

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



389

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 Battin Apartments Historic District

other names/site number KHRI: 173-12422

2. Location

street & number 1700 S Elpyco Avenue (Generally bounded by Osie St. on the north, S. Battin St. on the east, Funston St. on the south, & S. Elpyco Ave. on the west)

☐ not for publication

city or town Wichita

☐ vicinity

state Kansas code KS county Sedgwick code 173 zip code 67218

3. State/Federal Agency Certification

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

I hereby certify that this x 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 x 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 x local

Patricia J. Zeller
Signature of certifying official

5-16-12
Date

DSHPO
Title

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:

X 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):

Alexis Abernethy
Signature of the Keeper

7/3/12
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply)

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

Category of Property

(Check only one box)

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

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
26	1	buildings
		district
1		site
	1	structure
		object
27	2	Total

Name of related multiple property listing

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

"Residential Resources, Wichita Sedgwick County,
Kansas 1870 – 1957"
"Historic Residential Suburbs in the United States, 1830-
1960"

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: Multiple Dwelling

Current Functions

(Enter categories from instructions)

VACANT/Not in use

7. Description

Architectural Classification

(Enter categories from instructions)

MODERN MOVEMENT: Ranch

LATE 19th & 20th CENTURY REVIVALS: Colonial
Revival

Other: FHA Minimum House Type (adapted to
multi-family building)

Materials

(Enter categories from instructions)

foundation: Brick

walls: Brick

roof: Asphalt

other: Metal; Wood

Narrative Description

Summary

The Battin Apartments in Wichita, Kansas comprise a complex of apartment buildings that was designed in the post-World War II stage of suburban development.¹ Specifically, the district includes twenty-six contributing multi-family residential buildings, one non-contributing building which houses laundry and storage facilities, and one non-contributing swimming pool structure and playground. The entire property (contributing site) is 8.93 acres in size.

The Battin Apartments were built as part of an expansion of Wichita's southern city limits near the aircraft manufacturing plants and the then-proposed U.S. Air Force Base in order to provide housing for employees and military personnel. Wichita's aviation industry was active in the development of military planes during World War II. After the war, Boeing, Beech, and Cessna aircraft companies continued to be involved in military manufacturing as well as production of commercial and private business planes.

The Battin Apartments conform to the description of a garden apartment village as described in the National Register Bulletin, "Historic Residential Suburbs in the United States, 1830-1960." Operative builders Ray Garvey and Willard Garvey closely followed the guidelines of the Federal Housing Administration's (FHA) Large-Scale Rental Housing Division in the "superblock" plan for their series of identical apartment buildings.

Elaboration

The Battin Apartment buildings were built in 1950 by a local development company, Builders, Incorporated. Wichita architect George C. Metz designed the buildings and landscaping was installed by Mount Hope Nursery of Mount Hope, Kansas.

The apartment buildings are arranged on a landscaped campus in Builders 3rd Addition, Reserve H which is bounded by Battin and Elpyco Avenues on the east and west, and Osie and Funston Streets on the north and south. Battin Avenue curves to the east near the south end of the property where Countryside Avenue joins it. The curve is part of the original plat and delineates the west upright of a larger U-shaped street system which includes Reserves C, D, E, F, and G to the east. The blocks of those Reserves contain rental housing which was also developed in 1950 by Builder's Inc. (Appendix II). The southern half of Builders 3rd Addition between Funston and Mount Vernon Streets is laid out in a grid and contains single-family houses which were also built in 1950.

The neighborhood was, and still is, serviced by several major thoroughfares - Harry Street to the north and Mt. Vernon Street to the south were developed with commercial amenities and services necessary to the suburban residents. Oliver Street to the west became a key commuter and commercial route to and from the aircraft plants, and Edgemoor Drive on the east was a continuation of residential development.

Buildings within Reserve H exhibit architectural and landscape patterns that clearly differentiate the district from surrounding properties. Architectural detail within the district is more refined and incorporates colonial revival characteristics such as window symmetry, shutters and sidelights at front entrances. The Battin apartments are unique in plan as well. They are the only two-story, eight-unit buildings in the area with each unit accessed by a central, interior stair as opposed to the separate exterior entrances that characterize surrounding fourplexes.

The landscape design within Reserve H is more deliberate too. Units are situated asymmetrically with a curvilinear drive bisecting the center of the property. Green spaces and common areas draw more heavily on the philosophy of the Garden City Movement, lending a sense of spaciousness within the district in contrast to the crowded, closely-spaced layout of adjacent fourplexes.

The "long block" and curvilinear street plan that the FHA promoted for suburban development caused slight design irregularities on this property because some of the apartment buildings were to be situated on a curve. Even so, the architect achieved a layout that varied the placement of the buildings so that each had a front-door relationship to either a

¹ This stage of suburban development is documented in David L. Ames and Linda F. McClelland, "Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places" National Register Bulletin (Washington, DC: U.S. Department of the Interior, 2002. Accessed online 20 November, 2011. http://www.nps.gov/nr/publications/bulletins/01workshop/sub_landsc.htm.

large green-space or the public sidewalk and street. An exception was made on the narrow north end of the block where it was necessary to place two sets of buildings facing each other across a small court. Where a building faced immediately on the street, a large lawn was located on the rear side of the building. A north-south-to-east curved driveway on the interior of the block provided parking spaces behind the buildings, keeping automobiles away from front facades. Tenants could conveniently access the parking lots by way of the rear entrances of the buildings. The arrangement of buildings and the central interior driveway remains intact. Original concrete sidewalks interlace the property, linking buildings to each other and connecting the front and rear doors of the buildings to the street and the rear parking areas. A landscape plan credited to the Mount Hope Nursery indicates abundant planting of trees throughout the site.² Existing mature trees bear out this plan although some may also be volunteer growth from over the years. Shrubbery is located close to the fronts of most buildings and regularly-spaced cedar trees flank many of the front entrances. It appears that the cedars are original and may have been intended for frequent pruning to shrub size. Lack of care has left these trees to grow to a height taller than the buildings.

The orderly neighborhood and the landscaped placement of the apartment buildings on the site provided a place for married couples as well as single men and women to create a home-like situation and relief from cramped, one-room apartments in downtown Wichita, rooms in boarding houses, and even tent cities such as the one built hastily in the winter of 1951 to accommodate enlisted men when the Air Force resumed operations (Appendix VII).

Each apartment building now contains eight living units – seven one-bedroom units and one studio unit plus a small water heater closet adjacent to the back entrance of the studio unit. The present number of dwelling spaces is 208; four on the ground floors and four on the first floors. Originally, each of the twenty-six residential buildings held seven living units, making a total of 182 one-bedroom units – three on the ground floor of each building and four on the first floor. The remaining ground floor space contained a laundry room with storage lockers for the residents of the seven apartment units.³ This arrangement accounts for the fact that the original markers on the exteriors only contain seven address numbers.

In 1978-1979, the Lawrence E. Wells architecture firm of Wichita submitted plans on behalf of Builders, Inc. for the remodel of all the laundry/storage rooms into an additional apartment in each building.⁴ This brought the total number of residences per building to the current eight units. The new units were modeled on the existing units but were smaller in size due to the fact that small portions of the original utility rooms were reserved as a closet for the water heaters and electrical meters that served each building.⁵ However, no additional address markers were added to the building exteriors to account for the new units.

Because of the loss of the laundry and storage room in each building, a new building was constructed on the property to house a large, common laundry room. Also, three wings on this T-shaped building contain individual storage lockers which are accessed from exterior doors. This building is non-contributing because it was not built within the district's period of significance.

Each apartment building is divided into independent halves. Each half contains a public entrance on the front facade, which accesses four apartment units by way of a central stairwell foyer. In each half, two apartments are on the upper level; two are on the lower level. The studio apartments are universally located in the left half of each building, lower right position. The buildings are one-and-one-half-stories in height, with raised basements being the ground floors. Thus the ceilings and windows of the lower level apartment units are above grade. The rear facade of each apartment building contains two sets of rear exits, with four single-leaf doors to a set, two up and two down – giving each individual living unit a private rear exit.

² "Battin Apartments," S. Battin Avenue, Aperture Cards 1, 2, 3, 4 of 15. Microfiche Card File, Office of Central Inspection, City of Wichita, 15 Dec 2011.

³ "Battin Apartments," S. Battin Avenue, Aperture Cards 7, 8 of 15. Microfiche Card File, Office of Central Inspection, City of Wichita, 15 Dec 2011.

⁴ "Battin Apartment, Remodel: Conversion of Store Room to Apartment," 1648 Elpyco, etc. Aperture Cards. Microfiche Card File, Office of Central Inspection, City of Wichita, 15 Dec 2011.

⁵ Ibid.

Inventory of Resources

Contributing Site

The arrangement of elements (buildings, green spaces, etc.) is part of a designed landscape.

Contributing Buildings

Resource 1: 1630, 1632, 1634, 1636, 1638, 1640, 1642 S Elpyco Avenue
Resource 2: 1644, 1646, 1648, 1650, 1652, 1654, 1656 S Elpyco Avenue
Resource 3: 1658, 1660, 1662, 1664, 1666, 1668, 1670 S Elpyco Avenue
Resource 4: 1672, 1674, 1676, 1678, 1680, 1682, 1684 S Elpyco Avenue
Resource 5: 1686, 1688, 1690, 1692, 1694, 1696, 1698 S Elpyco Avenue
Resource 6: 1700, 1702, 1704, 1706, 1708, 1710, 1712 S Elpyco Avenue
Resource 7: 1714, 1716, 1718, 1720, 1722, 1724, 1726 S Elpyco Avenue
Resource 8: 1728, 1730, 1732, 1734, 1736, 1738, 1740 S Elpyco Avenue
Resource 9: 1742, 1744, 1746, 1748, 1750, 1752, 1754 S Elpyco Avenue
Resource 10: 1756, 1758, 1760, 1762, 1764, 1766, 1768 S Elpyco Avenue
Resource 11: 1770, 1772, 1774, 1776, 1778, 1780, 1782 S Elpyco Avenue
Resource 12: 4914, 4916, 4918, 4920, 4922, 4924, 4926 E Funston Street
Resource 13: 4928, 4930, 4932, 4934, 4936, 4938, 4940 E Funston Street
Resource 14: 5000, 5002, 5004, 5006, 5008, 5010, 5012 E Funston Street
Resource 15: 5014, 5016, 5018, 5020, 5022, 5024, 5026 E Funston Street
Resource 16: 5028, 5030, 5032, 5034, 5036, 5038, 5040 E Funston Street
Resource 17: 1757, 1759, 1761, 1763, 1765, 1767, 1769 S Battin Avenue
Resource 18: 1743, 1745, 1747, 1749, 1751, 1753, 1755 S Battin Avenue
Resource 19: 1729, 1731, 1733, 1735, 1737, 1739, 1741 S Battin Avenue
Resource 20: 1715, 1717, 1719, 1721, 1723, 1725, 1727 S Battin Avenue
Resource 21: 1701, 1703, 1705, 1707, 1709, 1711, 1713 S Battin Avenue
Resource 22: 1687, 1679, 1691, 1693, 1695, 1697, 1699 S Battin Avenue
Resource 23: 1673, 1675, 1677, 1679, 1681, 1683, 1685 S Battin Avenue
Resource 24: 1659, 1661, 1663, 1665, 1667, 1669, 1671 S Battin Avenue
Resource 25: 1645, 1647, 1649, 1651, 1653, 1655, 1657 S Battin Avenue
Resource 26: 1631, 1633, 1635, 1637, 1639, 1641, 1643 S Battin Avenue

Non-Contributing Building

Resource 27: Laundry/Storage Building

Non-Contributing Structure

Resource 28: Swimming Pool

Type and Style of Residential Buildings (Resources 1-26)

The Battin Apartments exhibit an interpretation of the FHA Minimum House Type C, D, or E as applied to a multi-family building.⁶ FHA Types C, D, and E were two-story, single family houses; Battin Apartments are one-and-one-half-story multi-family buildings with slight Colonial Revival characteristics.⁷

The Battin Apartment buildings are identical in form to one another. All are hip-roofed buildings and there are no dormers, pediments, or cross gables on the roofs, as was seen on high-style Colonials of the 1920s and 1930s. Non-functional shutters are applied to the walls flanking each window. Rather than one dominant, centered entrance as was typical of Colonial Revival buildings, the Battin Apartments have two matching public entrances to access the double segments of the buildings. Nevertheless, the buildings are symmetrical, which is an important element of the style. Shed-roof canopies over the front entrances are supported by either square wood posts or by flat, cast iron posts with an ornamental grape-

⁶ Ames and McClelland, "Historic Residential Suburbs," 62.

