# 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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

## 1. Name of Property

<table>
<thead>
<tr>
<th>Historic name</th>
<th>South Kansas Avenue Historic District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Other names/site number</td>
<td></td>
</tr>
<tr>
<td>Name of related Multiple Property Listing</td>
<td>Residential Resources of Wichita, Sedgwick County, Kansas 1870 – 1957</td>
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## 2. Location

<table>
<thead>
<tr>
<th>Street &amp; number</th>
<th>220-224 S. Kansas Avenue</th>
</tr>
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<tbody>
<tr>
<td>City or town</td>
<td>Wichita</td>
</tr>
<tr>
<td>State Code</td>
<td>KS</td>
</tr>
<tr>
<td>County Code</td>
<td>Sedgwick 173</td>
</tr>
<tr>
<td>Zip code</td>
<td>67211</td>
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</table>

## 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 at the following level(s) of significance:

<table>
<thead>
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<th>national</th>
<th>statewide</th>
<th>local</th>
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Applicable National Register Criteria: A B C D

<table>
<thead>
<tr>
<th>Signature of certifying official/Title</th>
<th>Patrick Zollner, Deputy SHPO</th>
</tr>
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<tbody>
<tr>
<td>State or Federal agency/bureau or Tribal Government</td>
<td></td>
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In my opinion, the property meets does not meet the National Register criteria.

<table>
<thead>
<tr>
<th>Signature of commenting official</th>
<th>Date</th>
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<tr>
<td>State or Federal agency/bureau or Tribal Government</td>
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## 4. National Park Service Certification

I hereby certify that this property is:

<table>
<thead>
<tr>
<th>entered in the National Register</th>
<th>determined eligible for the National Register</th>
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<tbody>
<tr>
<td>determined not eligible for the National Register</td>
<td>removed from the National Register</td>
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<tr>
<td>other (explain:)</td>
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<tr>
<th>Signature of the Keeper</th>
<th>Date of Action</th>
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<tr>
<td>State or Federal agency/bureau or Tribal Government</td>
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## 5. Classification

<table>
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<tr>
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<th>Category of Property</th>
<th>Number of Resources within Property</th>
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<tr>
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<td>building(s)</td>
<td>3 buildings</td>
</tr>
<tr>
<td>x public - Local</td>
<td>district</td>
<td>0 sites</td>
</tr>
<tr>
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<td>site</td>
<td>0 structures</td>
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<tr>
<td>public - Federal</td>
<td>structure</td>
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<td>3</td>
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Number of contributing resources previously listed in the National Register: 0

## 6. Function or Use

<table>
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<th>Current Functions</th>
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<tbody>
<tr>
<td>DOMESTIC: single and multiple dwelling</td>
<td>DOMESTIC: multiple dwelling</td>
</tr>
<tr>
<td>WORK IN PROGRESS</td>
<td></td>
</tr>
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</table>

## 7. Description

### Architectural Classification

LATE 19th and EARLY 20th CENTURY AMERICAN

MOVEMENTS: Commercial Style and

Bungalow/Craftsman

### Materials

- foundation: Concrete
- walls: Brick and Wood
- roof: Asphalt
- other: 

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United States Department of the Interior
National Park Service / National Register of Historic Places Registration Form
OMB No. 1024-0018

South Kansas Avenue Historic District
Sedgwick Co., Kansas
Name of Property
County and State
Narrative Description

Summary
The South Kansas Avenue Historic District is comprised of a cluster of two purpose-built apartment buildings and an adjacent dwelling located at 216, 220, and 224 South Kansas one and a half blocks south of Douglas Avenue (1900 block) in Wichita, Sedgwick County, Kansas. Built in a two-year period by local contractor Raymond P. Pinegar, the buildings reflect the city's eastern development that occurred in the years of expansive growth following World War I.

The twin apartment buildings at 220 and 224 S. Kansas Ave. are two-story red brick Colonnaded Apartment Buildings distinguished by their symmetrical facades with shaped parapets and colonnaded front porches. The house and apartments are small buildings built with a common setback at the west end of the lot, fronting S. Kansas Avenue. The apartments are rectangular in plan form with flat roofs housing two apartments per floor. Retaining their original plan configurations, interior finishes include wood floors, plaster walls and ceilings with original wood baseboards and door and window trim. Extant original features include fireplaces in each unit and built-in linen cabinets and closets.

The S. Kansas Avenue neighborhood is a residential area that was first developed in the late 1920s and evolved with co-mingled small apartment buildings, single-family houses, and duplexes. The dwelling at 216 S. Kansas Avenue was built at the same time as the adjacent apartments as a single-family home but converted to a duplex by 1940. It is a classic example of a twentieth-century bungalow, a one-story frame dwelling with a gable roof distinguished by a gabled front porch with tapered square wood columns atop squat brick bases. The bungalow retains its narrow clapboard siding and 5/1 double-hung wood windows as well as interior features and finishes, including plaster walls and ceilings, wood floors, wood trim and a fireplace. The house and apartment buildings retain a high level of integrity that clearly communicates their original design and function.

