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 Stackman Court Apartments
other names/site number Franklin Apartments
173-5880-0491

2. Location

street & number 1207 Franklin ☐ not for publication
city, town Wichita ☐ vicinity
state Kansas code KS county Sedgwick code 173 zip code 67203

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property		
		Contributing	Noncontributing	
[XX] private	[XX] building(s)	1	1	buildings
☐ public-local	☐ district			sites
☐ public-State	☐ site			structures
☐ public-Federal	☐ structure			objects
	☐ object	1	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 [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. ☐ See continuation sheet.

Ramon Powers — State Historic Preservation Officer — September 20, 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)	Current Functions (enter categories from instructions)
Domestic: multiple dwelling	Domestic: multiple dwelling

7. Description

Architectural Classification (enter categories from instructions)	Materials (enter categories from instructions)
Late 19th and 20th Century Revivals: Tudor Revival	foundation: Brick walls: Brick Stucco; Wood roof: Wood: shingle other:

Describe present and historic physical appearance.

Stackman Court Apartments (c. 1928- 1929) is located at 1207 Franklin Avenue in Wichita, Sedgwick County, Kansas (pop. 300,706). The two story, eight-unit, brick, Tudor style, garden apartment complex sits prominently on the southwest corner of the intersection of Franklin Avenue and Gilman Street.

Stackman Court was erected with a northern orientation in a residential area just a few blocks from the banks of the Arkansas River in the Riverside Addition. Most of the buildings of the neighborhood are of frame construction in the craftsman bungalow style; a scattering of brick and stucco Tudor houses built also exist and were erected between 1910 and 1930.

During the past thirty years, a few multi-family dwellings have been erected in the neighborhood, primarily along the river bank. Stackman Court was neglected for several years as the health of the owner deteriorated. One of the last improvements made by the previous owner, during the early 1980s, was the replacement of the leaking shingle roof with a new wood shingle one.

Stackman Court Apartments was designed as a U-plan. With the exception of this jog at the rear of the building has a symmetrical massing that is made asymmetrical by the fenestration of the building. The main part of the building measures 110.1 feet long (east to west) by 31 feet deep. The extension wings that create the U effect are located to the front of the building and add another 26.9 feet to the end measurements that extend north and south, making the depth along these sections 57.9 feet. The western leg of the U is shorter than the eastern leg by 4.1 feet.

A cross-gable, wood shingle roof covers the structure. The extended rafters on the cross-gable and the large wooden corner brackets that support the wood shingle shed roofs on the east, west, and south facade entries reflects the craftsman influence. During the early 1980s, a new shingle roof was added to replace the one that leaked.

The building has a concrete foundation that is faced with brick. The walls are concrete faced with Flemish bond red brick and stucco infill that is accented with (false) vertical half-timbering at the gable ends. Rowlock window sills are typical of all window openings and soldier course lintels

[XX] See continuation sheet

exist on first story fenestration. The architect blended the craftsman influence with the Tudor style. Stucco was used with applied vertical half-timbering in second story gable ends. The dormers on the north facade were faced with vertical wood siding.

Six-over-one double hung sashes were used exclusively, in a variety of sizes and groupings, for the windows. The entrance doors have triple vertical lights and are flanked by either four-over-one sidelights or two-over-one double hung sashes.

There are six chimney stacks, five of which are false: three are exterior and are located on the north, west, and south facades; three short interior stacks are located off-center, toward the western facade. The chimneys reflect the architect's awareness of the importance of the element to the style; however, their massing, simplicity of line, and lack of chimney pots indicate the craftsman influence outweighed the Tudor traits of this element.

The U-plan was accented by a center entry that overlooked an extant sculptured fountain which continues to highlight the terraced front lawn.

