

United States Department of the Interior
National Park Service

National Register Listed
6-28-2011

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

historic name Farmer, J. E., House
other names/site number 173-5880-02520

2. Location

street & number 1301 Cleveland not for publication
city or town Wichita vicinity
state Kansas code KS county Sedgwick code 173 zip code 67214

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

Signature of certifying official/Title Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

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:)

Signature of the Keeper Date of Action

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5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only **one** box.)

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

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
2		buildings
		sites
1		structures
3		objects
6		Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

African American Resources in Wichita, Sedgwick County, Kansas

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Current Functions
(Enter categories from instructions.)

DOMESTIC/single dwelling

OTHER/vacant

7. Description

Architectural Classification
(Enter categories from instructions.)

Materials
(Enter categories from instructions.)

LATE 19TH & 20TH CENTURY REVIVALS/Tudor Revival

foundation: CONCRETE

walls: STONE

STUCCO

roof: SYNTHETICS

other: _____

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Narrative Description

Summary Paragraph

The J. E. Farmer House is a one-and-a-half story stone dwelling with an L-shaped plan formed by a large side gable section with two gable-front extensions on the north end of the front elevation. All gable roofs are steeply pitched. Designed in a vernacular or folk interpretation of the Tudor Revival style, the majority of the house is clad in fieldstone of varying colors and sizes with brick accents set in random patterns. The gable ends of the two front extensions have stucco and half-timbering. There is a large exterior stone fireplace on the gable-front wing, and another on the north end of the house. The house sits on a corner lot at the northwest intersection of Cleveland and 12th streets. The large lot is surrounded on three sides by a stone fence that matches the masonry of the house. The fence is highest on the rear property line, but lowers to only a few feet on the sides. There are several historic masonry features in the yard, included a pool, elaborate barbecue, and compost bins. Including the house and a gable-front two-car garage, there are six contributing resources associated with the property. There are also two small concrete benches and a table with inset colored tiles which contribute to the overall character. The Farmer House is located in the McAdams neighborhood, a historic African American neighborhood northeast of Wichita's downtown commercial center. It retains an extremely high degree of integrity in all areas of consideration, with virtually no changes on the interior or exterior since its construction in 1942.

Narrative Description

The J. E. Farmer House is a Tudor Revival style as interpreted by its African American builders. As is typical of this style, it is a one-and-a-half story house with steeply pitched side gable featuring two front gables -- a large gable-front wall dormer and a lower offset gable-front wing forming a slightly projecting ell on the north end of the front elevation -- as well as a smaller gable dormer on the south end. There is another ell formed at the southwest corner of the house by a two-story wing with low pitched gable roof extending to the rear (west). Other features typical of the Tudor Revival style include the decorative half-timbering in the stucco portion of the house, some tall narrow windows in pairs with multi-pane glazing, and large exterior chimneys.

The majority of the house is clad in fieldstone. Although patterned brick work and stone examples of the Tudor Revival style are not unusual, the stone work here has a folk art influence with its many varied rock-faced stones laid primarily in a fieldstone manner, but occasionally in random ashlar, interrupted in places by small groupings of brick in a variety of colors. The stones for the house, as well as the garage and fence, were gathered across the country and thus vary greatly in color, size and composition. The pattern of bricks and stone around the front entrance take on an appearance of quoins from a distance. The second story walls of the gable-front sections have stucco cladding with simple vertical half-timbering. The front dormer and a portion of the second story of the south wall have wavy or curved horizontal wood clapboards. There are large exterior stone fireplaces on the front and north elevation. Both chimneys widen at the base, but the front is larger and features particularly decorative masonry work, including very large stones as well as a colorful piece of coral.

Stone pavers are set in a straight walkway from the front sidewalk to the house entry. A curved set of stairs comprised of stone risers and treads leads to a concrete front entry landing that has a stone wall on the south side. This wall has small sharp stones set upright on both long sides of the coping, forming a planter in the middle. Flat pavers also extend south from the entry to form a small patio along the south end of the front elevation; a low stone wall separates this patio from the front lawn. The wood entry door has four panels and a semi-circular window at the top with four panes. It has a non-original metal storm door. There are stone plaques on either side of the front door, with "DOCTOR J. E. FARMER" on the south side and "1301" on the north. The gable-front wall above forms a slight overhang above the entry door, and is supported on the south end by a large curved wood bracket. A full length, 9/9 wood double-hung window is on the south wall of the entry ell.

