NPS Form 10-900
Oct. 1990

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 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 R.D.W. Clapp Residence

Other name/site number 173-5880-0846

2. Location

Street & number 320 N. Belmont ☐ not for publication

City or town Wichita ☐ vicinity

State Kansas Code KS County Sedgwick Code 173 Zip code 67208

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 11/8/06

Signature of certifying official/Title 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 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:)

R.D.W. Clapp House
Name of Property

Sedgwick County, KS
County and State

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

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

0

6. Function or Use

Historic Functions
(Enter Categories from instructions)

DOMESTIC: Single Dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC: Single Dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH & EARLY 20TH CENTURY REVIVIAL:
Tudor Revival; Jacobethean Revival

Materials
(Enter categories from instructions)

Foundation: BRICK
Walls: BRICK; STONE: Limestone

Roof: STONE: Slate

Other:

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

R.D.W. Clapp House
Name of Property

Sedgwick County, KS
County and State

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

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

Areas of Significance
(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1923-1926

Significant Dates

1923-1926

Significant Person
(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Clapp, Robert Dewitt

Denny, John (contractor)

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) 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:

R.D.W. Clapp House
Name of Property

Sedgwick County, KS
County and State

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	651125	4172909
2			
3			
4			

☐ 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 & Barbara Hammond

Organization City of Wichita, Historic Pres. Office Date 25 July 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 John J. & Celina Doman

Street & number 320 N. Belmont Avenue Telephone (316) 681-3700 (work)

City or town Wichita State KS Zip code 67208

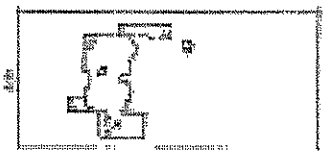
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain 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

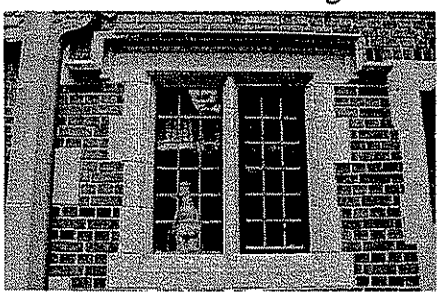
LATE 19th and 20th Century Revivals: Tudor Revival – Jacobethan Revival

Architectural Description Overview

The R.D.W. Clapp Residence is located in the 300 block of north Belmont Avenue in the College Hill Neighborhood. The lot the house sits on is 150 feet wide and 275 feet deep having frontage on both Belmont and Crestway. The house is situated on the east side of Belmont with the main entrance facing west with front gabled wings on the north and south end. Robert DeWitt Clapp contributed to the design of the Tudor Revival Jacobethan style house, which was built by contractor John Denny. The construction of the house began in 1923 and was completed in 1926. The footprint of the structure remains unchanged as documented in the 1935 Sanborn Fire Insurance Map, Volume 2, sheet 227. The two-and-one-half-story house is clad dark red brick, primarily in English bond, with some variation to allow for patterning in lighter color red brick, slate roof, limestone quoining and limestone window detailing.



The windows are multi-light steel casements with limestone mullions that appear in single, pairs, triple, quadruple and one eight-sash configuration that lights the great hall. The Crittall Casement Window Company designed and fabricated the 123 windows for the home. All of the steel casement windows have limestone quoining, splayed sills and label hoods. There are four chimneys, an ornate brick triple flue with chimney pots, an ornate brick single flue, a stucco-faced single flue, and a limestone single flue. The main roof is side-gabled with asymmetrical front gable wings on the north and south end.



West Façade

The main entrance is located immediately south of the north end front gable. It is emphasized with a two story gabled bay with a limestone buttress. The door surround is a pointed gothic arch with a limestone cartouche inscribed with the street address. The house has a north-south orientation on the lot and faces west towards Belmont Avenue. The garage is incorporated into the house structure at the south end with the drive accessed from Belmont.

The west elevation of the house has multiple front facing gables, all but one three stories tall and of varying heights, and several projecting and receding sections. Southwest to northwest across the façade, from right to left, there is a recessed portion with the garage doors, a shallowly projecting section with a deeply projecting tall single story room with limestone chimney, an expanse of wall with shallowly projecting and receding sections, and a large projecting section that includes the front door.

