NPS Form 10-900
Oct. 1990

OMB No. 10024-0018

United States Department of the Interior
National Park Service

NATIONAL REGISTER
LISTED

MAY 06 2009

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 Wilkie, Grace, House

Other name/site number 173-5880-1729

2. Location

Street & number 4230 E. English Street ☐ not for publication

City or town Wichita ☐ vicinity

State Kansas Code KS County Sedgwick Code 173 Zip code 67218

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 Zellner DSHPO 3/24/09

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:)

Wilkie, Grace, House
Name of Property

Sedgwick County, Kansas
County and State

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	1	buildings
		sites
		structures
		objects
1	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

0

6. Function or Use

Historic Functions
(Enter Categories from instructions)

DOMESTIC/single dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC/single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19th & 20TH CENT. REVIVALS: Tudor Revival

LATE 19TH & EARLY 20TH CENT. AMERICAN MVMTS:

Bungalow/Craftsman

Materials
(Enter categories from instructions)

Foundation: BRICK
Walls: WOOD: shingle

Roof: ASPHALT: shingle

Other:

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

Wilkie, Grace, House
Name of Property

Sedgwick County, Kansas
County and State

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

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

Areas of Significance
(Enter categories from instructions)

EDUCATION

ARCHITECTURE

Period of Significance

1927-1953

Significant Dates

1927; 1953

Significant Person
(Complete if Criterion B is marked above)

Wilkie, Grace M.

Cultural Affiliation

N/A

Architect/Builder

Wright, Grover C., Builder

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 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

Name of repository:

City of Wichita, Historic Preservation Office

Wilkie, Grace, House
Name of Property

Sedgwick County, Kansas
County and State

10. Geographical Data

Acreage of Property Less than one acre

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

	Zone	Easting	Northing
1	14	651260	4171980
2			
3			
4			

☒ 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 Barbara R. Hammond, Planning Analyst
Kathy L. Morgan, Senior Planner

Organization City of Wichita, Historic Preservation Office Date 3/2/2007

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

City or town Wichita State KS Zip code 67202

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 Sue & David Wettstaed

Street & number 4230 E. English Telephone 316-682-8729

City or town Wichita State KS Zip code 67218

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

Narrative Description

The Grace Wilkie House (1927), at 4230 E. English Street in Wichita, Kansas is an example of early 20th century vernacular house construction during the early 20th century Craftsman era. It is nominated to the National Register of Historic Places for its association with Grace M. Wilkie (1883-1967) in the area of education. Wilkie was Dean of Women at the University of Wichita from 1922-1953. She lived in the house with her sister, Phrone Wilkie from 1927 until her death in 1967. Phrone Wilkie (1873-1971), an elementary school teacher for her entire career life, survived Grace in the house until her own death.

Setting
The Wilkie House is located in College Hill, a compact residential neighborhood that retains its original street plan, density of houses, setbacks, and landscaping. A large city park is situated at the center of the residential area. For the most part, the neighborhood is laid out on a grid pattern with the shape of the park causing a few curvilinear streets. No major changes to the neighborhood have occurred since it was developed in the 1920s. Douglas Avenue, a main east-west corridor bisects the neighborhood, splitting it evenly between the north boundary of Central Avenue and the south boundary of Kellogg Street (US 54).

The College Hill neighborhood contains four churches, two elementary schools, one theater, and one bank. Retail, restaurant, and service structures are only located on the perimeter streets of Oliver, Central, and Hillside, and on the east and west ends of Douglas Avenue.

English Street is an east/west street parallel to, and one block south of, Douglas Avenue. Kellogg Street is a limited access highway that lies three blocks south of English. A concrete wall separates the neighborhood from Kellogg Street. West of the Wilkie House, English curves slightly north as it jogs around the north end of College Hill Park. East of the Wilkie House it curves slightly north as it crosses through a roundabout at Pershing Avenue and a curved section of Dellrose Avenue before going straight east again at Oliver Street. The Wilkie House is the second house from the northwest corner of the intersection of English and Crestway Avenue.

Summary
The principal architectural detail of this symmetrical, carpenter-built vernacular home is a façade dominated by a steep, centered gable that is reflective of the Tudor Revival style. The gabled bay is applied to a very modest interpretation of a Colonial Revival subtype that is simple in form. The two-story rectangular block has a moderately pitched, side-gabled roof and two gabled dormers on the front elevation. The combination of these two major styles of the 1920s in this finely preserved cottage represents the popularity of these features at the time it was built. The fenestration includes uniformly paired, double-hung sash windows on one side and an asymmetrical arrangement of windows on three sides. All windows and doors have original wood sills, lintels, and trim. The windows also have original detachable wood-framed storm windows. A one-story screened porch is located on the east elevation.

