. The upper facade features brick detailing at the parapet and rectangular window openings in contrast to the narrower arched windows and ornate applied cornices typical of the Late Victorian styles.

Minimal Commercial (Early to Mid-Twentieth Century)

This classification used in the KHRI database represents simple buildings with plain brick facades one to three stories in height. Similar to Commercial Style buildings, this sub-type is characterized by lack of ornament, not even the brick corbelling often seen in Commercial Style resources. The brick facades were often asymmetrical in composition and blond or tan brick versus red. Storefronts and other masonry openings were typically punched openings with embedded steel lintels (not visible) or very plain brick lintels.



Built in 1950, this one-story block building with blond brick facade at 307 N. Summit is a good representative of the Mid-Century Minimal Commercial Style.

Commercial buildings built in this style were often concrete block with brick or stone veneer facades, aluminum storefronts, and/or steel or aluminum windows. The masonry veneer surrounded the storefront, door, and window openings with no defined piers and bulkhead. Mid-century storefronts saw shorter bulkheads and full-height glass units with no base.



The Christian Science Reading Room Building on E. Chestnut reflects the Minimal Commercial style in a simple commercial building with punched window and door openings. Original steel casement windows remain intact on the east and west sides of the building.

Modern Movement

This general architectural classification reflects a rejection of the classically-ordered compositions and detailed ornamentation that distinguished the Late Victorian and Revival styles that preceded it. The style began in the 1920s with Art Deco and continued into the 1970s. The movement looked to completely new forms that embraced new advancements in construction techniques and materials such as aluminum and masonry cladding.

Art Deco was defined by its use of stylized ornament that incorporated stylized and geometric forms on simplified building forms with smooth facades and linear accents. Later modern styles that coincided with The Great Depression saw a complete rejection of all form of ornament seen in styles such as International and Brutalism; these styles are not currently represented in downtown Arkansas City.

Art Deco - Four buildings in the survey area reflect the Art Deco style but only one embodies the style in the actual form of the building. The other resources utilized Art Deco ornament on commercial buildings. The later practice was common particularly in commercial districts. As noted above, the Art Deco style is characterized by its use of distinct ornament incorporating geometric or stylized forms.



The A.L. Bendure Motor Co. Building at 118 S. A Street is a good representative of the Mid-Century Minimal Commercial Style.



The shaped parapet that corresponds to a vaulted roof combined with the use of geometric forms characterizes the R & L Motor Co. Building at 412 S. Summit as an early representative of the Modern Movement with Art Deco influences.



Right: Built in 1929, the five-story Arkansas City Office Building at 115 W. 5th Avenue is a classic example of the Art Deco style with its ornamentation incorporating new and distinctive patterns.

Post WWII - Other Modern Movement

Many of the simplified designs built in the cautious period following the Depression and World War II fall under the Modern Movement stylistic classification. Most of the post-WWII buildings reflecting the Modern Movement incorporate simple clean lines with plain parapets and no cornice. Many utilize a change in materials or textures for articulation of the facade. Window openings are commonly bands of horizontal windows or vertical slot windows that contrast with a building's horizontal form. Designs utilize banding and canopies to create horizontal emphasis on otherwise unadorned facades. Buildings under this classification include mid-century remodelings of older buildings featuring new materials such as aluminum.



Built in 1954, the Masonic Lodge on E. 5th Avenue is an excellent example of Post-WWII Era Modern building featuring subtle detailing with contrasting stone panels and horizontal bands of windows.



Built for Southwestern Bell in 1960, the building located at the corner of E. Adams and S. A Street reflects Post-WWII Modern styling with an asymmetrical facade composition and varied materials and textures to provide articulation of the facade.

Given the National Park Service's basic age threshold of fifty years for initial consideration for historic designation, the Post-WWII era Modern buildings are one of the largest growing stylistic categories in preservation efforts nationally. Arkansas City is no different. This category was not even eligible for historic consideration when the existing district was nominated in 1983.



The one-story buildings at 103 S. Summit (upper) and 221 S. Summit (lower) are excellent examples of Post-War II alterations that resulted in a complete design change. Both buildings are now considered contributors to the historic district as examples of 1960s Modern aluminum storefronts.

Other

Other stylistic categories are reflected in downtown Arkansas City but each represents less than 5% of the surveyed resources. Additionally, about 10% of the surveyed resources do not fall under a specific stylistic category and are classified as "Other" or "No Style" including contemporary buildings such as the 1980s Chestnut Executive Suites Office Building and the 2009 College Bookstore on W. 5th Avenue. Contemporary buildings often borrow from established architectural styles but rarely reflect the underlying ordering and articulation on which the historic styles are based.

