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United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Ellington Apartment Building
other names/site number 173-11264

2. Location

street & number 514 S. Main Street not for publication
city or town Wichita vicinity
state Kansas code KS county Sedgwick code 173 zip code 67202

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this x nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property x meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide x local

Patricia Felber DSHPO 5-6-13
Signature of certifying official/Title Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register determined eligible for the National Register
- determined not eligible for the National Register removed from the National Register
- other (explain:)

Dr. Edson H. Beall 6.25.13
Signature of the Keeper Date of Action

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5. Classification

Ownership of Property
(Check as many boxes as apply.)

- private
- public - Local
- public - State
- public - Federal

Category of Property
(Check only **one** box.)

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

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

| Contributing | Noncontributing | |
|--------------|-----------------|--------------|
| 1 | 0 | buildings |
| | | sites |
| | | structures |
| | | objects |
| 1 | 0 | Total |

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

Residential Resources of Wichita, Sedgwick
County, Kansas: 1870 - 1957

**Number of contributing resources previously
listed in the National Register**

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC: Multiple Dwelling (Apartment Building)

Current Functions
(Enter categories from instructions.)

DOMESTIC: Multiple Dwelling (Apartment Building)

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE 19TH AND EARLY 20TH CENTURY AMERICAN

MOVEMENTS: Neoclassical

Materials
(Enter categories from instructions.)

foundation: Concrete

walls: Brick veneer

roof: Asphalt (single-ply composite)

other: Cast concrete

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Narrative Description

Summary Paragraph

The Ellington Apartment Building at 514 South Main Street in Wichita, Kansas is a Conventional Low-Rise Apartment building as described in the Multiple Property Documentation Form, "Residential Resources of Wichita, Sedgwick County, Kansas 1870 – 1957." Conforming to this building type, the Ellington is a flat-roofed, two-story apartment building over a full basement. The brick building with cast concrete trim fronts to the west on Main Street; the rear doors on the east exit to a paved alley. The round-arch door hood over the front entrance and a large round-arch window are significant features on the front elevation and are characteristic of the Italian Renaissance Revival style. The interior floor plan is intact with central corridors on the first and second floors flanked by individual apartment units.¹

Wichita developer/contractor John H. Wenzel built the Ellington at the height of an apartment construction boom in 1927. It is the only remaining building of the many that he built in this neighborhood.

Narrative Description

514 South Main Street is five blocks south of Douglas Avenue which was, and still is, the main thoroughfare in the original central business district of Wichita. Douglas Avenue traverses Wichita east/west. Main Street was one of two primary thoroughfares running north/south through downtown Wichita when these apartments were built. Market Street, one block to the east, was the second north/south commercial street. At present Main Street traffic is one-way to the south and Market Street traffic runs one-way to the north.

John Wenzel's Ellington Apartment Building is located on the south half of Lot 98 and all of Lot 100 on Main Street in Greiffenstein's 3rd Addition to Wichita. The site is 10,454 square feet in size with a 10-foot distance from the front lot line which allows for a short walk to the front entrance of the building. The rear elevation is a few feet from the lot line on the paved alley to the east. The total plan of the building is 6,394 square feet.² As a characteristic Low-Rise Apartment Building, the Ellington is a flat-roofed, two-story building with nineteen self-sufficient apartment units, two of the original twenty having been combined to create one larger living space. The building was constructed without an elevator. All units were built with private bath and kitchen facilities. There is a single public entrance facing west toward Main Street and rear entrances on each level face east toward the alley.

Exterior

The exterior of the Ellington is stylistically similar to a two-part commercial-block building with cast stone details adding interest to the brick exterior and a single front entrance at grade. However, the design does not distinguish between separate uses on the first floor and the second floor, which is often the trademark of the commercial block. Being a two-story block with flat roof, contrasting belt course at the water table, multiple bays, parapet over a cornice, and a flat roof, the Ellington Apartment Building blended well with the commercial buildings that formed Wichita's nearby central business district of the early 20th century. The Ellington displays characteristics that were encouraged by writers of national trade journals, as in this example:

First impressions count for a great deal in the renting of an apartment, which is one reason why it is important from the investor's standpoint to have a good exterior elevation....there has been in the last decade a decided change in popular taste, and consequently, in the type of architecture in this country....Design your building with an attractive and dignified

¹ Kathy Morgan and Barbara R Hammond, "Residential Resources of Wichita, Sedgwick County, Kansas 1870-1957" National Register Multiple Property Documentation Form (Wichita, KS: City of Wichita, Metropolitan Area Planning Department, 2008), 76.

² "Property Tax and Appraisal Information" (Wichita: Sedgwick County Appraiser's Office, 2011) <https://sedgwickcounty.org>. Accessed 6/29/2011.

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entrance....The tendency to make these entrance halls gaudy and over-elaborate by the excessive use of marbles and gilt should be avoided....The one and two-room apartments present special problems. Let the one main room be of a generous size...the kitchenette should be just large enough to take care of the necessary features....And if a wall bed is used, choose the best obtainable and provide for its ventilation.³

The Ellington design is aligned with the published advice. Composition of the front façade is symmetrical with design elements evoking the Italian Renaissance Revival style and absent of elaborate details of the previous Victorian era. The roundhead arch window-surround on the upper floor and the roundhead arch hood over the front entrance are typical, as are the heavy brackets that support the large door hood. This west elevation is made up of seven bays on both upper and lower floors. The lower floor is marked by the hooded entrance which contains an original multi-paned door with sidelights. Cast stone quoins in the doorway complement the cast stone belt course and the variegated forms of the brackets. Half-walls capped with cast stone enclose the entrance under the hood.

Three double-hung sashes flank each side of the arched doorway and the arched center window above. All have cast stone sills and flat arch lintels with voussoirs of alternating heights. The center window opening on the second floor contains a one-over-one, double-hung window with narrow double-hung sidelights. The arched surround features a decorative keystone and contains the roundhead transom.

A raised brick parapet on the front elevation tops a cast stone cornice and molding; the parapet is capped with cast stone. The north and south elevations each contain a symmetrical arrangement of sixteen bays, fourteen of which contain double-hung, one-over-one sashes on the first and second floor levels. Triple-paned basement windows align with those above. The remaining two bays are exterior stairwells. The east (rear) elevation is divided in half vertically by an exterior stairwell which is flanked by three window bays. Windows of the first and second floor levels are one-over-one, double-hung wood sashes.

Interior

The individual apartments are accessed by interior central corridors running front-to-back on the lower and upper floors. The upper and lower corridors exit the front of the building by the original interior staircase which descends to the front vestibule. Both corridors exit the rear by way of an exterior stairwell that is accessed at both levels and by the basement level. In addition to the front and rear entrances on the ground floor corridor, each apartment has a secondary exit that leads to one of the five recessed, exterior stairwells on the north, south, and west elevations. Also, each stairwell contains a brick chimney with an incinerator at the bottom. Hatches on both floors allow tenants to step outside their apartments and deposit trash directly into the incinerators.