⁷ Virginia McAlester and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2000), 321-331.

and-vine motif. These posts may be original, or may have been added at some time after the 1950 construction. Original architectural drawings by architect George Metz, however, show no posts supporting the door hoods other than the extant wood brackets⁸ (Appendix VI). It is not known which of the current post styles were first to be used. Speculation suggests that the wood supports were the earlier method. An example of a similar, unadorned wood post is found among photographs of FHA Minimum Houses published in McClelland, et al, "Historic Residential Suburbs in the United States, 1830-1960."⁹ The existing decorative iron posts seem out of place with the Colonial Revival style aspects, and may be 1960s-1970s replacements for rotted or damaged wood posts. There is no particular pattern to the placement of the two types of porch posts. The random occurrence suggests replacements took place when individually when previous supports failed. Currently there are ten sets of wood posts and forty-two set of iron posts. Many other such combinations occur in neighborhoods of that era throughout Wichita, such as the five houses shown in Appendix VI which include original square wood posts on houses built in the 1940s side-by-side with similar porches that contain decorative iron replacement posts.

Fenestration is symmetrical on the Battin buildings, again reminiscent of the Colonial Revival style. Eight bays arranged symmetrically (w/d/w/w/w/d/w) comprise the front elevations of the residential buildings. The outer two bays feature paired windows on the upper and lower stories. The single-leaf entrances represent the second and seventh bays. The inner four bays include four evenly-spaced windows on the upper and lower stories. Window placement on the rear elevations is also evenly proportioned with windows of two sizes, the smaller being located at kitchens and bathrooms, and the larger being located in bedrooms. The buildings' side elevations contain four windows evenly spaced, two in the lower story and two in the upper story. All windows match the architect's original drawings¹⁰ (Appendix V).

Arrangement of the apartment buildings on the site shows careful planning for an irregular site. Twenty-two of the buildings are arranged in an alternating pattern with their front facades either parallel to, or perpendicular to the street. This creates a series of large front or rear lawns related to each building. Due to the shape of the property, the remaining four buildings are located on the northeast, northwest, and southeast corners where they face the front of another building across a small grassy yard and sidewalk, or they face directly on the street.

Exteriors

The Battin Apartments are clad with variegated red-to-brown brick veneer laid in a running bond and composition shingles are on the roofs. Each front-elevation entrance has one concrete step to a small concrete stoop; the base of the stoops are also clad with brick. Most original wood entry doors at these public entrances are intact, and feature four fixed lights with horizontal muntins arranged above the bottom rail. Flanking sidelights have five fixed lights with horizontal muntins matching those on the doors. Most doors on the buildings' rear elevations are original; they are also wood-framed and feature three lower wood panels and three upper fixed glass panes. The upper rear doors exit the individual apartment kitchens onto raised concrete decks with concrete steps. The lower doors exit into sub-grade brick and concrete stairwells beneath the upper decks. The handrails are made of cast iron pipe.

The condition of the building exteriors is generally good. Mortar repair may be necessary; some porches, doors, and windows need repair and/or replacement.

Interiors

The front entrances of the apartment buildings open into stairwells divided by a central banister wall with stairs leading up on the right and stairs leading down on the left. The five steps up lead to a landing with apartment doors on the left and the right. The five steps down lead to a lower landing with apartment doors directly below those on the top floor. Immediately inside the front doors of each building, banks of four metal mailboxes are mounted on the walls.

All one-bedroom units are built on the same floor plan; half being mirror-image plans, based on position in the building. The studio units are built on a similar floor plan as the one-bedroom units, being slightly smaller and lacking a wall that divides the sleeping area from the living room and the small hall between living room and bedroom. Doors into the one-bedroom apartment units open into a living room. There are two interior doorways from the living room – one leading to a kitchen and the other to a small hall that accesses a linen closet, the bathroom, and the bedroom. Entry into the studio apartment units opens into a similar arrangement with an L-shaped room that forms space for living room and sleeping area. The bathroom is accessed from the sleeping area. The kitchen is directly to the right or left upon entry into the living

⁸ "Battin Apartments," S. Battin Avenue, Aperture Cards 6, 9, 11 of 15. Office of Central Inspection, City of Wichita, 15 Dec 2011.

⁹ Ames and McClelland, "Historic Residential Suburbs," Accessed online 20 November, 2011.

http://www.nps.gov/nr/publications/bulletins/01workshop/sub_landsc.htm.

¹⁰ "Battin Apartments," S. Battin Avenue, Aperture Cards 6, 9 of 15. Office of Central Inspection, City of Wichita, 15 Dec 2011.

room. Most of the units retain the original wood cabinetry in the kitchens and bathrooms. Original wood window trim is intact as are most original wood paneled doors. All windows have interior wood sills; all are double-hung, two-over-two metal windows with horizontal muntins.

There is evidence that wood floors may have been original in the living rooms and bedrooms on the second floors.¹¹ Most are now covered with carpeting or replaced with vinyl flooring. Floors on the first floors are concrete. All kitchens and bathrooms had linoleum or other synthetic flooring. Walls and ceilings are painted dry-wall. Each living room contains a wall-mounted, electric heating unit.

The apartments have been vacant for several years and are in need of complete interior rehabilitation. The wood trim and windows are in relatively good condition; some windows need repair or replacement. Mold, broken dry-wall, and exposed insulation are common in most apartment units; some also contain smoke damage.

Resource 27: Laundry/Storage Building (1979, non-contributing building)

The Laundry/Storage building is considered non-contributing because it was built outside the period of significance. It is a T-shaped building located between Resources 2, 3, and 5. A tenant laundry facility at center faces east on the central interior driveway of the property. Three wings extending from the center to the north, south, and west contain tenant storage spaces. The storage units are not interconnected by means of a hall in the interior of the building; access to each unit is from the exterior of the building (Appendix III).

Resource 28: Swimming Pool (1964, non-contributing structure)

The swimming pool is considered non-contributing because it was built outside the period of significance. It is a trapezoidal-shaped, concrete pool surrounded by a concrete pad and enclosed in a chain-link fence. The swimming pool was built for owner Builders, Inc by Mattingly Construction Company.¹² The pool is located at the rear of Resource 19 on the east side of the central interior driveway (Appendix III).

¹¹ Examples of this instance are seen in unit 1723 S. Battin which is located in resource number 20.

¹² "1729-41 S. Battin, Erect multi-family swimming pool." Microfilm Building Permit Application R33666, Office of Central Inspection, City of Wichita, 15 Dec 2011.

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

(Mark "x" in all the boxes that apply)

Property is:

- ☐ A Owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Community Planning and Development

Government

Architecture

Period of Significance

1949 – 1950

Significant Dates

1949; 1950

Significant Person(s)

(Complete only if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Garvey, Willard- Builder's Incorporated (developer)

Metz, George - Architect

Salome, Jr., William - Mount Hope Nursery

Period of Significance (justification)

The period of significance for the Battin Apartments begins with the platting of the Builders 3rd Addition in 1949 and ends with the subsequent construction in 1950.

Criteria Considerations (justification)

N/A

Narrative Statement of Significance

Summary

The Battin Apartments Historic District is nominated to the National Register of Historic Places for their local significance under Criteria A and C in the area of *Government and Community Planning and Development and Architecture*. Both criteria are characterized by the district's association with broad patterns of residential development in post-World War II. The apartments were designed by architect George Metz of Wichita and built in 1950 by Builders, Incorporated of Wichita. Mount Hope Nursery installed plantings on the site.

The property is nominated as part of the "Historic Residential Suburbs in the United States, 1830-1960" multiple property listing and meets the registration requirements for post-World War II and early freeway suburbs property subtype (Subtype IV) as outlined in the multiple property documentation form.¹³ It is also nominated as part of the "Residential Resources of Wichita, Sedgwick County, Kansas 1870 – 1957" multiple property listing and meets the registration requirements for residential historic districts as the multi-family housing property type, "Duplexes, Triplexes, and Four-plexes."¹⁴

Industrial investor, Ray H. Garvey founded Builders, Inc. in 1941 and appointed his son Willard W. Garvey to head the construction corporation when he returned from military service after World War II. "To meet the need for quality, affordable housing, the firm constructed 2,400 homes and 1,800 apartments and developed 20 residential subdivisions during the post-war years."¹⁵ Builders, Inc. is still in business under fourth-generation family leadership. The company has offices in Wichita and Denver, Colorado.¹⁶

Older Wichita suburbs such as College Hill, Riverside, Crown Heights, Eastborough, and Forest Hills, which were developed in the 1920s and 1930s, characterize early automobile development. Such suburbs were initiated by residents who left their Victorian-era homes in central neighborhoods serviced by streetcar lines for up-to-date Foursquares and bungalows with garages to accommodate their new automobiles. The next generation of suburbs occurred on the outer edges of the city, such as the locations of the Battin Apartments and the thousands of FHA-insured Minimal Traditional houses and multi-family units of the 1940s and early 1950s. They reflect the post-World War suburban property subtype and were specifically built to house workers in the wartime and post-war aviation industry. Transportation advances followed with on-site automobile parking spaces and expanded city bus lines.

Elaboration

The Battin Apartments Historic District is significant in the areas of *Government and Community Planning and Development and Architecture*, for its relation to Title VI of the National Housing Act of 1941 because they were built with FHA mortgage insurance. As is noted in the National Register bulletin "Historic Residential Suburbs," the Defense Housing Insurance targeted "rental housing in areas designated critical for defense and defense production." This also provided veterans' housing after the war and enabled operative builders to secure federal mortgage insurance.¹⁷ This program did not finance the development of subdivisions. It applied only to individual construction within subdivisions, such as the Battin Apartment complex. Builders, Incorporated closely followed the requirements mandated by FHA that involved appropriate location, access to commercial services, access to bus and automobile routes, local zoning and siting requirements, and street design.¹⁸

Thus, the 1950 Battin Apartments exhibit an interpretation of the FHA Minimum House Type C, D, or E as applied to a multi-family building with distinct characteristics of the Ranch style.¹⁹ FHA Types C, D, and E were two-story, single

¹³ David Ames, Linda F. McClelland, and Sarah Dillard Pope, "Historic Residential Suburbs in the United States, 1830-1860," National Register of Historic Places Multiple Property Documentation Form (Washington, D.C.: National Park Service), [n.d.].

¹⁴ Kathy L. Morgan and Barbara R. Hammond, "Residential Resources of Wichita, Sedgwick County, Kansas 1870-1957," National Register of Historic Places Multiple Property Documentation Form (Wichita, KS: City of Wichita, 2008), F-96-97; F-112-13.

¹⁵ "About Our Company," Builders, Inc website. <http://www.buildersinc.com/about.html>. Accessed 30 November 2011.

¹⁶ Ibid.

¹⁷ Ames and McClelland, "Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places," National Register Bulletin (Washington, DC: U.S. Department of the Interior, 2002).

<http://www.nps.gov/nr/publications/bulletins/suburbs/index.htm>. Accessed 25 November 2011.

¹⁸ Ibid.

¹⁹ Ames and McClelland, "Historic Residential Suburbs," 62.

family houses. Architect George Metz used a standard apartment plan for all the apartment buildings at the Battin complex. The buildings are one-and-one-half-story multi-family buildings with modest Ranch and Colonial Revival characteristics. They have very low-pitched roofs, narrow eaves, and broad facades. They lack decorative detailing, but have porch-roof supports and decorative shutters, a styling that is "loosely based on Colonial precedents."²⁰

A landscaped setting provides continuity for the twenty-six separate buildings which are interconnected by sidewalks and the central interior driveway that crosses the property north to southeast. This driveway allows access to all buildings and keeps vehicles away from the street view of the campus. The land is flat but was artfully planted with trees and shrubs which still soften the density of the identical apartment buildings.

The result is a cohesive designed residential development. According to registration requirements outlined in the multiple property documentation form "Historic Residential Suburbs in the United States, 1830-1960," Criterion C applies when a "suburb reflects principles of design important in the history of community planning and landscape architecture," and the area of *Community Planning and Development* applies to areas reflecting important patterns of physical development, land division, or land use. Although resources within the district lack individual distinction, collectively they reflect the collaboration of a developer and architect that resulted in a mid-century interpretation of the Ranch and Colonial Revival styles on multi-family housing. The collection of buildings features standardized building components, materials, and lot sizes/arrangements that reflect FHA guidelines of the period.