C. Commercial Building Types

In addition to architectural style, historic commercial buildings are often classified by a typology based on building form that was developed by Richard Longstreth and detailed in his book *The Buildings of Main Street*. The most common of these classifications are the One-Part Commercial Block and Two-Part Commercial Blocks referring to one- and two-story buildings with traditional commercial storefronts framed by masonry piers and having distinct first and second floors. Less common of these classifications that are found in downtown Arkansas City include Three-Part Vertical Block, Enframed Window Wall, Center Block with Wings, Vault, and Temple Front forms. All of these classifications are based on the building form, the configuration of the parts of the building facade versus the type of detailing and ornament that defines architectural style. The Commercial Building forms are identified for each surveyed property in the KHRI database and noted on each building's survey record.



D. Integrity/Eligibility for Listing

In addition to analyzing the survey results based on dates of construction and architectural styles, each surveyed property was evaluated for its level of historic integrity – the degree to which the building continues to portray its historic design and function. Using this evaluation of integrity, combined with the National Park Service's basic fifty-year age threshold for historic consideration, a preliminary determination of eligibility for listing in the National Register of Historic Places was made for each property.



The above buildings in downtown Arkansas City illustrate common alterations to historic commercial buildings that render them non-contributors to a designated historic district. These changes include covering of the facade, infilling storefronts and infilling or downsizing upper windows.

In downtown Arkansas City, the surveyed properties fall into two categories: Inside and outside of the existing historic district. The existing historic district was listed in the National Register in 1983 when buildings would have had to been built prior to 1933 to be considered for historic significance. Today, that fifty-year date is 1968. Allowing time for consideration of the survey recommendations and possible expansion and update of the existing historic district, a 1970 date of construction was used as the basic threshold for historic significance.

If the non-contributing designation is based on age of the building or reversible changes such as removal of siding that is covering historic fabric, a building's contributing status can be changed in the future via an official request through the Kansas State Historic Preservation Office.

Properties within the historic district were then evaluated and identified to be contributing to the historic significance of the historic district or identified as a non-contributor to the district. There are a variety of reasons that a building could be identified as a non-contributor to



Built in 1968, The Traveler Building is one of the youngest of the contributing resources in the survey area. The building reflects Post-WWII Modern styling with an asymmetrical facade, vertical slot windows contrasting with the horizontal form of the building, and varied materials and textures which provide articulation of the facade.

a historic district including: built less than fifty years ago; removal or infill of glass storefront on traditional historic commercial building thereby changing the relationship of the building to the street front and passersby; infill or downsizing of upper windows on the front facade altering the proportions of the historic facade; or installation of siding covering street facades (obscuring historic fabric).

Surveyed buildings that are located outside of the existing historic district were evaluated for eligibility in generally the same manner with each property given a contributing or non-contributing designation based on the level of historic integrity. This means that IF the historic district were expanded to include the surveyed property (or a new historic district were nominated), that property would be a contributing or non-contributing member of the district. The contributing status only applies within a district. An official determination of eligibility for individual listing on the National Register requires assessment of a building's interior as well as exterior. Because interior investigation is not included in the scope of this survey, few buildings are noted to be eligible for listing in the National Register; it is generally only those prominent municipal, civic, or religious structures (versus commercial buildings located in traditional commercial blocks) that are noted for potential individual listing.

The Eligibility/Contributing Status of surveyed properties is based on the professional evaluation and opinion of Spencer Preservation. These determinations were reviewed and generally approved by the Kansas State Historic Preservation Office as a part of the survey project. However, it is the Kansas State Historic Preservation Office and National Park Service that officially determines the eligibility of properties for listing in the National Register.

The contributing status of each surveyed resource is identified in the list of surveyed properties Section VI and illustrated on the map in Section VII.

A total of 139 properties were surveyed and 63% were deemed to potentially be contributors to a historic district (88 contributing/51 non-contributing). The Old High School (Ireland Hall) and the Pilgrim Congregational Church, two buildings in the vicinity are individually listed in the National Register but no resources within the survey area are individually listed. Seventy-three existing buildings in the survey area are located within the existing 1983 Commercial Center Historic District. Six buildings formerly in the district have been demolished since 1983. A total of fifty-four properties are current contributors to the district (72%).

