NPS Form 10-900
(Rev. 10-90)

OMB No. 10024-0018

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 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name N/A

other names/site number Bitting Historic District [preferred]

2. Location

street & number Generally the 1100 and 1200 blocks of Bitting [n/a] not for publication

city or town Wichita [ ] vicinity

state Kansas code KS county Sedgwick code 173 zip code 67203

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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 nationally statewide X locally. (See continuation sheet for additional comments.)

Richard D Pankratz DSHPO June 7, 2004
Signature of certifying official Date

Kansas State Historical Society
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 or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this 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
[X] public-local
[ ] public-State
[ ] public-Federal

Category of Property
(Check only one box)

[ ] building(s)
[X] district
[ ] site
[ ] structure
[ ] object

Number of Resources within Property

Contributing	Noncontributing	
39	20	buildings
		sites
1		structures
		objects
40	20	Total

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

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/single dwellings
TRANSPORTATION/road-related

Current Functions
(Enter categories from instructions)

DOMESTIC/single & multiple dwellings
TRANSPORTATION/road-related

7. Description

Architectural Classification
(Enter categories from instructions)

Late Victorian
Late 19th & 20th Century Revivals
Late 19th & early 20th Century American Movements
Other: National Folk

Materials
(Enter categories from instructions)

foundation Limestone, CONCRETE, BRICK
walls Limestone, WOOD, METAL, ASBESTOS, SYNTHETICS, BRICK
roof OTHER
other Limestone, BRICK

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

See continuation sheets.

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)

[X] **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.

[X] **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)

Community Planning & Development
Architecture

Period of Significance
1886-1946

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 a 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.

Significant Dates
N/A

Significant Person
(Complete if Criterion B is marked above)
N/A

Cultural Affiliation
N/A

Architect/Builder
Unknown

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 listing (36 CFR 67 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:

10. Geographical Data

Acreage of Property 8.07 acres

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

	Zone	Easting	Northing		Zone	Easting	Northing
1	14S	645621	4174449	3	14S	645568	4174141
2	14S	645642	4174139	4	14S	645532	4174416

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 Deon Wolfenbarger/Preservation Consultant

organization Three Gables Preservation date December 21, 2003

street & number 320 Pine Glade Road telephone 303/258-3136

city or town Nederland state Colorado zip code 80466

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 the SHPO or FPO for any additional items)

Property Owner

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

name see continuation sheets

street & number _____ telephone

city or town _____ state _____ zip code

SUMMARY

The Bitting Historic District is located within the city limits of Wichita in Sedgwick County, Kansas. This small residential district consists of the 1100 and 1200 blocks of Bitting Avenue. It is bounded on the south by North Riverside Park, and on the north by the Little Arkansas River. The east and west edges of the district are defined by the alleys on either side of Bitting Avenue. Although many of the adjoining homes on the streets to the east and west are constructed from the same era, Bitting retains a high degree of integrity. Most of the houses in the proposed district are wood frame with clapboard siding. The houses also share a similarity in size and massing on each block, with the west side and central portion of the 1200 block containing larger Queen Anne two story residences, and primarily one-story houses on the south end of the 1100 block. Some of the buildings in district represent a distinct residential style. For example, the earliest buildings in the district are good examples of the Queen Anne style, while many of the later are typical Craftsman Bungalows. Other buildings are simple vernacular buildings, such as the "National Folk" types described by Virginia and Lee McAlester in A Field Guide to American Houses. There are also two neighborhood commercial buildings located in the proposed district. Within the boundaries of this district are thirty-nine contributing buildings, twenty non-contributing buildings, and one contributing structure. The district as a whole retains a high degree of integrity of in all areas of consideration.

ELABORATION

The Bitting Historic District contains a total of sixty resources. Of the primary buildings, thirty-two are contributing and ten are non-contributing. There are additionally seven contributing garages, ten non-contributing garages, and one contributing structure. Collectively these resources retain a sufficient degree of integrity to represent a distinct portion of Wichita. Natural boundaries for this portion of Bitting are formed by the bends in the Little Arkansas River; the north bend forms the northern edge of the district, while North Riverside Park along the south bend forms the southern boundary at 10th Street. The scale, mass, character and style of the buildings within the district are similar. Furthermore, the buildings within the proposed district share a common historical association due to their construction dates and location in a small historical plat of Wichita.

The district is characterized by one- and two-story buildings with no vacant lots. Many houses have garages located to the rear, which are reached by side yard driveways leading from Bitting to the rear of the lot. Although several of the garages are non-historic, their size and location at the rear of the lot does not detract from the overall integrity of the district. Bitting Avenue has sidewalks with a grassed strip in between the sidewalk and street. The ground is level, and some front yards have very low concrete walls on the sidewalk edge. The street is lined with mature deciduous shade trees, and virtually all of the houses share the same setback. These features contribute to the historic sense of time and place of the proposed district. Bitting Avenue ends

on the south at North Riverside Park, and continues north over the Little Arkansas River on the Bitting Bridge. 11th Street retains its historic brick surface, and is counted as a contributing structure.

Some of the earlier prominent homes on Bitting may have been designed by an architect, but the designs of most of the houses were probably obtained from plan books. Some houses may also be "kit" houses, such as a Sears or Alladin house. Architectural styles in the proposed district range from those found in the late Victorian era through the early twentieth century.

A list of the contributing and non-contributing buildings follows. Information specific to each building is found in the following list, including: present address, construction and significant alteration dates in parenthesis, historic name(s) if known, and the building's contributing/non-contributing status. Also included is a brief description of each building, including architectural style if applicable. Classification categories for architectural styles or forms are those described in McAlester's A Field Guide to American Architecture. Lastly, the contributing status of any outbuilding is listed.

NORTH BITTING AVENUE

1101 N. Bitting. (c. 1946) ***Contributing***
A one-story wood frame *Minimal Traditional* house which has vernacular references to the *Tudor Revival,* this building has multiple gable roofs and different cladding in the gable ends. There is brick veneer on the first story and clapboard in the gable ends. The house has a side gable with shallow eaves, and a lower side gable extension on the south elevation. A one-bay, front gable roof on the east elevation has simple square wood columns. There is a front gable dormer on east elevation, and a centered interior chimney. The south elevation, formerly the front, contains a lower gable bay with recessed entry on the west end, and another lowered gable bay on the east end containing paired windows. An addition to the rear (west) contains a garage.

1104 N. Bitting, Matson House. (c. 1909) ***Contributing***
This two-story wood clapboard *Foursquare* house has *Colonial Revival* influences, found in the front-facing gable with arched pedimented returns. The upper story windows are very tall, narrow, 1/1 double-hung, and there is a leaded glass windows on the first story. There is a one-story, full width hip roof porch with wrought iron porch columns and balustrade. There are hip roof dormers, and a one-story hip roof bay on the south elevation. A one-story shed roof garage is attached on the rear.

1107 N. Bitting, Carson House. (c. 1946) ***Contributing***

This one story *Minimal Traditional house* has a side gable roof and pedimented awning entry cover. Windows vary in configuration, and are either 1/1, 6/6, or 3/3 double-hung. The house has wood frame with front brick veneer, and a one-story, one car garage addition to the north. The garage doors are sliding, vertical wood with a circular window. There is a ***non-contributing*** garage with side gable roof at the rear, built outside of the district's period of significance.

1108 N. Bitting, Capps House. (c. 1909) ***Contributing***
This one-story wood frame *Craftsman Bungalow* has clapboard siding. It features a hip roof, with widely overhanging eaves having flat brackets beneath. There is a front hip roof dormer, also with wide overhanging eaves and brackets, as well as paired multi-paned windows. The porch is recessed beneath the main roof, and has tapering square wood columns with capitals supporting a wide entablature. The cornerboards on the facade and front dormer mimic the porch columns, and are tapering wood with capitals. The porch balustrade is solid clapboard. Windows are double-hung, with multi-paned upper sashes. There is a small one car ***non-contributing*** garage at the alley, with gable-front roof and non-original metal siding.

1111 N. Bitting, Palmer House. (c. 1908) ***Contributing***
This one-and-a-half story wood *Dutch Colonial Revival* house has the character-defining side gambrel roof. It has narrow clapboard siding on the first story, and square wood shingles on the second story/gambrel ends. The full-width, one-story porch with shed roof is also partly recessed beneath the roof of the main house. The porch has square wood columns with simple capitals and flat balusters. A centered gable dormer on the front elevation has end returns and paired windows. Windows are 12/1 or 9/1. There is a ***contributing*** one car garage at the alley, with narrow clapboard siding, hip roof, and a small narrow window on the south elevation.

1112 N. Bitting, Vail House. (c. 1908) ***Contributing***
This one-story *National Folk: pyramidal* house with wood clapboard siding has classically inspired design elements, such as the tapering wood porch columns with capitals supporting a full entablature. The balusters are simple square wood. The bellcast hip roof has widely overhanging eaves, with a similarly-shaped front dormer having paired multi-paned windows. Other windows are 1/1 double-hung.