Original woodwork, window trim and wood floors are intact throughout the building, as is the hexagonal tile floor in the front vestibule. The front stairwell rises from a small vestibule at grade to the first floor, up to a landing which features the roundhead arched window, and on up to the second floor. The original banister and newel posts are in place. In the apartments, the wood window sashes are recessed within the window openings creating deep sills and the surrounding plaster on the sides and top of the windows is smoothly rounded. Many apartments have original doors, including the louvered outer doors that allowed ventilation. Eighteen of the original twenty kitchens contain original glass-front cupboards and seventeen have original wall-hung porcelain sinks.

No major changes have been made to the apartment building with the exception of connecting two apartments to create one living space. The apartment on the first floor of the southeast corner of the building has been connected through the ceiling to the apartment above by way of a spiral staircase. From the corridor and from the exterior of the

³ Robert S. DeGolyer, "Apartment Houses as an Investment", *The American Contractor* (Dec 8, 1917): 28, <http://books.google.com>. Accessed July 2011.

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building this change is not apparent. Slight alterations include replacement of the building's front door and the glass in its sidelights; some interior wood doors have been replaced.

Summary: As prescribed in the Multiple Property Documentation Form, "Residential Resources of Wichita, Sedgwick County, Kansas, 1870 – 1957, the Ellington Apartment Building retains sufficient architectural integrity and historic characteristics to enable identification with the property type, the defining features of which include a walk-up, two-story building with apartment units flanking a central corridor.⁴ The configuration of the interior central corridors and floor plans of the individual apartments are still intact. The exterior retains a symmetrical arrangement of fenestration and simple details on the facade.

⁴ Morgan and Hammond, "Residential Resources of Wichita", 2008, 76.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Areas of Significance

(Enter categories from instructions.)

(A) Community Planning and Development

(C) Architecture

Period of Significance

1927– 1963

Significant Dates

1927

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Walter V. Street (Architect)

John H. Wenzel (Owner/Contractor)

Criteria Considerations

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

Property is:

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

Period of Significance (justification)

The period of significance spans from the building's original construction in 1927 to 1963, the 50-year threshold for historic significance when properties continue to represent their historic and architectural significance and no other date exists for terminating the period of significance.

Criteria Considerations (explanation, if necessary)

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Statement of Significance

Summary

The nomination of the **Ellington Apartment Building** to the National Register is under **Criterion C** for its local significance in **Architecture**. This building, which represents the Conventional Low-Rise Apartment property type, was constructed in 1927 by Wichita building contractor John H. Wenzel (1869 – 1943).

The Ellington Apartment Building is also being nominated to the National Register under **Criterion A**. It is significant locally in the **Area of Community Planning and Development** as it relates to the construction of apartment buildings across the United States, a trend that was driven nationally by improved financing possibilities to stimulate housing construction. The building typifies the popular Low-Rise apartment buildings that fit conveniently into both commercial and residential areas alike.

The Ellington Apartment Building is significant to the historic contexts identified in the Multiple Property Documentation Form, "Residential Resources in Wichita, Sedgwick County, Kansas 1870 – 1957. Specifically, it is associated with residential development in the city. It represents the changing domestic living patterns in Wichita as well as the evolving physical forms of the city's residential buildings.⁵

The Ellington characterizes several apartment buildings that Wenzel built and owned during his long career as a developer and contractor in Wichita and it is the only remaining Wenzel building in the downtown area. Many other builders' apartment buildings survive in Wichita in the Riverside, Midtown, Delano, College Hill and East Front neighborhoods. The Ellington Apartment Building is located in downtown Wichita and is near the boundary of the South Central neighborhood.

Narrative Statement of Significance

There have been three boom periods of apartment house construction in the United States: 1890 – 1917, 1921- 1931, and 1960 – present. As with other housing starts, the national construction rate for apartment buildings fluctuated with major historic events, dropping for example in 1917-1920 due to limited resources during World War I. By 1919 and 1920, the country was beginning to recover from the effects of the war but residential construction from 1917 to 1918 was only 43% of the normal, in 1919, 58%, and in 1920, 37%.⁶

The housing shortage that occurred in the post-World War I years was the major factor in the boost to residential building in the decade of the 1920s. Apartment houses, which provided attractive forms of investment, were built by general building contractor/developers like John Wenzel.⁷ Trade journals published encouragement to readers in mid-size cities such as Wichita with such comments as, "...the demand is growing and spreading to new fields. Where the building of apartments was originally confined to the larger cities, it is now becoming popular in many smaller cities and they are proving a profitable field for this type of investment."⁸

⁵ Morgan and Hammond, "Residential Resources of Wichita", 2008, 79.

⁶ "The Calder Report on the Building Situation," *Monthly Labor Review* 12, 6 (1921): 99.

⁷ Anthony D. King, ed., "The Social Map of Apartment Houses: five basic types of dwelling," *Buildings and Society: Essays on the Social Development of the Built Environment* (Boston: Routledge & Kegan Paul, 2005), 88. books.google.com. Accessed July 2011.

⁸ DeGolyer, "Apartment House Construction from the Standpoint of the Investor."

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However, the housing scarcity caused by soldiers returning from WWI, European immigrants, and rural U.S. citizens seeking better employment in cities was so severe that even developers could not afford to fix it without help from the government. In April, 1920 the United States Senate authorized the Select Committee on Reconstruction and Production to investigate the building situation and recommend actions to stimulate and foster the development of construction work.⁹ The resulting government involvement created a Division of Building and Housing in 1921. Secretary of Commerce Herbert Hoover's new division was charged with "revising an infrastructure consisting of poor housing designs, costly materials and labor, outdated building and zoning regulations that were barriers to development, and a shortage of mortgage funds."¹⁰ With the publication of new guidelines, the spring of 1922 saw the start of a major spurt in the construction of housing.¹¹ The trend was set for huge growth across the nation.

According to the U.S. Census Bureau, the highest percentage of increase in the total U.S. population took place at the start of the century, 1900-1910 and was due to "relatively high birth rates and, most significantly, the arrival of an exceptionally large number of immigrants. Immigration and high fertility levels also contributed to the high growth of the following two decades, 1910-1920 and 1920-1930."¹²

Table 1 below notes population data in Wichita and the United States between 1870 and 1960. Great increases are seen during the settlement period of the 1880s and again as people moved into the city after the turn of the twentieth century. These spikes were much higher than the national average, probably because Wichita was a relatively new city. As the country recovered from World War I in the 1920s, Wichita's growth remained remarkable as local boosterism fueled the population growth by almost 54 percent between 1920 and 1930; much higher than the overall growth in the country.

