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 VIRGINIA APARTMENT BUILDING

other names/site number

2. Location

street & number 401-405 EAST THIRD STREET ☐ not for publication

city, town WICHITA ☐ vicinity

state KANSAS code KS county SEDGWICK code 173 zip code 67202

3. Classification

Ownership of Property
- [X] private
- [ ] public-local
- [ ] public-State
- [ ] public-Federal

Category of Property
- [X] building(s)
- [ ] district
- [ ] site
- [ ] structure
- [ ] object

Number of Resources within Property

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

Name of related multiple property listing: N/A

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this [X] nomination [ ] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [X] meets [ ] does not meet the National Register criteria. [ ] See continuation sheet.

Richard D. Cantrity 2/2/01

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)
CRAFTSMAN	foundation CONCRETE walls BRICK roof ASPHALT other

Describe present and historic physical appearance.

SEE CONTINUATION SHEET

[X] See continuation sheet

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	1917-1918	1917-1918

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

REECE, ELMER, DEVELOPER
DIETER AND WENZEL, BUILDER

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

☒ See continuation sheet

9. Major Bibliographical References

☐ See continuation sheet

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary location of additional data:

- ☐ State historic preservation office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☒ University
- ☐ Other

Specify repository: ABLAH LIBRARY, WICHITA STATE UNIVERSITY

10. Geographical Data

Acreage of property LESS THAN ONE ACRE

UTM References

	Zone	Easting	Northing
A	14	694900	4172660
B			
C			
D			

☐ See continuation sheet

Verbal Boundary Description

☒ See continuation sheet

Boundary Justification

☒ See continuation sheet

11. Form Prepared By

name/title SUSAN JEZAK FORD

organization CITYSEARCH date JULY 10, 2000

street & number 3628 HOLMES STREET telephone 816-531-2489

city or town KANSAS CITY state MO zip code 64109

★U.S.GPO:1988-0-223-918

VIRGINIA
APARTMENT BUILDING

UTM COORDINATES
14 646900
4172660

Overview

The Virginia apartment building is a multiple residence located at the southeast corner of East Third Street and Topeka Avenue in downtown Wichita. The addresses of 12 apartments within the building are listed as 401, 403 and 405 East Third Street. Sited just three blocks from the city's central business district, the Virginia is placed on a busy street corner in an area that consists primarily of apartment buildings, small office buildings and several churches. The Virginia is a two-story structure constructed of deep red brick and ornamented with Craftsman wood and limestone accents. Although the building is primarily rectangular in shape, pavilions and porches project from the surface plane of the building. Constructed in 1917, the building is an excellent example of the Craftsman style adapted to a multiple residence building. The main façade faces north and East Third Street, a parking lot is located at the rear of the building, the west side fronts onto Topeka Avenue and the east side fronts onto an alley that runs north to south along the block.

East Façade

The east side of the Virginia faces a north-south alley that divides the 300 block situated between North Topeka Avenue and North Emporia Avenue in downtown Wichita. The façade is four bays wide and two full stories tall, plus a half-story basement. This side of the Virginia is part of the building's eastern pavilion. Viewing this from south to north (left to right), the first bay of this façade consists of a single, small double-hung window on each level. Engaged brick piers are placed at the corners of the pavilion and run from the ground to the cornice.

The second bay consists of an exposed interior stairwell that leads up to the first and second stories. At the entrance to this stairwell, a half-flight of wood stairs up to the first story is located on the left half of the exterior opening and a single wood door on the right half of the opening leads down to the basement level. Three concrete steps lead from the ground level to this opening. A wood wall, painted gray and white, is located within the opening at the first story level. The top of the exterior brick wall extends down midway into second story level, although the interior portion of the stairway continues further upward.

The third bay of the east façade consists of one small set of two double-hung windows and a small single double-hung window on the first and second stories. The basement level contains two single window openings directly below these upper openings.

The fourth bay and northernmost bay of the east façade consists of a set of two, large, double-hung windows on the first and second stories and a metal coal chute door at the basement level. A stone watercourse extends across the base of the façade at the basement sill level above the concrete foundation, approximately 18 inches above ground level, broken only at the stairway. The watercourse wraps around all sides of the pavilion.