Elaboration

Neighborhood Context and Site
The South Kansas Avenue Historic District is located one and a half blocks south of the 1900 block of E. Douglas Ave. a major commercial thoroughfare, one mile east of the Wichita central business district. Although visually separated by Interstate 135 (elevated), the S. Kansas Avenue site lies two blocks from Wichita's East High School in a neighborhood dominated by modest single- and multi-family dwellings and small apartment buildings that were constructed in the early to mid-twentieth century. Ash-Grove, a commercial historic district spanning the 2200 block of E. Douglas across from the high school, was listed in the National Register in 2015 and is experiencing targeted revitalization. Development pressures do not seem to have impacted the S. Kansas Avenue neighborhood to date. The neighborhood conveys three decades of development, including mid-century brick apartment buildings, but their massing and siting is consistent with the ca.1930s original development.

The three district resources are located on Lots 21, 22, and 23 of Block 3 in the McKnight Place Addition on the west side of the street fronting S. Kansas Avenue. The two hundred block is bordered by English on the north and Waterman on the south; the nominated group lies mid-block. A single-family home is located north of the site at 212, and a ca.1940s apartment building is located south of the boundary at 230. Access to a paved rear parking lot occurs via a narrow driveway between the apartment buildings; there is no accessible rear alley in this block. Each building spans approximately half the depth of the lot with parking at the rear. Originally each building had a private free-standing garage that had been replaced by 1950 by a common garage that spanned across the three lots. The common garage has been removed at an unknown date, replaced with an asphalt parking lot is now in place behind the existing buildings. There is a small grass lawn at the front of each building and areas of grass lawn and mature trees around the rear parking. Foundation plantings are generally overgrown shrubs and weeds. The rear porches and adjacent areas provide outdoor space for residents.

220 and 224 S. Kansas
The two twin apartment buildings are two stories with a full basement and flat/tapered roof obscured by a brick parapet with a concrete cap. The symmetrical front facade is three bays in width with the center bay defined by a shaped parapet with central arch framed by brick piers with an arched concrete cap. Exterior facades are wire-cut red brick with cast-stone detailing that includes cornerstones and keystones at masonry openings and a cornice band with dentils set above upper windows at the end bays. The front facades are distinguished by a two-story central porch defined by square brick columns.
Figure 1 – 1935 and 1950 Sanborn Maps show the two apartments and house among the earliest buildings on the street in 1935 and conversion of 216 to a duplex by 1950. Excerpts, Sheet 211, Vol. 2. Maps illustrating the full S. Kansas Avenue area are provided at the end of the nomination in Figure 5.

At the end bays, the narrow porch is framed by brick knee walls with short corner piers, all with a cast concrete cap. Concrete frames a narrow horizontal drain opening in the west face of the knee wall. A multi-light wood door with multi-light sidelights serves as the front building entrance. A similar entrance occurs at the upper facade accessing the second-floor porch, but the upper-floor entrance features an arched masonry opening corresponding to the central arched parapet. The upper floor porch spans the center bay only, enclosed with a wood railing between the brick columns. The second-floor porch is wood; the ground floor has a concrete slab floor with a wood structure exposed at the ceiling. The outer bays feature sets of three windows on each floor.

Fenestration is single, paired, and sets of three 1/1 double-hung wood windows. On the sides of the buildings, three-light wood awning windows are present at the basement level. Masonry openings have header-course brick sills and soldier course lintels. North and south side facades are identical with two pairs of windows and a single window at the east end bay. The rear facades are similar to the front with paired windows in the end bays flanking a central entry bay. Rear access to the apartments is provided with a private door to each unit from the rear porch. Brick columns support the second-floor porch deck, where square wood posts extend to a shed roof that covers the porch. A wood stair at the east side of the porch provides access to the second floor. Both porch levels are enclosed with wood railings with square 2x balusters. Rear doors are replacement paneled hollow-core units with contemporary storm doors.

The exterior of the two apartment buildings are near identical. The only distinction is the color of brick. The southern-most unit at 224 S. Kansas is constructed of dark red wire-cut brick with tapestry brick along the foundation. The north building (220) is wire-cut red brick. The contrasting concrete/cast-stone detailing has formerly been painted white on both buildings.

Plan configurations of the two apartment buildings are also identical. The buildings are entered from the front on the west facade off S. Kansas Avenue. A small foyer inside the entrance provides access to the ground-floor apartments, and a semi-enclosed stair provides access to the second floor where apartments are entered from a small lobby. There is no horizontal circulation through the buildings. A two-story rear porch on the east facade provides individual access to each apartment. The first and second floors each house two apartments, one on the north and south sides spanning the full
length of the building. The front doors access apartments at the living room where a corridor extends east to a central bath and kitchen and a single bedroom at the rear. The front stair provides access to an unfinished basement housing mechanical, laundry, and storage facilities.

