

# 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 Victor Court Apartments

Other names/site number KHRI # 173-5880-08286

Name of related Multiple Property Listing Residential Resources of Wichita, Sedgwick County, KS

## 2. Location

Street & number 140 N Hydraulic Avenue   not for publication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 Applicable National Register Criteria:  A  B  C  D

### SEE FILE

Signature of certifying official/Title Patrick Zollner, Deputy SHPO Date \_\_\_\_\_

Kansas State Historical Society  
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 \_\_\_\_\_

Victor Court Apartments  
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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.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

<u>Contributing</u>	<u>Noncontributing</u>	
3		buildings
		sites
		structures
		objects
3		<b>Total</b>

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions.)

**Current Functions**  
(Enter categories from instructions.)

Domestic: Multiple Dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Domestic: Multiple Dwelling  
Commerce/Trade: Professional  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions.)

**Materials**  
(Enter categories from instructions.)

Late 19<sup>th</sup> Century and 20<sup>th</sup> Century Revivals:  
Spanish Colonial Revival  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

foundation: Concrete  
walls: Brick (Dunbrick)  
\_\_\_\_\_  
roof: Asphalt / Built-up  
other: \_\_\_\_\_  
\_\_\_\_\_

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## Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources, if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

### Summary

Victor Court (built 1935) is located at the northeast corner of Hydraulic Avenue and Victor Place, which is two blocks west of Interstate 135 and approximately one mile east of the downtown. (Figures 1 and 2) The property includes three buildings – a two-story central building with two one-story buildings extended at an angle from either corner. The buildings are situated around a parking area, which vehicles access off of Hydraulic Avenue, a primary north-south thoroughfare. The surrounding neighborhood is mixed-use, with some single-family and multi-family dwellings and commercial buildings.

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### Elaboration

Victor Court has a unique site plan and distinctive Spanish Colonial Revival architecture, which was popular in the early and mid-20<sup>th</sup> century. There are three buildings situated around a central 20-space parking lot. This central area once had more of a lawn with minimal landscaping that reportedly included a fountain, but this is no longer extant. There is minimal landscaping and plantings close against the buildings.

The center building is two stories and faces southwest. The two flanking buildings are one-story – the west building faces south and the south building faces west. Although the two one-story buildings touch the corners of the central building, they are not connected to one another on the interior. Only the center building has a basement.

Each building has a flat, built-up roof that is concealed by a parapet that is topped with decorative terra cotta tile. The buildings' exteriors are constructed of Dunbrik, which is unpainted cement brick masonry coated with a highly water-resistant finish. Dunbrik was a new building material in the 1930s that originated in London and then manufacturing was moved to the US.<sup>1</sup> (Figures 3 and 4) A coating, known as Colorcrete, could be applied to the brick to add color, but was not on this building. (Figure 5)

#### *Center Two-Story Building (1935, Contributing Building)*

The center building has a rectangular footprint. The front elevation features four pairs of one-over-one, double-hung windows with brick lintels – two pairs on the first story and two on the second story. These windows feature newer vinyl sashes. Above the entrance is a set of multi-light wood casement windows. The two front corners of this building each features a partially enclosed porch, which is accessed from the interior living rooms of the first floor apartments. The roofs of these two porches serve as an open-air porch/balcony for the second-floor apartments.

The building's central entrance is accessed by five concrete steps with brick wingwalls situated perpendicular to the building. A metal railing is mounted to the top of each wingwall. The entrance is defined by a gabled roof overhang made of wood and finished with red clay tiles.

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<sup>1</sup> *American Builder*, December 1934, page 41.

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The rear elevation includes secondary exterior access to each apartment. These four doors are located at each corner of the elevation. The first-story doors are accessed by a small concrete stoop, and the second-story doors are accessed by two straight-run metal staircases attached to the exterior of the building. Basement windows are glass block and are at ground level set within window wells. The electrical boxes and air-conditioning units are located at the rear of the building.

Few changes have been made to the interior floorplan. The building originally featured six apartments – two on each floor and two basement apartments. Today, the building has four apartments. Today, the basement storage areas have been integrated as basement rooms for the two first-floor apartments, each accessed by a newer spiral staircase. The basement spaces are also accessed by the central public staircase. Inside the central entrance is a short hall that accesses an apartment to the left and right and a staircase leading up to the second floor and down to the basement. The staircase has a terrazzo floor.

