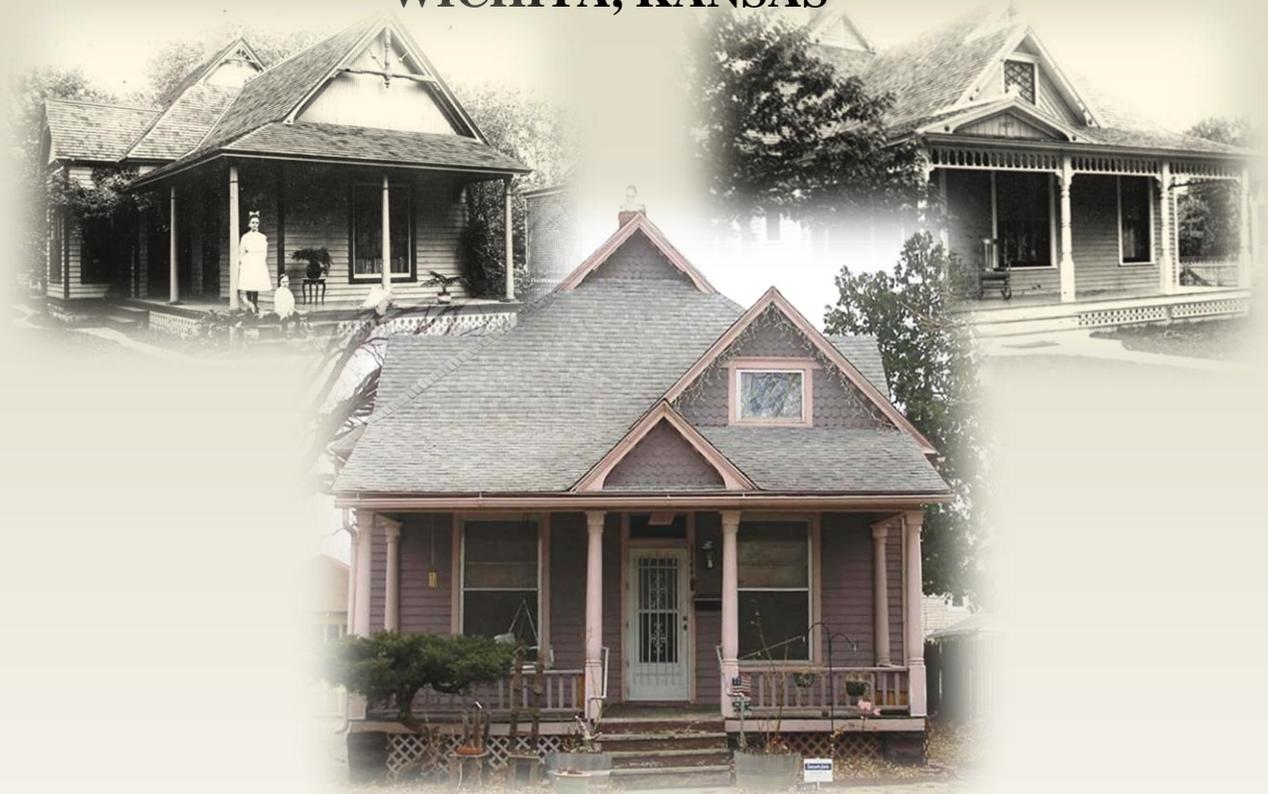


**A SURVEY OF HISTORIC RESOURCES
SOUTH CENTRAL NEIGHBORHOOD AREA II
WICHITA, KANSAS**



Survey Report
Prepared for Wichita-Sedgwick County Planning Department
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July 31, 2014

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INTRODUCTION

The South Central Neighborhood Survey Area II began in January 2014 when the Wichita-Sedgwick County Planning Department hired a consultant to perform the cultural resource survey. Funding for the 2014 survey was provided by a grant from the Kansas Historic Preservation Fund (HPF) and matched by Planning Department staff's in-kind services. HPF grants are federal funds used to finance activities that plan for the preservation of the built environment and archaeological resources.¹

The whole South Central Neighborhood of Wichita, Kansas measures slightly more than one square mile (Fig 1). It is bounded on the east by railroad tracks and Mead Avenue and on the west by the Arkansas River. North and south boundaries are Kellogg Avenue (US 54/US 400) and Pawnee Street, respectively. The South Central Neighborhood extends south from Wichita's business district, which is centered at the intersection of Broadway and Douglas Avenue. Due to the size of the entire South Central Neighborhood, the Planning Department has determined to survey it in stages, dividing it into manageable project areas. Therefore, this South Central Neighborhood Area II Historic Properties Survey is a follow-up to the South Central Neighborhood Area I Survey of 2011. Survey II documents properties that are contiguous to those of the 2011 study. Together, the two areas make up about half of the total South Central Neighborhood. As of this date, the remainder of the neighborhood has not been surveyed.

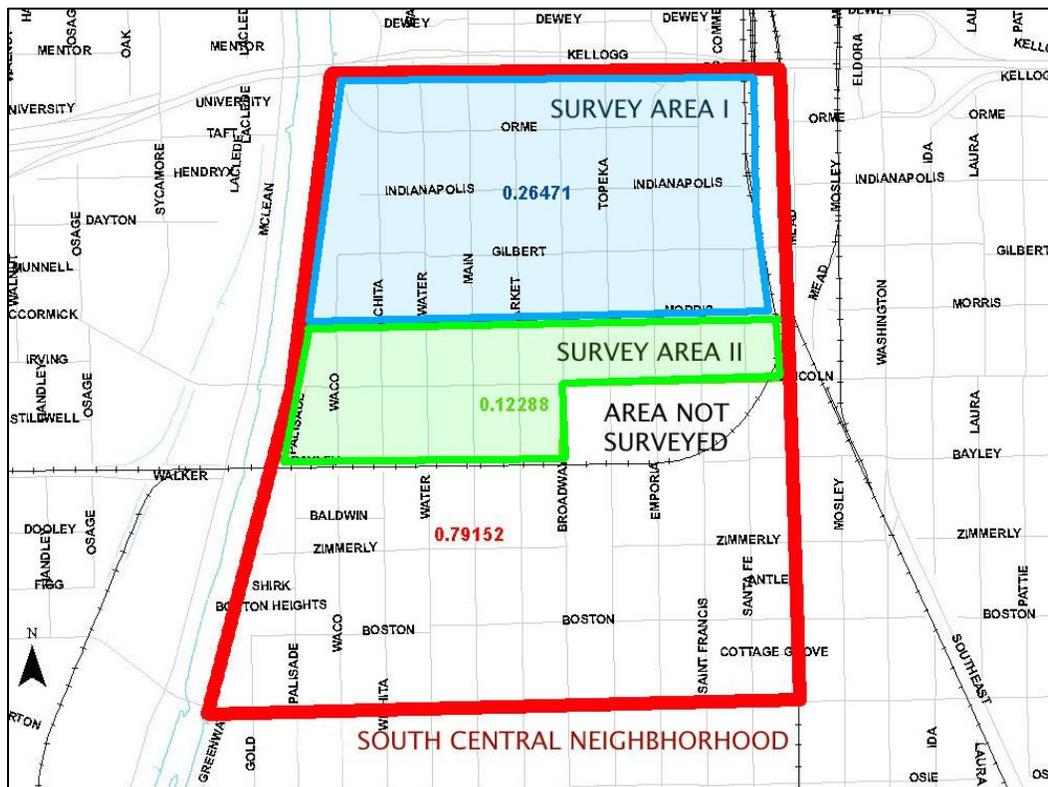


Figure 1: Map of South Central Neighborhood with Survey Areas I and II

The summary reports from Survey Areas I and II contain separate historic topics, and when used together they provide an overview of how south Wichita grew and developed.

¹ Kansas State Historical Society. <http://www.kshs.org/p/historic-preservation-fund/14615>. Accessed 6/1/2014

PURPOSE & OBJECTIVES

The survey, in accordance with the Wichita Historic Preservation Plan of 2001, seeks to address Plan Goal #2: “Complete a reconnaissance survey of 1919 City limits” with the objective to document structures within that area and identify historically significant structures and sites. At the time the Historic Preservation Plan was written, approximately 30% of the 1919 city limits had been surveyed.² As of 2014, about 50% has been surveyed (Fig 2).

