

*Dr. Edward N. Tihen (1924-1991) was an avid reader and researcher of Wichita newspapers. His notes from Wichita newspapers -- the "Tihen Notes," as we call them -- provide an excellent starting point for further research. They present brief synopses of newspaper articles, identify the newspaper -- Eagle, Beacon or Eagle-Beacon -- in which the stories first appeared, and give exact references to the pages on which the articles are found. Microfilmed copies of these newspapers are available at the Wichita State University Libraries, the Wichita Public Library, or by interlibrary loan from the Kansas State Historical Society.*

## **Subject: Keene, New Hampshire**

### **Wichita Eagle**

**Thursday, April 28, 1881**

**page**

3. Mr. C. T. Buffum, president of the Keene, New Hampshire five percent Savings Institution, a bank of \$200,000 capital for whom S. L. Davidson and Company have for some time been lending money, has been spending a week or two in Wichita. Mr. Buffum, a quiet little gentleman, was warm in his praise of this valley. Messrs. Davidson and Company have loaned out something like \$100,000 for Mr. Buffum's bank, which institution is also a stockholder in the new Kansas State Bank and Lombard Mortgage Company. Mr. Buffum, in company with Oak Davidson, left Monday for Harper and Kingman counties.

**Tuesday, May 11, 1886**

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6. C. T. Buffum, a prominent and wealthy banker of Keene, New Hampshire and F. C. Faulkner, of the same place, friends of J. Oak Davidson, are visiting in Wichita. They are both interested in Riverside addition.

**Thursday, February 16, 1893**

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5. Article reports completion yesterday of negotiations for consolidation of the Citizens Electric Light company by the Electric Street Railway company under one management. Officers are: President: Charles E. Dustin of Hartford, Connecticut; Vice-President: A. T. Bachelder of Keene, New Hampshire; Treasurer: George A. Litchfield of Keene, New Hampshire; Assistant Treasurer: Arthur Faulkner of Wichita; Secretary and General Manager: J. W. O'Neill of Wichita. Details.

**Thursday, June 10, 1897**

**page**

5. Article reports terms allegedly agreed to between city officials and the street railway officials of the Bachelder Syndicate at Keene, New Hampshire, at an executive session on Tuesday evening. Details.

**Friday, November 5, 1897****page**

5. Article gives details of plans to purchase new park land under the \$14,000 bond issue approved in the election Tuesday. ¶ The total number of acres to be purchased in the two parks is 106. Mr. Coler Sim is manager of 90 acres of the property, 52 acres in Riverside and 38 in Griffenstein. Mr. O. G. Nims of Keene, New Hampshire, is the owner and has asked \$9,000 or \$100 an acre. Mr. L. W. Clapp has charge of the other 16 acres in Griffenstein, which is owned by Mr. Whitecomb, of Massachusetts. At \$100 an acre for the 106 acres, it will cost the city the sum of \$10,600. The other \$3,400 will be used in constructing bridges and approaches to the parks and improving the grounds. ¶ Both of the gentlemen were loath to part with the property at \$100 per acre, but they own considerable property in that part of the city, and as a fine park would increase the value of their other holdings, they agreed to part with the property along the river front at a greatly reduced price.

**Sunday, January 23, 1898****page**

5. Article discussing the delays in starting construction of the new street railway and saying the city council may consider revoking the franchise, which called for the new line to be equipped and in running order by May 1. ¶ Article says the old line has never been transferred to the new company and still belongs to the Batchelor syndicate in Keene, New Hampshire, although they put it in Mr. Ellis' name, thereby letting themselves out of paying any of the paving tax. Details.

**Thursday, December 29, 1898****page**

6. The brick building on west 1st street known as Garfield Hall has been sold by the Keene Savings and Guarantee company of New Hampshire to John L. Jacobs. It has a frontage of 100 feet and a depth of 50 feet.

**Thursday, February 2, 1899****page**

5. Article about a fire Tuesday night which destroyed 45 stalls at the State Fair grounds. The fair grounds are owned by the Keene Syndicate of New Hampshire and are under lease to the State Fair association.

**Sunday, January 26, 1902****page**

7. The Keene Syndicate has sold "Wichita Gardens" for \$5,375. "Wichita Gardens" is the name of 107.5 acres of land east of the Burton Car works, which was platted into city lots during the days of the boom, but on which not a house has ever been built. The addition was taken out of the city last fall. The land has always been used for farming, in spite of the fact that it was platted into city lots.

