

56-2246

United States Department of the Interior
National Park Service

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NATIONAL REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

Historic name The Norton Apartments
Other names/site number KHRI # 169-465 & 169-466
Name of related Multiple Property Listing N/A

2. Location

Street & number 1111 and 1115 E. Iron Avenue not for publication
City or town Salina vicinity
State Kansas Code KS County Saline Code 169 Zip code 67401

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 Applicable National Register Criteria: x A B x C D
Patrick Zollner 2-12-18
Signature of certifying official/Title Patrick Zollner, Deputy SHPO Date
Kansas State Historical Society
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.
Signature of commenting official _____ Date _____
Title _____ State or Federal agency/bureau or Tribal Government _____

4. National Park Service Certification

I hereby certify that this property is:
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:) _____
 3-26-18
Signature of the Keeper Date of Action

The Norton Apartments
Name of Property

Saline, KS
County and State

5. Classification

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

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

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

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

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

<u>Contributing</u>	<u>Noncontributing</u>	
<u>2</u>		buildings
		sites
		structures
		objects
<u>2</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register

NA

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC: Multiple Dwelling

Current Functions
(Enter categories from instructions.)

WORK IN PROGRESS
DOMESTIC: Multiple Dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE 19th AND EARLY 20th CENTURY
AMERICAN MOVEMENTS: Commercial Style

Materials
(Enter categories from instructions.)

foundation: CONCRETE
walls: BRICK

roof: ASPHALT
other: _____

The Norton Apartments

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Narrative Description

Summary

The Norton Apartments are comprised of two adjacent apartment buildings constructed in the late 1920s at the corner of E. Iron and Ohio Avenues in Salina, Saline County, Kansas. The two-story east apartment building was constructed in 1926 with a tan brick that features subtle detailing in stone and contrasting brown brick. Less than two years later, the west building was completed in 1928 with a more elaborate three-story red brick facade featuring ornate brick corbelling, rusticated quoining and a shaped parapet. Both buildings have symmetrical facades with a central entry bay, a feature that is more detailed on the west building. Architecturally, the apartments are Commercial Style buildings typical of the post WWI-era apartment buildings constructed in communities throughout the Midwest. Functionally, the apartments are classified as Low-Rise Walk-up Apartment Buildings distinguished by the fact that the apartments have private kitchens and baths, are accessed by a central corridor and the fact that there is no elevator in the building.¹

The buildings retain original wood windows in configurations that include single windows and sets of two and three windows. The west building features 3/1 and 5/1 double-hung units while the east building features 2/2 double-hung units. With the exception of replacement doors and installation of aluminum storm windows, there have been few exterior modifications. The exterior of the building retains a high degree of historic integrity clearly portraying the buildings' original design and detailing.

The buildings' interiors retain the original configuration of central corridors with four apartments per floor and key character-defining features including paneled wood milk and ice doors in the corridors for each apartment, plaster walls, wood floors, some original ceramic tile, wood trim and built-ins including closets, china cabinet, and ironing board wall cabinet. There has been no modification of the plan configuration; the only alterations are removal and replacement of some interior doors and replacement finishes. The interior of the apartments retains a significant level of historic integrity portraying the original configuration, design, and some finishes of these 1920s apartments.

Elaboration

Setting

The Norton Apartment Buildings are located at 1111 and 1115 E. Iron Avenue in Salina. The site is just off the northeast corner of Ohio and Iron Avenue situated in a generally residential neighborhood with secondary commercial businesses including an auto shop (former filling station) and convenience store at this busy intersection of two through-town streets.

The two apartment buildings face south fronting E. Iron Avenue one lot east of the intersection. They are set-back from the street with a small lawn on the south and east sides of the buildings. A concrete sidewalk runs along the perimeter of the south sides of the site and a walk extends from the perimeter walk to the front entrance of each building. The area between the two buildings is paved and the rear portion of the site is a gravel parking lot access from a rear alley north of the buildings. The west facade of the west building is slightly setback from the west property line with a narrow strip of grass. Adjacent on the west is the paved lot of the free-standing auto shop on the corner of Ohio and Iron.

The only known change in the site is the construction of two frame garages in late-1928 and their removal sometime after 1947.² The surrounding neighborhood remains primarily residential with single-family and duplex units. Iron and Ohio are busy streets generally with destination-oriented, free-standing commercial buildings.

Exterior

Both buildings are rectangular in plan form, with a flat/tapered asphalt roof obscured by a brick parapet. The parapets are stepped on the front/south facade and capped by a brick header course on the front and sides. A box gutter is in place on the rear/north facades of each buildings with downspouts at the corners. The buildings each have a rectangular footprint and a full basement or garden level; the east building is two stories, and the west building is three stories. The front entrance of the east building is accessed by five concrete steps with a simple metal railing. The west building has a single step up to the entrance. The building entrances are located between the basement and first floor. Each building has a central projecting bay on the rear/north facade that is a fire stair. These stairs were extant on the 1931 Sanborn Map and likely built at the time the buildings were constructed. The west building has an open concrete stair with metal railing. The east stair has a wood-frame enclosure with horizontal siding sheltering a wood staircase.

¹ Sally F. Schwenk, *Working and Middle-Income Apartment Buildings in Kansas City, Missouri*, Multiple Property Submission, National Register of Historical Places (2007): E-31 and F13-15.

² City of Salina Building Permit No. 1397 issued to F.C. Norton on 11 October 1928, lists construction of a private garage on Lots 10-11 behind 1111 E. Iron. Two small garages are extant on the 1931 and 1947 Sanborn Fire Insurance Maps.

