

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only  
received MAY 11 1982  
date entered  
JUN 14 1982

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

1. Name Clapp L.W., House

historic Wellington Place

and/or common The L. W. Clapp House (preferred)

2. Location

street & number 1847 Wellington Place N/A not for publication

city, town Wichita N/A vicinity of ~~Congressional District~~

state Kansas code 20 county Sedgwick code 173

3. Classification

|   |   |  |   |
|---|---|--|---|
| <b>Category</b>                                 | <b>Ownership</b>                            | <b>Status</b>  | <b>Present Use</b>                                    |
| <input type="checkbox"/> district               | <input type="checkbox"/> public             | <input type="checkbox"/> occupied                    | <input type="checkbox"/> agriculture                  |
| <input checked="" type="checkbox"/> building(s) | <input checked="" type="checkbox"/> private | <input type="checkbox"/> unoccupied                  | <input type="checkbox"/> commercial                   |
| <input type="checkbox"/> structure              | <input type="checkbox"/> both               | <input checked="" type="checkbox"/> work in progress | <input type="checkbox"/> educational                  |
| <input type="checkbox"/> site                   | <b>Public Acquisition</b>                   | <b>Accessible</b>                                    | <input checked="" type="checkbox"/> private residence |
| <input type="checkbox"/> object                 | <input type="checkbox"/> in process         | <input type="checkbox"/> yes: restricted             | <input type="checkbox"/> religious                    |
|   | <input type="checkbox"/> being considered   | <input type="checkbox"/> yes: unrestricted           | <input type="checkbox"/> scientific                   |
|   | N/A   | <input checked="" type="checkbox"/> no               | <input type="checkbox"/> transportation               |
|   |   |  | <input type="checkbox"/> other:                       |

4. Owner of Property

name Clapp Land Company

street & number 1600 Airport Road

city, town Wichita N/A vicinity of state Kansas 67209

5. Location of Legal Description

courthouse, registry of deeds, etc. Register of Deeds

street & number Sedgwick County Courthouse

city, town Wichita state Kansas

6. Representation in Existing Surveys

title Kansas Historic Sites Survey has this property been determined eligible?  yes  no

date 8/75  federal  state  county  local

depository for survey records Historic Preservation Dept., Kansas State Historical Society

city, town Topeka state Kansas 66612

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## 7. Description

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|  |                                       |   |   |
|--|---------------------------------------|---|---|
| <b>Condition</b>                         |                                       | <b>Check one</b>                            | <b>Check one</b>                                  |
| <input type="checkbox"/> excellent       | <input type="checkbox"/> deteriorated | <input type="checkbox"/> unaltered          | <input checked="" type="checkbox"/> original site |
| <input checked="" type="checkbox"/> good | <input type="checkbox"/> ruins        | <input checked="" type="checkbox"/> altered | <input type="checkbox"/> moved    date _____      |
| <input type="checkbox"/> fair            | <input type="checkbox"/> unexposed    |   |   |

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**Describe the present and original (if known) physical appearance**

### SUMMARY DESCRIPTION

The L. W. Clapp House, also known as Wellington Place, is located at 1845-1847 Wellington Place. It is a two and one half story large frame structure of irregular plan and shape. It is situated on a large landscaped lot of approximately 170' x 170'. The Clapp House is sheathed with narrow gauge lapped wood siding. The roof is covered with slate arranged in a decorative imbricated pattern. Windows are not arranged symmetrically in the walls. Many of the windows are large with arched tops and have single rectangular panes of glass which slide horizontally into the walls for summer ventilation. Notable architectural elements of the Clapp House include the front door and the newel post from the main stair which were carved by L. W. Clapp. In the parlor and dining room is wainscoting of pressed fibrous material similar to paper mache, known as lincrusta walton. The lincrusta walton is pressed into floral and plant forms with several panels in the dining room depicting the four seasons. The Clapp house was built in 1887-1888 in the Queen Anne style. It was enlarged and renovated with neo-classical motifs to its present appearance by Mr. Clapp in the early 20th century.

### ADDITIONAL DESCRIPTION INFORMATION

The house is situated well back from Wellington Place and faces east. The gable projecting to the front with an enclosed double porch and the main entrance are part of the 20th century addition to the house. Originally the main entrance was near the center of the north wall, facing Eighteenth Street. At that time the address of the house was 201 West Eighteenth Street. During the first quarter of the 20th century, L. W. Clapp remodeled his house and oriented it toward Wellington Place, a new street he created through his property as part of his landscaping effort. Clapp owned all of the land between Seventeenth and Eighteenth and Park and Fairview Streets. From this holding he created a landscaped compound for his house and subsequent houses built for two of his children. Dividing the compound is the picturesque and winding street known as Wellington Place. It is marked by gates at either end. While the compound originally contained the L. W. Clapp House, its carriage house and the two houses built for Marc and Robert Clapp, there has been a significant amount of residential infill and the compound has been divided into several smaller properties.