**Sunday, December 10, 1905****page**

5. The old fair grounds, located just south of the city limits on Main street, were sold yesterday to a group of Wichita men for \$10,000. The property formerly belonged to the Keene Syndicate of New Hampshire. The track has not been used for a number of years, being allowed to pass into disuse after the trouble over the record of Creseus arose.

**Saturday, January 13, 1906****page**

5. The Missouri Pacific Railway company yesterday purchased the old Gilbert Plow Works, near the crossing of that road with the Frisco north of the city, for \$1,500 as a site for a new round house and machine shops. Tract contains about 12 acres. It is understood additional ground will be acquired upon which to construct yards. ¶ At one time it was thought the company would construct their roundhouse and machine shops on the West Side, but yesterday's purchase settles all doubt as to the location. ¶ The land was sold by the Keene company bankers through Coler Sim.

**Sunday, March 10, 1907****page**

5. Keene Syndicate of Keene, New Hampshire, yesterday sold to John Moore of 4th National Bank 500 acres from 18th to 21st streets between Big and Little rivers, for \$20,000. This has been Keene property for past 20 years and is all in farm land, plus three houses. The old townsite of Alamo, an early day suburb, is included in the property. It will continue to be used for farming.

**Sunday, May 26, 1907****page**

4. J. W. Metz has purchased the old power station on 3rd street for \$8,000 -- at northeast corner of 3rd and Wichita streets. This was formerly occupied by the street railway company as power house and was owned by the Keene Syndicate with Coler L. Sim as agent. Recently it has been occupied by John C. Comley as a wagon warehouse.

**Wednesday, June 1, 1910****page**

9. M. C. Jones, proprietor of Keene hotel, has taken long lease on the Preston building now under construction at 250 North Market. Will take possession mid-August or September 1 and operate the San Jose hotel there, with 36 rooms on second and third floors, all with private bath.

**Sunday, October 8, 1911****page**

Section E

Other photographs include:

6-E. Keene hotel, 1st and Market (southeast corner -- same building there now).

### **Sunday, May 12, 1912**

page

Special Issue for Booster Trip

16. Photograph of Keene Hotel, 165 North Market, corner 1st and Market. Two story brick building.

### **Friday, September 25, 1914**

page

5. Article saying it is unlikely the city and street car company will join in building new bridge across Little Arkansas river at the site of Woodman bridge. ¶ Finlay Ross, former mayor, says the proposed opening of a street through the park from the north end of Woodman bridge to Nims avenue might result in a forfeiture by the city of all of the park lands, since the lands were he thinks deeded to the city for park purposes only. ¶ However the city attorney, Earl Blake, declares that the street can be opened, without forfeiting any land, as the land was deeded to the city absolutely without forfeiture clause. ¶ "In 1897 O. G. Nims, of the Keene syndicate, deeded the land in Central Riverside park and a large portion of that in North Riverside park to the city for \$7960 and in 1898 he deeded the remainder of North Riverside park to the city for \$700. In connection with the city's suit for a portion of tax penalties in 1899 the county deeded the land in South Riverside park to the city.

### **Thursday, February 8, 1917**

page

1. It became known yesterday that Coler L. Sim, 1303 North Lawrence and owner of considerable Wichita property, has a desire to deed to the city for park purposes the 157 acre tract located west of Riverside club in the bend of the Big Arkansas river between 13th street and Central avenue. ¶ Mr. Sim's gift to the city would be a memorial to his son, Arthur B. Sim, who lost his life in a tragic way the middle of December in Kansas City. ¶ Mr. Sim came into possession of the land when the Keene Syndicate, of which is the local representative, took over the holdings of the J. O. Davidson company more than 20 years ago.

### **Wednesday, January 11, 1922**

page

1. Drawing of ten story office building proposed for the southeast corner of 1st and Market on a site now occupied by the Keene hotel and the Firebaugh block. U. G. Charles is architect.