Beginning at the southwest corner of the west elevation, there is an 8-foot high brick wall with an arched gateway that attaches to the house on the south elevation at the corner of the south and west elevations. The wall, which runs south to the property line and forms an enclosure on the south elevation, is topped with peaked limestone coping. The arched gateway has an arched wrought iron gate that faces west. On the first portion of the west elevation is a pair of wooden garage doors surrounded by limestone trim forming Tudor arches. The doors are not centered on the wall or under the front gable peak, but are offset to the south. An ornate wrought iron light fixture hangs between and over the garage door arches. Above the garage doors is a bay of four casement windows, each divided into 18 lights, centered under the peak. At the half-story level, also centered, is a two casement window bay, each window divided into 12 lights. The tall front gable peak is a parapet façade that is flat without cornice or projecting trim up to the thin band of limestone coping. The peak is topped with a capstone that has side crocket-like projections.

The next section of the west elevation is a shallow two-and-one-half-story projection with two unequal front facing gables and a tall single-story front facing gable structure projecting even further. The south facing walls of the two-and-one-half-story portion has a pair of windows on the first floor. The first one is a small square 30-light window surrounded by limestone trim and quoining that goes down to the ground as though trimming a doorway. The second is a two casement window bay, each window having 18 lights. At the second-story level, there is a single two casement window bay identical to the one below on the first floor. The south wall of the tall single-story projecting room has a large wooden door under a brick arch that connects into the west wall of the shallow two-and-one-half-story projection. The door has two narrow sidelights, each two lights wide and 8 tall with tops that are shaped to follow the door arch. To the left of the door is a large single window, 5 lights wide by 7 lights tall, surrounded by brick. Above and offset to the left of the tall single window is a pair of small square multi-light windows. The west elevation of the tall single-story projecting room has a limestone chimney centered on the front facing gable with a flanking pair of 12-light rectangular casement windows trimmed in limestone quoining on the lower level and a pair of 8-light rectangular casement windows trimmed in quoining on upper level. The roof of the tall single-story room does not have a parapet front or any cornice trim.

The south portion of the three-story projecting section is larger and taller than the north portion. Both have front facing gables with parapets and thin corbel trim. In the larger south portion, above the roofline of the tall single-story room, there is a pair of window bays flanking the roof ridge. The window bay on the south is a pair of 12-light rectangular casement windows surrounded with limestone trim and topped with a flat hood with right-angle label stops. The north bay has a pair of 8-light rectangular casement windows surrounded with limestone trim and topped with a label hood. At the half-story level there is a two casement window bay, each window having 12 lights, surrounded with limestone trim and topped with a flat hood with right-angle label stops. The parapet is edged with thin coping and is topped with a capstone that has side crocket-like projections. There is a small, windowless shed dormer on the north slope of the roof. It is clad in the same slate used on the roof.

The north portion is the smaller of the two in the projecting section, being only two stories high with a front gable parapet. On the first floor, to the north of the single story room, there is a window bay with a pair of 12-light rectangular casement windows surrounded with limestone trim and topped with a flat hood with right-angle label stops. Directly above this bay on the second story is another window bay with a pair of 12-light rectangular casement windows surrounded with limestone trim and topped with a flat hood with right-angle label stops. The parapet has thin limestone coping and a capstone with crocket-like projections. The north corner of this portion has a two-story stepped limestone buttress that projects outward at an angle to the west-north-west.

Between the two gabled projecting section and the next is a tall, narrow, deep recess with a single 18-light casement window surrounded by limestone trim on the second story.

The next section of the west elevation has a small rectangular 12-light casement window surrounded by limestone trim just north of the deep recess on the first story. The second feature on the first story is a doorway-like recess with an arched top surrounded in brick. The north end of the arch connects into the south side of the last large projecting portion of the west elevation. At the back of the recess, facing west is a two casement window bay, each window having 18 lights, surrounded by limestone trim. Offset to the left of center in the second story of this section is a large window bay with three rectangular casement windows, each with 18 lights, surrounded with limestone trim and topped with a flat hood with right-angle label stops. The roof over this portion of the house is a cross gable.

The last section of the west elevation is a large projecting façade that has two front gables, ~~one much~~ smaller than the other. The southwest corner of the section has a two-story stepped limestone buttress that angles to the west south west. The front entry door is centered under the smaller of the two gables near the southwest corner of the section. The door is surrounded by limestone trim that forms a Tudor arch. A large wrought iron light fixture hangs above the arch over the door. Above the light fixture is a square inset of carved limestone that features a banderole or cartouche-like banner in cameo with curled edges and incised with the house address numbers "320". At the second story level, centered over the doorway, is a window bay with two casement windows, each with 18 lights, surrounded with limestone trim and topped with a flat hood with right-angle label stops. The small front gable parapet has thin limestone coping and a capstone with crocket-like projections.

