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

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 for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name **RIVERVIEW APARTMENTS**
other names/site number _____

2. Location

street & number **404-408 BACK BAY BOULEVARD** _ not for publication ___
city or town **WICHITA** vicinity ___
state **KANSAS** code **KS** county **SEDGWICK** code **173** zip code **67201**

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this **XX** 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 **XX** meets ____ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide **XX** locally. (___ See continuation sheet for additional comments.)

Richard D. Rankhart — **May 24, 2002**
Signature of certifying official — Date

Kansas State Historical Society
State or Federal agency and bureau

In my opinion, the property ____ meets ____ does not meet the National Register criteria. (___ See continuation sheet for additional comments.)

_____
Signature of commenting or other official — Date

_____
State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

____ 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 Keeper — Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply)	Category of Property (Check only one box)	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
		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: MULTIPLE DWELLING

Current Functions
(Enter categories from instructions)
DOMESTIC: MULTIPLE DWELLING

7. Description

Architectural Classification
(Enter categories from instructions)
LATE 19TH & 20TH CENTURY AMERICAN MOVEMENTS

Materials
(Enter categories from instructions)
foundation BRICK
roof ASPHALT
walls BRICK
other

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

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

_X_ A Property is associated with events that have made a significant contribution to the broad patterns of our history.

____ B Property is associated with the lives of persons significant in our past.

_X_ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

____ D Property has yielded, or is likely to yield information important in prehistory or history.

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

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

Areas of Significance
(Enter categories from instructions)

ARCHITECTURE

SOCIAL HISTORY

Period of Significance
1928

Significant Dates
1928

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

Cultural Affiliation
N/A

Architect/Builder
WILLIAM L. SCHULTZ/ ARCHITECT
J. W. SCHRADER/BUILDER

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

9. Major Bibliographical References
(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
___ University
___ Other

Name of repository:

10. Geographical Data

Acreage of Property .49 ACRE

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

	Zone	Easting	Northing		Zone	Easting	Northing
1	14	646162	4173495	3			
2				4			

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 SHERYLL WHITE / PAMELA D. KINGSBURY

organization _____ date NOVEMBER 16, 2001

street & number 2121 S. POPLAR ST. / 224 N. CRESTWAY telephone 316-684-2608
316-686-1731

city or town WICHITA / SAME state KS zip code 67211-5448 / 67208-3840

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps
A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs
Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