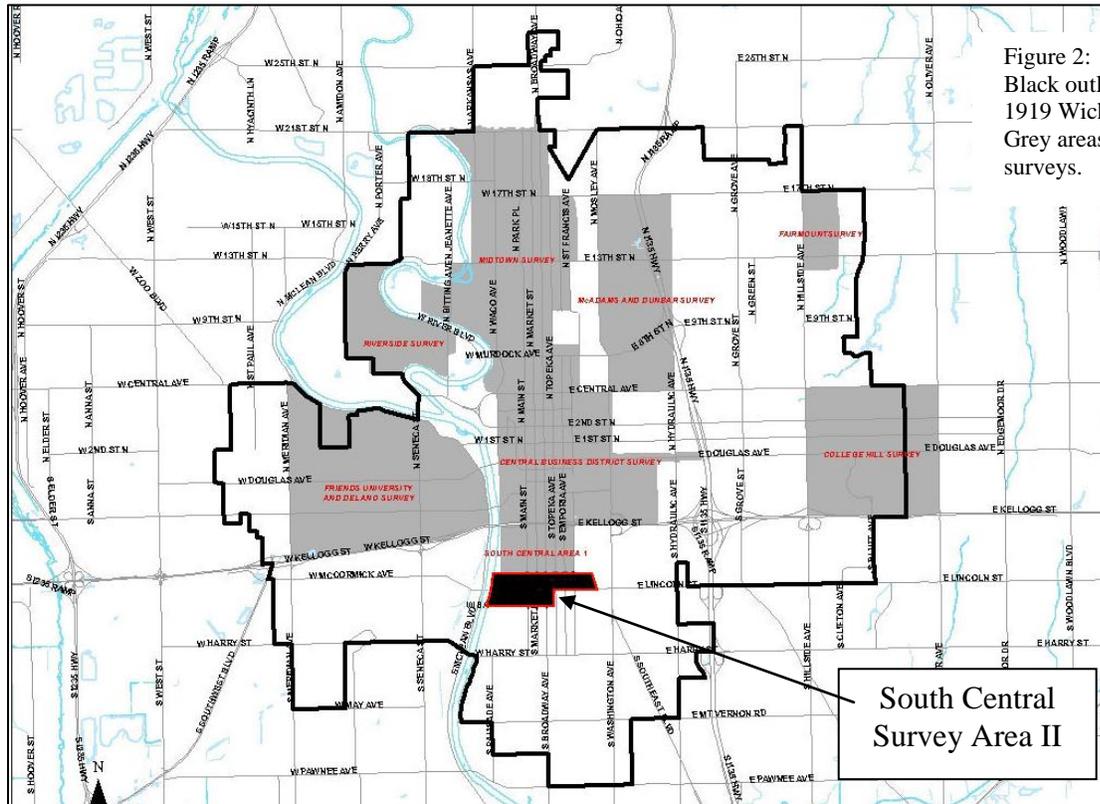


Figure 2:
Black outline represents the 1919 Wichita City Limits.
Grey areas represent previous surveys.

The Kansas Historic Preservation Office administers the HPF funds and now holds surveys to a higher standard than when the Wichita Plan was written. To meet this requirement, the South Central Area II survey was conducted at “intensive” level rather than “reconnaissance” level. “Intensive survey describes the distribution of properties in an area; determines the number, location, and condition of properties; determines the types of properties actually present within the area; permits classification of individual properties; and records the physical extent of specific properties.”³

The purpose of the South Central Area II survey – and all cultural resource surveys – is to locate and identify historic properties in order to make decisions about the wise use of Wichita’s historic resources. Specific information about such properties acquired in a survey can

² Wichita-Sedgwick County Planning Department, Wichita, Kansas. “Historic Preservation Plan”, p. 13. <http://www.wichita.gov/Government/Departments/Planning/PlanningDocument/2001%20Historic%20Preservation%20Plan.pdf>. Accessed April 2014

³ National Park Service, Secretary of the Interior’s Guidelines for Identification, Standard III, “Explicit Procedures for Record-Keeping and Information Distribution”. <http://www.nps.gov/nr/publications/bulletins/nrb24/intro.htm> Accessed 6/1/2014

contribute to the planning process by presenting specific recommendations so that subsequent preservation activities are based on the most up-to-date information.

Information gained will serve to expand the existing documentation of historic residential, civic/social, commercial, and industrial buildings of Wichita, Kansas.⁴ Because the areas of Survey I and Survey II adjoin and have similar resources, they share much of the overall historic context. The report for Survey Area I contains that history in detail, chronicling eight decades of commercial, civic, and residential history. Survey II contains more focus on residential architectural styles with emphasis on pattern book houses and identifies properties associated with this context.

Seven previous neighborhood surveys in the city have recorded approximately 6,300 structures. Such surveys provide information to property owners and members of the general public who are interested in the development of their area. Surveys identify buildings that may be eligible for nomination to the National Register of Historic Places, which in turn, opens avenues to economic development incentives at the local, state, and federal levels. Identification of properties that may be eligible for state/national registers can provide a guide for revitalization of the residential and commercial portions of the neighborhood, as recommended in the “Downtown Revitalization Master Plan” which was adopted by the City of Wichita (2010) and Sedgwick County (2011). To date, there are approximately 130 buildings listed individually on the National Register of Historic Places and many more listed as contributing structures within the nine National Historic Districts in Wichita. Also, surveys on file afford information for two major documents, *Residential Resources in Wichita, Kansas 1870-1957* (Morgan and Hammond, 2007) and *African American Resources in Wichita, Sedgwick County, Kansas* (Wolfenbarger, 2010).

PERSONNEL

The Survey of South Central Area II was carried out according to the Historic Preservation Fund guidelines with oversight by the Kansas Historic Preservation Office and the City of Wichita Historic Preservation Office. Barbara R. Hammond, Historic Preservation Consultant, Wichita, Kansas, conducted the South Central Survey II which included fieldwork, photography, archival research, and preparation of the final report. Consultant Assistant Melissa B. Gettinger, Wichita, assisted in fieldwork, research, and performed data entry. Kathy L. Morgan, Senior Planner, of City of Wichita Metropolitan Area Planning Department (MAPD), supervised the project, created the initial property records, and made department resources available to the consultants. James Schiffelbein, Planning Aide MAPD, managed the production of GIS data and mapping procedures.

METHODOLOGY

Planning department staff and the consultants received training on field survey and data entry from the State Historic Preservation Office Survey Coordinator, Amanda Loughlin, and grants administration training from Katrina Ringler, SHPO Grants Coordinator.

⁴ National Park Service, Secretary of the Interior’s Guidelines for Identification, “Research Design.” http://www.nps.gov/history/local-law/arch_stnds_2.htm Accessed June 2014

The consultants performed an intensive survey that included sidewalk observation, photographs, and research. MAPD staff entered site plans in the Kansas Historic Resources Inventory (KHRI), an online database.⁵ The database is monitored by the Kansas Historic Preservation Office and is available to the general public. Per the contract agreement, the consultants entered survey data in KHRI, presented a review of the survey project at two public meetings (South Central Neighborhood Association and the Wichita Historic Preservation Board), submitted the prescribed digital images, survey report, and article for publication in *Kansas Preservation*.

SURVEY PRODUCTS

The survey produced data per the Secretary of the Interior’s Standard III on Identification.⁶ Data was collected on each individual property and includes, in part, the legal description, function, architectural style, condition, built-date, and name of owner. Each record contains several photographic images of each building, taken in as many views possible from a vantage on public property. In some cases Google® street view images were added to the survey forms to supplement the consultant’s photographs when panoramic views were needed for large properties. Site maps were created from GIS aerial photographs. The data, photographs, and site maps were uploaded to KHRI.

The consultant prepared a summary report of the project; it is on file with the Wichita Historic Preservation Office and available at <http://www.kshs.org/survey-reports>. The report includes a description of the project including objectives, method of survey, boundaries of the survey area, maps, historic context, photographs, and recommendations for eligibility to a historic register.

SURVEY AREA II

The survey area is principally rectangular in shape with a “panhandle” extension to the east. It is laid out on a uniform street grid which is intersected by arterials South Broadway, and East and West Lincoln Street.⁷ Between Morris Street on the north and Lincoln Street on the south, the west boundary of the survey area is the Arkansas River; the east boundary is the Union Pacific/Burlington Northern-Santa Fe railroad tracks at Mead Avenue. Between Lincoln on the north and Bayley Street on the south, the west boundary is the Arkansas River and the east boundary is Broadway (Fig. 3).

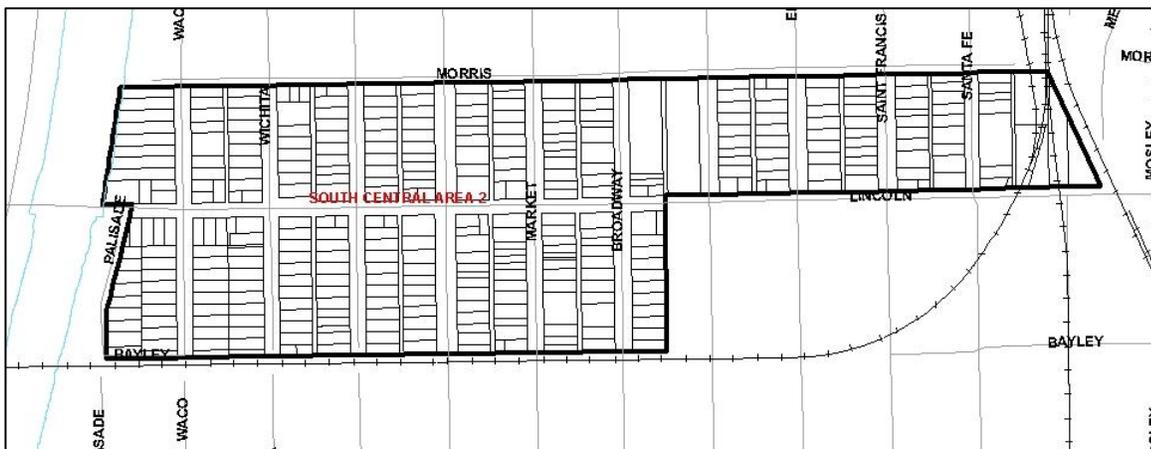


Figure 3:
Survey Area II

⁵ Kansas State Historical Society, “Kansas Historic Resources Inventory” <http://khri.kansasgis.org>

⁶ Secretary of the Interior’s Guidelines for Identification, Standard III:<http://www.nps.gov/nr/publications/bulletins/nrb24/intro.htm>. Accessed June 2014

⁷ In Wichita, Main Street is the dividing line between east and west addresses.