Each apartment includes a living room, dining room, galley kitchen, bedroom, and bathroom. The basement and second-floor apartments each have a fireplace on the interior wall. It is likely the two first floor apartments each had a fireplace, but no evidence of these has been uncovered. The units feature original wood floors, woodwork, arched entryways into the kitchens, and some bathroom features.

#### *One-story Wing Buildings (1935, 2 Contributing Buildings)*

Originally, each one-story building featured three one-bedroom apartments. Today, these apartments function as commercial spaces. The primary façade of each unit is defined by a central entrance with a concrete stoop and a gabled roof overhang made of wood and finished with red clay tiles. Brick pilasters flank the entrances. On either side of each entrance is a pair of double-hung wood windows with brick lintels. (These one-story buildings largely retain their historic wood windows.) Each unit also has a rear entrance.

The interiors of the units remain largely intact, but changes have been made as tenants and owners have changed. Like the apartments in the center building, these one-bedroom units include a living room, fireplace, dining room, kitchen, bedroom, and bathroom. The units feature original wood floors, wood trim (some is painted), arched entryways into the kitchens, and some bathroom features. Two units in the west wing have an interior passage connecting the interiors.

#### *Integrity*

Overall, the property retains a high degree of integrity – both on the interior and exterior, though some changes have been made. Some wood windows have been replaced with vinyl sashes, and modern storm windows have been installed throughout the property. The apartment interiors are largely intact, but have experienced some minor changes to materials. Floorplans are intact, overall. The property's setting remains a mix of commercial and residential properties. A few older multi-family and single-family residences are extant in the block to the east.

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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**

Community Planning & Development

Architecture

**Period of Significance**

1935-1964

**Significant Dates**

1935

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Oliver J. Mourning, architect/builder

**Period of Significance (justification)**

The period of significance begins with the construction of the apartments in 1935 and extends to 1964, the fifty-year closing date for periods of significance where activities begun historically continue to have importance but no more specific date can be identified.

**Criteria Considerations (justification)**

N/A

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### Narrative Statement of Significance

(Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

#### Summary

Victor Court is nominated to the National Register of Historic Places under Criteria A and C for its local significance in the areas of Community Planning & Development and Architecture. It is nominated as part of the *Residential Resources of Wichita, Sedgwick County, Kansas* multiple property nomination as an example of the Multi-family Residence property type (Court Apartment subtype). The property was developed in 1935 by John Ellsworth Thorp, who hired architect Oliver J. Mourning to design the buildings. The property reflects the Spanish Colonial Revival style of architecture, which was popular throughout the United States in the early and mid-20<sup>th</sup> century.

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#### Elaboration

The Victor Court Apartments were built in 1935, at the corner of Hydraulic and Victor Place. Prior to their construction, this area was the location of the Hydraulic Mills along Chisholm Creek (now the I-35 canal route). Report of the mill burning and a new Hydraulic Mill to be built was reported in the *Wichita Eagle* on March 24, 1881. In time, the City of Wichita annexed this area and streets were laid out and named. The road that had been commonly known as Mill Road was named Hydraulic Avenue in reference to the mills. The *Wichita Beacon* reported on September 24, 1907, "Upon petition of the residents on the street, the name of North Park avenue was changed to Victor Place, in honor of Victor Murdock, the longtime editor of the *Wichita Eagle* and Congressman who served in the U.S. House of Representatives. Thus, we arrive at the corner of Hydraulic Avenue and Victor Place.

In the late 1880s this area was mixed with residential and commercial properties, and it was part of the Mosbacher Addition, referring to property owner Joseph Mosbacher who "erected on his own plat an elegant residence, replete with modern conveniences, and costing some \$7,000, located at No. 206 North Hydraulic Avenue."<sup>2</sup> From 1890 to 1926 the Wichita Vinegar Company was in business at 157 N. Hydraulic.<sup>3</sup> In 1935, when John Ellsworth Thorp built the Victor Court Apartments, the area was a mix of residential and commercial properties, much like it is today.

John Ellsworth Thorp (1876-1940) and his wife Sarah resided at 149 South Lula Street in Wichita. Thorp was an oil producer and also sold stocks and bonds. His place of business was 212 Hoyt Building. Thorp's earnings from his work in the oil business during a particularly productive era provided him the wealth to commission Wichita architect/builder Oliver J. Mourning to design and build his Victor Court Apartments.<sup>4</sup> Mourning came from a family of builders, and although historian William Connelley and others call him an architect, it is not known where or if he earned his architecture degree. He began his career with his father Joshua Mourning's firm, Mourning & Sons, in Sherman County, Kansas. He then moved to Pueblo, Colorado circa 1900 and then established his own business in Wichita at 407 Kaufman Building. Other Wichita buildings Mourning designed and built

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<sup>2</sup> *Portrait and Biographical Album of Sedgwick County, Kan.* (Chicago: Chapman Brothers, 1888), 212.