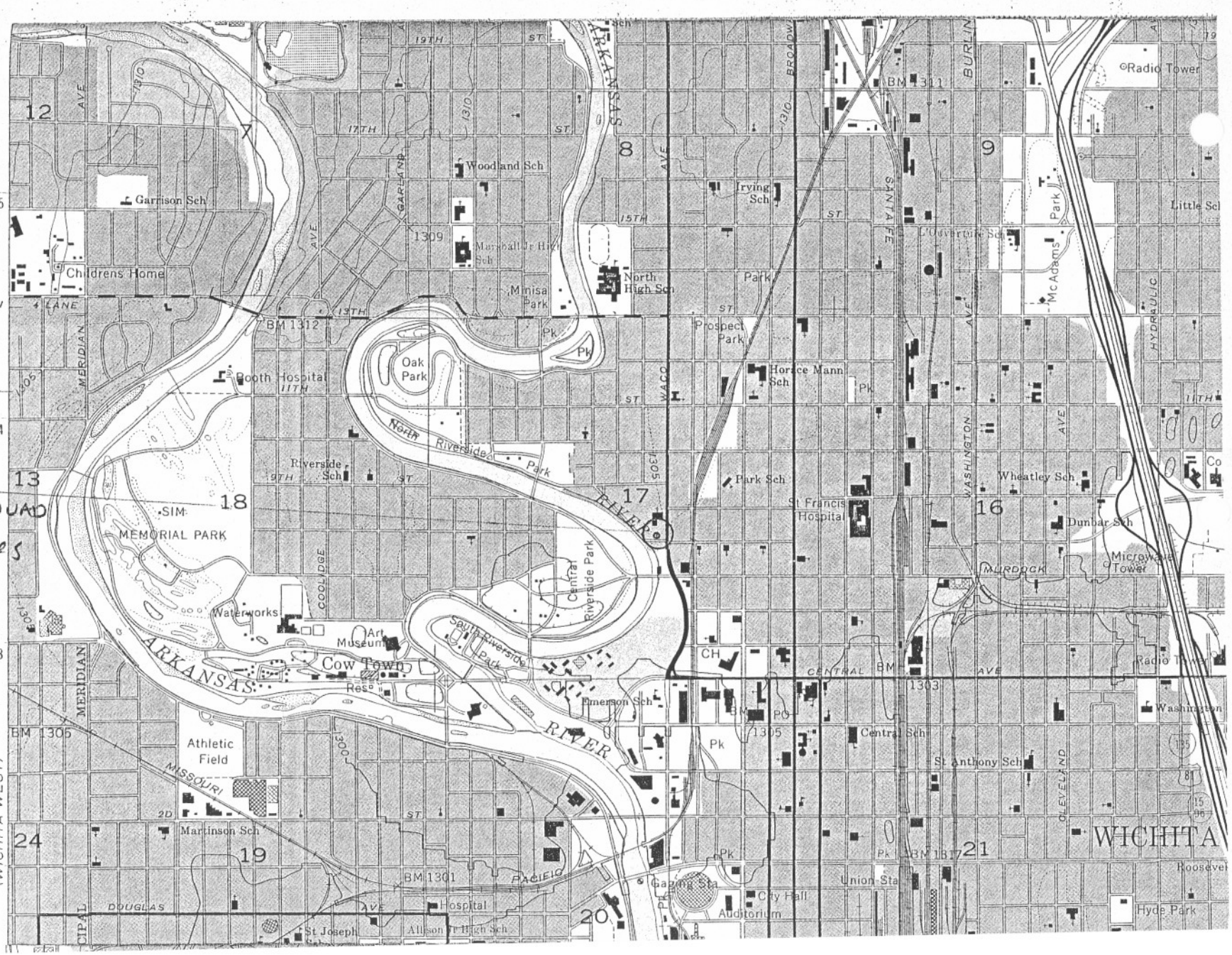
Property Owner

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

name GREGORY HECOX
street & number 8700 UNIVERSITY #9 phone 316-721-8837
city or town WICHITA zip code 67209

Gregory Hecox
339 N. Oliver St.
Wichita KS
67208

Paperwork Reduction Act Statement: This information is being collected f Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listir o 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 the time for reviewing instructions,



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ordinates
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Description

Exterior

The Riverview Apartments, located at 404-408 Back Bay Boulevard one block east of the Little Arkansas River at the corner of Waco and Back Bay Boulevard in Wichita, Kansas, were designed by the Wichita architect William L. Schultz (ca. 1884-1968) and were built by the Wichita construction firm of J. W. Schrader and Sons in 1927-28. The apartment complex is a warm red brick building in running bond with flush mortar joints and is an E-shaped plan that forms a courtyard facing south and consists of two stories with a full basement.

The south, front elevation is defined by the E-shaped courtyard, which is dominated by a two-story veranda that wraps around the first and second floors and terminates at the sides of the central bay projecting into the courtyard. All the apartments face the courtyard and are accessible through entrances located at the midpoint of the east and west elevations on the first floor. The verandas consist of piers and balustrades made of the same red brick as the fabric of the apartment complex and are capped with concrete blocks. There is a full basement of six bays with all its windows above grade, and it is separated from the first floor by a broad concrete string course that wraps around the apartment complex. Stairs on the west and east sides of the courtyard lead to the first floor veranda and three apartments on each side and interior stairs to the second floor, which also has three apartments. Each apartment entrance has a slightly projecting gable hood with bold consoles supporting a pan tile roof. A concrete cornice terminates the second story and between it and the parapet are a series of three long concrete oval cartouches, three on the east and west parapets and one at the midpoint of central projecting bay with "Riverview" carved on it. The parapet terminates the elevation and is punctuated by a series of brick piers with concrete caps, three to each side and two to the central projecting bay.