Table 1: Population Data, 1870 - 1960

| Decade | Census Year | Population of Wichita, Kansas ¹³ | Rate of Growth/Decline | Population of United States ¹⁴ | Rate of Growth/Decline |
|------------------|-------------|---|------------------------|---|------------------------|
| 1860-1870 | 1870 | 689 | | 38,555,983 | |
| 1870-1880 | 1880 | 4,911 | +85.6% | 50,189,209 | +30% |
| 1880-1890 | 1890 | 23,853 | +385.7% | 62,947,714 | +25% |
| 1890-1900 | 1900 | 24,671 | +3.4% | 76,094,000 | +21% |
| 1900-1910 | 1910 | 52,450 | + 112.6% | 92,407,000 | +21.0% |
| 1910-1920 | 1920 | 72,217 | + 37.7% | 106,461,000 | +15.1% |
| 1920-1930 | 1930 | 111,110 | + 53.9% | 123,076,741 | +13.5% |
| 1930-1940 | 1940 | 114,966 | + 3.5% | 132,122,446 | +7.3% |
| 1940-1950 | 1950 | 168,279 | + 46.4% | 152,271,417 | +15.3% |
| 1950 - 1960 | 1960 | 254,698 | + 51.1% | 179,323,175 | + 17.8% |

⁹ "The Calder Report," *The Survey*, Vol. 46, Charity Organization Society of the City of New York (Apr 14, 1921), 86-87. <http://books.google.com>. Accessed July 2011.

¹⁰ William K. Hatt, "Recommended Minimum Requirements for Small Dwelling Construction", 1932 (Washington US Government Printing Office, www.nvl.nist.gov. Accessed June, 2011.

¹¹ Hatt, www.nvl.nist.gov. Accessed June, 2011.

¹² U.S. Department of Commerce, Economics and Statistics Administration, U.S. Census Bureau online database www.census.gov/prod/2002pubs/censr-4.pdf. Accessed June, 2011.

¹³ Institute for Population Studies, Kansas University online database. <http://ipsr.ku.edu/ksdata/ksah/population/2pop33.pdf> Accessed July, 2011.

¹⁴ U.S. Department of Commerce, U.S. Census Bureau online database <http://www.census.gov/popest/archives/1990s/popclockest.txt>. Accessed July, 2011.

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This growth led to the strong development of apartment buildings. A random sampling of newspaper articles in 1926 and 1927 reveals many announcements of apartment buildings which were generally two stories in height and accommodating a range of six, eight, ten, fifteen, and twenty-four living units.¹⁵ In addition, the Luxury High-Rise Hillcrest Apartment Building with eighty-eight units was built in 1927. Wichita already had the eight-story Shirkmere, a Conventional Mid-Rise Apartment Building (1922) and was soon to gain the Commodore, a 109-unit, nine-story Apartment Hotel (1929).¹⁶ John H. Wenzel's Ellington Apartment Building was a typical product of those heady times.

Occupancy

Twelve of the twenty individual units in the Ellington Apartment Building were designed as studio apartments that required a free-standing bed in the main living space. None had built-in wall beds. Eight of the apartments were larger, each having a separate bedroom. Through the years, the tenants were mixed between single people and couples with single women always outnumbering single men. A review of Wichita City Directories sampling over four decades depicts this consistency. The samples did not indicate long-term tenancy, probably because the small size of the living spaces would be most suitable for starter, or short-term occupancy.

Three years after the Ellington opened the city directory recorded six married couples plus twelve single women and one single man living there.¹⁷ The tenants included eight couples, five single women, and one single man. Of the twenty apartment units, at that time six were vacant. This high number of vacancies corresponds to vacancies in other nearby apartment buildings on South Main and South Market Streets, perhaps reflecting the socio-economic times rather than the quality of the accommodations.¹⁸ By 1948, the tenant ratios at the Ellington Apartment Building had flattened with nearly equal numbers of men, women, and couples.¹⁹ Single women again were in the majority in 1957, when they occupied twelve units in contrast to five single men and three couples.²⁰

The fact that over the years increasing numbers of single women found residency in the Ellington Apartment Building is probably due to several factors. With the exception of the 1930s, Wichita was growing rapidly, attracting people from rural areas to the city for the plentiful jobs found there in the 1920s as well as during and immediately after World War II.²¹

The Great Depression and World War II witnessed tremendous changes of women's role in U.S. society. Those changes, brought on by extraordinary circumstances, allowed women to assume, albeit to a lesser degree, the independence that employment brought to men.²²

Women's jobs were partially protected during the Depression because it first affected the industrial production sector. Women's jobs were so stereotyped that they were closed to men and thus women in service, clerical or secretarial positions continued to work while male production workers lost their jobs.²³ This typecasting is illustrated by the

¹⁵ "The Tihen Notes" to the *Wichita Eagle* and *Wichita Beacon* (Wichita), 1926-1927. <http://specialcollections.wichita.edu>. Accessed Mar 2011.

¹⁶ *Wichita Beacon*. Jan 2, 1924:5; *Wichita Eagle*. Sept 11, 1927:1-B.

¹⁷ *Wichita City Directory*, 1931.

¹⁸ *Wichita City Directory*, 1939.

¹⁹ *Wichita City Directory*, 1948.

²⁰ *Wichita City Directory*, 1957.

²¹ Morgan and Hammond, *Residential Resources of Wichita*: 21; 27.

²² Daron Acemoglu, David Autor, and David Lyle, "Women, War, and Wages: The Effect of Female Labor Supply on the Wage Structure at Mid-Century" (National Bureau of Economic Research Working Paper No. 9013), <http://www.nber.org/digest/nov02/w9013.html>.

²³ *Ibid.*

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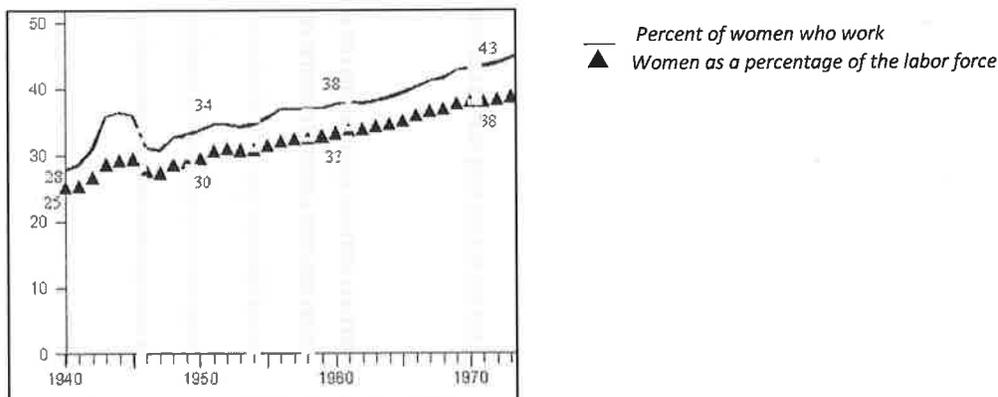
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occupations of the employed women living in the Ellington Apartment Building in 1931. They included waitress, secretary, stenographer, bookkeeper, retail saleswoman and nurse. One woman was the proprietor of her own beauty shop. The men's employment reflected the opposite side of the stereotype as store manager, broomcorn sales, engineer, and lawyer.²⁴ This list of gainful employment suggests that the Ellington Apartment Building typically attracted a skilled-worker, middle-income level of residents.