<sup>3</sup> *The American Bottler*, 15 March 1915, page 60.

<sup>4</sup> *Wichita Eagle*, 28 July 1935.

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include the Hotel McClellan, Severdale and Severlawn Apartments, Gill Chapel, and the Naomi and Leona Apartments (NRHP).<sup>5</sup>

Beginning as early as 1914 and extending through the inter-war years of the 1930s, there was a shortage of single-family housing due in part to a growing populous and a lack of construction materials and skilled construction workers. There was a high demand for rental housing in the 1920s and 1930s, which drove the construction of apartment buildings throughout the city. During this same period, the promotion of hygiene and sanitation – including running water and private toilets, health benefits from access to adequate sun, and proper ventilation – influenced the design of apartment buildings as well as the entire built environment.<sup>6</sup>

The newly constructed Victor Court was featured in the July, 28 1935 edition of the *Wichita Eagle*. The brief article explains that it “is built almost entirely of cement with new Dunbrik, a product of the United Cement Products Company, which forms the surface of the beautiful exterior.” It goes on to say, “The modern plumbing of the building was installed by the Dermody Plumbing Company,” and “the building is completely insulated with insul wool a product of the Insul Insulating Company.” Each of the twelve apartments featured a “Cozy Gas Furnace manufactured here in Wichita by the Advance Furnace Company,” and “fine gas ranges and electrical refrigeration.”<sup>7</sup> Advertisements for each of the above-noted businesses accompanied the article.

Research of local city directories suggests the apartments were fully occupied soon after construction. (A list of tenants from 1936 to 1946 is noted in Attachment 1.) The first decade of tenants included a mix of married couples and unmarried or widowed individuals. Their professions included sales, bookkeeping, stenography, auto service, teaching, a store clerk, dairyman, and a restaurant waitress.<sup>8</sup>

Victor Court is of Spanish Colonial Revival design and it considered a “Court Apartment.” According to the *Residential Resources of Wichita, Sedgwick County, Kansas* multiple property nomination,

The court apartment morphed out of the bungalow court concept and was generally two single story buildings containing four to six attached units in each building that faced a landscaped courtyard. It could also be argued that the motor courts of the early 1920s influenced the design of these structures. The motor courts took architectural styles and applied the basic elements to the motel buildings to give them the “home away from home” atmosphere. The courtyard apartments were easily assimilated into single-family residential neighborhoods because their scale and architectural styles blended. The Spanish Revival-style Rio Rita courtyard apartment was built in the Riverside Neighborhood in 1930 and in 1935 the Tudor Revival-style Hope Apartments were built across the street.<sup>9</sup>

The Victor Court Apartment originally included additional landscaping in front of the buildings that included a fountain, which is consistent with the Spanish Colonial Revival style of architecture and this court apartment design. The style was popular in Wichita and throughout the United States in the early 20<sup>th</sup> century. The *Residential Resources of Wichita, Sedgwick County, Kansas* multiple property nomination suggests “This style is closely tied to the Mediterranean Revival styles such as Italian Renaissance Revival, and its American counterparts Mission, Spanish Eclectic, Monterey, and Pueblo

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<sup>5</sup> William Connelley, *A Standard History of Kansas and Kansans Vol. III* (Chicago: Lewis Publishing Co., 1918), 1446; Kathy Morgan and Barbara Hammond, *Residential Resources of Wichita, Sedgwick County, Kansas National Register Multiple Property Documentation Form* (Topeka, KS: Kansas Historical Society, 2008), E52.

<sup>6</sup> Morgan and Hammond, E35.

<sup>7</sup> *Wichita Eagle*, 28 July 1935.

<sup>8</sup> Research compiled by Rick Anderson, March 2014. Copy on file with nomination, Cultural Resources Division, Kansas Historical Society, Topeka, KS.

<sup>9</sup> Morgan and Hammond, E36.