As it was built in 1887-1888, the L. W. Clapp House, designed by Terry and Hayward, was a Queen Anne style structure with varied surfaces and multiple porches. It had a steeply pitched hipped roof. The main entrance was located on the north side of the house near its center. At the entrance was a gabled projecting porch under which carriages passed. Above the entrance was a porch with arched lattice-work trim. Extending from the roof above this porch was a projecting turret with a curving profile at its west end. It remains essentially intact in the present configuration of the house. Also at the east end of the house projecting from the attic was a small gabled porch supported by turned posts. Wrapping around much of the house was a porch with decorative turned trim. Tall brick chimneys had corbeled decoration. As soon as the house was built, the landscaping was begun by Mr. Clapp who introduced a number of plantings including evergreens and other specimens not native to Kansas. The early photograph of the house

# 8. Significance

| Period  | Areas of Significance—Check and justify below    |  |   |  |
|---|--|--|---|--|
| <input type="checkbox"/> prehistoric          | <input type="checkbox"/> archeology-prehistoric  | <input checked="" type="checkbox"/> community planning | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> religion        |
| <input type="checkbox"/> 1400-1499            | <input type="checkbox"/> archeology-historic     | <input type="checkbox"/> conservation                  | <input type="checkbox"/> law                    | <input type="checkbox"/> science         |
| <input type="checkbox"/> 1500-1599            | <input type="checkbox"/> agriculture             | <input type="checkbox"/> economics                     | <input type="checkbox"/> literature             | <input type="checkbox"/> sculpture       |
| <input type="checkbox"/> 1600-1699            | <input checked="" type="checkbox"/> architecture | <input type="checkbox"/> education                     | <input type="checkbox"/> military               | <input type="checkbox"/> social/         |
| <input type="checkbox"/> 1700-1799            | <input type="checkbox"/> art                     | <input type="checkbox"/> engineering                   | <input type="checkbox"/> music                  | <input type="checkbox"/> humanitarian    |
| <input checked="" type="checkbox"/> 1800-1899 | <input type="checkbox"/> commerce                | <input type="checkbox"/> exploration/settlement        | <input type="checkbox"/> philosophy             | <input type="checkbox"/> theater         |
| <input type="checkbox"/> 1900-                | <input type="checkbox"/> communications          | <input type="checkbox"/> industry                      | <input type="checkbox"/> politics/government    | <input type="checkbox"/> transportation  |
|   |  | <input type="checkbox"/> invention                     |   | <input type="checkbox"/> other (specify) |

**Specific dates** 1887-1888      **Builder/Architect** L. W. Clapp, Terry and Hayward

**Statement of Significance (in one paragraph)**

SUMMARY STATEMENT OF SIGNIFICANCE  
MEETS CRITERIA A,C

The L. W. Clapp House, also known as Wellington Place, is significant as an architectural statement reflecting Wichita's early prosperity and for its association with its builder, L. W. Clapp, who served as Mayor of Wichita and founded the city's expansive park system. L. W. Clapp was involved with many civic affairs in the late 19th and early 20th centuries, including the development of Wichita's municipal airport. He encouraged the growth of the air industry, a major part of the city's economy. Architecturally, the Clapp House has a number of notable elements both from its initial construction and from the early 20th century renovation. Both building efforts were supervised by Clapp who found it prudent to update and remodel his house to make it more in keeping with early 20th century stylistic preferences. Mr. Clapp himself did the landscaping with plantings then unheard of in Kansas. Many of the plantings remain on the grounds. He also contributed to the architectural statement of the house by designing and carving the front door. The most significant features of the house are the lincrusta walton, the massive and elaborate woodwork and cast plaster trim as well as the sheer size and extravagance of the house. All of these are reflections not only of L. W. Clapp's prosperity, but of that of Wichita itself.