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The base of the massive front chimney is centered in the north gable-front wing, but the chimney shaft itself is slightly offset from the ridge line. Stone planters similar to the front entry flank both sides of the front chimney, which is located just north of the front entry ell. A pair of tall, narrow casement windows, each with six panes, also flanks both sides of the chimney. South of the front door, there are two windows on the first story of the front elevation, and another dormer window above; all are 6/6, double-hung wood. Furthermore, the first story windows on all elevations have vari-colored brick header sills, and all windows have non-original metal storms. There are also basement windows with concrete window wells on all elevations.

The south-facing gable end of the house has an entry on the west end, and an oriel window on the east. The side entry door has a gabled portico roof with wavy clapboards on the gable end, and is supported by simple curved wood brackets. It has concrete steps leading up from the slightly raised first floor. Between these two features on the first floor is a grouping of three small windows – a fixed sash window in the center and jalousie windows on either side. Above on the second story is a grouping of three 6/6 double-hung windows. The south wall of the rear gable portion has a single 6/6 double-hung window on each story. There are two entry doors on the rear (west) elevation: a basement entry set within a concrete well with stairs leading down, and another first floor entry door similar to that on the south elevation. It features a raised concrete landing and steps and gable roof portico with wavy clapboards supported by curved brackets. The wood door has fifteen rectangular glass panes. Above this door on the second floor is a 6/6 double-hung window; there are two other similar windows on the first and second floor of the south end of this elevation. In the center of the west elevation are smaller windows on each story corresponding to interior bathrooms. As noted previously, the north elevation has a large exterior stone chimney, which is flanked on both sides by a single 6/6 double-hung window on each story. There is another pair of 6/6 windows near the front (east) end on the first story.

Upon entering the front door, there is a small vestibule with a coat closet on the north. The stairs leading up are on the south (left), and the straight hallway on the right leads to the rear of the house; there are two storage closets along the hallway. Near the entry door, there are openings on both sides – the south opening leads to the dining room, while the north leads to the living. The dining room has a chandelier for lighting and original historic wallpaper. There is a swinging door on the west dining room wall into the kitchen. A breakfast nook is located in the northeast corner of the kitchen. It features a built-in U-shaped bench with red leatherette seats and a built-in table. Kitchen cabinets extend around to the south, with the sink centered under the windows on the south wall. There is a door on the west wall of the kitchen which leads into a butler's pantry, which in turn has an exterior door on the south wall.

Near the end of the hallway, there are two doors on the south – one leads to the basement, and the other into the kitchen. Another door at the end leads to the ground floor bedroom. This bedroom has windows on the west elevation and a built-in closet. There is also a full bathroom at the end of the main hallway. A door on the north side of the hallway leads into the den, which is situated in the northwest corner of the house. The den features a stone fireplace with rock surround on the north wall, built in wood bookshelves on the south wall, and an exterior door on the west wall. There is an opening on the east wall into the living room, which is located in the northeast corner of the house. A fireplace on the east end of living room is flanked by windows on either side, and the remainder of this wall features wood paneling. There are dark wood beams on the plaster ceiling. Both of the stone fireplaces on the first floor are broken range work ashlar. All of the walls in the remainder of the house are plaster – most with original historic wallpaper. The floors are wood, with the exception of linoleum in the kitchen and tile in the bathrooms.

At the top of the stairs on the second story are two bedrooms, a full bath, and an attic. The bedroom on the south is smaller, and features an angled closet door due to the sloping ceiling. There is a full bathroom on the west. Between the bathroom door and the entry for the master bedroom on the north are two full linen closets behind wood paneling, as well as a laundry chute to the basement. The master bedroom on the north side of the house has two large closets on the east wall featuring built in shelves and drawers. There is a fireplace on north wall with windows on each side. A walk-in attic on the north side of the house is accessible from the second story hallway.

The full basement has a hallway leading to several rooms, with built-in shelves along the hallway. A large room on the east side of the house has double doors, a half bathroom, and contains the furnace room. The adjoining room on the north

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has wood paneled walls and a fireplace. A smaller laundry room on the west has a built-in sink and an exterior door on the west wall.