The northern facade of the building is comprised of six bays. Bays one, two, and six form the legs of the "U" of the plan. Bays one and two have 6/1 double hung sashes with double row three light transoms at each window, and are separated by a false chimney bay. Bays three, five, and six have triple 6/1 double hung sashes; bay six has a transom above each sash. The second story bays of three and five have triple 6/1 double hung sashes with false half-timber lintels. The lintels form the base of the decorative gable dormers which have stationary vertical three light windows in bays three and five. Bay four is an enclosed gable entry stoop with round arch, which serves as an enclosure for the wooden entry door. A double row of soldier course surround is at arch and a double row of rowlock is used for the entry door lintel. The second story of bay four has small 6/1 double hung sash set beneath timber lintel that forms base of a modest decorative gable. Three interior chimney stacks are visible from the northern facade. A gable with stucco infill and applied vertical half-timbering is located at bays one and two and another at bay six.

A three bay west elevation of the building fronts the alley. Bay one has false exterior chimney; bays one and three have exterior three-light entry doors with four-over-one double hung sashes; the entrances of bays one and three are sheltered at first story by small extended rafter shed roof (typical of all entries but northern facade bay four) that is supported by craftsman style
brackets; the second story of bay one has a small 6/1 double hung sash; the second story of bay three has paired 6/1 double hung sashes. The first story of bay two has triple 6/1 double hung sashes with a double row of three light transoms at each sash. A stucco gable with applied vertical half-timbering surmounts bays two and three. Soldier course lintels and rowlock sills demarcate all windows.

The south elevation has thirteen bays: bay one has a single 6/1 double hung sash set at the eave line of the second story; bay two has small paired 6/1 double hung sashes; bay three has a small 6/1 double hung sash on the 1st story and shed dormer vent at roof; bay four has paired 6/1 double hung sashes on the first and second stories; bays five and six have small single 6/1 double hung sashes on both stories. Bay seven has an entry door with three vertical lights and flanked by 4/1 sidelights; sheltering the entry at the first story is a small extended rafter shed roof that is supported by brackets; paired 6/1 double hung sashes above shed roof. Bays eight and nine have single, small 6/1 double hung sashes. Bay ten has paired 6/1 double hung sashes on both stories. Bay eleven has an entry door and sidelights set beneath a shed roof with brackets; single 6/1 double hung sash fenestrate the second story of this bay. Bay twelve has paired 6/1 double hung sashes with dormer vent above them. Bay thirteen has single 6/1 double hung sash on the first story and paired 6/1 double hung sashes on the second story. Rowlock sills on underscore all windows on the south facade.

The east elevation has four bays that overlook Gilman Street. Bays one and three have entry doors with bay one having sidelights and bay three having the 4/1 double hung sashes, both bays have shed roofs with brackets; paired 6/1 double hung sashes fenestrate the second stories of the bays. Bays two and four have triple 6/1 double hung sashes with a double row of triple light transoms at each window. Soldier course lintels surmount the windows and rowlock sills underscore the windows. The gables of bays one and two are characterized with stucco infill and applied vertical half-timbering above bays.

In the 1930s, a nonextant frame-metal covered garage complex was added along the alley adjacent to the apartment building. Because of termite destruction to the frame portion of the garages, the city condemned this associated

building, and in 1987, it was demolished and replaced by carports located to the rear of the apartments along Gilman Street.

Jeff Baldwin, the present owner, acquired the property late in 1986. Beginning in 1987, exterior repairs have been made to the landscape; storm windows and fences were added, plumbing and wiring brought up to code, and other minor interior improvements completed.

The interior was cleaned during Baldwin's rehabilitation of the building. A kitchen sink and one of the bathroom units had replacement fixtures added, probably during the 1950s. The gas burners in the false fireplaces have been removed. The kitchen cabinets have been replaced and additional cabinets added.

The square and rectangular dimensional patterns oak paneling inside the building reveal the intent of the Tudor style while incorporating the lighter massing associated with the craftsman style. Gothic arches are separate the foyer and living rooms and living rooms and dining rooms. The original milk delivery boxes, which were accessible by a small outside door, are still present in each of the first story kitchens.

While two basic floor plans are present, each unit has distinctive elements that make each unique. Two level townhouse units (1, 2, 7, and 8) are located at the corners of the building; unit 2 is the largest. The other units are one level flats.