The Riverview Apartments are more a product of a builder than they are the design of an architect and they partake of no architectural style. The only decorative enhancements to the apartment complex are found in their functional members. The use of an off-white concrete for window sills, the string course, cartouches, and the concrete caps on balustrades and piers are contrasted to the rick red brick of the elevations. The other decorative enhancement is found in brick patterning. Every window has a brick hoodmold which serves to throw off the rain and act as a decorative enhancement. On the end wings of the south elevation demarcating the first and second floor is a line of vertically placed headers punctuated by concrete squares at the end and mid-section, an embellishment repeated on the east elevation.

The east elevation faces Waco Street, a main thoroughfare then as now leading to downtown Wichita. Because of its location, the east elevation is designed to seem as if it were a main elevation of the apartment complex. The east elevation is similar in disposition to the front elevation and has a full basement of six bays separated by a concrete string course form the first floor. Both the first and second floors consist of five bays. A set of stairs at the midpoint of the first floor leads to an entrance with the same standard projecting gable hood with a pan tile roof. This entrance leads to the back door of the apartments in the courtyard and down a flight of stairs to the two basement

apartments. At each end of the east elevation is a brick pattern created by slightly projecting brick stretchers forming a tall rectangle that is the height of the first and second floors with concrete squares at each corner. Enclosed within each rectangle is a large X made by brick stretchers. As on the south elevation, there is a concrete cornice and above it are two apsidal concrete cartouches flanking an apsidal concrete cartouche with "Riverview" carved on it.

The north elevation is in reality the rear elevation and today faces the parking lot of St. Paul's Lutheran Church. It has a full basement of eight bays with windows above grade, a first floor of eight bays, and a second floor of nine bays. In the center of the first floor is the standard gable hooded entrance, reached by a flight of stairs, leading to the back door of the apartments. At the northeast corner the concrete cornice and parapet only extend as far as the first three bays of the north elevation and at the northwest corner the cornice and parapet just wrap around the corner. At some point guttering replaced the cornice and parapet.

Originally, the west elevation faced the bend in the Little Arkansas River, but today it faces a playground belonging to St. Paul's Lutheran Church. The west elevation is similar to its sister elevations and has a full basement of six bays, with the first floor of six bays and the second floor of five bays. Like the east and north elevations, there is an entrance in the center of the first floor reached by a flight of stairs that leads to the back door of the apartments.

The Riverview Apartment complex was designed for fifteen units, but not all of them were built because of the 1929 stock market crash. Instead, only eleven units were constructed. During World War Two one more unit was completed, leaving three unfinished units. The present owner of the apartment complex, Mr. Greg Hecox finished the thirteenth unit in 1999 and in the near future he intends to finish the two remaining units.

Interiors

When the Riverview Apartment units were placed on the market in 1928, they were furnished by Wichita companies: "built-in-roll away beds" from the Efficiency Equipment Company; "rust proof" gas ranges from the Wichita Gas Company; paint, wallpaper and Venetian mirrors supplied by Carl Graham Paint and Wall Paper Company; mill work from United Mill Works Company and building supplies from J. W. Metz Lumber Company.

With the exception of the basement apartments, each unit has six rooms: living room, dining room, kitchen, den, bathroom and bedroom. Each unit has three large closets, an unusual feature for its day and a walk-in closet off a hallway. Telephone nooks are also a feature of the units. There are two basic floor plans for the apartment units. The two units located in the projecting central section of the building have a triple band of windows in the living rooms rather than the larger paired windows of the units on the east and west sides of the courtyard. Another distinction of the center units is that their floor plan has an east-west axis and open to corridors.

The units along the east and west sides of the courtyard were designed with only one corridor, which links the dining room to the kitchen, bedroom and bath. A wide Gothic arch accents the opening between the dining and living rooms. The basement apartments resemble the floor plan of the units along the east and west sides of the courtyard. A hallway off the dining area connects the kitchen to the bedroom and bath in each unit. The basement units have no arches and the living and dining areas are combined into one room. Front doors enter directly into the living rooms that feature gas fireplaces.

