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 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name GELBACH HOUSE

other names/site number 173-5880-7352

2. Location

street & number 1721 PARK PLACE ☐ not for publication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, 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.)

Richard D. Pankratz 3-11-02
Signature of certifying official/Title Date

KANSAS STATE HISTORICAL SOCIETY
State of 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 hereby 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:)

GELBACH HOUSE
Name of Property

SEDGWICK COUNTY, KANSAS
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	1	buildings
0	0	sites
0	0	structures
0	0	objects
1	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

N/A

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 AND 20TH CENTURY REVIVALS:
CLASSICAL REVIVAL; NEO-CLASSICAL

Materials
(Enter categories from instructions)

foundation CONCRETE
walls WOOD: CLAPBOARD SIDING
roof WOOD: SHINGLE
other

Narrative Description
(Describe the historic and current condition of the property on one or more 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.
- [X] **B** Property is associated with the lives of persons significant in our past.
- [ ] **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] **D** Property has yielded, or is likely to yield, information important in prehistory or history.

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

Property is:

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

Areas of Significance
(Enter categories from instructions)

ARCHITECTURE
COMMERCE

Period of Significance
c. 1910

Significant Dates
c. 1910

Significant Person
(Complete if Criterion B is marked above)

GEORGE W. GELBACH

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) 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:

- [X] State Historic Preservation Office
- [ ] Other State agency
- [ ] Federal agency
- [ ] Local government
- [X] University
- [ ] Other

Name of repository:

WICHITA UNIVERSITY - ABLAH LIBRARY

GELBACH HOUSE
Name of Property

SEDGWICK COUNTY, KANSAS
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	646460	4175220
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 JODEE K. JOHNSON

organization _____ date OCTOBER 23, 2001

street & number 611 N. DELLROSE telephone 316-618-0593

city or town WICHITA state KS zip code 67208

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 SHPO or FPO.)

name ERIC LUGGER

street & number 1721 PARK PLACE telephone 316-263-3540

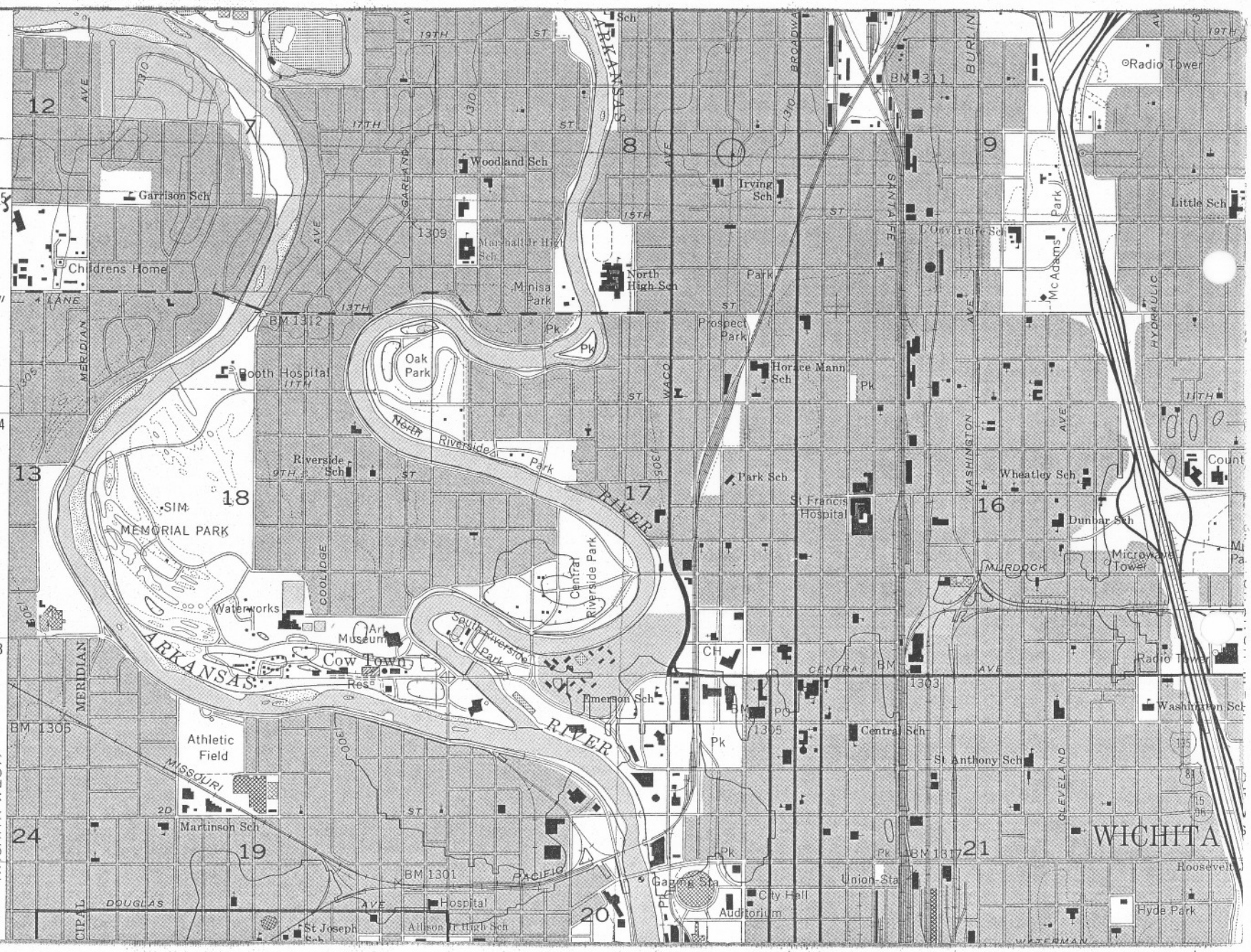
city or town WICHITA state KS zip code 67203