The townhouse units have front porch entries that open into living rooms that have two-story, tongue-and-groove, wood beam ceilings that emphasize the philosophy of space and line of the craftsman era. Balustrade oak stairways lead to balconies above. Each unit has a dining room to the south of the living room and doorways to a utility room and kitchen (the latter has a back door which open into privacy area); units 2 and 8 also have outer doors leading from the study or den area. The bedroom of each unit has a large walk-in closet originally designed and furnished with a folding roll-away bed. The entries of units 2 and 8 open into a foyer, which in turn serve as access to a large living room that has a two-story ceiling and balustrade oak staircase which leads to a balcony. A large coat closet was designed to blend into the oak paneling off the living room. The units contain a kitchen, dining room, and a den or study with a back door that opens to the patio or porch areas; the kitchens also have exterior entrances. Access to the balcony is gained through a center hall. The bedroom has a walk-in closet located to the right and utility room with a bathroom located to the left.

Units 3, 4, 5, and 6 are flats and are accessible through the common covered center entry porch on the north facade. The entry leads to a common hallway that has a stairway to the upper units and the basement area. A center back entrance also provides access to the center interior hallway. Upon entering one of these units, access is immediate into a large living room that has a hallway leading from it at the middle rear of the room. This corridor leads to the bedroom and bath. A large closet is located in the bedroom and a coat closet is located off each living room. The dining room is located between the living room and kitchen (the latter having a back door that leads into the center hallway). The laundry facilities are located in utility closets near the bedroom/bath areas.

The basement floor plan includes a 10.8 feet by 23.3 feet boiler room, individual storage units, ranging in size from 6.4' to 10.2', and offset center stairwell adjacent to a 4.6 feet space. The stairwell and 4.6 feet space separate two larger rooms, one that is 19.8 feet by 24.2 feet and the second room that is 16.9 feet by 24 feet.

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	1928-1929	1928-1929
Community Planning and Development	1928-1929	1928-1929

Cultural Affiliation
N/A

Significant Person
Stackman, Fred

Architect/Builder
Stackman, Fred (Contractor)
Thomas, Glen

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

Stackman Court Apartments (c. 1928-1929) is being nominated to the National Register under criteria A, B, and C for its historical association with the growth and development of Wichita, its historical association with Fred Stackman (1890- 1960), and its architectural significance as a Tudor Revival garden apartment.

Stackman Court Apartments was constructed at the peak of Wichita's oil boom by real estate developer and contractor Fred Stackman. Multi-family housing was in great demand because of the tremendous influx of workers and businessmen associated with petroleum production and because builders in Wichita had focused nearly exclusively upon single-family residences until this time. Several of the early residents of the complex included agents, scouts, and stenographers who worked for various petroleum companies. Other residents included commercial and corporate management employees and school teachers.

Fred Stackman was the son of Wichita pioneer tailor and real estate speculator Peter Frederick Stackman. The Stackman Court Apartments was built upon the family owned property that originally was part of Peter Stackman's 160 acre claim. Fred opened his own lumber yard along the Midland Railroad tracks and built eleven English duplexes and seven cottages behind the old Stackman farm house in Riverside (Guldner 1973, 133, 137). These structures were erected in an effort to maintain "above average" housing on the Stackman farm acreage (Guldner 1973, 133). While the family looked upon Stackman Court as "Fred's property," its management and care fell upon to his mother (Guldner 1973, 137, 138).

In the summer of 1928, when the permit was issued for the construction of Stackman Court, local newspapers related the correlation that existed between oil discoveries, real estate prices, and new construction (Wichita Eagle 21 August 1928). On 8 August 1928, the Bu-Vi-Bar, Gypsy, and Marland petroleum companies drilled the first oil well, the Wright No. 1, near Valley Center

☒ See continuation sheet

in Sedgwick County. This producing well was located seven miles north of Wichita and caused a major drilling bonanza within the county, particularly on the north side. The following year, 9,500,000 barrels of petroleum were pumped from Sedgwick County oil fields (Baldwin 1929, 17).

This new local industry created additional demands for housing which was met by the first major construction of multi-family apartment units, many of which were constructed in the Midtown area by the Stackman-Steinbuchel family. This local frenzy of prosperity conincided with the national economic climate of general prosperity (Wichita Eagle 24 August 1928).