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East Apartment Building at 1115 E. Iron Avenue

Built first in 1926-27, the east apartment building features a tan brick facade with contrasting brown brick detailing. The facade is a traditional Commercial Style design with the primary elaboration occurring at the central entrance, between windows and at the parapet. Subtle detailing on the facade includes a stretcher belt course between the lower level and first floor and single-course rectangular panels located vertically between windows on each floor. Two small stone panels are set in a diamond pattern on the parapet at each end of the facade and a small stone shield is located in the center of the parapet on the front facade. The parapet steps one course to frame the central three bays. The facade is five bays in width; the outer bays are defined by window openings that correspond to the bedroom and bathroom in the south apartments on each floor. The windows feature header-course brick sills and stretcher-course flat brick lintels. The center bay is the main building entrance with a three-part window on the second floor above the entry (interior stair). The entrance is framed by a flush gabled surround in the contrasting brown brick. The door, sidelights and transom at the central entrance are ca. 1970 replacements comprised of a paneled door with glass block sidelights and transom.

The rear/south facade is configured similarly to the front facade with five bays, the outer bays defined by window openings in the bedroom and bathroom in the north apartments on each floor. A wood-frame projecting bay encloses a rear stair in the center of the rear/north facade. This small rectangular bay has horizontal wood siding and a shallow shed roof.

The east and west facades are identically configured with six bays each with double or triple windows that correspond to the dining, living, and bedrooms in the north and south apartments on each floor. The detailing on the side facades includes the belt course between the lower floors and subtle brick and stone detailing on the parapet as well as the window sill and lintels all in the contrasting brown brick.

West Apartment Building at 1111 E. Iron Avenue

Completed in 1928, the west apartment building is the more prominent of the two buildings due to its 3-story height and its ornate red brick facade. The configuration of the facade is identical to the east building with five bays, the outer bays defined by one and three windows corresponding to the bathroom and bedroom in the front apartments. The window style varies from the east building and includes 3/1 and 5/1 units. The front facade features elaborate brick detailing in the outer bays. The lower two floors are rusticated with projecting horizontal brick courses. A corbelled cornice band projects between the first and second floors and a checkerboard panel is located between the windows on the second and third floors. A corbelled cornice extends above the third floor transitioning to a simple brick parapet.

The center bay is a defining characteristic on the west building. Featuring variegated brick that contrasts slightly with the red brick of the main facade, the center bay projects slightly from the main facade and the corners of the bay feature projecting brick quoins. The upper cornice band extends across the center bay and the parapet above features a flared shallow oval shape with an oval detail in the center. A stone panel inscribed "The Norton" is located on the center bay between the second and third floors. Over the entrance is a small three-sided bay window with flared copper roof. The main building entrance has an arched red brick surround framing a ca. 1970s replacement door with glass block transom and sidelights, matching the east building.

The side and rear facades are variegated red brick with no detailing except the header-course sills, stretcher-course lintels, and a simple brick parapet cap. The fenestration on the side and rear facades are identical to the east building except the style of windows and the open rear concrete stair.

Interior

With the exception of the additional floor on the west building, the interior configuration of both buildings is identical. The plan configuration of the rectangular buildings includes a central corridor with two apartments on each side of the building, per floor. The only exception is the basement/garden level that was originally designed with two apartments on the east side and one on the west. A mechanical room and storage room is located in the northwest corner of each basement.

A small foyer at the front entry provides access to the main stair leading to the lower-level and first-floor corridors. The front stair is the original wood stair in both buildings featuring square wood newels and railing with square balusters. The corridor walls are generally plaster with a non-historic textured finish and a suspended acoustical tile ceiling has been installed obscuring the plaster ceiling. The original wood floors are in place beneath the existing carpeting but the condition is unknown. Apartment entry doors have been replaced in most locations but original casings remain. An added feature in the corridors is a set of small paneled wood doors at each apartment originally designed for milk and ice deliveries, corresponding to the ice box inside the kitchens of each apartment.

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All apartments share the same configuration; the front units are a mirror image of the rear units. Each has a living room with two closets; one had French doors that originally housed a Murphy bed (since removed). A cased opening provides access to a small dining alcove and a partial-height china cabinet divides the dining area from a small kitchen. Painted wood cabinets are extant in some kitchens but in poor condition. A cased opening in the center of the living room wall opposite the kitchen and dining rooms provides access to the bedroom and bathroom. A few of the bathrooms retain original multi-colored ceramic tile flooring in the west building but most units have replacement ceramic or vinyl tile in the kitchens and baths. Carpet has formerly been installed in most living rooms and bedrooms but the original wood floors are in place beneath. Other replacement finishes include applied acoustical tile over plaster ceilings in many locations inside of apartments and non-historic wood paneling over plaster walls in a few locations.

The apartments retain their original wood trim including door and window casings, baseboards and original 1/1 paneled wood doors in some locations. The multi-light glass French doors are extant in a few locations at the original living room closet. Built-in features include a small open closet outside the bathroom (there is no bedroom closet) and two closets in the living rooms as well as the china cabinet and ironing-board wall cabinet in the dining alcove. Trim and doors originally had a stained and varnished finish that remains in some apartments but the wood components have formerly been painted in some apartments.