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.

US GOVERNMENT PRINTING OFFICE : 1993 O - 350-416 QL 3

GELBACH HOUSE
WICHITA EAST
QUAD
UTM Coordinates
14 646 460
4175220



The Gelbach House is a two and one-half story Neoclassical residence found in the Park Place Historic District, a residential area built around the turn of the century that features some of Wichita's finest examples of architecture. The home, with its colossal Corinthian columns and full façade porch, is an icon of the early phase of Neoclassical building and has a Greek Revival influence. Built by George W. Gelbach in 1910, it has served as a residence for successful entrepeneurs and businessmen, much like the other grand homes found in the district. Despite an addition to the back in the 1930s, the home has had very little alteration, and thus, retains its original appearance to a very high degree.

The 30.3 foot by 36.8 foot, rectangular plan is formed by a concrete block foundation with a concrete block basement underneath the western half of the home. It sits on a 50 foot by 175 foot lot. The eastern boundary of the property is Park Place. The northern and southern boundaries belong to neighboring homes. The western boundary is an alley. The frame walls of the home are clad with clapboard siding. . The hip roof is clad with composition shingles and is pierced by three dormers that face three different directions. The eastern, street-facing façade of the home is dominated by a two-story, full façade portico supported by colossal Corinthian columns. The bases of the wooden columns are "correct" to the Corinthian order. The first story portico features a short balustrade, made up of fat rounded balusters, that runs in the spaces between the columns. The decking of the portico has tongue-and-groove joints, except for the central portion in front of the door where some of the original boards have been replaced. The oak front entry door has symmetrically placed sidelights and an oak surround with crown molding. The sidelights are trimmed with bead-and-reel molding. Two large casement windows split into four equal panes are symmetrically placed on either side of the entry.

Continuing upward on the eastern façade, the second story portico floor is made up of undecorated boards that mimic the architrave and frieze of the entablature above. Short brackets attach the decking of the platform to these boards. A rounded molding embellishes the cornice of the second story portico floor. The decking is again of the tongue-and-groove variety. A comparatively taller balustrade made up of slender balusters encircles the entire deck. Two one-over-one double-hung windows are evenly spaced on either side of a central door that provides access to the portico. The central oak door has a nine-pane window in its upper portion. The shafts of the columns are smooth wood painted white. The capitals, which are exacting replicas of the Corinthian prototype, are made of cast terra cotta. In keeping with the Neoclassical Style, the entablature has no decoration and is made up of equally sized boards that divide the entablature into four horizontal bands. A dentil course runs along the cornice line. The boxed eaves of the home are accentuated by Italianate brackets, a detail taken from post-1850s Southern Greek Revival examples. The roof of the two-story portico is a flat extension of the home's hip roof. The ceiling of the second story portico and the soffits surrounding the portico, which were originally constructed of beaded boards, were replaced at some point with smooth plywood. Currently, the replaced plywood is in poor condition, while the beaded boards that line the rest of the home's soffits and the first story portico ceiling are in better condition. The eastern oriented (street facing) gable dormer provides an eclectic twist to the home, as it features an elaborate pediment that rejects the straight classical roof line for a curving Queen Anne style line. A pair of columns, repeating those found on the front façade, grace each side of the dormer's window. The window itself is set with small diamond-shaped panes.

Symmetrically placed one-over-one double-hung windows with plain, wood lintels and sills maintain the clean lines of the home on the south façade. A rectangular, one-story triple bay window protrudes from the southeast portion of south façade, thus, breaking from the pure simplicity of the Greek Revival influence and following the Neoclasssical Style. The bay window has wood trim along its top that mimics the entablature of the front façade. A crown molding trims the top of the bay. Brackets continue along the soffit on the south side. The hip roof above is pierced by a hip dormer with two, ten-over-one double-hung windows.