The large one-and-a-half story, gable roof contributing garage (1942) is set on the rear property line near the northwest corner of the property. On the first story, it has fieldstone masonry work similar to the main dwelling, but features some particularly large, unusual and occasionally protruding stones. The window openings feature vari-colored brick sills like the house, but here the windows and doors have large rock-faced stone lintels. The south elevation of the garage has a wood entry door and window, and the north elevation has two windows. There are two large plywood garage doors on the east elevation which feature simple decorative stickwork. The attic or second story gable ends are clad in stucco with decorative false-half timbering. Each gable end has a pair of narrow six-pane windows set within a heavy half-timber frame. There are interior stairs leading to an upstairs apartment above the garage.

The property contains several other historic masonry features; although the exact construction date for these features is unknown, it is assumed they were constructed ca. 1942 at the same time of the house and garage. All of these features are counted as contributing resources. A mortared fieldstone wall bounds the property on three sides, while the front has a low angled stone retaining wall separating the yard from the sidewalk. The fence is highest at the rear property line, where it is generally over five feet in height and features some extremely large stones on the west side. Just south of the garage, the wall slopes upwards to form a semi-circular arched gateway opening. Here the iron gate also has a plywood door behind it. There are pillars at both ends of the west wall: one rising up on the north end, and the other angling down for a short distance before rising again to form the south pillar. From this pillar along the south property line, the wall angles down sharply to about two feet high, but it rises again to form pillars on either side of the driveway entrance, and again at the southeast corner of the front yard. Along the north property boundary, the fence is approximately four feet tall in the rear portion of the yard. It then lowers to a foot in height for the remainder until it nears the front property line, where it rises to form a low pillar. The walls on the west and south boundaries use more elaborate and colorful rocks than the north wall; all three, however, have a concrete coping with small pointed rocks set upright in the concrete. The front yard is approximately a foot higher than the public sidewalk, and stones are dry laid within the dirt at a slight inward angle along the front property line.

An ornamental stone pool is integrated into the rear (west) wall near the south end. It is approximately twenty feet long and is surrounded on the interior by an approximate one foot low stone wall with smooth concrete coping. There are stone steps or ledges on the inside of the pool, and a semi-circular arch integrated into the east side of the west wall. It is flanked on either side by lights set within the masonry. Slightly northeast of the pool beneath a grouping of cedar trees is a slightly curved concrete bench with arms and back supports; set within the concrete are small stones and segments of colored tile. There is a small round table of the same materials near this bench. Another plain concrete bench is southeast of the pool, near the south property line and just inside the row of cedar trees. Just north of the garage is an elaborated tripartite barbecue/smoker. It features several grills or ovens – three in the center portion, one on the south side, and two on the north. The rear wall of the barbecue and a stone bench just north of it are both integrated into the masonry work of the rear wall. There is an arch over the central smokestack, and pointed stones are set within the concrete coping along the top. The stonework of the barbecue is similar to the fence, but the adjoining bench is an ashlar stone slab with a rough broached dressing. Finally, there are two square compost bins of squared coursed ashlar masonry along the north property line.

The concrete driveway with curbing enters from the south property line, and curves slightly to the garage doors. There are cedar trees lining both stone walls at the southwest corner. There is also a juniper tree centered at the foundation of the rear elevation of the house, at the southeast corner of the front patio, and along the south stone wall in the front yard. A large spreading juniper shrub is at the northeast corner of the house, and another at the southeast corner of the yard. Overgrown deciduous shrubs partially block the view of the south elevation of the house. Invasive sprouts of the tree of heaven (*Ailanthus altissima*) are present in various areas of the yard, including the sunken pool.

The J. E. Farmer House meets the property type description and registration requirements as defined in Section F of the related multiple property listing “African American Resources of Wichita” for the *residential buildings* property type. The registration requirements note that to be eligible under Criterion A, the building must be associated with an African

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American(s) in Wichita. In this instance, not only was the house built for a prominent African American, but at least three African American contractors were involved in its construction. Furthermore, to be eligible under Criterion C in architecture, the building must be a good example of its period and type of construction. Integrity of design, materials, and workmanship are of particular importance, especially those features that are identifiable to a specific style. The Farmer House retains all of the key character-defining features associated with the Tudor Revival style, and more importantly due to the African American craftsmen that built the house, it retains a very high degree of integrity in craftsmanship. Integrity of association and feeling are retained primarily because of the high integrity in the previously mentioned areas, but the property's prominent corner location within the McAdams neighborhood, a historic African American area in Wichita, also adds to integrity of association. There are six contributing resources on the property: contributing buildings include the house (1942) and garage (1942); the contributing structure is extensive masonry wall (ca. 1942); and the three contributing objects are the barbecue/smoker, compost bins, and ornamental pool (all ca. 1942).

