

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

Listed in the National Register
April 5, 2016

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 Grandview Terrace Apartments

Other names/site number KHRI #173-5880-03457

Name of related Multiple Property Listing Residential Resources of Wichita, Sedgwick County, KS 1870 - 1957

2. Location

Street & number 1736 – 1748 N. Hillside not for publication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 _____

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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		Total

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC: multi-family

DOMESTIC: secondary structures

Current Functions
(Enter categories from instructions.)

VACANT/WORK IN PROGRESS

7. Description

Architectural Classification
(Enter categories from instructions.)

MODERN MOVEMENT

Materials
(Enter categories from instructions.)

foundation: Concrete

walls: Brick

roof: Synthetic

other: _____

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Narrative Description

Summary

The Grandview Terrace Apartments, constructed in 1949, are a representative example of a post-World War II Modern style apartment building in central Wichita's northeast region. Located in the Fairmount neighborhood, the three and four-story building is situated south of 17th and Hillside southwest of Wichita State University. The apartment complex is comprised of three interconnected building blocks (1736-1740-1744-1748 N. Hillside)¹ arranged in an irregular configuration.

The complex has 26 apartments with varying floor plans, within the three building blocks. Each block is entered from the west courtyard and has a rear exit and fire escape on secondary facades. The north building steps down to two stories at the rear with a roof garden/deck for use of the apartment residents. The blond brick buildings are distinguished by their irregular plan configuration and simple rectangular form. The only ornamentation is subtle horizontal banding on the facades and a red brick vertical stair tower that serves as the entrance to the north apartment block (1744).

The building's massing, blond brick construction, and horizontal banding are characteristics of the Modern architectural style that emerged during the cautious economic recovery of the post-World War II era. The primary alterations include replacement of the original horizontal-light double-hung metal windows, minor modifications of the commercial storefronts on the west facade of 1744, and kitchen and bathroom remodelings in most of the apartments. The exterior of the building retains a significant degree of historic integrity clearly portraying the building's original design. The interior retains the original plan configuration and key character-defining features including multiple building entrances, foyers, stairways and original paneled doors as well as plaster walls and ceilings throughout. The complex includes two rear carports dating to the original apartment construction, but they are in poor condition.

Elaboration

Neighborhood Context and Site

The Grandview Terrace Apartments are located at 1736-1740-1744 N. Hillside Avenue in Wichita, Sedgwick County, Kansas. The site is one block southwest of Wichita State University in the Fairmount Neighborhood in north central Wichita. Largely residential, the neighborhood includes single- and multi-family housing with free-standing and small strip center commercial blocks intermixed.

The massing of the apartment building with three distinct sections is compatible with the scale of the neighborhood although larger than the individual homes. The siting of the apartments is unique, juxtaposed at an angle and setback from the street. However, given the number of free-standing homes and business buildings, this distinction is not overly conspicuous in the neighborhood. While the surrounding residential neighborhoods generally date to the 1920s with the original buildings of Fairmount College distinguished exceptions, the expansion of WSU in the past forty years dominates the area with numerous contemporary buildings. In addition to its unique siting, the primary distinction of the Grandview Terrace Apartments, when compared to the surrounding neighborhood, is its architectural style which is distinctively Modern in form, fenestration, and detailing (or lack thereof).

The apartment building is positioned near the southeast corner of the intersection of 17th Street and N. Hillside Avenue; the corner building – the Garvey International Center, fronts 17th Street. Comprised of three connected blocks, the Grandview Apartments face west, setback from Hillside. The northern-most block (1744) is a rectangular form with commercial storefronts on the west ground-floor. Angled parking is located in front of the building along Hillside bordered by a concrete walk between the curb and building. The southern two building blocks are arranged in a T-shaped configuration angled off the southeast corner of the 1744 rectangular block. The south blocks are setback from the street-side parking with a small lawn and courtyard from which the apartment blocks are entered. The courtyard/terrace is raised above the grade of the lawn and accessed by concrete steps framed by brick wing walls.

A narrow paved drive runs along the south border of the site accessing a rear paved parking area and connecting to an alley along the east side of the property. Two carports, located at the northeast corner of the site, are original to the building's construction in 1949. The small grass lawn at the west side of the south buildings is the only green space or landscaping on the site.

¹ The commercial space(s) at the west/front of the north building (1744) were addressed at 1748 - 1754 N. Hillside historically. That is now a single commercial space, addressed at 1748 N. Hillside, separate from the apartments in the building which are addressed at 1744 N. Hillside.

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Figure 1 – Axonometric View of Current Site, downloaded 30 July 2015 at Bing Maps © 2015 Pictometry

Exterior

Constructed in 1949, the concrete structure has exterior walls of pale yellow brick laid in a running bond pattern. Vertical header courses (rowlocks) form horizontal bands between stories around each block. The blocks are all rectangular in form with flat roofs obscured by simple brick parapets. At the northeast corner of the complex, the three-story north block steps down to two stories at the rear with a roof garden at the first-floor roof. A simple metal flashing caps the parapet; the roofs are contemporary membranes (formerly composition). Metal scuppers with downspouts located at secondary facades serve to drain the flat/tapered roof.

The complex is composed of three blocks addressed at 1744, 1740 & 1736 from north to south. The northern-most block is three-stories in height and rectangular in plan and massing. Distinguished from 1740 & 1736 by its three- versus four-story height, 1744 also differs from the other two blocks by the presence of commercial storefronts along the west facade. Simple square brick piers divide the storefront into five bays – a central entrance flanked by two display windows on each side. The two-light display windows are wood-frame with a simple brick bulkhead and no transom. Formerly combined into a single commercial space (addressed at 1748), the central entrance is a single metal-framed glass replacement door with single-light sidelights. The replacement unit was set within the original wood-framed entrance framed by single-light sidelights over brick bulkheads with a narrow transom above.

Each of the apartment blocks is accessed from the raised courtyard framed by the three building blocks on the west side of the property; each block also has an open metal fire escape on a secondary facade. The raised courtyard is accessed by tiered concrete steps in the center of the west side. A blond brick foundation/retaining wall supports the raised plaza and brick wing walls frame the center stairs. Metal pipe railings, composed of two horizontal rails, run along the west side of the courtyard plaza, on the brick retaining wall. The one-story entry bays are similar in design but not identical. The south block, 1736 is access near the center of the north facade; 1740 is accessed at the southeast corner of the plaza with an angled one-story entry bay. The north block (1744) is further distinguished from the south blocks by a vertical red brick tower on the south courtyard facade that rises above the roofline. The red brick tower serves as the entrance to upper floor apartments in 1744.

At 1736 & 1740, the entry bays project slightly from the building facade; 1744 at the base of the tower is a punched door opening, not a projecting bay. All of the entrances are accessed by steps up to the door, framed by brick knee-walls with

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metal railings. Each entrance has a five-light wood door with 3/1 light wood-framed sidelight. The original building numbers are extant above two of the three entrances.

The raised courtyard provides access to each apartment block at the second floor. At the southwest corner of the raised plaza, south of the center stair on the west side, first-floor apartments are accessed through a recessed opening, under the courtyard entrance to 1736. Fire escapes are in place on secondary facades of each building block and most of the rear doors are former replacements; however, the original paneled wood doors are in place at a few rear entrances. The original doors are three horizontal-lights over a single wood panel, with a painted finish.

The apartment windows are punched openings, a continuous brick header course aligns with the sills and lintels of the windows, defining each floor on the building facade. Windows occur in single and paired openings with smaller windows at the bathrooms of each apartment. The original windows were 2/2 horizontal light double-hung metal windows formerly replaced with 6/1 and 4/1 vinyl windows.

Interior

The interior configuration of each apartment block varies. As described above, each block has a separate entry from the west terrace, at the second floor. The entrances have a small lobby with open stairway providing access between floors. At 1736, the south block, the apartments are accessed directly off the small lobby. Blocks 1740 & 1744 have corridors off the lobby that provide access to the apartments.

Like the apartments, the finishes in the lobbies are simple with little or no ornament. Features include the original built-in mail boxes inside the front door and original metal apartment numbers in place at some apartment doors. Interior doors are 1/1 paneled wood doors, extant in most locations with original hardware. Throughout walls and ceilings are plaster. Historically floor finishes included exposed concrete and asphalt tile; now generally painted concrete, sheet vinyl and carpeting. The stairways vary in design by building but are generally open with concrete steps and plaster half-wall railings with a wood cap. A wood hand rail is mounted on top of the wall cap.

The storefronts span the entire west façade of the 1744 block with a central entrance. Historically, the entrance led to a central hallway which accessed multiple commercial spaces on the ground floor. Original blueprints indicate five commercial spaces but at the building's opening in 1950, three businesses occupied the space (the drug store and diner likely each occupied two of the commercial spaces). The separate commercial spaces were formerly combined into a single space; the central entrance provides access directly into the commercial space; the center hall formerly removed. Plaster walls and ceilings are in place throughout the commercial space with some contemporary paneling on walls and deteriorated plaster at ceilings.

Twenty-six efficiency, one- and two-bedroom apartments are located on the second and third floors of the 1744 block and on first through fourth floors of the south blocks 1736 & 1740. The apartment layouts vary based on location. At the building's opening in March 1950, a newspaper article described the building, "The apartments are unique in that no two are alike. No two are furnished or decorated alike...The building contains eleven two bedroom apartments, nine one bedroom apartments and six studio apartments. One section of the roof has been built into a play deck."²

The apartments generally have a large combined living-dining room with a small enclosed kitchen, one or two bedrooms and small bathroom. A few apartments have a separate dining alcove. The most interesting original feature was the kitchen which included a built-in metal counter with refrigerator and stove compartments. These built-in kitchens remain in only a few locations and are in poor condition, the appliances are not functional. Apartment kitchens have clearly been remodeled on multiple locations. At least two generations of replacement cabinets and fixtures are extant, all generally in fair to poor condition. Living rooms and bedrooms are in place with no major alterations. The original built-in closets remain with original doors in the bedrooms. Rear doors to the fire escapes are generally located off bedrooms on secondary facades. Walls and ceilings are plaster with minimal trim. Historically, rooms with asphalt tile included a tile base, since removed. Window openings have squared plaster returns with a simple wood stool and apron. Bathrooms generally had colorful ceramic tile floors and wainscot. Original fixtures remain in many bathrooms but are in poor condition, along with the tile. Extant features include mirrored medicine cabinets and some bathroom hardware.