The west façade of the home is simple and functional The southwest corner of the west side of the façade features a one-story porch with a shed roof. A one-story addition was added in the 1930s that runs from the edge of the porch to the end of the west wall of the home. The addition is clad with the same clapboard siding until about five feet from the end of the wall, where it is clad with wider, masonite siding. The addition protrudes ten and one-half feet from the original structure. Three, four-pane, double-hung windows were placed slightly to the right of center on the addition. A large, six-pane casement window is centered in the area created by the wider, masonite siding. The deck roof of the addition can be accessed from the second story of the home by a door placed to the right of center. Two double-hung windows and a central, smaller double-hung window provide light to the upstairs bedrooms. The boxed eaves on this side of the home do not feature brackets. A tall, brick chimney rises out of the roof to the left of the center of the façade.

The north façade of the home butts up against a cement drive. A centrally-placed door at ground level provides access to the basement below. The door has a single pane of glass in its upper portion. The surround features a crown molding above. A set of five ribbon windows with nine-over-nine, double-hung sashes are located above and to the left of the basement door. With the exception of the addition, the other windows on this façade are the same simple one-over-one double-hung variety found on the rest of the home. The north side of the addition has two closely-spaced six-pane casement windows. A hip dormer with ten-over-one, double-hung windows pierces the roof of the northern side of the home.

The original auto house on the northwest corner of the property was replaced in 1981 with a front-gabled detached garage. The garage is sided with wide, masonite siding and has a roof extension on its south side that creates a carport.

The property is structurally sound. Its appearance is not known to have been changed since its construction, except for the 1930s addition to the rear of the home. Some deterioration is evident in a missing wood block at the base of the northern most capital and water damage to the front soffits and second story ceiling of the portico.

The first story plan of the home is split into three major units with a fourth unit on the back created by the 1930s addition. Each doorway and window on the first floor (minus the addition) is finished with wide wood trim and decorative crown moldings. The living room, situated at the front of the house, uses the

full width of the home. Upon entering through the front door, one is struck by the use of dark-stained oak woodwork throughout the room. The ceiling is broken into squares by thick, dark oak support beams. In the north part of the room, a large, oak staircase dominates the space. Two thick, square newel posts mark the beginning of the banisters. Each newel post features four vertical segments. The first segment is a one-and-a-half foot high solid, smooth rectangular base, which abruptly tapers into the slightly thinner second segment which is fluted. Atop the second segment is a cube-shaped piece with carved leaf pateras on each side, excepting the one connected to the balustrade. The newel cap is carved in the shape of a cube with curved edges. Three steps upward lead one to a landing abutted to the set of five ribbon windows that pierce the northern façade of the home. The bottom of the ribbon windows is flush with the landing, which runs the length of the windows. The staircase, with balustrade comprised of simple, straight structural members, continues upward along the west wall of the living room. Directly across from the front door, in the space under the staircase, is a recessed arch comprised entirely of oak and featuring a coffered vault. A beveled mirror with egg-and-dart molding surrounding it is found on the back wall of the recessed arch. A closet door takes up the right side of the recessed arch. The south part of the room has a wood burning fireplace made of concrete cast to have a rough stone appearance. The mantel is of oak with egg-and-dart molding. The entrance to the dining room is marked by oak pocket doors.

The dining room is lighted by the triple bay window on its south wall. Approximately one-and-one-half feet from the ceiling is an oak plate rail with egg-and-dart molding. The corners created by the bay window are finished off with wood strips. A door on the west wall leads to the addition. A door on the north wall leads to the kitchen.

The kitchen features fir woodwork. A built-in china cabinet on the east wall maintains its original finish, while a second built-in cabinet on the south wall has been painted white. A door on the west wall leads to the addition. A butler stairway ascends from behind the china cabinet on the east wall.

The second story of the home is split into four units, each being a bedroom on each of its four corners. Each bedroom is accessed from a central hallway. The woodworking is of fir and rivals that of the first floor, as all of the doorway and window lintels are wide and feature decorative crown molding. The external angles of intersecting walls feature corner beads. A built-in linen closet faces the grand staircase, while a door leading to the attic story faces the butler staircase situated next to it. The master bedroom, located on the southeast corner of the floor, has a gas fireplace with a simple, bracketed mantel. A door on the north wall provides access to a closet and door to the second story front portico. The attic story is unfinished.

All in all, the interior maintains a high degree of integrity. Changes have occurred in the painting of the woodwork in the dining room, kitchen, and on the second floor and the covering of hardwood floors with carpet. Deterioration of the interior occurs in the ceilings of the dining room and upstairs bedrooms, where past leaks have damaged them.