The house rests on a low brick foundation; a concrete stoop with wrought iron handrail is positioned at the front entrance. The house is clad on all sides with wood shingle siding. The roof covering is modern-day composite shingles. Two brick chimneys are located on the ridge of the roof at the east and west ends; they are topped with pyramidal metal caps.

No architectural drawings exist, but it appears that no changes to the plan or elevations have been made since the house was built.

A front-gabled, detached garage has been built within the last ten years on the site of the original garage at the rear of the property. The design of the garage in size, clapboard (artificial) siding, and exposed raftered eaves is reminiscent of garage styles of the original time period.

South (front) Elevation
The south elevation faces English Street. The elevation is divided into three bays with a steeply gabled, two-story bay which projects from the front plane of the house, dominating the façade. The original Craftsman door with four vertical lights is within the gabled center bay. One six-over-one sash window is positioned above the door at the second floor level of the gable. The bargeboard of the gable is plain, flaring slightly at the bottom edges. Paired six-over-one sash windows occupy the lower and upper stories on both sides of the gabled entrance. Two gabled dormers projecting from the roof over the second story windows complete the symmetry of the front elevation of the house. Each dormer contains a four-over-one sash window and is clad with shingles to match the house siding.

West (side) Elevation
The west elevation faces a neighboring house. Four windows and one door form an irregular pattern on this side of the house. A triple four-over-one window on the ground floor is topped by a paired six-over-one window on the second floor; in the center bay, first floor, is a single six-over-one window; to the left of that is a door that provides access to the kitchen from the driveway on the west side of the house. Two small six-over-one windows are located over the door at the second floor level. A semi-circular, louvered vent is located in the gable end at the attic level. It is trimmed with wood and an applied decorative piece that imitates a stylized keystone.

North (rear) Elevation
The north elevation faces the back yard and garage. One centered door is surrounded by an asymmetrical arrangement of double-hung windows: to the immediate right of the door is a small, four-over-one; to the right of that is a slightly larger four-over-one. To the left of the door is a triple, full-size six-over-one window. On the second floor one full-size four-over-one window is above, right over the door and a paired six-over-one window is at its left. A concrete stoop gives access to the back door.

East (side) Elevation:

The east elevation faces a neighboring house. The dominant feature on this side is the screened porch that is constructed around the fireplace and chimney that serve the living room in the interior of the house. The small sitting porch has a hipped roof and screen sides framed in wood; it sits on a low brick foundation. An entry door on the south side of the porch allows access from the yard. At the second floor level paired six-over-one sash windows flank the brick chimney on the side of the house.

Interior
This two-story house contains eight rooms in a symmetrical, four-rooms-over-four plan with a center stairway ascending from the entry foyer.* The integrity of the interior including fireplaces, woodwork, arched doorways, and built-in cupboards that were typical of the 1920s bungalow period is intact.

On the ground floor, the living room is to the right of the stairway; the dining room is through an arched doorway to the left. The brick fireplace and walls are painted but the fireplace mantle, window trim, baseboards, and newel post are natural wood. Area rugs partially cover the wood floors. A multi-paned door exits from the living room to the screened porch. Original arched niches in the north living room wall contain bookshelves. Original metal furnace vent covers throughout the house are cast in geometric craftsman designs. A natural wood, built-in cupboard in the dining room has double 12-paned doors.

The woodwork in the kitchen and breakfast room is painted white. The kitchen contains original, floor-to-ceiling cabinetry and an ironing board cupboard. The breakfast room, which is now used as a small den, contains an original hanging light fixture and an original built-in cupboard with glass-fronted doors. All the hardware on these cabinets is original metal latches and glass knobs.

The second floor plan includes two bedrooms over the living room (southeast and northeast corners of the house), one bedroom over the dining room (southwest corner), and a bathroom over the kitchen/breakfast room (northwest corner). All the woodwork upstairs is painted white with the exception of the natural banister that protects the stairwell and the floors. A built-in linen cupboard with hardware is in the upstairs hallway. The southeast bedroom contains a brick-fronted fireplace with the original gas heater insert. Three light fixtures on the second floor are original.

The most distinctive feature on the second floor is the built-in twin bureaus in the bathroom that flank a built-in, full-length beveled mirror and laundry chute, the lid of which can double as a low seat. The small windows above each bureau account for the odd size and placement of two windows as seen on the exterior west side of the house.

* Counting the kitchen and breakfast room as one room in the northwest corner of the house.