Stackman Court was designed by local architect Glen H. Thomas and constructed by Fred Stackman for $28,000 as a U-plan building in 1928-1929 when the estaimated population of the city was 110,432 persons (Wichita Eagle, 21 July 1929; City Inspection Record, 1207 Franklin Avenue, July, 1928; Wichita City Directory 1929, 10). At the time of its construction, the only other known garden apartment building in Wichita was the ten-story Hillcrest Apartment (ca. 1926, extant) designed by local architect Loren Schmidt of Schmidt Boucher, and Overend. With the exception of these multi-family units and eight Tudor duplexes built by Stackman in the late 1920s, most of the housing in the area is single-family residences built prior to the 1930s.

The apartment building reflects the post World War I evolution of the Tudor style which presented a less formal model of Tudor architecture (McAlester 1986, 356). The use of brick and stone veneering in Tudor architecture became more widespread during the 1920s with the change in construction techniques. According to survey work completed in Wichita, the height of the popularity of the Tudor style was from 1925 through 1930. This trend follows the national popularity of the style. Most dwellings of this style were constructed in Wichita in the College Hill and Riverside areas, two neighborhoods promoted as "exclusive" residential locales.

The Alton H. Smith Investment Company was contracted as renting agent (Wichita Eagle 21 July 1929; Wichita Beacon 21 July 1929). The apartments were advertised as adding "a bit of 'Old England'" to the Riverside area and in providing a "faithful reproduction of an old English country manor" while still providing ultra-modern appointments, including electric ranges and refrigerators and vapor heating (Wichita Eagle 21 July 1929; Wichita Beacon 21 July 1929).

Stackman Court is essentially an example of a Tudor Revival form that has some Craftsman style elements integrated into the design. By the turn-of-the-century, the mixing of stylistic features was a common architectural characteristic of design. In the case of Stackman Court, the Tudor style has the dominance through the pitch of the gable wood-shingled roof, the false half-timbering, the use of stucco and brick, the asymmetrical arrangement and the variety of the fenestration, and the steeply pitched, center, front entry on the northern facade.

Stackman Court Apartments was built from lumber obtained from the Houston-Doughty Lumber Company. The Industrial Electric Company supplied the wiring and fixtures, J. M. Sterling was the plumbing and heating contractor, Roy Warner was the flooring contractor, and Cook Paint and Varnish Company provided the paint and wallpaper (Wichita Eagle, 21 July 1929).

At the time Stackman commissioned Thomas to design the apartment complex, he also contracted the architect to design a duplex. A search by the architectural firm that has Thomas's plans failed to discover either the plans for Stackman Court or the duplex. The latter plan was probably used by Stackman for the construction of the three matching Tudor extant duplexes in the College Hill Southeast Quadrant Survey area and possibly for the eight duplexes Stackman is said to have built in the Riverside neighborhood about 1928.

Two of Thomas's extant Tudor single residential designs were featured in The Wichita Magazine on 23 April 1930, the Frank S. Reed home at 102 North Terrace (commissioned in 1927) and the Claude R. Myers home at 201 South Terrace (commissioned in 1928). Other Tudor designs by Thomas include: the extant Giwosky Community Shopping Center at Bluff and Kellogg in Wichita (commissioned in 1926), one of the earliest neighborhood shopping complexes in the city; the Bruce Billingsley and E. V. Johnston residences (both in College Hill).

Thomas, a 1916 graduate of the University of Illinois, also designed Wichita High School North (which is on the local register, ca. 1928) and the Minisa Bridge at Thirteenth Street (also on the local register), the Administration Building of the old Municipal Airport (which is on the Kansas Register of Historic Places, ca. 1930-1935), the extant Alcott Elementary School building, the extant Western Newspaper Union Building, the Western Lithograph Building, and a high school at Coffeyville, Kansas (Baldwin 1929, 193; Glen Thomas Commission Records). Thomas was also the architect of the extant Gothic Revival style Sara Blair Case Memorial Educational Building (ca. 1930) which is located on the south facade of the First Presbyterian Church in Wichita (Midtown I Survey Report 1989-1990, 94).