### **Thursday, May 11, 1922**

page

5. Three hundred lots in Riverside bought yesterday by Fred Conner, realtor, from the Keene Syndicate, a New Hampshire land corporation, for \$45,000. Comprises about 30 acres on Coolidge, Perry, and Amidon avenues from Murdock to 11th street. Petition to be filed soon for paving Perry avenue from Murdock to 11th street. ¶ The property was acquired by the Keene Syndicate during the boom of 1886 and 1888. Coler Sim became president of the syndicate and is still its executive head.

### **Wednesday, June 13, 1923**

page

1. Article reports death of Coler L. Sim yesterday at age 64. Came to Wichita in 1886 in real estate business. After collapse of the boom he was appointed receiver of the Davidson Investment company, which had gone into bankruptcy. The controlling interest in this company was owned by banks and individuals in Keene, New Hampshire, who formed the Keene Syndicate to protect themselves in the disposition of the company's assets. The latter were purchased by the new firm and Mr. Sim was appointed as their representative. ¶ Later Mr. Sim purchased the holdings of the Keene Syndicate, which included a large amount of Riverside property and the plot of ground which he donated to the city, known as Sim park.

Wichita Beacon

### **Wednesday, April 27, 1881**

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3. Mr. C. P. Buffum, a capitalist from Keene, New Hampshire, who has about \$100,000 invested in this valley, is now in the city.\

### **Monday, May 10, 1886**

page

4. "We had the pleasure this morning of making the acquaintances of Mr. C. F. Buffum, president of Keene, New Hampshire, "Five Cents Saving Bank," and Mr. Francis C. Faulkner, attorney for the "Cheshire Provident Association" of Keene. These gentlemen represent million of dollars, several of which millions are invested in Kansas, more especially in this section. They are large stockholders in the Oak Davidson addition, across the Little River, now being put on the market. These gentlemen will be here two or three days. They are very much pleased with the improvements made on their splendid property."

### **Thursday, February 16, 1893**

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4. Article says the Citizens' Electric Light company and the Electric Street Railway company have been consolidated under one management. Secretary and general manager of the consolidated company is J. W. O'Neil, who has been manager of the Citizens' Electric Light company. Other officers are Charles E. Dustin, of Hartford, Connecticut, president; A. T. Batchelder of Keene, New Hampshire, vice-president; George A. Litchfield, of Keene, New Hampshire, treasurer; and Arthur Faulkner of

Wichita, assistant treasurer.

### **Monday, December 18, 1893**

#### **page**

3. Report of interview with Mr. F. A. Perry, a capitalist of Keene, New Hampshire, who has been visiting in Wichita for about three weeks and is friend of Mr. Tom Fitch. It is the first time Mr. Perry has visited Wichita and he has been agreeably surprised. He has investments here in the electric light and street railway company and in real estate. A year ago one could hardly pick up an eastern paper without seeing a paragraph ridiculing Wichita, and he is pleasantly surprised to find it to be a lively place. Etc.

### **Monday, January 20, 1896**

#### **page**

5. A final meeting Saturday evening marked the death of the Coronado club, which has been merged into the Commercial Club. ¶ Among the guests was Colonel Bachelder (sic) of Keene, New Hampshire, who controls the electric car system in this city. The colonel is a pleasant companion. ¶ Details.

### **Tuesday, November 23, 1896**

#### **page**

5. Long followed article on Saturday's court hearing of petition for appointment of receiver for the defunct Citizens Bank. ¶ Title of suit is: "The Hinsdale Savings Bank versus the Citizens Bank of Wichita, the Keene Guaranty Saving Bank, The Nashua Savings Bank, The Keene Five Cents Savings Bank, The Cheshire Provident Institution, O. G. Nims, and Coler Sim." ¶ H. W. Lewis appointment as receiver by Judge Dale. ¶ Details ("Will Demand It").

### **Wednesday, January 20, 1897**

#### **page**

5. Arthur Faulkner has accepted a position in Keene, New Hampshire and the Commercial club will give him a reception before he leaves for his new home.

### **Saturday, May 15, 1897**

#### **page**

5. The Wichita Gas, Electric Light and Power company, has leased for ten years the light plant of the Wichita Electric Railway and Light company. ¶ This means that hereafter Wichita will have only one electric light company. The property will be transferred on June 1. The electric railway will still remain as it is now. The eastern capitalists who own a large part of the stock in these plants are now here and told the *Beacon* reporter today that this did not mean a consolidation of the two companies. ¶ Judge Abbott, of Keene, New Hampshire, said today that the street railway would now run its own power house or buy power from the electric light company — which he did not know. He did not seem to have very much faith in the railway business in this city.