STATEMENT OF SIGNIFICANCE

The Grace Wilkie House is nominated to the National Register of Historic Places under **Criterion B** for its association with Grace M. Wilkie in the area of education. Wilkie was hired to teach at Fairmount College in 1912 and served as Dean of Women at the (renamed) Municipal University of Wichita from 1921-1953.[1] She distinguished herself in the leadership of young women students on campus and served in numerous professional and volunteer organizations for the advancement of women. Upon her retirement in 1953, the University honored her commitment to finding safe and appropriate housing for non-resident women students by constructing the first women's residence hall, which they named for her. Grace Wilkie Hall is still in use; it currently houses the Campus Life and University Relations offices of Wichita State University. The Grace Wilkie House is also nominated under **Criterion C** for its architectural significance; it was constructed in 1927. It is an excellent good example of a vernacular frame house with Tudor Revival influences. The period of significance begins with the house's date of construction in 1927 and ends with Wilkie's retirement in 1953.

CRITERION B: Grace M. Wilkie (1883-1967)

Grace Wilkie was a woman of sympathetic understanding and sound advice during her forty-one years as a member of the faculty at Fairmount College/University of Wichita. A native of Wichita, Wilkie spent her life guiding young women in personal and academic pursuits, keeping their welfare in mind while helping them formulate strategies for dealing with the concerns that played upon the younger generation. Her goal in counseling her many charges was to "think with the times but never compromise good Christian values."[2] Her life of service extended beyond the bounds of the campus as she also found time for volunteer work locally, nationally, and for a brief period, internationally.

Grace was the next-to-youngest child of a middle class family with two girls and eight boys. Twin boys (b. 1880) must have died in childhood, as they do not appear in later records. Grace and her sister Sophronia (1873-1971) retained strong ties and took care of each other throughout their lives. Their parents, Benjamin F. and Catherine Wilkie, moved to Wichita in 1887 from Missouri and established their permanent home. Benjamin was a tinsmith during his working life.

Various Wilkie children lived with their parents well into adulthood. In 1890, in addition to the younger children, the oldest sons Charles (age 28) and James (20) lived in the 1 ½-story family house

[1] In 1926 the Congregational Church Society relinquished ownership of Fairmount College to the City of Wichita. The name was changed to the Municipal University of Wichita.
[2] Editorial. *Wichita Beacon*, 21 April 1953.

at 730 S. Topeka. In 1898, James (28), Sophronia (25), George (23), B.F. "Fred", Jr. (20), and Scott (19) lived with the family. By 1910 Sophronia ("Phrone", 37), Grace (27), and Frank (24) were keeping their residency with their parents although Grace is noted as a student (University of Kansas). All the other children had left the home, but a 3-year-old granddaughter (Margaret Wilkie) of Benjamin and Catherine also lived with them; her parentage is unknown. Catherine Wilkie died in 1915.

The women of this family apparently believed strongly in education. In 1891 Phrone completed high school and became employed immediately as a teacher, which was her life's career. She later studied at Fairmount College and Friends University. In 1933, at the age of 60, she graduated cum laude from Wichita University. Grace graduated from University of Kansas in 1912 and found a teaching position at Fairmount College. The 1915 City Directory lists Eva Wilkie (no information available…a daughter-in-law or niece?) living in the home and attending Fairmount College. In 1923 and 1924 Margaret too, was listed as a student – presumably in high school, due to her age. According to census and city directory data, several of their brothers were intermittent residents. By 1924 Benjamin, Phrone, Grace, and Margaret were still living together and had moved to a house next door at 734 S. Topeka. Both houses are now replaced by apartment buildings that appear to have been built in the late 1920s.

Grace Wilkie was born ten years after the first Woman Suffrage Amendment was introduced (1873) in the United States Congress, and she came of age while the suffrage movement was maturing into organized women's trade unions, political groups, and public debate about votes for women. In Kansas, women's rights activities on the state level brought the political climate close to home.

Although Kansas had allowed women to vote in local school elections since the time that statehood was achieved in 1861, and had allowed them to vote in municipal elections since 1887, women and minorities were still disenfranchised from state and federal elections. Just as Wilkie concluded her college years at KU in Lawrence, the woman suffrage campaign of 1911 and 1912 culminated in a general election in Kansas that secured political privileges for women in state elections.

Under pressure of the Kansas Equal Suffrage Association, the Kansas Legislature passed a resolution in February 1911 to bring the suffrage issue to a general vote. With an eye to November of 1912, the women began to lobby legislators, raise money, and work to raise awareness through public speaking, essay contests, and distribution of literature. "Votes for Women" and "Votes for Mother" were popular campaign slogans.[3]

[3] Martha B. Caldwell, "The Woman Suffrage Campaign of 1912," In *Kansas Historical Quarterly* Aug. 1943 (Vol. 12, No.3): 302.