Carports

The two existing carports are original to the 1949 construction of the apartment complex (extant on 1950 Sanborn Fire Insurance Map) and are considered contributing resources. Located east building at the northeast corner of the property, the carports are oriented north/south behind 1744, flanking a center drive. The one-story structures have flat wood decks

² "Northeast Wichita Area gets Apartment Unit," *The Wichita Eagle* 12 March 1950, 15.

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supported by metal columns and I-beams. The roofs are rolled asphalt. The carports are open air with concrete block walls along the north side. They are in poor condition with deteriorated and rotten components. Additionally, the configuration of the rear drive, with the carports, do not meet current life-safety codes as the car ports prohibit emergency vehicle access at the rear of the building.



Figure 2 – Historic View of Building at opening, *The Wichita Eagle* 12 March 1950, page 15.

Integrity

The Grandview Terrace Apartments retain a moderate to high degree of historic integrity on the interior and exterior. The only known exterior alteration is the replacement of windows and some doors; there have been no other major alterations to the site or the exterior of the buildings. There have been modifications to the interior of the commercial space with little effect on the exterior. The existing storefronts are thought to be original. The apartment building retains its original masonry exterior with no changes to masonry openings. Original features including the courtyard terrace with apartment entrances, the roof garden, and rear fire escapes all remain. Original wood doors are extant at the primary apartment entrances and some rear entries.

The original horizontal-light metal windows were typical of Modern-era buildings and their replacement with 6/1 units does affect the building's conveyance of its original design however, the original masonry openings are maintained and new replacement units, similar to the original design, are planned as part of the building's rehabilitation. The existing original doors and sidelights with horizontal lights, extant at the primary apartment entrances are also common characteristics of Modern-era buildings.

Remarkably for a sixty-plus year old apartment building, the interior of the complex has undergone only minor alteration. There have been no known changes to the plan configuration of the apartment blocks. The only changes are those made to the commercial area, combining the original three business locations into a single commercial space. The commercial space retains a concrete floor and plaster perimeter walls and ceiling.

The apartment blocks maintain their original plan configuration, entrances/lobbies, stairs and corridors. Original features and finishes are extant in common areas and within the apartments. The known alterations within apartments include replacement of light fixtures, replacement of kitchen cabinets and countertops in some apartment units, and installation of vinyl tile and/or carpet in most apartments.

The building is in fair to good condition with several areas of necessary maintenance and repairs. There is significant damage to plaster walls and ceilings in some locations. Kitchen and bathroom fixtures and some cabinetry are in disrepair and likely in need of total replacement. The former modifications and replacements generally reflect normal wear of materials and fixtures and do not significantly impact historic integrity.

Residential Resources 1870-1957 Wichita, Sedgwick County, Kansas

The Grandview Terrace Apartments are classified as a "Conventional Low-Rise Apartment Building" as defined in the *Residential Resources of Wichita 1870-1957 MPS* and clearly conveys the defining characteristics of the post-World War II Modern apartment buildings. The Grandview complex is not a traditional representative of the *Conventional Low-Rise Apartment Building* property sub-type but meets the general requirements defined in the MPS. The three-story building was constructed in 1949 as a multiple dwelling having 26 apartments within three interconnected building blocks. Each

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apartment had private kitchens and baths, and a single primary public entrance was provided into each building block with no elevator. The building retains its exterior massing, unique configuration, and spartan detailing characteristic of the Modern Movement. Also intact is its original plan configuration of apartments (with varying floor plans) around a central entrance at each building block and significant interior finishes and features reflecting the building's original design and construction. The Grandview Terrace Apartment Building is nominated to the National Register of Historic Places under the *Residential Resources of Wichita 1870-1957* Multiple Property Documentation Form as a representative of the *Conventional Low-Rise Apartment Building* Property Type and a rare example of a post-World War II Modern apartment building.

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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 Development

Architecture

Period of Significance

1949-1950

Significant Dates

1949-1950

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Overend and Boucher, architects

Moreland Construction Co.

Period of Significance (justification)

The period of significance for the Grandview Terrace Apartments is 1949-1950, the building's date of construction.

Criteria Considerations (justification)

none

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Narrative Statement of Significance

Summary

Constructed in 1949-50, the Grandview Terrace Apartments at 1736-1740-1744-1748 N. Hillside Avenue in Wichita is nominated to the National Register of Historic Places under Criterion A as a rare example of a post-World War II, private apartment building in the Fairmount neighborhood in north central Wichita. The aviation industry sustained Wichita not only in the war years but helped it to prosper in the post-war period. With the influx of WWII veterans and increase in job opportunities in aviation, the housing shortage in Wichita that began in 1940 and 1941 continued well into the 1950s.³

Local real-estate women Maud Beech (sister of Beech Aircraft founder) and Marguerite Mollohan took advantage of the unmet demand for modern living. An article in the *Wichita Eagle* in March 1950 hailed the opening of the apartments representing the “last word in ultra-modern living comfort.” The apartment complex included covered off-street parking as well as a beauty salon, pharmacy and restaurant.⁴ The complex was named for its “grand view” of downtown Wichita.

The property is also significant under Criterion C – Architecture as a distinct 1950 Modern building and as a representative of established Wichita architects Overend and Boucher. The Grandview Terrace Apartments reflect the general tenets of the post-World War II Modern apartment building not unlike the federal housing during and after the war.

The apartment building is nominated to the National Register of Historic Places under the *Residential Resources of Wichita, 1870-1957* Multiple Property Listing (Morgan and Hammond, 2007) as a representative of the *Conventional Low-Rise Apartment Building* Property Type. It is significant under Criteria A and C as a rare Modern representative of the Conventional Low-Rise Apartment Building in the Fairmount neighborhood of Wichita.

Elaboration

Air Capital of the World

Wichita was incorporated on July 21, 1870 on two plats of land belonging to Darius Munger and William Greiffenstein; by 1872 the town had a railroad. Initially the town was a destination for Texas cattle heading north and quickly became a regional hub for trade in agricultural products. A real estate boom followed and by 1887 Wichita was ranked third in the country in volume of real estate transactions.⁵ In 1886, Fairmount College was founded. In 1925, the school would become the University of Wichita, the first city college west of the Mississippi.⁶ By 1900, Wichita was the third-largest city in Kansas with more than 24,000 residents.⁷

As the *Residential Resources MPS* explains:

Until 1915 the economy of Wichita depended on agriculture, but that changed when oil was discovered twenty-five miles northeast of Wichita...The El Dorado oilfield would bring in \$65M into Wichita’s economy in the late teens and early 1920s, which provided ready capital for entrepreneurs to invest in other Wichita industries, such as aviation.⁸

Aviation would forever change Wichita into the “Air Capital of the World” – a self-created moniker used to promote the city. It worked. In the depression- ridden 1930s Wichita’s Municipal Airport was one the five busiest in the world.⁹ Before WWII further deepened Wichita’s role in aviation, Wichita University had been graduating aircraft engineers from one of the only aeronautical engineering departments in the United States for more than a decade.¹⁰

While the citizens of Wichita were not spared from the Depression, the industry kept hundreds and later thousands employed. In the early years, the business of aviation was tumultuous. New companies would form and dissolve within days or months. The newness of the industry begged for each new idea to be tested to determine if that material or

³ Kathy Morgan and Barbara Hammond, *Residential Resources of Wichita 1870-1957* National Register Multiple Property Nomination, 2007, E-13 & E-26-27.

⁴ “Northeast Wichita Area Gets Apartment Unit,” *Wichita Eagle*, 12 March 1950, 15.

⁵ *Residential Resources of Wichita MPS*, E-4.

⁶ American Institute of Aeronautics and Astronautics (AIAA): Wichita Section with Jay Price, *Images of America: Wichita’s Legacy of Flight*, Charleston, SC: Arcadia Publishing, 2003, 21. The University would become Wichita State University (WSU) in 1964.

⁷ Population of Cities in Kansas accessed at <http://www.ipsr.ku.edu/ksdata/ksah/population/2pop33.pdf> on 29 July 2015.

⁸ *Residential Resources of Wichita*, E-8.

⁹ Frank Joseph Rowe and Craig Miner, *Borne on the South Wind*, Wichita: Wichita Eagle and Beacon Publishing Co., 1994, 68.

¹⁰ *Wichita’s Legacy of Flight*, 21.

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method would be superior to those being tried by others. It was a race to the top. By 1929 there were six aircraft companies in Wichita worth an estimated \$5.6M and employing 2,500 people.¹¹ Travel Air, a company formed in the 1920s by Walter Beech with Wichita industry pioneers Clyde Cessna, Walter Innes, Bill Snook and Lloyd Stearman, alone produced 1,000 commercial aircraft that year.¹² But all that changed in October when the stock market crashed.

In 1932 only 549 aircraft were produced across the entire aviation industry.¹³ The same year Walter Beech took a great risk; he resigned from Curtiss, the company that had purchased Travel Air, moved back to Wichita and co-founded Beech Aircraft Company with his wife Olive Ann. Beech employed only 10 people, including themselves in 1932. They produced only two aircraft in two years; but by 1938 the company was earning more than \$1M in revenue and had more than 250 employees.¹⁴

Even before the United States entered the war against Hitler, Beech was transitioning away from commercial production. During the war more than ninety percent of all American bombardiers and navigators and fifty percent of the Army's multi-engine pilots learned their skills in a Beechcraft.¹⁵ Beech was not alone. Wichita-based Cessna and Boeing aircraft were vital to the war effort. Cessna produced more than 5,000 "Bobcats" for the Army, Air Force and Navy.¹⁶ Boeing's B-29 "Superfortress" bombers were essential to the destruction of German war production capability. The Boeing Wichita plant employed almost 30,000 and delivered more than 1,400 wartime bombers.¹⁷ As early as 1940 the three major companies had a payroll of \$400,000 a month.¹⁸ Plants doubled and tripled in size and output; the population grew to meet the demand.

