NPS Form 10-900
Oct. 1990

OMB No. 1002-0018

NATIONAL REGISTER
LISTED

APR 18 2007

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

1. Name of Property:

Historic name Adeline Apartment Building
Other name/site number 173-5880-4762

2. Location

Street & number 1403 N. Emporia ☐ not for publication
City or town Wichita ☐ vicinity
State Kansas Country Sedgwick Zip code 67214

3. State/Federal Agency Certification

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

Patrick Zollner DSHPO 3/2/07
Signature of certifying official/Title Date

State or Federal agency and bureau

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

Signature of commenting official /Title Date

State or Federal agency and bureau

4. National Park Service Certification

I herby certify that the property is Signature of the Keeper Date of Action

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

5. Classification

Ownership of Property
(Check as many boxes as apply)

- [x] private
- [ ] public-local
- [ ] public-State
- [ ] public-Federal

Category of Property
(Check only one box)

- [x] building(s)
- [ ] district
- [ ] site
- [ ] structure
- [ ] object

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

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		total

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

Previously listed in the National Register
N/A

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

Current Functions
(Enter categories from instructions)

Domestic/multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Late 19th and 20th Century American Movements:
Commercial

Commercial

Modern Movement: Art Deco

Materials
(Enter categories from instructions)

Foundation: Concrete
Walls: Brick; Stone
Walls Brick with limestone trim
Roof: Asphalt; Metal
Other:

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

See Continuation Sheet

Name of Property: Adeline Apartment Building County and State: Sedgwick County, Kansas

8. Statement of Significance

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

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

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

Property is:

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

Areas of Significance
(Enter categories from instructions)

Architecture

Period of Significance

1923

Significant Dates

1923

Significant Person
(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Thomas C. Naylor, builder

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

9. Major Bibliographical References

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

Previous documentation on file (NPS):
- ☐ preliminary determination of individual lising (36 CFR 67) has been requested
- ☐ Previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey #
- ☐ recorded by Historic American Engineering Record #

Primary location of additional data:
- ■ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository:

Name of Property: Adeline Apartment Building County and State: Sedgwick County, Kansas

10. Geographical Data

Acreage of Property less than one acre

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

	Zone	Easting	Northing
1	14 S	646911	4174742

☐ See continuation sheet

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

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

11. Form Prepared By

Name/title Kathy Morgan and Jess McNeely, Senior Planners and Lindsey Sipe, Connie Martin, Kevin Pyle, David Weber

Organization City of Wichita Historic Preservation Office Date July 29, 2005

Street & number 455 N. Main, 10th Floor Telephone 316-268-4421

City or town Wichita State KS Zip code 67202-1688

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with SHPO or FPO for any additional items)

Property Owner

name Phong Thanh and Lap Thi Nguyen

street & number 1240 S. Santa Fe telephone 262-6858

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. 470 et seq.).

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

Late 19th and Early 20th Century American Movements: Commercial

Overview

The Adeline Apartment Building (c. 1923) is a "L-Plan", three-story, red brick garden apartment building with cast stone detailing. It is located on the northwest corner of North 13th Street and Emporia, north of downtown Wichita. Each floor has six apartments, for a total of eighteen units in the building. The L-plan structure has its short leg facing east along Emporia, and the longer leg facing south on 13th Street. The basement floor does not contain dwelling units, and is partially above ground, giving the entire building added height on the street. A cast stone belt course separates the basement from the main façade of the building. The cast stone decorative entry door surrounds and entrance lights (only one remains) are reflective of the Art Deco style of the time the building was constructed. Some brick detailing gives the building subtle horizontal elements, which are also reflective of the Art Deco period.

All formal facades of the apartment building are clad in a red brick that have been raked, then mottled before firing. Above belt course, all mortar joints are flush. The brick water table is laid in a running bond pattern with every fourth row being a rowlock course. Five rowlock courses are spaced evenly between the concrete castings placed at the base and top of the water table. This establishes a distinct massing without changing the base material. The mortar joints of the water table are flush with a slight vee tooling mark across only half of the width of the horizontal joints. All of the brick appears to be original, and the building does not show any signs of past tuck-pointing repair.