Conclusion

The only known exterior alterations are the installation of storm windows and replacement doors at the front entrance. The buildings maintain the original plan configuration and number of apartment units as well as key interior character-defining features including the open stairways, plaster walls, wood floors, interior trim, paneled wood doors and some built-in features. The buildings retain a high degree of historic integrity on the interior and exterior. The Norton Apartment Buildings clearly convey the defining characteristics of the purpose-built apartment buildings constructed in the 1920s throughout the Midwest. They are excellent examples of the *Low-Rise Walk-up Apartment Building* property type.

The Norton Apartments
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8. Statement of Significance

Applicable National Register Criteria

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

A Property is associated with events that have made a significant contribution to the broad patterns of our history.

B Property is associated with the lives of persons significant in our past.

C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

Property is:

A Owned by a religious institution or used for religious purposes.

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

COMMUNITY DEVELOPMENT

ARCHITECTURE

Period of Significance

1926-1928

Significant Dates

1926

1928

Significant Person

(Complete only if Criterion B is marked above.)

NA

Cultural Affiliation

NA

Architect/Builder

Unknown

Period of Significance (justification)

The period of significance spans the dates of construction for the two apartment buildings; the east building in 1926 and west building in 1928.

Criteria Considerations (justification)

NA

The Norton Apartments

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Narrative Statement of Significance

Summary

The Norton Apartment Buildings are adjacent brick apartment buildings located at 1111 and 1115 E. Iron Avenue in Salina, Saline County, Kansas. The two buildings are nominated to the National Register of Historic Places under Criteria A and C as excellent examples of the *Low-Rise Walk-Up Apartment Building* property type. Designed and built in 1926-1928 by Frank C. Norton and Willis B. Crowther, the Norton Apartments are traditional Commercial Style brick buildings with symmetrical facades and central entrances. With rectangular-shaped footprints, the layout features four apartments per floor with a central corridor that is accessed by stairs on the north and south ends. A distinguishing feature of the property type, these purpose-built apartments have individual kitchens and bathrooms.

The buildings are locally significant as representatives of Salina's growth and expansion in the 1920s. The Low-Rise Walk-Up Apartment Buildings, including the Norton Apartments addressed the city's expanding population and housing shortage following World War I. This new building type provided efficient use of land in locations already served by public infrastructure and provided multiple dwelling units in a common setting with similar amenities to compete with single family homes that were in short supply in Salina as well as other communities across the nation.

F.C. Norton bought out Crowther shortly after the partners finished building the two apartment buildings. Known for a single year (1927) as the 'Cro-Nor Apartments' (1115 E. Iron – the east building)³, the two buildings were renamed 'The Norton' by 1929. The Norton Apartments were owned and operated by Frank Norton and his wife for nearly sixty years. The period of significance is their date of construction 1926-1928.

Elaboration

Development of Salina

Salina was founded in 1858; three years later, Kansas Territory became a state. Three Scottish immigrants led by William A. Philips established the town beside the Smoky Hill River with the knowledge the location would be ideal for agriculture and trade.⁴ As the westernmost town on the Smoky Hill Trail, Salina quickly established a burgeoning trade; but growth was halted with the outbreak of the Civil War. Following the war Salina incorporated and built flour mills to process the grain from the surround area. When the Kansas Pacific Railroad arrived in 1867, the community rapidly expanded into an industry town. In the 1880s W.W. Watson and H.E. Lee helped to create a commercial wholesale district that served much of the western United States and buffeted Salina from some of the hardship that resulted from the economic and natural disasters of the coming decades.⁵

As the new century began, Salina was a hub of four rail lines—the Chicago, Rock Island & Pacific, the Missouri Pacific, the Union Pacific and the Atchison, Topeka & Santa Fe, affording transportation facilities in all directions.⁶ This ease of transportation spurred Salina's economy, which was comprised primarily of the milling and lumber industry as well as the HD Lee Company. By 1912 Salina industries included a \$50,000 alfalfa mill, several flour mills and a vitrified brick plant with factories manufacturing everything from gloves, sunbonnets, cigars, razor stoups, brooms to mattresses.⁷ While the agricultural commodities dipped in the 1920s, Salina's downtown commercial center experienced growth.⁸

In the aftermath of the Great War, the country struggled to return to normalcy, to provide war veterans with jobs and homes, and to keep pace with the growth and opportunity sought by so many citizens. By 1920, the country was beginning to recover from the effects of the war but residential construction from 1917 to 1918 was only forty-three percent of the

³ 1926 and 1929 Salina City Directory. [R.L. Polk City Directories] Detroit, MI: R.L. Polk, 1927, accessed at Ancestry.com *U.S. City Directories, 1822-1995* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011, accessed at <https://www.ancestry.com/interactive/2469/13902774> on 5 Nov 2017.

⁴ *Salina: 1858-2008*. Charleston, SC: Arcadia Publishing, 2008. (Images of America Series). 7.

⁵ Mary Clement Douglass. *Salina's Historic Downtown*. Charleston, SC: Arcadia Publishing, 2013. (Images of America Series). 9.

⁶ Blackmar, Frank. *Kansas: a cyclopedia of state history, embracing events, institutions, industries, counties, cities, towns, prominent persons, etc.* Chicago: Standard Pub. Co. 1912. 761. Transcribed by Carolyn Ward and accessed 3 Nov 2017 at <http://www.ksgenweb.com/archives/1912/s/salina.html>.

⁷ *Ibid*, 634.

⁸ Douglass, Mary Clement. *Salina's Historic Downtown*. Charleston, SC: Arcadia Publishing, 2013. (Images of America series). 9.