ADDITIONAL HISTORICAL INFORMATION

L. W. Clapp came to Wichita in 1886 and purchased 12 adjacent lots in "Block 1" and part of "Reserve A" of the "Fairview Addition" to Wichita (Deed from George L. Rouse and Mary E. Rouse to L. W. Clapp dated February 23, 1887). According to local newspaper articles, plans were immediately begun for the house and grounds which were to become Wellington Place. The house was built on the south side of Eighteenth Street, facing north. According to information from the local newspapers, at the time the house was built it sat alone some distance from the town center and had uninterrupted vistas across the plains to the north, east and west. An article in the North Wichita Times, dated September 30, 1930, features a photograph of the house as it appeared in 1888 and states that the north orientation of the house was toward the Santa Fe Railroad. The lights of southbound trains could be seen at night for half an hour as they approached. The article also notes that fences were put up around the property to prevent cattle from being driven across the grounds.

About 1913 when L. W. Clapp built the second house at Wellington Place for his son, Marc, he created a new street, Wellington Place through the property. L. W. Clapp owned the house until his death in December of 1934, thus he was responsible for not only its construction, but for its major renovation.

## 9. Major Bibliographical References

City of Wichita, Mayor's office files.

"L.W. Clapp, Wichita's Builder of Beauty Spots." Wichita Eagle Beacon,  
Oct. 16, 1927, p. 1

(see continuation  
sheet)

## 10. Geographical Data

Acreeage of nominated property less than 1

Quadrangle name Wichita East

Quadrangle scale 1:24,000

UMT References

A 

|      |   |   |   |         |   |   |   |          |   |   |   |   |   |   |
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| 1    | 4 | 6 | 4 | 6       | 3 | 7 | 0 | 4        | 1 | 7 | 5 | 4 | 7 | 0 |
| Zone |   |   |   | Easting |   |   |   | Northing |   |   |   |   |   |   |

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| Zone |  |  |  | Easting |  |  |  | Northing |  |  |  |  |  |  |

G 

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|      |  |  |  |         |  |  |  |          |  |  |  |  |  |  |
| Zone |  |  |  | Easting |  |  |  | Northing |  |  |  |  |  |  |

H 

|      |  |  |  |         |  |  |  |          |  |  |  |  |  |  |
|------|--|--|--|---------|--|--|--|----------|--|--|--|--|--|--|
|      |  |  |  |         |  |  |  |          |  |  |  |  |  |  |
| Zone |  |  |  | Easting |  |  |  | Northing |  |  |  |  |  |  |

Verbal boundary description and justification

(see continuation sheet)

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state N/A code county code

## 11. Form Prepared By

name/title Paula Stoner Reed

organization Preservation Associates

date February, 1982

street & number P. O. Box 202

telephone 301-791-7880

city, or town Sharpsburg,

state Maryland 21782

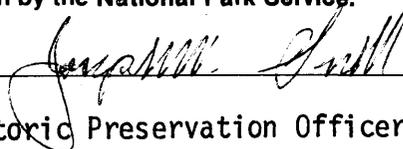
## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature



title Executive Director & State Historic Preservation Officer date April 22, 1982

For NPS use only

I hereby certify that this property is included in the National Register

William H. Brannan

date 6-14-82

Keeper of the National Register

Attest:

date

Chief of Registration

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
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shows many of these young trees in place. Some of the trees that Mr. Clapp planted included Austrian Pines, Scotch Pines, Red Cedars and Norway Spruce. He also added Ginkgo and Persimmon trees.

The early 20th century renovation to the house included the replacement of the exterior siding and replacement of the first floor porches with a two story enclosed sun porch at the east end. The east terminus of the roof was given a gable. A second two story porch was added at the south elevation. Major windows have segmentally arched heads. Brackets and a course of dentils trim the eaves. Porch posts and attached columns above what was the original entrance are reminiscent of the doric order. A belt course around most of the house features dentils and carved rosettes.

The first floor of the house is divided into six large rooms and several small service rooms including closets and a butler's pantry which was formerly an elevator shaft. The main entrance is located in an angle of an ell in the north wall of the house. The entrance opens to the east. A vestibule and foyer open into a large parlor. The front door between the vestibule and the foyer was carved by L. W. Clapp.

The parlor is a large bright room lit by the sun porch at its east end and a large window in the stair landing in the room's southwest corner. The large square newel post is also said to have been carved by Mr. Clapp. Around the room is the lincrusta walton wainscoting. There is a large fireplace in the south wall next to the staircase. The chimney breast is tiled. Decorative bas relief tiles form a frieze and cornice at the top of the chimney breast. Other decorative tiles trim the area surrounding the fire box. This work appears to be associated with the early 20th century renovations. West of the fireplace is a small door beneath trim forming a gothic arch which led to a built in wood box. The floor is edged with parquet trim.