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Revival. All gained popularity in the early twentieth century through the designs of Bertram Grosvenor Goodhue (1869-1924) at the 1915 Panama-California Exposition in San Diego. Goodhue broadened the interpretation of Spanish Colonial architecture by incorporating design elements found throughout Latin American."<sup>10</sup>

Single- and multi-family residences exhibiting this style typically feature stucco or light-colored brick exterior. Other common elements include unglazed wall tiles; low-relief carvings on window and door trim; columns and pilasters; long, covered arcade; low- to moderate-pitched tile roofs; round arches over the most prominent windows; wrought iron or carved wood balconies on windows; heavy wood doors at the main entrance and French doors leading out to patio areas.<sup>11</sup> Victor Court exhibits the style in its use of clay tile accents at the roofline, its balanced and generally symmetrical façade, porches integrated into the apartments in the main building, and the use of decorative metal balustrades at the second-story porches of the main building.

The style is found in many single-family and multi-family residences in Wichita. In addition to the Victor Court Apartments, other multi-family residences exhibiting the Spanish Colonial Revival style include the R. J. McKee Apartments (1915, 324 N. Topeka Avenue), Commodore Apartment Hotel (1929, NRHP, 222 E. Elm Street), Alcoba Apartments (1929, NRHP, 718 N. Market Street), Fairmount Apartments (1930, NRHP, 1702 N. Fairmount Avenue), and the Rio Rita Apartments (date unknown, 923 Coolidge Street).

Only the Victor Court Apartments and the Rio Rita Apartments are examples of the Court Apartment, as defined above and in the multiple property nomination.

### Summary

Victor Court is nominated to the National Register of Historic Places under Criteria A and C for its local significance in the areas of Community Planning & Development and Architecture. It is nominated as part of the *Residential Resources of Wichita, Sedgwick County, Kansas* multiple property nomination as an example of the Multi-family Residence property type (Court Apartment subtype). The property was developed in 1935 by John Ellsworth Thorp, who hired architect/builder Oliver J. Mourning to design the buildings. The property is an excellent example of the Spanish Colonial Revival style of architecture, which was popular throughout the United States in the early and mid-20<sup>th</sup> century.

<sup>10</sup> Morgan and Hammond, F66.

<sup>11</sup> Ibid., F66-F67.



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Attachment 1: Victor Court Tenants – 1936 to 1946<sup>12</sup>

**1936**

1 Shreve, Alice  
2 Weerts, Harry J.  
3 Delp, Gwendolyn B.  
4 Barber, Mrs. Pearl M.  
5 Townsley, John A.  
6 Lindberg, Elvin B.  
7 Spivey, Bernice  
8. Esswein, Betty  
9 Townsend, Wm. F.  
10 Vess, J Glenn  
11 Kellogg, Wilbur M.  
12 Langley Dorothy F.

**1937**

1 Shreve, Alice  
2 Kerner, Henry A.  
3 Delp, Gwendolyn B.  
4 Barber, Mrs. Pearl M.  
5 Jewett, H. Edw  
6 Lindberg, Elvin B.  
7 Wilson, Phoebe  
8 Mathers, Clay B.  
9 Townsend, Wm. F.  
10 Coleman, Geo T.  
11 Roy Eppler  
12 Langley, Dorothy F.

**1938**

1 Shreve, Alice  
2 Kerner, Henry A.  
3 Delp, Gwendolyn  
4 Barber, Pearl M. Mrs.  
5 Patterson, Harold L.  
6 Chambers, John E.  
7 Wilson, Phoebe  
8 Mathers, Clay B.  
9 Goodwin, Theresa M.  
10 Smith, J. L.  
11 Pennypacker, B. Frank  
12 Langley, Dorothy F.

**1939**

1 Smith, E. B.  
2 Wilson, Lenna V.  
3 Delp, Gwendolyn B.  
4 Mitchell, Ray H.  
5 Patterson, Harold L.  
6 Gillard, Frank T.  
7 Wilson, Phoebe  
8 Pritchard, Jos. W. Jr.  
9 Goodin, Theresa Marie  
10 Preston, Edward E. Jr.  
11 Perrine, Duane  
12 Langley, Dorothy T.

**1940**

1 Shreve, Alice L.  
2 Wilson Lenna V.  
3 Delp, Gwendolyn B.  
4 Castleberry, Jeanne Mrs.  
5 Patterson, Harold L.  
6 Mitchell, Ray H.  
7 Rompel, Henry  
8 Gillard, Frank T.  
9 Foltz, Marshall B.  
10 Watson, Raymond H.  
11 Benway, H. Duane  
12 Fiscus, Virgil R.