The building has a flat roof that discharges run-off to the back of the building, which is the enclosed part of the L-shape. It has a parapet wall atop all formal facades of the apartment building with an attached projecting metal cornice giving the building a broad shadow-emphasized horizontal line. It is topped with a stepped metal capping piece. This capping captures a slight shadow in each of its three horizontal steps, giving the building a distinct horizontal line of termination.

Each entry door assemblage (one on the east elevation and two on the south elevation) has a door and surround at the base. The entry doors are not original, but simple steel doors, flanked on both sides with sidelights (currently boarded over for security purposes). Around the entry door and sidelights is a cast stone voussoir surround that has a flush quoined appearance up to the belt course, and a bold cornice treatment above that point up and over the stepped and pedimented top. A single sconce type light provides illumination at the doorway, but only one original fixture remains.

Above and below the projecting cornice are bands of a brickwork basket weave pattern by using bricks in alternating stretcher/soldier arrangements. The pattern is highlighted by slightly extending the soldiers to give a faint impression of Greek triglyphs.

The third floor window cast stone sills have a band of slightly extended brick rowlocks connecting each sill to one another. The double band of slightly extended stretchers, separated by a single brick course, highlights the upper edge of all third floor windows on formal facades, and serves as the lower border for the frieze of basket weaving.

Other special brickwork details include brick quoining, window outlining for the stairwell windows and diamond detailing in the sun porch areas. The interior configuration of the apartments translates to asymmetrical facades.

All windows are three-over-one wood sash of a standard size. The vertical bays created by the fenestration may have a single, double or triple configuration. All windows have aluminum frame storm windows.

Although individual apartments are not discernable from the street, their arrangement within dominates the structure. Each apartment faces both the street (either 13th or Emporia) and the back parking area located in the crook of the L-plan. On each of the three floors, three apartments face south to 13th Street, two apartments face east to Emporia, and the corner unit faces both 13th and Emporia.

The front entry door of each apartment is accessed from an enclosed interior stairwell. Three separate enclosed stairwells, each with its own exterior doorway serves two units on each of three floors. One stairwell is in the eastern façade between the two units facing Emporia, and two stairwells are in the southern façade, one between each of the remaining two pairs of apartments facing south to 13th Street. Because the basement is partially out of the ground, each stairwell entry is a split-entry type, with a half flight of stairs leading up to the first floor, and a half flight leading downstairs to the basement.

The back door of each apartment goes directly to an exterior wood gallery connecting each apartment on that level. A single wood staircase connects the third floor gallery to the second, and the second floor gallery to the first, and then a half level to the parking lot below.

East Façade

The most notable features of the east elevation are two sun porch towers serving the apartments at each end of the façade. The northern tower is nearly flush with the north edge of the building, while the

southern tower is spaced a window bay north of the southern edge of the façade. Both towers are the same width and depth, and have triple three-over-one ribbon double-hung sash windows on the broader east face, and paired double hung sash windows on the north and south faces of both towers. Each sunroom has a total of seven windows serving a room of about 4 feet by 10 feet.

Although these towers serve each level of the three-storey building, the roof over each tower is separate and lower than the main roof. The protruding soffit of these roofs is level with the top edges of the third story windows, and is visually supported by cast stone capitals in the two eastern corners.

Between the second and third floor windows of all triple windows in both towers is a decorative rectangle, outlined with bricks in slightly protruding header/rowlock arrangement, and cast stone corner squares. In the center of these rectangles, is a slightly larger cast stone diamond.

Between the first and second floor windows of all triple windows in both towers is a decorative brick embellished diamond motif. The larger center diamond is approximately 12 inches on each side, and is flanked by two smaller diamonds of about five inches on each side.