West of the parlor is the dining room, a large and formal space with massive woodwork trim. Lincrusta walton wainscoting is present with panels depicting the four seasons. The architraves for the doors in the room have massive symmetrical molding topped with a frieze and cornice trimmed with a bolection molding and dentils. Around the ceiling is an elaborate cast plaster cornice molding with ornate modillions and small dentils. One doorway, that into the butler's pantry, is lower, wider and has a more simple architrave than the others. What is now a butler's pantry was formerly an elevator shaft which extended from the basement to the third floor of the house. The elevator was part of the early 20th century renovation to the house.

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North of the dining room is a small room which presumably served as a library. Behind the library and dining room are the kitchen, a back stair and various service rooms.

On the second floor are four large bedrooms, two small servants' rooms and two baths. An architectural focal point of the second floor is the staircase which has a curvilinear balustrade that defines a large open area at the head of the stair. An elaborate arched window lights the stair landing.

At the front of the house is a large bedroom. On the south wall of this room is a fireplace and a reeded and carved mantelpiece reminiscent of neoclassical design motifs. Off this bedroom is a bathroom which retains its original sink and early 20th century tile with art nouveau decoration. Throughout the second floor are floors with parquet edging.

Additional bedrooms and a bath are located on the third floor.

Throughout the house, architectural elements are either original to the initial construction or date from the early 20th century renovations done by Mr. Clapp.

The house is in good condition although it has been vacant for some time. The present owner plans to restore the house. There will be no alteration to significant elements of the building.

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L.W. Clapp owned a mortgage loan business which he established upon coming to Wichita in 1886. After L. W. Clapp's death, members of the family gradually became disassociated with Wellington Place and several newer houses were built as the former family compound was subdivided. The L. W. Clapp House stands on a plot of about 29,000 square feet, or almost three quarters of an acre.

Aside from his business interests, Mr. Clapp was involved with civic duties. He served as Mayor from 1917 to 1919, resigning that office to become City Manager. He was City Manager until 1921. The City Manager form of government was adopted in 1917 and Mr. Clapp was a staunch supporter of it. His role as City Manager helped to strengthen that form of government in Wichita.

In 1921, Mr. Clapp was appointed head of the Board of Park Commissioners and served as such until his death. He was instrumental in developing the City's parks, most notably for his efforts at landscaping through introducing a new species of trees to Wichita. He established a nursery to produce plants for the parks and instituted a department of forestry for the City to maintain and preserve the trees of Wichita.

THIS STATEMENT REFLECTS CURRENT KNOWLEDGE AND IS SUBJECT TO CHANGE!

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McHugh, Steve. L. W. Clapp House, American Studies 521 Research Project,  
Spring, 1976.

Midtown Citizens' Association Files.

North Wichita Times, Newspaper.

Sedgwick County Land Records.

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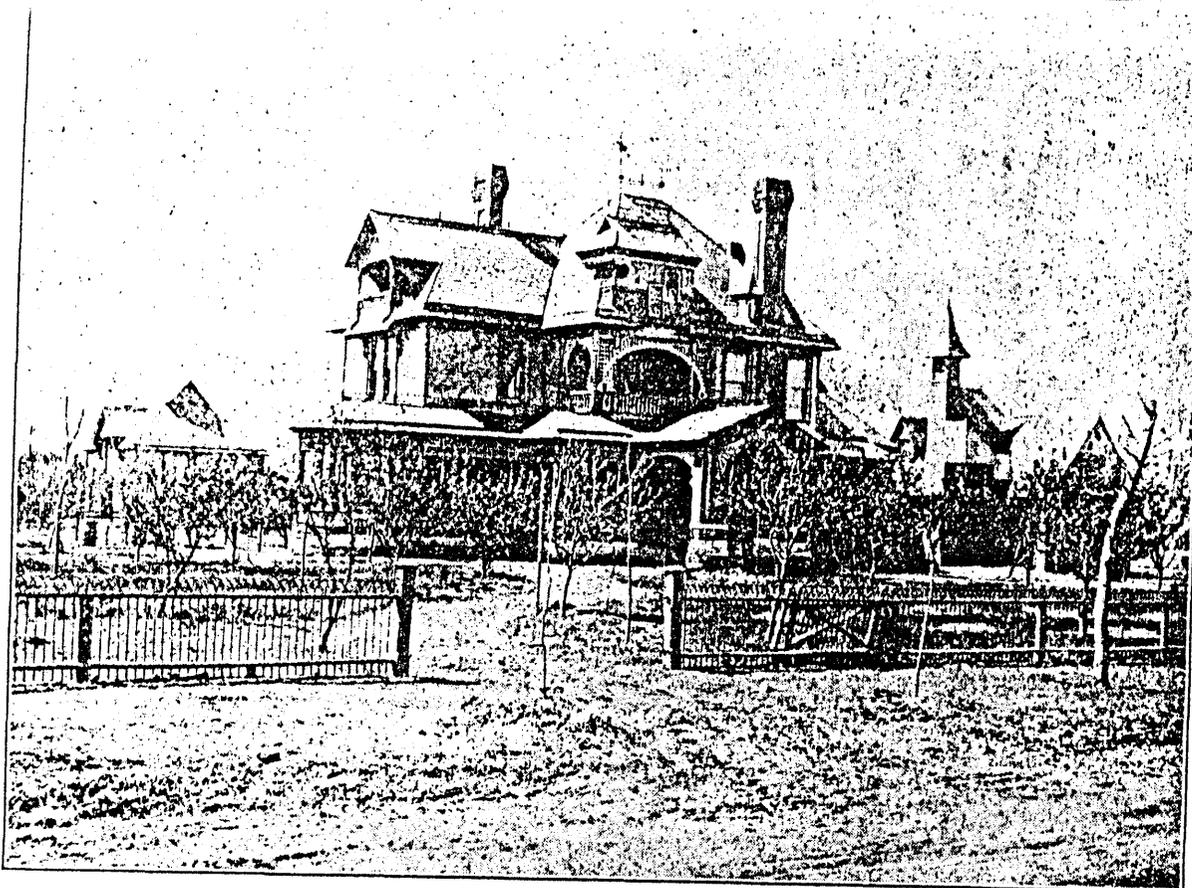
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Fairview Addition to the City of Wichita, Sedgwick County, Kansas; and the east 170 feet of lots 37, 39, 41, and 47, Block 1, in the Fairview Addition to the City of Wichita, Sedgwick County, Kansas.