The years immediately following the war were a time of flux for the aviation industry. Many of the Wichita aircraft companies that had thrived in the war closed as "peacetime brought cutbacks and uncertainty."¹⁹ As the Cold War dawned, however, Wichita's aviation experienced a resurgence leading to the establishment of McConnell Air Base (1954).²⁰ By 1956 McConnell was the busiest military airport in the U.S.; two years later it became a Strategic Air Command base.²¹ Simultaneously, Boeing rose to be America's largest defense contractor with the production of 63% of B-52s assembled in Wichita from 1956-1962.²² As Craig Miner explains, "Wichita was...over the top in federal installations."²³ The rich got richer and the city boomed with aviation. Manufacturing employment increased 487% between 1940 and 1955; retail sales were up 787%; bank clearings rose 745%. In each case nearly half of the increase came between 1950 and 1955.²⁴

The other result of the Cold War was the advancement of aviation technology required additional scientific knowledge to build modern jet aircraft. In 1950 Walter Beech and Dwayne Wallace of Cessna funded the construction of an air tunnel on the Wichita State campus to enhance the University's ability to graduate high-skilled engineers and further its role as a leading aviation research center.²⁵

While the aviation industry evolved through the following decades with civilian aviation (Lear Jet Co. & Cessna) sometimes absorbing lags in defense spending, aviation's dominance in Wichita's economy did not wane until the next century when the nature of battle changed to meet new threats.

Residential Development

¹¹ Craig Miner, *The Wichita Reader: A Collection of Writing about the Prairie City*, Wichita, KS: Wichita Eagle and Beacon Publishing Co., 1992, 129.

¹² Alain J. Pelletier, *Beech Aircraft and Their Predecessors*, Annapolis, MD: Naval Institute Press, 1995, 13.

¹³ *Ibid.*, 13.

¹⁴ Rowe & Miner, *op. cit.*, 101.

¹⁵ Pelletier, *op. cit.*, 15.

¹⁶ *Wichita's Legacy of Flight*, 61.

¹⁷ *Ibid.*, 62.

¹⁸ Miner, Craig. *Wichita: The Magic City*. Wichita: Wichita-Sedgwick County Historical Museum, 1988, 185.

¹⁹ Rowe, Frank Joseph and Craig Miner, *op cit*, 186.

²⁰ The airbase was established in 1951 as Wichita Air Force Base on the east side of the municipal airport, where pilots were trained on the B-47 bomber. In 1954 the base was re-named McConnell Air Force Base. *Wichita's Legacy of Flight*, 94.

²¹ *Wichita's Legacy of Flight*, 80.

²² *Ibid.*, 94.

²³ Miner, Craig. *Wichita: The Magic City*, 193.

²⁴ *Ibid.*, 193.

²⁵ Jay Price and Keith Wondra, *Wichita 1930-2000*, Charleston, SC: Arcadia, 2013, 54 and AIAA, Wichita Section, *Images of America: Wichita's Legacy of Flight*, 60.

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The Grandview Terrace Apartments, constructed in 1949, are a rare example of post-World War II private apartment development. With self-sufficient units, off-street parking, and commercial amenities on site, the apartment complex provided professionals with a modern alternative to the single-family homes emerging in residential suburbs throughout the city. Located in central Wichita's northeast region, the Grandview Apartment building is distinct in style and scale compared to apartments and homes in the surrounding neighborhood.

The *Residential Resources of Wichita 1870-1957* National Register Multiple Property Submission (MPS)²⁶ traces the city's housing and neighborhood development. *Figure 5* illustrates Wichita's growth by decade, indicating that the area along N. Hillside (east side to 17th Street) was first annexed into the city limits in the 1910s; the blocks between 17th and 21st were annexed in the 1920s, and N. Hillside, north of 21st was brought into the city limits in the 1950s.

The early neighborhood development in Wichita's central northeast region generally occurred west of Hillside. In 1927, a new school -Francis Willard Elementary- was built in the 1800 block of N. Chautauqua, to serve the growing neighborhood (three blocks NE of the apartment site).²⁷ The area east of 17th and N. Hillside where the Grandview Terrace Apartments would be built in 1949 is known as Fairmount, named for Fairmount College, the predecessor to Wichita State University.

Founded in 1887 by the pastor of the Plymouth Congregational Church in Wichita, Fairmount College was to be a school for young women in the fashion of Holyoke College in Massachusetts. After setbacks resulting from Wichita's financial crash in the late 1880s, the school reorganized and opened as an academy in 1895 (becoming Fairmount College in 1897). The church and college remain a prominent presence in the area known as Fairmount Hill. Fairmount College became the Municipal University of Wichita in 1926 and Wichita State University in 1964. The Fairmount Congregational Church was built at 16th and Fairmount in 1897, with the existing church at that location in 1911 (replacing the first church that had been moved onto the site).²⁸ The Congregational Church and two related residences in the area are listed on the National Register of Historic Places.

Like most cities, Wichita's residential development expanded along transportation lines, first the trolley and streetcar lines, and later the automobile. Trolley service, began in Wichita in 1881 and the last electric trolley was retired in 1935. The original trolley lines connected Fairmount College to the rest of the city. Public transit influenced the location of early apartment buildings, as well as residential neighborhoods. The automobile replaced the streetcar encouraging "suburban" developments branching further out from downtown in all directions. The period between the end of World War I and the start of the Great Depression was a boom not unlike the 1880s in Wichita. The burgeoning oil and airline industries created an increasing demand for housing throughout the city. Local developers and contractors responded to the need by investing in the construction of family apartment buildings as well as in single-family homes. By 1927 there were 91 apartments buildings listed in the Wichita City Directory, a number that increased nearly three-fold by 1947.²⁹

Although the Fairmount College was established in the 1880s, development of the neighborhood south and east of the college was slow to follow. The 1914 Sanborn Fire Insurance Map illustrates that only five single-family homes were located in the block bounded by 16th and 17th Streets, between Hillside and Holyoake, all fronting Holyoke. There were no buildings extant on the east side of the 1700 block of N. Hillside in 1914. The area north of 17th and Hillside emerged as a small industrial center during and following the World War I. There were at least three aircraft companies located on North Hillside (2300-2700 blocks) north of the Grandview site in the 1920s.

After Fairmount College became the Municipal University in 1925, some commercial and residential development occurred in the neighborhood south of the college. By 1935, several free-standing businesses were located around 17th and Fairmount, two blocks east of the Grandview site. The Fairmount Apartments (National Register listed 2009) was built at 16th and Fairmount and a small apartment building had been constructed at the southeast corner of 17th and N. Hillside, fronting 17th Street. A single-family home had also been built at the southeast corner of the block at 17th and N. Hillside. The balance of the east side of the 1700 block of N. Hillside remained vacant in 1935.

²⁶ Morgan and Hammond, *op. cit.*

²⁵ This area was impacted by construction of the Canal Route (I-35) and the residential neighborhood declined. Willard Elementary closed in 1970; the building however, remains in use as Metro-Boulevard Alternative High School.

²⁸ Morgan, Hammond, and Platt, *Fairmount Congregational Church* National Register Nomination, 2005.

²⁹ *Residential Resources of Wichita MPS*, E-37.

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With war on the horizon in 1939-1941, the city began to experience a shortage of housing as it had never seen before – due mainly to the fact that Wichita's success in the aircraft industry.³⁰ The aviation industry sustained the city not only in the war years but helped it to prosper in the post-war years. With the influx of WWII veterans and a steadily increasing number of job opportunities in aviation, the housing shortage in Wichita that began in 1940 and 1941 continued well into the 1950s.³¹

The post-war building boom of 1946-1947 in Wichita surpassed all previous years in numbers of building permits issued; the previous high occurring in 1929. By 1949 the city had annexed still more farmland in northeast and southeast Wichita that rapidly filled with rows of middle-income houses. Small commercial centers began to spring up among them, serving those outlying suburbs more conveniently than the central business district downtown.³²

North central Wichita was no different. The 1950 Sanborn Map illustrates significant development in the Fairmount neighborhood, largely related to the university (renamed Wichita State University in 1964). In addition to the Grandview apartments, an apartment building had been built at 16th and Fairmount, next to the Fairmount Apartments and fraternity and sororities occupied houses in the area. Additionally, there were new single-family homes and several small, multi-unit dwellings in the 1700 blocks between Hillside and Fairmount.

While the Grandview Terrace Apartments, completed in 1950, was not directly related to the university or Wichita's post-war aviation industry, the housing shortage that continued as a result of the city's economic growth provided an unmet demand for modern apartment living. The Grandview apartments reflect the general tenets of modern-style apartment buildings not unlike the federal housing during and after the war.

Grandview Terrace: A 1950 Modern Apartment Building

The Grandview apartment complex is architecturally significant as a post-World War II apartment building representative of the Modern Movement in architecture. The building reflects a transitional period in Wichita. The years immediately following the war were a unique time pre-dating urban renewal and the technological changes that forever changed the design of multi-family housing in the 1950s and 1960s. Except for federally-supported war housing, construction had all but ceased by the mid-1930s and the nationwide post-war boom spurred in large part by the GI Bill, did not start in earnest until the early 1950s. Constructed in 1949-50, the Grandview Terrace Apartments were built in a time in which rationing had ended and people were beginning to return to their civilian-focused lives; a cautious time economically and aesthetically.