**Friday, April 15, 1898****page**

5. Report of case in Judge Dale's court of Hinsdale Savings bank, of New Hampshire, against the Westerly Savings bank, of Rhode Island, relating to J. O. Davidson and assets of the Citizens' bank of Wichita. Details. ("A Fine Point"). Says A. T. Bachelder (sic) was attorney for the Keene Five Cents Savings bank, Cheshire Provident Institution, Nashua Savings bank, and the Keene Guarantee Savings bank, all of which were stockholders in the Citizens' bank.

**Monday, August 22, 1898****page**

5. Another report about the street railway forfeit money, saying that a representative of the Keene syndicate, owners of the present street railway, is coming here with the money and will help the Church people out. Details. ("A Keene Man").

**Tuesday, August 23, 1898****page**

5. City council yesterday adopted ordinance declaring that franchise of both the old Keene-Batchelder group and the later Church group will be forfeited if the required \$10,000 deposit is not made within two weeks, and that if not they will be required to removed all the old rails, ties, cars, etc., from the streets of Wichita ("They Will Dump").

**Friday, November 25, 1898****page**

6. Three deeds filed today transferred over 1500 Wichita lots. This property was deeded in the settlement of the old Citizens' bank to O. G. Nims, of Keene, New Hampshire, and to O. G. Nims, trustee. Mr. Nims died about six months ago and his wife is administrator of the estate. To settle the estate she deeds all the property to a concern known as the Keene Syndicate, supposedly composed of the man who in fact own the property.

**Wednesday, January 11, 1899****page**

5. The Keene Syndicate, through their representative, J. O. Davidson, have brought a mandamus suit against County Clerk Denny to compel him to issue descriptions of transfers on blocks of Wichita property instead of on a lot by lot basis. There are 7,772 lots involved and the Clerk demands a fee of ten cents for each of these lots when transfers are described on a lot basis. Details.

**Monday, March 27, 1899****page**

5. A New York capitalist, Mr. W. N. Coler, is in Wichita to look over the street railway situation. Says he proposed to take over system from Keene people and rebuild it two

years ago, but the Church people got their option first. However he does not think they will ever build the new line. Details.

**Friday, December 8, 1899****page**

5. Councilman J. Giles Smith agrees with *Beacon* that the Keene people, sometimes referred to as the Bachelder crowd, have decided the Wichita street car franchise is more valuable than they once thought and are trying to hold on to it.

**Tuesday, January 2, 1900****page**

6. Mr. Coler Sim today received another letter from W. B. McKinley of the new street car company. He said his construction man, Mr. Nelson, of Springfield, Ohio, would arrive here tomorrow evening. ¶ Mr. McKinley says he has already bought 22 cars, ten of which are open and 12 closed. ¶ Another letter to Mr. A. E. Helm from Edward Woodman, of the new company, saying that the franchise approved December 22 and published December 23 will be accepted and they have closed the purchase of the old street railway property from the Keene syndicate and paid earnest money on it wanting only clearing of the title, etc., for final action. ¶ They have already bought 700 tons of steel rails, some good second hand cars for present use, and have contracted for new cars as well as for new boilers, engines, and dynamos.

**Friday, April 13, 1900****page**

5. Coler Sim today gave Sedgwick County a check for \$998.75 for back taxes and costs owed by the Keene Syndicate for the old street car company.

**Saturday, May 26, 1900****page**

8. The Keene Five Cent Savings bank of Keene, New Hampshire which has large real estate holdings in Kansas, has been forced to the wall. The bank invested heavily in Wichita property in Riverside and the Burton Car Works addition during boom times. Ever since the collapse of the boom the bank has had a hard time to keep its feet and after struggling along for eight or nine years, finally went under.

**Saturday, December 29, 1900****page**

1. The Kansas National bank building on northwest corner of Main and Douglas was sold today by the Keene Syndicate, of Keene, New Hampshire, represented here by Coler L. Sim, to Mr. C. Q. Chandler and Mr. E. E. Masterman, president and vice-president of the bank, for \$35,000. The building was erected in 1883 by the old Citizens bank, of which J. O. Davidson was president. Details.