North (Main) Façade

The main, or north, façade of the Virginia presents the most impressive view of the building. Composed of two full stories set atop a basement half-level, the building stretches from Topeka Avenue to the alley in the center of the city

block. Moving east to west (left to right), the building is composed of a large pavilion, a public entrance, a two-story porch, a second public entrance, two two-story porches, a third public entrance, a pavilion on the west end and a two-story enclosed porch that protrudes from the western pavilion. In all, the north façade of the building is eleven bays wide.

The eastern pavilion is two bays wide and fronts along the public sidewalk. The easternmost bay of this pavilion consists of double hung windows on the second and third stories and a small, double-hung window at the basement level. The western bay of this pavilion consists of the same window configuration, with the addition of small double-hung windows placed just west of the large windows on each story. The concrete foundation of the building is most evident on this portion of the Virginia, extending approximately one foot above ground level. The foundation is capped by a limestone watercourse that wraps around all sides of this pavilion. Engaged brick piers are placed at the corners of the pavilion and run from the ground to the cornice.

The central, and largest, portion of the Virginia is located between the two end pavilions and is set back from the public sidewalk. This central section is six bays wide and begins with the entrance to 405 East Third Street, located at the juncture of solid brick east wall of the east pavilion and the central portion of the façade. This first entrance bay—one of three on this façade—consists of a ground level door approached by four concrete steps. This public entrance consists of a central doorway at ground level surrounded by sidelights. The door and the sidelights are solid on the bottom halves, and contain multipaned windows on the upper half, with nine panes of glass separated by two horizontal and two vertical muntins on the door and six panes of glass separated by two horizontal and one vertical muntin on the sidelights. Above the doorway, a large, rectangular, single-hung window extends from the second story to just above the first full story. The upper half of this window is divided in multiple triangular panes, creating four squares divided horizontally, vertically and diagonally. A new temporary "No Trespassing" sign has been placed in the space between the entrance door and the upper window. An engaged brick pier that runs from the ground to the parapet is located to the right of this entrance door and the window above it. Imbedded into the pier approximately five feet from the ground are tiles that read "405," noting the address of this particular entrance.

The next bay to the west consists of a two-story porch, placing an exterior porch on the first and second stories of the apartment building in this location. The overall porch structure is supported by brick piers that run from the ground to the porch roof. The balustrades of the two porches are configured into individual squares divided horizontally, vertically and diagonally, to match the large windows above each public entrance to the building. These balustrades—painted white—extend on the front and side of each porch. The ceilings of the porches contain beadboard, with central Craftsman exterior light fixtures. Each porch contains an exterior single door with pane configuration matching the public exterior entrances. Each porch door is covered by a screen door and is surrounded on either side by double-hung windows. The basement level of this two-story porch is filled in with brick, with a raised rectangle of brick located on the front of the structure. The limestone water course is visible at the base of this

porch and fascia moldings are present under each balustrade. The roof of the porch is in a hipped configuration and also contains fascia molding.

The next bay to the west contains a public entrance to the building and is very similar in appearance to the previously described entrance, located two bays to the east. This bay includes a single main door, sidelights and a large single-hung window above the door, identical to the configuration described for the entrance identified as "405." Engaged brick piers run from ground to parapet on either side of this entrance. Imbedded into the pier west of the doorway, approximately five feet from the ground, are tiles that read "403," noting the address of this particular entrance. Small double-hung windows are located on outer sides of the piers at the first, second and basement levels.

Two two-story porches are located side by side just west of the "403" public entrance. These porches are identical to the two-story porch located between the "401" and "403" entrances, containing the same form, materials and details, such as fascias, balustrades and brickwork.

The third and westernmost public entrance to the apartment building is located west of the set of double porches. With the exception of tiles imbedded in the pier to the east of the doorway that read "401," this entrance is identical to the "403" entrance, containing the same form, materials and details, such as the windowpane configuration and placement of windows.