The Gelbach Home, built circa 1910, is an exemplary example of the type of Neoclassical architecture found in the United States from 1900 to 1920. The home maintains its historic integrity in that the exterior of the home has changed little since its construction and the interior of the home retains a large variety of its beautiful ornamentation and fine craftsmanship. Thus, the home is being nominated for the National Register under criteria C. Due to its association with George W. Gelbach and other successful Wichita businessmen like him, the home is also being nominated under criteria B.

Having been constructed around 1910, the Gelbach home is an example of the "buildings erected locally from 1906 to 1920 [that] represent the recovered prosperity that swept through the housing industry nationwide in the early part of the 20th century" (Tully, 1995, p. 8). During this time period, the city was finally recovering from the drought and depression of the 1890s. According to Allison, 1910 was a year of "steady growth . . . that culminated in the beginning of a new phase of urban development" (1961, p. 31). In the midst of this strong economy, George Gelbach chose to move to Wichita, open a real estate firm, and build a home for himself.

Gelbach formed a partnership with Robert L. Ogden, a former manager at the Orient Sand and Cement Company, to create the real estate firm Gelbach and Ogden, 927 West Douglas Avenue (Wichita City Directory, 1909 & 1910). The company is listed in records as having only been in existence for one year, after which Ogden became a city inspector and George Gelbach started his own grocery store around the corner (108 W. 16th) from his newly built residence at 1721 Park Place (Wichita City Directory, 1911). As residential areas in Wichita spread further north from the downtown business district, neighborhood grocery stores, such as Gelbach's, were opened to supply area residents (White, Ward & Humphrey, 1990, p. 84).

Gelbach built his home and maintained his grocery store in a neighborhood of Wichita known for its prominent residents and elaborate homes of many styles. Owners of dry-goods stores, livestock businessmen, lumber dealership owners, as well as real estate executives and even Sedgwick County judges resided in the Midtown area, which Park Place is a thoroughfare of (White, Ward & Humphrey, 1990, pp. 75-84). Today, the area is designated with three historic districts, one of which, the Park Place/Fairview District, is where the Gelbach home is located.

For the style of his home, Gelbach chose a type of architecture that was fashionable and relatively common for the time period. Some of the details he chose to incorporate into his Neoclassical abode, however, were not so typical of the style. The Neoclassical style was popular from 1895 to 1950. Gelbach's home is an example of the style's "first wave of popularity" from 1900 to 1920, which featured "hipped roofs and elaborate, correct columns"

(McAlester, 1998, p. 344). The Gelbach home, however, predates the main period of popularity, 1925 to 1950, for Neoclassical homes with full-façade porches (McAlester, 1998, p.343). Like most pre-1920 Neoclassical examples, the Gelbach home has highly ornate capitals that were made possible by the use of prefabrication. In this case, the Corinthian capitals are formed of cast terra cotta. The presence of the bay window on the south facade also clearly distinguishes this home as a Neoclassical example. Italianate brackets along the cornice line show the influence of post-1850s Southern Greek Revival homes (McAlester, 1998, p. 180). A touch of eclecticism is evident in the ribbon windows on the north side of the home, which are reminiscent of the Craftsman style, and the Gable dormer on the front façade that features a Queen Anne style band of elaborate curving trim.

George W. Gelbach lived at 1721 Park Place from 1910 to 1915. In 1916, he moved to the fashionable College Hill area, a trend common among other businessmen and executives who had residences in Midtown (White, Ward, and Humphrey, 1990, p. 81). His grocery also moved at this time to St. Francis Street (Wichita City Directory, 1916). William H. Bodecker, who is listed as a salesman for Hudson Sales Company, moved in with his extended family upon Gelbach's vacating. Bodecker lived in the home until 1940, when Cecil A. Forter, the secretary-treasurer of Mixed Concrete and Supply Company bought the home. The Mixed Concrete and Supply Company later became Ritchie Construction, a successful company still in existence in Wichita. Forter lived at the home until 1954.

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Harris, Cyril M. American Architecture: An Annotated Encyclopedia. New York: W.W. Norton & Company, 1998.

McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1998.

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Tully, Jeff. Design Review Guidelines for the Topeka/Emporia, North Topeka/10th Street, Park Place/Fairview, and Bitting Historic Districts. Wichita: Wichita/Sedgwick County Metropolitan Area Planning Department, 1995.

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White, Sheryll, Terry Ward, and Patricia Humphrey. Midtown I Historic Resources Survey Report. Wichita: Wichita /Sedgwick County Metropolitan Area Planning Department Land Use and Research, 1990.

VERBAL BOUNDARY DESCRIPTION

The nominated property stands on Lots 40 and 42, Herseys Addition, Wichita, Kansas. The property is bounded on the east by Park Place, to the south by adjacent property line, to the west by the alley, to the north by adjacent property line.

BOUNDARY JUSTIFICATION

The boundary includes the entire parcel that is historically associated with the nominated property.