One of the most renowned national speakers to come to Kansas in support of the state suffrage movement was Miss Jane Addams of Hull House in Chicago. She spoke to an enthusiastic crowd in Lawrence on May 7, 1912 and again in Wilkie's hometown of Wichita during that same week. Other national speakers that traveled to Kansas included Mrs. Maud Wood Park who toured the Kansas colleges on behalf of the National College Equal Suffrage League, and Dr. Anna Howard Shaw, president of the National American Woman Suffrage Association who also spoke in Lawrence.[4]

Kansans distinguished themselves as the eighth suffrage state in November of 1912 when men voted to permit blacks and women to equal legal status at the polls.[5] They were eight years ahead of the rest of the nation.

Grace Wilkie was pursuing her higher education in Lawrence Kansas at the very time that informed women were organizing the 105 Kansas counties and attempting to edify the 400,000 people of the state on the subject of women's political liberty.

From an early age, Grace Wilkie was no stranger to the worlds of employment and education. She received her secondary education at Wichita High School, graduating in 1902 with honors. She next enrolled in business courses at Wichita Business College, earning her way by also working at the school as a secretary and teacher. She struck out for higher education at the University of Kansas where she maintained high honors with membership in Phi Beta Kappa and Torch Society (forerunner to Mortar Board). In 1912 she achieved her B.A. in the major fields of Home Economics and Modern Languages. Again, she had worked to support herself while a student at KU, becoming the first Assistant Registrar at the University.[6] Already, the direction for her lifelong work with students had become established.

On graduation in 1912 from the University of Kansas, she was offered a teaching position at Fairmount Congregational College in Wichita in the Domestic Science program.[7] This opportunity brought her back to her hometown and her family.

Although women's lives at that time were typecast mainly in domestic and service roles, Grace Wilkie distinguished herself within the narrow confines that society set for her. It had taken forty-seven years from that first proposed, national suffrage amendment to finally sway public sentiment and gain acceptance for the fact that women and other minority groups had personal rights such as voting, and

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[4] Caldwell, 317.
[5] Craig Miner, *Kansas: The History of the Sunflower State, 1854-2000* (Lawrence: University Press of Kansas, 2002), 221.
[6] "Grace Wilkie: Dean Emeritus of Women, 1883-1967". University Archive, Wichita State University Libraries' Department of Special Collections.
[7] "Noted Fairmount-Wichita Figure Grace Wilkie Dead," *Wichita Eagle*, 9 November 1967: 1.

subsequently to independent careers. Grace developed her career simultaneously with the gradual expansion of women's roles from the domestic sphere into the business world.

By the time the 19th Amendment to the Constitution of the United States was ratified in 1920, Grace Wilkie was expanding her own horizons by serving her country. At the outbreak of the Great War, her home economics experience led her into local support of the war effort. She headed the organization Kansas Volunteer College Girls for the United States Food Administration, which mobilized women college students for federal food administration work.[8] She also taught classes in "Food and the War" which was a campaign to educate the public on conservation of food.[9] Posters published by the U.S. Food Administration used slogans and instructions such as: "Food: Buy it with thought/Cook it with care/Use less wheat and meat/Buy local foods/Serve just enough/Use what is left, don't waste it" and "Eat More Fish, Eggs, Cheese Poultry: Save the Meat for the Boys at the Front."[10] During the influenza pandemic of 1918-1919 she served as a Red Cross volunteer dietitian at Wichita Hospital and St. Francis Hospital.[11]

At the close of the war in 1919-1920 Wilkie took a leave of absence from her teaching duties to aid her country abroad. The War Service Fund of Chi Omega Sorority sponsored a tour of service for her in France, where she joined the American Committee for Devastated France. The program was founded by Anne Tracy Morgan, daughter of financier, J.P. Morgan.[12] Anne Morgan is known as an American philanthropist who used her wealth and education to travel and live in Europe. Morgan organized relief work and aid during the reconstruction work of the war-devastated country.[13] Wilkie also served in local Red Cross work during World War II.[14]

When Wilkie returned to Fairmount College, she received a promotion in 1921 to the position of Dean of Women. She increased her professional training and credentials at Columbia University during the summers of 1913, 1915, 1924, and 1926, at which time she completed a MA degree in Education with a special certificate for Advisors of Women.[15]

Grace Wilkie served Fairmount College/Wichita University for 41 years. In 1953 when she reached the university's mandatory retirement age (70), she completed her long-term commitment to education.