The Modern Movement in architecture has no clear beginning but rather slowly developed from ideas rooted in the eighteenth century. While it is widely recognized as a twentieth-century phenomenon, the idea of Modern architecture, in contrast to a revived style from some earlier period, had been in existence for decades. The Industrial Revolution was a major force in modern architecture by supplying new methods of construction that allowed new forms. The style emphasized a process and introduced function as a design criterion. Modern architecture, in its simplest form, was based on the practical use of materials, the principles of function, and the rejection of historic precedent and specifically, the use of ornament.³³

The first Modern designs date to the 1920s. Art Deco was a style that consciously strove for modernity and was the first widely popular style in the United States to break with the revivalist tradition.³⁴ The International or Streamline style replaced Art Deco in the popularity in the 1930s and then the Great Depression and World War II stunted any architectural development outside of federally-funded works programs and war-related building. The concept of modernism gained wide popularity in the period after World War II. During that time, many true modernists rejected the Art Deco, Art Moderne and Streamline styles for their use of traditional architectural values and use of ornamentation albeit geometric in form.

³⁰ While the United States was not at war until December 1941, orders for planes from the U.S. and allied governments were pouring in as Hitler's army marched across Europe in 1939-1940. Business was booming long before Pearl Harbor was attacked.

³¹ *Residential Resources of Wichita MPS*, E-13 & E-26-27.

³² *Ibid.*, E-29.

³³ William J.R. Curtis, *Modern Architecture Since 1900*, (Englewood Cliffs, New Jersey: Prentice-Hall, Inc., 1982, 14-30.

³⁴ Historic American Buildings Survey and National Trust for Historic Preservation, *What Style is it? A Guide to American Architecture*, (New York: John Wiley and Sons, 1983) 88.

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According to Midwest architectural historian George Ehrlich, following the lull in private construction due to the Great Depression and World War II, there was a pent-up desire to design and construct new buildings that reflected the optimism of a new era. Ehrlich notes that, in most Midwestern cities, "there was no sweeping surge of innovation" after the war, but instead a "cautious movement toward an increased modernism in architecture" that was generally acceptable to a conservative clientele.³⁵

A primary influence in the design of post-WWII housing was the Federal Housing Administration. The federally-funded homes during and after the war were simplistic in form with little ornamentation. Even after the war, FHA guidelines for the design of multi-family housing backed by federal mortgages reinforced a conservative approach to modern design. The guidelines did not dictate any particular architectural style, but clearly embraced the tenets of the Modern Movement, requiring simple designs avoiding excess ornamentation or a "startling use of materials."³⁶

Advances in building technology were important factors in the re-emergence the Modern Movement in architecture after the war. High-rise office buildings such as downtown Wichita's KG & E Building and Union Center were the most impressive symbol of architectural modernism in the late 1940s and early 1950s; however the design of multi-unit residential architecture followed the same pattern clearly reflecting a break from the designs of the early twentieth century.³⁷ The Grandview Terrace Apartments pre-date the stereotypical "Modern" structures constructed of reinforced concrete or steel however; Ehrlich describes post-war apartment buildings as early representatives of the Modern Movement. Particularly true of apartments, buildings erected in the immediate post war period were "geometrically neat, clean cut, and virtually free of ornament." Patterned brickwork laid in simple bold patterns coupled with a strict overall emphasis on geometric planes with sharply delineated openings and edges created a formal balanced horizontality, verticality, or contrasting vertical and horizontal emphasis.³⁸

A good representative of the post-WWII Modern Movement in architecture, the Grandview Terrace Apartments are distinguished from their early twentieth-century predecessors by their siting, blond brick exterior, horizontal massing, and subtle articulation of form. Specific distinguishing characteristics include the angled site juxtaposition, the red brick vertical entry tower contrasting with the complex's horizontal form, the understated building entrances, the style of the original windows and doors with horizontal lights, and the subtle brick rowlocks that form horizontal bands defining each floor on the brick facades. Void of any ornamentation, these subtle details are the only articulation of the building facades.

In addition to their Modern architectural style, the design/layout of the apartments themselves reflected modern trends in apartment design. The Grandview Terrace Apartments are classified as a "Low-Rise Walk-Up" Apartment Building containing self-sufficient units with private kitchens and baths. Such apartment buildings are usually two to four stories in height and often arranged in larger blocks of conjoined buildings or identical buildings sitting in a row. The apartment style typically has a single public entry but may have secondary entrances. The buildings typically have an entry vestibule but not a lobby and do not have an elevator. The Grandview apartments clearly exhibit the characteristics of this apartment type each block having a single public entry with a small lobby housing an open stairway that provides "walk-up" access to the apartments on each floor. The apartments are simplistic in form with a functional layout including a flexible and spacious living room, small kitchen, bedrooms and bath. Typical of modern apartment layouts, most of the apartments incorporate a small dining alcove in the living room in lieu of functionally-limited spaces such as a separate dining room.

Garages were a feature of private homes often missing in the early twentieth-century apartment buildings. Guided by functional demands, the Grandview apartments were designed and constructed with detached carports that provided on-site covered parking for apartment tenants.

An article in the *Wichita Eagle* in March 1950 hailed the opening of the apartments representing the "last word in ultra-modern living comfort." The apartment complex included covered off-street parking as well as a beauty salon, pharmacy

³⁵ Sally F. Schwenk, *Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri* National Register of Historic Places Multiple Property Documentation Form, 2007, E-37, 40 (quoting George Ehrlich, *Kansas City, Missouri: An Architectural History, 1826-1990*. Rev Ed. (Columbia, MO: University of Columbia Press, 1992) 121.

³⁶ Ibid., E-41-42.

³⁷ Ibid, E-38.

³⁸ Ehrlich, 116.

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and restaurant. Owners Maud Beech and Marguerite Mollohan described their businesses as “A filling station for human beings” providing for a residents’ every need.³⁹

In addition to 26 apartments, the building included three commercial tenants – Hawk Pharmacy, Grandview Grill, and the Dressing Table Beauty Salon at the time of its opening. Roy Hawk opened his first drug store in Wichita in 1947 and was eager to open a second location when the space became available in the Grandview apartments. Hawk was known for his attention to detail in every aspect of his stores from the modern exterior to the color scheme and lighting used inside the store.⁴⁰ The druggist advertisements proclaimed, “*For complete fountain and prescription service, conveniently located... Shoppers enjoy stopping at HAWK PHARMACY.*” A pharmacist was on duty from 7 AM to 11PM each day. Hawk opened the Grandview location at 1754 Hillside in 1950; and remained there through the mid-1960s. The Grandview Grill had the shortest run of all the businesses, lasting four years at the Hillside location. The restaurant, run by Maud Beech’s sister Connie, seated 60 and catered events. The Dressing Table Beauty Salon, run by Agnes Davis, was another longtime Grandview tenant. The four-chair beauty shop, specializing in hair and skin treatments, closed in the late 1950s. By 1958 architect Marvin Latimer had moved into 1748½ Hillside.

Early Grandview tenants included a wide range of professionals including a few in the aviation industry and military, but many others such as presidents of an investment and a jewelry company, Head of Section at the IRS, sales managers and a manufacturing agent to name a few.⁴¹ There were some exceptions to the young married couples and single professionals. Beulah Giwosky, Marguerite Mollohan’s mother was the longest continual resident of the Grandview apartments. She lived there from the opening in 1950 until at least 1963.⁴² Connie Beech, Maud’s sister who ran the Grandview Grill, also lived in the apartments in the early years.⁴³

Maud Beech and Marguerite Mollohan

After careers in other fields, Maud Beech and Marguerite Mollohan went into the real estate business together in the late 1940s, forming Mollohan and Beech, as well as Grandview Inc. Mollohan was a Wichita native, while Beech only moved to town in 1940. The Grandview Terrace Apartments was their first major collaboration.

Harriet Maud Beech was born in Pulaski, Tennessee on October 16, 1894, to Cornelius and Tommy Hay Beech. Maud had four brothers and one sister. The Beech family moved to Florida while the children were young. Maude Beech began her career in Tampa where she took a job at the age of 26 as an agent for Equitable Life Insurance Co. Her brother, Walter Herschel Beech (1891-1950), had been interested in flight since he was very young, volunteered and served with the Army Air Corps during World War I. After the war Walter moved to Wichita to work for the Laird Company. In 1924 he partnered with Wichita industry pioneers to found Travel Air.⁴⁴

Maud worked in the insurance industry in Florida, gaining employment with Prudential Life Insurance Company in 1923.⁴⁵ During 1940 the family – Maud, her parents Cornelius and Tommy, and sister Connie move to Wichita to join the two brothers. It is not certain exactly why the family moved, but several factors likely influenced the decision including the likelihood of war; the age and health of her parents, especially her father; as well as Walter’s health (he had contracted encephalitis and reportedly spent most of 1940 bedridden).⁴⁶ The family bought a house at 308 N. Pinecrest and moved in together. Cornelius Beech died in December 1941; Tommy Beech continues to live with Maud until her death in 1949. Maud lived in the house on Pinecrest for the rest of her life.⁴⁷

Maud continued her work as an insurance agent for Prudential at least through 1954 according to Wichita city directories. In 1955 Maud was listed as the Manager of Grandview Inc. By 1957 the firm “Mollohan and Beech” was listed. In her

³⁹ *Wichita Eagle*, 12 March 1950, 15.

⁴⁰ *Midwestern Druggist*, (1947) vol. 23, 20, accessed on Google Books on 10 Aug 2015.

⁴¹ Ancestry.com. *U.S. City Directories, 1821-1989* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011, accessed on 19 July 2015.

⁴² *Ibid.*,

⁴³ *The Wichita Eagle*, 12 March 1950, 15.

⁴⁴ Rowe & Miner, *op. cit.*, 108.

⁴⁵ Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc., 2012.

⁴⁶ Deborah G. Douglas, *United States Women in Aviation 1940-1985*, Washington: Smithsonian Institute Press, 1991, 59 and the National Aviation Hall of Fame, “Olive Ann Beech,” at <http://www.nationalaviation.org/beech-olive/>.

⁴⁷ “Final Rite Arranged for Maud Beech,” *The Wichita Eagle*, 15 May 1972, 3B.