1116 N. Bitting, Burfield House. (c. 1902) ***Contributing***
This one-and-a-half-story *Queen Anne* clapboard house has a side gable roof, with cross front gable. There is a full length, one-story porch with hip roof, part of which is recessed beneath the front gable bay. The porch supports are octagonal wood fluted round columns. The windows on the front elevation are paired on both stories, and are tall, narrow, 1/1. There is a one-and-a-half story ***non-contributing*** two car garage to the rear, with gambrel-front roof, concrete block walls, and aluminum siding in the gambrel end.

1117 N. Bitting, Smith House. (c. 1911) ***Contributing***
This one-story, wood clapboard *Queen Anne* cottage is distinguished by its multiple roof lines, formed by a basic hip roof with multiple front-facing gables, including the pedimented entry over the front porch. The full width porch roof is partly formed by the extension of the eaves of the main house; it has simple tapering round columns. There are fishscale shingles in the gable ends, and windows are 1/1 with wood entablature surrounds. A one car garage with gable roof is attached on the rear of the house.

1120 N. Bitting, Eshelman House. (c. 1911) ***Contributing***
This wood clapboard *Craftsman Bungalow* house has two stories, which are formed by a 3/4 width shed roof front dormer set on a one-and-a-half story side gable roof. The gable ends are pedimented, and the full width front porch, which is recessed beneath the front dormer, has a full entablature supported by square columns set on cast stone piers. There is a one car ***contributing*** garage at the alley, with side gable roof, overhanging eaves, narrow clapboard siding with corner boards, and a simple horizontal board in the gable apex, serving as a vergeboard.

1121 N. Bitting, Bergman House. (c. 1891) ***Key Contributing***
A two-story wood clapboard *Queen Anne* house with irregular floor plan and multiple roof lines. The full width, one-story porch with hip roof extends around to the north elevation to form a porte-cochere. The porte-cochere has simple square wood columns with carved brackets. There is a centered pedimented entry to the porch with decorative openings in the tympanum and spandrels below. An extension of the second story roof above this entry forms another small porch on the upper level, which has turned spindle columns and a semi-elliptical arched frieze. The windows are very tall, narrow, 1/1 double-hung. The front facing gable has pedimented eaves and vertical stick work. There is a two-story bay on the south, and a ***non-contributing*** two car garage with wide aluminum siding to the rear.

1124 N. Bitting, Hopkins House. (c. 1914) ***Contributing***
This one-and-a-half story *Dutch Colonial Revival* house has cross-gambrel roofs with end returns. The front porch is recessed beneath the overhanging second story, and has slender wood columns and balustrade. The south elevation has an entry door flanked by small multi-paned windows. The other windows are large 1/1 double-hung, and are paired on the second story. The house has wood clapboard siding, and fishscale shingles at the gambrel ends. The foundation is cast stone concrete blocks.

1129 N. Bitting, Camp House. (c. 1911) ***Contributing***
This one-and-a-half story wood clapboard *Craftsman Bungalow* with steeply pitched side gable roof has a large hip roof dormer on the front elevation. The dormer has four grouped windows, and overhanging open eaves. There are triangular knee brackets on the open gable ends. A full

length porch is recessed beneath the eaves of the main house. It has tapering square wood columns set on stone piers supporting a plain architrave, with a simple flat rail balustrade. Windows are 1/1 double-hung. There is a hip roof ***contributing*** garage to the rear with narrow clapboard siding.

1130 N. Bitting, Root-Sternberg House. (c. 1887) ***Contributing***
This two-story wood clapboard *Queen Anne* house has the character-defining multiple roof lines, formed by a gablet hip roof with intersecting front gable, as well as shed roof extensions over a second story porch on the front and a bay on the south. The gablet and the decorative vergeboards on the gable ends have sunburst decorations. Beneath the vergeboards are wood shingles. A one-story, full width porch with hip roof wraps around on the south elevation. It has a pedimented entry, and the porch columns are square wood. The windows are tall, narrow, 1/1, and are either single or paired. There is a ***non-contributing*** garage to the rear, built outside of the district's period of significance.

1132-34 N. Bitting. (c. 1934; moved c. 1953) ***Non-contributing***
Set back at the rear of the lot, this one-story wood frame *National Folk: pyramidal* duplex features a full width porch recessed beneath the main roof. The porch has tapering square fluted classical columns supporting a wide entablature. There is a hip roof dormer on the front elevation, and two entry doors centered on the front elevation. Although over fifty years in age, the building was moved to this site in the 1950s, outside of the district's period of significance.

1136 N. Bitting, Star TV & Appliance. (c. 1956) ***Non-contributing***
This one-story, flat roof brick commercial building is attached to the adjoining building on the north -- 1142-44 N. Bitting. The front elevation is angled to the southeast. The entry door is on the north end, and there are two display windows on the front elevation.

1139 N. Bitting, Jennings House. (c. 1911) ***Contributing***
This one-story stucco *Queen Anne* house has a highly irregular form and roof lines. There is a 3/4 width front porch which terminates on the north end with a circular roof featuring a finial. The porch has square wood columns, and entry piers topped with pommels. A multi-sided bay with pyramidal roof immediately northwest is set into a moderately steeply pitched hip roof. There is a front gable on the south end of the front elevation, with a parapet edge having *Mission Revival* influences. An attic level window on this front gable has a semi-elliptical arched opening. There is a one car ***contributing*** garage to the rear, with front gable roof, narrow clapboard siding, and a small shed attached to the rear.

1140 N. Bitting (c. 1930)[1] *Contributing*
This is another one-story, flat roof commercial building which is attached to the adjoining building on the north -- 1142-44 N. Bitting. This frame *one-part commercial block* building, as defined by Longstreth in The Buildings of Main Street, has an entry door on the north end of the front elevation with a display window on the south.[2] The entry door has a large glass sash, and wood pilasters separate the door from the display window. The transom area has been closed down. The roof has a parapet edge on the front with clapboard siding.

1142-44 N. Bitting. (c. 1911) *Contributing*
This two-story wood frame building has a hip roof with gablets on the west and east elevations. There is a two-story, full-width porch recessed beneath the roof eaves of the main house. The porch has square wood columns on both stories, and a simple wood rail balustrade on the second story. There are large display windows with transoms on the first floor, west elevation, and an angled entry at the northwest corner.

1145 N. Bitting/905 W. 11th). (c. 1973) *Non-contributing*
This two-story multi-family residential building has a shallow hip roof and flat deck. There is a two-story porch on the east elevation with stairs leading to entries on the second story.

1203 N. Bitting. (c. 1980) *Non-contributing*
This two-story multi-family residence house with front gable roof has minimal detailing. There is a large exterior brick chimney on the front elevation, with steps leading to a second-story with an entry to the upper level.

1204 N. Bitting, Umbarger House. (c. 1903) *Contributing*
A one-story example of the *National Folk: pyramidal* subtype with wood clapboard siding. It is a variant of this property type in that this house features a front gable wall dormer, with a lower front gable porch centered on the front elevation. There is an addition on the rear which extends to the south. The one-bay wide porch has simple square wood porch columns, and 1/1 windows. The house has clapboard siding with corner boards. There is a ***contributing*** one car garage near the alley, with front gable roof, narrow clapboard siding, and swinging wood garage doors.

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[1]This construction date differs from that on the historic resource inventory form (c. 1911); however, this building is not evident on Sanborn maps until 1935.

[2]Richard Longstreth, The Buildings of Main Street (Walnut Creek, CA: Alta Mira Press, 2000) p. 54.

1205 N. Bitting, Hill House. (c. 1891) ***Contributing***
This two-story clapboard *Queen Anne* house features the typical hip roof with intersecting cross gables to form an irregular roof line. The overhanging eaves are enclosed, and there are gable end returns on the front gable. The windows are very tall, narrow, 1/1 double-hung with simple surrounds. There is a full width, one-story porch with shed roof and slender square wood columns which wraps around to the south side.

1207 N. Bitting, Morris-Lightner House. (c. 1892) ***Contributing***
Another two-story *Queen Anne* house, this one featuring even more complicated roof lines formed by a basic hip with multiple intersecting gables. The house is clad in narrow wood siding, and there is a one-story full width porch with flat roof. The columns are simple square wood, and are supporting a heavy entablature. The windows are tall, narrow, 1/1 double-hung, with elaborate window surrounds on the first floor. A slender attic window in the front gable has a semi-circular arched opening. A two-story multi-sided bay on the north side has a small, one-story porch entry with shed roof nestled within the "L." This porch has turned spindle columns. There is another two-story multi-sided bay on the south elevation as well. There is a ***non-contributing*** concrete block garage with gable-front roof at the alley.

1212 N. Bitting, Parkinson House. (c. 1909) ***Contributing***
This one-story *Craftsman Bungalow* house has a side gable roof which extends over the recessed porch along the full width. The porch columns are paired, square wood set on a solid balustrade. Front elevation windows are paired, and are typical Craftsman with multiple vertical sashes over a single sash. Other windows are 6/1 double-hung. There are two eyebrow dormers with small semi-circular windows on the front. There is a ***non-contributing*** two car garage at the alley, with wide siding, a large two-car garage door, and entry beneath the side gable eaves

1216 N. Bitting, Ferguson House. (c. 1902) ***Contributing***
A two-story variant of the *National Folk: gable-front-&-wing* house with a basic T-plan. There is a 3/4 width, one-story porch that wraps around to the south. There are simple square wood columns supporting the porch's hip roof. Windows are paired or single, 1/1 double-hung. The house has wood shiplap siding. There is a small two car ***contributing*** garage at the alley, with formed stone concrete block walls, side gable roof, square cut wood shingles in the gable end, and sliding wood garage doors.

