# 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>The Norton Apartments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Other names/site number</td>
<td>KHRI # 169-465 &amp; 169-466</td>
</tr>
<tr>
<td>Name of related Multiple Property Listing</td>
<td>N/A</td>
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## 2. Location

<table>
<thead>
<tr>
<th>Street &amp; number</th>
<th>1111 and 1115 E. Iron Avenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>City or town</td>
<td>Salina</td>
</tr>
<tr>
<td>State Code</td>
<td>Kansas 169</td>
</tr>
<tr>
<td>Code</td>
<td>Saline</td>
</tr>
<tr>
<td>Zip code</td>
<td>67401</td>
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</tbody>
</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:

- x national
- ___ statewide
- x local

Applicable National Register Criteria:

- x A
- ___ B
- x C
- ___ D

See file.

<table>
<thead>
<tr>
<th>Signature of certifying official/Title</th>
<th>Patrick Zollner, Deputy SHPO</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kansas State Historical Society</td>
<td></td>
<td></td>
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</table>

<table>
<thead>
<tr>
<th>In my opinion, the property meets does not meet the National Register criteria.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date</td>
</tr>
</tbody>
</table>

## 4. National Park Service Certification

I hereby certify that this property is:

- ______ entered in the National Register
- ______ determined eligible for the National Register
- ______ determined not eligible for the National Register
- ______ removed from the National Register
- ______ other (explain:)

<table>
<thead>
<tr>
<th>Signature of the Keeper</th>
<th>Date of Action</th>
</tr>
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<tbody>
<tr>
<td>National Register Listed March 26, 2018</td>
<td></td>
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</table>
The Norton Apartments
Saline, KS

5. Classification

<table>
<thead>
<tr>
<th>Ownership of Property</th>
<th>Category of Property</th>
<th>Number of Resources within Property</th>
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<tbody>
<tr>
<td>x private</td>
<td>x building(s)</td>
<td>2 buildings</td>
</tr>
<tr>
<td>public - Local</td>
<td>district</td>
<td></td>
</tr>
<tr>
<td>public - State</td>
<td>site</td>
<td></td>
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<tr>
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<tr>
<td></td>
<td>object</td>
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2 Total

Number of contributing resources previously listed in the National Register
NA

6. Function or Use

<table>
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<tr>
<th>Historic Functions</th>
<th>Current Functions</th>
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<tr>
<td>DOMESTIC: Multiple Dwelling</td>
<td>WORK IN PROGRESS</td>
</tr>
<tr>
<td></td>
<td>DOMESTIC: Multiple Dwelling</td>
</tr>
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7. Description

<table>
<thead>
<tr>
<th>Architectural Classification</th>
<th>Materials</th>
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<tbody>
<tr>
<td>LATE 19th AND EARLY 20th CENTURY</td>
<td>foundation: CONCRETE</td>
</tr>
<tr>
<td>AMERICAN MOVEMENTS: Commercial Style</td>
<td>walls: BRICK</td>
</tr>
<tr>
<td></td>
<td>roof: ASPHALT</td>
</tr>
<tr>
<td></td>
<td>other:</td>
</tr>
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</table>
The Norton Apartments are comprised of two adjacent apartment buildings constructed in the late 1920s at the corner of E. Iron and Ohio Avenues in Salina, Saline County, Kansas. The two-story east apartment building was constructed in 1926 with a tan brick that features subtle detailing in stone and contrasting brown brick. Less than two years later, the west building was completed in 1928 with a more elaborate three-story red brick facade featuring ornate brick corbelling, rusticated quoining and a shaped parapet. Both buildings have symmetrical facades with a central entry bay, a feature that is more detailed on the west building. Architecturally, the apartments are Commercial Style buildings typical of the post WWI-era apartment buildings constructed in communities throughout the Midwest. Functionally, the apartments are classified as Low-Rise Walk-up Apartment Buildings distinguished by the fact that the apartments have private kitchens and baths, are accessed by a central corridor and the fact that there is no elevator in the building.\(^1\)

The buildings retain original wood windows in configurations that include single windows and sets of two and three windows. The west building features 3/1 and 5/1 double-hung units while the east building features 2/2 double-hung units. With the exception of replacement doors and installation of aluminum storm windows, there have been few exterior modifications. The exterior of the building retains a high degree of historic integrity clearly portraying the buildings’ original design and detailing.