The larger portion of this section of the west elevation has a very large window bay on the first story with four rectangular casement windows in the lower row, each having 15 lights, and four rectangular casement windows in the upper row, each having 12 lights, all surrounded with limestone trim and topped with a flat hood with right-angle label stops. The rest of the three-story front gable façade is solid brick with geometric patterning and limestone quoining in the northwest corner. The parapet has thin limestone coping and a capstone with crocket-like projections.

North Façade

The north elevation is solid brick, unbroken by any fenestration, with a two-flue brick chimney approximately centered on the façade. The chimney has brick detailing in the upper section and is topped by two chimney pots. The roofline on the north elevation is the eave edge of the gable that runs east-west. There is a covered passageway that attaches to the elevation on the first story at the northeast corner and is accessed from inside the house by a door in the great room. The covered passageway is brick with a roof of random cut spaced slate shingles, with an arched doorway, facing west, that allows access from the outdoors into the passageway. The passageway projects to the north, then turns to the east and connects into a pool house. The age of both the passageway and the pool house is uncertain.

The pool house is a square brick structure with a pyramid-shaped roof covered in random cut spaced slate shingles. It sits just beyond the northeast corner of the main house.

East Façade

The east elevation is comprised of a series of projecting and receding sections, much like the west elevation. Beginning with the quoin-detailed north east corner, proceeding from right to left, the first section is a large, semi-hexagonal three-level castellated bay window, all of limestone, centered under the front gable. There is one window per level on each side of the bay and a row of four per level on the face. Each window opening has an arched top and 21 lights, the top three being curved to fit the arch. The windows in the sides of the bay are casement on the first two levels and a sash on the third. In the center face of the bay, the outer two on each level are fixed. On the first two levels, the inner pair is casements. On the third level, the inner pair is sashes. Just around the southwest corner of the section, on a very short south run of wall, there is an arch-topped doorway with a wooden door. This door accesses the great room. The top of the bay is a low crenelated wall of limestone with beveling. The front gable above the window bay has a parapet that is trimmed in thin limestone coping and has a capstone with crocket-like projections.

The next section on the east elevation has a combination of recessed main house body wall and two projecting features, a partial hexagonal castellated two-story tower and a three-story front facing gabled wall with a two level window bay. With the exception of the front gable façade and the hexagonal tower, the roof is a cross gable with random cut spaced slate shingles. On the east plane of the brick partial hexagonal tower, there is a small wooden doorway, surrounded by limestone trim on the first level and an 18-light casement window surrounded by limestone trim on the second level. On the south east plane, centered and between the first and second level, there is an 18-light casement window with limestone trim. The top of the tower has a band of crenelated limestone with beveling.

On the recessed wall between the tower and a projecting section with a front gable, there is a recessed window area topped with an arch. The window bay in the recess has a pair of casement windows, each

with 18 lights, surrounded by limestone trim. Above the recessed window area is a single 18-light casement window with limestone trim. The roofline above is the eave of the cross gable. There is a tall brick chimney where the recessed section wall joins the short north wall of the projecting section that is only exposed above the roofline. The chimney appears to be a single flue and has ornate brickwork detailing.

The projecting section with the front gable has a short run of north wall that has a large Tudor arched doorway, trimmed in limestone, with a pair of arched wooden double doors. The east façade of the section is almost completely occupied by a large two-story semi-hexagonal two level bay window, all of limestone and with arched window openings, centered under the front gable. Both levels of the bay have a casement window on each angled side and a row of four windows, the outer two being fixed, the inner pair being casement, on the face. Each window opening has an arched top and 21 lights, the top three being curved to fit the arch. A deep band of limestone block masonry separates the upper and lower levels and the top of the bay has a band of crenelated limestone with beveling. Above the bay, centered in the front gable peak, is a single 18-light casement window trimmed in limestone. Both corners of the projecting section have limestone quoining. The parapet has thin limestone coping and a capstone with crocket-like projections.

Just to the south of the projecting front gable is another section of receding wall with a doorway with double French doors, 36 lights in each door, surrounded with limestone trim and topped with a flat hood with right-angle label stops. Centered over the doorway on the second story is a window bay with a pair of 12-light rectangular casement windows surrounded with limestone trim and topped with a flat hood with right-angle label stops. The roofline of the section is the eave of the cross gable. There is a large, rectangular stucco-clad chimney exposed only above the roofline to the south of the front gable peak.

There is a run of north wall in the southernmost projecting section that has a single-width doorway on the first level with a rectangular 36-light wooden door and surrounded with limestone trim and topped with a flat hood with right-angle label stops. To the east of the door is a window bay with a pair of 18-light rectangular casement windows surrounded with limestone trim and topped with a flat hood with right-angle label stops. On the second story above the door is a window bay with a pair of 12-light rectangular casement windows surrounded with limestone trim and topped with a flat hood with right-angle label stops. To the east of this smaller bay is a larger window bay with a pair of 24-light casement windows surrounded with limestone trim and topped with a flat hood with right-angle label stops.