1217 N. Bitting, Viele House. (c. 1887) ***Contributing***
A two-story wood clapboard *Queen Anne* house with narrow wood clapboard, having a very steeply pitched, irregular roof formed by a gablet hip roof with front gable. There are brackets beneath the overhanging eaves. The windows are very tall and narrow, and have decorative

wood surrounds. The gable end has pedimented eaves, and sunburst wood trim surrounding paired windows in the tympanum with shingles above. There is also a sunburst in the gablet. A one-story porch is set within the ell, and features a shed roof with pedimented gable entry, also with sunburst in the tympanum. The slender wood columns are separated by a decorative cut-out wood balustrade. There is a ***non-contributing*** garage to the rear, with side gable roof and exposed rafter tails. Part of its narrow wood clapboard siding has been replaced with metal; rehabilitation of this garage may change its contributing status.

1218 N. Bitting, Howe House. (c. 1886) ***Key Contributing***
This is an elaborate two-story *Queen Anne*, with a steeply pitched gablet hip roof having lower intersecting gables. There are numerous design devices to avoid a flat surface, such as angled wall corners with spandrels, wood shingles and carved sunbursts in the gable ends, and windows of varying sizes. The main body of the house is clad in wood clapboard siding. There is a one-story, hip roof, wrap-around porch, with an angled pedimented entry on the southwest corner. The porch columns are paired, slender carved spindles, and there is a spindlework frieze and balustrade. An exterior chimney is centered on the front gable, and extends from the second story through the roof apex. It has highly elaborate recessed brick panels. There is a small shed on the alley, with shed roof, clapboard siding on side walls, and plywood panels on the rear.

1219 N. Bitting, Silknitter House. (c. 1922) ***Contributing***
This one-story wood clapboard *Craftsman Bungalow* has a front gable roof having an intersecting side gable roof to the rear. The front porch has a lower pitched front gable roof; all roofs have wide, overhanging eaves with exposed rafters and flat brackets in the gable end. The porch has non-historic wrought iron columns set on cast stone piers, with a wrought iron balustrade. The porch entry is on the south end, and there is a set of three windows on the front elevation with the typical Craftsman arrangement -- multiple vertical sashes over a single sash. There is a ***non-contributing*** garage with gable-front roof, exposed rafter tails, and wide siding at the alley, built outside of the district's period of significance.

1221 N. Bitting, Plagge House. (c. 1922) ***Non-contributing***
A one-story wood frame *Craftsman Bungalow* house with vinyl siding has a front gable roof extending over the recessed front porch. The wide overhanging open eaves have triangular knee brackets in the gable end, and a multi-paned attic window. The porch has two massive tapering square wood columns set on cast stone piers on either end of the porch, and a simple square wood column set on a shorter pier next to the entry steps. The porch entry is on the north end, and the balustrade is simple wood rails. Removal of the siding may result in a change in the building's contributing status.

1226 N. Bitting (c. 1996) ***Non-contributing***

Built to replace a house which burned in 1994, this is a one-story house with *Queen Anne* form, having a steeply pitched hip roof and lower front gable bay. A one story porch is set within the "L" and has turned spindle columns and cut-out hearts in the flat balustrade. There are wood shingles in the gable-front, and narrow wood clapboard siding on the remainder of the house.

1234 N. Bitting, Wixom House. (c. 1887)[3] *Contributing*
This one-story wood frame house is a *National Folk: pyramidal* property type with *Folk Victorian* details. There is a 3/4 width, one-story hip roof porch with spindlework columns and simple wood balustrade. The symmetrical front elevation features a centered from door flanked by simple 1/1 windows. A bay window on the south elevation has a hip roof. The house has wood shiplap siding. There is a one-story, one car ***contributing*** garage with gable-front roof, overhanging eaves, and clapboard siding to the rear, as well as a shed.

1236 N. Bitting, King House. (c. 1911) *Contributing*
This one-story, wood frame house has *Classical Revival* details, as well as an irregular roof form more typically found in the late *Victorian* era. Classical references are found in the gable end returns, and the simple square porch columns supporting an entablature. The roof is hip with gablets (the front gablet being larger than the side), and there is a lower front gable porch roof. Windows are tall, narrow 1/1. The house has wood shingle siding. There is a one-story ***non-contributing*** garage to the side with front gable roof and shed addition to the north.

WEST 10TH STREET

818 W. 10th. (c. 1952) *Non-contributing*
This two-story wood-frame house is a *National Folk: pyramidal* property type, and features two garage doors on the first level of the south elevation, and windows on the second. Entry is on the west side.

906 W. 10th, Epperson House. (c. 1930) *Contributing*
This one-story, wood frame house has architectural references to the *Tudor Revival* style, with its steeply pitched front gable section with one roof plane extending low to the ground, and larger exterior brick chimney on the front elevation. The asymmetrical front elevation features an entry

[3]This date differs from that shown on the historic resource inventory form -- 1909. However, this building was formerly addressed as 1228 N. Bitting; the local historic district application lists the construction date for 1228 at 1887. The city directories also show residents at this address prior to 1909.

door to one side, and paired 4/1 windows. There is an attic vent in the front gable with a semi-circular top.

WEST 11TH STREET

813-813½ W. 11th. (c. 1955) ***Non-contributing***
This one-story commercial building is connected to a row of similar commercial buildings, which in turn are connected to the two-story frame building on the west, 1142-1144 N. Bitting. It has a flat roof and two centered single entry doors flanked by display windows. The building has a brick facade and concrete block walls.

815-817½ W. 11th. (c. 1930) ***Contributing***
This one-story commercial building is connected to a row of similar commercial buildings, which in turn are connected to the two-story frame building on the west, 1142-1144 N. Bitting. It has a flat roof, and a single entry door flanked by display windows. The building is clad with cast stone concrete.

816 W. 11th. (c. 1887, moved 1924) ***Contributing***
This one-and-a-half story, wood clapboard *Queen Anne* cottage has a steeply pitched hip roof, with front gable wing and side hip wing. There is a one-story porch set within the L, which has spindle porch columns and elaborate spandrels supporting a hip roof. An oriel window on the front bay has a pedimented gable roof and a large fixed sash with diamond panes. There is another one-story porch on the west side with a hip roof.

819 W. 11th. (c. 1955) ***Non-contributing***
This one-story commercial building is connected to a row of similar commercial buildings, as well as the two-story frame building on the west, 1142-1144 N. Bitting. It has a flat roof, and a single entry door flanked by a display window on the east. The building has a brick facade and concrete block walls.

828 W. 11th, Golden Rule Refining Company Filling Station. (c. 1915) ***Key contributing***
This one-story *Mission Revival* commercial building has a flat roof with a Mission-style parapet edge on the front elevation. There are corner brick pilasters with stuccoed battered bases, which rise above the parapet edge. There is also brick coping on the top of the parapet, and brick veneer in the kickplate area; the remained of the walls are stuccoed. There is a centered front door, flanked by small rectangular windows on either side.

909 W. 11th, Ebright House. (c. 1912) ***Non-contributing***

A one-story *Craftsman Bungalow* with front gable roof extending over the recessed porch; there are flat brackets in the overhanging eaves. The porch columns are short, square paired wood columns set on brick piers; the porch balustrade is brick with concrete coping. There is a multi-paned attic window in the front gable, and the centered front door is flanked by paired windows. The house has vinyl siding; removal of the siding may change this building's contributing status.

910 W. 11th, Banze House. (c. 1926) ***Contributing***
The one-story *Craftsman Bungalow* has a front gable roof with a lower front gable porch set off on the east side of the front elevation. The roof eaves are widely overhanging, and feature exposed rafter tails and beams in the eaves. The porch columns are wrought iron and support a simple entablature. A shed roof open porch on the east forms a carport. The house is clad in wood clapboard. Windows are 1/1 double-hung, and feature an entablature wood surround.

WEST 12TH STREET

905-907 W. 12th. (c. 1939) ***Contributing***
This wood clapboard two-story building has *Colonial Revival* details, such as the gabled, pedimented dormers, 6/1 windows, and close eaves. It has a side gable roof, and a centered, three-bay flat roof front porch with a second story door leading to the upper verandah, which has an iron balustrade. The porch has round fluted classical columns which support an entablature with dentil band. There is a one-story attached garage to the rear.

SUMMARY
Wichita's Bitting Historic District is significant under Criterion A in the area of ***Community Planning and Development*** and under Criterion C in the area of ***Architecture***. In the area of ***Community Planning and Development***, the district represents a suburban streetcar neighborhood which was platted adjacent to a popular city park. The district developed during the various boom periods of growth in Wichita. The neighborhood was platted during Wichita's first boom of the 1880s; consequently, the earliest houses represent the economic "high times" of that period. The newly laid out Riverside Park proved to be an inducement for residential subdivisions to be platted further north and west of Wichita's historic commercial core. The streetcar lines provided the means to allow residents to live further from work in areas such as this. When the real estate bubble burst in 1888, there was virtually no additional construction in the neighborhood until after the turn of the century, when another growth period occurred in Wichita. The construction during the first two decades of the twentieth century nearly filled the district, although it experienced one last period of building just after World War II, when there was a critical housing shortage in Wichita.