**1941**

1 Vacant  
2 Wilson, Lenna V.  
3 Delp, Gwendolyn B.  
4 Castleberry E. Jeanne Mrs.  
5 Vacant  
6 Barrett, Maxine  
7 Rompel, Henry  
8 Gillard, Frank T.  
9 Vacant  
10 Watson, Raymond H.  
11 Vacant  
12. Vacant

**1942**

1 Hopkins, Jas. W.  
2 Gillard, Frank T.  
3 No apartment listed  
4 Vardaman, Jess H.  
5 Kristian, Andrew  
6 McConnell Richard B.  
7 Mangelsdorf, Frank A.  
8 Cline, Jas. L.  
9 Evans, Eugene  
10 Castleberry, E. Jeanne  
11 Estes, Harold  
12 Dixon, John

**1943**

1 Hopkins, Jas. W.  
2 Gillard, Frank T.  
3 Delp, Gwendolyn  
4 Evans, C. M.  
5 Kristian, Andrew A.  
6 McConnell, Richard B.  
7 Vacant  
8 Cline, Jas. L.  
9 Evans, Eugene  
10 Castleberry, E. Jeanne  
11 Fuarot, William  
12 Clark, Carl S. Jr.

**1946**

1 Osgood, Mae Mrs.  
2 Gillard, Frank T.  
3 Delp, L. E.  
4 Corner, William  
5 Hall, Mel  
6 Blank, Helen Mrs.  
7 Barber, Pearl Mrs.  
8 Knapp, Jay B.  
9 Evans, Eugene E.  
10 Castleberry, Jeanne Mrs.  
11 Peters, Billy Jo  
12 Fielding, Virginia

<sup>12</sup> Wichita City Directories, 1936-1946. Research compiled by Rick Anderson, March 2014. Copy on file with nomination, Cultural Resources Division, Kansas Historical Society, Topeka, KS.

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**9. Major Bibliographical References**

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

*The American Bottler*, 15 March 1915, page 60.

*American Builder*, December 1934, page 41.

Connelley, William. *A Standard History of Kansas and Kansans Vol. III*. Chicago: Lewis Publishing Co., 1918.

Morgan, Kathy, and Barbara Hammond. *Residential Resources of Wichita, Sedgwick County, Kansas National Register Multiple Property Documentation Form*. Topeka, KS: Kansas Historical Society, 2008.

*Portrait and Biographical Album of Sedgwick County, Kan.* Chicago: Chapman Brothers, 1888.

*Wichita Beacon*, 24 September 1907.

Wichita City Directories, 1936-1946.

*Wichita Eagle*, 28 July 1935.

**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: Kansas Historical Society

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

**10. Geographical Data**

**Acreage of Property** Less than one

**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	<u>37.687517</u>	<u>-97.316843</u>	3	_____	_____
	Latitude:	Longitude:		Latitude:	Longitude:

2	_____	_____	4	_____	_____
	Latitude:	Longitude:		Latitude:	Longitude:

**Verbal Boundary Description** (describe the boundaries of the property)

The nominated property includes the parcel associated with the Victor Court Apartments described as follows: ODD LOTS 1 TO 11 INC & SURPLUS ON N OVERTON NOW VICTOR PLACE MOSBACHER'S ADDITION

**Boundary Justification** (explain why the boundaries were selected)

The nominated property includes the parcel currently and historically associated with Victor Court Apartments.

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### 11. Form Prepared By

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name/title Rhandalee Hinman, with KSHS staff edits (Rick Anderson, research)  
organization \_\_\_\_\_ date \_\_\_\_\_  
street & number \_\_\_\_\_ telephone \_\_\_\_\_  
city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_  
e-mail \_\_\_\_\_

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

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name Rhandalee & Raleigh Hinman; Susan & Leon Moeder  
street & number 1212 N Topeka telephone \_\_\_\_\_  
city or town Wichita state KS zip code 67214

**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.

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### Additional Documentation

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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

Name of Property: Victor Court Apartments  
City or Vicinity: Wichita  
County: Sedgwick State: Kansas  
Photographer: Sarah Martin  
Date Photographed: February 25, 2014

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

- 1 of 14: Exterior overview of Victor Court Apartments, camera facing E
- 2 of 14: Two-story center building, primary façade, camera facing NE
- 3 of 14: South one-story wing building, primary façade, camera facing SE
- 4 of 14: West one-story wing building, primary façade, camera facing ENE