In 1885, Peter Stackman's real estate holdings included two, three-story brick buildings at 150 and 154 North Main, his tailoring shop at 204-206 North Main where he employed eight tailors, a livery at First and Water streets, a row of wooden buildings in the 400 block of Main, two houses in the 700 block, and a small store in the 100 block of Lawrence Street (Guldner 1973, 27). When the real estate bust hit in 1889, Stackman acquired at least two platted additions in the northern part of the city at bargain prices (Guldner 1973, 71-72).

Peter Stackman, a German emigrant, married Marie Louise Hahn in Germany in 1887. Marie was twenty-one years younger than her husband. Within four years, Marie had born three children (Bertha, 1888; Matild, 1889; and Frederick, 1890) witnessed the death of six-weeks-old Matild, and buried her husband who had died in 1891 (Guldner 1973, 36). Marie assumed management of her husband's affairs despite her second marriage, this time to Herman Steinbuchel, a German emigrant employed as the Kansas agent of the German-American Life Insurance Company of San Francisco (Guldner 1973, 18). At the time of their marriage, Herman was 48 years old and Marie was 26. Steinbuchel also had extensive real estate holdings in Wichita. Both marriage partners maintained their separate investments. The Steinbuchel's had three children: Elizabeth (1893), Herman Joseph (1895), and Maximillian Joseph (1901).

Eventually, Fred Stackman and his half-brothers became builders and real estate speculators. Fred, Herman, and Max operated independent of one another but were financially linked through the family wealth which was tied to family held investment companies: the Stackman Building and Investment Corporation, the Steinbuchel Building and Investment Company, and the Marie Hahn Building and Investment Company. Upon the death of Marie's second husband in 1924, the Steinbuchel holdings were managed by the investment company created by the family in which Marie was president and Bertha Stackman, her daughter, was secretary and treasurer. Marie was also president and Bertha secretary and treasurer of the Stackman Building and Investment Corporation which had been created sometime prior to 1923 (Secretary of State, Corporation Records).

According to Herman Steinbuchel's last will and testament, his estate was left to Marie and her children, including Fred and Bertha Stackman (Guldner 1973, 129). However, Fred's half-brother Herman was to act as trustee of Fred's share. The family created the Steinbuchel Building and Investment Company the year the senior Steinbuchel died. Both investment firms operated simultaneously; each had separate land holdings (Secretary of State, Corporation Records). Another firm, the Marie Hahn Building and Investment Company, was associated with real estate linked to builders Fred Stackman and Max and Herman J. Steinbuchel. Although no corporate records of the company were found in the state archives of corporate records, the fact that the firm is in Marie's maiden name and was associated with family properties leads one to assume that a direct relationship existed between the various corporations and family members.

During the 1920s, the family corporations expanded their real estate holdings (Secretary of State, Corporation Records). At the time, Fred, Max, and Herman engaged in the oil speculation boom and in the real estate development associated with the times. The construction activity was associated with family (and family investment company) held lots, several of which were in the Riverside area and included the land that Stackman Court Apartments was built upon (Guldner 1973, passim).

9. Major Bibliographical References

See attached sheet

[XX] 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:

- [XX] 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
A	14	645220	4174490
B			
C			
D			

[ ] See continuation sheet

Verbal Boundary Description

The nominated property includes Lots 37, 39, and 41 along Gilman Avenue in the Riverside Addition and Lots 43, 45, and 47, also along Gilman Avenue. Lots 43, 45, and 47 comprise what is commonly known as 1207 Franklin Avenue while Lots 37, 39, and 41 are commonly known as 869 Gilman. The property is bounded to the north by Franklin Avenue, to the east by Gilman Avenue, and to the south and west by adjacent property lines.

[ ] See continuation sheet

Boundary Justification

The boundary of Riverside Addition Lots 37 through 37 comprises the apartment building and lots originally associated with the metal-frame garage complex that has been replaced with carports. The boundary includes all property historically associated with the property.