Located in a bend of the Little Arkansas River, the neighborhood had natural barriers on the north, west, and south, and thus could not expand any further. The neighborhood contained the intersection of two streets with bridges over the Little Arkansas River, which formed a natural junction to encourage neighborhood commercial enterprises. With the development in the district spanning several decades, the housing styles/types located on these streets represent a wide time period. The district is thus also significant in the area of ***architecture*** with residences that represent the changing tastes, fashions, and construction methods in American residential architecture. The district includes several good examples of the large fashionable homes of the well-to-do during the late Victoria era, as well as the more modest National Folk type residences of the working class from the early twentieth century. There are thirty-nine contributing buildings, one contributing structure, and twenty non-contributing buildings with the district. The period of significance for the district extends from 1886, the construction date for the oldest extant buildings in the district, through 1946, when the last vacant lots in the district were developed with residential construction.

ELABORATION

Community Planning and Development

There were several factors which fostered the development of suburban neighborhoods like Bitting Avenue in Wichita. Some of these were part of nationwide trends, while others had their basis locally. These factors included: Wichita's real estate boom of the mid-1880s, in which a very high number of plats were added to the city in a short period; the streetcar lines, which provided citizens the means to live further from the city's center; amenities, such as city parks, which added to the desirability of outlying neighborhoods; an increased need for working class housing after turn of century; and a desire for housing to be located in a more "pastoral" setting, as opposed to the gritty and noisy commercial center.

When Wichita was first settled, it was common to build residences immediately adjacent to a place of business. This was partly due to transportation issues -- people needed not only to be close to work, but they also wanted to be close to any amenities found within the city as well. As Wichita grew, it no longer made sense for valuable commercial land to be taken up with small residences. Furthermore, the central part of the city became less desirable for residential living. Long after the cattle drives down Douglas Avenue were over, for example, that same street was filled day to night with farmers bringing their grain to market. Trains were constantly coming and going from downtown, and all the "rowdy" businesses were located there as well. Residential neighborhoods which were located some distance from all the noise and hubbub of the city had definite advantages.

Until residents could reach outlying neighborhoods, however, these areas were destined to lay undeveloped. By 1883, Wichita's street car lines began to encourage residential development further out from the city's center, creating "streetcar suburbs." By strict definition, neighborhoods are suburban if they are located on the outskirts of a city; i.e., "sub-urban" or "not urban." These first streetcars were drawn by horse and mule, but in 1887, the first electric line was started. That same year, Wichita had sixty miles of streetcar line.[4] This was the beginning of residential development in the outlying areas of Wichita.

It was not unusual for the organizers of streetcar companies to also be the developers of outlying real estate subdivisions. Furthermore, these developers realized that, in order to distinguish their particular plat from others, there might need to be additional amenities. A typical inducement, used to encourage both streetcar riders or future residents, was the creation of a park or recreation

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[4]Craig Miner, Wichita: The Magic City (Wichita: Wichita-Sedgwick County Historical Museum Association, 1988) p. 76.

area. John W. Hartzell, a streetcar developer from Topeka, had such an idea. He organized the Wichita Street Railway in 1881, and shortly thereafter purchased a large tract of land in hopes of it becoming a city park. This park, called "Riverside" by Hartzell, was to be supported at first by the street railway company and by subscriptions from Wichita citizens.[5]

The development of the Bitting residential district and the adjacent neighborhoods was an early attempt to recreate (or in this case, take advantage of) a rural lifestyle in a suburban setting. This was due in part to the shrewd development sense of William Greiffenstein. Greiffenstein was one of the key players in promoting the commercial development in Wichita along Douglas Avenue, and the accounts of his exploits regarding that street are almost legendary. Greiffenstein was involved in real estate in other areas of Wichita besides Douglas Avenue, although his residential development prowess is not as well recognized. He recognized very early the benefits of platting residential subdivisions adjacent to city parks, even though nationwide the park movement was in its infancy. He knew what others would soon realize -- that residential properties adjacent to parks and boulevards are worth substantially more than comparable properties in other parts of the city. With the newly formed Riverside Park to the south, and what would eventually become Oak Park on the west and Sims further to the west, the neighborhoods he would plat in this area should rise considerably in valuable as they became desirable residential locations.

Greiffenstein began platting several residential additions in the area of the bend of the Little Arkansas River in the mid-1880s. Griffenstein's 10th addition was the 1100 block of Larimer, and the west side of Jefferson; the 11th addition was the 1200 block of the above streets. Greiffenstein's 12th addition, which includes the proposed Bitting historic district, included both the 1100 and 1200 blocks (from the river to the north side of 10th Street) of both Bitting and Carlos Avenues. This plat was filed on October 26, 1886. The 13th Addition contained the same blocks along Pearce and Forest Avenues. The lots within these additions were very small, but from the beginning, residences were constructed on two lots.

The street was named for either Charles W. or Alfred W. Bitting (or both.) The Bittings were brothers and early leading merchants in Wichita; more importantly, they were part of the "Douglas Avenue crowd" whose leader was William Greiffenstein. The Bittings were firm believers in the commercial development of Douglas Avenue, and as a result, built the first four-

[5]Ibid., p. 42.

story commercial building in the city on the northwest corner of Douglas and Market.[6] Perhaps in gratitude, Greiffenstein had the street in his 12th addition to the city named after the Bittings.

It is important not to read too much into the residential development savvy of Greiffenstein, however. His platting of several subdivisions in this neighborhood also coincided with the citywide real estate boom. Wichita was in the full throes of the nationwide real estate boom of the mid-1880s --- it was, in fact, one of the most frantic places in the nation. A Bradstreets survey of 1887 found that Wichita ranked third in the nation in absolute volume of real estate operations, behind New York City and Kansas City, outranking larger cities such as Chicago and Brooklyn.[7] The citizens were so obsessed with real estate transactions that the new "industry" in town became the butt of local jokes. Craig Miner records one such joke of the period:

> "What is addition?," went a new style class in arithmetic. "Answer---Addition is the platting of out lots, on adjacent land in Wichita (see College Hill); Q.---What is division? A.---Division is the art of buying two or more lots on a corner, on a block in an addition, and then dividing them or it up into smaller tracts and selling each tract or piece back to the original owner for the purchase price on the tract divided (see Firebaugh's sub-division on College Hill.[8]

Thus Greiffenstein's additions along the banks of the Little Arkansas may have merely been a part of the wild real estate boom of the 1880s. A city planner hired by Wichita in the 1920s characterized the growth of Wichita as "quite natural during the first fifteen years." However, the period starting around 1885 and climaxing in 1887 and 1888 were ones of "artificial expansions and inflation of land values. . ." In fact, it wasn't until the end of the real estate boom, when Wichita's city council had a chance to review the extent of the new plats, that they realized that many areas within the city were unplatted, but were surrounded by outlying accepted subdivisions. It was unclear whether all the new plats were actually within the city limits, so in 1888, city council finally established an official boundary line for Wichita.[9]

Before the real estate boom went "bust," only four houses had been constructed along Bitting Avenue. Those that were built in the late 1880s, and even into the early 1890s, tended to be for

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[6]R.M. "Dick" Long, Wichita Century (Wichita: Wichita Historic Museum Association, Inc., 1969) p. 67

[7]Miner, pp. 56-57.

[8]Ibid., p. 64.

[9]Harland Bartholomew, A Comprehensive City Plan for Wichita, Kansas (The City Plan Commission, 1923) p. 12.

merchants, businessmen, and professionals. Thus these houses were, for the most part, large and stylish. Construction was relatively slow up through the early 1890s, no doubt in part due to the real estate bust. Up through 1892, a total of nine houses had been built in the proposed historic district.[10] Seven of this were built in the 1200 block. Except for two, all were large two-story Queen Anne residences.

These new residents along Bitting in the 1880s were the upper middle-class of Wichita's citizenry. D.S. Howe, a "capitalist," moved into 1218 N. Bitting in 1886. George Bergman, in mercantile; L. Fisher, in real estate, and W.O. Sternberg, a builder, were the other people who moved into Bitting in the late 1880s before the end of the real estate boom. W.O. Sternberg was the brother of W. H. Sternberg, a builder who was involved with entrepreneurial schemes with William Greiffenstein.[11] W. H. Sternberg is thought to be the contractor for both his brother's house, as well as 1218 N. Bitting. Sternberg, originally from New York, constructed the C.R. Miller residence at 509 S. Lawrence, the only building in Kansas designed by noted architect Stanford White. The owner had engaged Sternberg to construct his home, and Sternberg in turn had commissioned Stanford White.[12]

Although the residences constructed in the early 1890s were very similar to those built in 1886 and '87, the residents' occupations were more typically working class. A postal clerk, travel agent, a mortgage clerk, and grocer were among the new neighbors along Bitting. For nearly a decade after 1892, development in the Bitting Avenue area was practically at a standstill. It was not enough that there were plans for a park in the area -- the neighborhood needed another boost. In the first two decades of the twentieth century, though, a flurry of development occurred in the district. This coincided not only with next real estate boom in Wichita's economy, but also with the increased development in Riverside Park and the new trolley line which ran up Bitting from the park.