The Impact of World War II on Wichita, Kansas

Wichita made the transition from the 1940s to the decade of the 1950s "on the wings," so to speak, of the mighty aviation companies, Boeing, Beech, and Cessna, and with help from the proposed United States Air Force installation (now McConnell Air Force Base). The 1928 adoption of the city's slogan, "Wichita the Air Capital" proved to be a self-fulfilling prophecy as the necessity for military planes in World War II drove industrial, population, and residential expansion in the city. Workers attracted to aviation employment during the war years created a rise in population between 1940 and 1944 of 61%.²¹ The wartime expansion of industry brought momentous changes and put a strain on community facilities, which had been generally adequate until the war. In 1940 the population was 109,201. Wichita had water supply and sewage disposal systems capable of serving 170,000 people. The school system of the city compared favorably with those of other mid-sized cities in the West and Southwest. The area's medical care facilities met minimum standards of adequacy but housing in Wichita did not meet the average for U.S. cities with populations of 50,000 or over. In 1940 over 16% of the dwelling units in Wichita were in need of major repairs and the percentage without private baths was also very high.²²

In October 1940, 3,782 people were employed in aviation in Wichita. All three major companies were expanding their facilities and expected to have 8,750 employees between them by year's end.²³ As people flocked to Wichita for employment, they inundated the available housing. To provide for these newcomers as quickly as possible, President Franklin D. Roosevelt designated Wichita as one of 146 "defense areas" where homes would be financed through the FHA with no down payment. Also, the Federal Public Housing Authority backed three separate developments of rental housing in southeast Wichita, which provided the most convenient locations in relation to the aircraft plants. Under government specifications, 600 units were constructed in Hilltop Manor from 1941 to 1944. Beechwood soon followed in 1942 with plans that called for fifty units. Planeview began at that time also, aiming for 4,382 housing units. For defense housing in Wichita and other designated cities, the federal government used a standardized design that it identified as a "minimal house." In its basic form it contained four rooms plus a bath. In Wichita's defense villages these units were typically built in duplex, tri-plex, and four-plex multi-family buildings, in both one-story and two-story size. Planeview was directly south of Hilltop Manor, and was the closest housing development to Boeing, which was the largest employer. Beechwood, as the name indicates, was located close to the Beechcraft plant. With Planeview and Beechwood workers and their families living so far outside the city limits, the city extended its bus routes to each of the defense neighborhoods. The U.S. government also built schools, recreation areas, and other services for the housing projects. Jefferson Elementary School opened in 1942 in Hilltop Manor. Its enrollment in 1946 was the largest of any elementary school in Kansas for that year. At its peak in 1945, Planeview's population rivaled that of many Kansas towns at 17,549. Within city limits, Wichita's total population that year was 155,968.²⁴ In addition to the defense villages, FHA-backed

²⁰ McAlester and McAlester, *A Field Guide to American Houses*, 321-331, 476-477.

²¹ Morgan and Hammond, "Residential Resources of Wichita," E-28.

²² "Impact of the War on the Wichita, Kansas Area," Industrial Study No. 17 (United States Department of Labor, 1944), 3.

²³ *Wichita Eagle*, 19 October, 1940, 5.

²⁴ Morgan and Hammond, "Residential Resources of Wichita," E-29.

single-family homes were built as quickly as possible, particularly along all edges of the city limits where land was available. Between 1939 and the end of 1943, approximately 12,000 new dwelling units were constructed in Wichita.²⁵

The Transition to a Peacetime Economy

Although a slight dip in population occurred immediately after the war, a post-war boom between 1946 and 1949 saw another surge in population and housing growth in Wichita.²⁶ Ironically in 1944, U.S. Department of Labor analysts who authored a study on the effects of war in Wichita, had predicted that post-war adjustment would be more difficult than the problems experienced with the sudden wartime expansion. The question posed was, "How many of these war workers can secure jobs in Wichita when the war is over?"²⁷ The answer, they said, relied on the future of the aircraft industry and whether Wichita as an aircraft center could compete with other areas for a share of the aviation market. Furthermore, their outlook was dim "unless excess capacity can be converted rapidly ...to the production of other articles." The scenario they envisioned was that thousands of unemployed workers would be forced to look for work on the farms and small towns, from which they had come, migrate to other cities with adjustment problems of their own, or be forced to go on relief.

However, real estate developers, city planners, and other investors thought otherwise. They saw the aviation companies' efforts to stay in business and in so doing, realize new contracts, both civilian and military. Although Wichita's major industry was not without its problems, the design and fabrication of aircraft did not come to a halt at that time.

Throughout World War II, the aviation industry in Wichita was linked to the U.S. Army Air Force. In the early 1940s the Army Air Force Material Center established a headquarters in the Administration Building of Wichita's Municipal Airport which offered five 150-foot-wide runways that could support heavy planes. The airport's proximity to the aircraft manufacturers expedited coordination with those companies, particularly Boeing, which was building the B-29 Superfortress, a long-range heavy bomber.²⁸

1940 brought Cessna Aircraft Company into heavy military production when it was awarded the Army's largest order at the time for thirty-three Cessna T-50s. Later that same year, the Royal Canadian Air Force placed an order for 180 T50s.²⁹

Beech Aircraft Company's major contributions to the military were the AT-7 and AT-11 aircraft – trainers that were derived from the 1937 Model 18 "Twin Beech", which was originally developed for business use. The company estimates that 90% of all U.S. Army Air Corp bombardiers and navigators were trained in those planes.³⁰

U.S. Air Force historian Steve A. Larson states that "By war's end aircraft production in Kansas, Wichita specifically, accounted for 12% of all aircraft produced including 27% of trainers, 23% of transport planes and a whopping 31% of all medium bombers in the AAF inventory." After the war, the Material Center moved to Oklahoma City and in 1946 the Air Force disbanded all operation in Wichita, not to return until 1951.³¹

After the frenzy of wartime production for the Army Air Force, the three major companies plus many smaller, support businesses for aircraft manufactures were left to consider how to maintain and prosper. Cessna Aircraft Company designed a new light, two-seater plane for private use. They retooled the factory for the personal plane and began production in March, 1946. In the beginning the company was able to produce Models 120 and 140 at a rate of four planes per day and by June announced that production was up to twenty-two planes per day.³² At year's end, Cessna was employing 2000 persons in Wichita and Hutchinson, the production rate had settled at sixteen airplanes per day, and

²⁵ "Impact of the War on the Wichita, Kansas Area," 3.

²⁶ *Wichita Eagle*, "Postwar building Boom Exceeds All Previous Records," 1 January, 1948, 5.

²⁷ *Ibid.*, 3.

²⁸ Steve A. Larson, *Heritage and Legacy: A Brief History of the 22d Air Refueling Wing and McConnell Air Force Base* (Wichita, KS: Office of History, 22d Air Refueling Wing, McConnell Air Force Base, 2006). Accessed online 25 November 2011 <<http://www.mcconnell.af.mil/shared/media/document/AFD-061109-040.pdf>>.

²⁹ "History of Cessna, 1940-1949," Accessed online 26 November 2011 <<http://www.cessna.com/CessnaHistory/His/History-1940-1949.html>>.

³⁰ "History of the Company", Hawker Beechcraft. http://www.hawkerbeechcraft.com/about_us/history/. Accessed 26 November 2011.

³¹ Larson, *Heritage and Legacy*.

³² *Wichita Eagle*, 17 June 1946, 5. Annotated in "Dr. Edward N. Tihe's Notes from Wichita Newspapers," (Wichita State University Libraries, Department of Special Collections). Accessed online 15 November 2011 <http://specialcollections.wichita.edu/collections/local_history/tihen/index.asp>.

sales for the previous nine months amounted to 4000 units.³³ The market for these small planes proved steady and in mid-1947 Cessna made front page news when it announced details for more new models.³⁴

Nationally, the transition from a wartime economy to a peacetime economy was difficult. Industrial employment declined as war-related businesses shut down and the situation was compounded by the millions of returning service personnel trying to enter the labor market. Unrest ensued because of pent up frustration and job losses.³⁵

However, Wichita's established aviation industry was in a good position to provide employment for the returning service personnel as well as the current workforce. The local situation was aided by a significant piece of legislation that impacted the United States socially, economically, and politically – The Servicemen's Readjustment Act of 1944 – commonly known as the GI Bill of Rights. The bill had far-reaching implications. It was intended as a means of thwarting the looming social and economic crisis, principally by assisting veterans to assimilate into civilian life. Although the bill was controversial, advocates saw inaction as a precursor to another economic depression and President Roosevelt signed it into law on June 22, 1944.³⁶

The G.I. Bill program is most succinctly explained by the U.S. Department of Veterans Affairs:

The Veterans Administration (VA) was responsible for carrying out the law's key provisions: education and training, loan guaranty for homes, farms or businesses, and unemployment pay. Before the war, college and homeownership were, for the most part, unreachable dreams for the average American. Thanks to the GI Bill, millions who would have flooded the job market instead opted for education. In the peak year of 1947, veterans accounted for 49 percent of college admissions. By the time the original GI Bill ended on July 25, 1956, 7.8 million of 16 million World War II veterans had participated in an education or training program. Millions also took advantage of the GI Bill's home loan guaranty. From 1944 to 1952, VA backed nearly 2.4 million home loans for World War II veterans.³⁷

Population Trends and Real Estate Development

Thus, with the influx of veterans and increase in job opportunities in aviation, the housing shortage in Wichita that began in 1940 and 1941 continued well into the 1950s.³⁸

Figure 1:
Population of
Wichita, KS
compared to
U.S. population

Decade	Census Year	Population of Wichita, Kansas ³⁹	Rate of Growth/Decline	Population of United States ⁴⁰	Rate of Growth/Decline
1860-1870	1870	689		38,555,983	
1870-1880	1880	4,911	+ 85.6%	50,189,209	+ 30.0%
1880-1890	1890	23,853	+ 385.7%	62,947,714	+ 25.0%
1890-1900	1900	24,671	+ 3.4%	76,094,000	+ 21.0%
1900-1910	1910	52,450	+ 112.6%	92,407,000	+ 21.0%
1910-1920	1920	72,217	+ 37.7%	106,461,000	+ 15.1%
1920-1930	1930	111,110	+ 53.9%	123,076,741	+ 13.5%
1930-1940	1940	114,966	+ 3.5%	132,122,446	+ 7.3%
1940-1950	1950	168,279	+ 46.4%	152,271,417	+ 15.3%
1950-1960	1960	254,698	+ 51.1%	179,323,175	+ 17.8%
1960-1970	1970	276,554	+ 8.6%	203,211,926	+ 13.3%

³³ *Wichita Eagle*, 9 December 1946, 5. *Wichita Eagle*. 16 December 1946, 5. "The Tihen Notes."

³⁴ *Wichita Eagle*, 10 May 1947, 1. "The Tihen Notes."

³⁵ Richard E. Schumann, "Compensation from World War II through the Great Society," (Republished on Bureau of Labor Statistics "Publications" webpage, 2003). Accessed online 8 February 2012 <<http://www.bls.gov/opub/cwc/cm20030124ar04p1.htm>>. This article was originally printed in the Fall 2001 issue of *Compensation and Working Conditions*.

³⁶ "Born of Controversy: The GI Bill of Rights," (Washington, DC: United States Department of Veterans Affairs, 2011). Accessed online 8 February 2012 <http://www.gibill.va.gov/benefits/history_timeline/index.html>.

³⁷ Ibid.

³⁸ Morgan and Hammond, "Residential Resources of Wichita," E-27.

³⁹ "Population for Cities in Kansas", Institute for Population Studies, Kansas University online database. <www.ipsr.ku.edu/ksdata/ksah/population/2pop33.pdf> Accessed July, 2011.

⁴⁰ "National Estimates by Age, Sex, Race: 1900-1979," U.S. Department of Commerce, U.S. Census Bureau online database <<http://www.census.gov/popest/data/national/asrh/pre-1980/PE-11.html>> Accessed July, 2011.