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- 5 of 14: South one-story wing building, side and rear elevations, camera facing N
- 6 of 14: Two-story center building, rear and side elevations, camera facing W
- 7 of 14: West one-story wing building, side and rear elevations, camera facing W
- 8 of 14: Interior of two-story center building, showing area immediately inside primary entrance
- 9 of 14: Interior of two-story center building, showing staircase looking down from second floor hall, note the scored plaster walls in the stairwell
- 10 of 14: Interior of apartment in two-story center building, showing arched kitchen entrance on left and bedroom entrance on right
- 11 of 14: Interior of apartment in two-story center building, showing arched kitchen entrance and multi-paned exterior door
- 12 of 14: Interior of apartment in two-story center building, showing bathroom
- 13 of 14: Interior of apartment in two-story center building, showing basement
- 14 of 14: Interior of apartment in two-story center building, showing basement with fireplace along interior wall

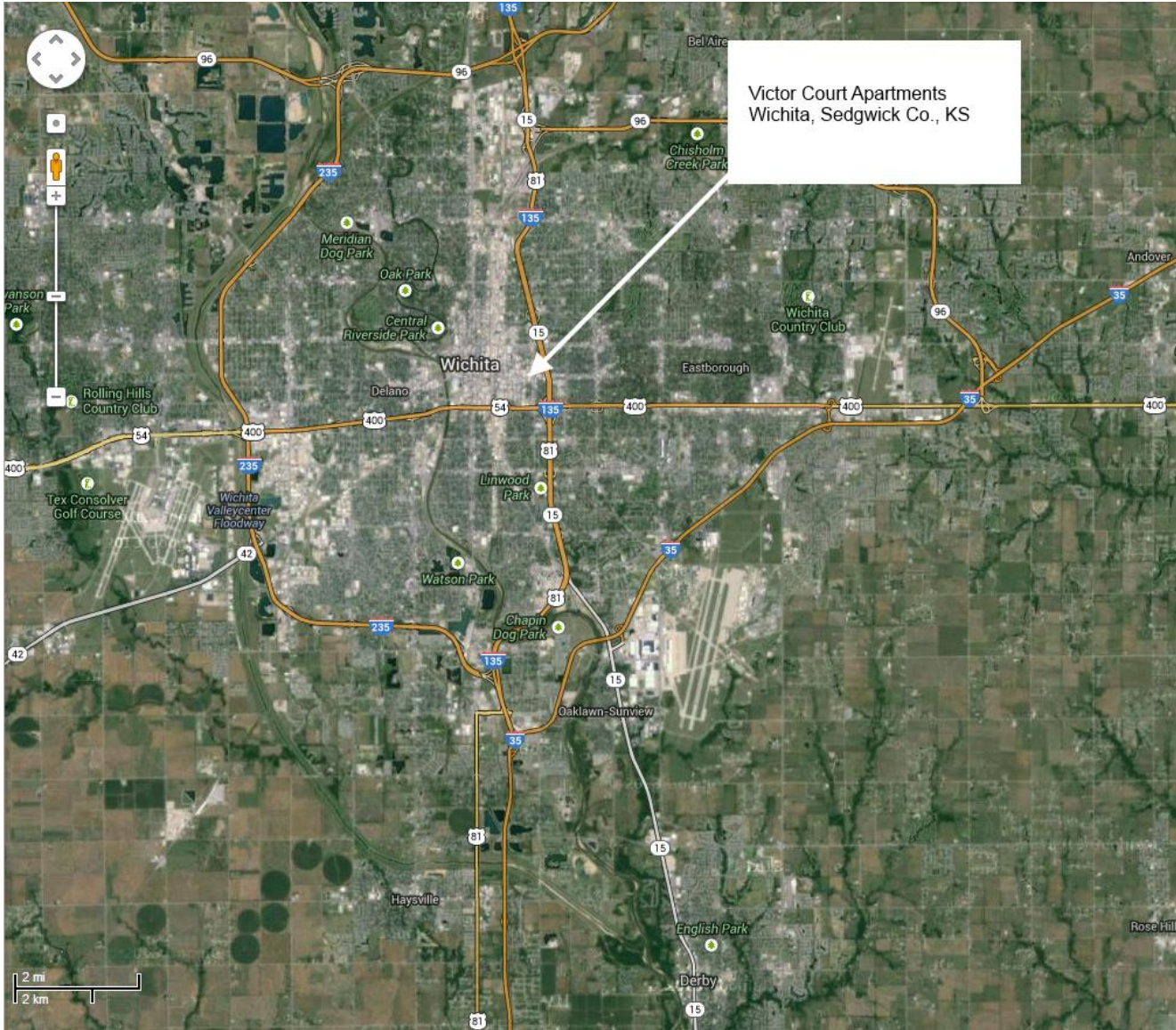
### **Figures**

Include GIS maps, figures, scanned images below.