The Virginia's west pavilion is located west of the "401" public entrance. It is two bays wide and extends to approximately six feet from the public sidewalk. Each bay contains one large double-hung window on the first and second stories and a smaller double-hung window at the basement level. All of the window frames are painted white, consistent with the rest of the windows in the building. A limestone plaque is inlaid in the center of the pavilion between the first and second story, carved with "The Virginia." This plaque is currently partially covered by vines. Engaged brick piers located on the outer corners of the pavilion extend from ground level to the cornice. A limestone watercourse is located at ground level on all sides of the pavilion.

West Façade

The west façade of the Virginia consists of a flat wall with a two-story enclosed porch projecting from it. The west wall of the main building contains single, large, double-hung windows on the first and second stories and smaller double-hung windows on the basement level. Slatted metal awnings, painted white with red outer stripes, have been installed on these windows on the first and second stories. The enclosed porch projection is one bay wide on the north and south sides and two bays wide on the west side. The north and south sides contain single sets of two double-hung windows on the first and second stories and double sets of double-hung windows on the first and second stories on the west side. The windows on the west side of the enclosed porch contain slatted painted metal awnings matching those found on the west wall. Vines now cover the north side of this enclosed porch, hiding all window openings and architectural details. The basement level of the enclosed porch is filled in with brick, with two raised

rectangles of brick located on the west side of the structure, consistent with those found on the porches of the main façade,. Engaged brick piers located at the outer corners of this porch run from the limestone watercourse to the porch eaves. The porch roof is shallow and hipped, with wide, overhanging eaves, similar to those found on the open two-story porches of the building's main façade. A carved limestone plaque engraved with "The Virginia" is inlaid in the center of the enclosed porch's west side between the first and second stories.

The Virginia contains a wood cornice on the west, north and east façades. This cornice extends from the building approximately 18 inches and is composed of simple molding in the fascia and beadboard in the soffit. The cornice is supported by triangular brackets placed in the center of each engaged pier. The cornice has been painted in the same white paint as the rest of the wood trim on the building. A parapet is located above the cornice, of the same deep red brick as the rest of the building and capped with limestone slabs. The engaged piers of the building extend to the parapet and inset limestone rectangles surrounded by brick raise the level of the parapet at each pier. The roof is flat and all windows contain limestone sills. Most windows have been covered by modern aluminum storms/screens.

South Façade

The rear, or south, façade of the building is less embellished than the three more public façades, but is still quite handsome. Viewing this side of the building from west to east (left to right), the building is composed of the rear of the western enclosed porch, the rear of the western pavilion, a public entrance, a set of small windows, two sets of double windows, a set of small windows, a second public entrance, a set of small windows, a set of double windows and the rear of the eastern pavilion. The rears of the pavilions extend approximately six inches from the plane of the central portion of the south façade, abutting the parking lot now located at the rear of the building.

The cornice and parapet ornamentation extends to the rear (south side) of the western pavilion. The first bay of this pavilion consists of a set of two large, double-hung windows on the first and second stories and a smaller set of two double-hung windows on the basement level. The second bay of the rear of the pavilion consists of a small, single, double-hung window on each level. Engaged piers are placed at the outer corners of this portion of the south façade and wrap around the corners to meet the slightly recessed wall of the central portion of the south façade.

The next bay to the east contains an exposed exterior stairway that is very similar in appearance to the exterior stairway located on the east façade. This stairwell leads up to the first and second stories. At the entrance to this stairwell, a half-flight of wood stairs up to the first story is located on the left half of the exterior opening and a single wood door on the right half of the opening leads down to the basement level. One concrete step leads from the ground level to this opening. A wood wall, painted white, is located within the opening at the first story level. The top portion of this wood wall contains a slatted balustrade. The top of the exterior wall extends down midway into second story level, although the interior portion of the stairway continues further upward.

A configuration of one small double-hung window, two sets of two large, double-hung windows and another small double-hung window is located to the east of the first exterior stairway on the first and second stories. The same configuration is found on the basement level, but smaller sets of two double-hung windows are present instead of the large sets of two double-hung windows.

Another exposed exterior stairway is located directly to the east of this window configuration. This stairway is identical in materials and form to the stairway to the west located on this façade.

To the east of the second stairwell, a set of small, single double-hung windows is located, one window on each level of the building. A set of two, large, double-hung windows is located to the east of these smaller windows on the first and second stories, with a set of two smaller double-hung windows on the basement level.

