FHR-8-300 (11-78)

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places Inventory—Nomination Form

For HCRS use only
received
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Pioneer Neighborhood

and/or common North Topeka Avenue and 10th Street Historic District

2. Location

street & number 1065, 1103, 1109, 1113, and 1108 N. Topeka Ave. N/A not for publication

city, town Wichita N/A vicinity of congressional district 4

state Kansas code 20 county Sedgwick code 173

3. Classification

Category	Ownership	Status	Present Use	
X district	___ public	X occupied	___ agriculture	___ museum
___ building(s)	X private	X unoccupied	___ commercial	___ park
___ structure	___ both	X work in progress	___ educational	X private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	___ in process	X yes: restricted	___ government	___ scientific
	___ being considered	___ yes: unrestricted	___ industrial	___ transportation
	N/A	___ no	___ military	___ other:

4. Owner of Property

name See Continuation Sheet

street & number

city, town ___ vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Register of Deeds

street & number Sedgwick County Courthouse

city, town Wichita state Kansas 67202

6. Representation in Existing Surveys

title N/A has this property been determined elegible? ___ yes X no

date N/A ___ federal ___ state ___ county ___ local

depository for survey records N/A

city, town N/A state

173-5880-0133	1065 N. Topeka	Bruce Frazey 135 Hardage Center Wichita, KS. 67202
-0134	1103 N. Topeka	Estate of W. W. Nester c/o William E. Nester 8922 Bay Cove Ct. Orlando, Florida 32811
-0135	1109 N. Topeka	Clair Moore Douglas Castleberry 1209 N. Topeka Wichita, KS. 67214
-0136	1113 N. Topeka	J. W. Johnson 1113 N. Topeka Wichita, KS. 67214
-0137	1108 N. Topeka	Bruce Ochsner 1035 N. Emporia, Suite 215 Wichita, KS. 67214

7. Description

Condition		Check one	Check one
___ excellent	X deteriorated	___ unaltered	X original site
___ good	___ ruins	X altered	___ moved date _____
X fair	___ unexposed		

Describe the present and original (if known) physical appearance

SUMMARY DESCRIPTION

This small residential district in Wichita is made up of five properties all contiguous with one another and surrounded on all sides by modern commercial buildings and parking lots. The district consists of five principal houses, all dating from the late 19th century, and their associated support structures. The houses are all of balloon frame construction and reflect the late Queen Anne style. In general, they are characterized by multiple gables with decorated shingle work, applied trim and spacious porches. The support structures are carriage houses and garages which have been converted to apartments. Some of these secondary buildings were constructed in the 1930's and 1940's. The buildings are in deteriorated to fair condition and are used for multi-family residential purposes. For one building (1065) rehabilitation work is in progress. Rehabilitation is planned for two other houses in the district also.

ADDITIONAL DESCRIPTIVE INFORMATION

The N. Topeka Ave. - 10th Street Historic District consists of a small residential grouping around the intersection of North Topeka Ave. and 10th Street in Wichita. The primary houses are located at 1065, 1103, 1109, 1113, and 1108 North Topeka Avenue. All of these buildings retain extensive original architectural features reflecting a once stable and prosperous area of the city. The support structures are mixed contributing and non-contributing elements of the district. Several of the small buildings date from the second quarter of the 20th century and do not contribute to the historical or architectural character of the district.

1. 1065 North Topeka Avenue - 1885. This structure is the largest and most imposing of the buildings in the district. It is a two and a half story, two bay by five bay frame structure of irregular plan. Prominent features are two semi-circular projecting bays, one located at the southeast corner of the building and the other, a smaller one story version near mid way in the north wall. Both projecting bays have conical roofs and large sash windows with curved glass following the arc of the bay. The east and south elevations are sheltered by a deep one story porch supported by massive square posts from which spring a series of tudor arches. The house is sheathed with a combination of narrow gauge and decoratively cut shingle siding. Gabled dormers embellished with gothic arches protrude from the roof. The house was built in 1885 for one R.A. Neely who at the time was street commissioner for Wichita. The date is documented in the 1885 FA

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North City Directory for Wichita which is the first time a residence was listed at this address which was then 1069 N. Topeka. Further documentation is found in the title abstract for 1065 North Topeka which shows that lots in Stone's Addition to Wichita in which the property was located were not sold until June of 1884.