Victor Court Apartments  
Name of Property

Sedgwick County, Kansas  
County and State

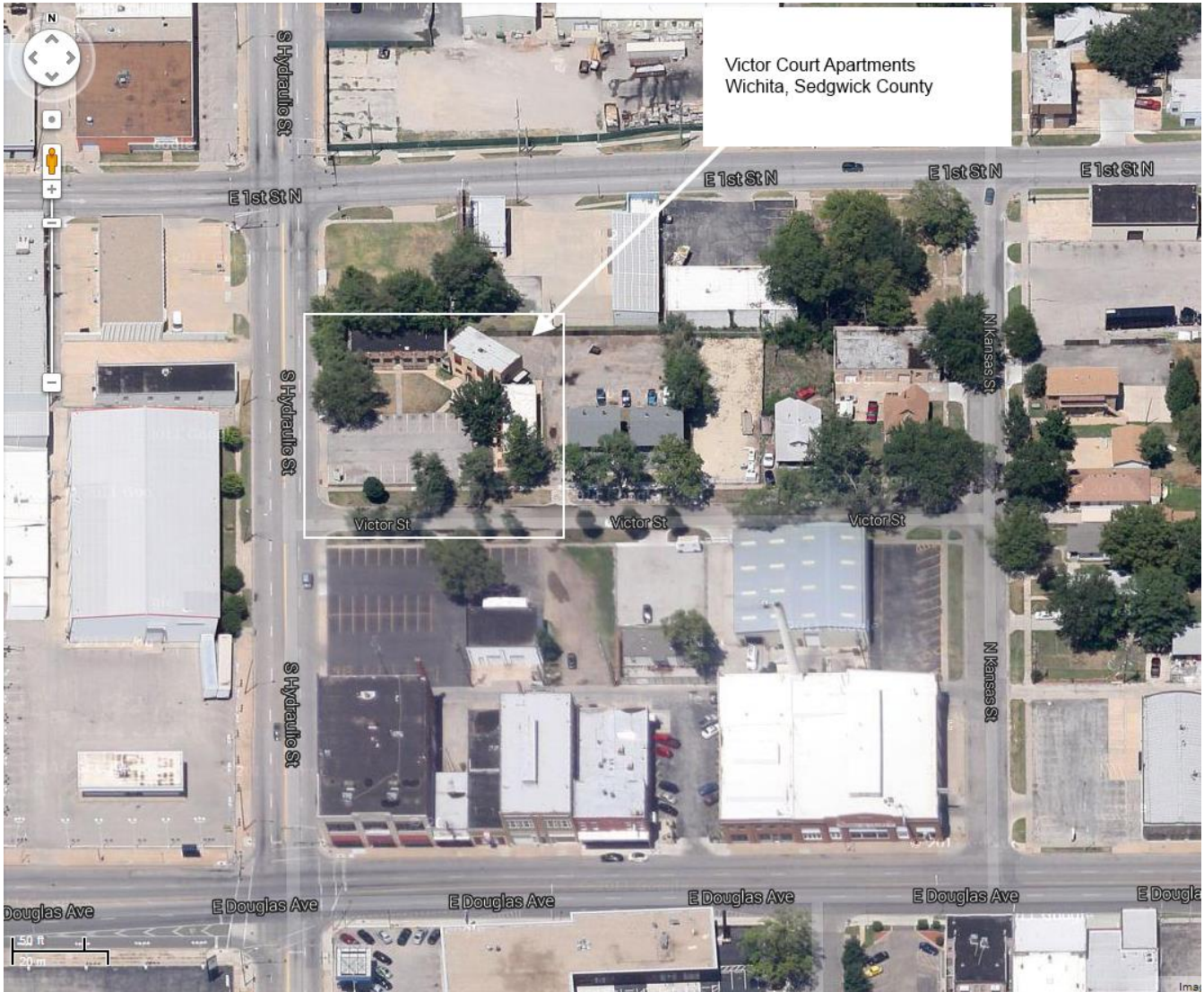
Figure 1: Contextual Aerial Image, Google.com 2013