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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

(Enter categories from instructions.)

ETHNIC HERITAGE: black

ARCHITECTURE

Period of Significance

1942 - 1956

Significant Dates

1942

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Frank H. Garrett/builder

George W. Ewing/mason

Period of Significance (justification)

The period of significance in the area of *ethnic heritage: black* for the J. E. Farmer House extends from its date of completed construction until the house was sold by Gertrude Farmer: 1942 – 1956. Its period of significance in the area of *architecture* is 1942, the year its construction was completed.

Criteria Considerations (explanation, if necessary) N/A

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Statement of Significance Summary Paragraph

The J. E. Farmer House is significant under Criterion A in the area of *ethnic heritage: black* and under Criterion C in the area of *architecture*. In the area of *ethnic heritage: black*, this house represents a rare extant example of a residential building constructed by African American contractors for African Americans. The house was built for Dr. James E. Farmer and his wife, Gertrude, who both were prominent black professionals in Wichita. Not only did this property serve as their residence, but it played host to virtually every prominent visiting African American to Wichita up until segregation in public accommodations was declared illegal in Kansas in 1963. As blacks were denied rooms in the city's hotels, visitors such as singer Marion Anderson and boxer Joe Lewis stayed at the Farmer's house while in Wichita. The Farmer house was located in the second historically black section of Wichita. Before the turn of the nineteenth century, the original African American neighborhood was located west of the Sedgwick County Courthouse. As the African American population increased in Wichita from 1880 to 1900, blacks began moving north and east from this area. Virtually all of the residences built for African Americans in the twentieth century were constructed in the area now referred to as the "McAdams neighborhood." This neighborhood not only contained the residences of black families, but the educational, social, cultural and commercial buildings which comprised their tight-knit community. The property thus also represents the population changes that occurred in the McAdams neighborhood in Wichita during the first half of the twentieth century, when the area changed from primarily white residents to over ninety percent African Americans by end of World War II. In the area of *architecture*, the building is significant as an excellent example of a folk interpretation of the Tudor Revival style by embodying the distinctive characteristics of this style while at the same time reflecting the personality and craftsmanship of the African American builder and mason. Built for one of Wichita's upper class black families, the large house boasted of high quality interior finishes as well as one of the most unusual masonry exteriors in the city.

Narrative Statement of Significance

In the area of *ethnic heritage: black*, the J. E. Farmer House is a rare documented extant example in Wichita of a house built by African Americans for a prominent African American family. It is located in the McAdams neighborhood, which for most of the twentieth century was the center of African American life in Wichita. As noted in the MPDF, the original center of African American life in Wichita was the area west of the Sedgwick County Courthouse. However, as their numbers increased greatly during the 1880s and later, this neighborhood was too small to handle the influx of thousands of new African American residents. Thus blacks began moving north and east into an area that was already sparsely settled by white residents. The first black residents of the McAdams neighborhood often purchased homes that were already constructed, but later residents like Dr. and Mrs. Farmer built their own homes.

Dr. James Emerson Farmer was born January 4, 1876 in Murfreesboro, Tennessee. ("James Farmer, Retired Doctor, Dies at Age of 81") He graduated from Meharry Medical College in 1902 in Nashville, which had been founded in 1876 as part of Walden University and was the only American Medical Association accredited, privately endowed and predominantly Negro medical school in the world. Farmer came to Wichita immediately after graduation and set up his general medical practice in the historically black section of Wichita, opening offices on N. Main Street on the west side of the Courthouse. In the 1920 U.S. census, he is listed as single, "mulatto," employed as a general practice physician, and renting in Wichita's Ward 4. (Bureau of the Census, *1920 United States Federal Census*).