Original finishes included plaster walls and ceilings, and wood floors. Plaster is in fair condition with areas of deterioration from former water penetration, and acoustical tile has been directly applied to the surface of some plaster ceilings. The front vestibules have heavily-textured plaster walls, which may be a later modification. Wood trim consists of simple 1x profile baseboards and door and window casings, all with a painted finish. The wood floors are exposed in some apartments in varying conditions. Carpet and tile have been installed over wood in many locations. Bathrooms and kitchens likely had linoleum tile historically, now with replacement vinyl. Built-in features include fireplaces that have a painted textured surface; the original finish is unknown. Closets are in place in living rooms and bedrooms, and a linen cabinet with doors and drawers is extant in the apartment corridors outside the bathroom. Original doors were 1/1 stile and rail wood doors extant in a few locations. Apartment entry doors include hollow-core slab doors with a wood finish in 220 and six-panel hollow-core doors in 224. Interior apartment doors vary, including replacement hollow-core doors in varying styles but historic trim is extant throughout. The basements have concrete floors and exposed wood structure at the ceiling. Concrete walls have a parged coating that has been painted.

Dwelling at 216-218 S. Kansas Avenue
The residence at 216 S. Kansas Avenue, built at the same time as the adjacent apartment buildings in 1928-1929, is a classic Bungalow, a popular house style in Wichita during the rapid growth in the post-WWI era. The frame structure has a tan block foundation, tan brick porch columns and chimney, narrow clapboard siding, and wood window trim with tall head molding and crown. Original 5/1 wood windows are in place with aluminum storm windows. The one-story dwelling has a front-facing gable roof with eave brackets that project slightly beyond the soffit and is distinguished by a shorter one-story gabled porch with tapered wood columns atop squat brick columns. The front porch spans the center bay, half the width of the facade, and has a beadboard ceiling and concrete floor slab accessed by concrete steps. The front facade is symmetrical, with a single door to each unit flanked by a single window in the outer bay. The north facade has six bays, each with a single window. A tan brick chimney is located at the outer wall between bays one and two from the west. The south facade is four bays with a projecting gabled bay at bay two from the west. The bays have single and paired double-hung windows. The rear facade has two single doors providing rear access at the east end of each unit. A non-historic wood porch has been modified after 1950 off the rear of the house. The two-tier porch is semi-enclosed with a wood half-wall on the lower level with wood posts. A shed-roofed second level extends above the roofline of the house. The second floor was built as an open porch with a beadboard half-wall railing but later enclosed with plywood. The rear porch is not visible from the front of the property.

Constructed as a single-family home, it had been converted to a duplex addressed at 216 and 218 S. Kansas by 1940.¹ No documentation has been found on the original floor plan. As a duplex, the building is split with one unit on the north (216) and one on the south (218), each spanning the full depth of the house. They are entered from single doors on the front porch. Unit 218 has a living room at the front of the house with a corridor extending east along the north wall accessing two central bedrooms, a bath and a kitchen at the rear. One of the bedrooms occurs at a center projecting bay. Unit 216 is similarly configured with the living area at the west end but lacks the projecting central bay. A small hallway extends east from the living room with a closet and bath, kitchen, and bedroom. Each unit has rear access at the east end from a rear porch. The north unit (216) has a small utility room at the rear entrance, while 218 has the kitchen inside the rear entrance. A door at grade on the north end of the west/rear facade provides access to the basement, which houses mechanical equipment for the apartments above.

Finishes are similar in the two units with plaster walls and ceiling, wood floors, some historic wood trim and two-panel doors. Replacement vinyl tile is in place in kitchens and baths, but wood floors remain exposed in living and bedrooms. The kitchens have wood cabinets, parts of which may be original. Bathrooms have replacement fixtures. The north unit has a brick fireplace (with painted finish) on the north wall of the living area and an arched door opening to the corridor. The basement has an exposed concrete floor and concrete and block walls with the wood floor structure exposed at the ceiling.

¹ The 1940 R.L. Polk Directory for the City of Wichita has separate residential listings for 216 and 218 S. Kansas Avenue confirming the single-family dwelling had been converted to a duplex by this time. The 1930s directories had a single listing for 216. The duplex is also visible on the 1950 update of the 1935 Sanborn Map.
8. Statement of Significance

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

- [x] A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] B Property is associated with the lives of persons significant in our past.
- [x] C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] D Property has yielded, or is likely to yield, information important in prehistory or history.

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

Property is:

- [ ] A Owned by a religious institution or used for religious purposes.
- [ ] B removed from its 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 old or achieving significance within the past 50 years.