2. 1103 North Topeka Avenue - 1885-1886. This house is a two and one half story, two bay by five bay building which has had interior damage by fire. The house is of irregular plan and characterized by late Queen Anne and Stick Style motifs. Its most notable features are its many projecting gables with deep overhanging roofs embellished with brackets and decorative barge work. Within the gables are decorative shingles with applied woodwork to resemble half timbering. The rest of the house is sided with a combination of lapped and German siding. A wrap around porch crosses the front and part of the sides. The house was built for S.T. Major, a stock dealer who was residing at 1103 N. Topeka in 1886.

3. 1109 North Topeka Avenue - 1886-1887. This house is also a two and one half story two bay structure with irregular plan and multiple projecting gables. While showing late Queen Anne influence, this house also has neo-colonial features suggestive of the turn of the century. One of the most noticeable elements of the house is the large multi-paneled fan light in the projecting gable at the front elevation. Also distinctive is the decorated frieze which consists of oversized reeding in a vertical and diagonal combination. Such reeding has not been recorded elsewhere in Wichita to date. Within the gables are decorative shingles while narrow gauge siding covers the rest of the house. A deep porch supported by square posts extends across the front elevation. The house was built in 1886-87 for E.H. Anawalt who was general manager of Rock Island Lumber Company. He is listed in the Wichita City Directory as living at 1109 after 1887.

4. 1113 North Topeka Avenue - 1886. The least imposing of the main houses in the district is the one furthest north in the group. It is a simple rectangular structure embellished with a diamond shaped window set high in its gabled front. It is a two story, two bay house with the first story sheathed with lapped siding and the second story and gables with decorative shingles. A small pent roof crosses the gable at the front elevation. A hipped roof porch supported by square posts extends across the front. Single pane sash windows are without decorative trim. The house was apparently built for Mrs. S.M. Hale in 1886 or 87. She was residing at this address from 1887.

5. 1108 North Topeka Avenue - 1886. This is the only structure in the district located on the east side of Topeka Avenue. It is a two story

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two bay structure with a hipped roof interrupted by projecting gables at each elevation. Notable features include long narrow sash windows and a front porch with a projecting pediment. City Directories for Wichita suggest that the house was built in 1886.

Support Structures

Behind each of the main houses on the west side of Topeka Avenue is a secondary structure, designated on the site map as numbers 6-9. Structure # 6, located on 10th Street, behind 1065 North Topeka is a two story frame structure built in the 1930's or 40's as apartments. It does not contribute to the architectural or historical character of the district.

Building # 7 also faces 10th Street and is located behind 1103 North Topeka Avenue. It is a small one story structure with a hipped roof which appears to have been a garage converted to a small apartment.

Building # 8 is located behind 1109 North Topeka Avenue. It is a two story frame, hipped roof rectangular structure covered with composition siding. It appears to date from the 1940's although local informants report that it is a converted carriage house. As it appears now, the building does not contribute to the architectural or historic character of the district.

Building # 9 is a garage located behind 1113 North Topeka Street. It appears to be approximately contemporary with the house.

8. Significance

Period	Areas of Significance—Check and justify below			
___ prehistoric	___ archeology-prehistoric	___ community planning	___ landscape architecture	___ religion
___ 1400–1499	___ archeology-historic	___ conservation	___ law	___ science
___ 1500–1599	___ agriculture	___ economics	___ literature	___ sculpture
___ 1600–1699	X architecture	___ education	___ military	___ social/ humanitarian
___ 1700–1799	___ art	___ engineering	___ music	___ theater
X 1800–1899	___ commerce	___ exploration/settlement	___ philosophy	___ transportation
___ 1900–	___ communications	___ industry	___ politics/government	___ other (specify)
		___ invention		

Specific dates 1885-1887 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

SUMMARY STATEMENT OF SIGNIFICANCE

MEETS CRITERIA C

The North Topeka - 10th Street Historic District is significant for its architecture as the only remaining cluster of late 19th century houses showing the former residential character of what was once known as the "Pioneer Neighborhood" in the 800, 900, 1000 and the south part of the 1100 blocks of North Topeka Avenue. Only one house remains in the 1000 block and that is the building at 1065 North Topeka, the southernmost structure in the district. The remainder of the district is located in the 1100 block which was the northern terminus of the "Pioneer Neighborhood." This area began the transition from large elaborate houses to smaller newer houses of the early 20th century seen further north on Topeka. The district reflects the early development of North Topeka Avenue as an important residential neighborhood and its subsequent changes to a multi-family residential and finally to a commercial area. Its components represent the stylistic preferences of a prosperous group of residents during the late 19th century. In general, the houses reflect the Queen Anne style. The three southernmost houses in the group have elaborate and distinctive features worthy of recognition. The northernmost house and the one located on the east side of the street are much simpler structures and suggest the character of the housing further north on Topeka Avenue. All of the houses in the group retain their original trim and major stylistic elements. Notable features include the curved window sashes found on 1065 North Topeka and the unusual frieze work on 1109 North Topeka.