Above the entry door are three-over-one double hung windows, located between floors to provide light to the stairwell. As a group of two windows, they are embellished with a cast stone sill below the lower window and a cast stone header above the upper window. Two columns of brick stretchers visually connect the upper and lower cast pieces and a cast stone diamond is placed in the space between the two windows. The lower cast sill has visual supporting of two rows of slightly corbelled bricks with end bracketing of two additional bricks at each end.

Beginning at the northern most sun porch tower and moving south (right to left) are six vertical bays before arriving at the southern most sun porch tower. The first vertical bay has three-over-one double hung wood sash windows. The second bay contains the entry door and stairwell window assemblage. The third bay features three-over-one double hung wood sash windows. The fourth bay contains a triple three-over-one ribbon window, and the fifth and sixth bays are both three-over-one double hung sash windows. To the south of the sixth bay is the southern sunroom tower, followed by a single bay of three-over-one double hung sash windows before arriving at the southern most edge of the east façade. The basement windows have been boarded over.

The east façade is anchored with the previously described water table, and is topped with the previously described projecting cornice, basket weave frieze and parapet wall with pedimented corners, with the pediments aligned directly above the two sun porches.

South Façade

The south façade has no differentiating surfaces as found on the east façade. It is very close to 13th Street, and has no foliage to hinder the viewing of its large face. The building nameplate is found in the east end of the water table. The cast stone cartouche bears the name "ADELINE", in all capital block letters.

The most notable features of the south façade are two terminating end bays serving the apartments at each end of the façade. These terminating bays are not projecting, but flush with the entire south façade. However, they are quoined on both left and right sides of the bay to give the illusion of planar difference between them and the center portion of the façade. The pedimented corners of the parapet align with the quoining of the end terminating bays.

The eastern, bay has two three-over-one double hung sash windows located between the brick quoining on each floor. The western, bay has a single vertical element column of triple-ganged double hung windows centered between the brick quoining. No basement windows are below the eastern bay of windows, but boarded over basement windows are below the left and right windows of the triple-ganged unit of the western bay.

Beginning at the eastern most terminating end bay and moving west (right to left) are seven vertical elements before arriving at the western most terminating end bay. The first vertical element is a column of three single-unit double hung windows. The second element is an entry door and stairwell window assemblage. The third and fourth vertical elements are columns of twin-ganged double hung windows. The fifth element is a column of triple-ganged double hung windows. The sixth element is another entry door and stairwell window assemblage. The final seventh element is another single vertical element column of single-unit double hung windows before arriving at the western terminating end bay.

The basement windows in the water table have been boarded over.

North Façade

The north façade is the rear elevation of the building and lies in three planes. Approximately 12 feet from the west wall, the elevation is recessed approximately six feet. The inset allows for the depth of the gallery on the rear of the building. The water table continues on this elevation, but the cast stone belt course is replaced with a course of three slightly protruding stretchers. The basket weave frieze and parapet wall extend along the 12-foot width, but the protruding metal cornice wraps around the western corner and terminates after about six feet. Two three-over-one double hung sash windows are asymmetrically placed in the west end bay.

The remainder of the north facade is clad in a utility grade brick, not the brick found on the more formal faces of the building. There is no parapet and no water table. Window and door lintels are shallow arches and not the concealed steel angles elsewhere on the building. Windows and doors are vertically aligned, similar to other facades. Each apartment has a kitchen doorway onto the gallery and each apartment has the remnants of ice or grocery delivery door of less than five feet high. Of the apartments surveyed, each had the interior portion of these short doorways covered with drywall, and had cabinets located in front of that space.

The galleries have structural wooden posts, purlins and joists supporting wooding decking. Each deck is sloped away from the building to facilitate rain runoff. The third level deck appears to be the original tongue and groove solid porch decking, which would require the runoff slope. The first and second levels have had the original porch decking replaced with 2' X 6' decking installed with half-inch spaces between boards. Many of the purlins retain the original fish-mouth load bearing joint detail with the wooden columns.