The next portion of the south façade to the east is the rear of the east pavilion, which extends approximately six inches from the central portion of this façade. The rear of this pavilion is three bays wide, consisting of one set of two large, double-hung windows in the first bay, two smaller double-hung windows in the second bay and brick filling the third bay on the first and second stories. The basement level contains a set of two smaller double hung windows in the first bay, a single small double-hung window in the second bay and an additional single small double-hung window in the third bay. Engaged brick piers are located at the outer edges of this pavilion. The cornice, brackets and parapet details present on the north and east sides of this pavilion also extend to the south side, ending at the engaged brick pier located where the pavilion extends from the central portion of the façade.

As on the other three façades, all woodwork on the south side of the building is painted white and all windows contain limestone sills. The central portion of the south façade does not contain a parapet and five evenly spaced downspouts are placed across the central portion of this façade.

Interior

Six exterior public entrances lead to the 12 interior entrances of the Virginia's apartments. The three main entrances on the north façade consist of entryways tiled in a mosaic pattern of one-inch hexagon tiles. Walls are rough-plastered and oak stairs with plain oak slatted balustrades lead up to the first and second apartment levels in each entry area. The three rear exterior entrances, located on the south and east sides of the building, contain wood steps and walls of the brick used for the main walls of the building. The rear entrances contain screen doors installed atop the doors to the apartments, as well as windows for ventilation. These entrances also originally served utilitarian functions as well, and still contain metal doors that lead to the basement incinerator, metal compartments for package delivery and wood ice box doors for each apartment.

The apartments in the Virginia currently retain their original configuration and range in size from very compact to quite spacious. Each of the three sections of the building contain four apartments. According to an article in The Wichita Eagle, written in February 1918, two apartments consisted of two rooms and a bath, two consisted of two

rooms, a bath and a dressing room, six consisted of three rooms, a bath and a dressing room and two consisted of four rooms, a bath and dressing room. These configurations can be seen in the apartments today, along with original woodwork, much original cabinetry, fireplaces and several original Murphy-in-a-door beds.

Ten of the apartments contain fireplaces of gray-brown brick with oak mantels. Gas pipes are still connected to the fireplaces, although the gas logs have been removed. Floor molding, window trim and doors within the apartments are oak. Floors are also oak, but have been covered with wall-to-wall carpeting. Original radiators are present throughout the apartments. The apartments on the east side of the building adjacent to the enclosed two-story porch contain French doors leading to the porch area. Several kitchen areas contain original Craftsman cabinets and several bathrooms contain original tile floors, trim, sinks, bathtubs and medicine chests.

The Virginia has aged gracefully and has changed little from its original appearance. It looks much as it does in the February 1918 Wichita Eagle article heralding its construction. In fact, the newspaper article extols numerous "modern ideas" embraced by the structure, including superior fireproof construction, telephone communication with the basement janitor's apartment, electrical outlets installed in baseboards and the most modern heating system available. This attention to detail and high-quality materials has benefited the Virginia in the aging process. The apartment building stands today as an excellent example of the Craftsman style applied to a large, multiple residence dwelling.

The Virginia apartment building is eligible for nomination to the National Register of Historic Places under Criterion C, architecture. It is an excellent example of the Craftsman style atypically applied to a large, multiple residence dwelling.

History of Building and Historical Context

The Virginia Apartment building was constructed in 1917. An early 1917 building permit was issued by the city of Wichita to Elmer Reece for the construction of a two-story apartment building at the corner of Third and Topeka. The cost of the building was listed at $28,000 and the contractor was listed as Dieter and Wenzel, although a later newspaper article listed the cost of the building at $40,000[1]. A city water permit shows that service was installed on May 17, 1917.

As the 12-unit building was completed in 1918, it received praise for its design, technology and materials in the Wichita Eagle. The apartment building was absolutely fireproof, the newspaper article stated, with firewalls installed between the three sections of the building that ran from the basement to the roof and an additional firewall that cut off the basement boiler room from the rest of the building. The heating plant was constructed in a manner so that smoke from the boiler was prevented from blowing to neighboring properties. The janitor's apartment in the basement contained a telephone connected to tenants' apartments that even included a message board for calls received while the janitor was away. Doors and windows included metal weatherstripping, baseboards included electrical outlets and the southeast corner of the building contained an electric light that burned all night. All of these features were described as the most modern amenities available.