IV. RECOMMENDATIONS

The primary purpose of the survey project was twofold, to update records for buildings within the existing downtown district and reevaluating their contributing/non-contributing status based on dates of construction and level of historic integrity, and to



The Pilgrim Congregational Church at N. 3rd and W. Central is located outside the survey area but is one of two buildings downtown that are individually listed in the National Register of Historic Places.

evaluate the historic properties adjacent to the existing designated district to determine if the district could or should be expanded. The prime motivation for the project was to provide as many buildings as possible the opportunity to access financial incentives that are available through the Kansas State Historical Society for listed properties. Buildings that have been determined to be contributors to a historic district, as well as, buildings individually listed on the National Register are eligible for the incentives. The incentives include the Heritage Trust Fund Grant Program and the Kansas and Federal historic tax credits which can help finance required maintenance and rehabilitation projects. Three recommendations for future action have emerged from the analysis of the survey results pertaining to National Register listings in and around downtown Arkansas City.

A. Expand/Update Existing Historic District

The proposed boundary provides adjustments to exclude vacant lots and contemporary buildings where historic buildings have been lost as well as expansion of the boundary to include intact clusters of historic commercial, social/civic and institutional (non-residential) resources adjacent to the existing district. Additionally as discussed above, the mere passage of time – the thirty-five years since the existing district was listed – warrants updating the existing district in order to identify and include as contributors those resources that reflect mid- to late-twentieth century buildings throughout downtown Arkansas City. The only potential downside of updating the existing district is that status of each building is reevaluated. Buildings that have undergone alterations since 1983 that have negatively affected the building's historic character will be changed to non-contributors.

The distribution of contributing properties was analyzed and a new expanded boundary is recommended. This is illustrated by the green border on the map. Section VI provides a list of properties that would be located within the proposed expanded district. The new boundary encompasses 87 properties (buildings), 61 of which were determined to be contributors to the district (70%).

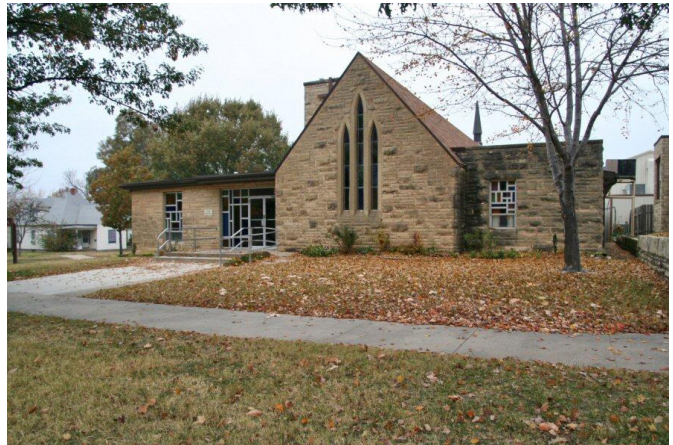
The contributing status and proposed boundary has been reviewed with the Kansas State Historical Society prior to publication but the proposed boundary is the professional recommendation of Spencer Preservation. It may be adjusted based on further consultation with KSHS, new rationale, and local support. The process of updating the nomination for the district expansion would include developing local support for the project. The expanded boundary requires support from a majority of property owners in the district.

Another advantage in expanding the historic district is that the 1983 nomination would be updated to include a historic context on the development of downtown Arkansas City as well as current information on the district properties. The historic context was not a requirement of the district nominations thirty years ago but is now commonplace. This survey project provides updated information on each of the properties which can be used in the nomination. In addition to buildings, other significant historic resources could be identified as contributors to the historic district such as parks or green space, monuments, brick streets or parking lots and natural features. Arkansas City's brick streets are the most notable historic resource in the downtown area that is not specifically recognized in the existing historic district.



South of City Hall, the 100 block of S. 1st Street (and City Hall) are not in the current historic district but recommended for inclusion in the expanded boundary. 1st Street is also one of the brick streets in and around the district.

The Historic Preservation Fund that helped to fund this survey project is also a source of funding to assist with updating the national register district nomination to reflect the expanded boundary. It is recommended that the City of Arkansas City and their Historic Preservation Board apply for a Historic Preservation Fund Grant this next round for funding to continue the process you began with the survey – updating the Commercial Center Historic District.



The Redeemer Lutheran Church at 206 W. Central is one of the seven historic churches on the outskirts of Arkansas City's commercial center and recommended for consideration for listing in the National Register of Historic Places.