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[8] "Wilkie Marks 31 Years As University Dean of Women", *The Sunflower* [Wichita University newspaper], Dec 5, 1952.
[9] "Grace Wilkie: Dean Emeritus of Women, 1883-1967".
[10] University of Georgia. http://fax.libs.uga.edu/wwpost/. Food" [poster] United States Food Administration, [Washington] No. 1. Accessed 2/23/2007.
[11] "Noted Fairmount-Wichita Figure Grace Wilkie Dead", Nov. 9, 1967.
[12] "Grace Wilkie: Dean Emeritus of Women, 1883-1967".
[13] Encyclopedia Britannica. http://www.britannica. "Anne Tracy Morgan". Accessed 2/22/2007.
[14] "Grace Wilkie: Dean Emeritus of Women, 1883-1967".
[15] Wichita Historical Museum Association [publisher] *Who's Who In Greater Wichita, 1963.*

She retired with the title, Dean Emeritus of Women. The many reviews of her long career included such acclamations as made by Harry Corbin, President of the University when he said "Dean Wilkie has made a magnificent contribution to the university and to the thousands of students with whom she has come in contact.... This is a long period of service and all who have an interest in the university are indebted to her."[16]

Dean Wilkie, who had no children of her own, counted some 9000 young women among the students she had supervised during her tenure. The nature of her duties and concerns included approving all social events and club meetings on campus and she kept the calendar of entertainment events and other activities in her office. She made herself available as chief counselor to any woman student who sought guidance and oversaw the employment service for women. She headed the Home Economics Department until 1948 and continued to teach in that department until her retirement.[17] She made a special point of advising the senior women students and hosted an annual tea for them in her own home at 4230 E. English, awarding them each with a signed certificate to honor the completion of their schooling.[18]

Because it was a municipal university, the student body of WU consisted predominately of hometown students who lived in private residences. But about 30 percent were not Wichita residents and Wilkie had always taken a special interest in safe accommodations for out-of-town women. "...the obtaining of rooms for the coeds from out of Wichita has made me aware of the more numerous problems facing the non-resident students" Wilkie said in a newspaper interview.[19] She went on to say that, lacking school-owned dormitories, the University worked "to place these coeds in private homes where the women of the household are interested in the welfare of the students."

Thus, the honor went to her when Wichita University built its first residence halls on campus in 1953. The women's dormitory was named Grace Wilkie Hall and its completion coincided with her retirement. Wilkie had participated in the planning process, working with students and architects to ensure that the structure would meet the needs of the residents. The naming of the building was a fitting tribute to the culmination of her concerns over housing for women students.[20] It was also a unique credit because the residence hall was the only structure on the campus dedicated to a living faculty member.[21] No other structure has been named for an individual woman since then. Only one preceded Wilkie; Fiske Hall was named for Charlotte M. Morse Fiske of Wrentham, Massachusetts in

[16] "Dean Wilkie Will Retire on July 1 After 41 Years", *Wichita Eagle*, April 19, 1953: 3.
[17] "Wilkie Marks 31 Years As University Dean of Women". Dec 5, 1952.
[18] Invitations and certificate [documents]. Wichita State University Libraries' Department of Special Collections.
[19] "Wilkie Marks 31 Years As University Dean of Women". Dec 5, 1952.
[20] "Men's and Women's New Residence Halls Ready", *Wichita Morning Eagle*, Aug. 9, 1953: 10A.
[21] "Name New WU Dorm for Retiring Dean", *Wichita Beacon*, May 6, 1953.

1906. Fiske was the primary benefactor of that building.[22]

Over the course of her life, Wilkie saw many advances in the educational institution where she worked. From its inception in 1888 as Fairmount Ladies College, the school transformed to the coeducational Fairmount College in 1895. It reached the status of municipal university when Wichitans voted in a general election of 1925 to accept the college's offer to the city; the college was renamed The Municipal University of Wichita. In 1964, the Kansas Legislature accepted it into the state system and the name changed again to Wichita State University. On her retirement, a scholarship by the Council of University Women was created in her name, the American Association of University Women at WU named a fellowship in her honor, and students and friends established the Grace Wilkie Scholarship Fund to endow dormitory scholarships. Her lifelong service to Plymouth Congregational Church also inspired a scholarship fund in her name.[23]

In 1968 the Wichita State University Alumni Association presented a posthumous award to Grace Wilkie for worthy achievement in service to the University.[24] And, over the course of that life Wilkie not only performed outstanding service to her university, she also gave years of service to the organizations of which she was a member and/or officer. Most of these groups focused on the interests of women. A general list of her affiliations includes:

Professional and Academic
Altrusa International
American Association of University Women (President, state and local branches)
Kansas Association of Deans of Women (President)
Kansas Council of Administrative Women in Education
Kansas Home Economics Association
Mortar Board
National Association of Deans of Women (Committees)
National Board of Directors, American Association of University women (V.P of Southwest Central Region)
National Education Association
National Home Economics Association
Phi Kappa Beta

[22] "Fiske Hall Dedicated", *Wichita Beacon*, Jun 7, 1906: 5

[23] Noted Fairmount-Wichita Figure Grace Wilkie Dead", Nov. 9, 1967.
[24] Grace Wilkie: Dean Emeritus of Women, 1883-1967".