Architectural Integrity

Despite minor changes, the Riverview Apartment complex has retained its architectural integrity through its retention of its appearance, location, setting, materials and workmanship. The courtyard has been landscaped, a new walkway laid patterned after the original walkway, and a wrought iron fence punctuated with red brick piers with concrete caps has been added to the front of the south and east elevations. Exterior changes to the apartments include replacement of paired windows on the fourth bay of second floor of the courtyard with paired single pane doors. On the north elevation two of the gable hoods have been removed and a metal staircase installed, and the stoop and stairs on the west elevation have been altered. Steps and sidewalks have been repaired or replaced, and a new sidewalk in front of the north elevation has been installed. On the interiors, the galvanized plumbing has been replaced with copper and the addition of heat pumps and air conditioning necessitated the removal of radiators. One kitchen floor was replaced, the gum wood trim and oak floors have been restored, the brickwork of the fireplace mantels has been exposed and stucco surfaces have been repaired when needed. The kitchens have been modernized and the space adjacent to the kitchen has been converted into an additional room.

The Riverview Apartments (c. 1927- 1928) are being nominated to the National Register under criterion A for its historical association with the growth and development of Wichita and under criterion C for its architectural significance as a garden apartment style type. The Riverview Apartments were constructed at the peak of Wichita's oil boom. Multi-family housing was in great demand because of the tremendous influx of workers and businessmen associated with petroleum production. Builders in Wichita had focused nearly exclusively upon single-family residences until this time.

Modern multi-family housing was introduced in large cities in the late 1910s and spread to suburban communities in the late 1920s as a means of relieving the national housing shortage. After World War I the increased cost of building material, land and domestic wages helped spur the multi-family housing market. During the 1920s, apartments became popular in large cities, especially in communities with populations of 500,000 or more.

Some of the reasons that apartments became popular were the comfort found in these modern buildings and the lack of lawn care of maintenance responsibilities by the occupants. By the later 1920s new concepts for apartment designs developed as competing architects, builders and investors sought market advantages through the introduction of improvements.

During the nineteenth and early twentieth century Wichita's civic leaders and businessmen opposed the construction of multi-family housing regardless of its economic value and location to the city. They reasoned that apartment complexes were the slums of the future and would become a blight an economic drain on the city. In the place of multi-family housing, they advocated construction of more boarding houses, hotels and tent communities, believing that the inconveniences of living in a tent and the costs of hotel living would stimulate a desire to build residences. During the population booms in the late nineteen century, when hotels were full and the housing market was saturated, the city leadership approved the temporary establishment of tent communities.

All of this was to change with the economic boom following World War I. Wichita emerged from World War I in a strong economic position in large part because of its burgeoning aircraft industry and the phenomenal oil field discoveries in nearby Augusta, Towanda, and the enormous oil field production in neighboring El Dorado, which fueled our entry into the war. The economic impact of these two industries on Wichita was enormous. For instance, the oil industry added approximately $65,000,000 to Wichita's economy in the late 1910s and 1920s. (Miner, p. 154)

A flood of people came to Wichita seeking employment and a place to live in during the 1910s and 1920s. In 1920, Wichita's population stood at 71,061. Three years later, in 1923, the population had grown to 86, 171 and by the end of the decade it had reached 100,000. As the economic basis of Wichita changed from an agricultural based economy to a mixed agricultural and industrial economy so too did the city's leadership. Gone was the laissez-faire pioneer attitude that had characterized the city's leadership since its founding in 1871. In 1917, Wichita's citizens

replaced the mayor-commission form of governments with a city manage- commission form of government. More changes followed. In 1922, the city adopted its first zoning ordinance and in the following year the first comprehensive plan for the city. (Minor, pp. 122, 154, 172-74)

By 1920 Wichita was in the grip of a serious housing shortage. The city's new zoning ordinance removed the stigma against multi-family housing. By 1928, the largest areas zoned for multi-family housing radiated from downtown to one mile south of Kellogg Street to Harry Street, north to Twenty-First Street, east to Hydraulic Street and west to the Arkansas River, the area that included the site of the Riverview Apartments. Most multi-family housing was erected after 1927, with the greatest number of multi-family housing constructed between 1928 and 1932. When J. W. Schrader saw the potential of the Riverside site at Murdock and Back Bay Boulevard and purchased it in 1926, he was in the vanguard of Wichita's multi-family housing development in which his family construction company was to play a significant role.