B. Support Preservation of Historic Churches

A variety of domes and steeples pierce the skyline around the periphery of downtown Arkansas City. Seven historic churches are located near the commercial center and contribute significantly to the area's historic character. One of the churches is already individually listed – The Pilgrim Congregation Church on N. 3rd but all of the churches fall outside of the proposed district expansion. It is recommended that a Multiple Property Submission (MPS) be developed for Historic Churches of Arkansas City. This would provide an umbrella document under which eligible churches could be individually listed in the National Register. An MPS for Arkansas City Historic Churches could be written to make all of the historic churches located in town (versus only those downtown) geographically eligible for listing. Although churches are tax-exempt, the state historic tax credit is transferable and numerous exempt entities utilize the credits by selling them to help finance maintenance and improvement projects. If the ecclesiastical community is supportive of the concept, the City of Arkansas City should consider supporting this endeavor to help churches maintain these prominent community resources. The MPS, as well as nominations of individual churches, would be another project eligible for funding assistance through the Historic Preservation Fund.



Stone detail on the Farmer's State Bank building on S. Summit.

C. Preservation Education and Marketing

The survey project provided the author the luxury to spend hours admiring Arkansas City's historic resources. While they may have become commonplace to the locals, there are outstanding buildings and specific details on buildings that could be of interest to locals as well as visitors. Consideration should be to working with the local newspaper, Historical Society, business group or Chamber of Commerce to promote downtown's historic resources. While conducting the field work for the survey, one immediately notices the architectural details found on buildings throughout downtown. Projects such as virtual or real walking tours or treasure hunts of obscure and architectural details, or posters of the same could be one way to get residents to again recognize and appreciate the town's historic buildings. Pursuing some new marketing activity based on architectural character of the historic buildings could be a good way to promote recognition and understanding of the district expansion.

In addition to marketing, it seems that downtown property owners could benefit from ongoing education



Glazed terracotta cornice on the old Barnard's Ladies Wear Building on S Summit.

efforts by the City and/or Preservation Board to encourage and guide appropriate maintenance and improvements for designated historic buildings.

A number of inappropriate improvements have been made to downtown historic buildings since the district was established in 1983. Downtown business and property owners are obviously investing in their buildings and maintaining them but few are taking advantage of the incentives available for historic rehabilitation and maintenance. The Kansas State Historical Society is a good source for technical information as well as information on their financial incentive programs. Some communities have developed design guidelines, both compulsory and educational, to help property owners understand the key historic features that should be retained on historic buildings throughout the district. The development of a series of workshops or products such as design guidelines is another eligible activity for the KSHS Historic Preservation Fund that Arkansas City is eligible for as a Certified Local Government.

Of most concern to the author is the permanent/solid infill of upper window openings that has occurred on a number of downtown buildings. Beyond the aesthetic and economic issues of not using the upper floors, the infill creates fire safety concerns. Masonry or even permanent frame infill can make it impossible to detect fires until they burn through the roof. It can also make it more difficult to fight fires when water cannot be discharged into the building through upper windows. As someone who has seen businesses and communities recover from devastating fires, I urge you to try to educate property owners and perhaps building code officials to the heightened risks of permanent infill of the window openings on street facades.



The Burford Theater and office building are among the few historic buildings in the district that have taken advantage of available preservation-based financial incentive programs.

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VI. LIST OF SURVEYED PROPERTIES

VII. MAP ILLUSTRATING ELIGIBILITY AND PROPOSED NEW BOUNDARY OF HISTORIC DISTRICT AND LISTING OF PROPERTIES IN UPDATED/EXPANDED DISTRICT