Building permits are a gauge of growth in a city. By January 1, 1948, the two-year building boom that began in 1946 had exceeded all previous records and indicators predicted that it would continue. The city building inspector announced that final total of building permits for 1947 was 5,051. This included all permits, not just housing, and they do not include the factories, improvements, and homes just outside the city limits. Although these figures are limited, they point to growth and recovery, as the previous highest number of permits had been recorded in 1929.⁴¹

In 1943 the City of Wichita had hired Harland Bartholomew & Associates, a nationally-known city planning company, to review Wichita and produce updated recommendations for the city. The study found that between 1940 and 1943, the city limits were expanded by only 13% while the population grew at a much larger rate. This led the firm to express hope that there could be post-war growth "without an unwarranted outward spreading of population." City planners agreed that Wichita had been "spaciously developed" during the 1920s with many subdivisions and, as such, the city could continue to grow through infill construction and avoid urban sprawl. Builders had indeed utilized plats already in place by building tracts of wartime homes, such as the duplexes and Minimal-style houses in East Highlands (1924) and East Highlands North (1942) along North Oliver Street and east to North Battin Avenue between Central Avenue and 9th Street. These, and plats farther north along Oliver Street, served aviation workers who traveled south on that route to get to their jobs. In addition, private homeowners had purchased neighborhood houses for demolition and new construction, as well as crowding duplexes onto the side lots of their own homes in order to fill the need for workers' lodgings.⁴²

But more land was necessary, and to accommodate this opportunity, investors continued to plat new additions and build more housing. During the five-year war period (1940 – 1945), seventy-five new additions were platted. The immediate post-war years of 1946 through 1949 brought 136 more additions bringing the total for the decade to 211 new plats and re-plats which represented an increase of 153 additions more than were registered in the 1930s.⁴³ In startling contrast, the following ten years from 1950 through 1959 created 1,078 plats and re-plats (Appendix IV-a).

The Turn of the Decade and the 1950s

War influenced Wichita's growth again in the 1950s. As the U.S. military mobilized to fight in the Korean Conflict in 1950, the need for military planes escalated. The U.S. Air Force again became a presence in the city when it established Wichita Air Force Base in 1951. The Municipal Airport Administration Building served as the new headquarters while still handling civilian air traffic. For the first six months after the activation, a "tent city" housed assigned personnel. This "city" consisted of 174 tents, a fire tower and a few leased buildings.⁴⁴ Wichita's aviation industry picked up the pace and more houses were needed for the workers.⁴⁵

Wichita annexed new additions in all directions and the Battin Apartments were built on the cusp of the new housing boom of the 1950s. In the late 1940s, Builder's Incorporated, led by real estate developer Willard W. Garvey, was well positioned to attract the obvious market – aviation workers, Air Force personnel, and middle-income wage earners among the support services in the city.

A sampling of Wichita city directories confirms the occupancy and employment of the Battin Apartments. In 1951 many of the newly-constructed apartment units were still vacant; no conclusions were drawn for that date.⁴⁶ The later directories show that the majority of tenants were married and living as couples, e.g., in 1954, 83% of households were occupied by married couples. 17% of households were men and women living alone. In 1957, out of 140 total households, 77% were married couples, 23% were men and women living alone. In both years, the numbers of men and women living alone were nearly equal and nearly 100% of those men and women were employed.

The information in the same directories regarding tenant employment clearly establishes that the Battin Apartments were part of the solution to a critical housing problem for aviation workers. The compact, yet modern apartment units were well suited to couples who may not have been ready to buy a home of their own. The convenient location attracted employees of Boeing, Beech, and Cessna as well as Air Force servicemen who did not want, or were not required, to live in base housing.

⁴¹ "Postwar building boom exceeds all previous records", *Wichita Eagle*, 1 January 1948, 5.

⁴² Morgan and Hammond, "Residential Resources of Wichita," E-30.

⁴³ Sedgwick County, Kansas, "Plat Maps," (Wichita: Kansas Geographic Information Services). Accessed online 24 November 2011 <<http://gis.sedgwick.gov/view/plats/>>.

⁴⁴ Larson, *Heritage and Legacy*.

⁴⁵ Morgan and Hammond, "Residential Resources of Wichita," E-32.

⁴⁶ Wichita City Directory, (Polk Publishing Company, 1951).

An assessment of the occupations of the Battin Apartments tenants is illustrated in Appendix I. It is clearly evident that the majority of residents were employed in aviation-related jobs as shown by the shaded bars. The remaining percentage of tenants is represented by the white bars. Those tenants worked as skilled laborers; sales personnel; and service, hospital, and office workers. There were a few examples of professionals such as teacher, newspaperman, city firefighter, policeman, nurse, and musician.⁴⁷ For 1954, 138 residents were found to be employed. In 1957 tenant employment represented 136 residents.

Builders, Incorporated and the Garvey Family Enterprises

The Battin Apartments were part of an extensive housing project developed by Builders, Incorporated, which was one of several business concerns owned and operated by the Ray H. Garvey family of Wichita. The blocks surrounding the complex contain several hundred extant duplexes, four-plexes, and single-family houses – all built by Builders, Incorporated.⁴⁸ Ray Garvey's son, Willard W. Garvey, managed the housing operations segment of the family's diverse ventures.

As was endorsed by planning consultant Harland Bartholomew & Associates and the Federal Housing Administration, most of Willard Garvey's developments were based on the "garden suburb" model. The plat maps reveal curving street patterns with access to major arterial streets on which were located convenient community services. Such was the trend that occurred nationwide in the late 1940s. Under FHA authority the street layout became the required standard for neighborhood planning throughout the United States. The suburban curvilinear designs were thought to offer a gracious and congenial environment as well as a means to regulate high traffic in residential suburbs.

Because the mission of the FHA was to insure loans sought for property development, it required that projects meet certain standards for housing, complete a process of real estate appraisal, and follow a comprehensive program of review for approving subdivisions. For the next four decades, builders and planners looked to FHA publications such as *Subdivision Development*, *Planning Neighborhoods for Small Houses*, *Planning Profitable Neighborhoods*, and *Successful Subdivisions*.⁴⁹ Another critical guide to this neighborhood approach, *Community Builder's Handbook*, was published in 1947 by the Urban Land Institute in Washington, D.C.⁵⁰

The Battin Apartments building permit application is recorded with City of Wichita Inspection Department as "Battin Apartments – Multi-Family Housing Project; Federal Housing Administration Project No. 102-42032." Ownership is noted as Battin Apartments, Incorporated; George Metz is the architect.⁵¹

Raymond Hugh Garvey (1893 – 1959) was born in rural Phillips County, Kansas. He attended Washburn University, graduating with a Bachelor of Arts degree in 1914 and earned a Bachelor of Laws degree in 1915.⁵² While at Washburn he met Olive White who also graduated with a Bachelor of Arts from Washburn University (1914). The couple married in 1916.⁵³

In the early years of his career, Ray Garvey made a real estate investment that was the beginning of a vast family business empire in grain, gasoline, construction and finance in which Olive and their children also played active roles.

In 1959 Ray H. Garvey died in a car-truck wreck near McPherson, Kansas; he was sixty-six years of age. On his death, his wife, Olive White Garvey became Chairman of the family's vast holdings and resources. She was an accomplished

⁴⁷ Wichita City Directory (Polk Publishing Company, 1954, 1957).

⁴⁸ Plat Maps", Sedgwick County, Kansas Geographic Information Services.

⁴⁹ Ames and McClelland, "Historic Residential Suburbs."

⁵⁰ Morgan and Hammond, "Residential Resources of Wichita," E-34.

⁵¹ "Application for Residential Building Permit and Certificate of Occupancy No. A 6766," Microfilm filed as "Building Permit Number B 10601 – 10626", which relates to the number of buildings (26) to be constructed. Office of Central Inspection, City of Wichita, 455 N. Main, Wichita, KS 67202.

⁵² "Man of Varied Interests Stated Career on \$500," *Wichita Eagle*, 8 April 1959. Filed on microfiche aperture cards (Biographies – Garvey Family #1), Wichita Public Library, Kansas History and Genealogy Department.

⁵³ "Biographical Sketch – Olive White Garvey and Ray Hugh Garvey Papers: 1922-1993" (Topeka: Kansas State Historical Society, website). Accessed online 4 December 2011, <http://www.kshs.org/archives/47087>.

business executive and philanthropist in her own right and assumed control of the multi-million dollar business empire. She capably managed its development, growth and divisions for next 30 years.⁵⁴

Willard White Garvey (1920 – 2002) was born on July 29, 1920 to Ray and Olive White Garvey. Willard grew up in Wichita, continued his education at the University of Michigan and graduated in 1941 with a degree in economics.⁵⁵ He then served for five years in the U.S. Army during World War II.

Willard Garvey returned to Wichita at a time when the city was hovering between an economic downturn and the next big boom. He became involved in real estate development with his father and was made Vice-President of Builders, Incorporated. One of his first projects was in the Shadybrook neighborhood where he platted Builders, Inc. First and Second Additions in the spring of 1948.⁵⁶ Builders, Incorporated developed the area according to FHA standards with single-family homes. In the next year Willard Garvey's platted Builders, Inc. Third, Fourth, Sixth, and Eighth Additions in southeast Wichita which was an ideal residential location for aviation workers and married men serving at McConnell Air Force Base. Battin Apartments, Incorporated was built in 1950 to fill part of that housing need. For ten years following World War II, Builders, Inc. was responsible for more than a dozen housing subdivisions in southeast and southwest Wichita.⁵⁷

1956 marked completion of a Builders, Inc. project that complemented those new housing developments. Parklane Shopping Center on Builders Fourth Addition was, according to the *Wichita Eagle* newspaper, "the state's first true suburban shopping center."⁵⁸ This collection of commercial businesses served the residents in the many surrounding residential properties that Builders, Inc constructed. This site was at the center of four new housing neighborhoods, including World War II-era Hilltop Manor (extant) directly across Oliver Street to the west and Battin Apartments plus other Builders, Inc. housing across Harry Street to the south. Developments north of Lincoln and east of the shopping center, plus new school grounds being developed on Edgemoor and other scattered small businesses, churches, and parks completed a suburb by 1960 that fit all of the FHA's guidelines.⁵⁹ Parklane Shopping Center is still in operation.

Willard Garvey stepped down from his role as President of both Builders, Inc and Amortibanc in 1979. He had assumed these positions on the death of his father in 1959. Willard W. Garvey died in Wichita on July 25, 2002.

George Metz (1910 – 1977) was born in 1910 in the small town of Avon, Kansas of parents Colonel Harrison Metz and Erma Fegley Metz.⁶⁰ His father died in 1909, shortly before George was born, leaving Erma as head of household, as noted in the 1910 U.S. Census. George and his two older brothers, Claude and Noble, were raised by their mother and stepfather Elmer Metz (relationship to C.H. Metz unknown).⁶¹

In 1931 George moved to Wichita where he worked as a clerk/draftsman at Mid-Continent Map Company. Within the next five years, George Metz met and married Charlotte Priddy. In 1937 – 1938, George was employed as a draftsman/architect in the office of Lorentz Schmidt, a noted Wichita architect.⁶²

George Metz's experience with the Federal Housing Administration came in early in World War II when he worked as an Inspector for the FHA for two years, after which he established and managed his own architectural firm from 1942 to

⁵⁴ "Person Detail: Olive W. Garvey." The Independent Institute, http://www.independent.org/aboutus/person_detail.asp?id=970. Accessed 29 November 2011

⁵⁵ *Wichita Eagle*, 15 October 1961, (no page).

⁵⁶ Sedgwick County, Kansas, "Plat Maps," (Wichita: Kansas Geographic Information Services). Accessed online 24 November 2011 <<http://gis.sedgwick.gov/view/plats/>>

⁵⁷ "Builders Reborn," *Wichita Eagle*, 2 October 1979. Microfiche aperture card file (Wichita – Builders, Inc.), Wichita Public Library, Kansas History and Genealogy Department.

⁵⁸ Ibid.

⁵⁹ Sedgwick County, Kansas, "Plat Maps," (Wichita: Kansas Geographic Information Services). Accessed online 24 November 2011 <<http://gis.sedgwick.gov/view/plats/>>; Sanborn Map Company, Insurance Maps of Wichita (New York: Sanborn Map Company) 1935-50, sheets 426, 430; 1953 amendment to 1950, sheet 435, 436.

⁶⁰ George Metz's birth name appears to have been *Colonel George Metz*, according to family members who have documented him in the family tree of Colonel Harrison Metz on Ancestry.com. Although he identified himself simply as *George Metz* in most Wichita City Directories, two intermittent years show him as *Colonel G. Metz* and *C. Geo. Metz* (1943; 1954). Family genealogy also gives his name as *George C. Metz*. Social Security index lists him as *George Metz*. <http://trees.ancestry.com/tree/14575700/person/141836665>. Accessed 30 Nov 2011.

⁶¹ Ibid. Colonel George Metz family tree. Ancestry.com

⁶² *Wichita City Directory*, 1930-1941.

1959.⁶³ From a long career in architecture, only three projects designed by Metz are known to date, although all are variations on a large campus with many multi-unit residential buildings.