The buildings’ interiors retain the original configuration of central corridors with four apartments per floor and key character-defining features including paneled wood milk and ice doors in the corridors for each apartment, plaster walls, wood floors, some original ceramic tile, wood trim and built-ins including closets, china cabinet, and ironing board wall cabinet. There has been no modification of the plan configuration; the only alterations are removal and replacement of some interior doors and replacement finishes. The interior of the apartments retains a significant level of historic integrity portraying the original configuration, design, and some finishes of these 1920s apartments.

**Elaboration**

**Setting**

The Norton Apartment Buildings are located at 1111 and 1115 E. Iron Avenue in Salina. The site is just off the northeast corner of Ohio and Iron Avenue situated in a generally residential neighborhood with secondary commercial businesses including an auto shop (former filling station) and convenience store at this busy intersection of two through-town streets.

The two apartment buildings face south fronting E. Iron Avenue one lot east of the intersection. They are set-back from the street with a small lawn on the south and east sides of the buildings. A concrete sidewalk runs along the perimeter of the south sides of the site and a walk extends from the perimeter walk to the front entrance of each building. The area between the two buildings is paved and the rear portion of the site is a gravel parking lot access from a rear alley north of the buildings. The west facade of the west building is slightly setback from the west property line with a narrow strip of grass. Adjacent on the west is the paved lot of the free-standing auto shop on the corner of Ohio and Iron.

The only known change in the site is the construction of two frame garages in late-1928 and their removal sometime after 1947.\(^2\) The surrounding neighborhood remains primarily residential with single-family and duplex units. Iron and Ohio are busy streets generally with destination-oriented, free-standing commercial buildings.

**Exterior**

Both buildings are rectangular in plan form, with a flat/tapered asphalt roof obscured by a brick parapet. The parapets are stepped on the front/south facade and capped by a brick header course on the front and sides. A box gutter is in place on the rear/north facades of each buildings with downspouts at the corners. The buildings each have a rectangular footprint and a full basement or garden level; the east building is two stories, and the west building is three stories. The front entrance of the west building is accessed by a wood door while the east building has a white painted door with a fanlight. The west building has a single step up to the entrance. The building entrances are located between the basement and first floor. Each building has a central projecting bay on the rear/north facade that is a fire stair. These stairs were extant on the 1931 Sanborn Map and likely built at the time the buildings were constructed. The west building has an open cast iron stair with metal railing. The east stair has a wood-frame enclosure with horizontal siding sheltering a wood staircase.

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\(^2\) City of Salina Building Permit No. 1397 issued to F.C. Norton on 11 October 1928, lists construction of a private garage on Lots 10-11 behind 1111 E. Iron. Two small garages are extant on the 1931 and 1947 Sanborn Fire Insurance Maps.
The Norton Apartments
Name of Property

**East Apartment Building at 1115 E. Iron Avenue**

Built first in 1926-27, the east apartment building features a tan brick facade with contrasting brown brick detailing. The facade is a traditional Commercial Style design with the primary elaboration occurring at the central entrance, between windows and at the parapet. Subtle detailing on the facade includes a stretcher belt course between the lower level and first floor and single-course rectangular panels located vertically between windows on each floor. Two small stone panels are set in a diamond pattern on the parapet at each end of the facade and a small stone shield is located in the center of the parapet on the front facade. The parapet steps one course to frame the central three bays. The facade is five bays in width; the outer bays are defined by window openings that correspond to the bedroom and bathroom in the south apartments on each floor. The windows feature header-course brick sills and stretcher-course flat brick lintels. The center bay is the main building entrance with a three-part window on the second floor above the entry (interior stair). The entrance is framed by a flush gabled surround in the contrasting brown brick. The door, sidelights and transom at the central entrance are ca. 1970 replacements comprised of a paneled door with glass block sidelights and transom.