BOUNDARY JUSTIFICATION

The nominated acreage includes the entire plot of ground on which the L. W. Clapp house is situated. It is a large lot retaining significant landscape features developed by Mr. Clapp, but excludes adjacent properties held by other individuals.

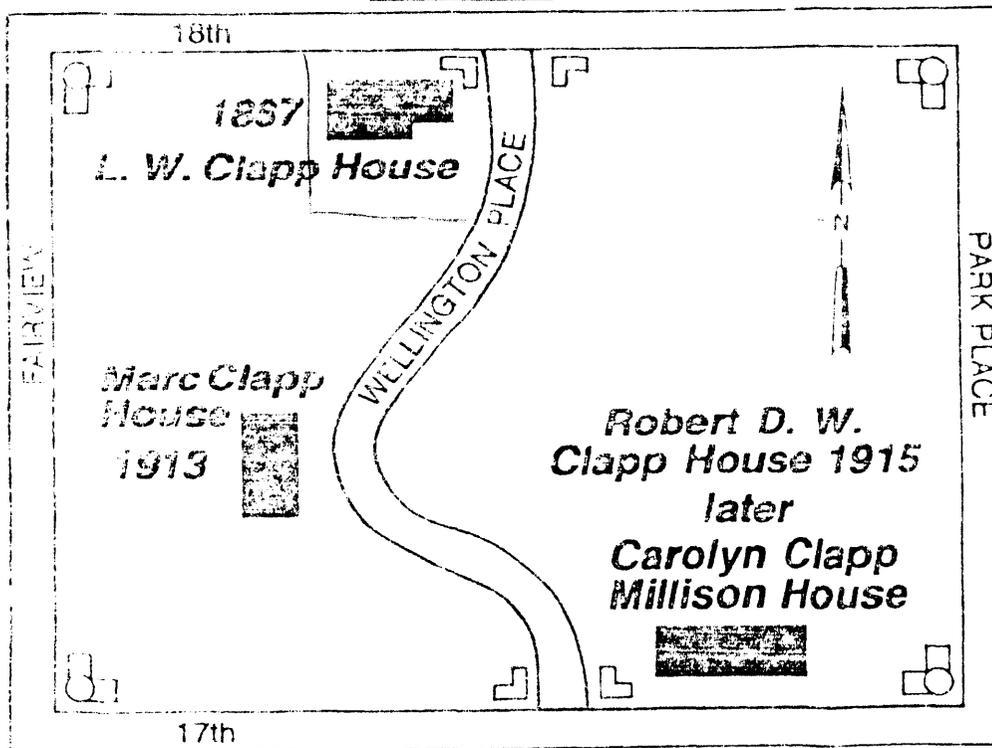


The L. W. Clapp Residence 1888.

Engraving by Cappers.

Photograph by Nerius Baldwin.

**Sidney Clapp  
Holmes House 1919**



Map by Cynthia Greer