The first was Fairfax Hills in Kansas City, Kansas (1944-1945), which was listed in the National Register of Historic Places in 2007. Fairfax Hills is sited on thirty-three acres and consists of forty-eight apartment buildings. Like Builders, Inc. in Wichita, the Kansas City developers used FHA design standards to create housing for World War II defense workers in Kansas City.⁶⁴

Three years later in Wichita, George Metz designed buildings for the Institute of Logopedics, an organization co-founded by philanthropist Olive W. Garvey. The new residential complex was built by Willard Garvey's company, Builders, Inc. This is the first documentation found showing a connection between George Metz and the Garvey family, Builders, Inc. In reference to this residential treatment center, architectural historian Elizabeth Rosin states, "The complex included...a series of forty, one-story residential buildings, each with four two-bedroom dwelling units. Groups of three residential buildings were arranged around grassy courtyards that faced a tree-lined parkway....Like Fairfax Hills, financing for the Logopedics Children's Village was insured by Section 608 of the Federal Housing Act...."⁶⁵

Charlotte Metz died in Wichita in 1962 and little is known about George Metz's life after her death.⁶⁶ His last residence is documented as the U.S. Consulate, Mexico City, Mexico. George Metz died in 1977 in Scottsdale, Arizona.⁶⁷

William C. Salome, Jr. (1899 – 1969) was born to immigrant parents William Christian Salome and Agnes Heinrich Salome in Haven, Kansas in 1899. Shortly after, his parents moved to Mount Hope, Kansas where his father founded the Mount Hope Nursery on the home property. William attended school in Mount Hope and graduated from the University of Kansas in 1919. He married Anna Scott in 1922 and by 1930 they had established a home in Wichita.⁶⁸ William and Anna had two children, William C. III and Carolyn.⁶⁹

Having worked in the nursery with his father as a youth, William took over ownership from his father which he managed along with his public career. Salome was elected to the Wichita City Commission from 1949 to 1954 which included two terms as mayor of Wichita in 1949-50 and 1953-54.⁷⁰ He continued his public involvement by serving on the Kansas Water Resources Board. In the late 1950s Salome was appointed Director of the Kansas Department of Administration.

William C. Salome, Jr. died in Wichita in 1962. He was survived by his wife, daughter, and son William C. Salome, III, who followed him in the family nursery business.⁷¹

Summary

The Battin Apartments are significant under Criteria A and C because they are associated with the community planning and development that occurred in Wichita in the late 1940s and early 1950s when thousands of new housing units were built to accommodate the inflated population that included returning World War II servicemen, active-duty Air Force personnel, and aviation workers. The apartments are also significant for their relation to Title VI of the National Housing Act of 1941 because they were built with FHA mortgage insurance. As is noted in the National Register bulletin "Historic Residential Suburbs," the Defense Housing Insurance targeted "rental housing in areas designated critical for defense and defense production." This also provided veterans' housing after the war and enabled operative builders such as

⁶³ Wichita City Directory, 1942-1961.

⁶⁴ Elizabeth Rosin, "Fairfax Hills Historic District" National Register of Historic Places Registration Form (Washington, DC: U.S. Department of the Interior 2007).

⁶⁵ Ibid.

⁶⁶ Charlotte E. Priddy family tree. <http://trees.ancestry.com/tree/36202/person/1106223754>. Accessed 30 Nov 2011.

⁶⁷ Colonel George Metz family tree; Social Security Death Index, <<http://trees.ancestry.com/tree/14575700/person/141836665>>. Accessed 30 November 2011.

⁶⁸ Fifteenth Census of the United States (1930), Wichita, Kansas Wichita Township, Enumeration District No. 87-49, Sheet No. 41B. www.ancestry.com. Accessed 19 February 2012.

⁶⁹ *Wichita Eagle*, May 19, 1969, (no page). As cited at <http://www.findagrave.com/cgi-bin/fg.cgi?page=qr&GRid=34933533>. Accessed 17 February 2012.

⁷⁰ "William C. Salome", Previous Wichita Mayors 1917 – 1950."

<<http://www.wichita.gov/Government/CityCouncil/Mayor/PreviousMayors/1917-1950.htm#WCSalome>> Accessed 17 February 2012.

⁷¹ *Wichita Eagle*, March 2, 1962 13A.

Willard Garvey to secure federal mortgage insurance.⁷² This program did not finance the development of subdivisions; it applied only to individual construction within subdivisions, such as the Battin Apartment complex. Builders, Inc. closely followed the requirements mandated by FHA that involved appropriate location, access to commercial services, access to bus and automobile routes, local zoning and siting requirements, and street design.⁷³

The Battin Apartments meet the standards for Historic Residential Districts as outlined in the Multiple Property Documentation Form, "Residential Resources of Wichita, Sedgwick County, Kansas, 1870 – 1957". They are a variation of Multi-family Property Type A, "Duplex, Triplex, and Four-plex" in that each building contains two separate four-plexes which are not interconnected.⁷⁴ As is described in the MPDF, such buildings "were developed in the 1940s and 1950s during the housing shortages of the post World War II and Korean War and appear in subdivisions that were being built at that time." The developments were built on large acreages, as opposed to duplexes of the 1920s which required only one or two city lots.⁷⁵

The Battin Apartments meet the registration requirements for post-World War II and early freeway suburbs Property Subtype IV as outlined "Historic Residential Suburbs in the United States, 1830-1960."⁷⁶ Significance is also associated with historic context in the Multiple Property Documentation Form in a description of the "Postwar Suburban House and Yard."⁷⁷ Authors Ames, McLelland, and Pope discuss a scenario that played out in many U.S. cities, including Wichita.

The experience of World War II demonstrated the possibilities offered by large-scale production, prefabrication methods and materials, and streamlined assembly methods....The vast subdivisions of Cape Cods and later Ranch homes, mocked by critics as suburban wastelands, represent not only an unprecedented building boom, but the concerted and organized effort by many groups, including the Federal government, to create a single-family house that a majority of Americans could afford.⁷⁸

The Battin Apartments, which were arranged for privacy and convenience within a landscaped superblock, represent an application of multi-family housing under the same circumstances. The combination of single- and multi-family housing in Builder's 3rd Addition (Battin Apartments) and Builder's 4th Addition (Parklane Shopping Center and schools) is an excellent example of subdivisions described by Pope, et al where housing and facilities that supported domestic life were located in close proximity to each other.⁷⁹

⁷² Ames and McClelland, "Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places," National Register Bulletin (Washington, DC: U.S. Department of the Interior, 2002).
<http://www.nps.gov/nr/publications/bulletins/suburbs/index.htm>. Accessed 25 November 2011.

⁷³ Ibid.

⁷⁴ Morgan and Hammond, "Residential Resources of Wichita," F-113.

⁷⁵ Ibid, F-112.

⁷⁶ David Ames, Linda F. McClelland, and Sarah Dillard Pope, "Historic Residential Suburbs in the United States, 1830-1860," National Register of Historic Places Multiple Property Documentation Form (Washington, D.C.: National Park Service), [n.d.].

⁷⁷ Ames and McClelland, "Historic Residential Suburbs," 66.

⁷⁸ Ames, McClelland, and Pope, "Historic Residential Suburbs," National Register of Historic Places Multiple Property Documentation Form, E-34.

⁷⁹ Ibid, F-48, F-56.

9. Major Bibliographical References

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9 December 1946. 5.
16 December 1946.
10 May 1947. 1.
8 April 1959. 3A.
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"Institute of Logopedics Will Erect Million-Dollar Children's Village," *Wichita Sunday Beacon*, 20 June 1948. 1. Microfilm.
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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 # _____

Primary location of additional data:

☒ State Historic Preservation Office
☒ Other State agency (Kansas Historical Society Library & Archives)
☐ Federal agency
☒ Local government (City of Wichita Historic Preservation Office)
☒ University (Wichita State University, Dept of Special Collections)
☒ Other (Wichita Public Library, Genealogy & Kansas History Dept)
Name of repository: _____

Historic Resources Survey Number (if assigned): FTC Part 1 Project # - 26964

10. Geographical Data

Acreage of Property 8.93 acres
(Do not include previously listed resource acreage)

UTM References

(Place additional UTM references on a continuation sheet)

Lat/Long: See Appendix 8

1	14	651910	4169700	3	14	652080	4169520
Zone		Easting	Northing	Zone		Easting	Northing
2	14	652030	4169700	4	14	652085	4169405
Zone		Easting	Northing	Zone		Easting	Northing
5	14	651910	4169400				
Zone		Easting	Northing				

Verbal Boundary Description (describe the boundaries of the property)

The nominated property includes all buildings and the following associated land: Reserve H & ½ vacated street adjacent on north, Builders 3rd Addition, City of Wichita, Sedgwick County.

Physical location of apartment buildings: East side of South Elpyco Avenue (1600 and 1700 blocks), west side of South Battin Avenue (1600 and 1700 blocks), north side of East Funston Street (4900 and 5000 blocks); site is bounded on north by East Osie Street (vacated).

Boundary Justification (explain why the boundaries were selected)

The nominated property includes the land and buildings historically associated with the Battin Apartments and as currently recorded by Sedgwick County Appraiser's Office, the Plat Map of Builders Third Addition to Wichita, Kansas (1949), and a survey performed by Savoy Company, P.A., Wichita, Kansas (30 January, 2006). Buildings within Reserve H, specifically, exhibit architectural and landscape patterns that clearly differentiate the district from surrounding properties.

11. Form Prepared By

name/title Barbara R. Hammond

organization _____ date January 12, 2011

street & number 1427 N Jeanette Ave

telephone _____

city or town Wichita

state KS

zip code 67203

e-mail barbhammond@sbcglobal.net

Additional Documentation

Submit the following items with the completed form:

Maps: A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**
- **Additional items:** (Historic images, maps, etc.)

Photographs

Name of Property: Battin Apartments
City or Vicinity: Wichita
County/State: Sedgwick County, KS
Photographer: Barbara R. Hammond
Date of Photos: November 2011 – January 2012

Photo #	Location	Description
0001	1719-1741 S Battin	Looking west at east (front) façade, Building 19
0002	1719-1741 S Battin	Looking south at north (side) façade, Building 19
0003	1719-1741 S Battin	Looking southeast at west (rear) façade, Building 19
0004	1719-1741 S Battin	Looking north at south (side) façade, Building 19
0005	1673-1685 S Battin	Looking southwest at north (rear) façade, Building 23
0006	1645-1657 S Battin	Looking southwest at north (front) façade, Building 26
0007	4928-4932 E Funston	Detail of porch hood supports, Building 13
0008	1658-1662 S Elpyco	Detail of porch hood supports, Building 3
0009	1673-1679 S Battin	Front entrance, Building 20
0010	1740-1746 S Elpyco	Public stairwell with mailboxes, Building 8
0011	1673-1679 S Battin	Public stairwell and lower apartment entrance, 23
0012	1723 S Battin	Living room with doors, one-bedroom apartment, Building 20
0013	1723 S Battin	Living room with windows, one-bedroom apartment, Building 20
0014	1723 S Battin	Bathroom, one-bedroom apartment, Building 20
0015	1723 S Battin	Kitchen, one-bedroom apartment, Building 20
0016	1675 S Battin	Living room window, one-bedroom apartment, Building 23
0017	1669-2 S Battin	Living room, studio apartment, Building 24
0018	1669-2 S Battin	Living room looking toward bedroom alcove, studio apartment, Building 24
0019	1717-2 S Battin	Bedroom alcove with closet, studio apartment, Building 20
0020	1669-2 S Battin	Kitchen and closet, studio apartment, Building 24
0021	Campus view	Center driveway looking north; swimming pool at right
0022	Campus view	Center driveway looking south from Osie Street toward Laundry Building
0023	Campus view	Looking west, Building 17 at right
0024	Campus view	Looking southeast from intersection Osie St. & Elpyco Ave, Bldgs 1, 2, 3 (l-r)
0025	Sidewalk, Building 5	Construction company stamp (Builders, Inc) in concrete

Property Owner:

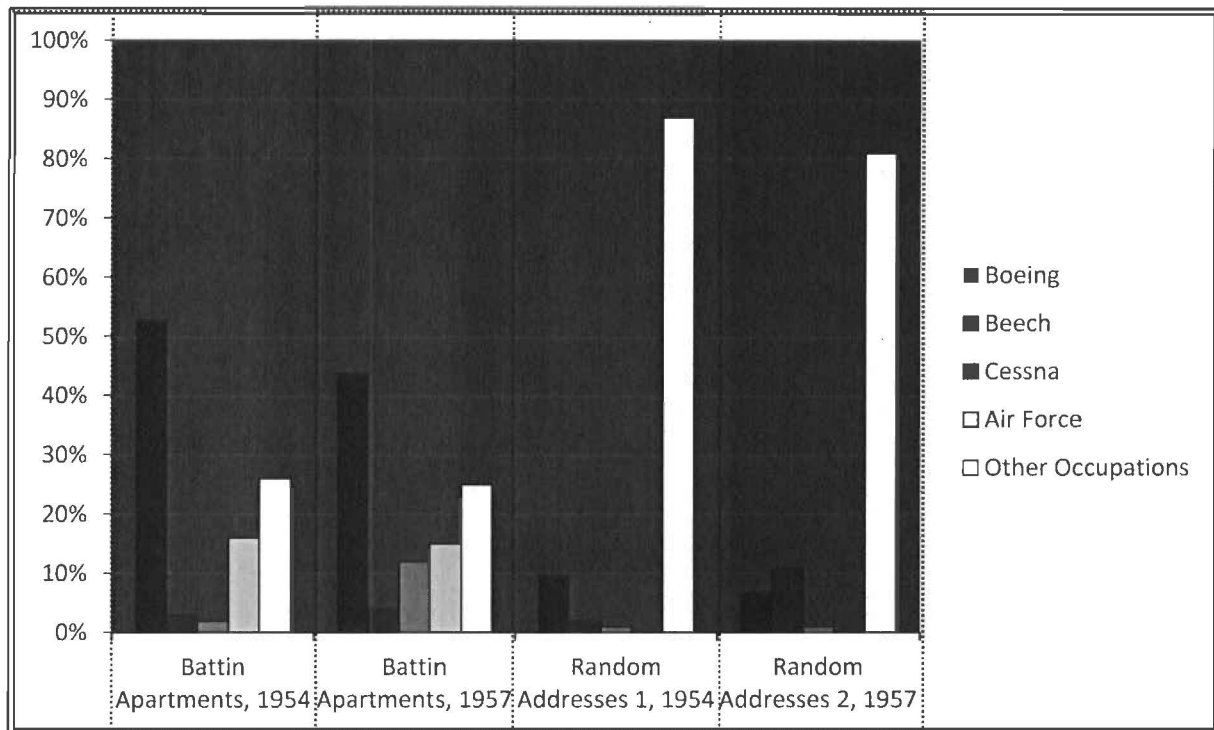
(complete this item at the request of the SHPO or FPO)

Name Mr. Lew S. McGinnis, LP Battin Apartments, LLC
street & number P.O. BOX 22546 / 6105 NW 63rd Street telephone 405-210-8857
city or town Oklahoma City state OK zip code 73123

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C, Street, NW, Washington, DC.

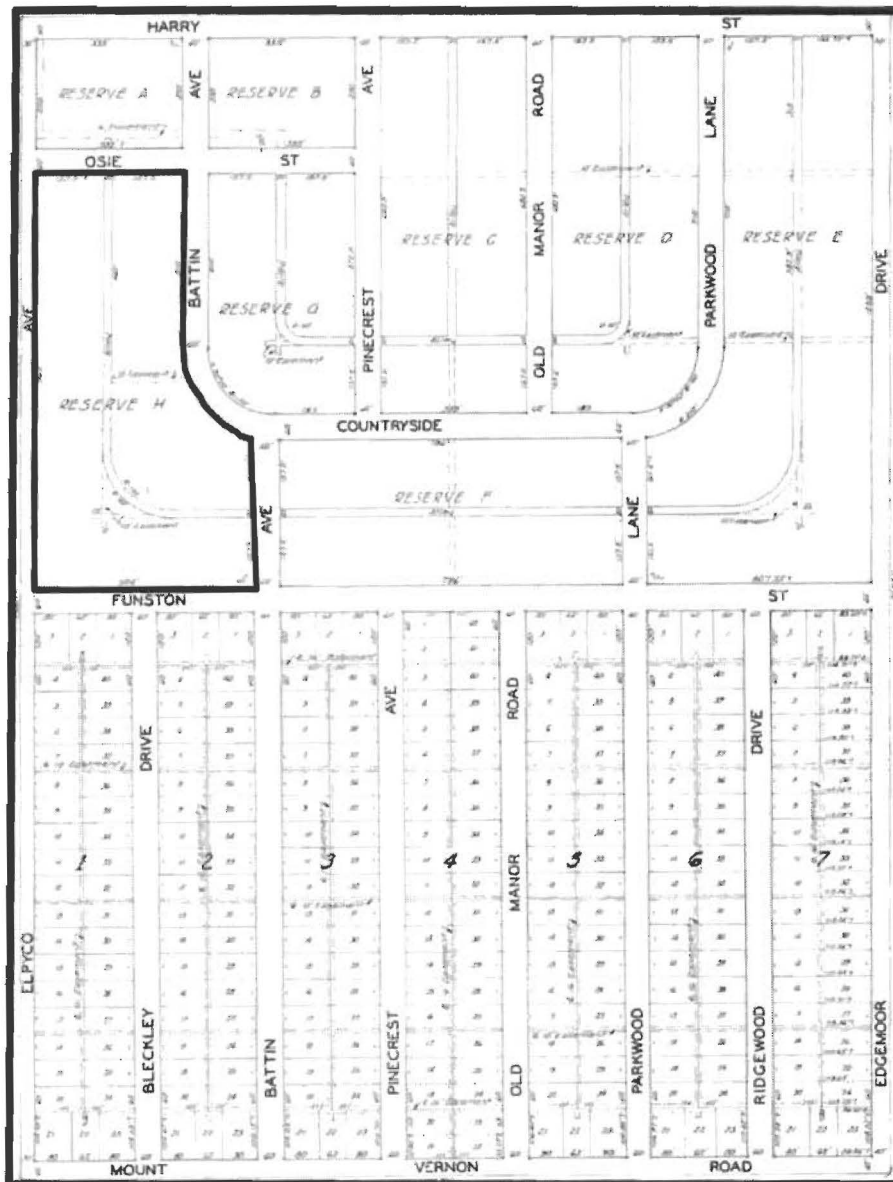
Appendix I: Comparison of Occupations among Wichita Residents, 1954 and 1957.



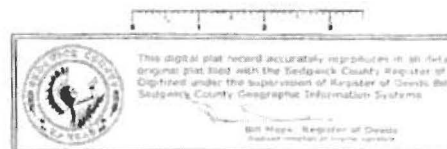
Appendix II: Plat Map – Reserve H, Builder’s 3rd Addition

BUILDERS THIRD ADDITION

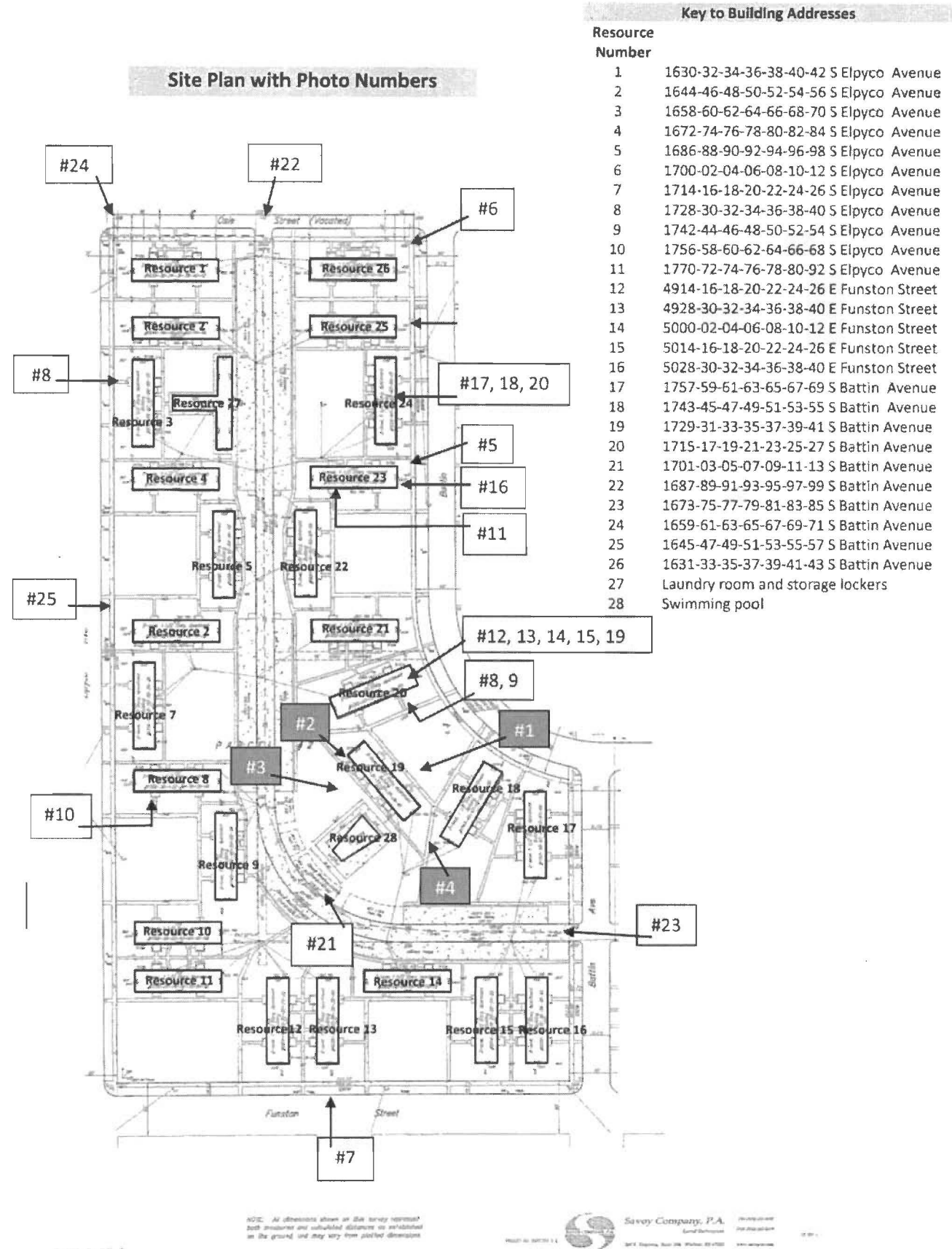
TO WICHITA KANSAS



6 10



Appendix III: Site Plan

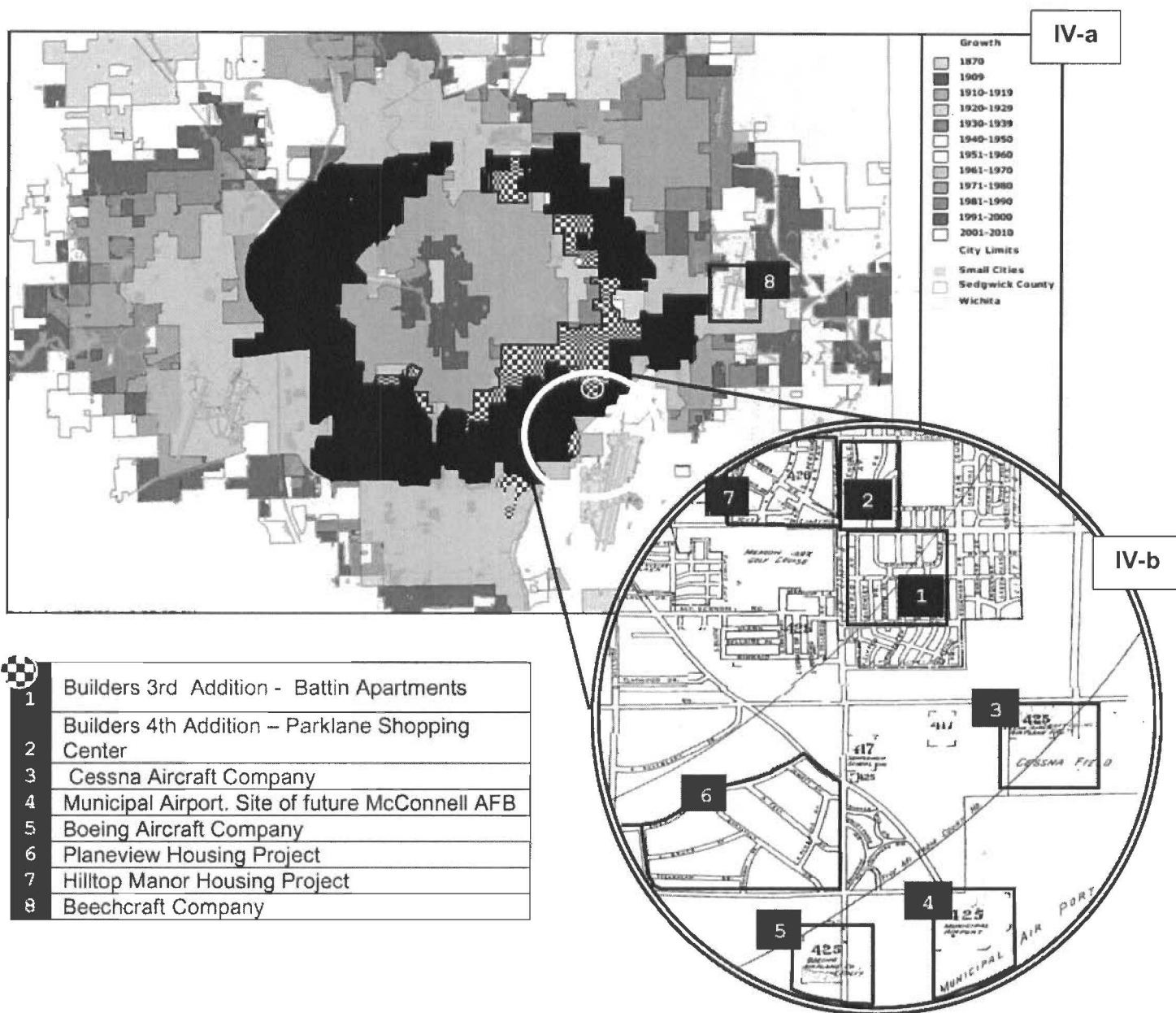


Appendix IV:

a. Map: Growth by Decades and Comparison of Lands Platted

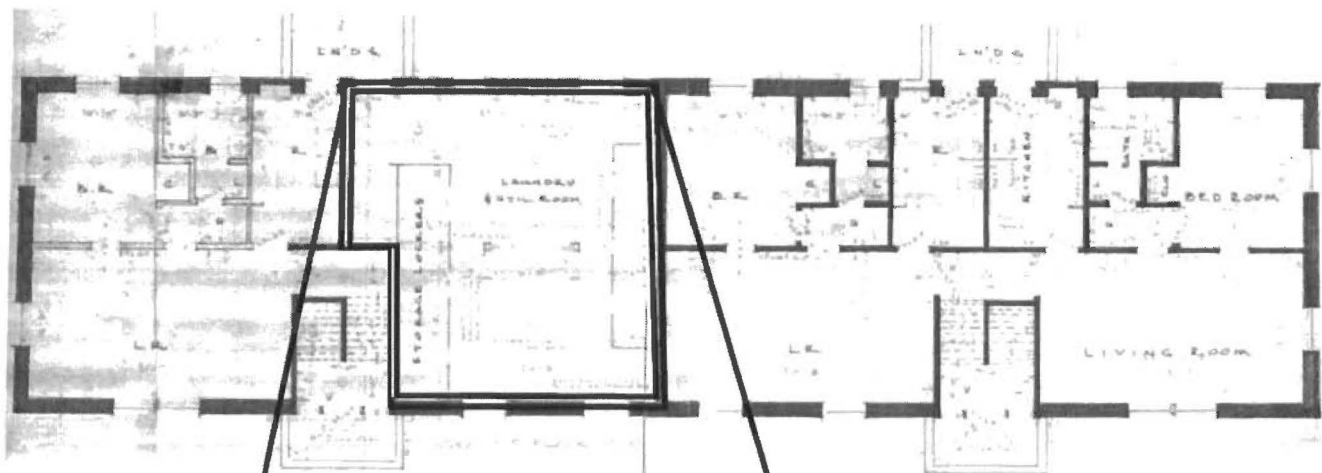
(Black/ white check pattern = 1940-1950. Solid black = 1951-1960).⁸⁰

b. Inset: Proximity of Battin Apartments to Aviation Manufacturing Plants and U.S. Air Force Base

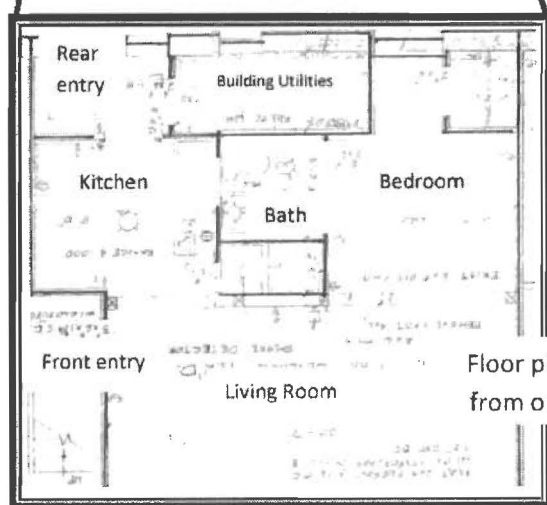


⁸⁰ City of Wichita Geographic Information Services. "Public GIS Application" <http://gis.wichita.gov/outsidegeneral/> Accessed 27 November 2011.

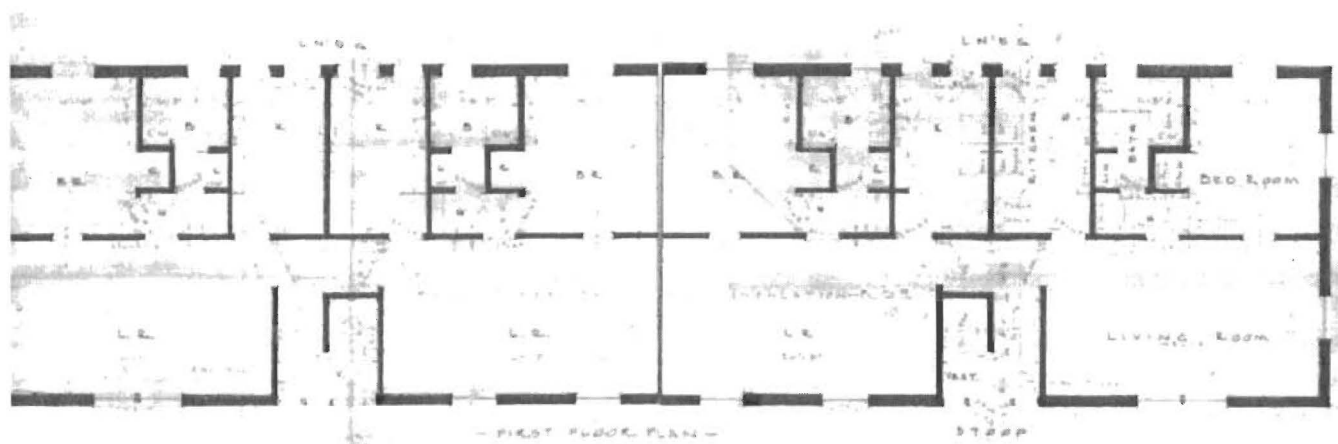
Appendix V: Floor Plans and Elevation Drawings



Original plan, ground floor.
Three One-Bedroom Apartments and
Laundry Room (1950).

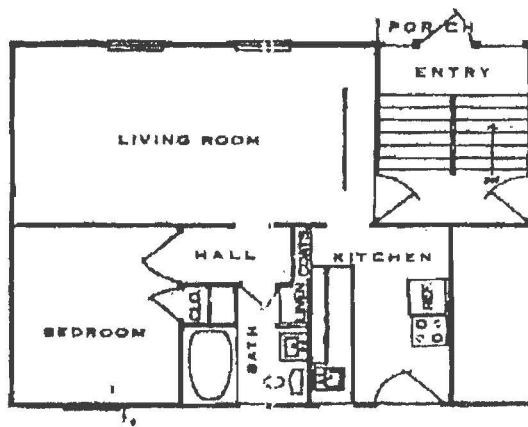


Floor plan of Studio Apartment, remodeled
from original Laundry/Utility Room (1979).

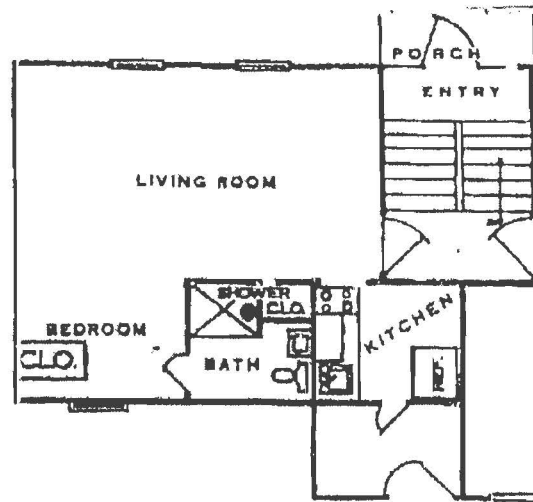


Original plan, second floor.
Four One-Bedroom Apartments (1950).

Appendix V (continued):

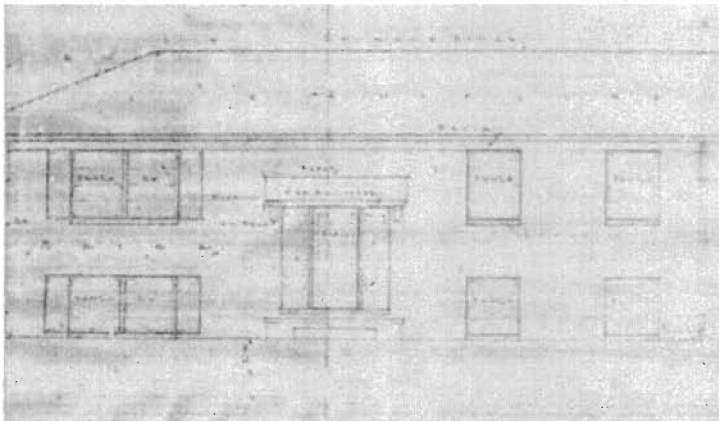


Current Floor Plans, One-Bedroom Apartment

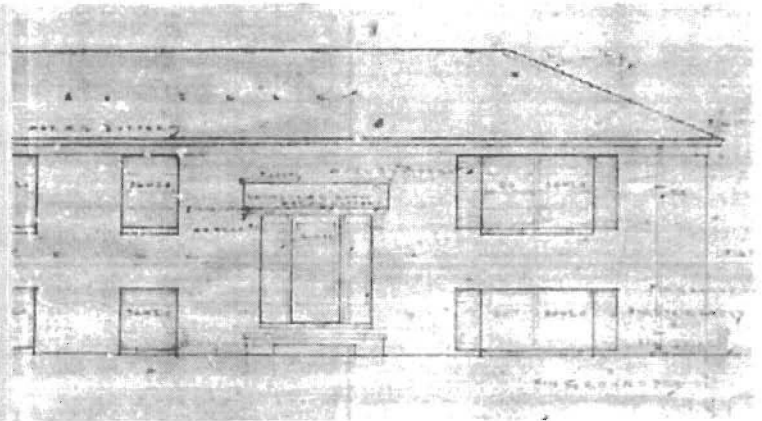


Current Floor Plans, Studio Apartment

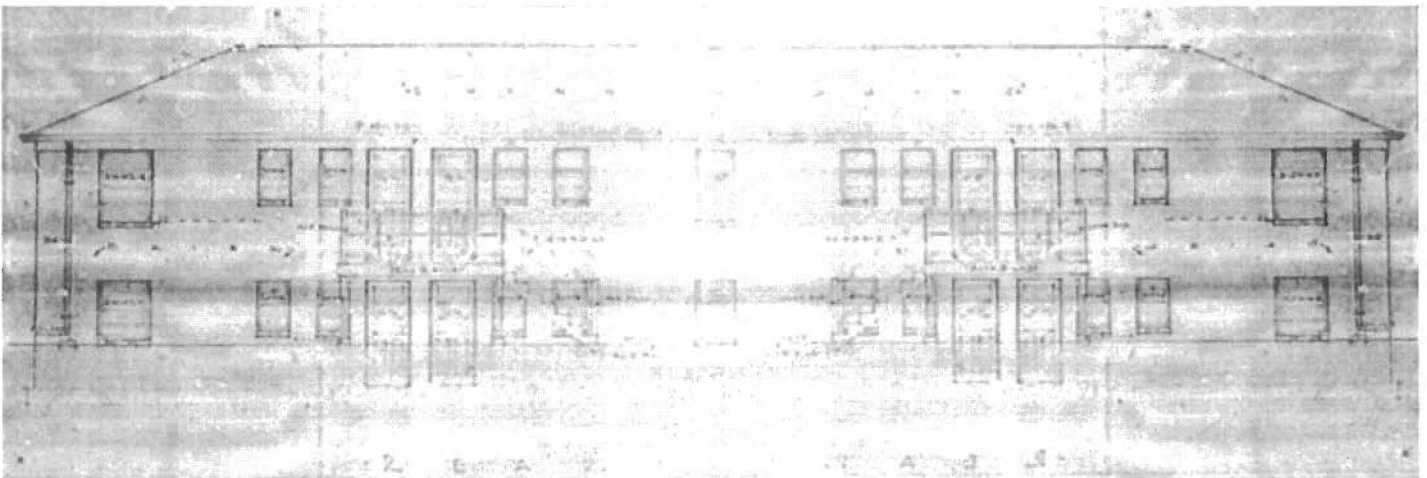
Original Elevation Drawings (1950)