The rear/south facade is configured similarly to the front facade with five bays, the outer bays defined by window openings in the bedroom and bathroom in the north apartments on each floor. A wood-frame projecting bay encloses a rear stair in the center of the rear/north facade. This small rectangular bay has horizontal wood siding and a shallow shed roof.

The east and west facades are identically configured with six bays each with double or triple windows that correspond to the dining, living, and bedrooms in the north and south apartments on each floor. The detailing on the side facades includes the belt course between the lower floors and subtle brick and stone detailing on the parapet as well as the window sill and lintels all in the contrasting brown brick.

**West Apartment Building at 1111 E. Iron Avenue**

Completed in 1928, the west apartment building is the more prominent of the two buildings due to its 3-story height and ornate red brick facade. The configuration of the facade is identical to the east building with five bays, the outer bays defined by one and three windows corresponding to the bathroom and bedroom in the front apartments. The window style varies from the east building and includes 3/1 and 5/1 units. The front facade features elaborate brick detailing in the outer bays. The lower two floors are rusticated with projecting horizontal brick courses. A corbelled cornice band projects between the first and second floors and a checkerboard panel is located between the windows on the second and third floors. A corbelled cornice extends above the third floor transitioning to a simple brick parapet.

The center bay is a defining characteristic on the west building. Featuring variegated brick that contrasts slightly with the red brick of the main facade, the center bay projects slightly from the main facade and the corners of the bay feature projecting brick quoins. The upper cornice band extends across the center bay and the parapet above features a flared shallow oval shape with an oval detail in the center. A stone panel inscribed “The Norton” is located on the center bay between the second and third floors. Over the entrance is a small three-sided bay window with flared copper roof. The main building entrance has an arched red brick surround framing a ca. 1970s replacement door with glass block transom and sidelights, matching the east building.

The side and rear facades are variegated red brick with no detailing except the header-course sills, stretcher-course lintels, and a simple brick parapet cap. The fenestration on the side and rear facades are identical to the east building except the style of windows and the open rear concrete stair.

**Interior**

With the exception of the additional floor on the west building, the interior configuration of both buildings is identical. The plan configuration of the rectangular buildings includes a central corridor with two apartments on each side of the building, per floor. The only exception is the basement/garden level that was originally designed with two apartments on the east side and one on the west. A mechanical room and storage room is located in the northwest corner of each basement.

A small foyer at the front entry provides access to the main stair leading to the lower-level and first-floor corridors. The front stair is the original wood stair in both buildings featuring square wood newels and railing with square balusters. The corridor walls are generally plaster with a non-historic textured finish and a suspended acoustical tile ceiling has been installed obscuring the plaster ceiling. The original wood floors are in place beneath the existing carpeting but the condition is unknown. Apartment entry doors have been replaced in most locations but original casings remain. An added feature in the corridors is a set of small paneled wood doors at each apartment originally designed for milk and ice deliveries, corresponding to the ice box inside the kitchens of each apartment.
The Norton Apartments
Saline, KS

All apartments share the same configuration; the front units are a mirror image of the rear units. Each has a living room with two closets; one had French doors that originally housed a Murphy bed (since removed). A cased opening provides access to a small dining alcove and a partial-height china cabinet divides the dining area from a small kitchen. Painted wood cabinets are extant in some kitchens but in poor condition. A cased opening in the center of the living room wall opposite the kitchen and dining rooms provides access to the bedroom and bathroom. A few of the bathrooms retain original multi-colored ceramic tile flooring in the west building but most units have replacement ceramic or vinyl tile in the kitchens and baths. Carpet has formerly been installed in most living rooms and bedrooms but the original wood floors are in place beneath. Other replacement finishes include applied acoustical tile over plaster ceilings in many locations inside of apartments and non-historic wood paneling over plaster walls in a few locations.

The apartments retain their original wood trim including door and window casings, baseboards and original 1/1 paneled wood doors in some locations. The multi-light glass French doors are extant in a few locations at the original living room closet. Built-in features include a small open closet outside the bathroom (there is no bedroom closet) and two closets in the living rooms as well as the china cabinet and ironing-board wall cabinet in the dining alcove. Trim and doors originally had a stained and varnished finish that remains in some apartments but the wood components have formerly been painted in some apartments.