In 1890, Riverside Park was still privately owned. The land was offered for sale to the city during this year, but local citizens petitioned against this expenditure of city funds as a "luxury." One of the people who tried to sell some of this land to the city was Greiffenstein; this may have been solely arisen out of a desire to increase sales at his nearby subdivisions. Greiffenstein's asking price was $500 an acre. Just seven years later, though, the city paid only $100 an acre for

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[10]Two of these, 1203 and 1226 N. Bitting, have since been demolished.

[11]Miner, p. 36.

[12]Ibid., p. 15.

106 acres in Riverside Park, and rapidly started to develop the park into one of the city's finest recreational destinations. With new bridges, pathways, seating, and fountains, Riverside Park became increasingly popular after the turn of the century. Band concerts were a popular way for Wichitans to spend a Sunday afternoon at Riverside. A zoo was constructed in the park in 1909, making it even more popular for families.[13] The proximity of Bitting Avenue to this attractive amenity definitely helped the sale of residential lots in the district.

Further enhancing the attractiveness of Bitting as a residential neighborhood was the direct streetcar service which began after the turn of the century. This service was part of a large east side/west side line which ran through downtown. Known as the Fairmont-Bitting line, it started on Fairmont from 17th to 13th, then to Hillside to Douglas to Main, then onto Central to Nims (in Riverside Park) to Bitting, where the line looped around just before the Bitting Avenue Bridge. As Harland Bartholomew, consultant for the city's 1923 comprehensive plan, rather directly stated:

> Availability of street car service encourages development. . . The city's growth has been influenced greatly by its transit service. More than ninety per cent of the population of Wichita lives within one quarter mile of a street car line.[14]

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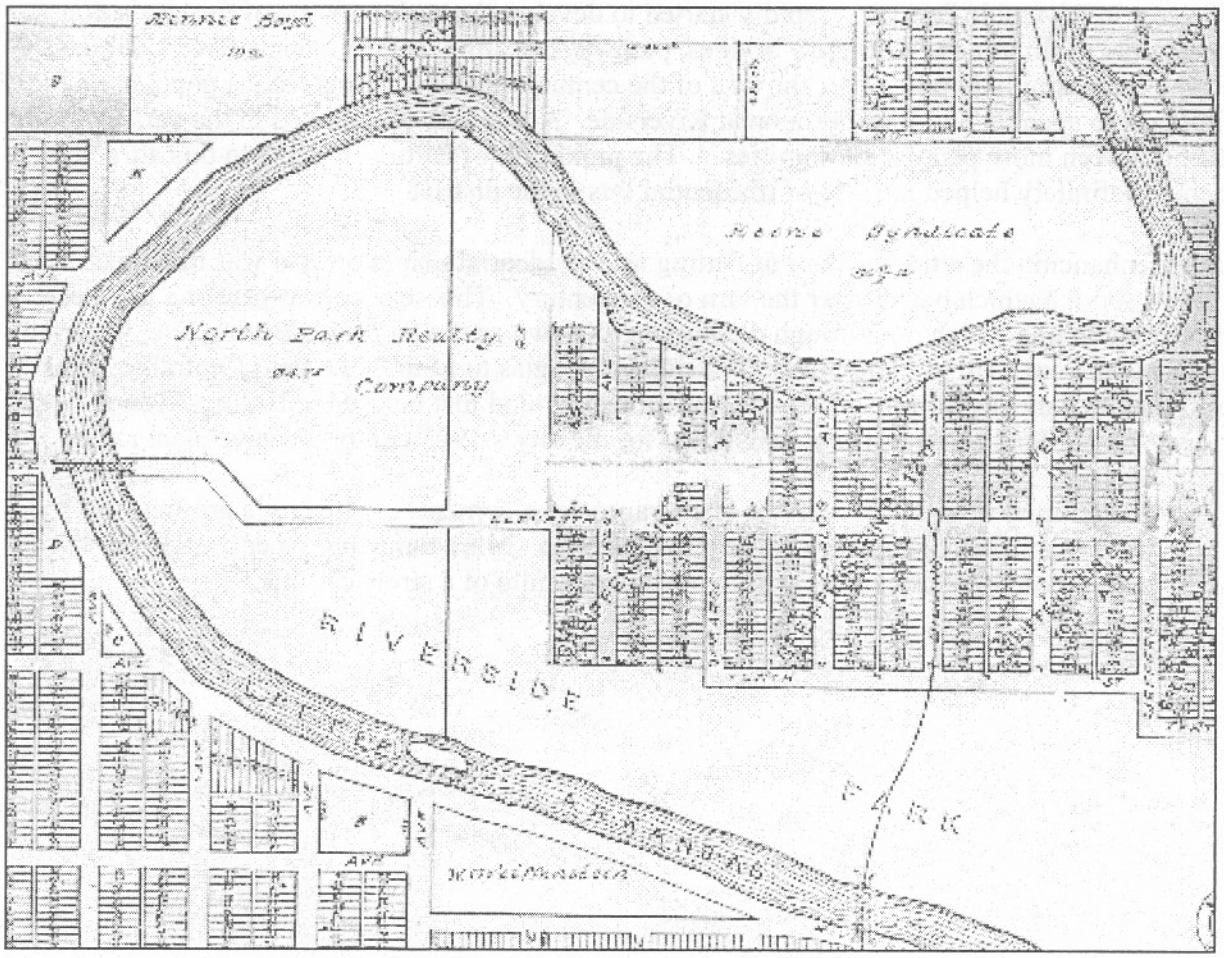
[13]Ibid., p. 106-107.

[14]Bartholomew, p. 36.



A portion of the 1905 Atlas, showing the streetcar line and Riverside Park.

Between 1900 and 1910, there were nine new residences houses built in the district, all but one located on the east side of Bitting. In the 1910s, there were seven houses constructed, six in the 1100 block. Unlike those of the late nineteenth century, these residents' occupation were clearly working class, and included a teacher, travel agent, widow, retired, contractor, telephone worker, reporter, motorman, and carpenter. Professionals were also attracted to the neighborhood, and some residents were lawyers, physicians, or dentists.

The 1910s also saw the introduction of neighborhood commercial buildings at the intersection of 11th and Bitting. 11th Street was a key east/west residential street since it had a bridge over the little Arkansas River. Although perhaps not as critical to city-wide traffic, Bitting was

nonetheless still a key neighborhood artery, as it also had two bridges where it crossed the Little Arkansas River. Bitting also contained the streetcar line from Riverside Park. The intersection of 11th and Bitting thus was a logical spot for neighborhood commercial enterprises, and proved to be an important corner for the adjacent neighborhood. The first commercial enterprises were located in the two-story building at 1142-1144 N. Bitting Avenue. A "mom & pop" grocery, with the proprietors living on the second floor above the business on the ground level, was the first neighborhood business at this intersection. In 1917, this building housed E.J. Jackson, who lived above his grocery store. In 1919, the Riverside Pharmacy was added.[15]

In 1924, a residence at 1202 Bitting was replaced by the Mission Revival style filling station for the Golden Rule Refining Company. This building, which faced onto 11th Street, is the only remaining Golden Rule station extant in Wichita in virtually intact condition (it is missing its original canopy on the front elevation). Commercial construction continued at this intersection past World War I. By 1935, a one-story commercial building had been constructed at 813-817 W. 11th Street (later 815-817), behind the commercial property at 1142-1144 N. Bitting. Two more commercial buildings were added to this block, one on the east extending to the alley, and the other on the west to adjoin the block with the building at 1142-1144 N. Bitting. This intersection has thus remained viable as a center for local neighborhood commerce and services since 1912.

New construction in the proposed district generally slowed in the following decades. During the 1920s, four additional houses were built. By now, some of the new construction was occurring on the rear of corner lots, which were being divided to accommodate a new residence. Two out of the three houses built in the 1930s were on the rear of subdivided lots. Two commercial buildings were added as well. Immediately after the end of World War II, the development of the street was completed when two additional houses were built on the last vacant lots within the district. One new house was built in each decade of the 1950s, 1970s, 1980s, and 1990s, but that consisted of redevelopment of lots with new buildings on the site of former residences; most of this new construction has been multi-family.

The residential development along Bitting Avenue reflected, in a small part, the development patterns not only of Wichita, but of the nation as well. Wichita was one of the communities most affected during the nationwide real estate boom of the 1880s, both in the rise in values associated during the "boom," and with the crash in real estate associated with the "bust." Another real estate boom in Wichita occurred in the early twentieth century, which coincided with a national change in city growth patterns. Streetcars and automobiles permitted and even encouraged

[15] Barbara Bradley, "Bitting District," Wichita Landmark Registry Nomination (18 February 1978), p. 2.

housing to move away from the dense city center into ever more distant suburbs. Furthermore, living in the central part of cities was now viewed as an unhealthy lifestyle. The country's population was changing from being predominately rural to predominately urban. Nonetheless, as more and more citizens moved from the farm into the cities, many still retained a desire for a pastoral setting. The growing congestion of downtown, and the corresponding rise in popularity of suburban living, had encouraged the emergence of suburban neighborhoods. Areas like Bitting Avenue could provide the best of both worlds -- a residential neighborhood close to a city job (thanks to streetcars and automobiles), yet a place where everyone had their own yard and close to parks as well.