Although there were fewer single women living in the Ellington in 1939 than in 1931, all were employed, as was one married woman. Their positions included the standard occupations of clerk, secretary, and bookkeeper. One woman recorded "corsetiere" and another claimed "art studio" as their jobs, which may have been work-at-home situations. The men's roles consisted of driver, hotel clerk, bank stenographer, salesman, and secretary to a railroad superintendent.

Female employment in the country grew further during the World War II. In 1940 only 28 percent of women were working. By 1945, this figure exceeded 34 percent. As seen in Figure 1, the largest proportional rise in female labor of the twentieth century occurred during the 1940s.²⁵

Figure 1: **Women's Labor Force Participation and Business Cycles: 1940 - 1970**²⁶



Employment information for 1948 is similar to 1939. Women worked mainly as clerk, secretary, and dry cleaners manager; however one woman owned a business – an adjustment company. Several men, including some who were married were unemployed. Another was an officer in a lumber company and another owned a sporting goods business.

Being sixty percent of the tenants, in 1957, single women again held the majority among the Ellington's residents. Their occupations seem to indicate that in general, women's choices for employment had not changed much since 1928. And were still in the low- to middle-income range. Receptionist, secretary, office clerk were the group's occupations. Of the men residents, aviation worker, manufacturer's agent, and owner of a hardware store comprised most of the list, in addition to two men who were recorded as "USA"; presumably, this indicated they were in the armed services. As in all the previous decades a few single men and women were unemployed. Reasons are unknown, but may have included those who were elderly. Over time, the high rate of employment of the tenants and the range of standard, middle-income occupations suggests that the Ellington had remained a respectable place to live for middle-income residents, particularly single women.

²⁴ Wichita City Directory, 1931.

²⁵ Acemoglu, Autor, and Lyle, "Women, War, and Wages."

²⁶ U.S. Department of Commerce, U.S. Census Bureau online database.

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This property characterizes the apartment buildings that John Wenzel built and owned during his long career as a major developer and contractor in Wichita. Rental housing was needed in Wichita to serve the growing population of the 1920s. Local contractors such as John H. Wenzel were able to fill that need. Wenzel's career as a building contractor included both a partnership with Christopher A. Dieter (Dieter & Wenzel Construction) and years of independent work in his own business, Wenzel Construction Company. The Ellington was designed by Walter Street.²⁷

Walter V. Street (1886 – 1960)

Walter Street and his wife Ethel Thompson Street moved to Wichita in about 1910. Street was 29 years old and found work as a carpenter, but aspired to work for an architect.²⁸ He placed the following ad in a trade journal published in Minneapolis, Minnesota:

WANTED—A position in an Architect's office as Draftsman, in the Southwest. Have had experience, want a steady place with chance for advancement. Can furnish references and will make good. W. V. Street, 1011 South Topeka Ave., Wichita, Kan²⁹

In 1913 he found work in Wichita as a draftsman at FD Rixse & Co. and in the following years he established himself as an architect with his own company.³⁰ To date, the following buildings have been identified as designed by Walter Street.³¹

| | | | |
|------|------------------------------------|--|-----------------|
| 1917 | Skaer Hotel ³² | 231 S. Lawrence | Wichita, Kansas |
| 1921 | Residence ³³ | Fountain Avenue | Wichita, Kansas |
| 1921 | Warehouse ³⁴ | Boyle Commission Co., N. Mosley Avenue | Wichita, Kansas |
| 1923 | Downing Mortuary ³⁵ | 327 N. Lawrence | Wichita, Kansas |
| 1927 | Ellington Apartments ³⁶ | 514 S. Main | Wichita, Kansas |

Also, these following examples show that his firm was actively bidding in locations other than Wichita:

| | | | |
|------|---|--|--------------------|
| 1921 | Residence ³⁷ | | Pawhuska, Oklahoma |
| 1921 | Two-story High School ³⁸ | | Waynoka, Oklahoma |
| 1921 | School addition ³⁹ | | Lambert, Oklahoma |
| 1921 | Keeper's Residence ⁴⁰ | St. John's Institute, McCormick Avenue | Wichita, Kansas |
| 1921 | Store and Office Building ⁴¹ | | Sedan, Kansas |
| 1921 | One-story School ⁴² | | Waynoka, Oklahoma |

²⁷ *Wichita Beacon* (Wichita), Dec 15, 1926:11.

²⁸ *Wichita City Directory* (Wichita), 1911.

²⁹ "Index to Volume XVII January-December, 1911", *The Western Architect*, <http://books.google.com>. Accessed July 2011

³⁰ *Wichita City Directory* (Wichita), 1910 - 1930.

³¹ "Building Permit Application" (Wichita: City of Wichita, Metropolitan Area Planning Department).

³² *Wichita Beacon*, Jun 9, 1917:6.

³³ "Classified ads, 'Contracts awarded' ", *The American Contractor*, Volume 38 (1921), <http://books.google.com>. Accessed July 2011

³⁴ *The American Contractor*, Volume 38, 1921.

³⁵ *Wichita Beacon*. Jun 3, 1923:B6.

³⁶ *Wichita Beacon*. Dec 15, 1926:11.

³⁷ "Classified ads, "Request for bids", *The American Contractor*, Volume 42 (1921) 70-71, books.google.com. Accessed July 2011.

³⁸ Ibid.

³⁹ Ibid.

⁴⁰ Ibid.

⁴¹ Ibid.

⁴² Ibid.

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Walter V. Street died in 1960 at the age of 74. He is buried in La Harpe Cemetery, La Harpe, Kansas.⁴³

John H. Wenzel (1869 – 1942)

John Wenzel was born in Germany in 1869 and immigrated to the United States with his parents John and Katherine, sisters Margaret and Katherine, and his brother Ferdinand in 1872.⁴⁴ The family first settled in Maryland where two more brothers, Conrad and Francis were born.⁴⁵ John and Katherine moved their family to Wichita between 1876 and 1880. They lived at 623 S. Water Street. In 1887 they built a house and barn at 1115 S. Water Street.⁴⁶ Still later they moved to a house in the 400 block of South Water Street and moved to a house on that site. As young men, the Wenzel brothers followed their father into the building trades. John, Sr. worked as a day laborer, carpenter, and bricklayer to support his family and son John H. found work in his youthful years as a bricklayer. Fred and Conrad Wenzel were employed at a cornice works company. As an adult, John, Jr. lived in this "home neighborhood" south of downtown Wichita and built several apartment buildings there including the Ellington.