The final portion of the east elevation is a projecting section with multiple windows and a front gable. On the first level there is a window bay with a pair of 18-light rectangular casement windows surrounded with limestone trim and topped with a flat hood with right-angle label stops. To the south of the bay, centered on the wall, is a smaller single casement window with 12 lights, trimmed in limestone. By the southeast corner of the first level is a second window bay with a pair of 18-light rectangular casement windows surrounded with limestone trim and topped with a flat hood with right-angle label stops. On the second

level are two window bays with four 18-light casement windows in each, surrounded with limestone trim and topped with a flat hood with right-angle label stops. On the third level there is a window bay with pair of 12-light rectangular casement windows surrounded with limestone trim and centered under the peak. The parapet has thin limestone coping and a capstone with crocket-like projections.

South Façade

The south elevation is isolated from the rest of the grounds by two brick walls with arched gateways. The brick walls project out from the elevation to the south and end at the property line. The walls are about 7 feet tall and are capped with peaked limestone coping. Each archway has an arched wrought iron gate. Inside the walls on the first level is, from right to left, a window bay, a sunroom that projects out into the enclosed space, and another window bay. The first window bay has a pair of 18-light rectangular casement windows surrounded with limestone trim and topped with a flat hood with right-angle label stops. The sunroom has a shed roof, solid wood-sided walls on the east and west ends, and 33 square window panes in a wooden window frame that forms the south wall and sits on a low brick foundation. To the west of the sunroom is another larger window bay with four casement windows, 18 lights each, surrounded with limestone trim and topped with a flat hood with right-angle label stops. On the second level, there are three window bays. The first, from the east, has a pair of 24-light rectangular casement windows surrounded with limestone trim and topped with a flat hood with right-angle label stops. The next two window bays are both comprised of four casement windows, 18 lights each, surrounded with limestone trim and topped with a flat hood with right-angle label stops. Above the windows on the second level is the eave of the gable that runs east to west.

Interior

Entry through the large wooden front door, with a small four-light window, accesses the large foyer. Immediately inside the front door is a short passage with stone walls and a flagstone floor. The passage steps up into the stone-walled foyer. On the left, there is a doorway with a Tudor arch into the great room on the north wall. Across from the front door, on the east wall, is the landing for the circular stone staircase. The landing has a built-in wall fountain, a light fixture in an arched niche, and a low wall with two planter shelves framed by a round column by the foot of the stairs. On the east wall to the south of the staircase is a window with a pair of 18-light casement windows. On the south wall is the entry into the dining room; a doorway with a Tudor arch. On the west wall starting in the southwest corner, there is a doorway to a short hall containing a closet and a half bath. Between the half bath hall and the front door hall is a window with a pair of 18 light casement windows.

Through the Tudor arched doorway on the north wall is the great room, which is two levels high and has a beamed ceiling that follows the peaked roofline. On the west wall of the great room is a large window with four rectangular casement windows in the lower row, each having 15 lights, and four rectangular casement windows in the upper row, each having 12 lights. Above the window is an unbroken expanse of

wall that goes up to the gable peak. Centered on the north wall is a fireplace with a carved marble surround. The gothic-style surround has five shallow arch-topped niches with bas-relief human figures believed to be Jesus and his disciples in each. Near the north west corner of the wall is a Tudor arch-topped doorway with a wooden door. The doorway opens out into the enclosed passage to the pool house.

The east wall is almost entirely occupied by a projecting semi-hexagonal three level window bay that is the full height of the gable peaked wall. The opening in the wall for the bay has a Tudor arch top, though the bay is flat across the top inside the opening. There is one window per level on each side of the bay and a row of four per level on the face. Each window opening has an arched top and 21 lights, the top three being curved to fit the arch. The windows in the sides of the bay are casement on the first two levels and a sash on the third. In the center face of the bay, the outer two on each level are fixed. On the first two levels, the inner pair are casements. On the third level, the inner pair are sashes. Below the windows is a semi-hexagonal shallow shelf, about waist height, faced with grilles that cover radiators.

On the south wall, starting in the southeast corner, there is a Tudor arched doorway containing an arched wooden door with a rectangular 12-light window. This door opens out to a patio on the east side of the house. To the right of this doorway is another doorway that has a sharply pointed Gothic arch top and a wooden door shaped to match. This door opens into a closed area under the staircase and to a semi-concealed passage door to the outside. This door, called the "Priests' Closet", was common to English houses built during the Reformation. Centered on the south wall is the Tudor arched entrance to the room. Above and offset to the east is a large Tudor arch topped opening that forms a balcony for the staircase landing on the second floor. The opening has a wooden balustrade with fretwork that somewhat follows the appearance multi-light casement windows. Above the entryway and offset to the west is a wood oriel window bay. The window bay is semi-hexagonal, has four fixed 12-light rectangular windows, and is topped by crenelations and finials.