**Friday, January 25, 1901**



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5. The Keene Syndicate, which some time ago had an ardent desire to get out of Wichita, is not now offering such bargains, having found out that Wichita is making rapid strides forward. It therefore wants more money for its property now. ¶ Coler Sim is local agent. The Keene Syndicate is still one of the largest property holders in the city as well as one of the largest taxpayers in the county.

**Thursday, August 22, 1901****page**

6. The Central avenue dam has been completed.

Mr. N. Steffen has purchased 75 feet of ground on northeast corner of Emporia and Pine streets from the Keene syndicate for \$1,600 and will build a residence for \$4,500.

**Friday, January 10, 1902****page**

6. Real estate deal: Keene Syndicate to Ezra C. Smith, lots 25-73, Litchfield avenue, Riverside addition, \$75.

**Friday, January 24, 1902****page**

5. Real estate sale: Keene Syndicate to Hiram Blake, lots odd 125 to 139, Riverside avenue, Riverside addition, \$6,400.

**Thursday, March 13, 1902****page**

6. The Unitarian church trustees have sold their lot at corner of Market and William to J. Hudson McKnight for \$5,000 and have purchased a lot at corner of Central and Topeka from the Keene Syndicate for \$2,100. It has frontage of 62½ feet on Topeka.

**Thursday, January 1, 1903****page**

7. Real estate transfer: Keene Syndicate to Anna M. Carter, lots odd five to 29, Carter avenue, Riverside addition, \$1,300.

**Saturday, May 5, 1906****page**

8. Real estate transfer:  
(1) Lots odd 149 to 159, Dort avenue, Riverside addition sold by D. M. Jones to Edward A. Jones May 2 for \$200.  
(2) Lots 137 and 139, Riverside avenue, Riverside addition sold by the Keene Syndicate April 23 to Eva G. Shields for \$300.

**Saturday, July 14, 1906**

**page**

5. Real estate sale February 27: Keene Syndicate to Kos Harris for \$10,000: Even lots 102 to 136, Water street; odd lots 101 to 135, Wichita street; even lots 42 to 136, Wichita street; lots odd and even 41 to 136, Waco avenue, English's 9th addition; also beginning 1160 feet west of southeast corner 22-27-1E, north 1366¼ feet, west 820 feet on south line of English's 9th addition, north 1820 feet on west line said addition; west to Arkansas river, southeast along east river bank to south line said section 32 (22 ?); east 535 feet to beginning.

**Saturday, August 11, 1906****page**

5. Real estate sale July 28: By Keene Syndicate to Harry A. Fisher for \$3000: Commercial. 322 feet east of northwest corner, Section 17 Township 27 Range 1 East, south 650 feet, east 1028 feet, north 650 feet, west 1028 feet, to begin except street; also commercial 262 feet west of northeast corner, Section 17 Township 27 Range 1 East, south 650 feet, west 1028 feet, north 650 feet, east 1028 feet to begin.

**Thursday, May 2, 1907****page**

7. Real estate sale: Keene Syndicate to Harry Wall April 11 for \$6000: Commencing southwest corner Section 13 Township 27 Range 1 West, north 1915 feet, east 1680 feet, south 1505 feet, east 300 feet, south 660 feet, west 1440 feet to begin (distances not distinct).

**Friday, May 24, 1907****page**

5. Real estate sales: Keene Syndicate to William H. McCune on April 30 for \$200: Lots 50 and 52, Litchfield avenue, Riverside addition.

**Thursday, February 27, 1908****page**

6. Real estate sales: The Keene Syndicate to F. F. And S. E. Davis on February 17, odd lots 125 to 135, Riverside avenue, Riverside addition, for \$1200.

**Friday, May 29, 1908****page**

9. The Wichita Business college will move from the Wall building to new quarters in the Cone-Cornell building at corner of Lawrence and William. ¶ The Pioneer Shirt company, now occupying the quarters in the Cone-Cornell building, will move to the new Keene building at corner of Market and 1st streets. It will move there next month.