VI. LIST OF SURVEYED PROPERTIES

#				Address	Historic Name	Current District Properties/Status	Updates Eligibility
1	307	B	N	SUMMIT	Gene's Beauty Shop	No	Contributing
2	307	A	N	SUMMIT	Heathman Tire and Battery and Service Station	No	Contributing
3	225		N	SUMMIT	NA	No	No
4	219		N	SUMMIT	Parks Motor Car Co. Garage (219)	No	Contributing
5	215		N	SUMMIT	Parks Motor Car Co. Garage (215-217)	No	No
6	209		N	SUMMIT	Rae Hudson Nash Co.	No	No
7	207		N	SUMMIT	Empire Laundry	No	Contributing
XX	201		N	SUMMIT	Gladstone Hotel	Demolished	Demolished
8	125		N	SUMMIT	NA	No	No
9	113		N	SUMMIT	Paul Parman Furniture	No	Contributing
10	111		N	SUMMIT	Commercial Building	No	Contributing
11	109		N	SUMMIT	Hall Electric Shop	No	No
12	107		N	SUMMIT	Wentworth Brothers Meat Market	No	No
14	101		S	SUMMIT	Cummings Bldg (Safeway Grocery)	Noncontributing	Contributing
15	103		S	SUMMIT	Benedict Central Block (altered)	Noncontributing	Noncontributing
16	109		S	SUMMIT	Sherburne & Pickle Union Block	Noncontributing	Noncontributing
17	111		S	SUMMIT	Grocery Building	Noncontributing	Contributing
18	113		S	SUMMIT	Drug Store	Noncontributing	Noncontributing
19	115		S	SUMMIT	Metzler's Jewelry	Contributing	Noncontributing
20	117		S	SUMMIT	Royal Cafe	Contributing	Contributing
21	119		S	SUMMIT	Miller Hardware	Contributing	Noncontributing
22	121		S	SUMMIT	Smith Brothers Cigars & Tobacco	Contributing	Noncontributing
23	125		S	SUMMIT	Conrad Block	Contributing	Contributing
24	127		S	SUMMIT	First National Bank	Contributing	Contributing
25	201		S	SUMMIT	Drug Store (Sollitt & Swarts, Long, Albert)	Contributing	Contributing
26	203		S	SUMMIT	C.R. Anthony Dry Goods	Contributing	Contributing
27	205		S	SUMMIT	Harris (Rexall) Drug	Contributing	Contributing
28	207		S	SUMMIT	White House Café	Noncontributing	Contributing
29	209		S	SUMMIT	Kuntz Clothiers	Contributing	Noncontributing
30	211		S	SUMMIT	Walpex Building	Noncontributing	Contributing
31	221		S	SUMMIT	J.C. Penney	Contributing	Contributing
32	225		S	SUMMIT	Kirkpatrick's Furniture	Contributing	Contributing
33	227		S	SUMMIT	American National Bank	Contributing	Contributing
34	301		S	SUMMIT	Crescent/Beard Building	Contributing	Contributing
35	305		S	SUMMIT	City Drug Store	Noncontributing	Noncontributing
36	307		S	SUMMIT	Barnard Co. Ladies Wear	Noncontributing	Contributing
37	311		S	SUMMIT	NA	Noncontributing	Noncontributing
38	315		S	SUMMIT	AC Floral & Seed Co./Piggly Wiggly	Contributing	Contributing
39	317		S	SUMMIT	Ford Auto Sales Building	Noncontributing	Noncontributing
40	321		S	SUMMIT	S.H. Kress & Company	Contributing	Contributing
41	329		S	SUMMIT	Fitch Building	Contributing	Contributing
42	401		S	SUMMIT	Firestone	No	Contributing
43	411		S	SUMMIT	Commercial Building (s)	No	No
44	423		S	SUMMIT	NA	No	No
XX	421-27		S	SUMMIT	Syndicate Block	Demolished	Demolished
45	501		S	SUMMIT	Filling Station	No	Contributing