In 1921, Farmer married Gertrude Owens, who at this time was a teacher at Douglass Elementary school in Wichita. Gertrude was born in Missouri; according to the 1930 census, she was born in 1885, but in the 1920 census, her year of birth was 1880 and in the 1905 Kansas census it was 1881. (Bureau of the Census, *1920 United States Federal Census*, *1930 United States Federal Census*; *Kansas State Census Collection, 1855-1925*) In 1905, she was living in Topeka with her mother Fannie Rodgers. Fannie is listed in the *Wichita Negro Year Book: 1922-1923* as having moved to the city in 1915. In 1916, Gertrude was the principal of the Grand Street School. This same year, she purchased the property at 1301 Cleveland. She obtained a building permit on June 29, 1917 to build a residence valued at \$2,000 at this address. (Building permits) Her mother, Fannie, was still living with her, and continued so according to both the 1920 and 1930 census.

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James and Gertrude Farmer were Baptists. He was a leader in the African American community, and belonged to nearly all the African American fraternities, including Knights of Pythias, Oddfellows, Consistory, Shrine, Eastern Star, Emith Temple No. 30 (where he was potentate in 1923), and Elks. ("James Farmer, Retired Doctor, Dies at Age of 81") He was also one of the few black professionals in the early twentieth century in Wichita. The *Wichita Negro Year Book: 1922-1923* lists four other black medical doctors in the city, as well as two dentists, one veterinarian, and two lawyers. (Sims) The veterinarian, Dr. Perry, lived in the same block as the Farmers and opened a small animal hospital at 1325 Cleveland.

In 1923, Dr. Farmer's office was still located in the older African American commercial area at 600 ½ N. Main, where all of the other African American doctors had established offices as well. This same year, however, Gertrude purchased the lots diagonally across the intersection from their house. She now taught the third and fourth grades at Douglass Elementary school. Dr. Farmer's office moved to 104 ½ E. Elm in 1935, but by 1940 his office was at the new building which Farmer's constructed at 1258 Cleveland. This brick building has a separate office in the front for Dr. Farmer facing Cleveland, and had four rental units attached to the rear with entries off of 12th Street. The Farmers further committed to the McAdams area by acquiring a building permit on June 30, 1941 for an elaborate new house and garage to be built at the site of their existing home that was later demolished. Frank H. Garrett was listed on the permit as the contractor. The house was completed a little over six months later on January 22, 1942. (Building permits)

African Americans had been involved in the construction trade since Wichita's inception. During the height of Wichita's boom period in the 1880s, there were over fifty African American men in the skilled building trades; this number did not include common laborers who worked in construction. In spite of their presence in the construction industry, this did not translate to large numbers of African Americans that could afford to build their own homes. Thus during this period and on into the early twentieth century, many African Americans purchased older homes from white residents. Also, after the boom period of the 1880s went bust, there was little chance for advancement for the skilled black construction worker, and many were forced to turn to other jobs, either full time or to supplement their income.

Although local African American histories often refer to various black "architects" in the early twentieth century, none of these men were actually licensed architects, although some may have been responsible for the designs of various buildings. In the case of the Farmer home, the building is known to have been designed by one or more the contractors involved with its construction, but their various roles are unknown. In Carol Rutledge's history of the Arkansas Valley Lodge, she states that the Farmer house was designed by George Ewing, the mason; Rutledge refers to him as an "architect". (Rutledge, 28-29) The current owner of the property, who is the daughter of contractor Frank Garrett, believes her father had a large role in its design, and Garrett's name is listed on the building permit. It is likely that both men, and possibly the Farmers, influenced the final appearance of the building. As one example, the stone wall surrounding the property purportedly has marbles embedded in it which were from Mrs. Farmer's students.

The stone mason, George Ewing, was born in Topeka, Kansas about 1907. Like Dr. Farmer, he was a member of the Arkansas Valley Lodge #21. The 1930 U.S. Census lists his occupation as a chauffeur for a plumbing company. Frank H. Garrett's family, on the other hand, had resided in Wichita for almost two decades before he was born there about 1906 or 1907. (1910 and 1920 U.S. Census records) In the *Colored Directory – Wichita, Kansas: 1927-28*, Frank Garrett was listed as a teacher of manual training; this was likely Frank Jr., as his daughter Peggy Garrett Miller recalls her father teaching this subject in the Wichita public schools. Miller believes her father, along with her uncles Curtis Fauver and Robert Wesley Garrett, collected a majority of the stones for the house and rock walls, as the three used to travel all over the country, including Colorado where they often went to build ski runs in the mountains. (Wolfenbarger, "Interview with Peggy Miller) As a mason that was known to have completed projects throughout the city, it is possible that George Ewing also collected some of the stones.