The layout of the apartments ranged from compact to very spacious. Two of the apartments consisted of two rooms and a bath, two apartments consisted of two rooms, a bath and dressing room, six apartments consisted of three rooms, a bath and a dressing room and two apartments consisted of four rooms, a bath and a dressing room. All of the original oak floors, woodwork and trim in the main living areas are still present, although wall-to-wall carpeting now covers the floors. Woodwork in kitchens and baths was originally painted in white enamel. Several kitchen areas still contain original Craftsman cabinets and several bathrooms contain original tile floors, trim, sinks, bathtubs and medicine chests. The original floor plans can be seen in the apartments today, along with original woodwork, molding and several original Murphy-in-a-door beds. The ten fireplaces are still present, with their gray-brown brickwork, oak mantels and gaslines for gas logs. Radiators are present and functioning throughout the apartments. French doors lead to the enclosed porches of the apartments on the west side of the building. The back porch of each apartment served as a service area and included doors for delivered packages, ice and chutes to the basement incinerator, all still present today.

[1] "Five Million in Buildings". Wichita Beacon, 29 December 1917.

The Virginia quickly attracted tenants and by February 1918, 11 of the 12 apartments had been leased[2]. City Directories indicate that the earliest tenants came from middle-class and upper-middle class occupations, including an attorney, oil operator, grocery manager, advertising representative, lumber company manager and railroad conductor. In later decades, city directories from the 1920s through the 1950s indicate that the Virginia provided apartments primarily to middle-class tenants, such as sales agents, bookkeepers, office workers and managers of various businesses.

Little is known about the Virginia's developer, Elmer Reece, but the construction firm of Dieter and Wenzel was responsible for a number of prominent Wichita buildings, including the 5,000-seat Forum convention hall begun in 1911[3] (now demolished) and Union Station begun in 1912[4]. The prominent firm continued its tradition of superior building construction with the Virginia apartment building. The superiority of design and materials is evident in the well-preserved condition of the building today.

Construction of the Virginia came near the end of what has been described by historian R.M. Long as "one of the most inspiring decades in Wichita's development." Since the organization of the Wichita Town and Land Company in 1868, the area had gone through several cycles of prosperity and decline. The most noticeable of these cycles were related to the cattle industry in the early 1870s, the expansion of the railroads in the 1880s and the development of the aviation industry from 1908 to 1910. Between 1910 and 1920, Wichita's population increased from 52,450 to 72,217[5]. The World War I development of Wichita's aircraft industry and the discovery of nearby oilfields in 1915 contributed to the city's growth and need for housing. As automobiles began to dominate the streets, the city paved roads and downtown took on a new look, with skyscrapers reaching ten stories. The year 1917 was Wichita's most prolific year of construction thus far, with 824 permits issued for $5 million in buildings.[6] The boom that was to truly hit Wichita in the 1920s had just begun and the Virginia is a physical representation of the growing city's success. The Virginia was built to provide needed housing in the form of an elegant apartment building close to the hub of downtown Wichita. This intent is clearly manifested in its exterior and interior design.

Style

The design of the Virginia is representative of the Craftsman style, popular from approximately 1900 until 1930. The Craftsman style was an offshoot of the English-based Arts and Crafts movement popularized by Gustav Stickley's magazine, The Craftsman, published from 1901 to 1916. Stickley summarized his mission in the first issue of The Craftsman by writing, "that beauty does not imply elaboration or ornament[7]." Stickley's architectural mission was

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[2] "The 'Virginia' Fine Apartment Credit to City". Wichita Eagle, 4 February 1918.
[3] Wichita Eagle, 22 January 1911.
[4] Wichita Eagle, 26 July 1912.
[5] Long, R.M. *Wichita Century; A Pictorial History of Wichita, KS 1870-1970*. Wichita, KS: The Wichita Historical Museum Association, Inc., 1969.
[6] "Five Million in Buildings". Wichita Beacon, 29 December 1917.
[7] Roth, Leland M. *A Concise History of American Architecture*. New York: Harper & Row, 1980.

promoted by the magazine through the publication of plans and elevations of houses designed especially for the publication. The blueprints for the houses of all sizes were very reasonably priced and, eventually, precut kits for Craftsman houses were available from mail-order catalogues, such as those published by Sears Roebuck and Company. This increased the recognition and availability of the style, contributing to its influence on domestic architecture. During the late 1910s and early 1920s, this style became the most popular for small houses in the country[8]. The Craftsman style was later a very strong influence on the Bungalow style eventually contributing toward the Bungalow style.