The east end of the north façade has the same details as the west bay, but is not in the same plane as it is the end of the foot of the "L"

West Façade

The west elevation lies in three planes and transitions from the formal main elevations to the rear/service area of the building and has the same detailing as the north elevation.

Interior

Each floor has three 2-bedroom apartments, two 1-bedroom apartments and an efficiency apartment. Each of these has a single bathroom and a kitchen. These rooms do not contain original fixtures. However, window and door trim, built-in shelving and fireplaces with mantels appear to be original, and currently painted. Doors and windows have pedimented lintels. The brick fireplaces have been painted, but are in good condition. These fireplaces were intended for use with radiant gas heaters.
Non-historic recent alterations include the addition of stand-alone gas heating units and ductwork, some suspended ceilings and some textured sprayed ceilings.

The enclosed interior stairwells appear to have the original treads and plain banisters.

Statement of Significance Overview

The Adeline Apartment Building meets Criterion C in the area of Architecture as a very good example of the garden style apartments being built in Wichita during the early 1900s. The L-Plan, three-story, red brick garden apartment building has cast stone detailing, cast stone decorative entry door surrounds and entrance lights (only one remains), and horizontal brick detailing are reflective of the Art Deco style of the time the building was constructed.

Historic Significance

The Adeline Apartments (c. 1923) were built during the nadir of the economic growth and development in Wichita. In 1910, Wichita's industries ranged from Coleman lantern manufacturing to Mentholatum production with a majority of the industries in agriculture, including broomcorn. By 1926, Wichita was 6th in the nation in the sales of wheat and corn and with 20,307,000 bushels a year. The Red Star Milling Company went from a 60,000-bushel elevator in 1905 to 3,000,000 bushels in 1925.

Until 1915 the economy of Wichita depended on agriculture but when oil was discovered 2 miles northwest of El Dorado on October 16, 1915, with the granddaddy oil derrick named after the landowner, Stapleton I, the stage was set for a great era of prosperity in Wichita. The oil boom had struck. In 1918 the Stapleton wells produced 29 million barrels of oil annually, 64, % of the Kansas total and more than 6% of the national output and the leading oil field producer in the U. S. The Enyart lease, which was the top oil producer of the world, produced 15,000 barrels daily. By 1924 oil fields encompassed a 40 mile radius around El Dorado. They had 5 refineries and 12 oil well supply companies. The El Dorado oilfield would bring in $65,000,000 into Wichita's economy in the late teens and early 1920s, which provided ready capital for entrepreneurs to invest in other Wichita industries, such as aviation. Although aviation economy would have been a few years after the construction of the Adeline Apartments, they would have contributed housing for the many seeking employment during the aviation boom in Wichita.

Jake Moellendick, of Wichita, who had made his money in the oil fields, started an airmail business using the Laird Swallow as its primary service plane. Infant companies such as Swallow Airplane manufacturing and Wichita Airplane Company would evolve into manufacturing giants in later years. Walter Beech, Clyde Cessna and Lloyd Stearman formed Travel Air Manufacturing Company founded in 1925. Each of these would later found their own companies respectively in 1927: Beech Aircraft, Cessna Aircraft, and Stearman Aircraft, which would later become Boeing. In 1929, Wichita had 16 aircraft plants that employed 2,000 people. It also had its own airline (Central Air Lines) and 13 flying schools. Wichita, alone, produced 26% of the nation's commercial aircraft.

These two industries profited enormously by supplying the nation during World War I. As a result, people began to flood Wichita seeking employment. The population grew from 64,196 in 1919 to 86,171 in 1923. The city was growing rapidly and a need for housing became paramount because of the city's housing shortage.

City officials hired the firm of Harland Bartholomew from St. Louis in 1922 to implement the city's zoning ordinances, which encouraged the building of multi-family homes. Bartholomew also created, in 1923, a city plan for Wichita, including parks, transit, streets and a comprehensive plan for downtown redevelopment. Building projects escalated from 1,000 building permits issued in 1919 to 4,000 issued in 1923. Thomas C. Naylor, contractor, would contribute to this growing housing development.