Areas of Significance

COMMUNITY DEVELOPMENT/PLANNING

ARCHITECTURE

Areas of Significance

Period of Significance
1928-1950

Significant Dates
1928-1929
1939

Significant Person
(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder
Raymond P. Pinegar, contractor

Period of Significance (justification)
The period of significance spans from the date of construction of the three resources: 1928-1929 to 1950, when the dwelling at 216 had been converted to a duplex and the properties combined with a common rear garage.

Criteria Considerations (justification)
None
Narrative Statement of Significance

Summary
The South Kansas Avenue Residential Historic District is nominated to the National Register of Historic Places under Criteria A in the area of COMMUNITY DEVELOPMENT for its association with the growth and development of the east-side neighborhoods around Wichita East High School. The 200 block of S. Kansas Avenue was initially developed during a time when the city was experiencing explosive growth that led to the neighborhood and commercial expansion outside the city's core. Development along this section of East Douglas, one of the city's main east/west thoroughfares, followed the establishment of Wichita's "Auto-Row" on E. Douglas immediately east of downtown and coincided with the selection of the south side of the 2200 block as home to Wichita's new high school, built in the 1920s to serve the eastward-marching Wichita population.

The South Kansas Avenue Historic District, located one and a half blocks south of the 1900 block of E. Douglas, encompasses a cluster of two twin multi-family purpose-built apartment buildings located at 220 and 224 S. Kansas Avenue and a duplex (originally a single-family dwelling) adjacent at 216-218 S. Kansas Avenue in Wichita, Sedgwick County, Kansas.

The district is also locally significant under National Register Criteria C in the area of ARCHITECTURE under the contexts discussed in the Multiple Property Documentation Form "Residential Resources, 1870-1957, Wichita."² The district resources reflect two distinct types of early twentieth-century residential development in Wichita – a single-family Bungalow and the Conventional Low-Rise Apartment Building.³ The twin apartments are red brick Colonnaded Apartment Buildings distinguished by their symmetrical facades with central colonnaded porch and single public entrance with no elevator. Representing the "Single-Family Dwelling" Property Type as defined in the MPDF, the Bungalow conveys its original design and its early conversion to a duplex reflecting an affordable housing type popularized in the early twentieth century as thousands flocked to Wichita to take advantage of the economic opportunities. This cluster of resources continues to communicate the historic context and the period of their construction that reflects the two property types.

In addition to reflecting the city's eastward growth and resulting residential development, the S. Kansas Avenue Historic District represents the work of local contractor Raymond P. Pinegar. The district's period of significance spans from 1928 to 1950, beginning with the construction of the three resources in 1928-29 and spanning to 1950 by when the dwelling at 216 had been converted to a duplex and the original garages had been replaced by a common garage that spanned the three lots. The three buildings were under single ownership into the 1950s and all are contributing resources in the nominated district.

Elaboration ⁴

Wichita Development 1870-1920
Wichita was incorporated on July 21, 1870 on two plats of land belonging to Darius Munger and William Greiffenstein; the city was well on its way to becoming a thriving center of trade two years later when it welcomed its first railroad. By 1886, when Wichita was incorporated as a city of the first class, it was well ensconced as the region's principal trade center. A real estate boom followed and by 1887 Wichita was ranked third in the country in volume of real estate transactions.⁵ By 1889, however, the boom had ended, and Wichita's population growth reversed itself causing many local investors to lose everything. The city had a surplus of buildings left vacant by a dwindling number of residents and businesses. The bust continued through the remainder of the nineteenth century but by 1900, Wichita was the third-largest city in Kansas with more than 24,000 residents.⁶ Buildings vacated in the previous decades were occupied and new buildings were being

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³ The Conventional Low Rise Apartment Building Property Type states that resources of this type typically have five or more apartments. The apartment buildings at 220 and 224 S. Kansas have four apartments each. This is the only departure from the parameters of the property type.
⁴ Much of the historic context for the S. Kansas Avenue district was original developed for the Ash-Grove Historic District Nomination by Spencer Preservation in 2015.
⁵ Residential Resources of Wichita, E-4.
constructed. New businesses that would have a lasting impact on the city’s future were established; A.A. Hyde, founder of the Yucca Soap Company, manufacturer of “Mentholatum” and W.C. Coleman established what would become the Coleman Lamp and Stove Company. Wichita’s Warehouse and Jobbers in downtown began to take shape as industry flourished. Retail business also boomed. In 1926, Innes Department Store had a sales increase of a quarter of a million dollars over 1925 and was making 3,000 sales per day. During the same period, the Coleman Company had 30,000 dealers worldwide and manufactured 50,000 lamps per month.