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obituary in 1972, Maud is said to have been president of Grandview Inc. and secretary-treasurer of Wichita Rentals, Realty Service Inc. and Northeast Investment Co.; all of which were likely collaborations with Marguerite Mollohan.⁴⁸

Esther Marguerite Giwosky was born in Wichita on September 21, 1902, to John Samuel and Beulah Violette Dungee Giwosky. J.S. Giwosky had immigrated to Kansas from Russia in 1885 and moved to Wichita in 1887 with his parents. Before his daughter's birth Giwosky was working as a tailor, but in 1905 he decided to open his own dry cleaning business. Giwosky, founded and managed the People's Cleaning and Laundry Company (later called Wichita Dye Works) located at 211 S. Lawrence, a company considered the largest dry cleaning plant in Kansas in 1919, valued at \$50,000.⁴⁹ When he decided to sell the building at 211 Lawrence Street in 1922, he traded it to a developer for 68 lots spread across Wichita and went into the real estate business.⁵⁰

Marguerite, known as Molly, left Wichita in the fall of 1919 to attend Kansas University. In February 1923 she married Wichita native Robert Mollohan and they moved to Long Beach, CA where Robert was working. The marriage produced one daughter, Constance, but did not last long. Molly was back in Wichita living with her parents by 1925 according to the Kansas state census.⁵¹

The 1939 and 1940 Wichita city directories list Mollohan as the secretary-treasurer of United Laundry while the 1940 census showed she owned her own home valued at \$10,000.⁵² Soon however, the war would change everyone's lives and as with all Americans, most Wichita's residents would be working in the war industry. In 1943, Molly went to work for Beech Aircraft. In 1946 she was Supervisor of Records.⁵³ It is very likely that she worked closely with Walter and Olive Ann Beech. Even though Beech Airline Corp. was making millions of dollars in the war years, it did not have a large management team. Olive Ann was making most of the day-to-day business decisions as Walter's health declined through the 1940s.⁵⁴

As the war ended and the economy returned to civilian focus, Mollohan began selling insurance for Kansas City Life Insurance in 1949. She was listed as an insurance agent for the Kansas City company through 1951. In 1952 the Wichita city directory lists Marguerite Mollohan as a real estate agent for the first time; a vocation she kept for the rest of her life.⁵⁵

It is not clear precisely when Molly and Maud met as there were several ways in which their paths were likely to have crossed; whether while Molly was working for Maud's brother during the war, or later as Molly began selling insurance, Maud's lifetime vocation; or due to the fact that both attended and financially supported St. Alban's Episcopal Church in Wichita. Any and all could have occurred. What is clear is that they became business partners and long-time friends. Upon Maud's death in 1972, Molly made a donation to Maud's favorite cause, the St. John's Military School for Boys in Salina.⁵⁶

Both Maud Beech and Molly Mollohan exerted considerable, yet understated, influence in the community. Both directly inspired others around them. Maud encouraged friends and relatives to donate to her causes, specifically her church and St. John's Military School, an Episcopal boys' school in Salina, KS. Maud's sister, Constance left one fourth of her estate to the school. Maud had met the president of the school, Keith Druckers, when she went to enroll her nephew Bill Beech at St. John's and was impressed. Druckers later rented an apartment from Maud for seven summers while he got a

⁴⁸ *The Wichita Eagle*, 15 May 1972, 3B.

⁴⁹ *Cleaning and Dyeing World*, Volume 6, January 1919, 31 accessed on Google Books at and Kansas Magazine 1911 (Volume 5), pg. 330, accessed at Mocado.com on 28 July 2015.

⁵⁰ "Smyth Brothers Contract to Buy the Giwosky Building," *The Wichita Beacon*, 19 Dec 1922, 9 accessed at Newspapers.com on 27 July 2015.

⁵¹ Ancestry.com. *Kansas State Census Collection, 1855-1925* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2009 and Ancestry.com. *1940 United States Federal Census, op. cit.*, accessed on 19 July 2015.

⁵² Ancestry.com. *U.S. City Directories, 1821-1989* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011, accessed on 19 July 2015. It is unclear whether United Laundry had any family connection. Given J.S. Giwosky's early vocation it is possible that United Laundry was a family business or is somehow related to the dry cleaning business owned by the family twenty years earlier.

⁵³ Ancestry.com. *U.S. City Directories, op. cit.*, accessed on 19 July 2015.

⁵⁴ According to several sources Walter Beech became ill in 1940 and was incapacitated for most of that year. She and Walter were a team and managed the company together until his unexpected death in 1950. See Wichita State University Special Collection, *Olive Ann and Walter H. Beech: Partners in Aviation*, accessed on 11 Aug 2015 at <http://specialcollections.wichita.edu/exhibits/beeceh/exhibita.html>.

⁵⁵ Ancestry.com. *U.S. City Directories, op. cit.*, accessed on 19 July 2015.

⁵⁶ "Drapes Given as Memorial," *The Salina Journal*, 16 May 1975, 17, accessed on Newspapers.com on 12 July 2015.

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degree at Wichita State University.⁵⁷ It is not certain that Druckers lived in the Grandview Apartments, but given its proximity to WSU, it is likely.

Molly Mollohan often shared her business acumen with others, to the benefit of the community. In the 1950s and 60s, Mollohan owned, rented and managed several buildings in Wichita. She was a shrewd businesswoman and kept up with market trends. When she had complaints from neighbors about the tavern in one of her rental buildings, she decided she needed a more family-friendly tenant. She asked two college students she knew if they would like to open a restaurant. She explained that she had read in the *Saturday Evening Post* that pizza was the new thing and she believed it would be popular. The two young men were brothers who knew nothing of pizza, but decided to give it a try; and thus, Pizza Hut was born.⁵⁸

The Architects and Builder

Property owners Maud Beech and Marguerite Mollohan hired established Wichita architects Overend and Boucher to design and Moreland Construction Company to build the Grandview Terrace Apartments. A building permit was issued in May 1949 for the 26-unit complex with construction costs estimated at \$175,000.⁵⁹

Cecil Francis Boucher (1890-1967) and Harrison George Overend (1891-1957) were established local architects by this time. The two are perhaps best known for their early partnership with fellow University of Illinois School of Architecture graduate Lorentz Schmidt. Harrison George Overend was born in Edelstein, Illinois on August 13, 1890. After graduating from the University of Illinois in 1917, Overend served as an Army Captain in World War I. He began practicing architecture in Wichita after eighteen months of military service. Cecil Francis Boucher was born on June 8, 1890 in New Mexico. Like Overend, he received his architecture degree from Illinois. Boucher joined Lorentz Schmidt's firm in 1917, followed by Overend in 1919. The firm was renamed the "Lorentz Schmidt and Company" in January 1920, when Boucher was named vice president.⁶⁰ In 1925, Lorentz Schmidt reorganized again adding the two architects to the masthead.⁶¹ The firm Schmidt, Overend and Boucher designed a number of well-known Wichita buildings including the Elks Club (1925), the Brown Building (1926), Immanuel Lutheran Church (1929), Hillcrest Apartments (1927), Ellis-Singleton Building (1929) Stearman Aircraft Hangar (1929), the J. Arch Butts Packard Dealership (1930), Etchen Studebaker Dealership (1930), and Raney Davis Grocery Co. (1930), the Allis Hotel (1929) and the Twentieth Century Club (1931), and several Wichita schools including the Edmund E. Stanley (1930), Laura V. Gardiner (1924), and Meridian (1924) Elementary Schools; as well as the Science Hall at WSU.⁶²

Overend and Boucher separated from Schmidt in 1933, forming their own firm. Overend remained at the helm of Overend and Boucher until his death in April 1957.⁶³ Boucher died in San Mateo, California in 1969.⁶⁴ Projects of this partnership included the Washington County Courthouse (1934), Lincoln Park Bathhouse (1935), the Kearney County Courthouse (1939), the Hamilton County Courthouse (1937), Kellogg Elementary School (1941), St. Joseph Hospital (1944), renovations for the Elks Club (1946), Knightly Garage (1949), Mundinger Hall at St. John's School in Winfield (1953), and Union Center (1956).⁶⁵

Builder E.W. Moreland took over the Armagost and Son Construction Company in the mid-1940s after partnering with Armagost for several years. According to the *Wichita Residential Resources* MPS:

Oscar Walter (O.W.) Armagost (1873-1961) was born in Charles City, Iowa on April 10, 1873. He began as an apprentice carpenter at the age of 15 in the construction of barns, houses and other farm buildings. He built hotels, schools and a Carnegie Library in Waterloo before coming to Wichita. He came to Wichita in 1921 and started the Armagost and Son Construction Company. In addition to residences, Armagost built the Steffen Ice Cream building,

⁵⁷ "Arizona Woman Leaves \$340,000 to School," *The Salina Journal*, 1 Oct 1991, 3, accessed on Newspapers.com on 12 July 2015.

⁵⁸ "Brothers Built Pizza Hut Empire," *The Leavenworth Times*, 10 Apr 1977, 22 and "Original Pizza Hut," on Wichita State University Building Tour at http://www.wichita.edu/thisis/buildingtour/?tour_sysid=47.

⁵⁹ City of Wichita Planning Department Building Permit Files and "Permit Issued For \$175,000 26-Unit Flat," *The Wichita Eagle* 6 May 1949, 5.

⁶⁰ "Architect Takes Employees in Firm," *The Wichita Daily Eagle*, 4 Jan 1920, 6, accessed on Newspapers.com on 16 July 2015. The article alludes to the fact that some of the employees have been working with Schmidt "for some time."

⁶¹ Ancestry.com. *U.S. City Directories*, op. cit., accessed on 19 July 2015.

⁶² Kansas Historic Resource Inventory database accessed at <http://kansasgis.org> 7 August 2015, and Tihen notes accessed at http://specialcollections.wichita.edu/collections/local_history/tihen/pdf/People&Places/Schmitz_Boucher_Overend.PDF on 19 July 2015.

⁶³ Findagrave.com accessed on 30 July 2015.

⁶⁴ Davis, Christy, *Kellogg School NR Nomination (built 1941)*, *Dodlinger & Sons, Contractors*, 6 Aug 2010.