This introduction to construction led Wenzel to create his own general contracting company in 1908 when he applied for a permit to build his first apartment building on the northeast corner of Water and Lewis Streets. His father died that year, having owned property and houses at that site.⁴⁷ John demolished his parents' small house and built a new two-story house for his mother and himself at 430 S. Water. He also built neighboring two-story residences at 426 and 428 S. Water. In 1910, the house at 426 was occupied by Frank Fisher, whose mother-in-law Anna E. Botkin lived with the family. This apparently was a fortuitous circumstance for Wenzel because he married the widow Botkin in approximately 1915.⁴⁸

Wenzel went into partnership with Christopher A. Dieter, forming Dieter and Wenzel Construction Company in 1909. They remained in business together for eleven years. Dieter was a resident of Joplin, Missouri during this period and was president of the company with Wenzel operating the firm from Wichita.⁴⁹ During that time, they handled the contracting for several prominent buildings in Wichita as well as bidding on, and often gaining contracts for, the construction of public buildings in many other states.

Following the dissolution of Dieter and Wenzel, John Wenzel formed his own company. He continued to develop property in the south end of downtown Wichita, where he built several apartment buildings and a few commercial properties. To date, the following properties have been identified as built by Wenzel:

| | | | | |
|------|--|-------------------|--------------|-----------------|
| 1908 | Two-story apartment building ⁵⁰ | 101-111 E. Market | Wichita, KS | Wenzel |
| 1909 | US Post Office ⁵¹ | | Carthage, MO | Dieter & Wenzel |
| 1909 | Stoner Apartment Building (NRHP, extant) ⁵² | 938 N. Market | Wichita, KS | Dieter & Wenzel |
| 1910 | Commercial Club Building (NRHP, extant) ⁵³ | 200 N. Market | Wichita, KS | Dieter & Wenzel |

⁴³ "Walter V. Street Family Tree database," Ancestry.com. Accessed Jul 2011.

⁴⁴ *Wichita Beacon*. Mar 4, 1942:9.

⁴⁵ "John Wenzel Family enumeration sheet", U.S. Census, 1880, <http://ancestry.com>. Accessed Jul 2011.

⁴⁶ *Wichita City Directory*, 1880; "Building Permit Applications", City of Wichita Metropolitan Area Planning Department.

⁴⁷ "Sedgwick County Death Index", Midwest Genealogical and Historical Society. <http://skyways.lib.ks.us/genweb>. Accessed July 2011.

⁴⁸ "Sedgwick County Marriage Index", Midwest Genealogical and Historical Society. Recorded but not dated; date verified by 1920 Federal Census.

⁴⁹ *Wichita City Directory*. 1909; 1920.

⁵⁰ *Wichita Beacon*. May 29, 1908:12.

⁵¹ Office of Supervising Architect, United States Department of the Treasury, "Annual Report" (Washington: Government Printing Office), June 30, 1909.

⁵² *Wichita Beacon*. Apr 19, 1909:5.

Ellington Apartment Building

Sedgwick County, Kansas

Name of Property

County and State

| | | | | |
|-----------|---|--|--------------------|-----------------|
| 1910 | Forum Auditorium and Market ⁵⁴ | 235 S. Water | Wichita, KS | Dieter & Wenzel |
| 1910 | Kansas Gas and Electric Power Plant ⁵⁵ | West Second Street | Wichita, KS | Dieter & Wenzel |
| 1911 | Concrete Arch Bridge ⁵⁶ | Harry Street at Canal | Wichita, KS | Dieter & Wenzel |
| 1911 | US Post Office ⁵⁷ | | Wichita Falls, TX | Dieter & Wenzel |
| 1912 | Union Station (NRHP, extant) ⁵⁸ | 715 E. Douglas | Wichita, KS | Dieter & Wenzel |
| 1912 | US Post Office ⁵⁹ | | Kingfisher, OK | Dieter & Wenzel |
| 1917 | Kansas Masonic Home (WRHP, extant) ⁶⁰ | 401 S. Seneca | Wichita, KS | Dieter & Wenzel |
| 1917 | Gymnasium, Friends Univ. (WRHP, extant) ⁶¹ | | Wichita, KS | Dieter & Wenzel |
| 1917 | Public garage ⁶² | 331 S. Lawrence | Wichita, KS | Dieter & Wenzel |
| 1921 | City Hall, remodel Council Chamber (NRHP) ⁶³ | 202 S. Main Street | Wichita, KS | Wenzel |
| 1921-1923 | The Wenzel Apartments (complex of four buildings) ⁶⁴ | 421-431-437 S. Main & 104-108 W. Lewis | Wichita, Kansas | Wenzel |
| 1925 | One-story public garage ⁶⁵ | 505 S. Main | Wichita, KS | Wenzel |
| 1926 | Two-story apartment building ⁶⁶ | 501-503 S. Main & 101-109 W. Lewis | Wichita, KS | Wenzel |
| 1927 | The Ellington Apartment Building (extant) ⁶⁷ | 514 S. Main | Wichita, KS | Wenzel |
| 1930 | Yellow Cab Warehouse (extant) ⁶⁸ | 242 N. Mosley | Wichita, KS | Wenzel |
| 1942 | One-story apartment building ⁶⁹ | 519 S. Main | Wichita, KS | Wenzel |

John H. Wenzel died at the age of 73 while in residence in his largest apartment building, which he named for himself. His front page obituary named him, "...one of Wichita's leading and active building contractors for several decades."⁷⁰

⁵³ *Wichita Beacon*. Oct 15, 1909:12.

⁵⁴ *Wichita Eagle*. Mar 25, 1910:5.

⁵⁵ *Wichita Beacon*. Jul 19, 1910:6.

⁵⁶ *Wichita Beacon*. Sep 8, 1911:3.

⁵⁷ Annual Report. United States Department of the Treasury. Office of Supervising Architect, (Washington) 1911, 297. www.census.gov. Accessed July 2011.

⁵⁸ *Wichita Beacon*. Jul 27, 1912:1; *Engineering and Contracting*, Vol 38, No 6. Aug 7, 1912:45, [http:// google.books.com](http://google.books.com). Accessed July 2011

⁵⁹ Glen V. McIntyre. *Kingfisher and Kingfisher County* (Charleston, Chicago, San Francisco: Arcadia Publishing, 2009), 20-21.

⁶⁰ *Engineering News-Record*, Vol 78, No 10 (June 7, 1917), 106. <http://google.books.com>. Accessed July 2011.

⁶¹ *Engineering News-Record*, Vol 78, No 10 (June 7, 1917), 106. <http://google.books.com>. Accessed July 2011

⁶² *The American Contractor*, Nov 3, 1917.

⁶³ *Wichita Beacon*. Jan 26, 1921:7.

⁶⁴ *Wichita Beacon*. Feb 25, 1921:2; *Wichita Beacon*. Jan 24, 1923:2; "Building Permit Application", City of Wichita MAPD.

⁶⁵ "Building Permit Application", City of Wichita MAPD.

⁶⁶ *Wichita Eagle*. Mar 8, 1927:5.

⁶⁷ "Building Permit Application", City of Wichita MAPD.