#			Address	Historic Name	Current District Properties/Status	Updates Eligibility
46	511	S	SUMMIT	Empire Gas & Fuel Garage	No	No
47	513	S	SUMMIT	Willard's Battery Service	No	Contributing
48	521	S	SUMMIT	LeMaster's Plumbing	No	No
49	523	S	SUMMIT	Idle Hour Tavern	No	No
50	525	S	SUMMIT	Filling Station	No	No
51	224	N	SUMMIT	Commercial Building	No	No
52	214	N	SUMMIT	Stuart Temple Lumber Co.	No	No
53	208	N	SUMMIT	AC Houston Lumber Co.	No	Contributing
54	206	N	SUMMIT	Seymour Packing Co.	No	Contributing
55	204	N	SUMMIT	Maxeys Motor Car	No	Contributing
56	200	N	SUMMIT	Roxana Filling Station	No	Contributing
XX	126	N	SUMMIT	Turners Radiator & Air Conditioning	Demolished	Demolished
XX	122	N	SUMMIT	Commercial Building	Demolished	Demolished
57	120	N	SUMMIT	Red Head Motor Co.	Contributing	Contributing
58	114	N	SUMMIT	Eagles Club Hall	Contributing	Contributing
59	112	N	SUMMIT	Barber/Beauty Shop	Contributing	Contributing
60	108	N	SUMMIT	Holt Motor Co.	Contributing	Contributing
61	106	N	SUMMIT	Devlin's Ready to Wear/Gipson Appliance	Contributing	Contributing
62	100	N	SUMMIT	Osage Hotel	Contributing	Contributing
63	100	S	SUMMIT	Feagin/Thomas Drug (100)- Bryant Hardware (102)	Contributing	Contributing
64	104	S	SUMMIT	Williams/Mathews Harness Shop	Contributing	Contributing
65	106	S	SUMMIT	E.M. Ward Hardware and China Co.	Noncontributing	Contributing
66	110	S	SUMMIT	Burford Commercial Building	Contributing	Contributing
67	118	S	SUMMIT	Burford Theatre	Contributing	Contributing
68	120	S	SUMMIT	Ranney Building	Contributing	Noncontributing
69	122	S	SUMMIT	Commercial Building	Noncontributing	Noncontributing
70	126	S	SUMMIT	Home National Bank	Contributing	Contributing
71	200	S	SUMMIT	Howard Building	Contributing	Contributing
72	202	S	SUMMIT	Beekman Building	Contributing	Contributing
74	208	S	SUMMIT	Zadie Building	Contributing	Contributing
75	214	S	SUMMIT	Leland Hotel	Contributing	Contributing
76	220	S	SUMMIT	Wright Hardware (later Wright Burton)	Contributing	Noncontributing
77	222	S	SUMMIT	Fox Drug/Agnew Optical	Contributing	Noncontributing
78	226	S	SUMMIT	The Globe Building	Contributing	Contributing
79	300	S	SUMMIT	Creswell Building	Noncontributing	Noncontributing
80	304	S	SUMMIT	Kansas Gas & Electric	Noncontributing	Contributing
81	310	S	SUMMIT	Sheridan Block	Contributing	Contributing
82	314	S	SUMMIT	Eagle Block	Contributing	Contributing
83	318	S	SUMMIT	Summit Block (316-318)	Contributing	Contributing
84	320	S	SUMMIT	Summit Block (320-322)	Contributing	Contributing
85	324	S	SUMMIT	Johnson's Serv-A-Teria	Noncontributing	Contributing
86	326	S	SUMMIT	B.F. Goodrich	Noncontributing	Contributing
87	400	S	SUMMIT	Newman's Department Store	Contributing	Noncontributing
88	408	S	SUMMIT	Tire Bill Shop	Contributing	Contributing
89	410	S	SUMMIT	Guthrie & Repehagen Batteries	Contributing	Contributing
90	412	S	SUMMIT	R & K Motor Co.	Contributing	Contributing
91	426	S	SUMMIT	Townhouse Motor Inn	No	Contributing

#				Address	Historic Name	Current District Properties/Status	Updates Eligibility
92	500	A	S	SUMMIT	Overland Motor Co.	No	No
93	500	B	S	SUMMIT	Commercial Building	No	No
94	500	C	S	SUMMIT	Ark City Motor Used Cars	No	No
95	526		S	SUMMIT	NA	No	No
96	320		S	B	Sacred Heart Catholic Church	No	Yes
97	325		S	A	Southwestern Bell Building (1960)	No	Contributing
98	113		E	WASHINGTON	Safeway Grocery	No	No
99	112		E	WASHINGTON	Commercial Building	No	No
101	115		E	5TH	Windsor Hotel	No	No
102	201		S	A	Sheldon Service Station	No	No
103	225		E	5TH	Spencer-Ralston VFW Post #1254	No	Contributing
104	202		S	B	Crescent Lodge #133 (Masonic)	No	Contributing
105	122		S	B	5th Ave United Presbyterian Church	No	Yes
106	110		S	A	Derry Auto Top Company	No	No
107	112		S	A	Domestic Laundry	No	No
108	118		S	A	A.L. Bendure Motor Co.	No	Contributing
109	216		E	5TH	Lawhon Plumbing	No	Contributing
110	200		E	5TH	Arkansas City Daily Traveler	No	Contributing
111	120		E	5TH	U.S. Post Office	Contributing	Contributing
112	112		E	CENTRAL	LeRoy Hotel	No	No
113	110		E	CENTRAL	Dining Room of Osage Hotel	Contributing	Noncontributing
114	115		E	CHESTNUT	Shirley's Coin-o-matic Laundry (1962)	No	Contributing
115	119		E	CHESTNUT	NA	No	No
116	201		N	A	First Church Of Christ Scientist	No	Yes
117	110		E	CHESTNUT	Christian Science Reading Room	No	Contributing
118	106		E	CHESTNUT	Coats & Corlett Radio & Battery	No	Contributing
119	307	C	N	SUMMIT	Fouts Plumbing	No	Contributing
120	107		W	WALNUT	Salvation Army	No	Contributing
121	116		W	CHESTNUT	Allen's Electric Service	No	No
122	118		W	CENTRAL	City Hall	No	Yes
123	206		W	CENTRAL	Central Christian Church	No	Yes
124	320		W	CENTRAL	Redeemer Lutheran Church	No	Contributing
125	107		W	CENTRAL	Winkler Tire Service	Noncontributing	Contributing
126	117		W	CENTRAL	Kufney's Laundry	No	No
127	108		S	1ST	Huffman & Ward (hay warehouse)	No	No
128	110		S	1ST	Wheatfield Creamery	No	Contributing
129	116		S	1ST	Walker-Darby Motor Co.	No	No
130	120		W	5TH	Starr Theater	Noncontributing	Noncontributing
131	114		W	5TH	Arkansas City Office Building	Contributing	Contributing
XX	200		W	5TH	Commercial Building	Demolished	Demolished
132	109		W	5TH	Matlack Building Addition	Contributing	Contributing
133	117		W	5TH	The Traveler Building	Contributing	Contributing
134	121		W	5TH	Dillion Cycle and Key	Contributing	Noncontributing
135	125		W	5TH	Cornish Photography Studio	Contributing	Contributing
136	201		W	5TH	I.O.O.F. Hall	Contributing	Contributing
137	205		W	5TH	Oldroyd Building	Contributing	Noncontributing
XX	207		W	5TH	Commercial Building	Demolished	Demolished