**Saturday, June 27, 1908****page**

7. Full page with photograph describing completion of the new Keene Building on corner

of 1st and Market streets. Erected by Coler L. Sim and named in honor of the many citizens of Keene, New Hampshire, who for many years have shown faith in Wichita by large investments here. Building is 50 by 150, two stories, on southeast corner. Erection was started shortly after the panic of 1907. Mr. Sim first came to Wichita in 1885. Second floor to be occupied by the Keene European hotel, with 26 sleeping apartments. Various businesses on ground floor (listed) including Dulaney and Johnston on the corner. Details.

**Wednesday, March 31, 1909****page**

5. Judge Kirk has bought from the Keene Investment company 50 feet of ground one block south of Franklin avenue on Porter avenue for \$550 and intends to build a residence there this summer. The Keene syndicate also has sold to F. A. White 250 feet of ground on Dort avenue one block north of the car line for \$1850.

**Thursday, June 10, 1909****page**

8. Real estate transfer: The Riverside Land Company to The Keene Syndicate, June 5, 1909: Reserve G, Riverside addition, for \$1.

**Saturday, July 10, 1909****page**

16. Real estate transfer: The Keene Syndicate Company to Mary E. Alexander, April 21, lots 65 and 67, Porter avenue, Riverside addition for \$700.

**Tuesday, October 12, 1909****page**

4. Real estate transfer. The Keene Syndicate to Frank Nighswonger, February 189 (sic), even lots 82 to 96, Porter avenue, Riverside addition, for \$1650.

**Wednesday, January 5, 1910****page**

4. Real estate transfer: Keene Syndicate to Birt A. Slater, December 18, 1909, Lots 9, 11, Porter avenue, Riverside addition, for \$500.

**Thursday, January 26, 1911****page**

4. Real estate transfer: Keene Syndicate to Fannie A. Howard, lots 33, 35, 37, 39, Dort avenue, Riverside addition, \$1300.

**Saturday, May 11, 1912****page**

Special Booster Edition with articles, advertisements, photographs, etc.

B-10. Advertisement with photograph of the Keene Hotel, 165 North Market.

**Saturday, October 27, 1917**

page

6. Article reports raid on the Keene Hotel, 156 North Market, as an evil place. Mrs. E. S. Wycoff has been its proprietor for past three months. Details. Building owned by Coler Sim.

**Thursday, October 14, 1920**

page

8. Six arrests were made today following a raid by police on the Keene Hotel, 156 North Market. Mabel Parnizke was charged with keeping a disorderly house.

**Saturday, August 20, 1921**

page

6. Real estate transfer: The Keene Syndicate to Fenton A. Dennie, May 7, 1920 (1921?), lots 30, 32 Coolidge Avenue, Riverside Addition, \$1.00, etc.

**Monday, October 3, 1921**

page

9. Real estate transfer: The Keene Syndicate to Ella B. Smith, lot 173 Perry Avenue, Riverside Addition, \$1.00 etc.

**Thursday, May 11, 1922**

page

18. Fred B. Conner has purchased 300 lots in Riverside from the Keene Syndicate for \$45,000 and will place them on sale at once. They are west of Coolidge avenue and overlooking Sim Park, between Murdock and 11th Street. To facilitate sale of the lots he will build a few houses on the tract to be sold at reasonable prices, and Perry Avenue from Murdock to 11th Street will be paved as soon as arrangements can be made.

**Wednesday, June 13, 1923**

page

4. Report of death last evening of Coler L. Sim, age 64, following weeks of illness. He came to Wichita in 1885 and engaged in the real estate business. He purchased the holdings of the Keene Syndicate, of New Hampshire, which included a great part of the Riverside property and Sim Park. In 1919 he donated Sim Park to the city. Photograph. ¶ Survived by wife, Helen, and a daughter, Mrs. R. W. Hissem, of 321 North Roosevelt. His only son, for whom Sim Park was named, Arthur B. Sim, was accidentally killed in Kansas City.

**Wednesday, August 18, 1926**

page

8. A 69 acre tract of land just north of Kellogg and east of Oliver has been purchased by

Emil Elder and Eben Pyle from Eschel Bronston, formerly of Wichita but now in New York, for approximately \$50,000. It is just east of the tract recently purchased by Walter Morris for \$1500 an acre, and the price per acre was about half that paid by Mr. Morris. The tract was originally 80 acres, but ten acres from the corner was recently sold to Emil Elder. Mr. Bronston purchased it in 1902 from the Keene Syndicate for \$35 per acre, a total of \$2800.