⁶⁵ Kansas Historic Resource Inventory database accessed at <http://kansasgis.org> 7 August 2015.

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John Marshall Intermediate School, Lincoln Elementary School and the Immanuel Lutheran Church. He retired in 1945 and E. W. Moreland took over the business and changed the name to Moreland Construction Company.⁶⁶

According to his WWI draft registration card, Elmer W. Moreland was born in Diller, Nebraska on November 5, 1896.⁶⁷ At the age of 23, he was married and working as a carpenter in Dodge City, Kansas.⁶⁸ By 1930, he had a small carpentry shop in Tampa, Kansas and in 1938 Moreland had moved his family to Wichita.⁶⁹ The 1940 census lists Moreland as a builder working as a foreman in an unnamed construction company, likely Armagost and Son. The 1941 Wichita City Directory lists the name of Moreland's business as the Armagost and Moreland Construction Company.⁷⁰

Upon Armagost's retirement an article in the *Wichita Eagle* stated that the firm had constructed the Beech Aircraft Company expansion.⁷¹ The Beech construction was likely the significant expansion undertaken in 1941 to address the company's wartime commitment to the government for \$82M worth of planes and related equipment.⁷² Moreland also built the Ferguson Olander Ford building in 1946. Moreland Construction Company was in business in Wichita into the 1960s.⁷³ Moreland died in October 1967.⁷⁴

⁶⁶ *Residential Resources of Wichita MPS*, E-49.

⁶⁷ Ancestry.com. *U.S., World War I Draft Registration Cards, 1917-1918* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc., 2005.

⁶⁸ Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc., 2010 accessed on 29 July 2015.

⁶⁹ Ancestry.com. *1930 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc., 2002.

⁷⁰ Ancestry.com. *U.S. City Directories, op.cit.*, accessed on 29 July 2015.

⁷¹ *The Wichita Eagle*, Sunday, December 16, 1945, 12

http://specialcollections.wichita.edu/collections/local_history/tihen/pdf/eagle/Eag1945.pdf

⁷² Pelletier, *op. cit.* 15.

⁷³ Ancestry.com. *U.S. City Directories, op. cit.*, accessed on 29 July 2015.

⁷⁴ Findagrave.com, accessed on 29 July 2015.

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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): _____ na _____

Grandview Terrace Apartments
Name of Property

Sedgwick County, Kansas
County and State

10. Geographical Data

Acreeage 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	<u>37.714948</u>	<u>-97.298784</u>	3	_____	_____
	Latitude:	Longitude:		Latitude:	Longitude:
2	_____	_____	4	_____	_____
	Latitude:	Longitude:		Latitude:	Longitude:

Verbal Boundary Description (describe the boundaries of the property)
Lots 12-14-16-18 Hillside Avenue, Fairmount Addition, Wichita, Sedgwick County, Kansas

Boundary Justification (explain why the boundaries were selected)
The legal description above reflects the site on which the building was constructed in 1950 and continues to reflect the current site boundary.

11. Form Prepared By

name/title Brenda R. Spencer, with Michelle Spencer
organization Spencer Preservation date 12 August 2015
street & number 10150 Onaga Road telephone 785-456-9857
city or town Wamego state KS zip code 66547
e-mail Brenda@spencerpreservation.com

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

name Brock Oaks, The Grandview Apartments, LLC
street & number 8020 E. Central Avenue, Suite 150 telephone 316-708-0033
city or town Wichita state KS zip 67206

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.

Grandview Terrace Apartments
Name of Property

Sedgwick County, Kansas
County and State

Additional Documentation

Submit the following items with the completed form:

Photographs

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

Photograph Log

Name of Property: Grandview Terrace Apartments

City or Vicinity: Wichita

County: Sedgwick State: Kansas

Photographer: Brenda R. Spencer

Date

Photographed: March 25, 2013

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

#	Direction	Description
1	E	Front/west facade from Hillside Avenue
2	E	South facade, looking east
3	N	West/rear facade of 1740 block
4	N	Roof top terrace" at west end of 1744 block
5	N	Looking N in rear parking area with original carports on west and east
6	N	Looking N along sidewalk at commercial storefronts on west facade of 1744 block (commercial space addressed at 1748)
7	E	Commercial storefront at ground floor of west facade, 1744 block
8	SW	Entry vestibule at commercial space
9	E	North side of commercial space
10	E	South/center portion of commercial space
11	E	Courtyard Terrace at west side of site, framed by 1744(L), 1740 (center), and 1736 with entry to first floor apartment on right
12	E	Replacement windows (typical)
13	S	Terrace entrance to 1736
14	E	Corner terrace entry to 1740
15	N	Terrace Entry to 1744
16	S	Interior view of terrace entry at 1744 with original doors and mailboxes
17	E	Original door hardware at terrace entry to 1740
18	NE	Stairway in lobby off terrace entrance to 1744
19	NW	Typical apartment entrance – third floor 1744
20	E	Original apartment numbers extant at a few apartment entry doors (1740)
21	SE	Typical apartment living room
22	S	One of a few extant original built-in kitchen counter/appliance units
23	E	Typical kitchen with former replacement counter and cabinets
24	N	Typical kitchen with later replacement counter and cabinets
25	E	Typical bedroom with built-in closets and original paneled doors extant
26	N	Typical bathroom with ceramic tile wainscoting and mixture of original and replacement fixtures

Figures

Historic photo and article at building opening, Wichita Eagle, 12 March 1950 page 15
Original drawings/blueprints by architects Overend and Boucher (obtained from building owner)
Site plans from Google Maps and Bing Maps, accessed online 30 July 2015

Grandview Terrace Apartments
Name of Property

Sedgwick County, Kansas
County and State

ADDITIONAL DOCUMENTATION

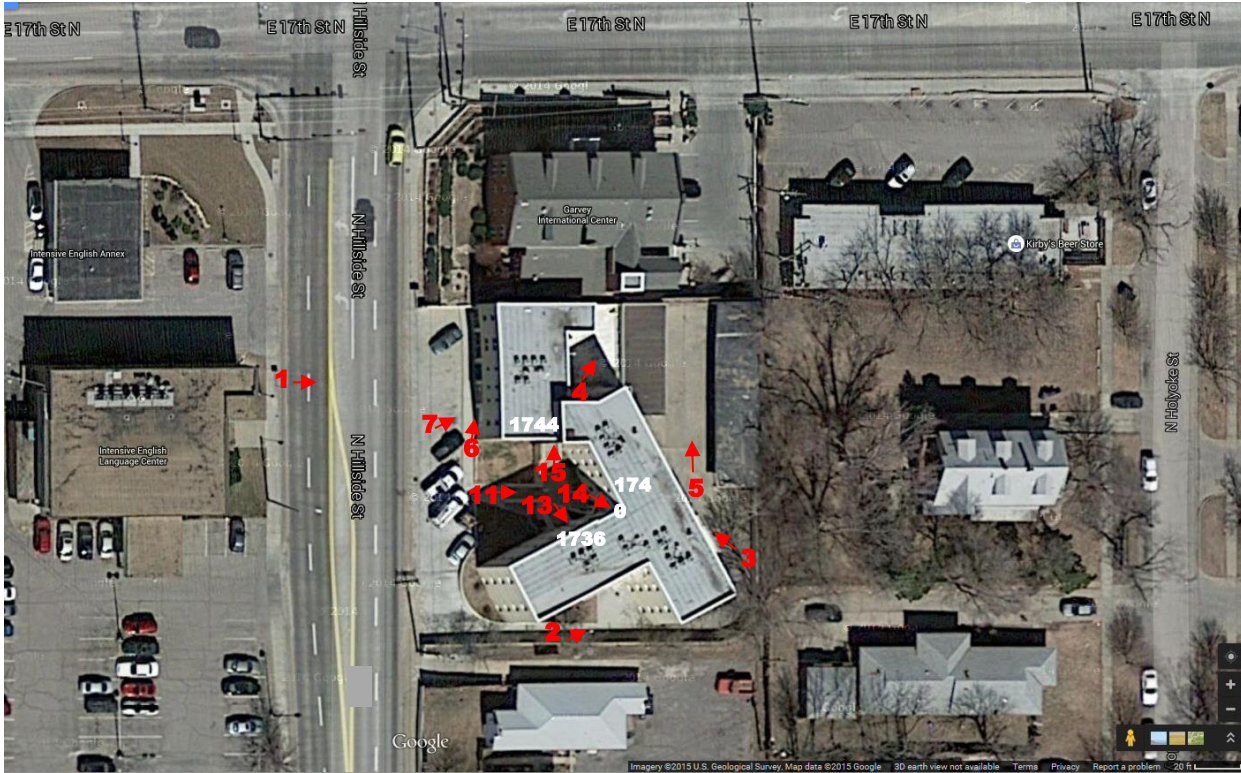


PHOTO KEY

Aerial Photo from Google Maps used as base plan

Grandview Terrace Apartments
Name of Property

Sedgwick County, Kansas
County and State

HISTORIC VIEWS

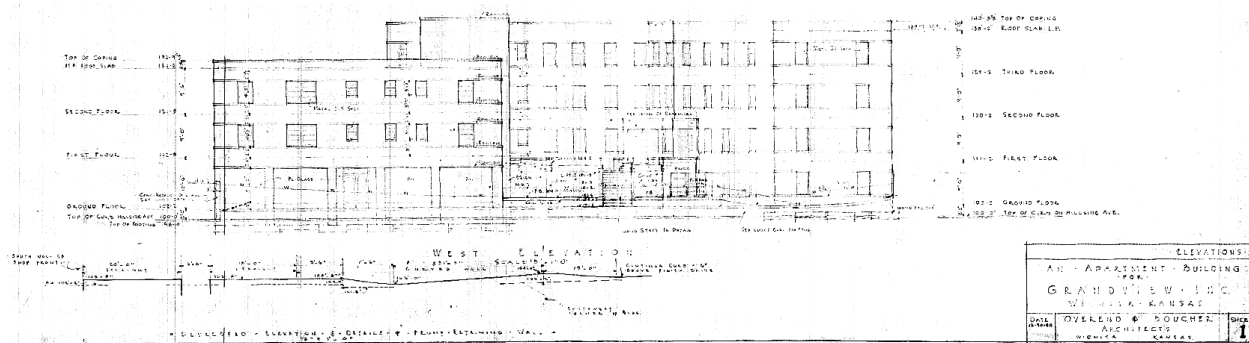



Figure 3 - An Apartment Building for Grandview, Inc. -Overend & Boucher Architects, Wichita, KS. 12-30-1948

Grandview Terrace Apartments
Name of Property

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County and State

Northeast Wichita Area Gets Apartment Unit



1736-1740-1744 NORTH HILLSIDE

Sunday March 12th

11 A. M. Till 6 P. M.

*Y*OU are cordially invited to attend our
FORMAL OPENING of the Beautiful
Grandview Terrace Apartments. They
are the last word in ultra-modern living comfort.