#			Address	Historic Name	Current District Properties/Status	Updates Eligibility
143	207	W	5TH	CC College Bookstore	No	Noncontributing
139	217	W	5TH	Carnegie Library	Contributing	Contributing
140	119	W	WASHINGTON	Southwestern Bell Building	No	Contributing
141	321	S	1ST	First Presbyterian Church	No	Yes
142	113	W	ADAMS	Badger Lumber	No	No
					54/79 Contributing	88/139 Contributing
					72%	63% C
					6 buildings demolished	60 outside current district

Downtown Historic District Survey Project



Produced by the City of Arkansas City GIS using the best available data to date. The City makes no warranty or representation, expressed or implied, with respect to the data displayed. April 27, 2018

- ★ Churches
- Existing Historic District
- Proposed Historic District
- Contributing
- Non-Contributing



VII. LISTING OF PROPERTIES IN UPDATED/EXPANDED DISTRICT

#		Address	Historic Name	C/NC Status
9	113 N	SUMMIT	Paul Parman Furniture	Contributing
10	111 N	SUMMIT	Commercial Building	Contributing
11	109 N	SUMMIT	Hall Electric Shop	Noncontributing
12	107 N	SUMMIT	Wentworth Brothers Meat Market	Noncontributing
14	101 S	SUMMIT	Cummings Bldg (Safeway Grocery)	Contributing
15	103 S	SUMMIT	Benedict Central Block (altered)	Noncontributing
16	109 S	SUMMIT	Sherburne & Pickle Union Block	Noncontributing
17	111 S	SUMMIT	Grocery Building	Contributing
18	113 S	SUMMIT	Drug Store	Noncontributing
19	115 S	SUMMIT	Metzler's Jewelry	Noncontributing
20	117 S	SUMMIT	Royal Cafe	Contributing
21	119 S	SUMMIT	Miller Hardware	Noncontributing
22	121 S	SUMMIT	Smith Brothers Cigars & Tobacco	Noncontributing
23	125 S	SUMMIT	Conrad Block	Contributing
24	127 S	SUMMIT	First National Bank	Contributing
25	201 S	SUMMIT	Drug Store (Sollitt & Swarts, Long, Albert)	Contributing
26	203 S	SUMMIT	C.R. Anthony Dry Goods	Contributing
27	205 S	SUMMIT	Harris (Rexall) Drug	Contributing
28	207 S	SUMMIT	White House Café	Contributing
29	209 S	SUMMIT	Kuntz Clothiers	Noncontributing
30	211 S	SUMMIT	Walpex Building	Contributing
31	221 S	SUMMIT	J.C. Penney	Contributing
32	225 S	SUMMIT	Kirkpatrick's Furniture	Contributing
33	227 S	SUMMIT	American National Bank	Contributing
34	301 S	SUMMIT	Crescent/Beard Building	Contributing
35	305 S	SUMMIT	City Drug Store	Noncontributing
36	307 S	SUMMIT	Barnard Co Ladies Wear	Contributing
37	311 S	SUMMIT	NA	Noncontributing
38	315 S	SUMMIT	AC Floral & Seed Co./Piggly Wiggly	Contributing
39	317 S	SUMMIT	Ford Auto Sales Building	Noncontributing
40	321 S	SUMMIT	S.H. Kress & Company	Contributing
41	329 S	SUMMIT	Fitch Building	Contributing
57	120 N	SUMMIT	Red Head Motor Co	Contributing
58	114 N	SUMMIT	Eagles Club Hall	Contributing
59	112 N	SUMMIT	Barber/Beauty Shop	Contributing
60	108 N	SUMMIT	Holt Motor Co.	Contributing
61	106 N	SUMMIT	Devlin's Ready to Wear/Gipson Appliance	Contributing
62	100 N	SUMMIT	Osage Hotel	Contributing
63	100 S	SUMMIT	Feagin/Thomas Drug (100) - Bryant Hardware (102)	Contributing
64	104 S	SUMMIT	Williams/Mathews Harness Shop	Contributing
65	106 S	SUMMIT	E.M. Ward Hardware and China Co.	Contributing
66	110 S	SUMMIT	Burford Commercial Building	Contributing
67	118 S	SUMMIT	Burford Theatre	Contributing
68	120 S	SUMMIT	Ranney Building	Noncontributing
69	122 S	SUMMIT	Commercial Building	Noncontributing