A map of local population growth illustrates the expansion in Wichita city limits for the period between 1910 and 1919 to an area encompassing 14.22 square miles in a concentric circle from downtown (Figure 4). In 1921, construction permits totaled $7.4 million, up from $4.8 million two years prior. By 1920, Wichita was the nation’s ninety-sixth largest city and Sedgwick County had a population of 92,234. In the same era monumental change would befall Wichita with the arrival of two new industries: oil and aviation. Wichita’s economy had been dependent on agriculture until oil was discovered twenty-five miles northeast of Wichita. The El Dorado oilfield would bring in $65M into Wichita’s economy in the late teens and early 1920s, which provided ready capital for entrepreneurs to invest in other Wichita industries, such as aviation.

Influence of the Automobile and Aviation on East Wichita Development

It seemed automobiles and aircraft would reach the city almost simultaneously and that Kansans would be “early adopters” for both. In the teens in Wichita Clyde Cessna built his aircraft alongside John Jones who was building the Jones Six car in the same factory. While inventors and entrepreneurs such as Henry Ford and the Wright Brothers became household names, many Wichita residents were attempting their own aeronautical feats that would shape aviation for generations. With technical know-how, financial backing and a capable workforce, local interest in aviation led to the formation of an industry. “Within twenty-five years of the Wright brothers’ 1903 flight, Wichita produced one-fourth of all commercially-built planes in the United States with over twenty-five aircraft companies.” By 1929 Wichita’s aircraft industry was worth an estimated $5.6M and employed 2,500 people. In the depression-ridden 1930s Wichita’s Municipal Airport was one the five busiest in the world.

The arrival of automobiles in the first decade of the twentieth century played a different, but none less significant role in Wichita’s growth. Like most cities, Wichita’s residential development expanded along transportation lines, first the trolley and streetcar lines, and later the automobile. Trolley service began in Wichita in 1881 with the last electric trolley retiring in 1935. Wichita implemented zoning and planning in 1921 and 1922 due to the pressures of expansion and growth. By 1923 there was one car or truck for every five residents constituting the highest motor vehicle ownership in the nation. Traffic congestion became a major concern within business districts. Downtowns became a less than ideal location for businesses and residents.

As the aviation industry grew, the population moved in the general direction of most of the industry concerns located near the municipal airport on the southeast side of the city. East-west and north-south streets linking central Wichita with the burgeoning industry became the focus of growth. Fueled by ease of transportation, neighborhoods developed farther from downtown. Apartment buildings were developed throughout the city to accommodate those who could not afford a private home or could not find a home to buy during this period of explosive growth.

While the automobile was the enabler, aviation and aircraft manufacturing were the driver of Wichita’s economic growth and would dramatically lessen the effects of the Great Depression for most Wichita residents. By 1930, Sedgwick County’s population had grown to 136,336; an increase of 50,000 between 1920 and 1930, bringing record new construction. Many of the city’s new citizens came for jobs in the aviation industry.

10 Morgan and Hammond, Residential Resources of Wichita, E-8.
12 Miner, Kansas, 191.
16 Miner, Kansas, 270.
17 Ibid, 270.
The stock market crash in 1929 and subsequent depression caused many of the small aviation companies to close their doors. However, three companies, Stearman, Cessna and Beech grew out of the chaos that would eventually be the bedrock of Wichita’s aviation-related economy. While the United States would not be at war until two years later, by 1939 Wichita’s aircraft industry was transitioning away from commercial production. Military orders for planes from the U.S. and allied governments were pouring in as Hitler’s army marched across Europe in 1939-1940; business was booming in Wichita long before Pearl Harbor was attacked. As early as 1940 the three major companies had a payroll of $400,000 a month; by 1943 the number had risen to $9M a month for all aviation plants in the city. Plants doubled and tripled in size and output; the population grew to meet the demand. Living near work or public transportation became a necessity due to gasoline and rubber rationing.

By 1939 Wichita was considered a model in the state for industrial diversification and urbanization. Together with Kansas City, Wichita represented ninety-two percent of the state’s industrial employment. In that same year, only three percent of Wichita resident’s livelihood depended on aviation; a number that grew to fifty percent in 1943. Wichita’s population was measured at 225,000 by 1943; representing a more than a fifty percent increase in three years and eight times the increase for the decade of the 1930s.

Douglas Avenue has long been the center of Wichita’s development. In the 1880s it was the city’s rail center. In the early twentieth century the thoroughfare’s width made it well suited to handle the traffic and parking problems associated with the increase automobile usage. By 1914, East Douglas was fully developed through the 800 block. By the second decade of the twentieth century, rapid growth, prosperity, and the National City Beautiful Movement focused local efforts on beautification. Harland Bartholomew’s 1923 City Plan for Wichita reaffirmed Douglas Avenue’s prominence.