Local newspapers reported that construction would cost $150, 000, for the Adeline Apartments, being among the early multi-family dwelling apartment buildings constructed in Wichita. For those seeking temporary shelter and comfort without investing in a permanent residence, these apartments were ideal. These apartments were considered very upscale and modern for the times. Its first residents consisted of a lawyer, oil broker, geologist, president of the Adams and Ortmeyer Lumber Co. along with contractor Thomas Naylor and his family. Public transportation of the Wichita streetcar railway was only a block away and well within walking distance of the apartments.

Architect Information

The Adeline Apartment Building, located at 1403 N. Emporia on the corner of 13th and Emporia, was designed by the Wichita builder Thomas C. Naylor. Naylor, a former resident of Illinois, was active in Wichita from 1918-1926. During his short stay here, Naylor worked for a number of companies including his own construction company, De La Vergne & Naylor, an oil operations business, Wichita Dehydrated Products and established BCN Real Estate Trust. Toward the beginning of his career in Wichita, he built the Belmont Apartments at 115-117 S. Belmont in College Hill which were finished in June 1918 and in August he purchased the Interdale Apartments located at 916 N. Lawrence for $125,000. He would reside in these apartments until he completed the Adeline Apartments in 1923. In September 1923, the Adeline Apartments were ready for occupants. Naylor and his family lived in apartment 18. In 1925, Naylor sold the Adeline Apartments to David S. Jackman for $160,000.

Criterion C - Architecture

The Adeline Apartment is an excellent example of the garden style apartments that were built in Wichita during the boom years from 1915 through 1930 and is eligible for listing in the National Register under Criterion C. Typical features of garden style apartments are size of the building: no more than three stories tall, 18 to 26 apartment units and a landscape component. The Adeline Apartment was located one block east of the Wichita trolley route which connected the neighborhood to the downtown commercial district, the University and College Hill on the east side and the mills and other industrial concerns on the north side of town.

BIBLIOGRAPHY

City Directory: Wichita, KS. 1918-1926

Klintworth, Lawrence P. Oil Hill: The Town That Cities Service Built. Towanda: Towanda Publishing, 1977.

Maliszewski-Pickart, Margaret. Architecture and Ornament. (North Carolina: MacFarland and Company, 1998).

Miner, Craig. Kansas: The Story of the Sunflower State 1854-2000. Lawrence: University Press of Kansas, 2002.

Miner, Craig. Wichita: The Magic City. Wichita-Sedgwick County Historical Museum, Wichita: Wichita-Sedgwick County Historical Museum Association, 1988.

Nevill, John T. "The Story of Wichita," *Aviation Magazine* ed. 1930.

Wichita Eagle: 23 June 1918; 9 March 1923; 22 March 1925.

Wichita Beacon: 8 August 1918; 21 February 1923; 20 August 1923.