Conclusion
The only known exterior alterations are the installation of storm windows and replacement doors at the front entrance. The buildings maintain the original plan configuration and number of apartment units as well as key interior character-defining features including the open stairways, plaster walls, wood floors, interior trim, paneled wood doors and some built-in features. The buildings retain a high degree of historic integrity on the interior and exterior. The Norton Apartment Buildings clearly convey the defining characteristics of the purpose-built apartment buildings constructed in the 1920s throughout the Midwest. They are excellent examples of the Low-Rise Walk-up Apartment Building property type.
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.)

- 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 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

ARCHITECTURE

Period of Significance

1926-1928

Significant Dates

1926
1928

Significant Person

(Complete only if Criterion B is marked above.)

NA

Cultural Affiliation

NA

Architect/Builder

Unknown

Period of Significance (justification)
The period of significance spans the dates of construction for the two apartment buildings; the east building in 1926 and west building in 1928.

Criteria Considerations (justification)
NA
**Narrative Statement of Significance**

**Summary**

The Norton Apartment Buildings are adjacent brick apartment buildings located at 1111 and 1115 E. Iron Avenue in Salina, Saline County, Kansas. The two buildings are nominated to the National Register of Historic Places under Criteria A and C as excellent examples of the Low-Rise Walk-Up Apartment Building property type. Designed and built in 1926-1928 by Frank C. Norton and Willis B. Crowther, the Norton Apartments are traditional Commercial Style brick buildings with symmetrical facades and central entrances. With rectangular-shaped footprints, the layout features four apartments per floor with a central corridor that is accessed by stairs on the north and south ends. A distinguishing feature of the property type, these purpose-built apartments have individual kitchens and bathrooms.

The buildings are locally significant as representatives of Salina's growth and expansion in the 1920s. The Low-Rise Walk-Up Apartment Buildings, including the Norton Apartments addressed the city's expanding population and housing shortage following World War I. This new building type provided efficient use of land in locations already served by public infrastructure and provided multiple dwelling units in a common setting with similar amenities to compete with single family homes that were in short supply in Salina as well as other communities across the nation.

F.C. Norton bought out Crowther shortly after the partners finished building the two apartment buildings. Known for a single year (1927) as the 'Cro-Nor Apartments' (1115 E. Iron – the east building), the two buildings were renamed 'The Norton' by 1929. The Norton Apartments were owned and operated by Frank Norton and his wife for nearly sixty years. The period of significance is their date of construction 1926-1928.

**Elaboration**

**Development of Salina**

Salina was founded in 1858; three years later, Kansas Territory became a state. Three Scottish immigrants led by William A. Philips established the town beside the Smoky Hill River with the knowledge the location would be ideal for agriculture and trade. As the westernmost town on the Smoky Hill Trail, Salina quickly established a burgeoning trade; but growth was halted with the outbreak of the Civil War. Following the war Salina incorporated and built flour and trade. With railroads, the community rapidly expanded into an industry town. In the 1880s W.W. Watson and H.E. Lee helped to create a commercial wholesale district that served much of the western United States and buffeted Salina from some of the hardship that resulted from the economic and natural disasters of the coming decades.

As the new century began, Salina was a hub of four rail lines—the Chicago, Rock Island & Pacific, the Missouri Pacific, the Union Pacific and the Atchison, Topeka & Santa Fe, affording transportation facilities in all directions. This ease of transportation spurred Salina's economy, which was comprised primarily of the milling and lumber industry as well as the HD Lee Company. By 1912 Salina industries included a $50,000 alfalfa mill, several flour mills and a vitrified brick plant with factories manufacturing everything from gloves, sunbonnets, cigars, razor stoups, brooms to mattresses. While the agricultural commodities dipped in the 1920s, Salina's downtown commercial center experienced growth.