Historic Development of South Central Survey Area II

Survey Area II comprises all or parts of nine separate plats, most of which were created in the late 19th century. When Wichita was founded in 1872, speculators began buying land in Sedgwick County around the new little city. The land was surveyed and platted as Town Sites when the population spread outward from central Wichita. The earliest parcel is the Orme and Phillips Addition (1876), which extends southward from Survey Area I into Survey Area II. As building boomed in the 1880s, all of Lee's (1882), Fitzgerald's (1884), Fegtly's (1886), Schweiter's SE (1886), Bayley's (1886), Schott's (1887) and Elliott's (1887) Additions were brought into the city limits. Parkhurst's (1910), Holland's (1927) and Ogden's (1927), which occurred later, attest to the continued expansion of the city and the building growth during the first quarter of the 20th century.

Centered at Lincoln and Main Streets, Survey Area II is at the southern tip of the 1909 City Limits, which was the first tier of mapped development that expanded the city outward in all directions from the original 1870 boundaries.

In the late 19th century, central Wichita was well developed with houses dating from the building boom of the 1880s and 1890s surrounding the main business district which was one mile north of the survey area. At that time, seventy house addresses existed within the survey area. Thirteen houses of that time period are extant.⁸ The graph in Figure 4 shows that the majority of existing houses were built in the first three decades of the 20th century. As the Depression era produced very little residential construction, the next largest group was built in the boom of the pre- and post-World War II years. Only six houses were built in the 1950s and one in 1960. The final house to be built was outside the period of significance in 2003. Construction of extant non-residential buildings began in 1910 and grew somewhat in later years. Commercial buildings were limited to two blocks on South Broadway and a few sites on Lincoln Street. Warehouses appeared on Santa Fe Avenue in the 1970s and 1980s which is outside of the period of significance for this survey.

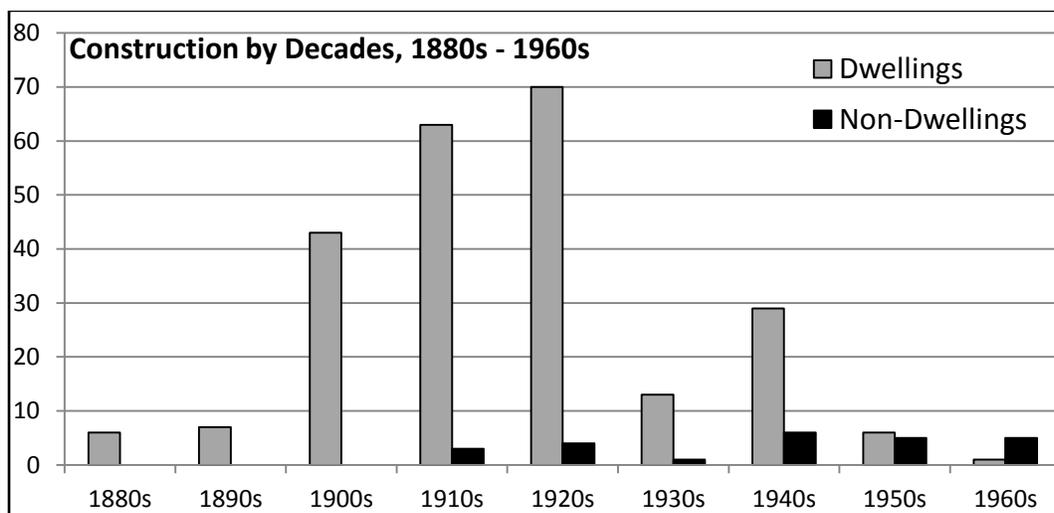


Figure 4:
Construction by
Decades

⁸ *Polk's Wichita City Directories, 1890*. Kansas City, MO: RL Polk & Co.

A review of Sanborn Insurance Company maps that are available for this area reveals residential development, which includes both single- and multiple-dwellings. The 1897 Sanborn map shows only Lawrence Avenue. There were four houses in the 1100 block plus four storefronts and the South Lawrence Avenue Christian Church, which was on the east side of the street. Two of the stores, a bakery, and a grocery were in a two-part commercial block that anchored the corner at the intersection of Lawrence (now Broadway) and Lincoln Street. The other streets – Main through Emporia – were platted, but were outside the map limits and undeveloped.

The 1903 Sanborn map contains development on either side of Lawrence Avenue. Therefore, it represents a sample area to which the maps of 1914, 1935, and 1950 are compared.⁹ The sample area is five city blocks large, and is bounded on the north/south by Morris and Lincoln; on the east/west by Emporia to Main.

The 1903 map shows growth in the form of forty-one houses in the sample area, nine of which were on Lawrence. The two-part commercial block was still on the south end of that street, another single storefront and a blacksmith's shop were at the north end. The South Lawrence Avenue Christian Church maintained its position. The city limits expanded in 1909 and took in what is now the entire South Central neighborhood. Great development had occurred by the 1914 Sanborn map, more than doubling the number of dwellings in the five block sample area to ninety, with fifteen of them on Lawrence. The double storefront on the south end prevailed and the church was labeled South Lawrence Church of Christ; the other shops had given way to houses.

Housing construction boomed again in the 1920s, with ninety dwellings on the 1935 map. Buildable lots in the sample area were filled and the growth had expanded west to Wichita Street, east to Santa Fe Avenue, and south to Bayley Street. The name of Lawrence Avenue had been changed to Broadway. There were twelve houses plus the two-part commercial block on the south end of the west side, and the South Lawrence Christian Church on the east side had enlarged. There were filling stations on the north and south ends on that side of the street, as well as a new two-part commercial block (extant, 1142-44 S. Broadway).

A boom occurred again in Wichita in the 1940s, which is reflected on the 1950 Sanborn map. The sample area (Morris to Lincoln, Emporia to Main) remained filled to capacity; the 1935 expansion area west and south was filled; and the last open lots to the west on Waco Avenue and Lincoln, plus platting of Palisade Street, were put into use as the demand for housing increased. Eleven residences remained on Broadway but it was developing commercially. There were two restaurants and three stores. The filling stations remained, as well as the two-story commercial blocks – an undertaker having replaced the stores on the west side – and the newly-named Broadway Christian Church expanded again. Three more shops also sprang up just around the corner, facing on Lincoln.

Present-Day Resources

The resources in Survey Area II consist of domestic, commercial, industrial, and religious buildings, although the area is principally residential. There is also one building each associated with government, funerary, and motel services. Original settlement on Lawrence Avenue (now

⁹ Wichita has no Sanborn maps for the 1920s or 1940s

Broadway) was primarily residential. It is now entirely commercial along its length south to Harry Street with the exception of the historic Monroe-Mahan House and three other dwellings in the 1300 block and a large Baptist Church in the 1400 block. The segment that lies within the Survey Area II (1100 and 1200 blocks) contains no dwellings. All streets to the east and west of Broadway in Survey Area II are residential with the exception of Santa Fe Avenue, which consists of one block of warehouse/light industrial companies adjacent to the railroad tracks. Two more warehouse complexes are located on Lincoln, just east of Santa Fe Avenue. There is also one commercial business, a bar and grill restaurant, west of Broadway at the intersection of East Lincoln and South Water Streets.

There are no schools in the immediate survey area, although Hamilton Middle School (1919) is two blocks south of the survey area at 1407 South Broadway, and older students attend Wichita High School West (1953) at 820 South Osage Street. Lincoln Elementary School (1885/1938/1977) is situated on the south side of East Lincoln Street, but it was closed in 2012 and students now attend four different elementary schools out of the area. Although Survey Area II is small, it contains four churches. This high incidence is probably due to the fact that they all are located on, or near, the high traffic streets, Lincoln and Broadway. Church facilities represent the only social/community buildings in the immediate survey area. Lincoln Park is nearby, just south of the survey boundary at 1300 S Broadway.

The total South Central Neighborhood contains the following historic properties. None of these properties are within the boundaries of Survey Area II.

Grace Methodist Episcopal Church	944 S Topeka Ave] Register of Historic Kansas Places National Register of Historic Places
Winders NR Historic District	1038-1040, 1044,1045 S Topeka Ave	
Engine House #6	1300 S Broadway	
Monroe-Mahan House	1357 South Broadway	
Schnitzler House	1002 S Broadway	— Wichita Register of Historic Places (Eligible, Kansas/National Registers)

The Residential Neighborhood

The physical appearance of the residential streets retains the aspects that were in place when the area was first developed. All dwellings except one were built within the period of significance for the survey (1870-1964). In general the dwellings are placed on consistent parcels of either one or two lot sizes, as seen on historic Sanborn maps and 2012 GIS aerial maps. Uniform setbacks that were determined in the late 19th century remain, mature trees now line the paved streets, and concrete curbs and sidewalks are present on every block. The exception to these parameters is the 1100 block of South Santa Fe, which originally was residential and now contains warehouse businesses with multiple curb cuts that access the many paved parking lots. Setbacks on those warehouses vary with each building. There are only a few vacant lots in the survey area where houses once stood; they are most noticeable in the 1100 block of South Market and the 1200 block of South Main. There are, however, several large parking lots adjacent to extant residences that were created on former house sites. These occur in conjunction

with the four churches – 1144 S Main, 1201 S Market, 1144 S Emporia, and the entire east side of the 1100 block of South Topeka.

Pattern Book Houses and Contractor Builders

The residential architecture in Survey Area II is not high-style. Rather, it reflects the middle-income options of the people who lived there. Based on the popularity of architectural patterns for small houses that were published over the decades and similarity among many houses, it appears that the surveyed dwellings are not architect-designed homes. It is assumed that they were built from plan books that offered convenient selection of standard house forms with a variety of stylistic elements. Residential styles of the building periods 1910-1945 dominate survey Area II, and because the neighborhood has not suffered a great loss of houses since then, what was built up to that time is extant.