Although not stylish or extravagant in its layout, the Bitting Avenue neighborhood was still a suburban neighborhood by virtue of its location and the role that transportation played in its development. The lots were small, yet provided a yard and some privacy to its residents, unlike the earliest residences in Wichita which were adjacent to the commercial and industrial areas. There were no factories or rows of commercial buildings nearby, or "shanty-town" neighborhoods either. Instead, the neighborhood merged into the parks on three edges, and to older, more established and impressive neighborhoods on the east. Although simple and modest, neighborhoods like Bitting Avenue give us a sense of the values, ideas, hopes and economic conditions of its residents and the times.

Architecture

Although only two blocks in length, the Bitting Historic District has residences which represent over five decades of middle-class architectural development in Wichita. The houses range from large Queen Anne residences of the 1880s to more modest homes of the early twentieth century, and even a few post World War II houses. Many of the early twentieth century residences are typical of standardized "plan book" homes, where the contractor or home owner took inspiration (or in many instances, ordered the plans directly) from the lumberyard, magazines, or architectural catalogues. A few residences in the Bitting Historic District spring from more humble roots, and represent the post-railroad building trends discussed in Virginia & Lee McAlester's A Field Guide to American Houses.[16]

The earliest extant houses in the district were constructed during the boom period of 1880s, and represent the Queen Anne style. This style was at its height nationwide during this period, so it is natural that Wichita's residences reflect the popular styles of the time. The Queen Anne style is noted for steeply pitched roofs of irregular shapes, most often a hip roof with a dominant front

[16] Virginia & Lee McAlester, A Field Guide to American Houses (New York: Alfred A. Knopf, 1984), pp. 88-101.

gable. There are multiple devices used to avoid a flat wall surface, including cutaway bay windows and shingle siding. The facade is usually asymmetrical, and can have a full or partial width porch which often wraps around one side of the building. An excellent example of the style is found at 1218 N. Bitting Avenue. As with most Queen Anne houses, a key character-defining feature is its steeply pitched gablet hip roof featuring lower intersecting gables. Architectural elements which provide surface texture and depth include angled wall corners with spandrels, wood shingles and carved sunbursts in the gable ends, which contrasts with the clapboard siding of the main body of the house. Providing further interest is an elaborate patterned exterior chimney centered in the front. It has a wrap-around porch with an angled pedimented entry, paired slender spindle columns, and a spindlework frieze and balustrade. Another elaborate Queen Anne residence is the Bergman House at 1121 N. Bitting. Its irregular floor plan, multiple roof lines, wrap-around porch, and wood decorations found in the pedimented porch entry are design elements which categorize it as this popular style.

Not including a new Queen Anne reproduction, the Bitting Historic District contains ten Queen Anne style residences. Six of these were built before the turn of the century and are large, high-style examples. Queen Anne cottages continued to be popular in the neighborhood through the first decade of the twentieth century, although these smaller versions tended to have simpler architectural decoration. Although the Queen Anne style was popular when the neighborhood was first platted, the predominate housing types constructed in the Bitting Historic District immediately after the turn of the century were National Folk forms or bungalows, the latter typically with Craftsman details. A few decades later, the Colonial Revival and Tudor Revival styles were more predominant, but these buildings were not constructed in great numbers in the district. A review of the 1914 Sanborn map reveals why: the majority of lots in the Bitting Historic District already contained buildings. The district had essentially acquired the character it retains today-- that of a small residential enclave which has experienced slow but steady growth over the years, revealing a variety of building types, styles, and construction dates. Since it is a small district, though, there are not many examples of any one style or type within its boundaries.

Some of the National Folk forms and other early twentieth century houses built in the district, were built from partial or total prefabrication, and utilized combinations of forms and ornament, making distinct classifications based on architectural style difficult. Some of the building types, based primarily on form, are as follows.

The "Bungalow" and "Foursquare" subtypes represent two of the most popular forms of housing for the working class in early twentieth century America. Although typically identified with the Craftsman style, the term for the form type "bungalow" has been confusing from its inception after the turn of this century. Generally thought of as a one- or one-and-a-half story house noted

for its porch roof extending from that of the main house and sweeping over a verandah, the typical Craftsman features were found in the porch supports, windows, materials, and exposed rafters or brackets in the eaves. However, bungalows were found with ornamentation from other styles as well. There are eight bungalows within the Bitting Historic District, with the Capps House at 1108 N. Bitting having many typical features. This one-story house has a hip roof with widely overhanging eaves having flat brackets beneath. The porch is recessed beneath the main roof, and has tapering square wood columns with capitals supporting a wide entablature. The cornerboards on the facade and front dormer mimic the porch columns, and are tapering wood with capitals.

The Foursquare is a two-story building, two rooms wide and two rooms deep, also with a low-pitched roof. The features and details of both structures borrow from the Prairie and Craftsman styles, such as wide, overhanging eaves, square or tapered porch supports, full length front porches, and horizontal groupings of windows. The most distinctive feature of the Foursquare is it massive appearance. It generally featured a hip roof, whose wide, overhanging eaves were usually enclosed. Often, there were front and side dormers. The front porch was full-length, most usually with a hip roof as well. In the Bitting district, there is only one example of a foursquare at 1104 N. Bitting. Built in 1909, this clapboard home has Colonial Revival details found in the front-facing gable with arched pedimented returns.

National Folk: pyramidal houses are relatively common within the Bitting neighborhood, with six examples found. While rectangular plan houses were generally covered with a gable roof, houses with a square plan commonly had pyramidal hipped roofs. Although slightly more complex in their roof framing, they required fewer long rafters and were less expensive to build. One-story examples are more typically found in southern states and are true folk forms.[17] An example of a National Folk: pyramidal house with classical references is the Vail House at 1112 N. Bitting, Vail House. It has tapering wood porch columns with capitals supporting a full entablature, and a bellcast hip roof, on an otherwise simple vernacular house form. Another National folk housing type is the "Gable-front & wing," of which there is only one example in the proposed district. In this folk form type, a side-gabled wing was added at right angles to the gable-front section, forming an L-shaped plan.

Although simple in their form, the early twentieth century homes built for the working class in Wichita were first and foremost "modern" houses of comfort and convenience. Indoor plumbing, built-in gas, electricity, and central heating were all luxuries a few decades before, but were common now. Laundry facilities began to appear in basements, instead of back yards or rear

[17] Ibid., p. 100.

porches. Coal-fired central heating systems almost entirely superseded the wood or coal-burning stoves in the post-Victorian period, even though they had been introduced in 1818. By the 1920s, alternative heating system utilizing steam, hot air, and hot water were available.

The technological improvements in the kitchen, bath, heating and ventilation systems required a good deal more space, but more importantly, now comprised 25% of the total cost of the house. To compensate for this, houses overall were smaller and the square footage decreased. The average size of the American family decreased as well, from five children in 1870 to three and one-half in 1900. Contrasting with Victorian single purpose rooms and their accumulated clutter, these new houses had multiple-function spaces, simpler interior woodwork and furnishing for more efficient, sanitary living. Isolated box-like rooms continued to be designed for sleeping areas, however, probably due to the owners' desire for privacy, although communal sleeping porches were promoted for health.[18]

For the majority of houses built nationwide and in Wichita, the design of such buildings fell not to a commissioned architect, but from cheaper and ready sources. Local contractors replicated and adapted entire building plans form a variety of sources, such as books, catalogues, and trade literature. The *Ladies Home Journal* was a major arbiter of residential taste, and supplied plans for a nominal fee. Entire books of plans, such as the Radford catalogues, offered blueprints through the mail. Ordering plans for houses through the mail evolved to ordering entire houses. While the idea of ordering parts of a building was not new, mail-order building firms felt that by ordering an entire ready-made house, an owner could eliminate the mistakes and misinterpretations of local carpenters. The Alladin Company, Sears & Roebuck, and Montgomery Ward were among the major suppliers of ready-built homes .

These houses met the needs of Wichita's working class, which was growing in numbers not only in Wichita, but across the country as well. Rising incomes combined with innovations in construction methods, such as mass production of features and balloon framing, made housing affordable to a growing percentage of citizens. The houses built along Bitting Avenue after the turn of the century were simpler and more modest than those built in the 1880s, but were still fashionable for the period. These homes were clearly built for tradesmen and skilled laborers. In their overall layouts, and in the scale and style of the houses, suburban neighborhoods such as Bitting contain examples of residential architecture which are conservative, comfortable versions of national movements in building. Furthermore, by containing buildings from several decades of construction in the Wichita's history, the district not only serves as a physical reminder of the

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[18]Catherine W. Bishir & Lawrence S. Earley, eds., Early Twentieth-Century Suburbs in North Carolina: Essays on History, Architecture, and Planning (n.p.: North Carolina Department of Cultural Resources, 1985) pp. 27-28.

varying periods of growth in the community influenced by various physical and economic factors, but also as an architectural textbook of middle-class Wichita housing styles as well.