The Norton Apartments

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pre-war, in 1919, fifty-eight percent, and in 1920, thirty-seven percent.⁹ In 1921, the United States Government created a Division of Building and Housing. Within the Commerce Department, the new division was charged with “revising an infrastructure consisting of poor housing designs, costly materials and labor, outdated building and zoning regulations that were barriers to development, and a shortage of mortgage funds.”¹⁰ The new guidelines laid the foundation for significant growth in housing across the nation.

As the 1920s began Salina became a city of the first-class. More people came to the city for work, but the housing shortage was as apparent locally as across the nation. According to at least one newspaper account in 1920, Salina lost 500 new residents because no housing was available.¹¹ An October 1920 article claimed that Salina’s growth was far greater than the census had indicated.¹² Quoting a local business man who had formed an investment and building company, the article stated that locally residents had stopped building homes during the War in hopes that the high cost of materials would be reduced after the war. However, the government used much of the surplus lumber to support the war effort and thus, there was a shortage of more than a million homes in the United States, much of which occurred west of the Mississippi.¹³

Just two years later the city was bustling. The population had risen to 16,621, the city’s flour milling was 7th in the United States and in only one year the tonnage of freight transported through the five railroads that traversed the city had experienced a ten percent increase.¹⁴ Salina built eight new schools between 1912 and 1926.¹⁵ By August 1922, building construction in the city for the year was over \$4,000,000 including 150 new homes.¹⁶

East Iron Avenue Neighborhood and The Norton Apartments

The boundaries of Salina’s residential areas were well-established by the turn-of-the-century generally radiating from the center of the city. Salina’s park’s system had begun with the acquisition of Oakdale Park in the 1880s but reflecting the residential growth of the early decades of the 20th century, the park system branched out with the addition of Kenwood Park in 1917 as the city expanded further south and east.¹⁷

The intersection of Iron Avenue and Santa Fe is the heart of downtown and each street is the respective dividing line for north-south and east-west streets respectively. In 1911 the city limits of Salina reached only to the 500 Block of E Iron; by 1915 it had expanded three blocks to the east.¹⁸ In 1927, Iron Avenue extended nineteen blocks east of its center point.¹⁹ The city’s first new subdivision of the century was built in 1927 east of Ohio Avenue – the exclusive Country Club Heights.²⁰ The blocks between the center city and the new subdivision on the eastern edge of town, began to be lined with single family homes. By 1931, a few of the single-family residences in surrounding neighborhoods had been divided in half to accommodate more people.²¹

A new property type – the multi-family apartment building emerged in the early decades of the twentieth century. Specifically, the *Low-Rise Walk-Up Apartment Building* reflects the evolution of early rooming and tenement houses due in large part to the advent of building codes that mandated indoor plumbing facilities and often dictated lot coverage and minimum window/light exposure.

⁹ “The Calder Report on the Building Situation”, Monthly Labor Review, Vol. 12, Issue 6 (1921) 99 as quoted in Barbara Hammond, *Ellington Apartment Building National Register Nomination*. Washington, DC: National Parks Service, 2013. 8.

¹⁰ Barbara Hammond, *Ellington Apartment Building National Register Nomination*. Washington, DC: National Parks Service, 2013. 8.

¹¹ “Neil Heads New Corporation for Building Houses.” *The Salina Daily Union*. 26 Apr 1920. 1.

¹² “Going to the Cities.” *The Salina Daily Union*. 12 Oct 1920

¹³ *The Salina Daily Union*. 26 Apr 1920. 1.

¹⁴ “The City of Salina.” *The Salina Daily Union*. 12 Aug 1922. 19.

¹⁵ Douglass, Mary Clement. *Roosevelt -Lincoln Junior High School National Register Nomination*. Washington, DC: National Parks Service, 2006. 10.

¹⁶ *Ibid*, 20.

¹⁷ Beverly A. Flemming, *Salina Kansas Historic Preservation Plan*, City of Salina and Salina Heritage Commission: 1995. 12.

¹⁸ Sanborn Fire Insurance Maps. 1911 *Salina Kansas*. Kansas City Public Library. Accessed 25 Oct 2017 at

<http://www.kclibrary.org/research-resources/research-databases/sanborn-maps-1867-1970>.

and 1915 *Salina City Directory*. Ancestry.com. U.S. City Directories, 1822-1995 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011, accessed at <https://www.ancestry.com/interactive/2469/13902774> on 5 Nov 2017.

¹⁹ 1927 *Salina City Directory*. Ancestry.com. U.S. City Directories, 1822-1995 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011, accessed at <https://www.ancestry.com/interactive/2469/13902774> on 5 Nov 2017.

²⁰ *Salina Kansas Historic Preservation Plan*, 12.

²¹ 1931 Sanborn Map, sheets 12-13.

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This apartment type is typically defined as buildings with at least six apartments with private kitchens and baths.²² The buildings are usually 2 – 4 stories and feature a primary public entrance usually in the center of the front facade aligning with a central corridor that accesses apartments on each side of the floor. The property type generally has an entry vestibule but not a lobby; a stair provided access between floors - the buildings did not have an elevator.²³

Salina had grown to boast over 20,000 citizens when the Norton Apartments were constructed. Eleven apartment buildings are listed in the 1927 Salina City Directory when Crowther and Norton built their first building at 1115 E. Iron Ave.²⁴ However almost all of the apartments were small and were located downtown. Rooms let for \$15 to \$45 per month.²⁵ Located more than ten city blocks east of downtown the Norton Apartments were unique in their location outside the city center.