The historic context for this situation is extensively documented by Daniel D. Reiff (*Houses from Books*) and substantiates the premise that all the houses in Survey Area II are most likely built from published patterns or by carpenters who learned from job experience how to create their own patterns. According to Reiff, his studies show that villages and smaller cities of the United States did not typically support many professional architects, with the result that residential construction in such places relied heavily on pattern book designs. He uses Fredonia, New York, as a model and asserts that the village represents “hundreds and thousands” of villages in the country. At the time of Reiff’s study in 1984, Fredonia had a total of 2,239 dwellings representing a full range of houses from “the early nineteenth century through the usual progression of architectural styles to – and past – the 1940s.”¹⁰ Although Wichita has no dwellings that date before 1880, Reiff’s later sample dates match those that dominate the entire South Central Neighborhood (Surveys I, II, and un-surveyed areas). A rough count of dwellings on the 1914 Sanborn maps shows that in that total area, there were approximately 1200 single- and multiple-dwellings, which was about half the size of the village of Fredonia. At that time there was a mix of one- and two-story houses, including some high-style Queen Anne homes and others of modest proportion and style. Lawrence Avenue (now Broadway) was completely residential; a few small stores dotted the neighborhood among the houses. There was light industry in the northeast corner beside the railroad tracks and greenhouses and sand processing plants in the northwest corner along the river. Residents relied on Wichita’s central business district to the north for shopping and services. A compact neighborhood such as this compares well to the village of Fredonia, New York. Even though greater Wichita had a substantial number of architects, most were involved with commercial, government, and community buildings. To date, relatively few architect-designed homes have been documented in Wichita and they occur mainly in the upper-income sections of Midtown and College Hill neighborhoods. Prospective homeowners of South Central probably did not have had the financial means to access those professionals. Therefore, Fredonia, New York’s examples can compare to this neighborhood in Wichita – and to most other of Wichita’s residential localities within the 1950 city limits.

¹⁰ Reiff, Daniel D. *Houses from Books – Treatises, Pattern Books, and Catalogs in American Architecture, 1738-1950: A History and Guide* (University Park, PA: Pennsylvania State University Press, 2000) 256-257

The choices of architectural style, then, were left to the builders and their clients. Plans came from patterns found in books or were designed by the builders themselves. For the latter, Reiff cites the example of Benjamin Luke (1877-1956), who worked in Fredonia in the early 20th century. Evidence of his occupation was found in city directories that list him as “carpenter”, and later as “contractor”, and from interviews with Luke’s daughter. Elizabeth Luke attested to the fact that her father’s office contained pattern books that he might show to clients, while offering to alter whatever they did not like. However, she said, he often designed houses on his own, “working away with his ruler and pencil.”¹¹

There is a lack of documentation that accounts for builders of Wichita houses, particularly so for the early years, 1880 through 1915. Applicants’ names do appear on building permit records for later years, notably the 1920s – although many records are missing. Still, several builders were identified in this survey and Marvin R. Wilson (1884-1968), a streetcar operator-turned-building contractor, is a good case in point. A summary here of his career corresponds to Reiff’s example of Benjamin Luke and illustrates how carpenters and contractors built much of the South Central Neighborhood.

Marvin Robert Wilson was born in Missouri in 1884 and moved with his family to Greenwood County, Kansas when he was about 20 years old. He met and married Neola Holland there and the couple moved to Wichita in 1916.¹² Marvin found work with the Wichita Railway and Light Company and built the Wilson’s first home – a Craftsman bungalow – in Survey Area II at 1230 S Wichita Street (extant).¹³

In 1927 with the help of his father-in-law, John W Holland, Wilson made a significant leap into self-employment. In the mid-1920s, Holland’s farm in Greenwood County was ruined for agriculture by the discovery of oil on his land. He sold out, and with his financial gain he invested in property in Wichita. In 1927 he and his wife Estella signed plat documents for the land in the 1200 block of South Waco to be known as Holland’s Addition. With Marvin Wilson acting as general contractor, they built nineteen speculative houses on the site between 1927 and 1950.¹⁴ Although he had no formal training in architecture, Wilson was able to design and draw plans for many of the houses he built. In an incident that parallels Reiff’s interview with Benjamin Luke’s daughter, Marvin Wilson’s daughter Wanda Wilson Dunegan gave an interview to City of Wichita staff in 2008. She reported that her father had drawn his own architectural plans and that she had many of his drawings in her possession. She did not know how he learned to do this.¹⁵ A supposition would be that as a carpenter, he began working with pattern book plans – as is extensively illustrated in Reiff’s book - and after study and experience, was able to draw his own plans. Wilson worked as a contractor/builder until his retirement in 1953.¹⁶

¹¹ Reiff, 264-265 (Re personal communication with Elizabeth Luke, June 1 and 8, 1985)

¹² Barbara Hammond, “Winders Historic District National Register of Historic Places Registration Form.” 2009:14

¹³ Wichita-Sedgwick County Planning Department, Building Permit Application Files

¹⁴ Wichita-Sedgwick County Planning Department, Building Permit Application Files; 1935, 1950 Sanborn maps

¹⁵ Wichita-Sedgwick County Planning Department, Winders Historic District research file (notes on personal communication, Wanda Dunegan to Barbara Hammond, 2008)

¹⁶ Ibid

The Holland Addition houses that Marvin Wilson built are shown in Appendix 2. Also shown there are houses built by two of Wilson's contemporaries, Ira Rucker and John Schweiter. They built houses in the 1100 block of South Waco (Schweiter's Addition, SE), as well as in other parts of South Central Neighborhood. The Waco location was platted by Schweiter's uncle, Wichita pioneer Henry Schweiter. There is evidence that Wilson and Rucker may have been acquainted through their mutual connection to the Winders family.¹⁷ Notice the similarities among the houses in Appendix 2. They suggest that each man used pattern book plans and varied them slightly.

In conclusion, it is seen that houses in South Central Survey Areas I and II are nicely designed, but plain in style. A search among many historic plan books of the late 19th and early 20th centuries (originals and re-prints) did not find representative examples for the earliest one-story Queen Anne and one-story Greek Revival houses that dominate the neighborhood and are very like each other. Published illustrations for these small houses must have been available in Wichita, but the exact sources are unknown to date. Logical arguments have been made that some of them were probably built from carpenter's personal drawings. Reiff makes continuous references to carpenters in the Fredonia, New York area who knew how to read blueprints and by looking at illustrations, learned to draw their own plans. This possibility is known to be relevant to Wichita in the example of contractor, Marvin Wilson.

SURVEY RESULTS

National Register Eligibility

The South Central Neighborhood Area II Survey produced 273 individual inventory forms. Sixty buildings were found to have the potential for individual nomination to the National Register of Historic Places and/or the Register of Historic Kansas Places (page 27).

The functions and basic architectural styles of the residential resources in Survey Area II are largely unchanged from the time that they were built. A small number of dwellings remain that were built in the 1880s and 1890s, and most represent house forms from the first half of 20th century when the area was developed to capacity.

A high percentage of dwellings have incurred changes in siding materials that compromise their historic integrity. This is the major factor in the lack of potentially eligible dwellings. There are not enough contiguous, unaltered residential properties to form any National Register historic residential districts. Of the houses within the period of significance for this survey, 27% have original, narrow profile, wood clapboard siding, 16 % have wide profile, hardboard siding, 3%, have brick veneer, 13% have asbestos shingle siding, and 41% are clad with vinyl, metal, or mixed materials. In Kansas, the Historic Sites Board of Review, which sets policy to be implemented by the State Historic Preservation Office, does not recognize the presence of secondary siding as acceptable for nomination to the Register of Historic Kansas Places, which is the first step toward listing on the National Register. Wichita does not utilize its local register.¹⁸

¹⁷ Hammond, Winders NRHP Registration Form. 2009:13

¹⁸ The Wichita Register of Historic Places was formed in 1978 as a Protective Overlay under management of the Wichita Planning Commission. As such, the high application fees render it impractical for property owners.

Although asbestos shingles and certain hardboard siding were available during the period of significance and might be allowable, none of the houses with those materials represent the best examples of their architectural styles. Within the group that has retained their wood lap siding, most have inappropriate alterations.

Other factors that prevent eligibility among the surveyed houses: Many windows have been replaced. Door openings are generally intact except where dwellings have been converted from single-family to multiple units. In those cases secondary doorways have been inserted into the front façade, or exterior staircases have been added to access new entrances on the second floors. Many decorative features such as original porch posts, balustrades, and masonry piers have been removed and replaced with decorative metal posts – probably dating from the 1960s -1980s. In a few cases, portions of original wrap-around porches have been removed, leaving only the front section. Many porch decks that were typically built of wood have been removed and replaced with concrete decks. Due to the lack of any potential state or national register historic districts, dwellings with these non-historic modifications cannot be considered as contributing structures. Many of the changes to Survey Area II dwellings – particularly to siding – might, in theory be reversed if the replacement siding is removed and original siding is intact. But it is not probable that the current residents would be so inclined, given the level of income and appraisal values in this part of south central Wichita, and the economic challenges associated with reversal.^{19, 20}

Regrettably, there is one large group of contiguous houses that contains historic significance associated with 1920s contractors Marvin Wilson, Ira Rucker, and John Schweiter, and with the World War II building boom. With better physical integrity, they might have been qualified for designation as a historic district under Criterion C. However, the group contains an 82% incidence of secondary siding, making each of them ineligible as contributing structures.