The interior finishes and decorating were completed by Milon Kilpatrick, also African American. The house retains its original wallpaper and interior finishes of walnut and gum woodwork. With four bedrooms, a den/library, and extensive

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landscape amenities including a sunken pool, the Farmer residence was the focal point of the black community in Wichita. Both Gertrude and James opened their house for meetings of the numerous organizations with which they were involved. After the Alpha Phi Alpha fraternity organized the Delta Mu chapter at Wichita State University (then University of Wichita) in 1950, their official chapter headquarters was Dr. Farmer's house at 1301 Cleveland. (Seaton) The young men held their meetings and social events in the fully completed basement of the Farmer House.

Not only was the house the site of many local gatherings, but the Farmers were also host to all of the visiting African American notables that came to Wichita. George Washington Carver had stayed at the Farmer's previous house on this site when he visited in February 1930, and the world renowned singer Marion Anderson was their guest in January 1945. (Rutledge) She was scheduled to perform at the Forum, but discovered there was an unofficial segregation policy that would prevent black patrons from attending her concert. She resolved not to perform unless all people could be invited to the performance. She prevailed in this instance, but as seen by her residing at the Farmer House during her stay in town, she was not successful in breaking down all barriers of segregation. Public accommodations in hotels would remain illegal in Kansas for nearly another two decades. The Farmer residence thus not only served as the residence of a prominent African American family, but represented a form of segregation that was one of the last hurdles to be overcome.

By the late 1940s, Dr. Farmer was ready to slow down his practice. Dr. Val Brown, Sr. was an African American medical physician, Dr. Val Brown, Sr., who returned to Wichita to practice in 1948. Dr. Brown recalled that Dr. Farmer informed him that an office was "waiting here for you for \$15.00 a month office space rental," a possible indication that Dr. Farmer was ready to hand over his practice at that time. In 1956, the Farmer House property transferred from Gertrude Owns Farmer to Elisha Scott. Dr. Farmer died in October 1957, and Gertrude in August 1960. (Pennington, 5) Upon Elisha Scott's death in 1964, the property transferred to Frank Garrett's sister and brother-in-law, Lillian and Kenneth McLean. In 1987, Peggy Garrett Miller and Dorothy Garrett (Frank's daughter and sister-in-law) were added as owners. (Sedgwick County Clerk's Office) Since its construction, the house has remained in ownership by African Americans, and thus meets the registration requirements for significance as outlines in the MPDF.

In the area of *architecture*, the J. E. Farmer House is significant as an excellent example of a folk interpretation of the Tudor Revival style. The Tudor Revival style was especially popular in the 1920s and 1930s, and typically features steeply pitched roofs which are often side gabled with one or more prominent cross gables. Decorative or false half-timbering set within stucco on the upper stories is also prevalent. Large prominent chimneys, tall narrow windows set in groups, and a variety of wall materials are common. Although relatively rare in Wichita's African American neighborhood, this style does appear to have been favored by the professional and upper class black families. On the same block is another Tudor Revival example that was built for veterinarian Dr. Perry, although the Perry house was more typical of other frame Tudor Revivals of the period found throughout Wichita. Built for one of Wichita's upper class black families, the Farmer House is the far more elaborate example, boasting of high quality interior finishes as well as one of the most unusual masonry exteriors in the city. The outstanding masonry work more closely mimics the brick and stone exteriors that were seen on the English prototypes on which this style was based. (McAlester, 355-358) The stone and brick, which at first glance may appear to be haphazardly arranged, provide the appearance of quoins by altering the patterns of light and dark materials. The Farmer House thus not only embodies the distinctive character-defining features of the Tudor Revival style of domestic architecture, but also reflects the personality and craftsmanship of the African American builder and mason, Frank H. Garrett and George Ewing.

Except for a brief period of ownership by Elisha Scott, the Farmer House has remained in the ownership of relatives of its contractor, Frank H. Garrett, for nearly fifty years - longer than it was owned by the Farmers. The family has recognized the significance of the architecture and craftsmanship, and virtually no changes have been made since the time of its construction. As a large number of historic African American houses in Wichita have either been demolished or altered, the high level of integrity that this house possesses further increases its significance in architecture.