The Nortons maintained their farm in Hedville outside Salina throughout but they lived in town at 1040 E. Iron from the early 1920s through the end of his life. Frank Norton knew the neighborhood. He reportedly designed the Norton Apartments "with a friend."²⁶ That friend is likely to have been W.B. Crowther, his law partner. According to a 1973 *Salina Daily Union* article, Norton recognized the need for more homes in Salina. He saw apartments as a viable option both as an investment and a means to foster a sense of community in suburban city living. Perhaps he had read articles that suggested the value of multi-family residences including one in the trade journal *American Contractor* that stated, "Where the building of apartments was originally confined to the larger cities, it is now becoming popular in many smaller cities and they are proving a profitable field for this type of investment."²⁷

On November 18, 1926, Frank C. Norton was issued a building permit for construction of a three-story brick apartment building to be constructed at 1111 E. Iron Avenue at a cost of \$29,500.²⁸ Mrs. Norton was quoted in 1973 as stating that she believed that the apartments, "were the first of their kind in Salina" likely referring to the self-sufficient design and amenities to compete with the single-family home.²⁹ The east building at 1115 E. Iron was the first building completed; in the 1927 Salina City Directory, the 'Cro-Nor Apartments' were listed at 1115 E. Iron.³⁰ In 1927, a second permit was issued to Norton for construction of a private garage at the rear of the apartment buildings. This permit included a diagram showing the east building (1115) extant and the west building (1111) labeled "proposed."³¹ By 1929 both apartment buildings are filled to capacity and listed as 'The Norton Apartments.'³² The apartments, which rented for \$85 per month, were well-appointed with modern styling and amenities that rival single family residences such as accommodating for milk, ice and grocery delivery. The units were all one-bedroom but they were designed with Murphy beds in a living room closet with French doors to provide the flexibility of a guest room; the Nortons furnished the apartments in the early days.³³ The early residents tended to be young professional families. One former resident recalled buying his wife a baby-grand piano and having to haul it upstairs to their third-floor apartment.³⁴ When the Depression hit, the apartment buildings had no vacancies and the tenants worked together to create recreation activities such as parties and talent shows because no one could afford to go out.³⁵ Residents reportedly brewed their own alcohol in the basement during Prohibition. The tenants and landlords had a friendly, almost family-like relationship. The Nortons would occasionally host the tenants at a pig roast on their farm outside of town. Many former residents kept in touch with the Nortons years after moving out of the apartments.

²² The Low-Rise Walk-up Apartment is sometimes called Conventional Low-Rise Apartment; the two terms are synonymous.

²³ Sally F. Schwenk, *Working and Middle-Income Apartment Buildings in Kansas City, Missouri*, Multiple Property Submission, National Register of Historical Places (2007) E-31 and F13-15.

²⁴ *1927 Salina City Directory*. [R.L. Polk City Directories] Detroit, MI: R.L. Polk, 1927, accessed at Ancestry.com *U.S. City Directories, 1822-1995* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011, accessed at <https://www.ancestry.com/interactive/2469/13902774> on 5 Nov 2017.

²⁵ 1927 Salina City Directory and Linda Mowery, "They Hold Memories for Many." *The Salina Journal*. 14 Oct 1973. 9.

²⁶ Linda Mowery, "They Hold Memories for Many." *The Salina Journal*. 14 Oct 1973. 9.

²⁷ Robert S. Degolyer, "Apartment Houses as an Investment." *American Contractor*. 38 (1917) No. 49. 27.

²⁸ Building Permit No. 1169 was issued to F.C. Norton on 18 November 1927 for construction of a 3-story brick apartment building on Lots 10-11, 1111 E. Iron Ave., Planning Department City of Salina.

²⁹ Mowery, 9.

³⁰ *1927 Salina City Directory*.

³¹ Building Permit No. 1397 for construction of a private garage on Lots 10-11 behind 1111 E. Iron, Planning Department City of Salina.

³² *1929 Salina City Directory*. [R.L. Polk City Directories] Detroit, MI: R.L. Polk, 1927, accessed at Ancestry.com *U.S. City Directories, 1822-1995* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011, accessed at <https://www.ancestry.com/interactive/2469/13902774> on 5 Nov 2017.

³³ Mowery, 9.

³⁴ Ibid.

³⁵ Ibid.

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Frank C. Norton (1888-1953)

Frank Chester Norton was born June 16, 1888, in Barnard, Kansas. He served in the Army in WWI as a second lieutenant. He married Helen M. Schrader on November 27, 1919.³⁶ Norton studied law in the firm of W.B. Crowther before becoming a partner with the firm in 1918. The two practiced law together until c. 1927 when Norton left the practice. Frank C. Norton was joined by other partners over the years and the law firm is still in business today, run by his grandson and namesake. Additionally, Frank Norton served two terms as Saline County Attorney from 1921-1924.³⁷ Norton died October 30, 1953. His wife Helen operated the Norton apartments for decades after his death. The Norton family sold the property to Byron Sink in 1995.³⁸

W.B. Crowther (1885-1960)

Willis Bryan Crowther was born in Saline County, Kansas on December 14, 1885, to Mr. and Mrs. John L. Crowther. WB attended Kansas Wesleyan University and was admitted to the bar in 1913. Mr. Crowther was Salina city attorney from 1915 to 1918 and Saline county attorney from 1917-1920.³⁹ Members of the Crowther family were among the early pioneers of Saline County. Crowther partnered with Norton to build the apartments on E. Iron in the late 1920s but Crowther sold his interests to Norton before 1929.⁴⁰ Deed records indicate that Crowther continued to own Lot 9 adjacent to the apartments (Lot 10-11) in 1951.⁴¹

