NPS Form 10-900
Oct. 1990

OMB No. 1002- .18

United States Department of the Interior
National Park Service

NATIONAL REGISTER
LISTED

APR 04 2007

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A) Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-9000a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name Stoner Apartment Building

Other name/site number

2. Location

Street & number 938-940 North Market ☐ not for publication

City or town Wichita ☐ vicinity

State Kansas Code KS County Sedgwick Code 173 Zip code 67214

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ■ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ■ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ■ locally. (☐ See continuation sheet for additional comments.)

Patrick Zollner DSHPO 2/20/07

Signature of certifying official/Title 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 official /Title Date

State or Federal agency and bureau

4. National Park Service Certification

I herby certify that the property is — Signature of the Keeper — Date of Action

☐ entered in the National Register.
☐ See continuation sheet..
☐ determined eligible for the National Register
☐ See continuation sheet.
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other, (explain:)

Name of Property: Stoner Apartment Building County and State: Sedgwick, Kansas

5. Classification

Ownership of Property
(Check as many boxes as apply)

- [x] private
- [ ] public-local
- [ ] public-State
- [ ] public-Federal

Category of Property
(Check only one box)

- [x] building(s)
- [ ] district
- [ ] site
- [ ] structure
- [ ] object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		total

Name of 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
0

6. Function or Use

Historic Functions
(Enter Categories from instructions)

Domestic: multiple dwelling, apartment

Current Functions
(Enter categories from instructions)

Domestic: multiple dwelling, apartment

7. Description

Architectural Classification
(Enter categories from instructions)

Late 19th and Early 20th Century American Movements: Commercial

Materials
(Enter categories from instructions)

Foundation: Concrete

Walls: Brick

Roof: Asphalt

Other:

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

Name of Property: Stoner Apartment Building County and State: Sedgwick, County, KS

8. Statement of Significance

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

☐ **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.

■ **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 likely to yield, information important in prehistory or history.

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

Property is:
☐ **A** owned by a religious institution or used for religious purposes.
☐ **B** removed from it original location.
☐ **C** a birthplace or grave.

☐ **D** a cemetery.

☐ **E** a reconstructed building, object, or structure.

☐ **F** a commemorative property.

☐ **G** less than 50 years of age or achieved significance within the past 50 years

Areas of Significance
(Enter categories from instructions)

Architecture

Period of Significance

1909

Significant Dates

1909

Significant Person
(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder
Fred C. McCune, architect

Dieter and Wenzel, contractors

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

9. Major Bibliographical References

Bibliography
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):
☐ preliminary determination of individual lising (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
Name of repository:

_____

Name of Property: Stoner Apartment Building County and State: Sedgwick, Kansas

10. Geographical Data

Acreage of Property less than one

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

Zone	Easting	Northing
14S	646680	4173620

See continuation sheet

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

Name/title Kathy L. Morgan, Senior Planner and Barbara Hammond, Planning Analyst

Organization City of Wichita Historic Preservation Office Date February 27, 2006

Street & number 455 N. Main, 10th Floor Telephone 316-268-4421

City or town Wichita State Kansas Zip code 67202-1688

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 SHPO or FPO for any additional items)

Property Owner

name Inter-Faith Villa Courts LP

street & number 829 N Market telephone 316-264-9303

city or town Wichita state KS zip code 67214

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16) U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503

Late 19th and Early 20th Century American Movements: Commercial

Overview

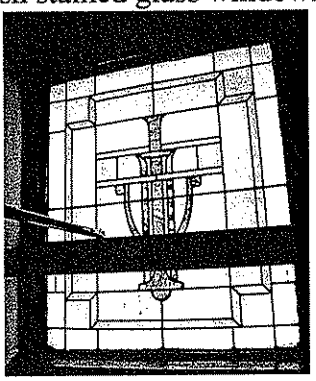
The Stoner Apartment Building, located at the southeast corner of North Market (then Chisholm) and Ninth Street was built in 1909. Wichita architect Fred G. McCune designed the structure and Dieter and Wenzel Contracting Company, a prominent Wichita contracting firm built it. The building is two stories tall and measures 40 feet wide by 100 feet long with a full front porch 10 feet deep. The foundation is formed concrete. It was originally designed as five two-story units. Two units faced North Market and the other three units faced Ninth Street. Sometime in the 1950s the building was divided into 12 units.

The brick is laid in a running bond course with flush mortar joints. The window openings have limestone sills and lintels. Windows are one-over-one double hung wood sash and appear in single and paired configurations. The perimeter of the upper façade is decorated with a pressed tin cornice band with a fleur-de-lis pattern. Carthage Stone stringcourses separate the concrete foundation, and the water-table, and the body of the structure. The historic post card (above) shows a balustrade at the top of the main porch roof and side porches. These railings are no longer extant.