Residential Buildings: Architectural Styles, Survey Area II				
Built Dates	Style	Number of Resources	Percent by Style	Percent of Total Dwellings
1880-1910	Queen Anne	47	20%	
1885-1930	National Folk	45	19%	
1890-1928	Neoclassical	28	12%	
1900-1920	Prairie	14	6%	98%
1910-1941	Craftsman/Bungalow	51	22%	
1929, 1930	Tudor Revival	3	1%	
1900, 1910, 1920	Eclectic	3	1%	
1935-1959	Minimal Traditional	39	16%	
1960, 2003	Contemporary Folk	2	1%	
1887	Folk Victorian	1		
1922	Colonial Revival	1	These styles are represented at less than 1% each	
1914	Dutch Colonial Revival	1		2%
1921	Vernacular	1		
1949	Modern/Modern Movement	1		
Total Dwellings		237		100%

Figure 5: Residential Architectural Styles

¹⁹ 2012 Census, Tracts 26 and 32: 1887 total households. Mean income: \$35,649
<http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml> Accessed June 2014

²⁰ Sedgwick County Appraiser’s Office. Mean appraisal values for 34 typical dwellings (1100 and 1200 blocks South Waco): \$56,302. (<https://ssc.sedgwickcounty.org/taxinfowebapp/disclaimerform.aspx>) Accessed June 2014

Residential Architecture – Single Dwellings

Victorian Houses: Queen Anne (1880-1910)

There are no high-style, two-story, Queen Anne houses in Survey Area II. All the Queen Anne houses surveyed are one- or one-and-a half-story cottages similar in form to late 19th century Folk Victorian cottages but lacking the distinctive decorative millwork of the latter style. There is one excellent example of a high-style, one-story Queen Anne (Fig 6). Smaller than elaborate two-story Queen Anne houses, this version utilizes similar devices. The gable-on-hip roof with multiple lower gables produces the typical asymmetrical effect. Turned spindle posts with simplified Doric capitals support the roof of the full-width verandah. Scalloped shingles, diamond-pane windows in the gable ends, and a transom over the front door provide the adornment typical of Queen Anne. Palladian windows are occasionally used in the front gables; wrap-around porches are infrequent.



Figure 6: Queen Anne. 1144 S Water (1910)

The Queen Anne houses in the survey area generally display details of the Free Classic subtype. This ubiquitous house design is extremely common in Wichita, recurring in all neighborhoods within, and somewhat beyond, the 1909 City Limits. It is identified by the multiple gables, classical columns – which may be full height or raised on masonry piers – rather than turned spindle posts and balustrade (Fig 7). There is one example of a two-story Queen Anne house that retains its original form. It, too, represents the Free Classic sub-type (Fig 8).



Figure 7: Free Classic Subtype. 1106 S Main (1910)



Figure 8: Free Classic Subtype. 1211 S Wichita (1887)

Folk Houses: National (1850-1890)

The National Folk architectural style is generally simple in form and detail. It arose after railroads made sawn lumber and decorative millwork available throughout the country. Prior to that, in the pre-railroad era, local materials such as logs, sod, and hewn timbers limited the application of stylized features. In the early 20th century, available materials and the new technology of balloon framing made good use of those earlier folk shapes for economical

houses.²¹ In Wichita, the National Folk style was very popular and is still commonly seen in neighborhoods such as South Central.

Houses in Survey II area that fall into the National Folk category vary in form and in the amount of stylistic elements. Most were built in the early years of the 20th century and typify the modest Gable-Front-and-Wing family, following a functional plan with little or no embellishment. These houses occur in both one- and two-story sizes (Fig 9). They are generally L-shaped, with the front entrance located in the ell of the gable and the wing and covered by a shed or hipped roof supported by simple posts.



Figure 9: Gable-Front-and-Wing. 1118 S Water (1910), 1125 S Main (1910)

Also common to this category in Wichita are houses of the Gable-Front family of the mid-1880s. This version represented the Greek Revival style, which required a pediment-like façade.²² Some utilized simplified Greek Revival or Neoclassical elements with Palladian windows in the gable, eave returns substituting for continuous frieze bands, and fluted wood columns with very basic capitals (Fig 10). There is also a cross-over between these folk houses and the Craftsman movement, which also used a gable-front form and secondary gabled porch roof with masonry posts and piers (Fig 11).²³



Figure 10: 1216 S Water (1910)



Figure 11: Gable-Front/Craftsman. 1127 S Main (1917)

²¹ McAlester, 89

²² McAlester, 90

²³ Ibid

Eclectic Houses: Neoclassical (1895-1950)

Houses of Neoclassical design followed a trend in the United States around the turn of the 20th century when emphasis was on the revival of original European architectural styles.²⁴ Although most European dwellings were built of solid masonry, in the U.S., architects found ways to apply the various stylistic elements to houses built of balloon framing and dispensed their patterns in catalogues. Hence, there are varying degrees of design used, depending on the wealth of the prospective homeowners.²⁵

Pure Neoclassical design is typically characterized by two-story houses with full-height classical columns supporting a gabled roof. The façade is symmetrically arranged with windows flanking the dominant central entry. A reaction to the visual overload of the Victorian era, neoclassicism is, by contrast, minimalist. Everything in the structure must have a practical function as much as it must be aesthetically pleasing. Rather than the convoluted curves and shapes evident in Baroque architecture, neoclassical architecture returned to a more basic geometrical style.

In South Central Survey Area II, the Neoclassical dwellings are all of a modest nature, employing the One-Story Cottage subtype. The ornate elements of high-style Neoclassical dwellings such as fluted columns topped by complex capitals, friezes, entablatures embellished with garlanded carvings, and massive porticos give way to simple lines and plain surfaces. The one-story subtype is widespread in Wichita, occurring throughout the area bounded by the 1909 City Limits. In such one-story Neoclassical dwellings, the front porch is incorporated under the principal hipped roof. In most instances, a central, hipped dormer is present on the front of the roof. This element seems to compensate for the gabled roofs seen on high-style, two-story porticos. The hipped roof, together with the dormer, a wide entablature, and square porch posts, all contribute to the heavy massing and linear quality that represents Neoclassical style (Fig 12).



Figure 12: One-Story Cottage Subtype, (a) 1256 S Market (1919), (b) 1116 S Wichita (1890), (c): 1220 S Water (1905)



Variations may include flared eaves (Fig 12c), or a gable-on-hip roof with a secondary hip roof over the porch taking the place of the dormer (Fig 13).

Figure 13: Variation on roof form. 1231 S Main (1920)

²⁴ McAlester, 319

²⁵ Ibid

Eclectic Houses: Prairie (1900-1920)

Prairie style developed in Chicago, Illinois out of a rejection of high-style Neoclassicism and with the intent to create an architectural style unique to the United States. Both movements reacted against the elaborate decorative effects of the Victorian era. The Prairie School of architecture was based on simplicity and function. It focused on low horizontality, rectilinear lines, ribbon windows, subordinate wings of varying heights, and frequent use of masonry materials – all aimed at integrating the building with the landscape. Nationally, it occurs in four subtypes, Hipped Roof/Symmetrical/no Front Entry, Hipped Roof/Asymmetrical, Gabled Roof, and Hipped Roof/Symmetrical/with Front Entry, which is the only one found in Survey Area II.²⁶

The symmetrical Prairie houses in the survey area are based on the American Foursquare plan, and all occur with economical clapboard siding; none are built of brick or stone (Fig 14). This type became the most common throughout the United States due to its economy of construction.²⁷



Figure 14: Foursquare, front & rear. 1129 S Main (1910)

The Foursquare Prairie house may have one central hipped dormer on the front, or one on each elevation. The front entry may be centered between two large windows, or be at left or right – balanced by one window. On the the front façade, window bays on the upper floor echo the bays on the ground floor. Window arrangement on the side facades varied, according to the position of interior stairways and small rooms. A secondary wing is often present on the rear of the house with the distinctive band of windows, particularly on the second floor. Such rooms functioned as sleeping porches, designed to catch cooling summer breezes.

Comparison between Neoclassical One-Story Cottage and Prairie Foursquare

In form, the American Foursquare resembles a two-story version of the one-story Neoclassical cottage described earlier. The two might easily be considered to be of the same style with a square plan, dormer on hipped roof, and square columns set on piers. However, the distinction is in the porch. In Neoclassical, the porch is incorporated under the principal roof. In Prairie, the porch is one-story in height. Under a separate roof, it functions as a secondary wing (Fig 15).

²⁶ McAlester, 439-440

²⁷ McAlester, 443-444



Figure 15: Neoclassical, 117 W Lincoln (1910).



Prairie, 1117 S Main (1910)

Eclectic Houses: Craftsman (1905 -1930)

Of all the dwellings inventoried in South Central Survey Area II, the highest percentage were Craftsman bungalows, with slightly more than the earlier Queen Anne cottages. This majority incidence is due to the building boom of the 1920s which filled unused lots. Also, the press and the pattern books encouraged homeowners at that time to update their old 19th century houses and replace them with new bungalows.²⁸

American Craftsman style began in California and, like Prairie style, was inspired by the Arts & Crafts movement in England and Scotland. A high-style emphasis on decorative handiwork and natural materials such as exposed wood and masonry was simplified into modest American bungalows that were popularized by pattern books throughout the United States. In Survey Area II, three of the four Craftsman subtypes are found: cross-gabled, front-gabled, and side-gabled (Fig 16, 17, 18). Most are one-story houses; a few have a two-story wing on the rear that affords an upstairs sleeping room – similar to those seen on Prairie Foursquare houses.