Conclusion

The Norton Apartment Buildings are excellent examples of the Low-Rise Walk-Up Apartment Building, portraying all of the primary characteristics of the property type. The buildings retain excellent integrity of location, design, feeling and association and a high to moderate degree of integrity of setting and workmanship. With few major physical alterations, the apartment buildings retain a high degree of interior and exterior integrity clearly portraying their original design and function

The buildings are locally significant as representatives of Salina's growth and expansion in the 1920s. Constructed 1926-1928, the Norton Apartments were among the first "modern" apartment buildings built to address the post-war housing shortage. Located in a residential neighborhood dominated by single-family homes, the Norton Apartments were not joined by other apartments on Iron Ave. Frank C. Norton recognized Salina's demand for housing, not just in the city center but on the east side where the city was experiencing significant expansion. The style and culture of the Norton Apartments fit in local neighborhood and provided well-appointed middle-class housing in Salina for decades. As Helen Norton stated in 1973, the Norton Apartments survived the Dirty Thirties, floods and tornadoes and may have shed some of their glamour of the era in which they were constructed, but they still represent a sense of community fostered by the Norton family and their tenants.⁴²

³⁶ *Salina Daily Union*, 26 Nov 1919.

³⁷ Norton file, Salina Public Library Vertical Files – Biographical (Norton), *Salina Evening Journal*, 8 Jan 1921; and "Willis B. Crowther, Prominent Salina Attorney, Dies." *Salina Journal*, 7 Jan 1960.

³⁸ Joint Tenancy Warranty Deed of Lots 10-11, Block 1, Fruitland Addition, 13 Apr 1995, Saline County Register of Deeds.

³⁹ *Salina Journal*, 7 Jan 1960.

⁴⁰ As noted above, the second building completed in 1928, includes an inscription "The Norton" and both buildings were jointly listed in the 1929 Salina City Directory as 'The Norton Apartments suggesting Crowther was no longer involved. The same directory shows their legal practice in separate offices. R.L. Polk City Directories, City of Salina. Ancestry.com *U.S. City Directories, 1822-1995* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011, accessed at <https://www.ancestry.com/interactive/2469/13902774> on 5 Nov 2017.

⁴¹ Mortgage, Lot 9, Block 1, Fruitland Addition, 22 Oct 1951, Saline County Register of Deeds.

⁴² Mowery, 9.

The Norton Apartments
Name of Property

Saline County, Kansas
County and State

9. Major Bibliographical References

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

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R.L. Polk City Directories, City of Salina multiple years available at City of Salina Public Library and at Ancestry.com *U.S. City Directories, 1822-1995* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011, accessed at <https://www.ancestry.com/interactive/2469/13902774> on 5 Nov 2017.

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Schwenk, Sally F. *Working and Middle-Income Apartment Buildings in Kansas City, Missouri*, Multiple Property Submission. Washington D.C.: National Register of Historical Places, 2007.

"Willis B. Crowther, Prominent Salina Attorney, Dies." *Salina Journal*. 7 Jan 1960.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: Salina Public Library, Salina KS

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

The Norton Apartments
Name of Property

Saline County, Kansas
County and State

10. Geographical Data

Acreage of Property Less than 1

Provide latitude/longitude coordinates OR UTM coordinates.

(Place additional coordinates on a continuation page.)

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1 38.840665 -97.593334
Latitude: Longitude:

Verbal Boundary Description (describe the boundaries of the property)

The two apartment buildings are located on a single legal parcel defined as follows:

BLOCK 1, LOTS 10 & 11, FRUITLAND ADDITION, SALINA, SALINE CO., KS

Boundary Justification (explain why the boundaries were selected)

The legal description above reflects the current and historic site on which the two apartment buildings are located.

11. Form Prepared By

name/title Brenda and Michelle Spencer
organization Spencer Preservation date 15 November 2017
street & number 10150 Onaga Road telephone 785-456-9857
city or town Wamego state KS zip code 66547
e-mail Brenda@SpencerPreservation.com

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

name BR Developments, LLC; Brian Richardson, contact
street & number 361 N. Holmes Road telephone 785-452-1130
city or town Salina state KS zip 67401

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

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

The Norton Apartments
Name of Property

Saline County, Kansas
County and State

Additional Documentation

Submit the following items with the completed form:

Photographs

Photograph Log

Name of Property: **The Norton Apartment Buildings**

City or Vicinity: **Salina**

County: **Saline** State: **KS**

Photographer: **Brenda R. Spencer**

Date Photographed: **October 6 and 19, 2017**

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

<u>Photo #</u>	<u>Camera Direction</u>	<u>Description</u>
1 of 25	NE	Front/south and west facades from intersection of N. Ohio and E. Iron.
2 of 25	NW	Front/south and east facades from sidewalk along E. Iron SE of apartments.
3 of 25	NE	Front/south facade of east building (1115 E. Iron).
4 of 25	NW	Front facade of west building (1111 E. Iron).
5 of 25	NE	West and south facade of west building from sidewalk along Iron SW of building.
6 of 25	S	North/rear facades with parking lot in foreground (1115 on L/1111 on R).
7 of 25	S	West and north facade of east building from NW corner of building.
8 of 25	NW	East facade of east building.
9 of 25	SE	Detail of historic wood windows, west facade of east building.
10 of 25	N	Main entry in center of front facade to east apartment building (1115).
11 of 25	N	View from S end between buildings; east facade of west building (1111).
12 of 25	N	Detail of brick facade and historic wood windows on front facade of west building.
13 of 25	NW	Main building entry in center of S facade, west building (1111).
14 of 25	S	Looking down main stair toward entry foyer and front door from first floor, west building.
15 of 25	SE	Detail of wood newel, rail, stairs, and landing at main stair, west building.
16 of 25	S	Third floor corridor looking S toward main stair with ice and milk doors extant in corridor, west building.
17 of 25	W	Typical view of living room w/ cased opening to dining (far right) - original Murphy bed closet (near right), second floor west building.
18 of 25	NE	Detail of closet (original Murphy bed) and cased opening to dining alcove on shared wall of living room looking N toward kitchen and dining – typical (first floor west building). Note wood work is painted in some apartments.
19 of 25	NW	Looking NW in living room through dining alcove to kitchen – typical (second floor west building); built-in china cabinet and in-wall ironing board cabinet extant in most apartments, non-historic finishes in some apartments.
20 of 25	SW	Typical bedroom, northwest corner of second floor, west building.
21 of 25	S	Looking S in NW apartment third floor, west building with closet outside bath, original wood trim and wood flooring, and original ceramic tile extant in some apartments.
22 of 25	NE	Main stair looking up from entry foyer inside front door toward first floor, east building.
23 of 25	S	Detail of original window in main stair (over entrance) from second floor, east building.
24 of 25	N	Looking N down first floor corridor, east building.
25 of 25	N	Detail of original stile and rail wood door – extant at rear entrances only in east building.

The Norton Apartments
Name of Property

Saline County, Kansas
County and State

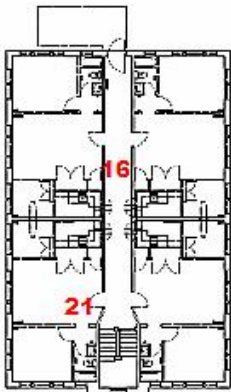
PHOTO KEY



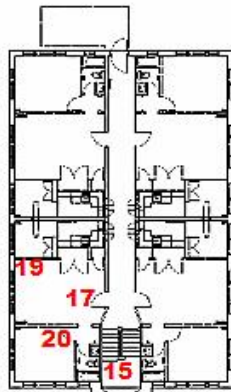
NOT TO SCALE

PHOTO KEY

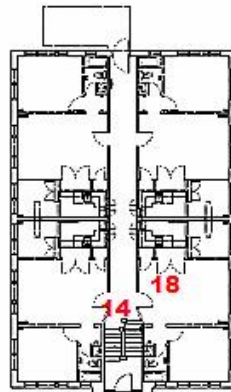
Norton Apartment Buildings
111-1115 E. Iron Ave., Salina, KS
Aerial View from Google Maps 2017
Preliminary Demolition Plans by Warren Ediger, Architect used as base floor plan



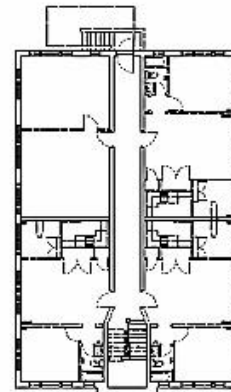
THIRD FLOOR
1111 EAST IRON - DEMOLITION PLANS



