NPS Form 10-900
(Rev. 8-86)

OMB No. 1024-0018

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 of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Hypatia House
other names/site number 173-5880-0064

2. Location

street & number 1215 N. Broadway ☐ not for publication
city, town Wichita ☐ vicinity
state Kansas code KS county Sedgwick code 173 zip code 67208

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
[X] private	[X] building(s)	1	____ buildings
☐ public-local	☐ district	____	____ sites
☐ public-State	☐ site	____	____ structures
☐ public-Federal	☐ structure	____	____ objects
	☐ object	1	____ Total

Name of related multiple property listing: N/A

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. ☐ See continuation sheet.

Ramon Powers State Historic Preservation Officer — May 9, 1991
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.

Signature of commenting or other official — Date
State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

☐ 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:) ____

Signature of the Keeper — Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: Single dwelling
Social: clubhouse

Current Functions (enter categories from instructions)

Social: Clubhouse

7. Description

Architectural Classification
(enter categories from instructions)

Late 19th & 20th Century Revivals:
Colonial Revival
Other: Dutch Colonial Revival

Materials (enter categories from instructions)

foundation Stone: limestone
walls Brick
roof Ceramic Tile
other Wood: Shingle

Describe present and historic physical appearance.

The Hypatia House (c. 1903-1906) is located at 1215 North Broadway in Wichita, Sedgwick County, Kansas (pop. 367,088). The Hypatia House is an example of a front facing, cross gambrel roof Dutch Colonial Revival. The main body of the two and a half story house is made of buff colored brick, the building sits on a rusticated limestone foundation, its four gambrels are sheathed with shingles. A red clay tile roof surmounts the building. The Hypatia House maintains a high degree of architectural integrity and a moderate degree of structural integrity.

While the house exhibits Colonial Revival detailing in its dentil courses and doric columns, there are subtle influences from the Shingle style and the Prairie School to be found in the gambrel shingling and the window banding respectively. The interior of the house exhibits a Colonial Revival panelled staircase and cubby hole, a Craftsman beamed ceiling and an art glass built-in buffet in the dining room, and Arts and Crafts stencilling in the attic ballroom.

The building has an eastern facade orientation with overall measurements of 30 feet from north to south and 40 feet from east to west. The overall rectangular form of the house is turned irregular by the various projections which define the structure. These projecting bays occur asymmetrically, a design feature which helps to add more visual mass to the structure, making it seem larger than it really is.

A one story porch wraps around the building's eastern facade and eastern portion of the southern elevation. A one story porte cochere projects from the building's northern elevation. Square brick pillars surmounted by limestone Tuscan capitals support the roofs of the porch and porte cochere, both units are roofed with red clay tiles. A rectangular, wooden balustrade runs between the porch pillars. Arched vents pierce the porch's rusticated stone foundation in an even rhythm across the east, south, and north faces. Rectangular, wooden balustrades surmount the porch on the eastern facade and also surmount the porte cochere. The building's rusticated limestone foundation is articulated by a smooth, ashlar cut limestone watertable and sill.

XX See continuation sheet

Wide wooden eaves project from the building's roof lines. Large double wooden brackets support the eaves, however only one pair of brackets remains extant underneath the main eaves, while all of the porch and porte cochere brackets appear to be intact. The undereaves are made of narrow, tongue and groove strips of wood. A built-in guttering system is revealed by the location of the downspouts. Tiled cornice returns define the corners of the eastern southern, and northern gambrels. A brick chimney projects through the main roof, just west of the southern gambrel.

A two story porch projects from the rear of the building. The porch sits on a rusticated stone foundation, indicating that it is part of the original construction. The first level of the porch is delineated by square brick pillars with square, limestone bases and caps. The space between the pillars and the rear wall has been filled in with tongue and groove siding and opaque glass squares. The second level of the porch was used as a sleeping porch. It is sheathed with wooden shingles and fenestrated with a continuous bank of windows. The base of the second level flares gently above an exaggerated wooden entablature.

The building's fenestration is comprised primarily of 1/1 double hung sash. Many of the windows have leaded glass upper sashes. The first level windows are surmounted by plain lintels and underscored by lug sills made of limestone. The second level windows terminate in the wooden cornice which runs beneath the building's eaves. Limestone lug sills underscore the second level windows. Several fixed, leaded glass windows fenestrate the building on the northern elevation. The east, north, and south gambrels are fenestrated by a tripartite arrangement of single sash, leaded glass windows, an arched vent surmounts the windows on the eastern gambrel. One single sash, leaded glass window fenestrates the western gambrel.