Figure 16: Cross-gabled, 2-story extension. 1111 S Wichita (1919)



Figure 17: Front-gabled
1140 S Water (1921)



Figure 18: Side-gabled
1212 S Waco (1930)

²⁸ Kathy Morgan & Barbara Hammond, “Residential Resources of Wichita, Sedgwick County, Kansas” (Wichita, Kansas: Wichita-Sedgwick County Planning Department 2007) 19

Eclectic Houses: Tudor Revival (1890-1940)

Tudor Revival houses in the United States combine a variety of elements loosely based on early English building traditions and may contain influences ranging from Medieval to Renaissance, to modern Craftsman styles.²⁹ Distinguishing features of the style are steep side-gabled roofs, prominent secondary gables on the front facade, pointed or round-arched windows and doorways, fireplaces with massive chimneys, and arcaded wing walls. In Survey Area II, three bungalows with Tudor Revival characteristics



Figure 19: 1204 S Market (1929)



Figure 20: 1208 S Waco (1930), 1211 S Waco (1929)

were built in the 1920s (Fig 19, 20). By definition, bungalows are small houses, circa 1910s-1930s with various revival styles applied to them, such as Tudor, Mission, English Cottage, and Spanish Eclectic.

Modern American Houses: Minimal Traditional (1935-Present)

As the prosperity of the 1920s gave way to the hard times of the Great Depression – and subsequently to the United States' involvement in World War II – housing styles were minimized. Residential construction came to a near standstill until the late 1930s and by that time the critical need for materials for the war effort lessened the amounts that were available for new homes. The result was that houses became smaller; side-gabled and hipped rooflines were made less steep, eaves barely projected from the walls, porches became stoops, and garages were either eliminated or incorporated within the plan of the house. On most, the only architectural detail that remained was a small cross-gable over the front door or an attached garage (Fig 21).



Figure 21: 1224 S Palisade (1941)

Post-war new homes of the Minimal Traditional style gradually gained more details as materials became available (Fig 22).



Figure 22: 218 W Lincoln (1950)

Modern American Houses: Ranch, Split-Level, Contemporary, Shed (1935-Present)

The period of significance for single dwellings ends here (1880-1964). There are no Ranch, Split-Level, or Shed style houses in Survey Area II. There are two later Contemporary houses.

²⁹ McAlester, 356

Residential Architecture – Multiple Dwellings

Victorian Houses: Queen Anne (1880-1910)

Multiple-family dwellings have always been an integral part of residential neighborhoods, providing housing to those who were new to the area, needed a temporary place to stay, or couldn't afford to purchase a home. Boarding houses and rented rooms, self-contained flats or duplexes, older houses converted to apartments, and multi-unit apartment buildings all have a place in Wichita's residential history. In Survey Area II, review of Sanborn maps revealed many such accommodations. On the 1903 map the residential density was low and no multiple dwellings were found. The 1914 map shows a 2-story block of flats on south Lawrence and a pair of two-story flats with side-by-side units on south Main. One of that pair is extant (Fig 23).



Figure 23: 1114 S Main, front & rear (1910)

Prairie (1900-1920)

By the time the 1935 map was drawn, it revealed the impact that growth and prosperity had on residential neighborhoods. There were thirteen two-story dwellings marked "Flats" or "Apartments," most of which are not extant. Those that remain include Fig 24(a), an unusually large dwelling which probably had two flats up and two flats down. Other examples such as Fig 24(b), were shown as single-family homes in 1914, but were converted to multiple units on the 1935 map. The original front door remains but the rear view shows two independent back doors.



Figure 24: (a) 1153 S Main (1920)

(b) 1143 S Water, front & rear (1907)

Craftsman and National Folk (1905 -1939)

Three matching, side-by-side duplexes of the bungalow period incorporated the Craftsman side-gabled roof to create simple, small dwellings (Fig 25).



Figure 25: (a) 207-209 W Morris (1920)



(b) 211-213 W Morris (1920)



(c) 1100-1102 S Wichita (1921)

Minimal Traditional/Minimal Commercial (1935-Present)

With war imminent in 1939, Wichita afforded employment opportunities for thousands of people who found jobs at aircraft plants. The city's population swelled and so did the need for housing.³⁰ When service personnel returned at war's end, they, too, needed housing for growing families. The building continued and South Central saw examples of new construction on sites where older houses were replaced by multi-unit buildings (Figs 26-27)



Figure 26: 1115 S St Francis (1950), 402 E Lincoln (1945)



Figure 27: 1240 S Market (Marjoy Apartments, 1949)

Modern: Ranch (1935-Present)



Figure 28: 218 W Lincoln (1950)

Post-war America popularized the Ranch style, which worked well for this four-plex with prominent front gables and elongated porch incorporated under the principal roof (Fig 28).

³⁰ Morgan & Hammond. "Residential Resources of Wichita, Sedgwick County, Kansas 1870-1957. Metropolitan Area Planning Department, City of Wichita, Kansas.

Non-Residential Architecture

The non-dwelling building types found in Survey Area II are scattered along Broadway, Santa Fe, and Lincoln. They were built between 1910 and 1988. The few types of businesses remaining on Broadway do not support a residential neighborhood with household retail options. Currently they include used car sales, auto parts and repair, bail bonds, funeral services, one financial planning office, and a motel. Some former buildings have been razed to create space for parking lots, as Broadway cannot accommodate street parking due to the need for two traffic lanes in each direction. Of all the non-residential buildings, some have changed function, and several appear to be vacant or in use by adjoining businesses. Most of these commercial buildings and warehouses were built during the 1920s, 1940s, and 1950s. The 1960s and 1970s saw a few more new warehouses on Santa Fe. There are four churches in the survey area, three of which have multiple buildings built over time as the needs expanded. The fourth is a completely new building built on the same site. The most recent non-religious, non-residential building is Wichita Fire Station Number 2, which was built in 1983.

Many of the buildings retain their architectural integrity, but none are within an area containing sufficient contiguous buildings to create a historic district.

Non-Residential Buildings, Historic Functions	
Commerce/Trade:	Business – 7 (one is vacant) Restaurant – 1 Specialty Store – 8 (two have changed types of business, one has become a warehouse, two are vacant) Warehouse – 6
Domestic:	Dwelling – 1 (encompassed within a new commercial building that is used now as a warehouse) Motel – 1
Funerary:	Mortuary – 1
Government:	Fire Station – 1
Industry:	Manufacturing – 2 (both now used as warehouses)
Religion:	Religious Facilities – 4 (churches)
Transportation:	Vehicular – 1 (filling station, architecture compromised, now used as a warehouse)

Figure 29

The buildings on Broadway represent a variety of architectural periods but some are outside the period of significance for this survey. The best few that retain their integrity and historic significance represent the Commercial style, which is simple and functional in its design. Others are shown here to illustrate a few of the trends in non-residential architecture of the 20th century.

Commerce/Trade – Business

Two-Part Commercial Block: Minimal Commercial Style

The Two-Part Commercial Block of the early 20th century was the most common form for small and moderate-sized commercial buildings in Wichita. This type of building is generally limited to two-to-four stories, and is characterized by a horizontal division into two distinct zones (upper

and lower). The street level, with large display window bays, indicates public space for commercial enterprises. The upper section generally has tall, narrow window bays that suggest private spaces reserved for offices, meeting halls or apartments.³¹ An exterior entrance to an interior stairwell is usually found between the street level divisions. There are generally few architectural details, consisting only of a parapet and perhaps some polychrome surface details with interplay between brick and cast stone. Corbelling is found on more elaborate building, particularly the earlier ones. This building type is represented in Survey Area II by the Lincoln Apartments building (Fig 30).



Figure 30: 1142-1144 S Broadway (1922)

One-Part Commercial Block: Minimal Commercial Style

A simpler version of the Commercial style is the One-Part Commercial Block, also known as the Modern Broadfront which, as the name suggests, is wider than it is tall, being one story in height, and like its counterpart, generally is divided into two or more business spaces. The multiple window bays were usually topped by a continuous transom.³² Variations in design are seen in a canted doorway (Fig 31), and a stepped parapet (Fig 32).



Figure 31: 215 W Lincoln (1925)



Figure 32: 1219 S Broadway (1925)

One-Part Commercial Block: Eclectic Style

As commerce on Broadway developed in the 1950s; the houses gave way to buildings of the mid-century Commercial Style. In certain cases such as in Figure 33, an owner that began running a business in a house built additions until the house was eventually enveloped by a new building. In the case of this mid-century commercial building, the roof of the original house is still visible at center, above the modern flat-roofed commercial block (Fig 33).



Figure 33: 1214 S Broadway (1958)

³¹ Richard Longstreth, *The Buildings of Main Street: A Guide to American Commercial Architecture* (Washington, DC: Preservation Press, 1987)

³² Herbert Gottfried & Jan Jennings, *American Vernacular Design* (New York, Van Nostrand Reinhold Co, 1980)
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Commerce/Trade – Specialty Store

One-Part Commercial Block: Modernistic/Streamline Moderne Style

The age of motion and speed of the 1930s-1950s was often depicted on commercial buildings in the design elements of Streamline Moderne, which were generally composed of only one business space, were free-standing or on a corner site. Buff-colored bricks, a prominent rounded front entrance corner, and the use of glass bricks were the most common applications of the style to commercial buildings. Horizontality was emphasized by bands of varicolored bricks and glass bricks as seen in Figure 34, and the accent course in Figure 35.