West Façade

The primary elevation faces North Market Street. Three brick piers with Carthage Stone Doric capitals support the flat roof of the porch. The porch railing consists of 2 X 6 stringers with turned balusters. Two sets of stairs provide access to the porch. The original beaded board porch ceiling remains and the tongue-and-groove wood floor has been covered with green indoor/outdoor carpeting. The porch roof has a plain entablature with a dentil course and projecting cornice. A short brick pier with a Carthage Stone cap flanks each set of stairs. Originally, a beveled glass door provided access to each of the two town house apartments facing North Market. Sometime in the 1950s, the two apartments were converted to four units and the upstairs staircase from the foyer was enclosed and an exterior door added to north side

of 940 North Market and the south side of 938 North Market. A pair of single sash stained glass windows is located in the middle of the second floor façade.



North Façade

Two porches along the north façade demarcate the entrances into the dwelling units; 207 and 209 East Ninth Street share a porch and 211 has its own porch. These porches have the same configuration and detail as the west façade porch. Approximately 30 feet from the northwest corner of the building there is an original side door for the 940 North Market unit which has a small landing. There is a full size window situated between the first and second floor that provides light to the interior stairwell.

East Façade

This elevation continues the stringcourses and pressed tin cornice. Beneath the pressed tin cornice are two downspouts, one at each corner. The flat roof is designed to drain at the east end of the building.

South Façade

The west end of the south wall is a mirror image of the west end of the north wall with a window between floors to light the stairwell and a landing for the side door for the 938 North Market unit. There is a non-original wood gallery that projects from the second floor. There is a second floor side door that is directly above the first floor side door for the 938 North Market unit. This door appears original, but no historic picture of the south elevation was found to verify the original fenestration and door openings. During the 1950s conversion to twelve units, four of the windows on the second floor were made into doors to allow ingress/egress as dictated by the building codes at that time. The first floor configuration for rear access is original to the five-unit layout.

Interior

The original floor plans of the units consisted of a living room with stair leading up to the 2nd floor bedrooms, with a hall leading to the dining room and kitchen. The upstairs had three bedrooms and a bathroom. The two units facing North Market appear to have been divided sometime in 1956. The 1956 City Directory shows one person living in each of the two units and in 1957 there are two unrelated persons occupying each of the units. The three units facing East Ninth Street were subdivided into three units at the 207 and 209 address and two units in the 211unit between 1955 and 1957. As was typical of

the time, the first floor trim work was more elaborate. The window and door lintels have plain crown molding. The second floor trim is unadorned and is not uniform reflecting the addition of kitchens and bathrooms. The basement is divided into five units by one-foot thick walls. The basements in each unit are accessed from a door in the kitchen.

Statement of Significance Overview

The Stoner Apartment Building (c. 1909) meets Criterion C in the area of Architecture as a good example of the early multi-family apartment buildings in Wichita. This building cannot be strictly classified as a garden apartment, although its exterior features of galleried porches and landscaping elements are typical of the style. The units in the building range between 1600 and 1800 square feet, almost double the square footage of a typical garden apartment. This is the only extant apartment building of its type remaining in Wichita.

Historic Significance

The Stoner Apartment Building was built during an economic growth and development boom in Wichita. In 1906 Wichita had the largest broom corn market in the world, 30 passenger trains served Wichita on a daily basis on five railways, the city boasted 27 trolley cars, 3,900 telephones were in use, there were five mills in operation, 30 churches, 18 public schools, two colleges, two major packing plants and 325 acres of public parks[1]. Natural gas fields were opened southeast of Wichita in 1907 and electric lines were consolidated to provide a more unified system. The first decade of the century provided new confidence in Wichita's future. In 1910, Wichita's industries ranged from Coleman lantern manufacturing to Mentholatum production with a majority of the industries in agriculture, including broomcorn.

Until 1915 the economy of Wichita depended on agriculture but when oil was discovered 2 miles northwest of nearby El Dorado on October 16, 1915, with the granddaddy oil derrick named after the landowner, Stapleton I, the stage was set for a great era of prosperity in Wichita. The oil boom had struck. In 1918 the Stapleton wells produced 29 million barrels of oil annually, 64% of the Kansas total and more than 6% of the national output and was the leading oil field producer in the United States. The Enyart lease, which was the top oil producer of the world, produced 15,000 barrels daily. By 1924 oil fields encompassed a 40-mile radius around El Dorado. They had 5 refineries and 12 oil well supply companies. The El Dorado oilfield would bring in $65,000,000 into Wichita's economy in the late 1910s and early 1920s, which provided ready capital for entrepreneurs to invest in other Wichita industries, such as aviation.