In the aftermath of the Great War, the country struggled to return to normalcy, to provide war veterans with jobs and homes, and to keep pace with the growth and opportunity sought by so many citizens. By 1920, the country was beginning to recover from the effects of the war but residential construction from 1917 to 1918 was only forty-three percent of the

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7 Ibid, 634.

pre-war, in 1919, fifty-eight percent, and in 1920, thirty-seven percent.\(^9\) In 1921, the United States Government created a Division of Building and Housing. Within the Commerce Department, the new division was charged with “revising an infrastructure consisting of poor housing designs, costly materials and labor, outdated building and zoning regulations that were barriers to development, and a shortage of mortgage funds.”\(^10\) The new guidelines laid the foundation for significant growth in housing across the nation.

As the 1920s began Salina became a city of the first-class. More people came to the city for work, but the housing shortage was as apparent locally as across the nation. According to at least one newspaper account in 1920, Salina lost 500 new residents because no housing was available.\(^11\) An October 1920 article claimed that Salina’s growth was far greater than the census had indicated.\(^12\) Quoting a local business man who had formed an investment and building company, the article stated that locally residents had stopped building homes during the War in hopes that the high cost of materials would be reduced after the war. However, the government used much of the surplus lumber to support the war effort and thus, there was a shortage of more than a million homes in the United States, much of which occurred west of the Mississippi.\(^13\)

Just two years later the city was bustling. The population had risen to 16,621, the city’s flour milling was 7th in the United States and in only one year the tonnage of freight transported through the five railroads that traversed the city had experienced a ten percent increase.\(^14\) Salina built eight new schools between 1912 and 1926.\(^15\) By August 1922, building construction in the city for the year was over $4,000,000 including 150 new homes.\(^16\)

**East Iron Avenue Neighborhood and The Norton Apartments**

The boundaries of Salina’s residential areas were well-established by the turn-of-the-century generally radiating from the center of the city. Salina’s park’s system had begun with the acquisition of Oakdale Park in the 1860s but reflecting the residential growth of the early decades of the 20th century, the park system branched out with the addition of Kenwood Park in 1917 as the city expanded further south and east.\(^17\)

The intersection of Iron Avenue and Santa Fe is the heart of downtown and each street is the respective dividing line for north-south and east-west streets respectively. In 1911 the city limits of Salina reached only to the 500 Block of E Iron; by 1915 it had expanded three blocks to the east.\(^18\) In 1927, Iron Avenue extended nineteen blocks east of its center point.\(^19\) The city’s first new subdivision of the century was built in 1927 east of Ohio Avenue – the exclusive Country Club Heights.\(^20\) The blocks between the center city and the new subdivision on the eastern edge of town, began to be lined with single family homes. By 1931, a few of the single-family residences in surrounding neighborhoods had been divided in half to accommodate more people.\(^21\)

A new property type – the multi-family apartment building emerged in the early decades of the twentieth century. Specifically, the **Low-Rise Walk-Up Apartment Building** reflects the evolution of early rooming and tenement houses due in large part to the advent of building codes that mandated indoor plumbing facilities and often dictated lot coverage and minimum window/light exposure.

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12 “Going to the Cities.” *The Salina Daily Union*. 12 Oct 1920


16 Ibid, 20.


The Norton Apartments

This apartment type is typically defined as buildings with at least six apartments with private kitchens and baths. The buildings are usually 2 – 4 stories and feature a primary public entrance usually in the center of the front facade aligning with a central corridor that accesses apartments on each side of the floor. The property type generally has an entry vestibule but not a lobby; a stair provided access between floors - the buildings did not have an elevator.

Salina had grown to boast over 20,000 citizens when the Norton Apartments were constructed. Eleven apartment buildings are listed in the 1927 Salina City Directory when Crowther and Norton built their first building at 1115 E. Iron Ave. However almost all of the apartments were small and were located downtown. Rooms let for $15 to $45 per month. Located more than ten city blocks east of downtown the Norton Apartments were unique in their location outside the city center.