East Douglas Avenue provided access from the city’s hub to neighborhoods outside of downtown. Washington Avenue, at 1000 E. Douglas, is the eastern border of the core downtown district. The area spanning from Washington Avenue to Hydraulic Avenue (1000-2000 blocks) on East Douglas was developed in the period between 1910 and 1930 as Wichita’s new “Auto Row.” The portion of East Douglas Avenue, east of “Auto Row,” remained primarily residential in early 1900s. South Kansas Avenue south of the 1900 block of Douglas was within the area platted in 1926 as McKnight Place Addition, reflecting continued southern and eastward growth east of Hydraulic.

A contributing event that precipitated development in this area was the construction of Wichita’s East High School, completed in 1923. Between 1900 and 1920, Wichita’s population tripled from 24,671 to 72,217. The rapid growth placed enormous pressure on the city’s institutions. On January 22, 1922, the Wichita Beacon announced that 1,800 students were crowding into Wichita’s high school, which was designed to house 1200 students. The following week, Wichita voters overwhelmingly passed a bond issue for the construction of a new high school, with eighty-seven classrooms. Roosevelt Intermediate School was built in 1931 adjacent to East High and the complex continues to serve Unified School District (USD) 259 today. The construction of Wichita East High School and Roosevelt Intermediate School on the south side of the 2200-2300 blocks East Douglas in 1923 and 1931 respectively, which would not only draw attention and people to the area, but also infrastructure, including bus and streetcar lines, logically attracted commercial development.

Today, Wichita is Kansas’ largest city, with a population of 360,000. Significant revitalization has occurred throughout Wichita’s core area spurred in part by major downtown development projects such as the new Intrust Arena. Private
investment in historic commercial properties is broadening to neighborhood and commercial areas on the fringes of, or outside of, the downtown area reflecting new opportunities for historic resources such as those on S. Kansas Avenue. Although the construction of I-135 in the early 1970s created a visual barrier between the area east of the interstate and downtown to the west, E. Douglas Avenue continues to serve as a major E/W thoroughfare. East Wichita High School, two blocks from the South Kansas District, remains one of the cornerstones of Wichita's USD 259. In 2014 the school was named by U.S. News and World Report as the top school in Kansas, further emphasizing the neighborhood's longevity and vitality.29

The South Kansas Avenue District
Building permits were issued to Wichita Contractor R.P. Pinegar in 1928-1929 for construction of the dwelling units in the S. Kansas Avenue Historic District.

- 216 S. Kansas – Build residence and garage 11/5/1928 at cost of $4,000 (Lot 23)
- 220 S. Kansas – Build 4 family apartment and garage 12/28/1928 for $8,500 (Lot 22)
- 224 S. Kansas – Build 4 family apartment and garage 3/14/1929 for $8,500 (Lot 21)

Raymond Pearl Pinegar was born September 19, 1887 in Colony, Kansas. By the 1920s he was a contractor and builder in Wichita with an office at 1116 S. Market. He and his wife Delila lived at 921 S. Wichita.30 Pinegar took out a mortgage from Fourth National Bank on Lots 21, 22, 23 and 26 in March 1928. Building permits were issued to Pinegar for projects in and near the S. Kansas Avenue Historic District including buildings at 204 S. Kansas (now 1801 E. English) – an 8-family apartment and garage on August 8, 1929 for $17,000 (Lot 26) and 212 S. Kansas for the building of a residence and garage on May 16, 1928, at cost of $4,000 (Lot 24) in addition to the district's three resources. Pinegar sold the properties shortly after completion and less than a decade later he was listed as a chiropractor in local city directories.31 Raymond Pinegar died April 8, 1947, in Garden City, Kansas.

The dwelling and apartment buildings at 216, 220 and 224 S. Kansas Avenue were not only built by the same contractor but continued to be owned by the same person for years to come. P.D. Gardiner purchased Lots 21, 22, 23 and 2632 in Block 3 of the McKnight Place Addition in 1930 after Pinegar had completed construction the year prior. The three district resources had all but one of the units occupied according to the 1931 City Directory. Although Gardiner sold all four buildings in 1933, deed records show he was the owner again in 1935. By 1940, separate residents were listed at 216 and 218 S. Kansas Ave. confirming the original dwelling had been made into a duplex. As shown on the 1950 Sanborn Map, the individual garages built with the house and apartment buildings were removed and a new common garage was in place spanning Lots 21, 22 and 23. The three nominated buildings then remained in the Gardiner family until they were sold by S.L. Gardiner in the 1950s and 1960s. Under Gardiner's ownership, both apartment buildings were named Charles Anne Apartments.33