Service
American Red Cross
Board of Alumni, University of Kansas
League of Women Voters
Omicron Nu
Wichita 20th Century Club
Wichita Art Association
Wichita Mental Health Society
Wichita Y.W.C.A (Board of Directors)

Fraternal, Religious, Social
Chi Omega
Wichita Saturday Afternoon Club
Plymouth Congregational Church, Wichita (Board of Trustees and other offices). The church honored her for 50 years of service in 1967. After her retirement from Wichita University, she organized a church library and served as librarian until her death.

The fact that Grace Wilkie is included in *Who's Who in Wichita Biographical Sketches of Men and Women of Achievement* (1929) is significant because only about one in ten of the entries in that publication are women. At that early point in her career she had already distinguished herself. After 35 years, the book was published again in 1963 and the end of Wilkie's life was near. Again she was listed with her accomplishments. And again, it was a distinction for a woman to be included because in thirty-two years, the number of women acknowledged averaged two for every ten men listed. Her sister Phrone L. Wilkie was also recognized in that volume for her teaching career in public education. It was a gain, but women were still largely underrepresented in the public realm.

In the social context of the first half of the 20th century, women's roles centered on the nurturing and service occupations. Homemakers, nurses, teachers, secretaries, and shopkeepers prevailed. Wilkie took her field of home economics seriously and made the most of it. As a single, self-supporting woman who was recognized for her accomplishments, she was a model to the young women she counseled.

CRITERION C: Architecture

The Economic Cycle of the 1920s

In the "Report of the Committee on Recent Economic Changes", of the President's Conference on Unemployment in 1929, the assertion is made that "the distinctive character of the years from 1922 to 1929 owes less to fundamental change than to intensified activity."[25] Thus, speedy production of goods and delivery of services plus availability of improved technology that had been developed in the late 19th and early 20th centuries resulted in a good economy in the 1920s. This convenient access to resources and a higher standard of living was made possible by stable prices. In the early post-World War I years, employers pressed for a return to prewar wages, citing that business couldn't survive. However, laborers were enjoying a better lifestyle and opposed wage cuts. Leading industrial economists noticed that "the result of the continuance of high wages was that the dammed-up purchasing desires which had been held back during the war on account of the national economic program, burst forth and not only the high wages where were being currently earned but accumulated savings as well were poured into the channels of commerce." [26] Thus as earnings outstripped costs, consumers benefited, causing the characteristic national prosperity of the 1920s decade.

Real estate booms and busts are a principle contributor to overall economic cycles. Since the infancy of the United States, land speculation has driven market prices, especially during the times when land was widely available and frequently bought and sold. During the Progressive era and the World War I time period, pressure from property owners, developers, and lenders caused some early governmental management in efforts to control downward spirals and induce upward momentum.[27] Continuing this trend, government planning agencies and land-use regulations such as urban zoning laws, were established in the early 1920s. After a lag in mid-decade when business was booming, the movement was revived during the Great Depression due the backing of large developers who had survived the economic collapse.[28]

The interplay of political involvement and economic growth patterns in Wichita followed the national trends. A local law that would govern land use was presented to the citizens when the full text of a new zoning ordinance was published in the *Wichita Beacon* in December 1921. On March 15, 1922 the *Wichita Eagle* reported that, "Despite a storm of protest, the City Commission yesterday passed the zoning ordinance for Wichita."[29]

Also in 1921, the City hired Planning Engineer Harland Bartholomew of St. Louis to examine

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[25] Recent Economic Changes in the United States". Report of the Committee on Recent Economic Changes, of the President's Conference on Unemployment, Herbert Hoover, Chairman. 1929. http://memory.loc.gov/ Accessed 2/26/2007
[26] "Recent Economic Changes in the United States". http://memory.loc.gov/
[27] Marc A. Weiss, "The Politics of Real Estate Cycles," *The Business History Conference*: 127, http://www.thebhc.org/publications. Accessed 2/26/2007.
[28] Weiss, "The Politics of Real Estate Cycles": 132
[29] *Wichita Eagle*. Mar. 15, 1922: 9.