Victor Court Apartments  
Name of Property

Sedgwick County, Kansas  
County and State

Figure 2: Close-in Aerial Image, Google.com 2013



Victor Court Apartments  
Name of Property

Sedgwick County, Kansas  
County and State

Figures 3-4:

*American Builder, December 1934.* 41

450 000 DUNBRIK DAILY

FOR LONDON'S HOME BUILDERS  
6 Plants in operation  
30 more open soon




### London's New Dunbrik Plant Installing Thirty More of These Machines

When Arthur F. Echberg and Associates of London, England, started, DUNBRIK was a new product in a new territory. Yet before the first plants were completed his company had orders for more than Ninety Million DUNBRIK and they were shipping by train load. Now in less than three months they are installing thirty more DUNBRIK Machines with an output of more than 440,000 DUNBRIK daily.

#### Dunbrik Important Factor in England's Building Boom Meets Immediate Favor English Builders

Mr. Echberg is an international figure in construction business, his associates men prominent in English building and financial circles. Before their first order was placed, they had investigated DUNBRIK'S remarkable success in the United States and Canada even during the depression, and were convinced that the possibilities for growth and expansion would be almost unlimited, since DUNBRIK was made available in England's great, new building market. The immediate favor with which DUNBRIK was met by England's leading Architects, Builders and Municipal Authorities and the tremendous expansion which has taken place has far exceeded their expectations.

#### The National Housing Act Has Opened the Doors to Equal Opportunity for You

What Mr. Echberg and associates have accomplished in England with DUNBRIK can and will be more than duplicated by DUNBRIK manufacturers in the United States during the next few years.

*Our own National Housing Act is bringing about just such concerted action as was responsible for ENGLAND'S GREAT BUILDING BOOM. Finances for building will be available everywhere under this "New Deal" for the Home Builder, and with our far greater potential market DUNBRIK offers you one of today's greatest manufacturing opportunities.*

#### Investigate Today

Now is the time to get set on this outstanding opportunity. The FHA is opening a market in 1935 for over 620,000 new buildings. The qualifications favored for a Twenty Year Insured Mortgage Loan are Beauty, Permanence, Fire Safety and Low Cost. No other mill combines them in so great a degree as DUNBRIK. With it you can offer the home builder all of these essentials at a substantial profit to yourself.

#### Send for "4 Keys to Success"

Learn how DUNBRIK'S superior qualities, plus Automatic Line Production, will enable you to dominate the brick market in your community. Do it now while your territory is still open. Mail coupon today.

**W. E. DUNN MFG. CO.,**  
450 W. 23rd St., Holland, Mich.

If these attractive offers send me your book "4 Keys to Success". I want to investigate the possibilities of this business in my territory and for the plant covering operations, manufacturing costs, selling program and cost of establishing territory in this territory.

Name \_\_\_\_\_ Street \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_

American Builder, December 1934, page 41.

## DUNBRIK LOWERS BUILDING COSTS




### GETS THE BUSINESS

DUNBRIK products made it possible for the contractors in the Lancaster, S. C., area to reach new, low-cost levels in permanent construction. This lower cost level stimulated building activity in that territory and again offers definite proof of the increased demand the country over for permanent, fire-safe building material when sold at prices that meet today's conditions.



#### ORDERS EXCEED PRODUCTION

Tom Belk, a famous contractor, equipped a plant to make DUNBRIK exclusively for this territory. Almost from the day he started, orders exceeded his production. The recognition accorded DUNBRIK'S superior qualities by Lancaster contractors and builders enabled Mr. Belk to sell 80% of his brick in his territory. In other localities where DUNBRIK is manufactured, similar records have been achieved.

#### YOUR OPPORTUNITY

Today with America's greatest building market approaching—both government finances available, the manufacture of DUNBRIK offers an outstanding opportunity for someone in each territory. Send for "4 Keys to Success" and let us show you how you too can lower building costs—Own a successful DUNBRIK business—With big future possibilities—Protected by exclusive franchise.

**W. E. DUNN MFG. CO.**  
450 W. 24th St., Holland, Mich.

Unknown publication, 1935.

Victor Court Apartments  
Name of Property

Sedgwick County, Kansas  
County and State

Figure 5: 1930s Trade Catalog