A single door flanked by leaded glass sidelights provides the main entry into the house through the northeastern wall on the first level. The door has been replaced, but the surround and sidelights are original. Six limestone steps lead up to the wooden porch and doorway. Entry to the house is also acquired through a single door which pierces the northern wall of the house underneath the porte cochere, a single door which pierces the western wall of the house, and a single door at the rear porch, on the northern side. The northern and western doors are surmounted by limestone plain lintels and conclude in the building's limestone sill.

The house is arranged around a side staircase, whose open landing creates a mezzanine effect above the foyer. The classical staircase is panelled and includes a panelled cubby hole. Integration between the living room and the foyer to the south is achieved through a wide, arched opening. A stone fireplace stand in the living room's western wall. The dining room is directly west of the foyer and is accessed through a richly panelled cubby hole. The dining room exhibits a Craftsman beamed ceiling and an art glass built-in buffet. The dining room is also accessed from the living room. The kitchen, pantry, back porch, back entry, and back stairs are to the west of the main rooms. A bath is incorporated into the cubby hole partition on the north side.

The upper level is connected by a long, straight corridor which runs between the main stair landing and the back stairs. There are six rooms, a bath, and a sleeping porch on the second floor. The staircase to the third floor ballroom is located on this floor as well. The ballroom is an open space that encompasses the area of the house. Its plaster walls are falling off the lathe, but enough remains to show the distinctive stencilling designs which decorated the walls.

The house retains its classically inspired door and window surrounds and doors, and staircase and staircase panelling. Cherry and walnut were used for the trim and floors in the house. The hexagonal ceramic tiling in the kitchen and bathrooms is original, as is most of the hardware, including the glass doorknobs. Many of the original ceiling lights are retained, some are classically inspired, some are Art Deco. Additionally, the bathrooms retain their original fixtures, the walls in the second level bath are tiled. Period steam radiators remain in some rooms, however the house is warmed and cooled by a modern furnace system.

Over the years the house has received uneven maintenance. A new roof was put on the house in 1953. Extensive repairs were made to the gutters and eaves in the early 1980s. The interior of the house was redecorated during the 1980s. In its current condition the house exhibits extreme deterioration of the wooden eave and gutter system, the attic stencilled ballroom exhibits falling plaster and buckling wooden floors, and repointing is needed in various locations. The above noted conditions are the result of drainage problems that exist because previous repairs were not done correctly and because the gutters have not been cleaned on a periodic basis.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

☐ nationally ☐ statewide ☒ locally

Applicable National Register Criteria ☐ A ☐ B ☒ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)	Period of Significance	Significant Dates
Architecture	1903-1906	1903-1906

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Charles, Ulysses Grant - Architect

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Hypatia House (c. 1903-1906) is being nominated to the National Register under criteria C for its architectural significance as an architecturally intact Dutch Colonial Revival residence. The property is located at 1215 North Broadway in Wichita, Kansas and has been the Hypatia Club's home since 1934. The Hypatia House maintains a high degree of architectural integrity and a moderate degree of structural integrity.

The Hypatia House is an example of a front facing, cross gambrel roof, Dutch Colonial Revival. McAlester indicates that from about 1895 to 1915 the most common form of the Dutch Colonial Revival was the front-facing gambrel roof, occasionally with a cross gambrel at the rear. The main body of the two and a half story house is made of buff colored brick, the building sits on a rusticated limestone foundation, its four gambrels are sheathed with shingles. A red clay tile roof surmounts the building. Wide eaves project from the building's roof line. A porch wraps around the east facade and partial southern elevations, a porte cochere projects from the building's northern elevation.

While the house exhibits Colonial Revival detailing in its dentil courses and doric columns, there are subtle influences from the Shingle style and the Prairie School to be found in the gambrel shingling and the window banding respectively. The interior of the house exhibits a Colonial Revival panelled staircase and cubby hole, a Craftsman beamed ceiling and art glass built in buffet in the dining room, and Arts and Crafts stencilling in the attic ballroom. McAlester writes that it is uncommon to find a pure example of a Colonial Revival house, more likely the house is an eclectic mix of several styles. The Hypatia House would seem to satisfy the McAlester observation.