⁶⁸ *Wichita Eagle*. Feb 4, 1930:3.

⁶⁹ "Building Permit Application", City of Wichita MAPD.

⁷⁰ *Wichita Beacon*. Mar 4, 1942:1.

Ellington Apartment Building

Name of Property

Sedgwick County, Kansas

County and State

Summary

This apartment building meets the specifications of **Criterion C in Architecture** and **Criterion A in Community Planning and Development** as described the Multiple Property Documentation Form, "Residential Resources of Wichita, Sedgwick County, Kansas 1870 – 1957."⁷¹ The Ellington is representative of national types and styles for multi-family buildings in the 1920s. Architects, contractors, and construction workers are significant to the development of housing stock in Wichita and represent the broad pattern of the nation's response to the boom and bust economies of the period of significance.⁷² Their adaptations of purpose-built apartments to local housing demands reflects the value of both the real estate speculators with a vision for the growth and development of Wichita, and the trades-people who accomplished the work. Although some individual buildings may lack high-style architectural details, a greater significance lies in the common methods of construction, plan, form, or association with a particular architect or builder.⁷³

The Ellington Apartment Building is one of only a few apartment buildings remaining in the south section of downtown Wichita, where once they were numerous. Most have been lost to time, development of the central business district, and highway expansion.⁷⁴ Of the few that remain, some are compromised, but John Wenzel's Ellington retains its architectural integrity. All façades are intact, as is the basic configuration of the floor plan that outlines the individual apartment units and the common corridors. The Ellington meets the requirements for the "Conventional Low-Rise Apartment Building" property type as noted in the Multiple Property Documentation Form, Residential Resources of Wichita, Sedgwick County, Kansas 1870-1957.

⁷¹ Kathy Morgan and Barbara Hammond, "Residential Resources of Wichita, 76.

⁷² Morgan and Hammond, "Residential Resources of Wichita", 2008, 80.

⁷³ Morgan and Hammond, "Residential Resources of Wichita", 2008, 80.

⁷⁴ Building Permit Application", City of Wichita MAPD; Wichita Sanborn Maps 1914 & 1935.

Ellington Apartment Building
Name of Property

Sedgwick County, Kansas
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Books

Wichita City Directories. Wichita: Polk Publishing Co., 1900 – 1950.

Glen V. McIntyre. *Kingfisher and Kingfisher County*. Charleston, Chicago, San Francisco: Arcadia Publishing, 2009.

Published Reports

Hatt, William K. *Recommended Minimum Requirements for Small Dwelling Construction*. Washington: US Government Printing Office, 1932.

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_____. Vol. 38 (1921).

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The Western Architect. Volume XVII (January-December, 1911).

Newspaper Articles

Wichita Eagle and *Wichita Beacon* 1880 – 1965 as cited in "The Tihen Notes", online database of annotated newspaper articles, Wichita State University Library's Department of Special Collections.

Databases

"Building Permit Applications". Wichita: City of Wichita, Metropolitan Area Planning Department. Card File.

"Population Data, Kansas". Institute for Population Studies: Kansas University. Electronic resource.

"Property Tax and Appraisal Information". Wichita: Sedgwick County Appraiser's Office. Electronic resource.

"US Census 1875-1930"; "Kansas State Census" 1865-1925. Electronic resource.

"Sedgwick County Death Index". Wichita: Midwest Genealogical and Historical Society. Electronic resource.

"Sedgwick County Marriage Index". Wichita: Midwest Genealogical and Historical Society. Electronic resource.

"United States Census Data". U.S. Census Bureau. Electronic resource.

Ellington Apartment Building
Name of Property

Sedgwick County, Kansas
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Previous documentation on file (NPS):

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

recorded by Historic American Engineering Record # _____
recorded by Historic American Landscape Survey # _____

Primary location of additional data:

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

Name of repository: Wichita Metropolitan Area
Planning Department, City of Wichita, 455 N.
Main Street, Wichita, KS 67202

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 0.24 acre
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

| | | | | | | | |
|---|---------------------------|------------------------------|-------------------------------|---|---------------------------|------------------------------|-------------------------------|
| 1 | <u>14</u> Zone | <u>646620</u> Easting | <u>4171450</u> Northing | 3 | <u> </u> Zone | <u> </u> Easting | <u> </u> Northing |
| 2 | <u> </u> Zone | <u> </u> Easting | <u> </u> Northing | 4 | <u> </u> Zone | <u> </u> Easting | <u> </u> Northing |

Verbal Boundary Description (Describe the boundaries of the property.)

The legal description of the nominated property is: The south half Lot 98 and all of Lot 100 Main Street. Greiffenstein's 3rd Addition.

Boundary Justification (Explain why the boundaries were selected.)

The proposed boundary reflects the legal parcel on which the apartment building is located which is consistent with the boundary historically associated with the Ellington Apartment Building.

11. Form Prepared By

name/title Barbara R. Hammond

organization _____ date August 1, 2011

street & number 1427 N. Jeanette Ave telephone 316-263-4283

city or town Wichita state KS zip code 67203

e-mail barbhammond@sbcglobal.net

Ellington Apartment Building
Name of Property

Sedgwick County, Kansas
County and State

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger.

Name of Property: Ellington Apartment Building
City or Vicinity: Wichita
County: Sedgwick
State: Kansas
Photographer: Barbara R. Hammond
Date Photographed: July 20, 2011

Description of Photograph(s) and number:

- 1 of 15: Ellington Apartment Building. 514 S. Market. West (front) and North (side) elevations
- 2 of 15: Ellington Apartment Building. West elevation detail, front entry
- 3 of 15: Ellington Apartment Building. South (side) elevation
- 4 of 15: Ellington Apartment Building. East (rear) elevation
- 5 of 15: Ellington Apartment Building. Front vestibule
- 6 of 15: Ellington Apartment Building. Front window on landing
- 7 of 15: Ellington Apartment Building. Interior, first floor corridor looking west
- 8 of 15: Ellington Apartment Building. Apartment interior, living room
- 9 of 15: Ellington Apartment Building. Apartment interior, original kitchen fixtures
- 10 of 15: Ellington Apartment Building. Apartment interior, window/wall detail
- 11 of 15: Ellington Apartment Building. Apartment #2 interior, living room
- 12 of 15: Ellington Apartment Building. Apartment #2 interior, closet, bath, doorway to corridor
- 13 of 15: Ellington Apartment Building. Apartment #2 interior, original light fixture
- 14 of 15: Ellington Apartment Building. Apartment #3 rear doorway from interior
- 14 of 15: Ellington Apartment Building. Apartment #3 rear doorway from exterior

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name Jim Foulston, c/o Foulston Construction Company email: jim@foulstonconstruction.com
street & number 229 S. Ellis telephone 316-469-5246
city or town Wichita state KS zip code 67211