Across the foyer from the entryway to the great room is the Tudor arched entryway to the dining room. All of the dining room walls are paneled in wood up to the tops of the doorways. The paneling is raised trim forming squares four rows high. Above the paneling the walls and ceiling are plaster with raised detailing. The walls have a frieze of trees, animals, and people in a repeat pattern. The ceiling is a large repeat pattern of quatrefoils, diamonds, and squares with small embellishments. Sharing the north wall with the entryway, at the opposite end by the northeast corner, is a double doorway outlined in stone, with a semi-circular arched top. The wooden double doors are paneled to match the walls and open out onto a patio on the east side of the house. Centered on the east wall is a large semi-hexagonal projecting window bay flanked by sconces on small sections of walls. The window has six rectangular windows, 21 lights in each, with arched tops that are shaped to fit into the arched topped window openings. The outer angled pair of windows are casements. Of the set of four on the flat east face, the outer two are fixed and the inner two are casements. Below the windows is a shallow semi-hexagonal shelf, about waist height, faced with grilles that cover radiators. On the south wall, there is a fireplace to the right of center, directly

opposite the entryway. The fireplace has a small, low, arched stone surround that is flush with the wall paneling. The surround has carved detailing in the corners above the arch in low relief. The west wall has a built-in door, concealed by matching the paneling, by the northwest corner. By the southwest corner is a doorway with a pocket door that opens into the pantry, which leads to the kitchen.

The pantry is a small room with a pair of 12-light casement windows and built-in counter on the west wall, a built-in glass-front cabinet and counter on the north wall, the doorway to the dining room on the east wall, and the doorway to the kitchen on the south wall.

The kitchen is a large rectangular room that runs east to west from the front to the back of the house. The kitchen has been remodeled with cabinetry designed to coordinate with the existing woodwork in the house. Just inside the kitchen entry, on the west wall, is an elevator that was added by a previous owner. The elevator is located in the back staircase area and runs from the cellar to the second floor. The original staircase, from the cellar to the third floor, still exists and can be utilized; it has just been reduced in width. On the east end of the kitchen are a pair of French doors that open onto a patio on the east side of the house, the door to the garage on the south wall near the southeast corner of the room, and a short L-shaped hallway that leads to two bedrooms and a bath in the southeast corner of the house. On the west end of the kitchen is the step-down entryway to a tall, single story room that projects from the west elevation.

The tall, single story room has an arched doorway and solid wood door with sidelights on the south wall closest to the entryway. To the right of the arched doorway is a large rectangular window with 36 lights. The large wood door opens out onto a small patio area next to the driveway in front of the garage area. Above the large window, offset to the west is a pair of small square windows divided into multiple lights. Centered on the west wall is a fireplace that is faced with a surround of hammered copper with a projecting hood. Flanking the fireplace are a pair of rectangular12-light casement windows on the lower level and a pair of narrow rectangular 8-light windows on the upper level. On the north wall is a large, arch-topped window that echoes the size, shape, and placement of the arch-topped doorway.

Back across the kitchen to the east end is the short L-shaped hallway past the garage door and to the bedrooms and bath in the southeast corner of the house. The door to the garage, wood with a multi-light window, opens into the two-car garage. On the west wall are the two separate car doors. Towards the southwest corner on the south wall is a large window bay with four 18 light rectangular casement windows. The east wall is completely occupied with built-in cupboards.

Beyond the garage door, down the short hall and on the north wall, is a single, 36-light door that opens out onto the same patio on the east side of the house that the pair of doors in the kitchen open out to. The first room at the end of the short L-shaped hallway is a small bedroom with a pair of rectangular 18-light casement windows on the north wall and on the east wall. Next, after the turn in the hallway, is a small full bath with a single 12-light rectangular casement window on the east wall. At the end of the hallway is

another small bedroom, situated in the southeast corner of the house. This room also has two sets of rectangular 18-light casement windows, a pair on the east wall and a pair on the south wall.

From the foyer, the second floor is accessed by a large circular stone staircase housed in a semi-hexagonal tower on the east wall across from the front doorway. The stone stairway curves around a large round central pillar and has a wrought iron rail in the inner curve. There are two windows in the stairway staggered up the wall. Both windows are single rectangular 18-light casement windows. At the top of the stairs is a large landing with a wood floor, a wood balustrade in the open space between the south wall of the upper landing and the staircase pillar, and, on north, a wood balustrade in an open Tudor arch that looks down into the great room. Further down the south wall is an open entryway into the first room on the second floor, a sitting room.