The Riverview Apartments were designed by Wichita architect William L. Schultz and built by Wichita based J. W. Schrader and Sons. Schrader and his family represented four generations of builders, two of whom worked in Wichita. Schrader (1875-1944) learned the building trade from his father as a youth in Missouri. By 1914 he had moved to Wichita where he had worked as a carpenter until he could raise enough money to combine his building knowledge with real estate speculating in apartment buildings by purchasing the land and then constructing the apartments on it. He purchased his first lots in 1916, located in the four hundred block of south Hillside. Following World War One, Schrader took advantage of the real estate boom in multi-family housing caused by the population increase and the growth of the new aviation and petroleum industries and built numerous single-and multi-family residences throughout Wichita and other buildings in Kansas and Missouri.

Schrader followed the same practice with the Riverview Apartments, which were constructed at the peak of his career as a builder and real estate speculator. He purchased the land, hired a little known Wichita architect, William L. Schultz to design the apartments, and he was also responsible for merchandising, selling and managing the apartments. In 1928, he and Schultz also worked as a team, with Schrader investing heavily, in the thirty-unit Massasoit Court apartment building in Atchison, Kansas.

With the stock market crash of 1929 Schrader's real estate speculating and construction business came to an end. Heavily in debt, he sold the Riverview Apartments, closed his the Schrader Contractor Company, which had also operated under the name of J. W. Schrader and Sons, and became a grocery store operator. In 1934, three of Schrader's sons, John, Herbert and William formed the Schrader Brothers Construction Company. Their business thrived and throughout the 1940s and 1950s the brothers built hundreds of ranch-style and multi-family residences

in Wichita and opened a millwork and builder's supply store under the name of Schrader Brothers Millwork Company. They were also responsible for constructing more than fifty percent of all the service stations in the state of Kansas.

The Riverview Apartments represent a unique apartment type for its time and location. Of all the brick apartment complexes surrounding downtown Wichita and built during the first third of the twentieth century, such as the Virginia Apartments and the Nokomis and Navarre Apartments placed on the National Register in 2001, the Riverview Apartment complex is unique. Unlike its contemporaries, it was designed and suited to be an integral part of Riverside Park system and the Little Arkansas River. The front elevation of the Riverview Apartments defined by its expansive courtyard, which faces south, originally offered a panoramic view of the Little Arkansas River and across it to Central Riverside Park. Further south the view opened to the Murdock Street Bridge and the Neoclassical Murdock Avenue Boathouse, located directly to the south of the bridge. The landscaped courtyard of the Riverview Apartments embraced the panoramic riverside view. The front entrances to all fifteen apartments were from the courtyard and views of the river and park could be obtained from there, the verandas as well as from the apartments on the first and second floors of the complex. Today this panoramic view has been obliterated by the 1930s brick apartment building and located at 843 Waco and a series of office buildings further south on Waco.

The Riverview Apartments are more a product of a builder than they are the design of an architect and they partake of no architectural style. The only decorative enhancements to the apartment complex are found in their functional members. The use of an off-white concrete for window sills, the string course, cartouches, and the concrete caps on balustrades and piers are contrasted to the rick red brick of the elevations. The other decorative enhancement is found in brick patterning. Every window has a brick hoodmold which serves to throw off the rain and act as a decorative enhancement. On the end wings of the south elevation demarcating the first and second floor is a line of vertically placed headers punctuated by concrete squares at the end and mid-section, an embellishment repeated on the east elevation.

Like its other contemporary apartment complexes, the Riverview Apartments were intended to attract working-and middle-class tenants who were employed in or near downtown Wichita. A sampling of the 1929 and 1930 city directories during Schrader's ownership shows that the Riverview Complex did, indeed, have a mixture of working- and middle-class tenants who were employed in and around downtown Wichita. There was the president of the Sam H. Denney Road Machinery Company, an employee of the Wichita Railroad and Light Company, a geologist, the manager of Pioneer Instrument, an agent for New York Life Insurance Company, a pharmacy employee, and a manager of three gas companies.