Some of the residential buildings in the proposed "Bitting Historic District" may be individually eligible in the area of ***architecture***, either as excellent examples of a style or type of construction, or as representative of an architect's or designer's work. The following buildings have potential for individual listing in the National Register for their architectural significance to Wichita: 1121 N. Bitting, Bergman House (c. 1891) and 1218 N. Bitting, Howe House (c. 1886), as good examples of the Queen Anne style; and 828 W. 11th, Golden Rule Refining Company Filling Station (c. 1915), as a rare intact example of the Mission Revival gas station.

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VERBAL BOUNDARY DESCRIPTION

The boundary of the Bitting Historic District is shown as the heavy black line on the accompanying map entitled "Bitting Historic District."

BOUNDARY JUSTIFICATION

The boundary includes the buildings that have historically been located along Bitting Avenue within Greiffenstein's 12th Addition. There are natural boundaries formed by the Little Arkansas River to the north and Riverside Prk to the south, in addition to the alleys on the east and west sides of Bitting Avenue. The boundaries for those resources which are included are based on the current legally recorded lot lines for the associated properties. The boundaries further follow that of the local historic district's, which was designated in 1978.

The following information applies to all photographs:
Location of original negative:
City of Wichita
Wichita-Sedgwick County Metropolitan Area Planning Department
455 N. Main, 10th Floor
Wichita, Kansas 67202-1688
Name of photographer:
Doug Hintzman

The following information applies to photographs 1, 3-5, 9-13:
Date of photographs:
30 December 2002

The following information applies to photographs 6-8, 14-15:
Date of photographs:
30 September 2002

The following information applies to photograph 2:
Date of photographs:
6 June 2003

Further information is listed for each photograph:
Photograph number, Description of view

1. Looking southeast towards 905-907 W. 12th Street & Bitting Avenue.

2. Looking southwest towards west side of 1200 block of Bitting Avenue.

3. Looking southwest towards the west side of the 1200 of Bitting Avenue.

4. Looking southeast towards the east side of the 1200 block of Bitting Avenue.

5. Looking northeast towards the east side of the 1200 block of Bitting Avenue.

6. Looking northwest towards the north side of the 800 block of W. 11th Street.

7. Looking northeast towards 910 W. 11th Street.

8. Looking southwest towards the south side of the 800 block of W. 11th Street.

9. Looking southeast towards 1142-1144 Bitting Avenue.

10. Looking northeast towards the east side of the 1100 block of Bitting Avenue.

11. Looking southeast towards the east side of the 1100 block of Bitting Avenue.

12. Looking northwest towards the west side of the 1100 block of Bitting Avenue.

13. Looking northwest towards the west side of the 1100 block of Bitting Avenue.

14. Looking southwest towards 1111 Bitting Avenue.

15. Looking west towards 1107 Bitting Avenue.

PROPERTY OWNERSHIP LIST

Property Owner Name	Legal
BD OF PARK COMM 455 N MAIN WICHITA KS 67202	**Site: Vacant** BEG ON E LI BITTING AVE 350 FT S OF S LI 13TH STREET E 150 FT N 50 FT NELY TO PT 350 FT E & 170 FT N OF BEG THENCE N 30 FT E 100 FT N 150
QUALITY INVESTMENT PROPERTIES INC 7509 W HALE WICHITA KS 67212	**Site:1236 N BITTING** LOTS 1129-1131-1133-1135-1137 EXC ST BITTING AVE. GREIFFENSTEIN'S 12TH. ADD.
VEAZEY, BARBARA C 2355 RUTLAND CT. WICHITA KS 67226	**Site:905 W12THST N** LOT 1126 & LOTS 1128-1130-1132 EXC ST BITTING AVE. GREIFFENSTEIN'S 12TH. ADD.
ROBBINS, STACEY L 1234 BITTING WICHITA KS 67203	**Site:1234 N BITTING** LOTS 1125-1127 BITTING AVE. GREIFFENSTEIN'S 12TH ADD.
SOMERS, ROBIN D ETUX 1226 BITTING WICHITA KS 67203	**Site:1226 N BITTING** LOTS 1121-1123 BITTING AVE. GREIFFENSTEIN'S 12TH. ADD.
WELLBORN, GREGORY P & CARRIE 1221 BITTING WICHITA KS 67203	**Site:1221 N BITTING** N 1/2 LOT 1122 ALL LOT 1124 BITTING AVE. GREIFFENSTEIN'S 12TH. ADD.

PROPERTY OWNERSHIP LIST

Property Owner Name	Legal
FRIEDEL, DIANA L 820 N WASHINGTON AVE WELLINGTON KS 67152	**Site:1219 N BITTING** LOT 1120 & S 1/2 LOT 1122 BITTING AVE GREIFFENSTEIN'S 12TH ADD.
FERGUSON, RONALD L & DAWN C 1218 N BITTING WICHITA KS 67203	**Site:1218 N BITTING** LOTS 1117-1119 BITTING AVE. GREIFFENSTEIN'S 12TH. ADD.
KAISER, CHARLEEN R 1217 N BITTING WICHITA KS 67203	**Site:1217 N BITTING** LOTS 1114-1116-1118 BITTING AVE. GREIFFENSTEIN'S 12TH. ADD.
PARDO, RICHARD A 1216 N BITTING WICHITA KS 67203	**Site:1216 N BITTING** LOTS 1113-1115 BITTING AVE. GRIEFFENSTEIN'S 12TH. ADD. HICKORY CREEK ESTATES
HAGUE, NEIL C 1212 N BITTING WICHITA KS 67203	**Site:1212 N BITTING** LOTS 1109-1111 BITTING AVE. GREIFFENSTEIN'S 12TH. ADD. RIVERLAWN HEIGHTS ADD.
DUNN, VINCENT B 1207 BITTING WICHITA KS 67203	**Site:1207 N BITTING** LOTS 1110-1112 BITTING AVE. GREIFFENSTEIN'S 12TH. ADD.

PROPERTY OWNERSHIP LIST

Property Owner Name	Legal
BARNES, KENT L & SHERRI 1204 N BITTING WICHITA KS 67203	**Site:1204 N BITTING** LOTS 1105-1107 BITTING AVE. GREIFFENSTEIN'S 12TH. ADD.
DAVITT, THERESA E ETVIR 1205 BITTING WICHITA KS 67203	**Site:1205 N BITTING** LOTS 1106-1108 BITTING AVE. GREIFFENSTEIN'S 12TH. ADD.
BRAU, DIANA 910 W 11TH ST N WICHITA KS 67203	**Site:816 W 11THST N** LOTS 1101-1103 EXC W 67 FT BITTING AVE. GREIFFENSTEIN'S 12TH. ADD.
BRAU, DIANA 910 W 11TH ST N WICHITA KS 67203	**Site:828 W 11THST N** W 67 FT LOTS 1101-1103 BITTING AVE. GREIFFENSTEIN'S 12TH. ADD.
SCHIRER, MARSHALL E & DONNA D TRUSTS 1637 MAY AVE #1502 WICHITA KS 67213	**Site:1203 N BITTING** E 100 FT LOTS 1102-1104 BITTING AVE. GREIFFENSTEIN'S 12TH. ADD.
BRAU, DIANA S 910 W 11TH. WICHITA KS 67203	**Site:910 W 11THST N** W 40 FT LOTS 1102-1104 BITTING AVE. GREIFFENSTEIN'S 12TH. ADD.

PROPERTY OWNERSHIP LIST

Property Owner Name	Legal
STEINER, KENT C 21 HAMPTON RD WICHITA KS 67207	**Site:1144 N BITTING** LOTS 1045-1047 BITTING AVE. GREIFFENSTEIN'S 12TH. ADD.
ROBRAY REAL ESTATE 250 N KANSAS WICHITA KS 67214	**Site:905 W 11THST N** E 98 FT LOTS 1044-1046-1048 BITTING AVE GREIFFENSTEIN'S 12TH. ADD.
NISPEL, SINDA K 909 W 11TH WICHITA KS 67203	**Site:909 W 11THST N** W 42 FT LOTS 1044-1046-1048 BITTING AVE. GRIEFFENSTEIN'S 12TH. ADD.
STEINER, KENT C 21 HAMPTON RD WICHITA KS 67207	**Site:1132 N BITTING** LOTS 1041-1043 BITTING AVE. GREIFFENSTEIN'S 12TH. ADD.
BREWER, M LYNETTE 1139 N BITTING WICHITA KS 67203	**Site:1139 N BITTING** LOTS 1040-1042 BITTING AVE. GREIFFENSTEIN'S 12TH. ADD.
MAACK, STEVEN K D & ANNE E D 1130 BITTING WICHITA KS 67203	**Site:1130 N BITTING** N 10 FT LOT 1035-ALL LOTS 1037-1039 BITTING AVE. GREIFFENSTEIN'S 12TH. ADD.