The Craftsman style, most commonly used in Wichita for small single-family houses, worked equally well for a large apartment building in the form of the Virginia. Craftsman houses typically feature nonsymmetrical façades, wide porches supported by columns that rise from ground level to the roof, low pitched roofs and double-hung windows with multiple panes in the upper sash. All of these elements are adapted quite well to the Virginia. These very basic structural features are further emphasized by the thoughtful wood ornamentation in the form of brackets and porch railings, as well as the limestone ornamentation in the windowsills, parapet and plaques on the building's west side. The contrast of the limestone and painted woodwork adds a horizontal Prairie School influence to the structure.

The Virginia Today

When the Virginia apartment building was constructed, the neighborhood surrounding it contained a number of multiple residence buildings. Many of these have been demolished, including the Clifford Apartments, located at 425 North Topeka. As these buildings disappear from the downtown Wichita landscape, each example becomes more prized. The uniqueness of the Virginia's design in an extant building and the high level of integrity contribute to its singularity and distinction.

The Virginia was donated to and has been owned by the non-profit HOPE, Inc. organization since December 1995. HOPE, Inc. strives to help the homeless and working poor by providing employment, education and housing. According to founder and CEO Ms. E. Jean Carter, in 1995 the property housed many individuals involved in substance abuse and criminal activity. Following acquisition of the building by HOPE, Inc., numerous tenants were evicted and a full-time maintenance staff was hired for the upkeep of the property. The apartment building today is quiet, clean and well maintained. Restoration of the building to its original condition has now become a primary goal of the organization.

The Virginia is a striking building, significant not only for its design, but for its integrity. The exterior of the building remains virtually unchanged from the year of its construction. The Virginia's well-maintained and handsome façade was designed in one of the most modern styles of its day, a style that relied on an attractive form rather than superfluous ornament. This design has served the Virginia well. It stands today, more than 80 years later, as an NPS

[8] Harris, Cyril M. *American Architecture, An Illustrated Encyclopedia*. New York: W.W. Norton &Co., 1998.

excellent representation of its era, encompassing modern amenities of its time within a truly remarkable Craftsman form.

Bibliography

"Five Million in Buildings". Wichita Beacon, 29 December 1917.
"The 'Virginia' Fine Apartment Credit to City". Wichita Eagle, 4 February 1918.
Wichita Eagle, 22 January 1911.
Wichita Eagle, 26 July 1912.
Long, R.M. Wichita Century; A Pictorial History of Wichita, KS 1870-1970. Wichita, KS: The Wichita Historical Museum Association, Inc., 1969.
Roth, Leland M. A Concise History of American Architecture. New York: Harper & Row, 1980.
Harris, Cyril M. American Architecture, An Illustrated Encyclopedia. New York: W.W. Norton & Co., 1998.

Verbal Boundary Description: The nominated property is located on Lot 65 of J.R. Mead's Addition in Wichita, Kansas. The property is bounded to the north by East Third Street, on the south by the property line, on the west by North Topeka Avenue and on the east by an alley.

Boundary Justification: The nominated property contains all land and features historically associated with the site.

Photographs

Items 1-5 apply to all enclosed photographs.

1. Virginia Apartment Building
2. Sedgwick County, Kansas
3. Susan Jezak Ford
4. Photographed March 27, 2000
5. Original negatives will be located at the Kansas State Historical Society.

6. North and West facades; camera pointed southeast toward building.
7. #1

6. South and West facades; camera pointed northeast toward building.
7. #2

6. Original interior fireplace.
7. #3

6. Original interior bath.
7. #4

6. Original Murphy-in-a-door bed.
7. #5

Property Owner:

HOPE, Inc.
2137 N. Battin
Wichita, KS 67208