☒ See continuation sheet

The 1903 and 1914 Sanborn Insurance Maps for the Hyde and Ferrell's Addition where the house is located show a one and a half story dwelling on lots 259, 261, and 263 in 1903 and a two and a half story veneer dwelling on the same lots in 1914, thereby indicating that the present structure was constructed sometime between 1903 and 1914. Because the existing house was sold in 1910 and lived in by the original owner several years before the sale, the construction date for the house is more accurately placed between 1903 and 1906. This date range is later than the commonly accepted construction date of 1897.

The house is attributed to Wichita architect Ulysses Grant Charles (1865- ?). Charles came to Wichita in 1901 and practiced as an architect until 1917. He designed over one hundred residences and forty commercial blocks during his sixteen years in Wichita. Charles' 1901 residency establishment gives further credence to the argument that the Hypatia House was constructed after 1897.

The house was built for G. T. Walker, manager of the L. C. Jackson Coal Company. In the early twentieth century North Broadway was known as North Lawrence Road and was a prestigious address. In 1910, J. H. Butts, president of the Butts Motor Company, bought the house. He moved to College Hill in 1920, and the property passed through several owners before becoming the Hypatia Club acquired it. The Hypatia Club purchased the house at 1215 North Broadway from the Swope Real Estate Company of Wichita in 1934 for $9,000.

The Hypatia Club was organized in 1886 by Mary Elizabeth Lease. The club was one of several ladies clubs that were established in Kansas in the mid-1880s, influenced by the establishment of the Junction City Ladies Reading Club in 1884, the first women's club in Kansas. The Hypatia Club was the first women's club to be organized in Wichita. Its objectives were educational and cultural, women's suffrage was an important goal of the club. The club was named for the main character in Charles Kingsley's novel Hypatia. The heroine, Hypatia, was a woman of beauty and intellect who promoted art and education in the fifth century.

In 1911 the club established a scholarship program and began to dedicate more of its efforts to fund raising. In 1924 the Wichita Beacon described the Hypatia Club as the cultural club for the average woman. The Hypatia Club became an important voice in Wichita politics, influencing the public works programs in the

1920s and 1930s. The Hypatia Club continues to contribute to Wichita's educational and cultural spectrum, although its 1991 membership roster is much smaller than it was fifty years ago.

The purchase of the 1215 North Broadway property represented the Hypatia's first clubhouse. The Hypatia's had met at the homes of various members prior to 1911, and in 1911 established a meeting place at the new YWCA. In addition to serving the club's needs for luncheons and presentations, the Hypatia House was rented out for meetings, parties, dances, recital, and entertainments. The fees garnered from these activities helped to cover mortgage and maintenance expenses as well as charitable contributions, such as the scholarship fund.

Over the years the house has received uneven maintenance. A new roof was put on the house in 1953. Extensive repairs were made to the gutters and eaves in the early 1980s. The interior of the house was redecorated during the 1980s. In its current condition the house exhibits extreme deterioration of the wooden eave and gutter system, the attic stencilled ballroom exhibits falling plaster and buckling wooden floors, and repointing is needed in various locations. The above noted conditions are the result of drainage problems that exist because previous repairs were not done correctly and because the gutters have not been cleaned on a periodic basis.

9. Major Bibliographical References

Beardsley, Robert. Hypatia House Inspection. October 2, 1990.

Connelley, William E. A Standard History of Kansas and Kansans, V.III. (Chicago: Lewis Publishing, 1918).

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

Rutledge, Carol Brunner. The Women of Hypatia: 1886-1986. (Wichita: Rutledge, 1986).

Sanborn Fire Insurance Maps of Wichita, Kansas- 1903, 1914.

☐ See continuation sheet

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

Specify repository: Kansas State Historical Society

10. Geographical Data

Acreage of property less than 1 acre

UTM References

	Zone	Easting	Northing		Zone	Easting	Northing
A	14	646720	4174400	B			
C				D			

☐ See continuation sheet

Verbal Boundary Description

The nominated property is located on the north half of Lot 259, all of Lots 261 and 263, and the south half of Lot 265 on Broadway, in Hyde and Ferrell's Addition, Wichita, Sedgwick County, Kansas. Generally located on the west side of Broadway in an area north of 11th Street. The property is bounded by Broadway to the east and by adjacent property lines to the north, south, and west.

☐ See continuation sheet

Boundary Justification

The boundary includes all property historically associated with the Hypatia House. A one-story garage stood at the west side of the property, behind the house; it is non-extant.