Figure 34: 1101 S Santa Fe (1942)



Figure 35: 1203 S Broadway (1945)



Figure 36: 1139 S Santa Fe (1941)

Commerce/Trade – Warehouse

Warehouses of the mid-to-late 20th century were built for function, rather than style. The lack of windows immediately differentiates them from warehouses of earlier times when windows were needed for light. Warehouses in Survey Area II illustrate this reduction in window size and numbers, as they were used mainly in the front reception area to create a street presence. The design maximized the interior space, and when

combined with high ceilings and sprawling utilitarian spaces, turned the buildings into large, box-like structures. Examples from different time periods include 1139 S Santa Fe (Fig 36). Built of concrete blocks, it is a combination of two buildings that were labeled “Woodworking” and “Office” on the 1950 Sanborn map. 1132 S Santa Fe is a brick building with multiple



Figure 37: 1132 S Santa Fe (1957)

loading bays as well as one public entrance (Fig 37). The warehouse at 1119 S Santa Fe is clad in standing-seam vertical siding material (Fig 38).



Figure 38: 1119 S Santa Fe (1981)

Religion – Religious Facility

Style: Gothic Revival

The First Church of God building a good representation of a steepled-ell building type with Gothic Revival characteristics (Fig 39). The tower of the wide, front-gabled building is situated in the corner of the ell; the front entrance is at the base of the tower. Typical of this form, the building is compact in size, with the tower and lantern being the same height as the roof gables.³³ Pointed windows and pilasters that mimic narrow buttresses represent Gothic elements. A classroom building attached to the church was built later and illustrates the Modern Movement/Ranch Style as applied to a utilitarian adjunct of the decorative church building. The flat roof, wide eave overhangs, and metal windows are typical of this minimal style.



Figure 39: 1201 S Market (church, 1916; classroom building, 1942)

A similar version of these styles is seen in the Assembly of God church and accompanying classroom building (Fig 40). The steepled-ell church building is restrained in style due to the shortage of materials in the period just after the Great Depression and prior to World War II.



Figure 40: 1144 S Main (church, 1938; classroom building, 1951)

Style: Modern/Modern Movement

At mid-century, architects such as Garrold Griffin utilized large expanses of planes, levels, and nearly blank walls that complemented the segmentation in the mosaic tile surfaces at the entrance and the many-windowed curtain walls of the Christian Faith Centre (Fig 41).



Figure 41: 1130 S Broadway (1960)

³³ Gottfried & Jennings, 252

Domestic – Hotel: Minimal Commercial/Ranch



Figure 42: 1125 S Broadway

A motel is a cross between a domestic building and a commercial building, and thus the Ranch domestic style applies well

to the Napa Motel at 1125 S Broadway (Fig 42). This motel is typical of the 1950s and exemplifies the style in a manner similar to the domestic four-plex seen earlier (page 20). The cross-gabled front office and the protective eaves overhanging the contiguous unit entrances offer a protected effect for travelers seeking lodging.

Funerary – Mortuary: Postmodern/Neoelectic

Neoelectic style is most often associated with residential architecture where it moved away from the functional, unadorned surfaces of Modernism by introducing symbolic classical architectural elements. It is seen in commercial buildings, such as Broadway Mortuary (Fig 43), where the flat roof of Modernism is combined with a stylized arcade of round-arched windows, elongated capstones, wide friezes, and pilasters with vernacular Doric capitals.



Figure 43: 1147 S Broadway (1960)

Government – Fire Station: Brutalism

Fire Station Number 2 is outside the period of significance for this survey, but presents an important example of Brutalism architecture in Wichita. The style generally employed exposed concrete construction with heavy massing and deeply set bays; it was favored by many government projects and other public buildings to create an image of strength and functionality. Wichita architect Jeff Krehbiel designed the Fire Station with pre-formed panels that imitate a stucco surface (Fig 44).



Figure 44: 1240 S Broadway (1983)

RECOMMENDATIONS

National Register Designation

The following buildings are regarded as presently eligible for individual nomination to the Register of Historic Kansas Places and/or the National Register for Historic Places. Dwellings may be nominated in association with Multiple Property Documentation Form, “Historic Residential Resources, Wichita, Sedgwick County, Kansas, 1870-1957.”

These buildings maintain the proper aspects of physical integrity – location, design, setting, materials, workmanship, feeling, association – as set forth by the National Park Service. They represent local historic significance under NPS Criterion C, “Embody distinctive characteristics of construction, or represent the work of a master, or possess high artistic values.”

Historic Function & Category	Architectural Style	Number of Resources
Domestic: Multiple Dwelling	Minimal Traditional	1
	Modern Movement	1
	National Folk	1
	Prairie	1
Domestic: Single Dwelling	Craftsman Bungalow	9
	Minimal Traditional	6
	Modern Movement	1
	National Folk	4
	Neoclassical	12
	Prairie	3
	Queen Anne	8
	Tudor Revival	1
Domestic: Hotel	Minimal Commercial	1
Commerce/Trade: Business	Minimal Commercial	1
	Post Modern/Neo-eclectic	1
Commerce/Trade: Restaurant	Post Modern/Neo-eclectic	1
Commerce/Trade: Specialty Store	Commercial Style	1
	Minimal Commercial	3
	Streamlined/Art Modern	2
Commerce/Trade: Warehouse	Industrial	2
		60

Figure 45:
Resources by
Functions/Categories
and Styles

Eligibility was supported primarily by date of construction, architectural style, and integrity of form and materials, as well as consideration of one or more of three National Park Service criteria for historic significance: (A) Association with events that have made a significant contribution to the broad patterns of our history; (B) Association with the lives of significant persons in or past; or (C) Embodiment of the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack

individual distinction.³⁴ A fourth criterion, yielding or likely to yield, information important in history or prehistory, is not relevant to this survey.

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APPENDIX 1: List of Surveyed Resources

1142	S	Broadway	Commercial Style	1922	311	W	Lincoln	Craftsman/Bungalow	1925
1103	S	Broadway	Other - Utilitarian	1961	314	W	Lincoln	Minimal Traditional	1935
1125	S	Broadway	Minimal Commercial (Early-Mid 20th Century)	1950	317	W	Lincoln	Minimal Traditional	1941
1130	S	Broadway	Modern/Modern Movement	1960	318	W	Lincoln	Minimal Traditional	1935
1147	S	Broadway	Postmodern/Neoelectic	1960	323	W	Lincoln	Minimal Traditional	1950
1200	S	Broadway	Minimal Commercial	1918	401	W	Lincoln	Queen Anne	1900
1203	S	Broadway	Streamlined/Art Moderne	1945	402	E	Lincoln	Minimal Traditional	1945
1209	S	Broadway	Minimal Commercial	1910	407	W	Lincoln	Minimal Traditional	1940
1214	S	Broadway	Modern/Modern Movement	1958	411	W	Lincoln	Minimal Traditional	1945
1219	S	Broadway	Minimal Commercial	1925	416	E	Lincoln	Craftsman/Bungalow	1920
1221	S	Broadway	Other - Utilitarian	1976	422	E	Lincoln	Minimal Traditional	1945
1224	S	Broadway	Other - Utilitarian	1960	614	E	Lincoln	Vernacular	1942
1231	S	Broadway	Other - Utilitarian	1950	724	E	Lincoln	Other - Industrial	1980
1240	S	Broadway	Brutalism	1983	800	E	Lincoln	Other - Industrial	1970
1241	S	Broadway	Other - Utilitarian	1980	1101	S	Main	National Folk	1910
1100	S	Emporia	Queen Anne	1902	1102	S	Main	Queen Anne	1910
1101	S	Emporia	Queen Anne	1904	1106	S	Main	Queen Anne	1910
1103	S	Emporia	Queen Anne	1915	1109	S	Main	Queen Anne	1910
1105	S	Emporia	Queen Anne	1917	1112	S	Main	Queen Anne	1910
1108	S	Emporia	Minimal Traditional	1959	1114	S	Main	Queen Anne	1910
1112	S	Emporia	Prairie	1900	1117	S	Main	Prairie	1910
1114	S	Emporia	Prairie	1912	1125	S	Main	National Folk	1910
1117	S	Emporia	Colonial Revival	1922	1127	S	Main	National Folk	1917
1119	S	Emporia	Queen Anne	1900	1129	S	Main	Prairie	1910
1127	S	Emporia	National Folk	1900	1133	S	Main	Queen Anne	1910
1135	S	Emporia	Queen Anne	1900	1135	S	Main	Craftsman/Bungalow	1923
1139	S	Emporia	Queen Anne	1900	1141	S	Main	Queen Anne	1902
1141	S	Emporia	Queen Anne	1905	1144	S	Main	Minimal Traditional	1951
1144	S	Emporia	Postmodern/Neoelectic	1988	1147	S	Main	Craftsman/Bungalow	1922
106	E	Lincoln	Prairie	1925	1200	S	Main	Queen Anne	1880
111	E	Lincoln	Queen Anne	1880	1204	S	Main	Queen Anne	1900
112	W	Lincoln	Prairie	1910	1211	S	Main	National Folk	1920
114	W	Lincoln	Prairie	1913	1212	S	Main	National Folk	1930
117	W	Lincoln	Neoclassical	1910	1215	S	Main	Queen Anne	1910
212	W	Lincoln	Minimal Commercial	1930	1219	S	Main	National Folk	1920
215	W	Lincoln	Minimal Commercial	1925	1223	S	Main	Queen Anne	1910
218	W	Lincoln	Minimal Traditional	1950	1226	S	Main	Craftsman/Bungalow	1925
308	E	Lincoln	Minimal Commercial	1923	1230	S	Main	Queen Anne	1907