The east wall of the sitting room has window bay with three 18-light rectangular casement window, an arch-topped recessed niche with shelves, an a window with two rectangular casement windows with 15 lights in each, set into a curved top niche. Also set into a large niche is the window seat area of the oriel window on the north wall in the northwest corner of the room. To the east of the window seat is the entryway to the room from the stair landing. On the east wall, the north half of the wall protrudes into the room due to the stairwell. In the portion that recedes, there is a single 18 light rectangular casement window. Cutting diagonally across the southeast corner of the room is a small fireplace. The opening of the fireplace is flush with the wall and there is no surround or mantle. Past the fireplace on the south wall are two doorways, the smaller one to the east enters into the master bedroom, the larger one without a door to the west accesses the hallway to the rest of the second floor.

In the master bedroom, on the east wall, is a large semi-hexagonal window bay with six 21-light windows with arched tops. Of the six, the outer pair and the inner pair are casement windows that open, the other two are fixed. Below the windows is a shallow shelf with a grille front that conceals a radiator. On the south wall is the doorway into the long, narrow master bath. On the west wall are three doors, the first opens into the upstairs hallway, the second and third are mirrored closet doors. The north wall has the doorway into the master bedroom. The long, narrow master bath has the toilet and shower on the west wall, the sink and a pair of 12-light rectangular casement windows on the east wall. On the far south end is a doorway into the L-shaped upstairs hallway.

The L-shaped upstairs hallway, entered from the sitting room, has a pair of doors on the west wall flanking a single 18-light rectangular casement window. A third door down the hallway opens to the staircase to the third floor and beside it, the elevator. On the east wall is the door into the master bedroom. At this point, the hallway doglegs to the east. On the north wall after the turn is the door to the master bath. On the east wall is an arched niche with a built-in light fixture. On the south wall is a doorway that opens to another short L-shaped hallway that leads to the bedrooms on the south end of the house.

The second short L-shaped hallway has a niche with a built-in light fixture on the south wall and a door into a bathroom on the east wall. Turning the corner to the south, there is a doorway into a bedroom that occupies the southwest corner of the house. Inside the bedroom on the west wall is a window bay with four 18-light rectangular casement windows over a built-in radiator. On the south wall is another large window bay with four 18-light rectangular casement windows. On the north wall is a closet and on the east wall is a doorway into another bedroom with a sun room-like area.

The bedroom with the sunroom-like area occupies the southeast corner of the house. On the south wall of the bedroom is a large window bay with four 18-light rectangular casement windows. On the north wall of the bedroom is a closet and the doorway into the bathroom also accessed from the second hallway. On both the north and south short walls is a pair of 24-light rectangular casement windows. On the east wall is a wide doorway into a long, narrow room that runs north-south with two large window bays with four 18-light rectangular casement windows in each bay.

From the first L-shaped hallway on the second floor, next to the elevator, is a narrow staircase to the third floor. The staircase begins heading west, turns at a landing with a window with two 8-light casement windows that face west. The stair heads south to another landing that has west-facing window with two 12-light casement windows. The stair ends at this landing and becomes a short hall connecting into a third floor irregularly shaped hallway. Under the cross gable roofline of the house is a bedroom and bath, both without windows. East off the bedroom is a small room with a single 18-light casement window that is in the front gable peak over the dining room and master bedroom semi-hexagonal bay. Down the hall the in the other direction is a small sitting room and a larger room, each with a window bay with two 12-light rectangular casement windows. These windows are located in the front gable peaks over the west facing garage and the east facing bedrooms.

Statement of Significance Overview

The RDW Clapp House is being nominated under Criterion C in the area of Architecture because it is an excellent example of Tudor Revival style, the American interpretation of the English Tudor style. This style became associated with successful businessmen who could afford to build a substantial house. The house is located in the prominent College Hill neighborhood on Belmont Place, the first residential street to have electric streetlights. The RDW Clapp House, known as Clapp Manor locally, is the only structure of the Tudor Revival style executed to this degree of detail and scale. The prominence of this location befitted a man of Clapp's stature in the community.