Residential Resources 1870-1957 Wichita, Sedgwick County, Kansas
The South Kansas Avenue Historic District is nominated for listing in the National Register under the Residential Resources of Wichita 1870-1957 Multiple Property Document Form (MDPF). The resources are representative of two property types: the Multi-Family Conventional Low-Rise Apartment Building and the Single-Family Bungalow. The two-story apartment buildings were constructed in 1928-29 as four family apartments; each apartment had private kitchens and baths with a single primary public building entrance and no elevator. The red brick buildings are typical representatives of the Colonnaded Apartment Building characterized by their symmetrical facades with colonnaded front porches and central

30 1931 R.L. Polk City of Wichita Directory.
31 1937 – 1941 R.L. Polk City of Wichita Directories.
32 Lot 26 is the one-story 8-family flat at 1801 English (S. Kansas and E. English) was built by Pinegar in 1928-1929 and sold with the nominated properties to P.D. Gardiner in 1930, ultimate sold by S.L. Gardiner to Zen H. Wong in 1967 separate from the nominated buildings on Lots 21, 22, and 23 which were sold in 1956. The property is not under control of the owner of the district properties and therefore not included in the nomination. However, the district could be expanded at a later date to include other apartment buildings and dwellings on S. Kansas Avenue if and when other owners are amenable.
33 In 1931, the apartment building at 1801 E. English was listed as the Charles Anne Apartments. Early directory listings for the apartment buildings at 220 and 224 S. Kansas Avenue had no building name, only a list of residents. By 1936, 1801 English and 220 S. Kansas were both listed as the Charles Anne Apartments and in 1940, the apartment buildings at 220 and 224 were both listed as the Charles Anne Apartments, a name that was used into the 1950s. The name likely comes from the fact that Charles Lindbergh married Anne Morrow of Wichita in 1929 fueling the local popularity of the names Charles and Anne.
South Kansas Avenue Historic District
Sedgwick County, KS

entrances. Intact in the original plan configuration, the buildings and apartments along with their interior finishes and features, reflect their original design and construction.

The single-family dwelling at 216 S. Kansas was constructed at the same time as the adjacent apartments in 1928-1929 and was converted to a duplex within ten years of its construction. Classified under the Bungalow Single-Family Dwelling Property Type, the duplex at 216-218 continues to convey the defining characteristics of the style including the one-story form with gabled roof and gabled front porch with tapered square wood columns on squat brick bases. With the exception of the non-historic rear porch that is not visible in the public view, the house retains its exterior form, clapboard siding, brick chimney, 5/1 wood windows and historic trim. Also intact is the ca. 1939 duplex plan configuration, converted within the district’s period of significance and interior finishes and features dating to the original construction and duplex conversion.

All three of the district’s resources contribute to the historic significance of the district and satisfy the registration requirements set forth in the MPDF. The buildings retain integrity of location, setting, design, materials, workmanship, feeling and association reflecting the eastward development around E. Douglas Avenue outside the core commercial area and the residential resources built in Wichita’s middle-class neighborhoods as the town experienced rapid growth in the post WWI era. The district conveys its historic association with the residential neighborhood development precipitated by the construction of Wichita’s East High School in the early 1920s.
9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)


Morgan, Kathy and Barbara R Hammond, *Residential Resources of Wichita, Sedgwick County, Kansas 1870-1957*. Multiple Property Documentation Form, City of Wichita, Metropolitan Area Planning Department. 2008.


Tihen, Edward N. “Dr. Edward N. Tihen’s Notes from Wichita Newspapers,” Special Collections and University Archives, Wichita State University Libraries.


Wichita/Sedgwick County Metropolitan Planning Department, Historic Preservation Office. Old building permit card files, Sanborn Maps, and City Directories.

South Kansas Avenue Historic District ____________________________ Sedgwick County, KS ____________________________

Name of Property ____________________________________________ County and State ____________________________

10. Geographical Data

Acreage of Property Less than one

Provide latitude/longitude coordinates OR UTM coordinates.
See map in Figure 3 for boundary coordinate markers

Latitude/Longitude Coordinates
Datum if other than WGS84: ____________
(enter coordinates to 6 decimal places)

<p>| | | | |</p>
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Verbal Boundary Description (describe the boundaries of the property)
Lots 21, 22, 23, Block 3, McKnight Place Addition, Wichita, Sedgwick County, KS

Boundary Justification (explain why the boundaries were selected)
The site represented by the above legal description reflects the lots on which the three buildings were constructed and continue to be located.

11. Form Prepared By

name/title Brenda and Michelle Spencer
organization Spencer Preservation date 21 October 2019
street & number 10150 Onaga Road telephone 785-456-9857
city or town Wamego state KS zip code 66547 9584
e-mail brenda@spencerpreservation.com

Property Owner: (complete this item at the request of the SHPO or FPO)

name Tom George Investments LLC
street & number 1900 Red Brush Ct. telephone 316-207-1866
city or town Wichita state KS zip code 67206 4425

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.
**Additional Documentation**

Submit the following items with the completed form:

**Photographs**
Submit clear and descriptive photographs. The size of each digital image must be 1600x1200 pixels (minimum), at 300 ppi (pixels per inch) or larger. Key all photographs to a sketch map or aerial map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn’t need to be labeled on every photograph.