Farmer, J. E., House
Name of Property

Sedgwick County, Kansas
County and State

9. Major Bibliographical References

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

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Farmer, J. E., House
Name of Property

Sedgwick County, Kansas
County and State

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 # _____
- 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: MAPD, City of Wichita, Kansas.

Historic Resources Survey Number (if assigned): N/A

10. Geographical Data

Acreage of Property Less than one acre
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>14</u> Zone	<u>647940</u> Easting	<u>4174380</u> Northing	3	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing
2	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing	4	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing

Verbal Boundary Description (Describe the boundaries of the property.)
Lots 41-43-45-47 Cleveland Av., Burleigh's 3rd edition, Wichita, Sedgwick County, Kansas

Boundary Justification (Explain why the boundaries were selected.)
The boundary includes the house, garage, and masonry landscape features that have historically been associated with the Dr. J. E. and Gertrude Farmer residence. This includes all of the lots that were originally purchased by Gertrude in 1916.

Farmer, J. E., House
Name of Property

Sedgwick County, Kansas
County and State

11. Form Prepared By

name/title Deon Wolfenbarger, Historic Preservation Consultant
organization Three Gables Preservation date January 25, 2011
street & number 320 Pine Glade Road telephone 303-258-3136
city or town Nederland state CO zip code 80466
e-mail Deon@ThreeGables.net

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name Peggy Garrett Miller
street & number 700 Monaco Parkway telephone 303-322-8004
city or town Denver state CO zip code 80220

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 18 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.

Farmer, J. E., House
Name of Property

Sedgwick County, Kansas
County and State

Additional Documentation: Photographs

Name of Property: Farmer, J.E. House
City or Vicinity: Wichita
County: Sedgwick County
State: KS
Name of Photographer: Deon Wolfenbarger
Date of Photographs: March 25, 2010 (Photos 1-2, 4, 6-14, 16), June 2, 2010 (Photo 5), and June 4, 2010 (Photos 3, 15)
Location of Original Digital Files: City of Wichita MAPD

Photo #1 (KS_SedgwickCounty_JEFarmerHouse_0001)

East façade (left) and north elevation (right), and east façade of garage (far right) camera facing southwest.

Photo #2 (KS_SedgwickCounty_JEFarmerHouse_0002)

East façade, camera facing west.

Photo #3 (KS_SedgwickCounty_JEFarmerHouse_0003)

South stone wall (left) and east façade (right), camera facing west/northwest.

Photo #4 (KS_SedgwickCounty_JEFarmerHouse_0004)

South elevation, camera facing north/northeast.

Photo #5 (KS_SedgwickCounty_JEFarmerHouse_0005)

South stone wall, garage (left), driveway (middle), south elevation (right), camera facing north.

Photo #6 (KS_SedgwickCounty_JEFarmerHouse_0006)

Garage west and south elevations (left), west and south stone wall, camera facing northeast.

Photo #7 (KS_SedgwickCounty_JEFarmerHouse_0007)

Concrete bench (left), sunken stone pool (right), camera facing west.

Photo #8 (KS_SedgwickCounty_JEFarmerHouse_0008)

Stone wall and arched entry, camera facing west.

Photo #9 (KS_SedgwickCounty_JEFarmerHouse_0009)

Garage south and west elevations, camera facing northwest.

Photo #10 (KS_SedgwickCounty_JEFarmerHouse_0010)

Stone barbecue, facing west.

Photo #11 (KS_SedgwickCounty_JEFarmerHouse_0011)

Stone compost bins, camera facing northwest.

Photo #12 (KS_SedgwickCounty_JEFarmerHouse_0012)

North elevation (right), west elevation (left), camera facing southeast.

Photo #13 (KS_SedgwickCounty_JEFarmerHouse_0013)

North elevation (left) and east façade of garage (right), camera facing west.

Farmer, J. E., House

Name of Property

Sedgwick County, Kansas

County and State

Photo #14 (KS_SedgwickCounty_JEFarmerHouse_0014)

South elevation, entry and stone wall detail, camera facing north.

Photo #15 (KS_SedgwickCounty_JEFarmerHouse_0015)

South elevation detail, camera facing north/northeast.

Photo #16 (KS_SedgwickCounty_JEFarmerHouse_0016)

Entry detail, east façade, camera facing west/northwest