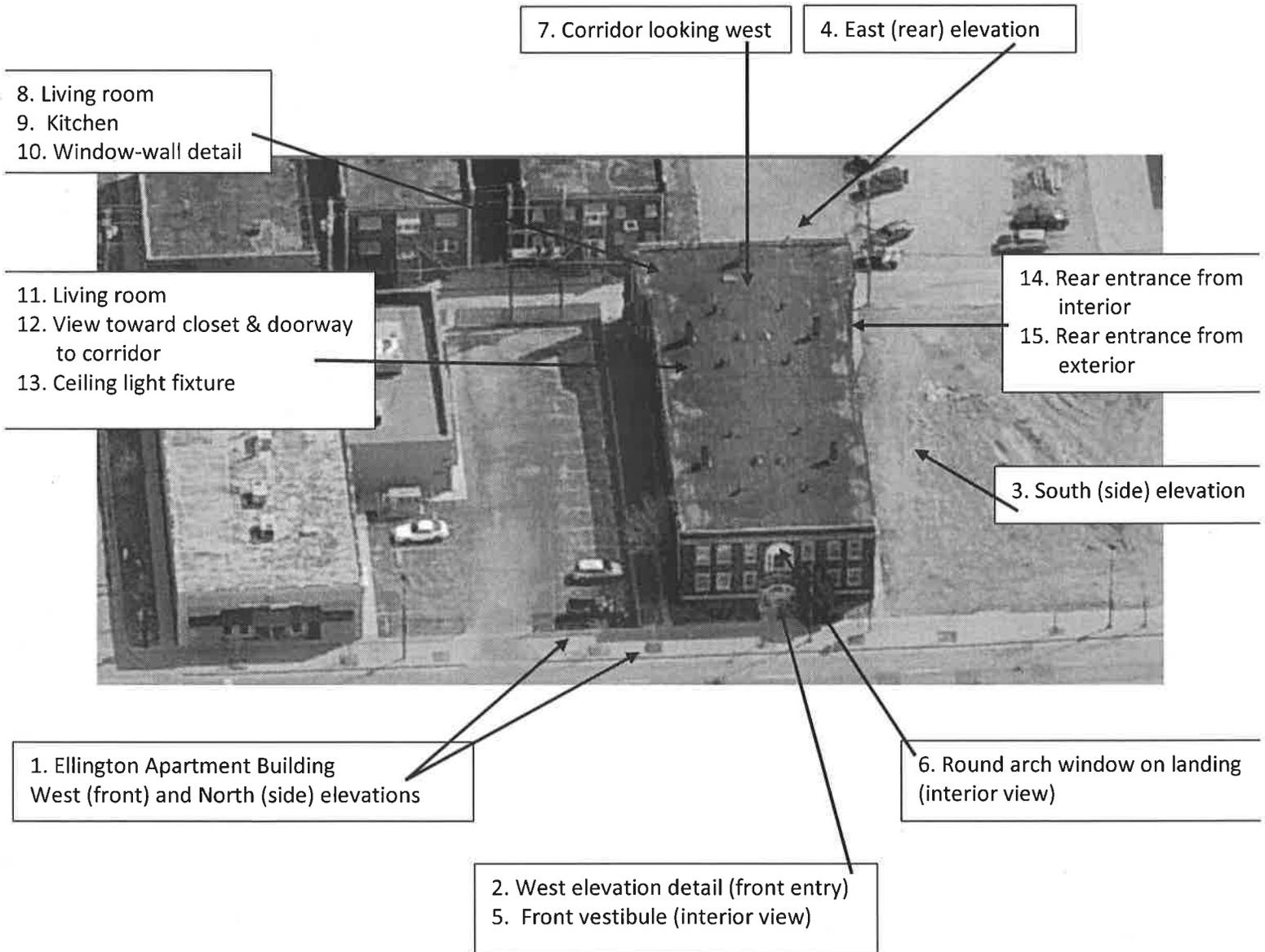
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.)

Ellington Apartment Building
Name of Property

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Attachments

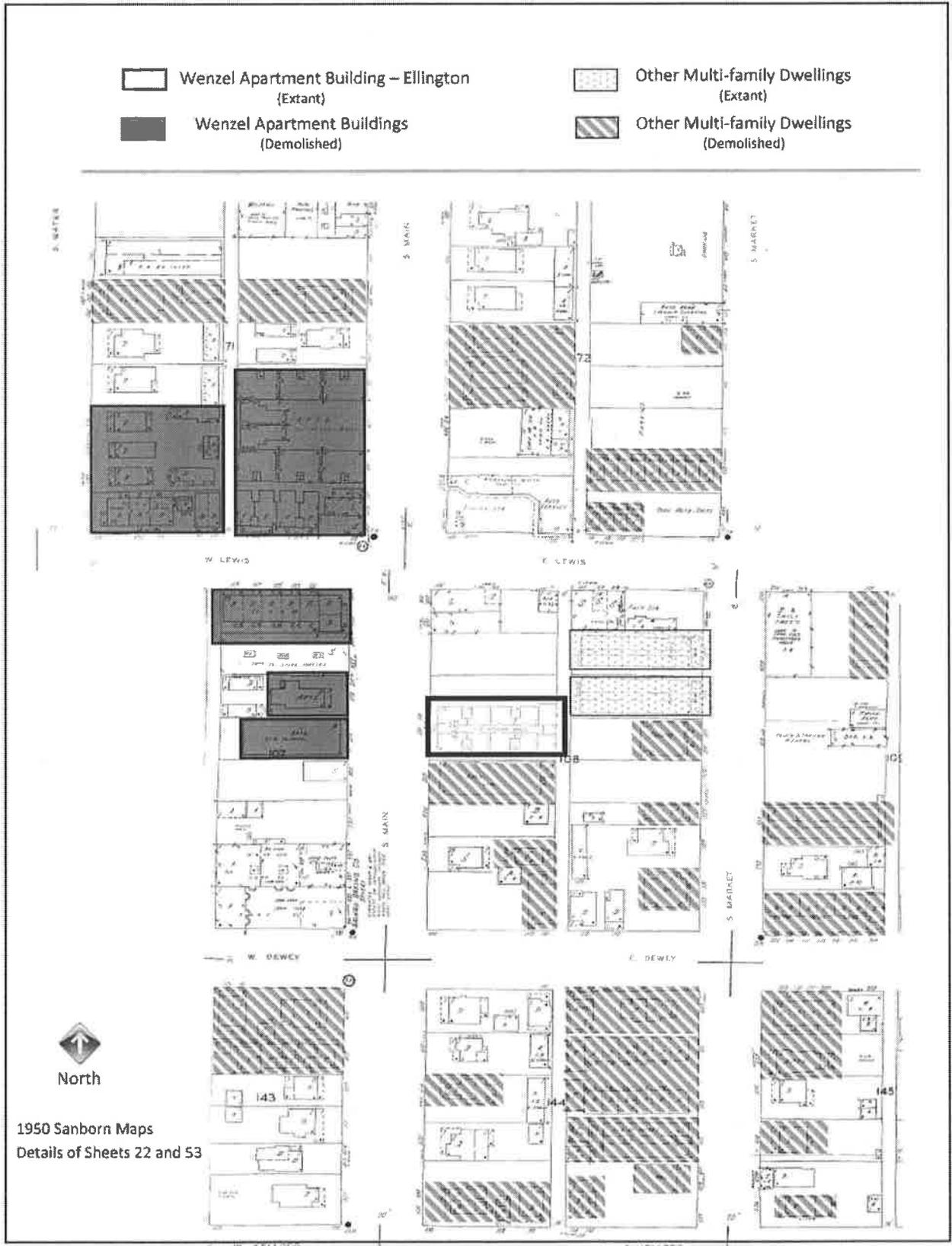
Figure 2: **Key to Photographs, Ellington Apartment Building** 514 S. Main Street, Wichita, Kansas