GRANDVIEW GRILL



- Soups
- Steaks
- Fresh
- Strip
- Oysters
- Fried
- Chicken
- Roasts
- and
- Dishes

ENTREES

Choice Oysters or Honey Mustard Steak
Specialty Dinner Served

Autumn Filet with Eggs and Raisins
Your Favorite Beef Filet Dinner
Prime Roast Tender Lamb Filet
Royal Potatoes with Spring Chicken
Chef's Special with Vegetables Chicken
Fruit and Salad Buffet
Chef's Special

- Cuban Sandwich
- Assorted Pastries
- Home-made
- Pastrami
- Pastrami
- Sausage

DIAL 62-9471 DIAL

HAWKS PHARMACY NO. 2



Complete
PRESCRIPTION
Department
Registered Pharmacists
on Duty
9 a. m. to 11 p. m.
All Prescriptions Filled
Duplicate Filled at
No. 1 Store
for 25 Heavy Service

Fast Service - Best of Accuracy
Sulfas - Antibiotics - Vitamins - Tablets - Syringes



Armstrong
ICE CREAM
1 Pt. Free
With Each
\$1.00 Purchase

- Flourish for the Ladies
- Fancy for the Kiddies
- Tasty Cosmetic Close-out 1/2 Off

DIAL 62-4526 DIAL

DRESSING TABLE BEAUTY SALON



Hair Styling
to Your Beauty Advantage

- Agnes Davis
- Sue McCann
- Jean Strubelick
- Hazel Padden
- Permanent
- Hair Styling
- Skin Treatment
- Manicuring

DIAL 62-1431 DIAL

Barstead Construction Co., Inc.
128 South 10th

Continental Chevrolet
1000 S. Kansas

MAYNARD DONUTS
1717 S. Kansas

CHICKEN ACRES
240 South Kansas - 2nd Floor

FARRIS ELECTRIC CO.
Wiring, Plumbing and Heating
202 East Ontario

Head-George Plaster Works
Manufacturers of Gypsum Wall, Plaster, Fibrous
208 S. Kansas

Earl J. Seabrook Co.
1110 S. Kansas

Wallpaper Plaster Co., Inc.
202 East Ontario

Shelby Electric Co.
101 South Main

Colman Office Supply
202 South Main

Super Upholstering Shop
Corner 10th Street and 10th St.

Figure 4 - Article of Building Opening – The Wichita Eagle, 12 March 1950, page 15

Grandview Terrace Apartments
Name of Property

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MAPS

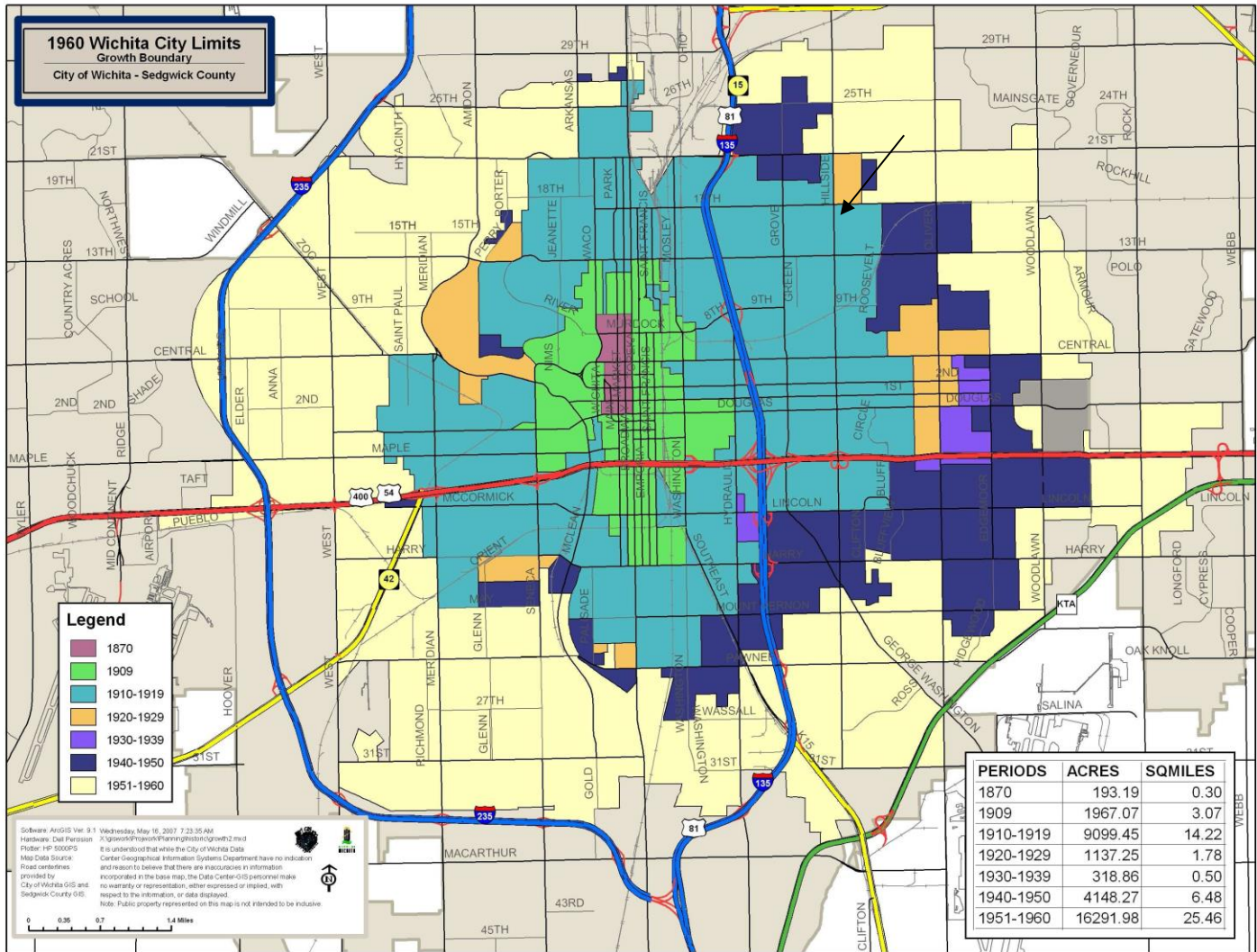


Figure 5 - Wichita City Limits and Growth Boundaries reprinted from Residential Resources of Wichita, Sedgwick County, Kansas 1870-1957 Multiple Property Documentation Form (Morgan and Hammond, 2008).

Site of Grandview Apartment Building on N. Hillside is marked by black arrow in upper right quadrant of map.

Grandview Terrace Apartments

Name of Property

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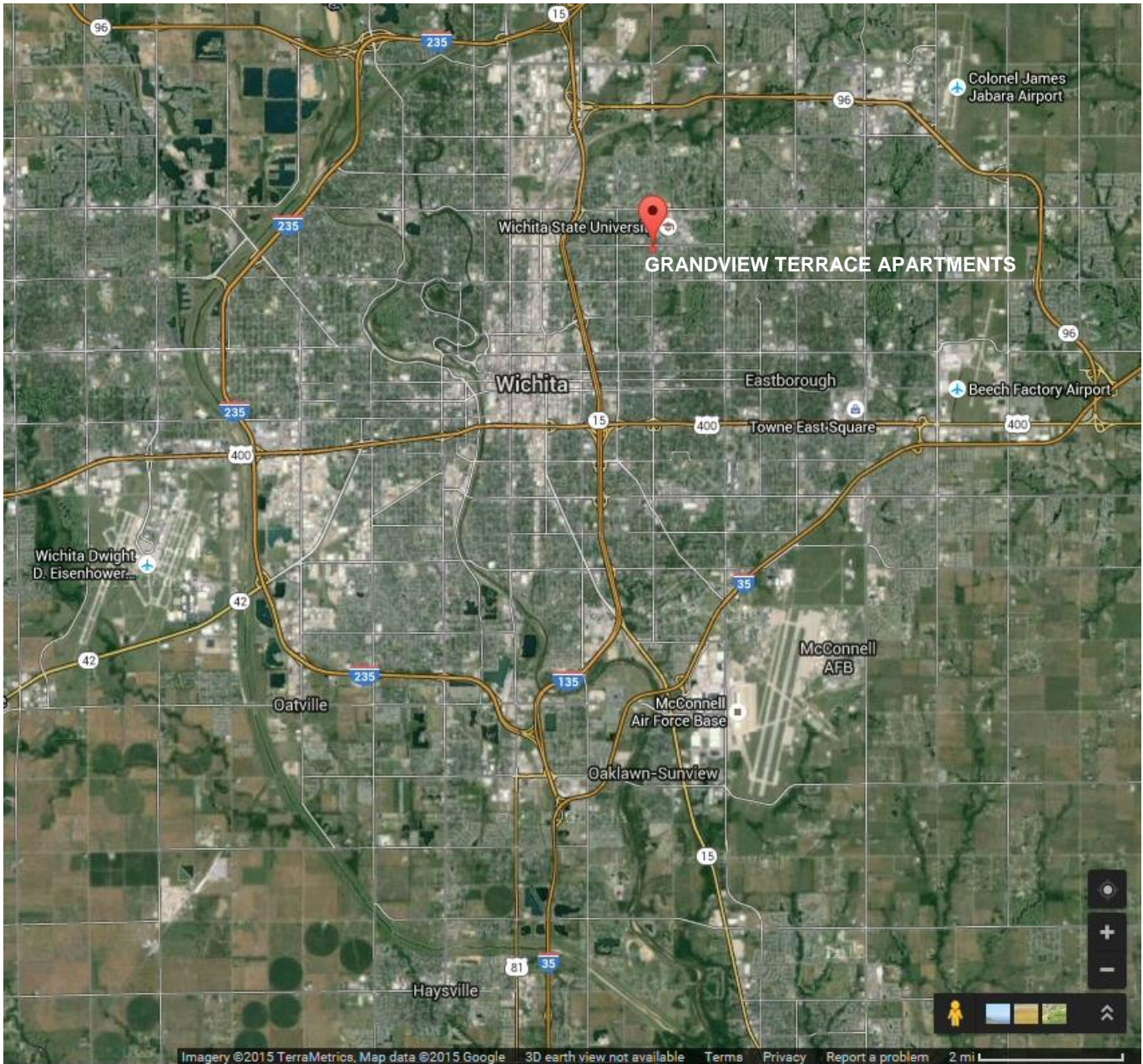