1231	S	Main	Neoclassical	1920		1101	S	Santa Fe	Streamlined/Art Moderne	1942
1235	S	Main	Neoclassical	1920		1102	S	Santa Fe	National Folk	1902
1239	S	Main	National Folk	1920		1103	S	Santa Fe	Other - Utilitarian	1942
1245	S	Main	Craftsman/Bungalow	1920		1114	S	Santa Fe	Other - Utilitarian	1948
1248	S	Main	Craftsman/Bungalow	1920		1119	S	Santa Fe	Other - Industrial	1981
1250	S	Main	National Folk	1920		1132	S	Santa Fe	Other - Industrial	1957
1251	S	Main	Contemporary Folk	2003		1139	S	Santa Fe	Other - Industrial	1941
1252	S	Main	Queen Anne	1906		1146	S	Santa Fe	Other - Industrial	1960
1253	S	Main	National Folk	1920		1150	S	Santa Fe	Other - Industrial	1970
1101	S	Market	Queen Anne	1907		N/A	S	St. Francis	Not Applicable	1990
1105	S	Market	Queen Anne	1907		1101	S	St. Francis	National Folk	1890
1106	S	Market	National Folk	1940		1103	S	St. Francis	National Folk	1927
1109	S	Market	Neoclassical	1900		1105	S	St. Francis	National Folk	1920
1115	S	Market	Queen Anne	1910		1108	S	St. Francis	National Folk	1898
1116	S	Market	Queen Anne	1896		1112	S	St. Francis	Craftsman/Bungalow	1920
1120	S	Market	Craftsman/Bungalow	1920		1114	S	St. Francis	National Folk	1923
1124	S	Market	Queen Anne	1907		1115	S	St. Francis	Minimal Traditional	1950
1125	S	Market	National Folk	1920		1117	S	St. Francis	National Folk	1910
1126	S	Market	Queen Anne	1910		1118	S	St. Francis	Craftsman/Bungalow	1920
1127	S	Market	Queen Anne	1907		1125	S	St. Francis	National Folk	1910
1129	S	Market	Dutch Colonial Revival	1914		1129	S	St. Francis	National Folk	1911
1131	S	Market	Neoclassical	1916		1136	S	St. Francis	Neoclassical	1915
1136	S	Market	Queen Anne	1904		1138	S	St. Francis	Eclectic	1926
1139	S	Market	Queen Anne	1906		1140	S	St. Francis	National Folk	1910
1145	S	Market	National Folk	1930		1142	S	St. Francis	National Folk	1910
1200	S	Market	Craftsman/Bungalow	1928		1102	S	Topeka	National Folk	1900
1201	S	Market	Gothic Revival	1916		1110	S	Topeka	Queen Anne	1900
1204	S	Market	Tudor Revival	1929		1116	S	Topeka	Queen Anne	1900
1210	S	Market	National Folk	1910		1122	S	Topeka	Eclectic	1900
1212	S	Market	Neoclassical	1918		1124	S	Topeka	Contemporary Folk	1960
1216	S	Market	Craftsman/Bungalow	1925		1126	S	Topeka	National Folk	1915
1220	S	Market	Prairie	1920		1130	S	Topeka	Prairie	1905
1226	S	Market	Queen Anne	1905		1144	S	Topeka	National Folk	1900
1230	S	Market	National Folk	1892		1102	S	Waco	National Folk	1921
1240	S	Market	Modern/Modern Movement	1949		1103	S	Waco	Craftsman/Bungalow	1922
1250	S	Market	National Folk	1914		1106	S	Waco	Minimal Traditional	1938
1254	S	Market	Neoclassical	1928		1107	S	Waco	Minimal Traditional	1939
1256	S	Market	Neoclassical	1919		1110	S	Waco	Craftsman/Bungalow	1921
205	W	Morris	Neoclassical	1920		1111	S	Waco	Craftsman/Bungalow	1922
207	W	Morris	National Folk	1920		1116	S	Waco	Minimal Traditional	1939
211	W	Morris	National Folk	1920		1117	S	Waco	Craftsman/Bungalow	1941
433	E	Morris	Craftsman/Bungalow	1910		1121	S	Waco	Craftsman/Bungalow	1922
1204	S	Palisade	Minimal Traditional	1945		1122	S	Waco	Craftsman/Bungalow	1922
1214	S	Palisade	Minimal Traditional	1941		1127	S	Waco	Minimal Traditional	1940
1218	S	Palisade	Minimal Traditional	1943		1131	S	Waco	Craftsman/Bungalow	1922
1224	S	Palisade	Minimal Traditional	1941		1132	S	Waco	Minimal Traditional	1939
1230	S	Palisade	Minimal Traditional	1942		1137	S	Waco	Minimal Traditional	1936
1236	S	Palisade	Minimal Traditional	1945		1138	S	Waco	Craftsman/Bungalow	1921
1240	S	Palisade	Minimal Traditional	1944		1141	S	Waco	Minimal Traditional	1945
1246	S	Palisade	Minimal Traditional	1945		1142	S	Waco	Minimal Traditional	1940
1252	S	Palisade	Minimal Traditional	1942		1146	S	Waco	Vernacular	1921

1202	S	Waco	Minimal Traditional	1950	1237	S	Water	Neoclassical	1896
1208	S	Waco	Tudor Revival	1930	1238	S	Water	National Folk	1910
1211	S	Waco	Tudor Revival	1929	1244	S	Water	Neoclassical	1920
1212	S	Waco	Craftsman/Bungalow	1930	1245	S	Water	Queen Anne	1910
1216	S	Waco	Craftsman/Bungalow	1928	1247	S	Water	Queen Anne	1910
1219	S	Waco	Craftsman/Bungalow	1927	1258	S	Water	Craftsman/Bungalow	1920
1223	S	Waco	Craftsman/Bungalow	1930	1100	S	Wichita	Craftsman/Bungalow	1921
1226	S	Waco	Minimal Traditional	1945	1101	S	Wichita	Craftsman/Bungalow	1920
1227	S	Waco	Craftsman/Bungalow	1927	1107	S	Wichita	Craftsman/Bungalow	1922
1228	S	Waco	Craftsman/Bungalow	1928	1110	S	Wichita	Folk Victorian	1887
1235	S	Waco	Craftsman/Bungalow	1928	1111	S	Wichita	Craftsman/Bungalow	1919
1238	S	Waco	Craftsman/Bungalow	1929	1116	S	Wichita	Neoclassical	1890
1239	S	Waco	Craftsman/Bungalow	1927	1117	S	Wichita	Craftsman/Bungalow	1919
1247	S	Waco	Craftsman/Bungalow	1927	1120	S	Wichita	Queen Anne	1905
1248	S	Waco	Minimal Traditional	1946	1121	S	Wichita	Craftsman/Bungalow	1919
1253	S	Waco	Minimal Traditional	1943	1124	S	Wichita	Queen Anne	1901
1254	S	Waco	Minimal Traditional	1947	1125	S	Wichita	Craftsman/Bungalow	1919
1101	S	Water	Vernacular	1980	1131	S	Wichita	Craftsman/Bungalow	1921
1102	S	Water	Prairie	1910	1133	S	Wichita	Craftsman/Bungalow	1920
1105	S	Water	Queen Anne	1905	1134	S	Wichita	National Folk	1906
1106	S	Water	Craftsman/Bungalow	1918	1141	S	Wichita	Craftsman/Bungalow	1922
1110	S	Water	National Folk	1920	1146	S	Wichita	Eclectic	1910
1111	S	Water	National Folk	1885	1147	S	Wichita	Queen Anne	1902
1115	S	Water	National Folk	1910	1202	S	Wichita	Neoclassical	1920
1117	S	Water	Prairie	1910	1205	S	Wichita	Neoclassical	1915
1118	S	Water	National Folk	1910	1206	S	Wichita	Neoclassical	1925
1120	S	Water	National Folk	1920	1207	S	Wichita	Prairie	1906
1121	S	Water	Craftsman/Bungalow	1924	1210	S	Wichita	Neoclassical	1914
1127	S	Water	Craftsman/Bungalow	1920	1211	S	Wichita	Queen Anne	1887
1128	S	Water	Queen Anne	1889	1216	S	Wichita	Craftsman/Bungalow	1922
1136	S	Water	National Folk	1910	1220	S	Wichita	Craftsman/Bungalow	1917
1139	S	Water	Prairie	1910	1222	S	Wichita	Craftsman/Bungalow	1926
1140	S	Water	Craftsman/Bungalow	1921	1223	S	Wichita	National Folk	1900
1143	S	Water	Prairie	1907	1226	S	Wichita	Neoclassical	1915
1144	S	Water	Queen Anne	1898	1229	S	Wichita	Minimal Traditional	1939
1201	S	Water	Not Applicable/No Style	1953	1230	S	Wichita	Craftsman/Bungalow	1917
1206	S	Water	Queen Anne	1905	1233	S	Wichita	Minimal Traditional	1942
1209	S	Water	Neoclassical	1904	1234	S	Wichita	Neoclassical	1890
1210	S	Water	Neoclassical	1905	1239	S	Wichita	Minimal Traditional	1942
1214	S	Water	Neoclassical	1905	1240	S	Wichita	Neoclassical	1910
1215	S	Water	Queen Anne	1910	1243	S	Wichita	Minimal Traditional	1941
1216	S	Water	National Folk	1910	1244	S	Wichita	Neoclassical	1900
1219	S	Water	Queen Anne	1900	1249	S	Wichita	Minimal Traditional	1942
1220	S	Water	Neoclassical	1905	1253	S	Wichita	Minimal Traditional	1942
1221	S	Water	Neoclassical	1910					
1225	S	Water	Craftsman/Bungalow	1910					
1226	S	Water	National Folk	1920					
1231	S	Water	Neoclassical	1910					
1232	S	Water	National Folk	1920					
1234	S	Water	Neoclassical	1910					
1235	S	Water	Craftsman/Bungalow	1925					

APPENDIX 2: Similarities in Contractor-Built Houses

Marvin Wilson



John Schweiter



Ira Rucker