PROPERTY OWNERSHIP LIST

Property Owner Name	Legal
HOFFMAN, LARRY D 1129 N BITTING WICHITA KS 67203	**Site:1129 N BITTING** LOTS 1036-1038 BITTING AVE. GREIFFENSTEIN'S 12TH. ADD.
LATTA, PATRICK M ETUX 1124 BITTING WICHITA KS 67203	**Site:1124 N BITTING** LOT 1033 & S 15 FT LOT 1035 BITTING AVE GREIFFENSTEIN'S 12TH ADD.
HOFFMAN, LARRY D 1129 N BITTING WICHITA KS 67203	**Site: Vacant** N 7 FT LOT 1034 BITTING AVE. GREIFFENSTEIN'S 12TH. ADD.
LAMBRECHTSE, SAMMY LOU 1121 BITTING WICHITA KS 67203	**Site:1121 N BITTING** LOTS 1030-1032-1034 EXC N 7 FT LOT 1034 BITTING AVE. GREIFFENSTEIN'S 12TH. ADD.
JACKSON, MICHAEL W ETAL 1120 BITTING WICHITA KS 67203	**Site:1120 N BITTING** LOTS 1029-1031 BITTING AVE. GREIFFENSTEIN'S 12TH. ADD.
PEARCE, JAMES R 1116 N BITTING WICHITA KS 67203	**Site:1116 N BITTING** LOTS 1025-1027 BITTING AVE. GREIFFENSTEIN'S 12TH. ADD.

PROPERTY OWNERSHIP LIST

Property Owner Name	Legal
MERCER, DAVID S 1117 BITTING WICHITA KS 67203	**Site:1117 N BITTING** LOTS 1026-1028 BITTING AVE GREIFFENSTEIN'S 12TH ADD.
FARINAS, RUDY G & ANNE 1112 BITTING WICHITA KS 67203	**Site:1112 N BITTING** LOTS 1021-1023 BITTING AVE. GREIFFENSTEIN'S 12TH. ADD.
SCHLEGEL, KENNETH E & SHARON K 1111 BITTING WICHITA KS 67203	**Site:1111 N BITTING** LOTS 1022-1024 BITTING AVE. GREIFFENSTEIN'S 12TH. ADD.
WILKEY, NATHAN D & ROBERT C PATTON 10 COLONIAL WICHITA KS 67207	**Site:1108 N BITTING** LOTS 1017-1019 BITTING AVE. GREIFFENSTEIN'S 12TH. ADD.
RYMAN, FRANK V & DOROTHY A 1107 BITTING WICHITA KS 67203	**Site:1107 N BITTING** E 90 FT LOTS 1018-1020 BITTING AVE. GREIFFENSTEIN'S 12TH. ADD.
BAIRD, SUSAN J 906 W 10TH. ST. WICHITA KS 67203	**Site:906 W 10THST N** W 50 FT LOTS 1014-1016-1018-1020 BITTING AVE. GREIFFENSTEIN'S 12TH. ADD.

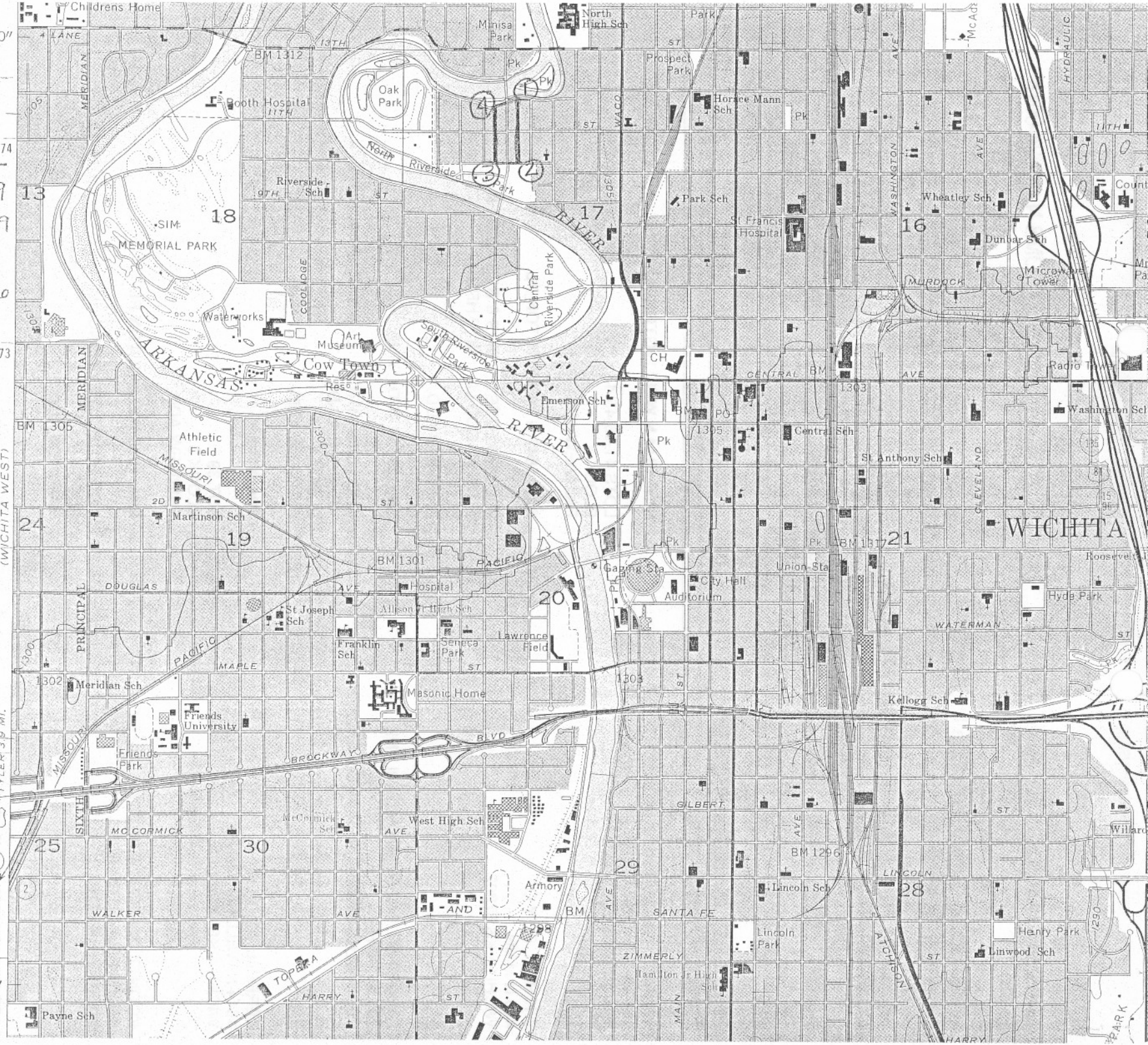
PROPERTY OWNERSHIP LIST

Property Owner Name	Legal
FROST, ORVIL J JR 818 W 10TH. WICHITA KS 67203	**Site:818 W 10THST N** E 38 FT LOTS 1013-1015 BITTING AVE. GREIFFENSTEIN'S 12TH. ADD.
BOMHOLT, KEITH T REV TR 1104 BITTING WICHITA KS 67203	**Site:1104 N BITTING** LOTS 1013-1015 EXC E 38 FT BITTING AVE. GREIFFENSTEIN'S 12TH. ADD.
WOOD, PHILIP J & CATHY C 1101 BITTING WICHITA KS 67203	**Site:1101 N BITTING** E 90 FT LOTS 1014-1016 BITTING AVE. GREIFFENSTEIN'S 12TH. ADD.

PROPERTY OWNERSHIP LIST

Property Owner Name	Legal
TERRELL, AMOS H 1844 N WELLINGTON PL. WICHITA KS 67203	**Site: 1844 N WELLINGTON PL** LOTS 41-43-45-47 BLOCK 3 FAIRVIEW ADD.
WICHITA, CITY OF 455 N MAIN WICHITA KS 67202	**Site: 1847 N WELLINGTON PL** ALL ODD LOTS 25-27-29 & RES A ADJ & E 170 FT ODD LOTS 31 THRU 47 BLOCK 1 FAIRVIEW ADD.
LANGSTON, BOBBY B & V DARLENE 205 W 18TH WICHITA KS 67203	**Site: 205 W 18TH ST N** ODD LOTS 31 TO 47 EXC E 170 FT & RESERVE A ADJ BLOCK 1 FAIRVIEW ADD.
TERRELL, AMOS H 1844 N WELLINGTON PL. WICHITA KS 67203	**Site: Vacant** LOT 39 BLOCK 3 FAIRVIEW ADD
KOONTZ, JAMES R & BETTY L 1838 WELLINGTON PL WICHITA KS 67203	**Site: 1838 WELLINGTON PL** ODD LOTS 21 TO 37 INC. BLOCK 3 FAIRVIEW ADD.
STRAIT, JEROME G & SUE H 1817 WELLINGTON PL. WICHITA KS 67203	**Site: Vacant** LOTS 17-19-21-23 & THAT PT RES A BEG NW COR LOT 23 W 30 FT S 175 FT E 30 FT TO SW COR LOT 11 N TO BEG BLOCK 1

Bitting Historic District

Wichita, Sedgwick Co., Kansas

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