A 'Who's Who of Wichita" have lived on Belmont between Douglas and Central. H.J. Hagny built his home at 401 N. Belmont in 1913 and Howard V. Wheeler, 346 N Belmont, built his house in 1915. Hagny and Wheeler were prominent Wichita businessmen and bankers. Henry Lassen, oilman and hotelier, had his home 345 N. Belmont designed by Kansas City architect F.E. Parker, and built in 1914. Other notable residents of Wichita living on Belmont Place were Dr. H.W. Horn, 339 N. Belmont (1915); Charles H. Smyth, 325 N. Belmont (1923); Will H. Stanley, 304 N. Belmont (1923); George H. Siedhoff, 307 N Belmont (1920); and Deering Marshall, 255 N. Belmont (1918)

Historic Context

This house was built over a period of several years and completed in 1926 for Robert DeWitt Clapp (1889-1970) and his wife Myra Morton Heim Clapp (1890-1984). RDW Clapp was the youngest son of Lewis W. Clapp (1858-1934) former mayor of Wichita. L.W. Clapp also served as City Manager and Chairman of the Wichita Park Board. Robert Clapp received a law degree from Cornell University and returned to his native Wichita to begin his professional career. He held various professional positions, among them vice-president of the First Trust Company; president, Watkins Aircraft Company; secretary, Clapp Investment Corporation and Central Building Company; and served as a board director for First National Bank of Wichita, Watkins Manufacturing Company, and Central Air Lines[1].

Although not a trained architect, Robert assisted with the design of the manor house and John M. Denny, a Wichita contractor built the brick and limestone structure. According to the Wichita Register of Historic Places documentation, Carl P. Dumbolton was listed as the architect. However, research yielded no confirmation of that information. The design of the house is reported to be a replica of a manor house in England that the Clapps visited in England and admired. They were reportedly able to get a copy of the plans and the drawings of the dining room ceiling. Robert and Myra lived in Clapp Manor until 1942 when he retired and moved to Colorado Springs, Colorado.

[1] "Who's Who in Wichita", 1929, pg 42

Clapp Manor was sold in 1942 and two families lived there before Archibald L. Derby, founder of Derby Oil Company, and his wife Ida in 1944. Derby lived in the house until he died in 1956. Ida remained in the house until 1964 when Olive Garvey purchased the house. The house was again sold in 1966 to Paul and Beverly Berry and they sold it in 1976 to Wayne Horst. John and Celina Doman purchased the house from Mr. Horst and are the current owners.

Criterion C - Architecture

Jacobean Revival style architecture has its roots in the Eclectic movement that began as the Victorian Era was winding down. With the great diversity of style available, partial or total prefabrication, most houses were equipped with all of the modern conveniences and amenities that heretofore were only available to the wealthier homeowner. The new rich in America sought to display the evidence of their material wealth in the houses that they built. It was Twain's "Gilded Age" and the era of the "Four Hundred" that brought about the architectural expression of the era. The most popular styles of the wealthy were Tudor Revival, Italian Renaissance Revival, Romanesque, Beaux-Arts, Chateauesque and Neo-classical Revival. This era lasted from about 1890 through 1940[2].

Jacobean was based on an interpretation of Late Medieval palaces and emphasized elaborate chimney pots, stone tabs around arched doorways and windows, steep high-pitched roofs, parapeted gables, multi-paned metal or wood casement windows grouped in strings of three or more and heavy board and batten doors. Patterned brickwork and stonework is also common.

Summary

The RDW Clapp House is an excellent example of the Tudor Revival style popular in the United States from about 1890 through 1940, and is eligible for listing in the National Register of Historic Places under Criterion C. This house exhibits the key characteristics of the style such as parapeted gables, cross-gabled plan, large chimneys, steep high-pitched roofs, interior and exterior Tudor arch openings, stone mullions and stone trim around metal casement windows, patterned brickwork, multi-story castellated bay windows, limestone quoining at the building corners and door surrounds. The RDW Clapp House is the finest example of Tudor Revival of the period extant in Wichita, Kansas.

[2] McAlester, Lee & Virginia. A Field Guide to American Houses, pg 355-56

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Carley, Rachel. *The Visual Dictionary of American Domestic Architecture*. (New York: Henry Holt and Company, 1997).

Harris, Cyril M. *American Architecture: An Illustrated Encyclopedia*. (New York:W.W. Norton & Company, 1998).

McAlester, Virginia and Lee. *A Field Guide to American Houses*. (New York: Alfred A. Knopf, 1984).

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

Wichita Eagle and Beacon, various articles 1913 – 1925.

VERBAL BOUNDARY DESCRIPTION

The nominated property is located on the north side of Belmont Avenue between 2nd and 3rd Streets. The legal description of the property is the South 8-1/2 FT lot 70, all lots 72, 74, 76, 78 and 80 Belmont Avenue, Hagny's Replat Capital Hill. .