Figure 6 - Aerial View of Context (City of Wichita) with pin marking location of apartment building
Grandview Terrace Apartments
1736 – 1748 N. Hillside Avenue
Wichita, Sedgwick County, Kansas
Lat/Long: 37.714948/-97.298784 Datum WGS84
Downloaded at Google Maps 30 July 2015 © TerraMetrics 2015

Grandview Terrace Apartments
Name of Property

Sedgwick County, Kansas
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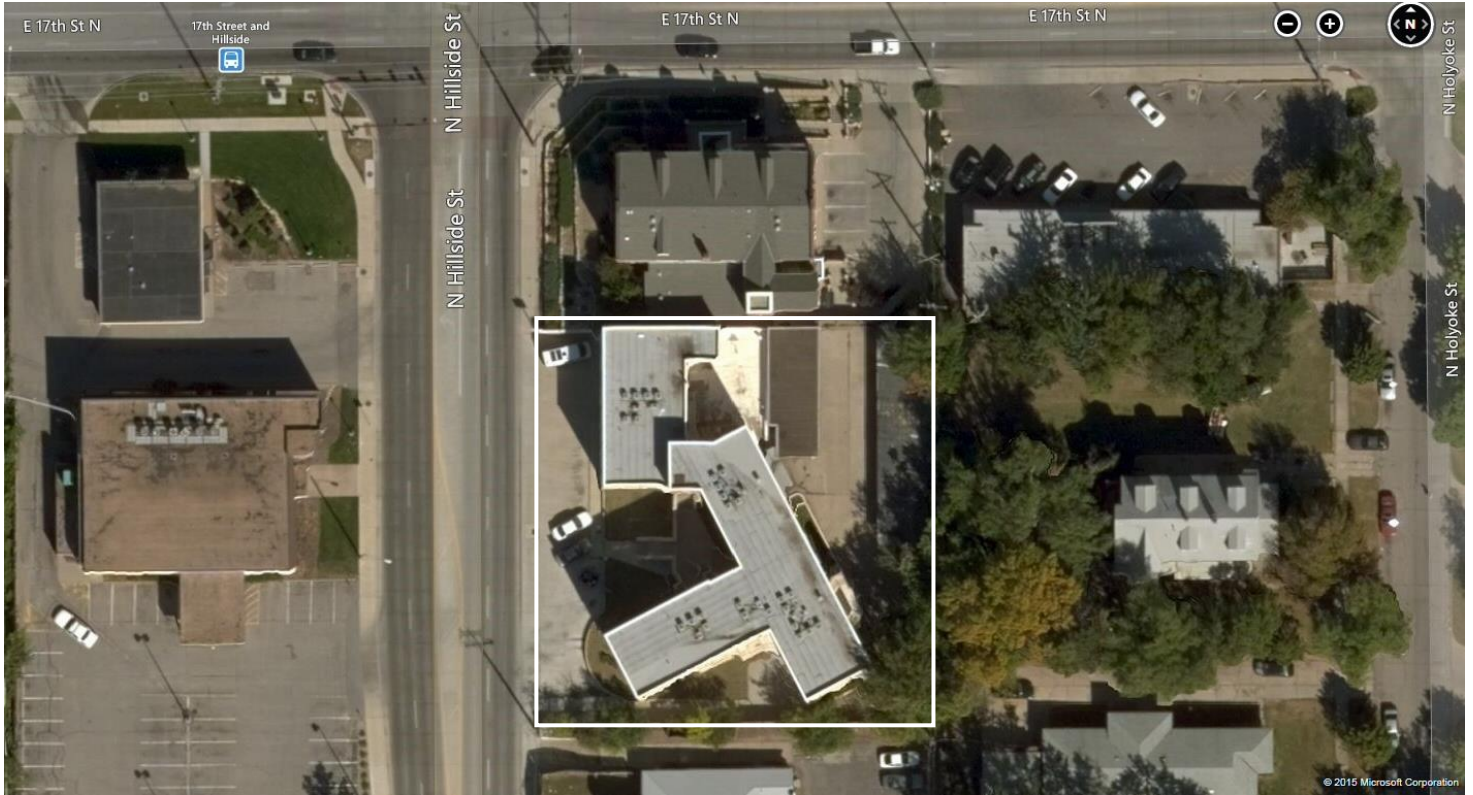


Figure 7 - Aerial View of Site
Grandview Terrace Apartments
1736 – 1748 N. Hillside Avenue
Wichita, Sedgwick County, Kansas
Lat/Long: 37.714948/-97.298784 Datum WGS84
Downloaded at Bing Maps 30 July 2015 © Microsoft Corporation 2015

Grandview Terrace Apartments
Name of Property

Sedgwick County, Kansas
County and State

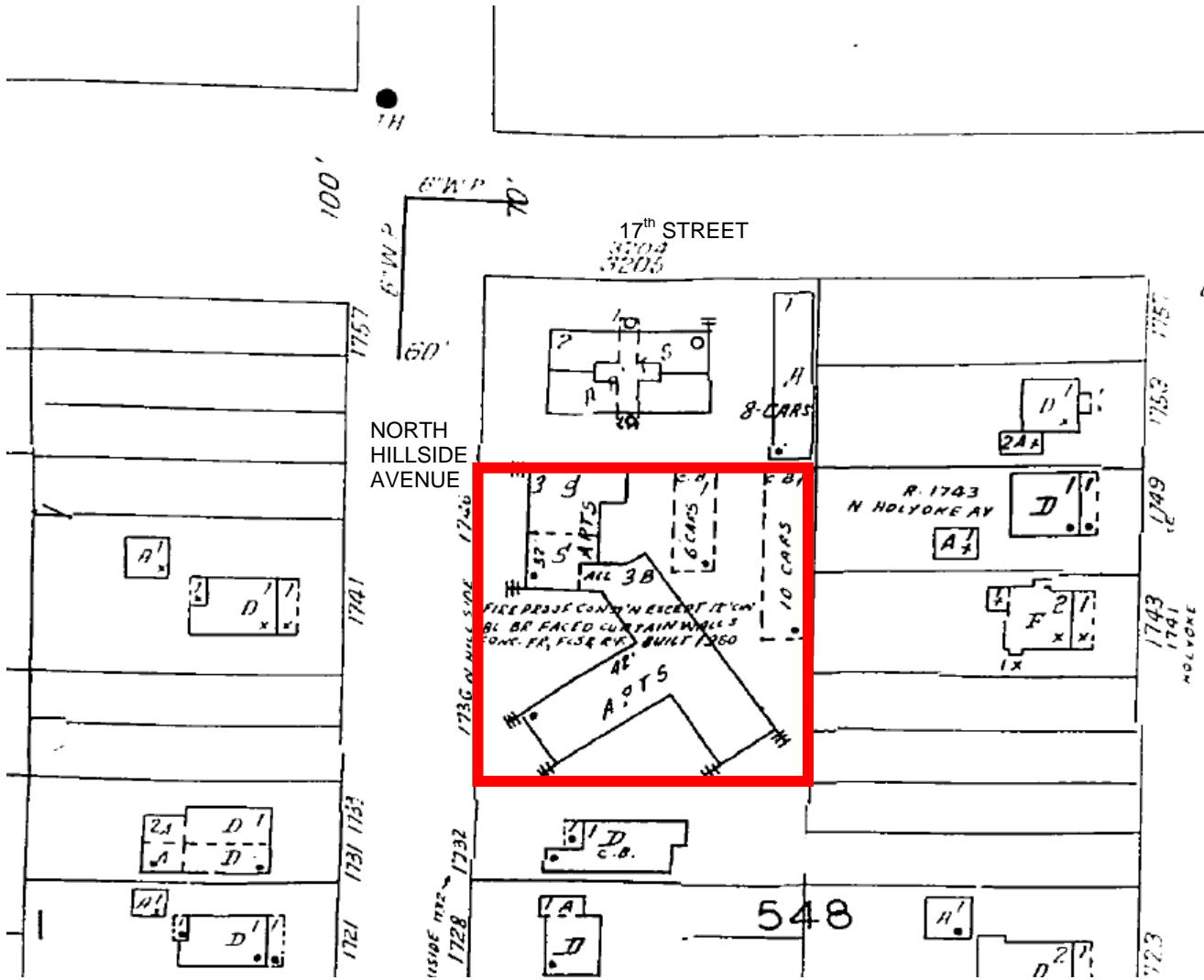


Figure 8 - Grandview Terrace Apartments extant at 1736 – 1746 N. Hillside on 1950 Sanborn Map
Wichita, Sedgwick County, KS
1935 + October 1950 update
Vol 2, Excerpt from Sheet 242