The Nortons maintained their farm in Hedville outside Salina throughout but they lived in town at 1040 E. Iron from the early 1920s through the end of his life. Frank Norton knew the neighborhood. He reportedly designed the Norton Apartments “with a friend.” That friend is likely to have been W.B. Crowther, his law partner. According to a 1973 Salina Daily Union article, Norton recognized the need for more homes in Salina. He saw apartments as a viable option both as an investment and a means to foster a sense of community in suburban city living. Perhaps he had read articles that suggested the value of multi-family residences including one in the trade journal American Contractor that stated, “Where the building of apartments was originally confined to the larger cities, it is now becoming popular in many smaller cities and they are proving a profitable field for this type of investment.”

On November 18, 1926, Frank C. Norton was issued a building permit for construction of a three-story brick apartment building to be constructed at 1111 E. Iron Avenue at a cost of $29,500. Mrs. Norton was quoted in 1973 as stating that she believed that the apartments, “were the first of their kind in Salina” likely referring to the self-sufficient design and amenities to compete with the single-family home. The east building at 1115 E. Iron was the first building completed; in the 1927 Salina City Directory, the ‘Cro-Nor Apartments’ were listed at 1115 E. Iron. In 1927, a second permit was issued to Norton for construction of a private garage at the rear of the apartment buildings. This permit included a diagram showing the east building (1115) extant and the west building (1111) labeled “proposed.” By 1929 both apartment buildings are filled to capacity and listed as “The Norton Apartments.” The apartments, which rented for $85 per month, were well-appointed with modern styling and amenities that rival single family residences such as accommodating for milk, ice and grocery delivery. The units were all one-bedroom but they were designed with Murphy beds in a living room closet with French doors to provide the flexibility of a guest room; the Nortons furnished the apartments in the early days. The early residents tended to be young professional families. One former resident recalled buying his wife a baby-grand piano and having to haul it upstairs to their third-floor apartment. When the Depression hit, the apartment buildings had no vacancies and the tenants worked together to create recreation activities such as parties and talent shows because no one could afford to go out. Residents reportedly brewed their own alcohol in the basement during Prohibition. The tenants and landlords had a friendly, almost family-like relationship. The Nortons would occasionally host the tenants at a pig roast on their farm outside of town. Many former residents kept in touch with the Nortons years after moving out of the apartments.

[22] The Low-Rise Walk-up Apartment is sometimes called Conventional Low-Rise Apartment; the two terms are synonymous.
[28] Building Permit No. 1169 was issued to F.C. Norton on 18 November 1927 for construction of a 3-story brick apartment building on Lots 10-11, 1111 E. Iron Ave., Planning Department City of Salina.
[31] Building Permit No. 1397 for construction of a private garage on Lots 10-11 behind 1111 E. Iron, Planning Department City of Salina.
[34] Ibid.
[35] Ibid.
Frank C. Norton (1888-1953)
Frank Chester Norton was born June 16, 1888, in Barnard, Kansas. He served in the Army in WWI as a second lieutenant. He married Helen M. Schrader on November 27, 1919. Norton studied law in the firm of W.B. Crowther before becoming a partner with the firm in 1918. The two practiced law together until c. 1927 when Norton left the practice. Frank C. Norton was joined by other partners over the years and the law firm is still in business today, run by his grandson and namesake. Additionally, Frank Norton served two terms as Saline County Attorney from 1921-1924. Norton died October 30, 1953. His wife Helen operated the Norton apartments for decades after his death. The Norton family sold the property to Byron Sink in 1995.

W.B. Crowther (1885-1960)
Willis Bryan Crowther was born in Saline County, Kansas on December 14, 1885, to Mr. and Mrs. John. L. Crowther. WB attended Kansas Wesleyan University and was admitted to the bar in 1913. Mr. Crowther was Salina city attorney from 1915 to 1918 and Saline county attorney from 1917-1920. Members of the Crowther family were among the early pioneers of Saline County. Crowther partnered with Norton to build the apartments on E. Iron in the late 1920s but Crowther sold his interests to Norton before 1929. Deed records indicate that Crowther continued to own Lot 9 adjacent to the apartments (Lot 10-11) in 1951.

Conclusion
The Norton Apartment Buildings are excellent examples of the Low-Rise Walk-Up Apartment Building, portraying all of the primary characteristics of the property type. The buildings retain excellent integrity of location, design, feeling and association and a high to moderate degree of integrity of setting and workmanship. With few major physical alterations, the apartment buildings retain a high degree of interior and exterior integrity clearly portraying their original design and function.