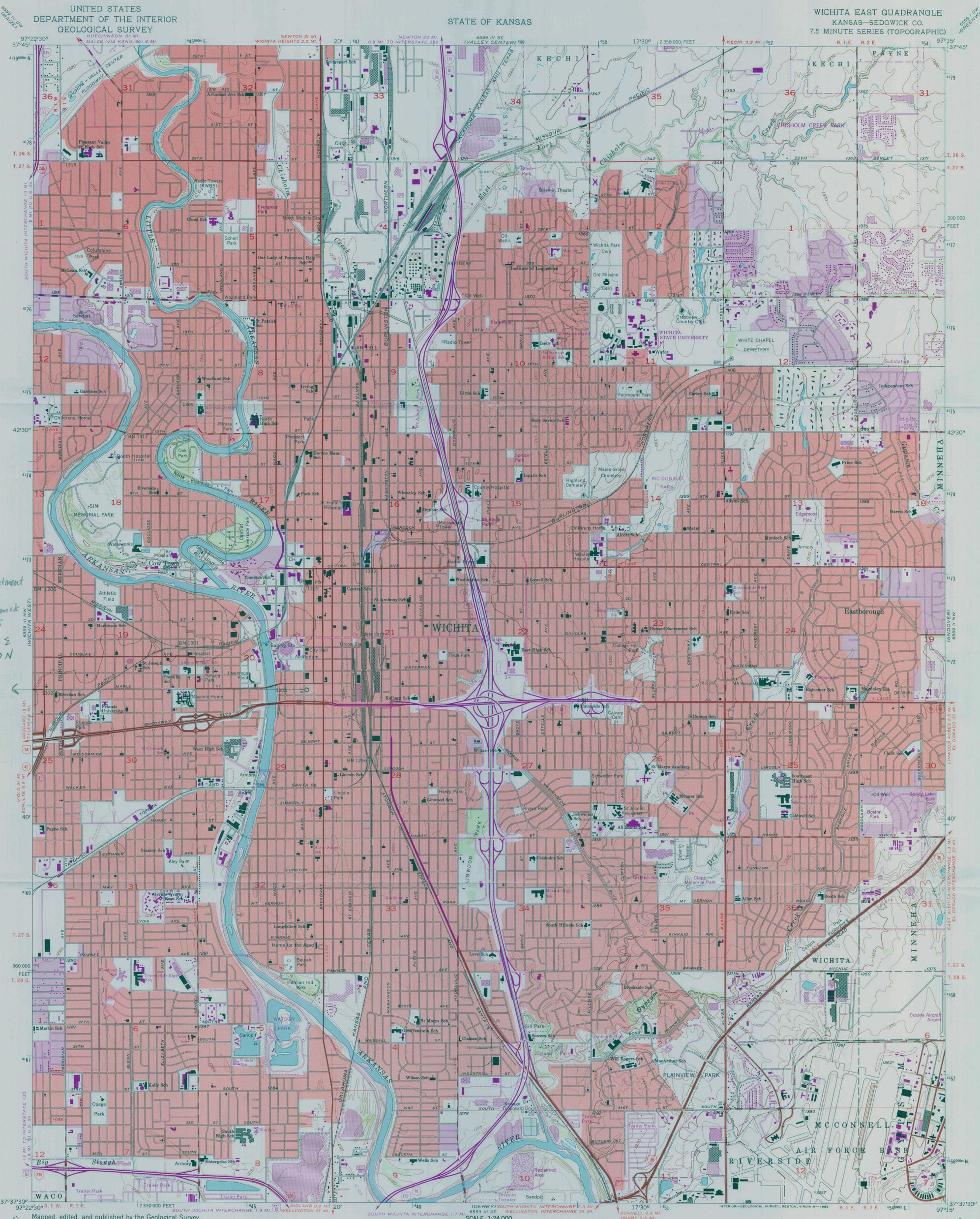


Ellington Apartment Building
Name of Property

Sedgwick County, Kansas
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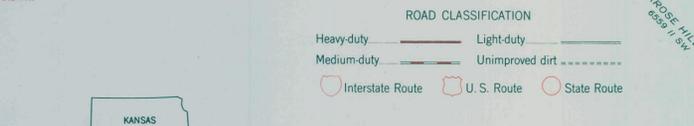
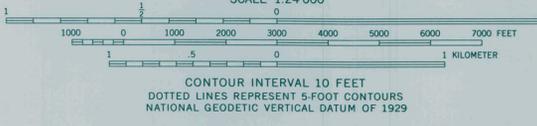
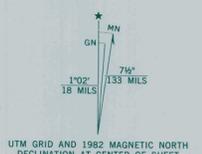
Figure 3: Number of Apartment Buildings in Neighborhood as of 1950 Compared to 2011: Three buildings are extant





Ellington Apartment Building
Wichita, Sedgwick County, KS
H: 64620 E
4171450 N

Mapped, edited, and published by the Geological Survey in cooperation with State of Kansas agencies
Control by USGS and USC&GS
Culture and drainage in part compiled from aerial photographs taken 1954. Topography by planetable surveys 1940-1941. Revised 1961 in cooperation with the City of Wichita
Polyconic projection. 1927 North American datum 10,000-foot grid based on Kansas coordinate system, south zone 1000-meter Universal Transverse Mercator grid ticks, zone 14, shown in blue
Red tint indicates areas in which only landmark buildings are shown
To place on the predicted North American Datum 1983 move the projection lines 27 meters east as shown by dashed corner ticks
There may be private inholdings within the boundaries of the National or State reservations shown on this map



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092 AND STATE GEOLOGICAL SURVEY, LAWRENCE, KANSAS 66044
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Revisions shown in purple compiled from aerial photographs taken 1980 and other sources
This information not field checked. Map edited 1982
Purple tint indicates extension of urban area

WICHITA EAST, KANS. N3737.5-W9715/7.5

1961
PHOTOREVISED 1982
DMA 659 III NE—SERIES V878







THE
ELLINGTON
514

NO SOLICITORS





Public Storage
10000
PARKING
RESERVED





