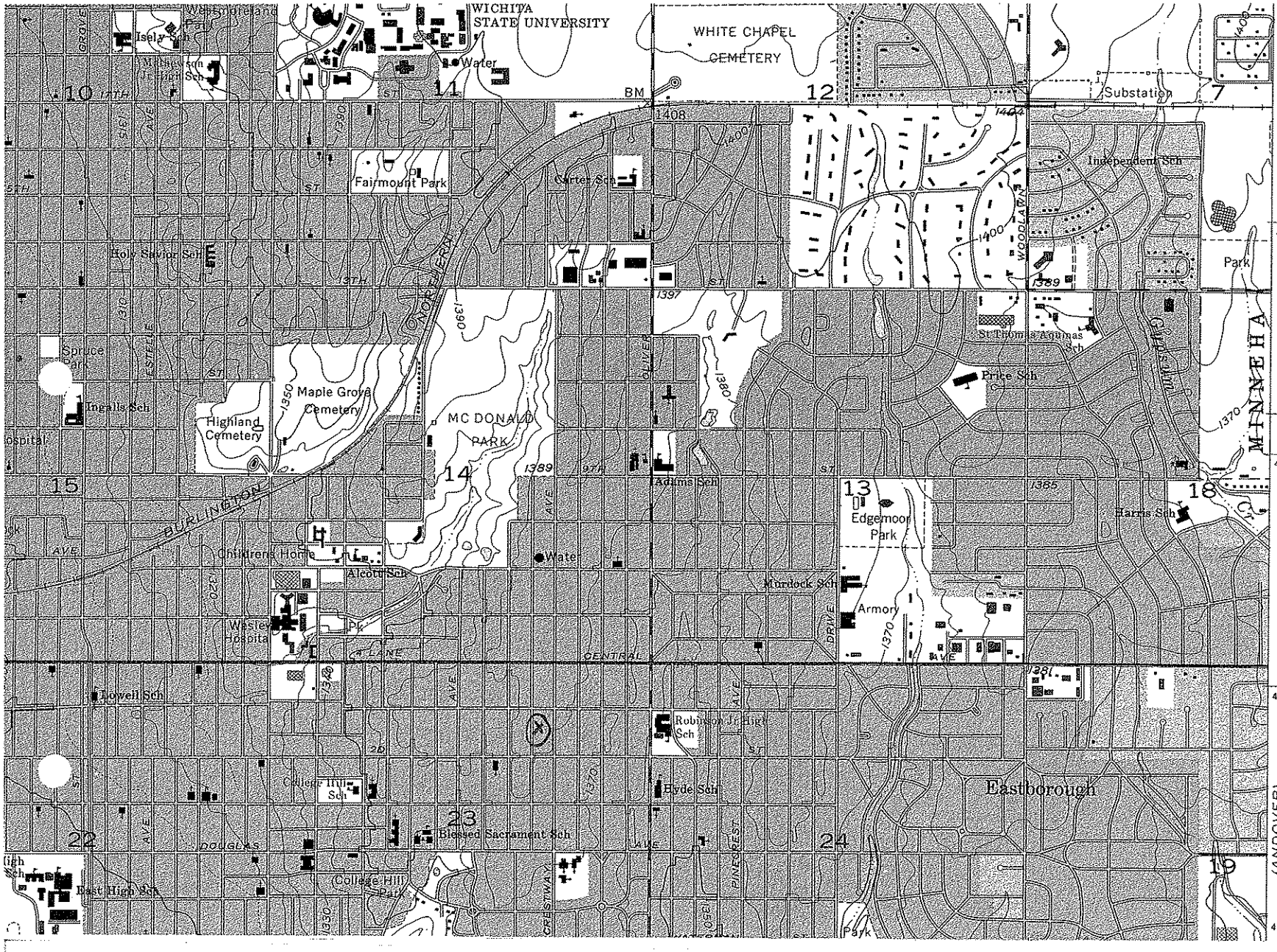
BOUNDARY JUSTIFICATION

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

PHOTOGRAPHS

RDW Clapp Residence
Wichita, Sedgwick County, Kansas
Kathy L. Morgan and Jeanne de Grasse, Photographers
Date of Photographs: June 19, 2004 and September 2005
Location of digital images:
City of Wichita, Historic Preservation Office
455 N. Main, 10th Floor
Wichita, Kansas 67202-1688

1. West elevation, facing ENE
2. East elevation, facing W
3. Cartouche above main door, facing E
4. Window detail, facing N
5. Foyer, facing E
6. Foyer, facing N
7. Great room, looking E
8. From dining room through foyer into great room, facing N
9. Stair detail, looking down into great room, facing NE



RDW Clapp House
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