The buildings are locally significant as representatives of Salina’s growth and expansion in the 1920s. Constructed 1926-1928, the Norton Apartments were among the first “modern” apartment buildings built to address the post-war housing shortage. Located in a residential neighborhood dominated by single-family homes, the Norton Apartments were not joined by other apartments on Iron Ave. Frank C. Norton recognized Salina’s demand for housing, not just in the city center but on the east side where the city was experiencing significant expansion. The style and culture of the Norton Apartments fit in local neighborhood and provided well-appointed middle-class housing in Salina for decades. As Helen Norton stated in 1973, the Norton Apartments survived the Dirty Thirties, floods and tornadoes and may have shed some of their glamour of the era in which they were constructed, but they still represent a sense of community fostered by the Norton family and their tenants.

36 Salina Daily Union, 26 Nov 1919.
38 Joint Tenancy Warranty Deed of Lots 10-11, Block 1, Fruitland Addition, 13 Apr 1995, Saline County Register of Deeds.
41 Mortgage, Lot 9, Block 1, Fruitland Addition, 22 Oct 1951, Saline County Register of Deeds.
42 Mowery, 9.
9. Major Bibliographical References

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


Degolyer, Robert S. “Apartment Houses as an Investment.” *American Contractor.* 38 (1917) No. 49. 27.


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


*Salina Daily Union.* 26 Nov 1919.

*Salina Evening Journal.* 8 Jan 1921.

Saline County Register of Deeds. Property records for Lots 10 & 11, Fruitland Addition.


Preceding 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 #
- recorded by Historic American Landscape Survey #

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Salina Public Library, Salina KS

Historic Resources Survey Number (if assigned): N/A
The Norton Apartments
Name of Property

Saline County, Kansas
County and State

10. Geographical Data

Acreage of Property  Less than 1

Provide latitude/longitude coordinates OR UTM coordinates.
(Place additional coordinates on a continuation page.)

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

1 38.840665 -97.593334

Latitude: Longitude:

Verbal Boundary Description (describe the boundaries of the property)
The two apartment buildings are located on a single legal parcel defined as follows:
BLOCK 1, LOTS 10 & 11, FRUITLAND ADDITION, SALINA, SALINE CO., KS

Boundary Justification (explain why the boundaries were selected)
The legal description above reflects the current and historic site on which the two apartment buildings are located.

11. Form Prepared By

name/title Brenda and Michelle Spencer
organization Spencer Preservation
street & number 10150 Onaga Road
city or town Wamego
telephone 785-456-9857
e-mail Brenda@SpencerPreservation.com

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

name BR Developments, LLC; Brian Richardson, contact
street & number 361 N. Holmes Road
city or town Salina
state KS
telephone 785-452-1130