**Photograph Log**

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<th>Camera Direction</th>
<th>Description of Photo</th>
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<tr>
<td>1 of 20</td>
<td>SE</td>
<td>View of all three district resources (duplex at 216-218 in foreground with twin apartment buildings at 220 and 224 S. Kansas Ave. in distance from NW corner of district</td>
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<tr>
<td>2 of 20</td>
<td>E</td>
<td>Charles Anne Apartments, twin buildings at 220 and 224 looking E</td>
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<td>3 of 20</td>
<td>NE</td>
<td>Front/west and south facades of duplex at 216-218 S. Kansas</td>
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<td>4 of 20</td>
<td>SE</td>
<td>Front/west and north facades of apartments at 220 S. Kansas</td>
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<td>5 of 20</td>
<td>E</td>
<td>Front/west facade of apartments at 224 S. Kansas</td>
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<td>6 of 20</td>
<td>SW</td>
<td>Rear/east and north facades of apartments at 224 S. Kansas from rear parking</td>
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<tr>
<td>7 of 20</td>
<td>W</td>
<td>Rear and south facades of apartments at 220 S. Kansas looking W with narrow drive between 220 and 224</td>
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<td>8 of 20</td>
<td>NW</td>
<td>Rear/west and south facades of duplex at 216-218 S. Kansas with non-historic rear porch</td>
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<tr>
<td>9 of 20</td>
<td>SE</td>
<td>Front/west and north facades of duplex at 216-218 S. Kansas</td>
</tr>
<tr>
<td>10 of 20</td>
<td>E</td>
<td>Looking east in living room inside front entry to 216, north unit in duplex</td>
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<tr>
<td>11 of 20</td>
<td>E</td>
<td>Porch and front entry to apartment building at 220 S. Kansas</td>
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<tr>
<td>12 of 20</td>
<td>S</td>
<td>Looking S in small entry vestibule inside front entry of 220, at Apartment 2</td>
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<tr>
<td>13 of 20</td>
<td>S</td>
<td>Looking S toward apartment entry in Living Room of Apt 1 of 220 with fire place</td>
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<td>14 of 20</td>
<td>SE</td>
<td>Living Room in Apt 4 at SW corner of 2nd floor, 220</td>
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<td>15 of 20</td>
<td>SE</td>
<td>Fireplace with painted finish in living room, Apt 3, 2nd floor of 220</td>
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<td>16 of 20</td>
<td>NW</td>
<td>Kitchen centrally located in Apt 3, 2nd floor 220</td>
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<tr>
<td>17 of 20</td>
<td>E</td>
<td>Looking up main stair inside front entrance to 2nd floor, 224</td>
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<td>18 of 20</td>
<td>N</td>
<td>Looking N in small 2nd floor lobby, 224 with doors to 2nd floor porch and Apt 3</td>
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<tr>
<td>19 of 20</td>
<td>NW</td>
<td>Rear/east entrances at 2nd floor porch, Appts 3 and 4, 224</td>
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<td>20 of 20</td>
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<td>Bedroom (typical) with 1/1 paneled doors, Apt 4, in SE corner of 2nd floor, 224</td>
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</tbody>
</table>

See Photo Key in Figure 3
South Kansas Avenue Historic District
Sedgwick County, KS

Figures
Include GIS maps, figures, scanned images below.

Figure 2 – Context Plans of City of Wichita and Wichita Central Business District with red dot marking district
216-218, 220, and 224.S. Kansas Avenue
Wichita, Sedgwick County, Kansas
Aerial Photo Google Maps, October 2019
**Figure 3 – Photo Key and District Boundary**
Lots 21, 22, and 23 on east side of 200 block of S. Kansas Avenue addressed at 216-218, 220, and 224. Wichita, Sedgwick County, Kansas
Aerial Photo Google Maps, October 2019

Lat/Long: Datum WGS84
1. 37.683920, -97.315944
2. 37.683912, -97.315366
3. 37.683518, -97.315953
4. 37.683520, -97.315385
South Kansas Avenue Historic District

Figure 4 - Wichita City Limits and Growth Boundaries reprinted from Residential Resources of Wichita, Sedgwick County, Kansas 1870-1957 Multiple Property Documentation Form (Morgan and Hammond, 2008).

Site of S. Kansas Avenue Historic District is marked by pink arrow in upper right quadrant of map.
South Kansas Avenue Historic District

Sedgwick County, KS

Name of Property

Figure 5 – 1935 Sanborn Map (top) and 1950 update to 1935 Sanborn Map (lower) showing development of the South Kansas neighborhood. Excerpts, Sheet 211, Vol. 2.