VERBAL BOUNDARY DESCRIPTION

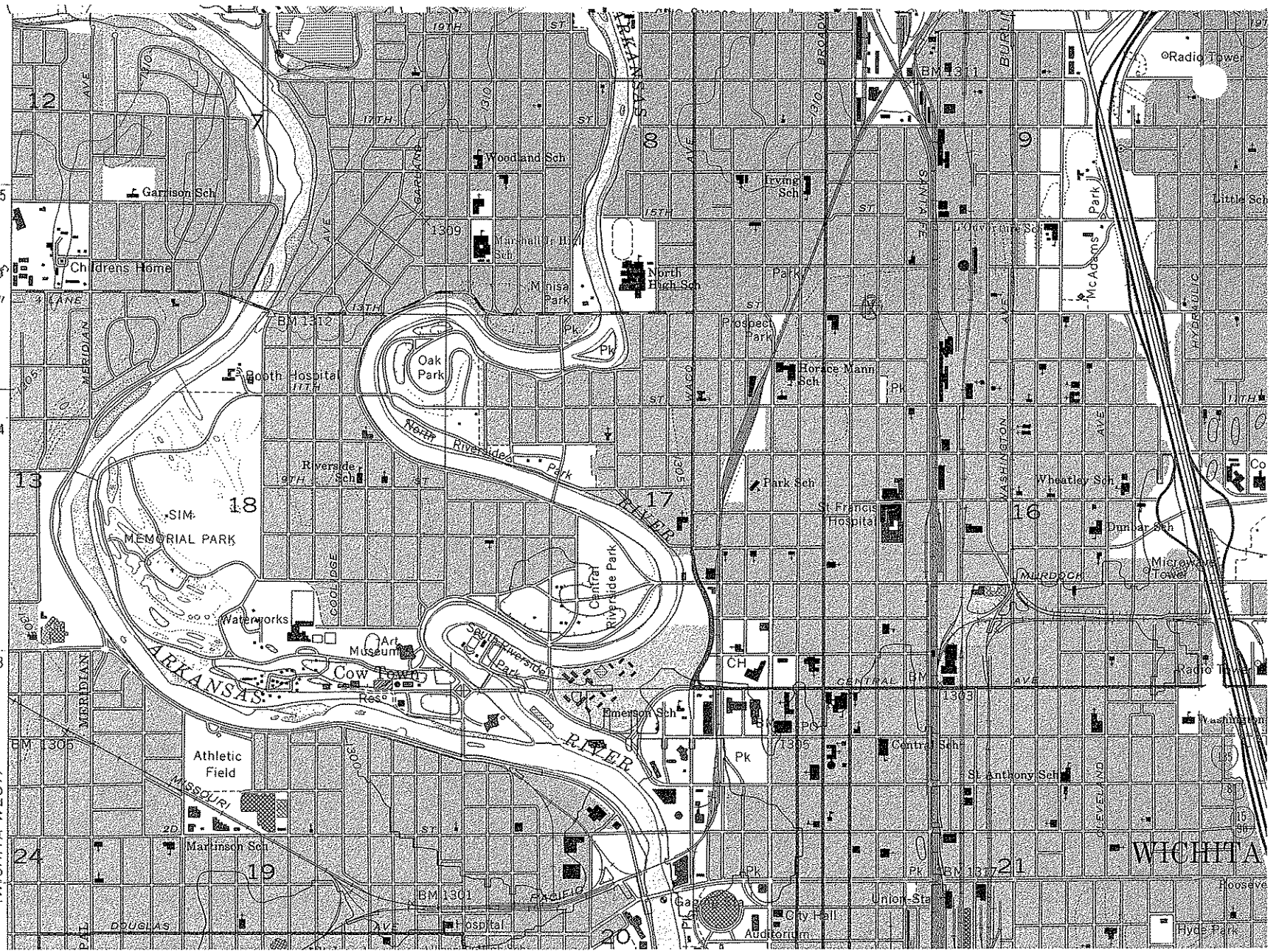
The nominated property is located on the northwest corner of Emporia and 13th Street. It is immediately adjacent to the Topeka/Emporia National Register Historic District. Legal description: lots 2, 4, 6, 8 of Wells and Eagle Addition.

BOUNDARY JUSTIFICATION

This nomination includes the parcel of land historically associated with the resource.

PHOTOGRAPHS

Adeline Apartment
Sedgwick County, Kansas
Kathy L. Morgan, Photographer
Date of Photographs: January 2005
Location of digital images:
City of Wichita Historic Preservation Office
455 N. Main, 10th Floor
Wichita, Kansas 67202-1688

1. Southeast corner elevation looking northwest
2. Cornice detail south elevation looking northwest
3. South elevation looking northwest
4. Exterior door detail south elevation looking north
5. Cartouche south elevation looking north
6. Interior hall looking north
7. Interior stairwell down to grade entrance looking east
8. North sunroom 1st floor looking north
9. Rear elevation looking east
10. Window detail looking south
11. Cornice detail east elevation looking west

Adeline Apartment
BUILDING
Wichita, Sedgwick Co, KS
14S
E646911
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