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.
# The Norton Apartments

## Saline County, Kansas

### Name of Property: The Norton Apartment Buildings

### City or Vicinity:

### County: Saline

### State: KS

### Photographer: Brenda R. Spencer

### Date Photographed: October 6 and 19, 2017

### Description of Photograph(s) and number, include description of view indicating direction of camera:

<table>
<thead>
<tr>
<th>Photo #</th>
<th>Camera Direction</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 of 25</td>
<td>NE</td>
<td>Front/south and west facades from intersection of N. Ohio and E. Iron.</td>
</tr>
<tr>
<td>2 of 25</td>
<td>NW</td>
<td>Front/south and east facades from sidewalk along E. Iron SE of apartments.</td>
</tr>
<tr>
<td>3 of 25</td>
<td>NE</td>
<td>Front/south facade of east building (1115 E. Iron).</td>
</tr>
<tr>
<td>4 of 25</td>
<td>NW</td>
<td>Front facade of west building (1111 E. Iron).</td>
</tr>
<tr>
<td>5 of 25</td>
<td>NE</td>
<td>West and south facade of west building from sidewalk along Iron SW of building.</td>
</tr>
<tr>
<td>6 of 25</td>
<td>S</td>
<td>North/rear facades with parking lot in foreground (1115 on L/1111 on R).</td>
</tr>
<tr>
<td>7 of 25</td>
<td>S</td>
<td>West and north facade of east building from NW corner of building.</td>
</tr>
<tr>
<td>8 of 25</td>
<td>NW</td>
<td>East facade of east building.</td>
</tr>
<tr>
<td>9 of 25</td>
<td>SE</td>
<td>Detail of historic wood windows, west facade of east building.</td>
</tr>
<tr>
<td>10 of 25</td>
<td>N</td>
<td>Main entry in center of front facade to east apartment building (1115).</td>
</tr>
<tr>
<td>11 of 25</td>
<td>N</td>
<td>View from S end between buildings; east facade of west building (1111).</td>
</tr>
<tr>
<td>12 of 25</td>
<td>N</td>
<td>Detail of brick facade and historic wood windows on front facade of west building.</td>
</tr>
<tr>
<td>13 of 25</td>
<td>NW</td>
<td>Main building entry in center of S facade, west building (1111).</td>
</tr>
<tr>
<td>14 of 25</td>
<td>S</td>
<td>Looking down main stair toward entry foyer and front door from first floor, west building.</td>
</tr>
<tr>
<td>15 of 25</td>
<td>SE</td>
<td>Detail of wood newel, rail, stairs, and landing at main stair, west building.</td>
</tr>
<tr>
<td>16 of 25</td>
<td>S</td>
<td>Third floor corridor looking S toward main stair with ice and milk doors extant in corridor, west building.</td>
</tr>
<tr>
<td>17 of 25</td>
<td>W</td>
<td>Typical view of living room w/ cased opening to dining (far right) - original Murphy bed. closet (near right), second floor west building.</td>
</tr>
<tr>
<td>18 of 25</td>
<td>NE</td>
<td>Detail of closet (original Murphy bed) and cased opening to dining alcove on shared wall. of living room looking N toward kitchen and dining – typical (first floor west building). Note wood work is painted in some apartments.</td>
</tr>
<tr>
<td>19 of 25</td>
<td>NW</td>
<td>Looking NW in living room through dining alcove to kitchen – typical (second floor west building); built-in china cabinet and in-wall ironing board cabinet extant in most apartments, non-historic finishes in some apartments.</td>
</tr>
<tr>
<td>20 of 25</td>
<td>SW</td>
<td>Typical bedroom, northwest corner of second floor, west building.</td>
</tr>
<tr>
<td>21 of 25</td>
<td>S</td>
<td>Looking S in NW apartment third floor, west building with closet outside bath, original wood trim and wood flooring, and original ceramic tile extant in some apartments.</td>
</tr>
<tr>
<td>22 of 25</td>
<td>NE</td>
<td>Main stair looking up from entry foyer inside front door toward first floor, east building.</td>
</tr>
<tr>
<td>23 of 25</td>
<td>S</td>
<td>Detail of original window in main stair (over entrance) from second floor, east building.</td>
</tr>
<tr>
<td>24 of 25</td>
<td>N</td>
<td>Looking N down first floor corridor, east building.</td>
</tr>
<tr>
<td>25 of 25</td>
<td>N</td>
<td>Detail of original stile and rail wood door – extant at rear entrances only in east building.</td>
</tr>
</tbody>
</table>
The Norton Apartments
Saline County, Kansas

Name of Property
County and State

Figures – Maps and Historic Views

Figure 1 – Context Map – Salina, KS (Google Maps, 2017)
The Norton Apartments
1111 & 1115 E. Iron Avenue
Salina, Saline County, KS
Latitude 38.840665  Longitude -97.593334, Datum WGS 84
Figure 2 – Aerial View of Site (Google Maps, 2017)
The Norton Apartments
1111 & 1115 E. Iron Avenue
Salina, Saline County, KS
Latitude 38.840665  Longitude -97.593334, Datum WGS 84
The Norton Apartments

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Figure 3 – Both apartment buildings are extant on 1931 Sanborn Fire Insurance Map (Sheet 12). The 1926 map did not extend east of Ohio Street; it was published before the east building was completed.