[ ] See continuation sheet

11. Form Prepared By

name/title Sheryll L. White, Historian

organization W 2 History/Research Associates date 18 January 1991

street & number P.O. Box 20113 (2121 S. Poplar) telephone 316-266-6979

city or town Wichita state Kansas zip code 67208

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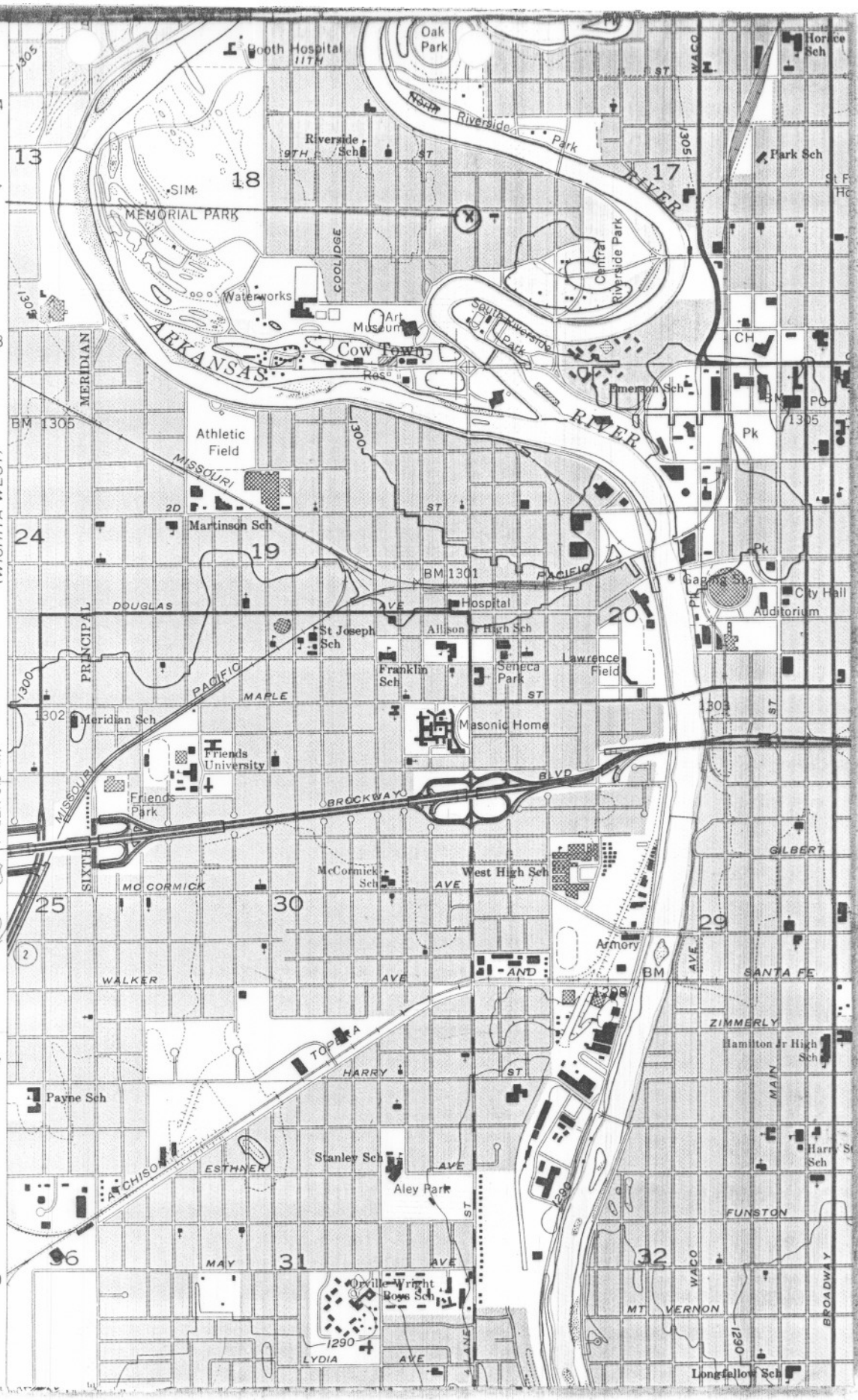
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