Wichita's physical layout. His first report proposed several extensions of Wichita's streetcar system.[30] The call for more tracks lay in the fact that the vacant lands at the edges of the city limits were being developed with new housing. Automobiles were not yet at every householder's curb, so public transportation was needed. However, the automobile was clearly on the horizon and the Planning Commission and Park Board requested that Bartholomew draw up a complete city report that would analyze resources and design attractive and efficient traffic patterns. Bartholomew submitted his "Comprehensive City Plan" to the Commission in December 1923.[31]

The other influential factor in the real estate prosperity of the 1920s was federal policy on homeownership. As in land use planning, the housing shortages and real estate market recession immediately after World War I marked the beginning of government intervention in the real estate industry. Again, land developers, homebuilders, realtors, and mortgage lenders lobbied for programs ranging from subsidies to regulations. The resulting programs such as the Federal Housing Administration (FHA), Home Owners' Loan Corporation, and the Federal National Mortgage Association (Fannie Mae) worked to put millions of Americans into their own, and often new, homes.[32]

On a local level, the prosperity of Wichita workers with money in their pockets, the social awareness of the need for clean, healthful living conditions, and the availability of land surrounding the core area of the city of Wichita spurred real estate development in the four cardinal directions. One of the principle neighborhoods to grow rapidly was the College Hill neighborhood, bounded north-south by Central Avenue and Kellogg Street and east-west by Oliver and Hillside Avenues. College Hill was popular with the upwardly mobile segment of Wichita's population; providing a range of housing structures from simple Craftsman style bungalows to large American Foursquares, and ultimately to grand stone or brick residences for the moguls of wealth in the city. It was in this economic and political climate that Grover C. Wright, as well as a long list of other contractors, was able to maintain a substantial career in speculative home building. Wright's body of work is represented by Craftsman bungalows, one-story cottages, and two-story houses, all of which are similar to common pattern book designs.

Grover C. Wright (1890-1954), Builder

The Grace Wilkie House is a two-story, shingle-clad house with eight rooms in a symmetrical, four-rooms-over-four plan and center stairway ascending between the living room and dining room. The

[30] *Wichita Beacon*. Oct. 30, 1921: B-1
[31] *Wichita Beacon*. Apr.14, 1922: B-4. *Wichita Eagle*. Dec. 6, 1923: 18.
[32] Weiss, Marc A. "The Politics of Real Estate Cycles": 132.

integrity of the interior including fireplaces, woodwork, arched doorways, and built-in cupboards typical of craftsman detailing remains intact. The vernacular house was probably built from a pattern book plan.

As was common in the United States during the high growth era of the 1920s, many contractors in Wichita purchased lots in developing additions and built houses on the speculation that they would soon sell. Grover C. Wright was one such contractor who apparently met with great success. He built the house at 4230 E. English in 1927. Miss Grace Wilkie and her sister Miss Sophronia "Phrone" Wilkie purchased it and moved there in 1928, taking their widowed father to live with them.

To date, forty-two houses in the College Hill neighborhood are identified as Wright-built homes. He also built at least two houses in the East Front neighborhood where he and his wife were living at the time.[33] That area is adjacent to the west boundary of College Hill. It is assumed that when the Building Permit card files are explored further, more permits in his name will be found, showing what an active contractor he was. The addresses and dates of his College Hill houses reveal that during the years 1918 through 1930 Wright usually acquired two to six sites per year in a very consistent manner. Often he built houses on two or three neighboring lots in the same block, but he chose locations on about fifteen different streets within the one-square mile area. Other than two houses on Hillside Avenue, all of the College Hill residences that he built are extant. The Grace Wilkie House is a good example of the style of house that he built in Wichita.

Grover C. Wright was born in Wellington, Kansas in 1890. He moved to Wichita in 1908 and began working as a carpenter with his brother, Charles, whose subsequent history is unclear. A third brother, Samuel also appears briefly in the permit files as a contractor in the 1920s. Grover Wright married Ruby Jane Carter (1894-1975) in 1913. In 1926 he built their permanent home at 4219 E. Waterman in the College Hill neighborhood and they both lived out their lives in that house. He preceded her in death in 1954 at the age of 63 and is buried in Maple Grove Cemetery in Wichita. Ruby J. Wright died in 1975.

[33] Building Permits, 1916-1948. City of Wichita, Metropolitan Area Planning Department.

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VERBAL BOUNDARY DESCRIPTION

The nominated property is located near the northwest corner of the intersection of English Street and Crestway Avenue.

S 100 FT E ½ LOT 54 & S 100 FT LOTS 55 –56 BLOCK 1 MERRIMAN PARK PLACE ADD.