#		Address	Historic Name	C/NC Status
70	126	S SUMMIT	Home National Bank	Contributing
71	200	S SUMMIT	Howard Building	Contributing
72	202	S SUMMIT	Beekman Building	Contributing
74	208	S SUMMIT	Zadie Building	Contributing
75	214	S SUMMIT	Leland Hotel	Contributing
76	220	S SUMMIT	Wright Hardware (later Wright Burton)	Noncontributing
77	222	S SUMMIT	Fox Drug/Agnew Optical	Noncontributing
78	226	S SUMMIT	The Globe Building	Contributing
79	300	S SUMMIT	Creswell Building	Noncontributing
80	304	S SUMMIT	Kansas Gas & Electric	Contributing
81	310	S SUMMIT	Sheridan Block	Contributing
82	314	S SUMMIT	Eagle Block	Contributing
83	318	S SUMMIT	Summit Block (316-318)	Contributing
84	320	S SUMMIT	Summit Block (320-322)	Contributing
85	324	S SUMMIT	Johnson's Serv-A-Teria	Contributing
86	326	S SUMMIT	B.F. Goodrich	Contributing
87	400	S SUMMIT	Newman's Department Store	Noncontributing
88	408	S SUMMIT	Tire Bill Shop	Contributing
89	410	S SUMMIT	Guthrie & Repenhagen Batteries	Contributing
90	412	S SUMMIT	R & K Motor Co.	Contributing
91	426	S SUMMIT	Townhouse Motor Inn	Contributing
97	325	S A	Southwestern Bell Building (1960)	Contributing
110	200	E 5 TH	Arkansas City Daily Traveler Newspaper	Contributing
111	120	E 5TH	U.S. Post Office	Contributing
113	110	E CENTRAL	Dining Room of Osage Hotel	Noncontributing
122	118	W CENTRAL	City Hall	Contributing
125	107	W CENTRAL	Winkler Tire Service	Contributing
126	117	W CENTRAL	Kufney's Laundry	Noncontributing
127	108	S 1ST	Huffman & Ward (hay warehouse)	Noncontributing
128	110	S 1ST	Wheatfield Creamery	Contributing
129	116	S 1ST	Walker-Darby Motor Co.	Noncontributing
130	120	W 5TH	Star Theater	Noncontributing
131	114	W 5TH	Arkansas City Office Building	Contributing
132	109	W 5TH	Matlack Building Addition	Contributing
133	117	W 5TH	The Traveler Building	Contributing
134	121	W 5TH	Dillion Cycle and Key	Noncontributing
135	125	W 5TH	Cornish Photography Studio	Contributing
136	201	W 5TH	I.O.O.F. Hall	Contributing
137	205	W 5TH	Oldroyd Building	Noncontributing
143	207	W 5TH	CC College Bookstore	Noncontributing
139	217	W 5TH	Carnegie Library	Contributing
140	119	W WASHINGTON	Southwestern Bell Building	Contributing
87 Buildings Total				61/87 – 70% C