Front



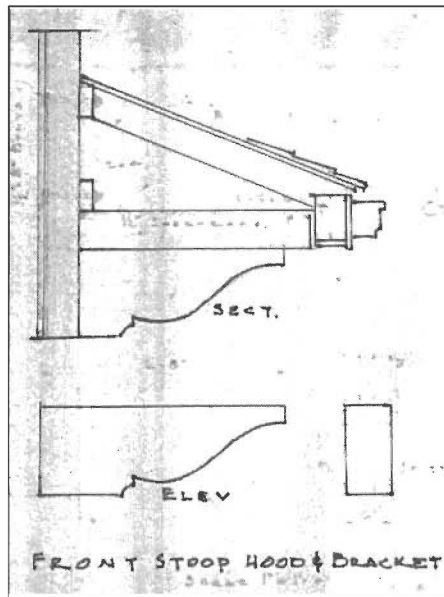
Rear



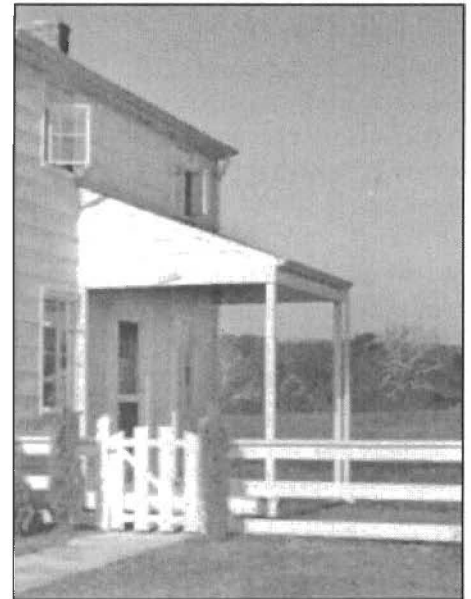
Appendix VI: Example of Wood Porch Posts



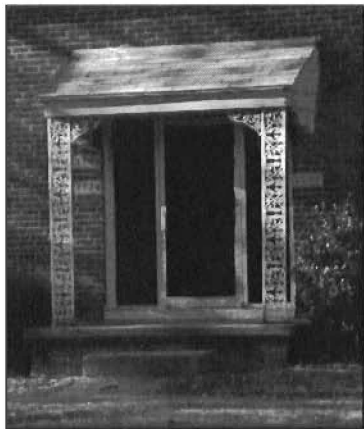
Battin Apartments, existing porch hood, wood posts (no date). 4930 E Funston.⁸¹



Original architect's drawing for porch hood (1950), no posts.⁸²



Federal Housing Administration House Type E with similar porch hood and posts.⁸³



Battin Apartments, existing porch hood, iron posts (no date). 1737S Battin.⁸⁴



Examples of original wood porch posts built 1940s and replacement cast iron posts (no date). Left to right: 1437 (wood), 1441(iron), 1447 (iron), 1451-53 (wood), 1457-59 (wood) N Jeanette Avenue, Wichita.⁸⁵

⁸¹ Photograph credit: Barbara R. Hammond, 2011.

⁸² Battin Apartments," Aperture Card 11 of 15. Office of Central Inspection, City of Wichita.

⁸³ Ames and McClelland, "Historic Residential Suburbs," 63.

⁸⁴ Photograph credit: Barbara R. Hammond, 2011.

Appendix VII: Government Housing for Defense Workers and Air Force Personnel.



Aerial view c. 1952: Planeview community (lower right) was built under federal guidelines in 1943 to provide housing for defense workers arriving to find employment in the aircraft companies. Hilltop Manor and Beechwood were similar developments.

In 1951, adjacent land belonging to the Municipal Airport was converted into an Air Force Base. The "tent city" (upper half) provided early, temporary housing for Air Force personnel.⁸⁶

⁸⁵ Ibid, 2011.

⁸⁶ Photo credit: Wichita-Sedgwick County Historical Museum, <http://www.wichitaphotos.org/>. Accessed 1 December, 2011.

Appendix VIII – Google.com aerial map showing Lat/Long coordinates

1. 37.66376 -97.27816
2. 37.66372 -97.27682
3. 37.66204 -97.27621
4. 37.66102 -97.27623
5. 37.66103 -97.27813



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Battin Apartments Historic District
NAME:

MULTIPLE Residential Resources of Wichita, Sedgwick County, Kansas 18
NAME: 70-1957 MPS

STATE & COUNTY: KANSAS, Sedgwick

DATE RECEIVED: 5/18/12 DATE OF PENDING LIST: 6/13/12
DATE OF 16TH DAY: 6/28/12 DATE OF 45TH DAY: 7/04/12
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 12000389

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: Y PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 7/3/12 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA _____

REVIEWER Aberkane DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.









































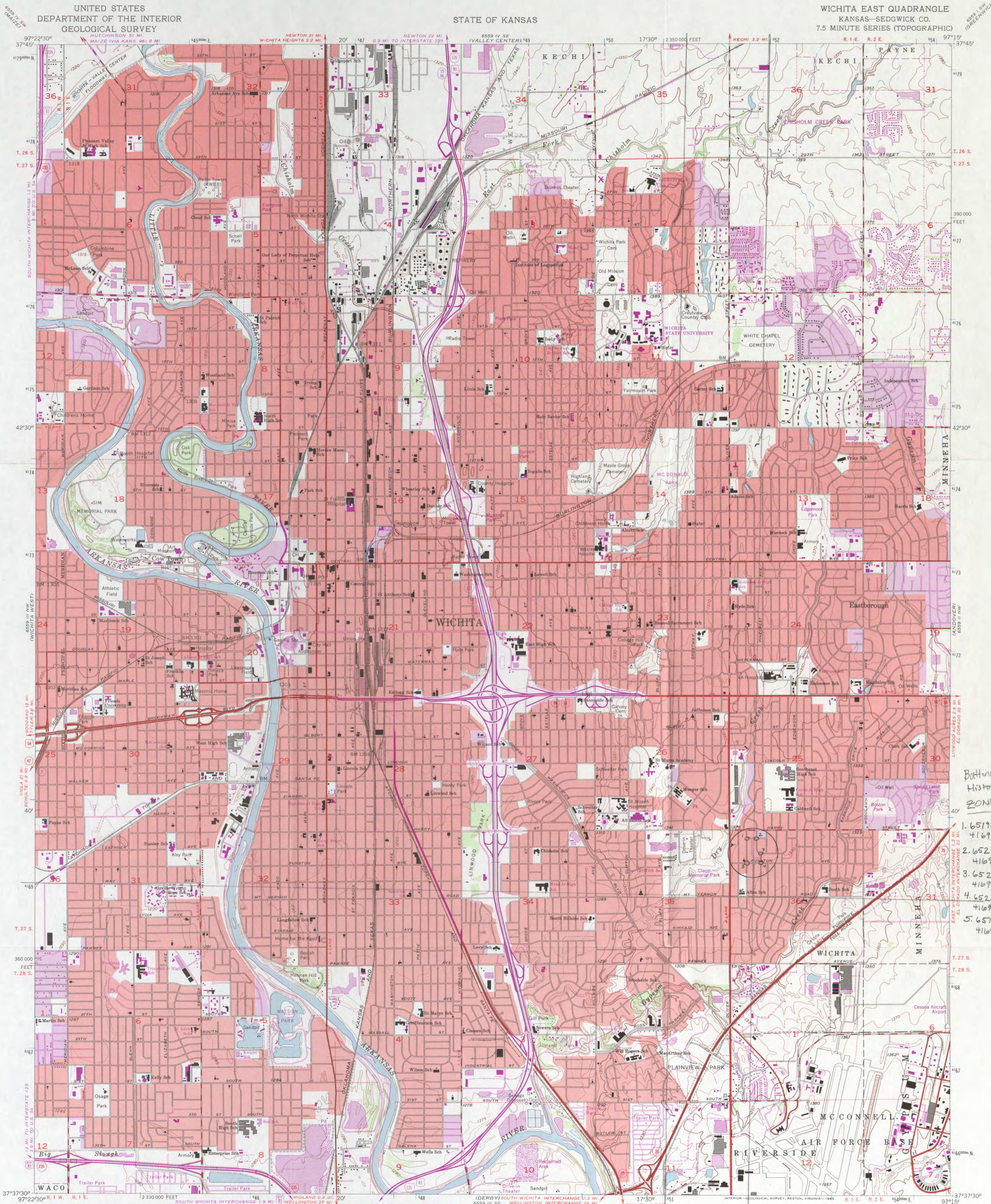








BUILDERS, INC.
1950



Maped, edited, and published by the Geological Survey
in cooperation with State of Kansas agencies

Control by USGS and USC&GS

Culture and drainage in part compiled from aerial photographs
taken 1954. Topography by planetable surveys 1940-1941
Revised 1961 in cooperation with the City of Wichita
Polyconic projection. 1927 North American datum
10,000-foot grid based on Kansas coordinate system, south zone
1000-meter Universal Transverse Mercator grid ticks,
zone 14, shown in blue

Red tint indicates areas in which only landmark buildings are shown

To place on the predicted North American Datum 1983
move the projection lines 27 meters east as shown by
dashed corner ticks

There may be private inholdings within the boundaries of
the National or State reservations shown on this map

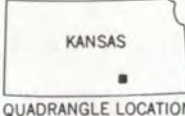
UTM GRID AND 1982 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET

SCALE 1:24 000
1000 0 1000 2000 3000 4000 5000 6000 7000 FEET
1 KILOMETER

CONTOUR INTERVAL 10 FEET
DOTTED LINES REPRESENT 5-FOOT CONTOURS
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACTUARY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
AND STATE GEOLOGICAL SURVEY, LAWRENCE, KANSAS 66044
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION
Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt ———
Interstate Route U.S. Route State Route



WICHITA EAST, KANS.

N 3737.5—W 9715.7.5

1961

PHOTOREVISED 1982

DMA 6559 III NE—SERIES W878

Bottom Apartment
Historic Dist.
ZONE 14

1. 651910 E
4169700 N
2. 652030 E
4169700 N
3. 652080 E
4169520 N
4. 652085 E
4169405 N
5. 657910 E
4169400 N



Kansas Historical Society

Sam Brownback, Governor
Jennie Chinn, Executive Director



May 17, 2012

Carol Shull
National Register of Historic Places
National Park Service
1201 Eye Street, N. W.
8th Floor (MS 2280)
Washington, DC 20005

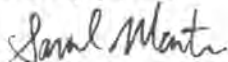
Dear Ms. Shull:

Please find enclosed the following National Register documents:

- Battin Apartments Historic District - Wichita, KS (new nomination)
 - Preliminary DOE – FTC project #26964
- Cudahy Packing Plant – Wichita, Sedgwick County, KS (new nomination)
 - Preliminary DOE – FTC project #25446
- Arvon School – Arvon, Osage County, KS (new nomination)
- Calvinistic Methodist Church – Arvon, Osage County, KS (new nomination)
- Soldiers' Memorial – Osawatomie, Miami County, KS (new nomination)
- Congregational Church – Osawatomie, Miami County, KS (new nomination)
- Gish, Amos H., Building – El Dorado, Butler County, KS (new nomination)
- Gorden, David R., House – Abilene, Dickinson County, KS (new nomination)

Please do not hesitate to contact me if you have any questions. I may be reached at 785-272-8681 ext. 216 or smartin@kshs.org.

Sincerely yours,



Sarah J. Martin
National Register Coordinator

Enclosures