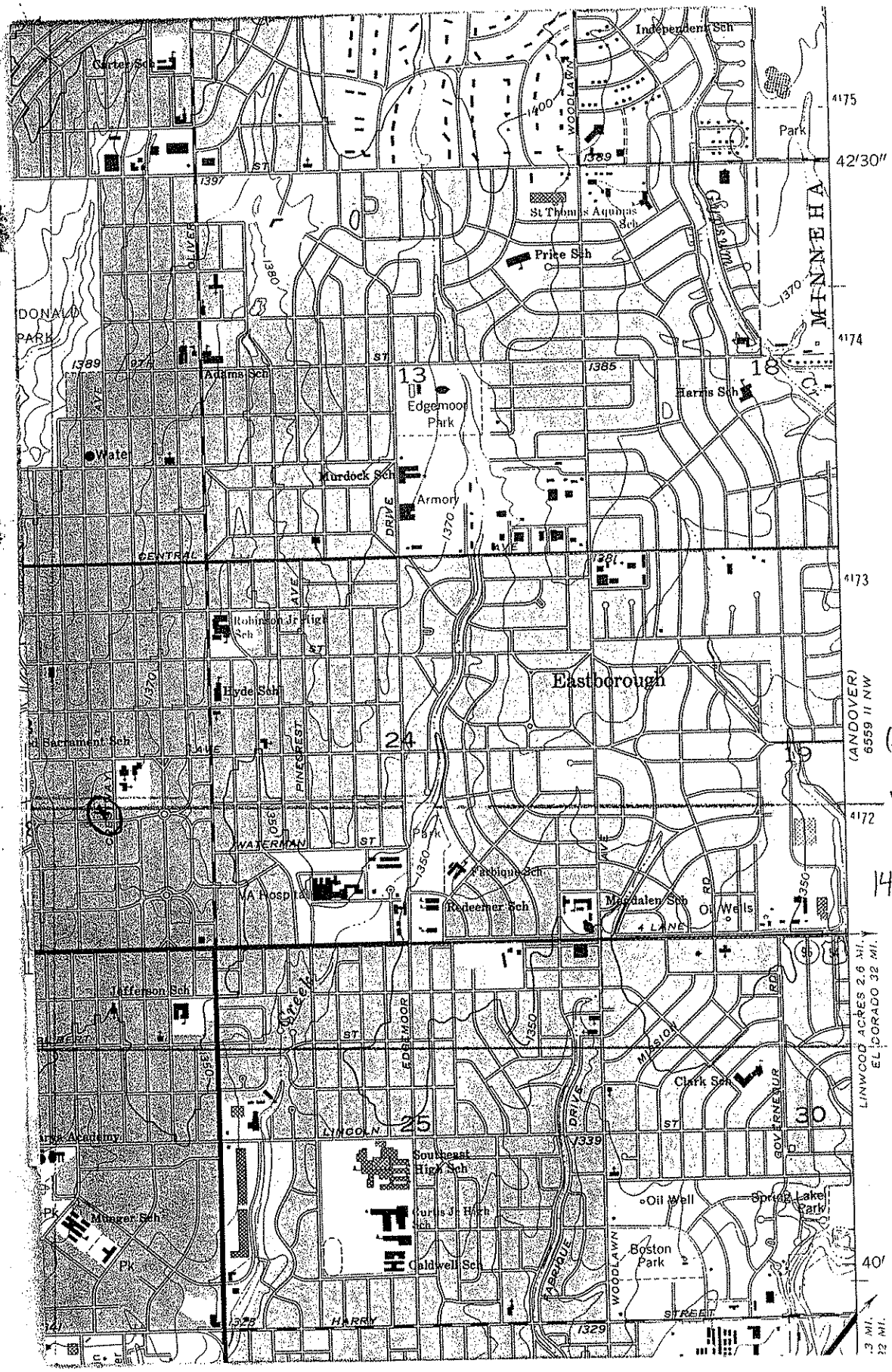
BOUNDARY JUSTIFICATION

The boundaries are defined according to the legal description of the parcel as registered by the Sedgwick County Appraiser's Office.

PHOTOGRAPHS

Photographers: Kathy L. Morgan & Barbara Hammond
Location: 4230 E English, Wichita, Sedgwick County
Date of Photographs: March 2007
Digital Images filed at Kansas State Historical Society, Cultural Resources Division

1. South elevation (front), facing N
2. South (front) and east elevations, facing NW
3. South (front) and west elevations, facing NE
4. North (rear) and east elevations, facing SW
5. Window detail, west elevation
6. Garage, facing NW
7. Interior, staircase to second floor, facing N
8. Interior, dining room, facing SW
9. Interior, second floor hall: built-in linen cupboard and laundry chute with original hardware and glass pulls.
10. Interior, bathroom (nw corner, second floor) with twin built-in bureaus, mirror, and original sink fixture
11. Interior, bedroom (se corner, second floor) with fireplace.



Grace Wilkie House
Wichita, Sedgwick Co
Kansas

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4171950 N