As the seventy-three year-old Riverview Apartments move in to the twenty-first century, they have been renovated and the ground landscaped. Although the complex no longer has access to the panoramic views of the Little Arkansas River and Riverside Park that Schrader and his architect William L. Schultz intended, the Riverview

Apartments stand as a Monument to a unique type of Wichita apartment complex that is still a vital force in the series of apartment complexes that ring downtown Wichita.

Sources

Documents

Schrader Family Papers. Wichita State University, Ablah Library, Special Collections.

Transfer Record 27-1-East, 1887-1928, Sedgwick County, Office of the County Clerk, Real Estate Record Department, Sedgwick County Court House, Wichita, Kansas.

Interviews

Marie Doll. Telephone interview with author. 9 April 1997.

Mary Hartup. Telephone interview with author. 9 April 1997.

Patricia Robinson. Telephone interviews. 15 March and 12 April 1997.

Rose Robinson. Interview with author. 19 April 1997.

William Schrader. Telephone interviews with author. 15 March 1997 and 9 April 1997.

General Works

Bartholomew, Harland, *A Comprehensive City Plan for Wichita, Kansas.* The city Plan Commission, 1923.

Bentley, O. H., ed. *History of Wichita and Sedgwick County, Kansas.* 2 vols. Chicago: C. F. Cooper, 1910.

Miner, Craig. *Wichita The Early Years 1865-80.* Lincoln: University of Nebraska Press, 1982.

Miner, Craig. *Wichita The Magic City.* Wichita-Sedgwick County Historical Museum, Wichita: The Wichita-Sedgwick County Historical Museum, 1988.

Roth, Leland. *A Concise History of American Architecture.* New York: Harper and Row, 1980, Reprint.

Maps

Wichita, Kansas Sanborn Fire Insurance3 Map, November, 1887, Sanborn Map and Publishing Co. Wichita-Sedgwick County Historical Museum.

Insurance Maps of Wichita, Kansas, 2 vols. Sanborn Map Company, 1914-1934, Vol. 1.

United States Department of the Interior. Geological Survey. State of Kansas, Wichita East, Kansas.

Newspapers

New York Times: 9 June; 14 July; 8, 9, 28 September; 17, 24 November 1929.

Wichita Beacon: 27 April 1881; 10 May 1886: 16 February 1893; 18 December 1893; 26 May 1900; 10 March 1917; 15 March 1922; 3 September 1926; 23 September 1928.

Wichita Eagle: 28 April 1881; 11 May 1886; 16 February 1893; 5 November 1897; 17 December 1909; 25 September 1914; 21 December 1928; 1 May 1929; 17 November 1968.

Verbal Boundary Description

The nominated property is located in the Southeast quarter of Section 17, Township 27, Range 1 East, beginning 105 feet north of the southeast corner of Lot 111 Waco Avenue, Mungers Original Town, north 83 feet, west 104 feet, south 83 feet, east 140 feet to the point of beginning. The tract is located on the northwest corner of the intersection of Back Bay Boulevard and Waco. The building is bound by Back Bay Boulevard to the south, Waco to the east, and adjacent property lines to the north and west.

Boundary Justification

The nominated property includes all land historically associated with the Riverview Apartment Building.

Photographs

Riverview Apartments
Wichita, Sedgwick County, KS
Pamela D. Kingsbury
December 2001
Pamela D. Kingsbury, 224 North Crestway, Wichita, KS

1/13 north view, south facade
2/13 north view, south facade
3/13 northeast view, partial south facade
4/13 west view, east elevation
5/13 south view, north elevation
6/13 east view, west elevation
7/13 first floor veranda hallway
8/13 first floor vernada apartment, living room
9/13 living room with original brick fireplace
10/13 living room fireplace detail
11/13 living room to kitchen
12/13 view of Tudor arched entrance into dining room
13/13 view from living room into hallway with built-in upper closets and drawers