ADDITIONAL INFORMATION

According to Julia Woods Lavender, an elderly woman who resided at 1065 North Topeka Street early in the 20th century, the 800, 900 and 1000 blocks of North Topeka Avenue were known as the "pioneer neighborhood" because the early influential families settled there. The Woods family sold the house at 1065 in 1930 and it was turned into a boarding house. According to Mrs. Lavender, the 1000 block of North Topeka Street was a "who's who of Wichita." Mrs. Lavender's comments are substantiated by the Wichita City Directories which show that in the late 19th and early 20th centuries the houses at 1065, 1103 and 1108 North Topeka were occupied by prominent professional and business people,

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such as D.P. Woods, owner of the Crystal Ice Company, Samuel T. Majors, stock dealer who was also in a real estate and loans business, Dr. G.C. Purdue, physician, Dr. O.L. Smith, physician and surgeon, and W.R. George, Vice-President of Shattuck-George Iron Co. The house at 1113 N. Topeka seems always to have been occupied by two families. Among its occupants were a bookkeeper and clerk with the Bank of Commerce, a travel agent and a widow.

Today, only one of the old houses remains on the 1000 block of North Topeka Avenue and that is the Woods' house at 1065. The 800, 900 and 1000 blocks now consist of modern commercial structures and on the east side of the street is St. Francis Hospital. In the 1100 block, only 1103, 1109, 1113 and 1108 remain to suggest the former residential character of the neighborhood.

While all but one of the houses in this district were originally single family residences, in the 1930's and 40's they were converted to multi-family residential units, substantially changing the character of the neighborhood. This change was the result of the economic pressures of the Depression and of the rapid growth of the aircraft industry resulting in an urgent need for workers' housing. Consequently, these large houses were converted into apartments and additional housing was created by construction of new buildings in the back lots, or the conversion of old garages and carriage houses to apartments.

The North Topeka - 10th Street District lies within "Stone's Addition To Wichita" which was divided into city lots and sold as such in 1884. Both architectural and documentary evidence indicates that these houses were built shortly after the land in Stone's Addition was subdivided.

THIS STATEMENT REFLECTS CURRENT KNOWLEDGE AND IS SUBJECT TO CHANGE.

BIBLIOGRAPHICAL REFERENCES

City of Wichita, Building Permits. (Note: Building permits were not issued before 1887. None were found for buildings in the district).

Ellington, William, City Historian, Wichita, Kansas. General Information on the former character of the 800-1100 blocks of North Topeka Avenue. June, 1982.

Lavender, Julia Woods. Former resident of 1065 North Topeka. Interviewed June 17, 1982.

Sanborn Maps, City of Wichita. 1914.

Sedgwick County Land Records (Title Abstracts).

Wichita City Directories - 1878-1911.

Verbal Boundary Description:

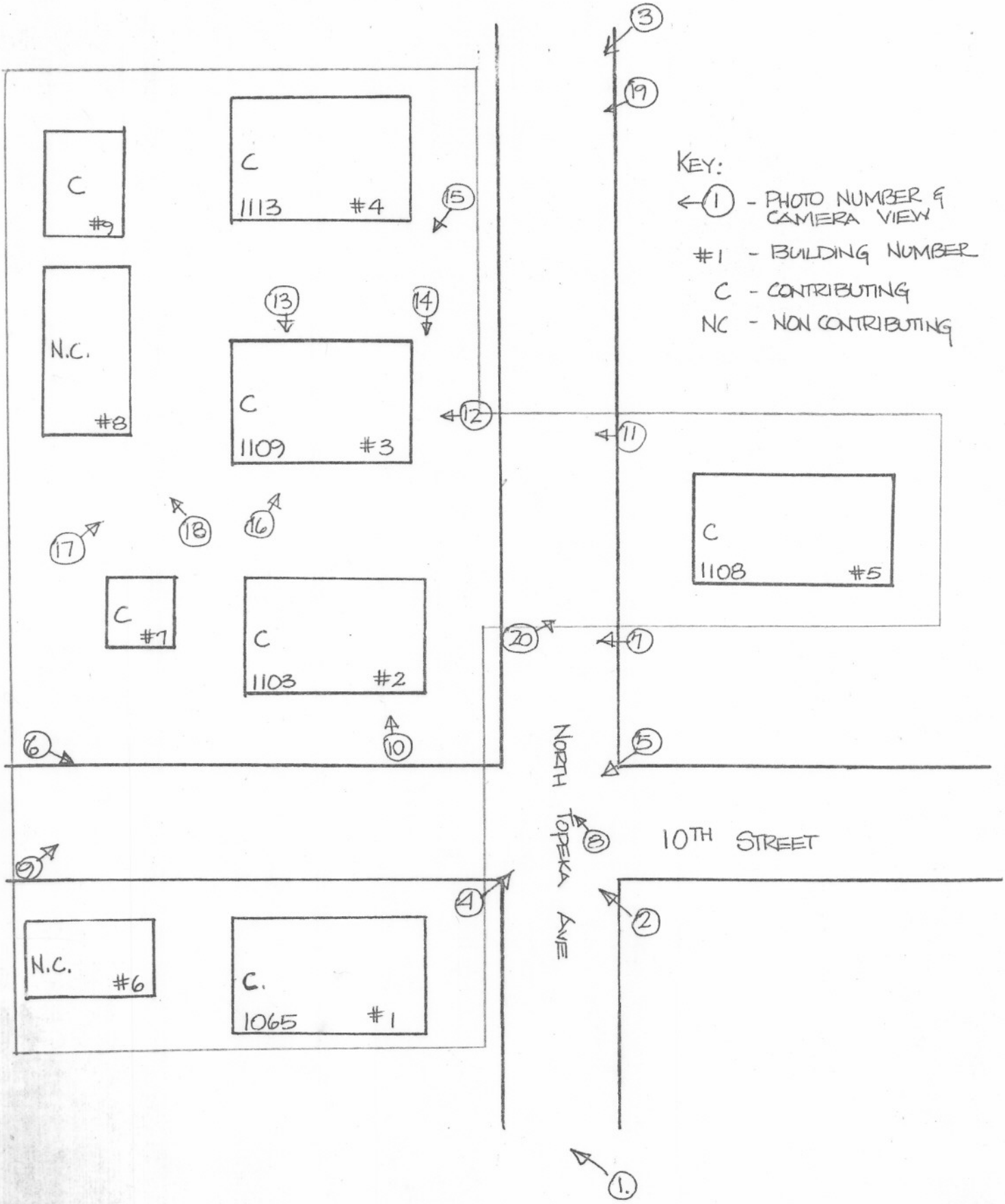
The district is located in what is known as Stafford and Wrights Addition to Wichita, and Stone's Addition to Wichita. Beginning at a point at the west edge of the sidewalk at the south boundary of 1065 North Topeka Ave. and extending west to the southwest corner of the property upon which 1065 North Topeka Ave. stands; then north along the west property boundary to Tenth Street; continuing across Tenth Street northward along the rear property boundaries of 1103, 1109 and 1113 North Topeka Ave. to the north property line of 1113 North Topeka Street then east along the north property line of 1113 North Topeka Street to a point at the west edge of the sidewalk in front of the property; then continuing south in a straight line along the west edge of the sidewalk to a point opposite the north property line of 1108 North Topeka Ave; then turning east across North Topeka Ave. and along the north property line of 1108 North Topeka Ave. to its east boundary line then turning south and following the property's east boundary line to its south boundary line; then turning west along the south boundary of the property to North Topeka Ave.; then continuing west across the street to a point at the west side of the sidewalk; then turning south to the point of beginning.

BOUNDARY JUSTIFICATION

The boundaries of this district enclose the only remaining evidence of the residential character of this part of Topeka Avenue. On all sides, the district is surrounded by parking lots, modern commercial structures, or St. Francis Hospital.

NORTH TOPEKA AVE - 10TH STREET HISTOR DISTRICT.

WICHITA, SEDGWICK CO., KANSAS



9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acreage of nominated property Less than 5

Quadrangle name Wichita East

Quadrangle scale 1:24,000

UMT References

	Zone	Easting	Northing
A	14	646940	4137980
B			
C			
D			
E			
F			
G			
H			

Verbal boundary description and justification

(See continuation sheet)

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
N/A			
N/A			

11. Form Prepared By

name/title Paula Stoner Reed, Architectural Historian

organization Preservation Associates, Inc. date September 1982

street & number P.O. Box 202 telephone 1-301-791-7880

city or town Sharpsburg state Maryland 21782

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national ___ state X local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

title Exec. Dir., Ks. State Historical Society date December, 29 1982

For HCRS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest: date

Chief of Registration