☐ See continuation sheet

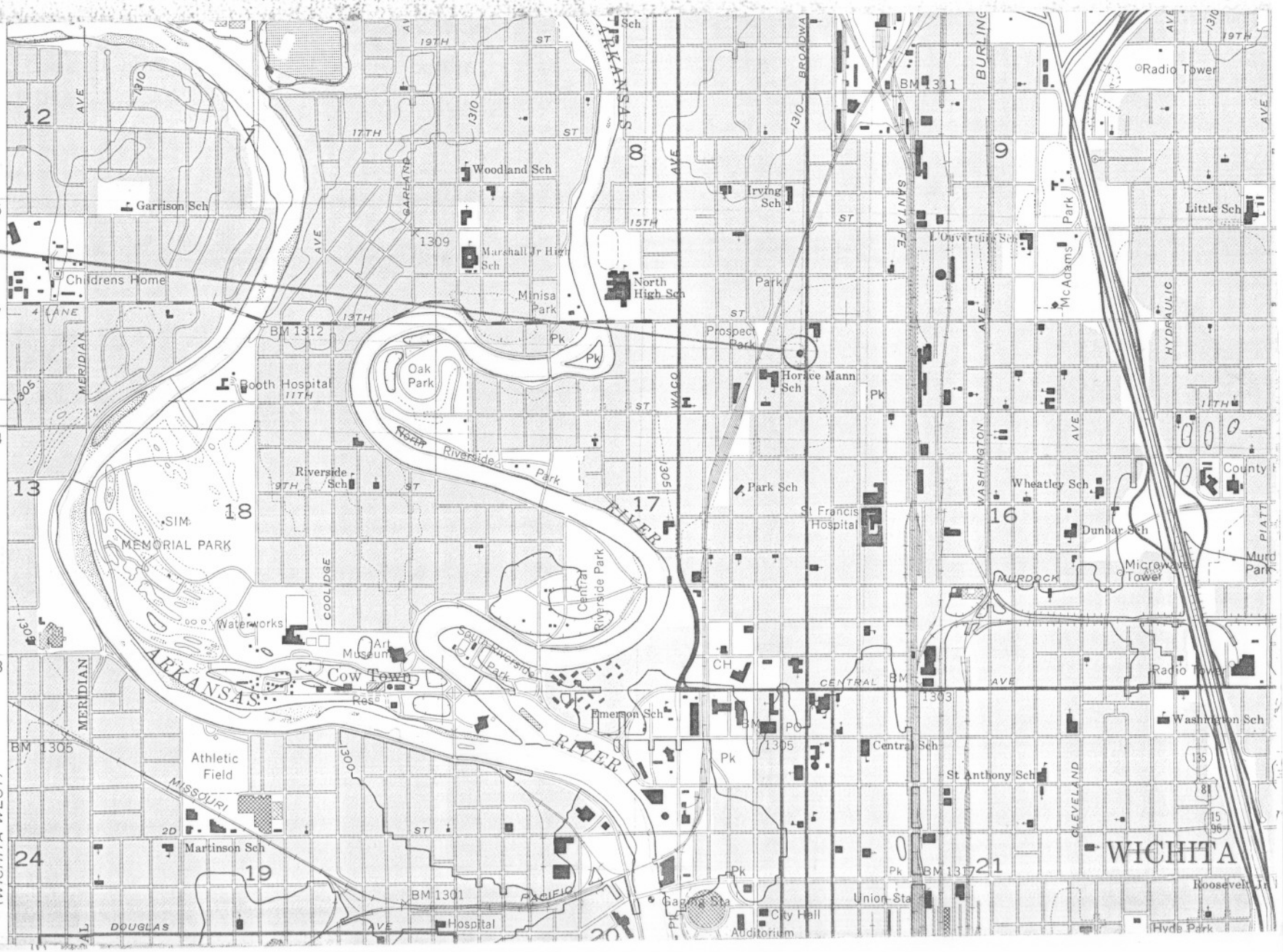
11. Form Prepared By

name/title Martha Hagedorn-Krass, Architectural Historian

organization Kansas State Historical Society date May 9, 1991

street & number 120 W. 10th telephone 913-296-5264

city or town Topeka state Kansas zip code 66612

HYPATIA HOUSE
WICHITA, KS.
WICHITA EAST
QUAD

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