A.W. Stoner, secretary-treasurer of the Kansas Steam Laundry Company, hired Fred G. McCune to design the apartment building located at the southeast corner of East Ninth and North Market streets. McCune was known to Stoner because he had designed the Kansas Steam Laundry building located on the corner of William and South Lawrence (Broadway) in 1904. Newspaper accounts announce the construction of the Stoner Apartment Building in April 1909[2]; however, the addresses associated with the apartment building first appear in the City Directories in 1912. The addresses of the units in the building were 938 North Market, 940 North Market, 207 East Ninth Street, 209 East Ninth Street and 211 East Ninth Street.

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[1] Wichita Historical Museum Association, Inc. *Wichita Century.* P. 108.
[2] *Wichita Beacon.* April 19, 1909. p 5.

Russell Scott Meeker and his wife Jessie bought the apartment building from Stoner in 1919. The 1920 City Directory lists the Meeker's address as 211 East Ninth Street. Meeker came to Kansas in 1912 and was an executive with American Glycerine Company, a DuPont subsidiary. He was a Vice-President for Great Plains Petroleum Company and supervised the drilling of the first oil wells in the South Busch field near El Dorado. When Derby Oil purchased the El Dorado field, Meeker became a Vice-President and purchasing agent for the company. In 1928 he hired on with the Gas Service Company and remained in their employ until his death in August 1937. Meeker was born on September 27, 1871 in Indianapolis, Henry County, Indiana[3].

Architect/Contractor Information

Fred G. McCune, born 1869 in Corydon, Benton County, Iowa came to Wichita in 1884 working for the Rock Island and Santa Fe railroads in maintenance and construction. His biography in the *1910 History of Wichita and Sedgwick CountyKansas: Past and Present* says he graduated from architecture college, but the academic institution was not identified[4]. In 1893, McCune went out on his own and began designing and constructing buildings throughout southern Kansas and northern Oklahoma. He designed the College of Music; the Whitlock block on South Emporia; the Ratcliffe Block in Cunningham, Kansas; Thomas Kirse Block in Medford, Oklahoma; furnished plans for schools in Spivey, Sawyer, Hazelton, and Mays, Kansas. He designed and built the 12-story Bitting Building, the Noble block, Elks Club, Harry Cottman residence, and the W.F. Kuhn residence on University avenue. General references were made regarding other unidentified residences. The Stoner Apartment Building may be the only remaining structure in Wichita that McCune designed.

John Wenzel (1869 – 1942), building contractor, emigrated from Germany to the United States at four years of age. The 1880 U.S. Census lists his family living in Wichita. Wenzel started out in the construction business as a partner with Christopher Dieter and by 1922 was the single owner of the contracting company. Some of the buildings constructed by Dieter and Wenzel include the Wichita Forum (demolished), Union Passenger station (East Douglas NR district), Kansas Masonic Home (Wichita Register of Historic Places) and the Wenzel Apartments at the corner of Lewis and South Main (demolished).

Criterion C - Architecture

The Stoner Apartment Building is an excellent example of the early quality apartments that were built in Wichita during the first decade of the 20th century that catered to the middle class and is eligible for listing in the National Register under Criterion C. The Stoner Apartments were unusual for their time because of the large square footage of the floor plans. The building was located one block east of the Wichita trolley route on Main Street, which connected the neighborhood to the downtown commercial district, the University and College Hill on the east side and the mills and other industrial concerns on the north side of town.

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[3] *Wichita Beacon*. August 10, 1937. p. 11.
[4] Bently, O.H. *History of Wichita and Sedgwick County Kansas*, Vol. II, p. 841.

BIBLIOGRAPHY

Bently, O.H. *History of Wichita and Sedgwick County Kansas: Past and Present, Vol. I & II*, Chicago: Cooper and Company, 1910.

City Directory: Wichita, KS. 1900 – 1942

Long, Dick, editor. *Wichita Century: A Pictorial History of Wichita, Kansas 1870 – 1970*. Wichita: McCormick-Armstrong. 1969.

Maliszewski-Pickart, Margaret. *Architecture and Ornament*. (North Carolina: MacFarland and Company, 1998).

Miner, Craig. *Kansas: The Story of the Sunflower State 1854-2000*. Lawrence: University Press of Kansas, 2002.

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

Wichita Eagle: 1900 – 1942.

Wichita Beacon: 1900 – 1942.

VERBAL BOUNDARY DESCRIPTION

The nominated property is located on the southeast corner of North Market and East Ninth Street. The legal description of the property is Lots 138 – 140, North Market, Munger's Original Town.

BOUNDARY JUSTIFICATION

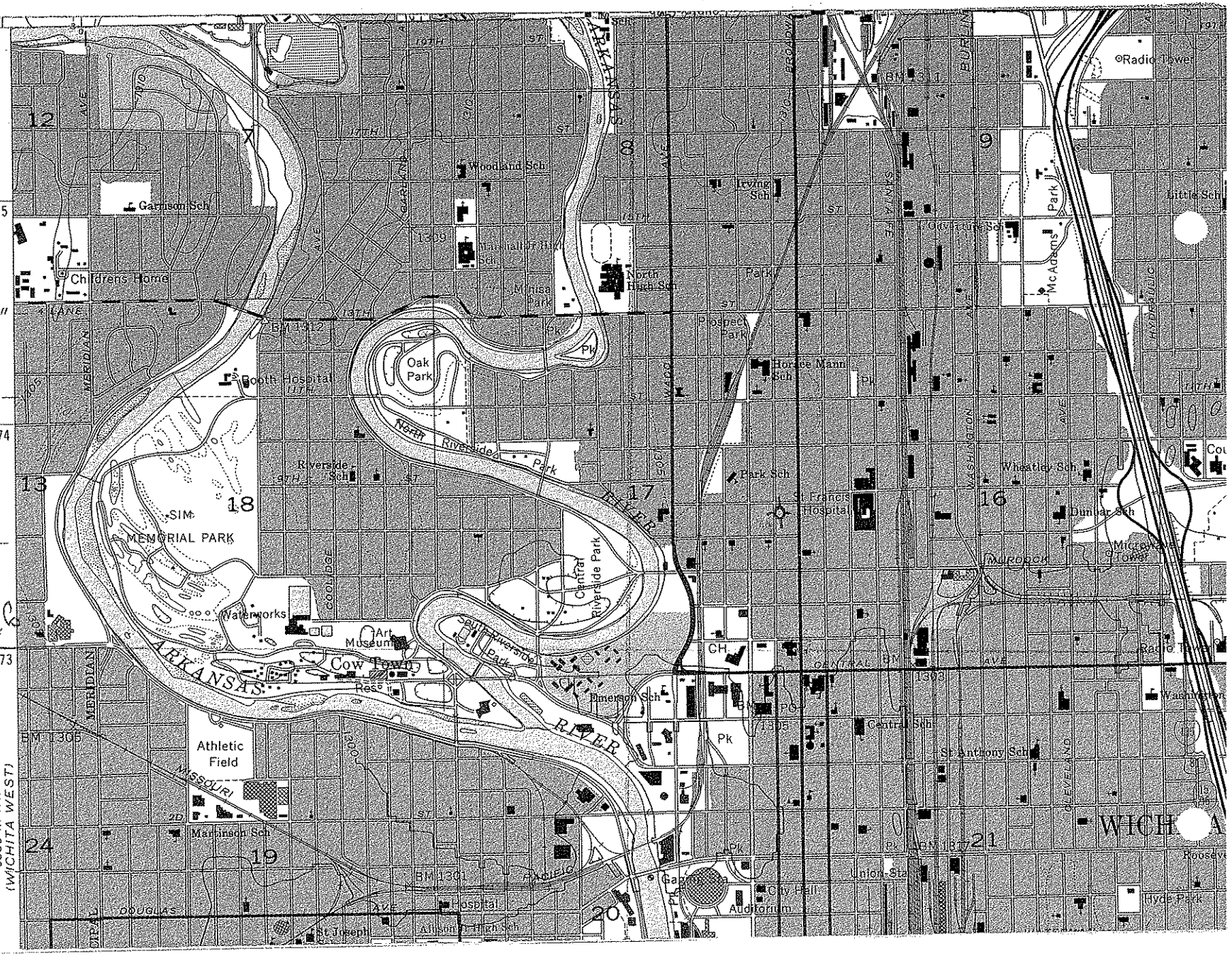
This nomination includes the parcel of land historically associated with the resource.

PHOTOGRAPHS

Kathy L. Morgan, Photographer
Stoner Apartment Building
Date of Photographs: January 2006
Digital photos on file at KSHS

1. West and south elevations, looking northeast
2. Front porch, south elevation, looking north
3. North elevation, looking southeast
4. East elevation, looking west
5. Stained glass windows exterior, looking east
6. Detail interior stained glass window, looking west
7. Side door 940 N Market, looking northeast
8. Fireplace 938 N Market, looking southeast
9. Built in kitchen cabinet, looking east
10. Stairwell 940 B N Market, looking north
11. Bathroom 940 B N Market, looking east

Stoner Apartment Building

Wichita, Sedgwick Co

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