SECOND FLOOR
1115 EAST IRON - DEMOLITION PLANS



FIRST FLOOR



GROUND LEVEL

The Norton Apartments
Name of Property

Saline County, Kansas
County and State

Figures – Maps and Historic Views

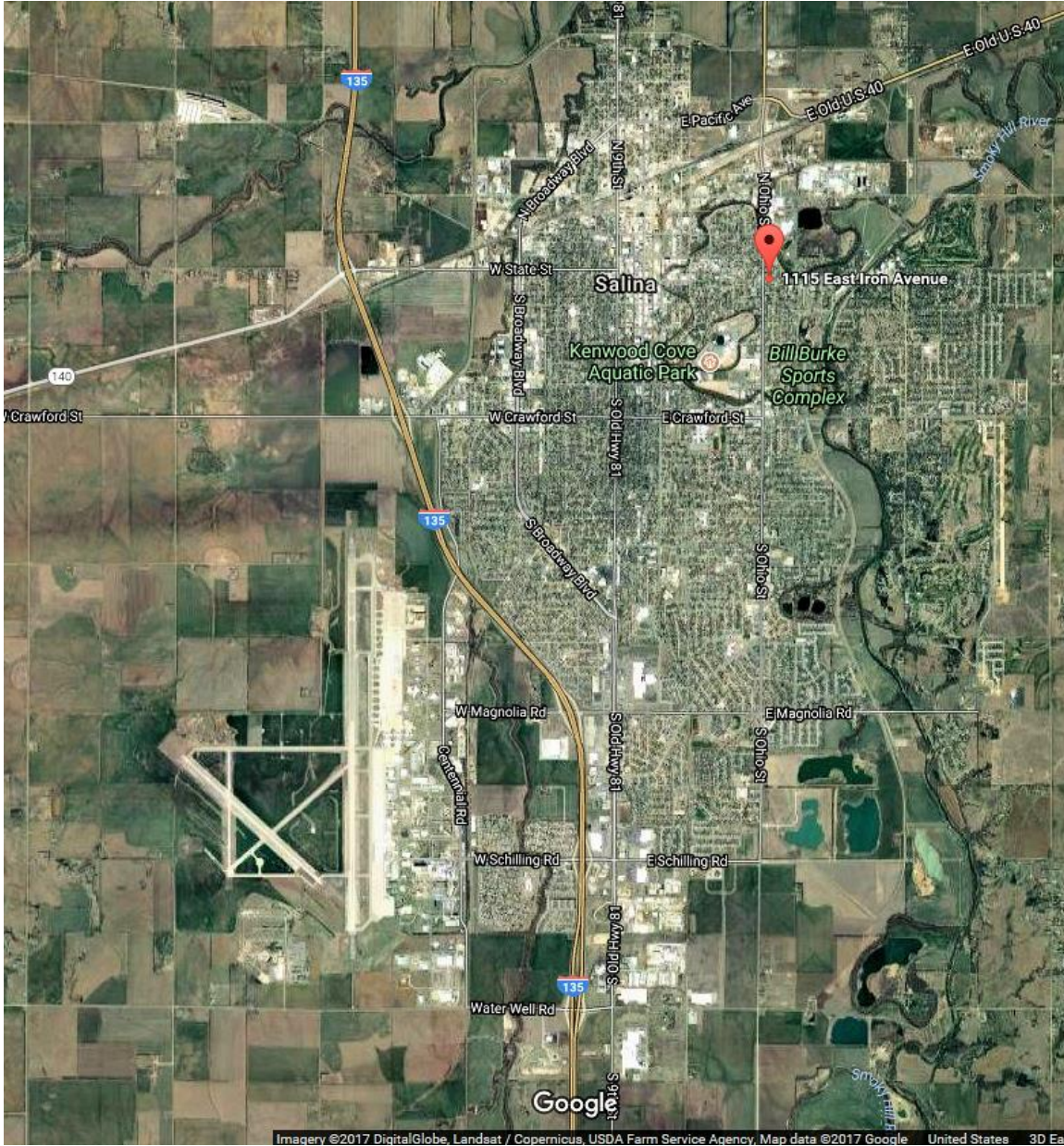


Figure 1 – Context Map – Salina, KS (Google Maps, 2017)
The Norton Apartments
1111 & 1115 E. Iron Avenue
Salina, Saline County, KS
Latitude 38.840665 Longitude -97.593334, Datum WGS 84

The Norton Apartments
Name of Property

Saline County, Kansas
County and State



Figure 2 – Aerial View of Site (Google Maps, 2017)
The Norton Apartments
1111 & 1115 E. Iron Avenue
Salina, Saline County, KS
Latitude 38.840665 Longitude -97.593334, Datum WGS 84

The Norton Apartments

Name of Property

Saline County, Kansas

County and State

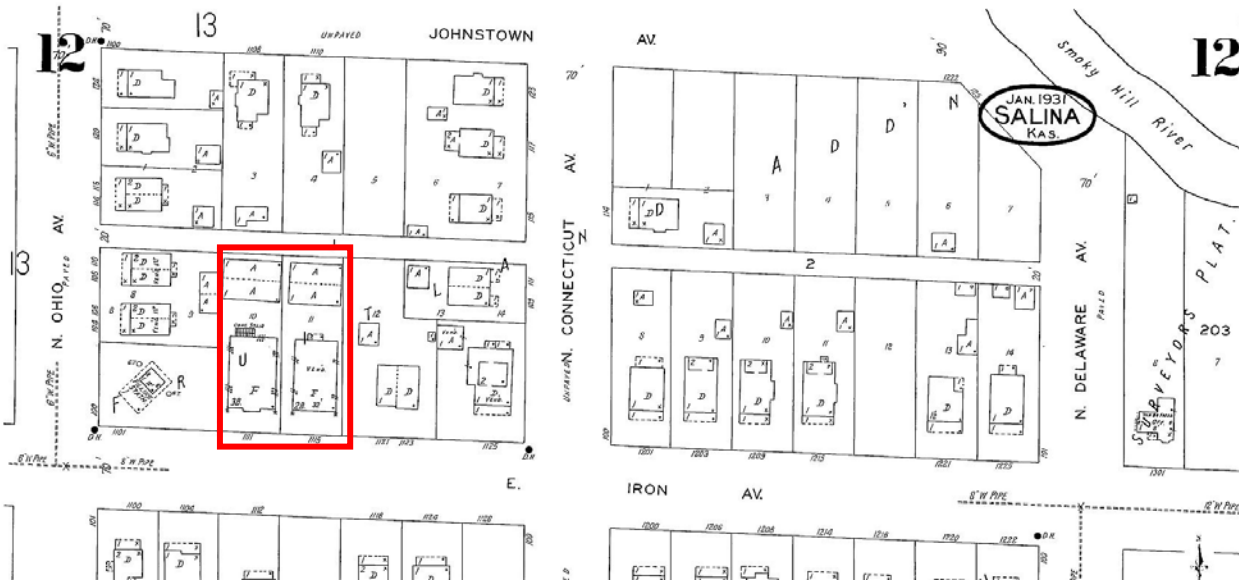


Figure 3 – Both apartment buildings are extant on 1931 Sanborn Fire Insurance Map (Sheet 12)
The 1926 map did not extend east of Ohio Street; it was published before the east building was completed



Figure 4 – 1973 view of Apartment Buildings from SE corner of site – East Building (115) is visible.
Source: "Norton Apartments: They hold Memories for Many." *Salina Journal*. 14 Oct 1973.



BYRON APTS



FIDON APTS

PRIVATE
PARKING
PROHIBITED
ONE HOUR
TUES-THUR





THE NORTON







THE NORTON









EXIT







City of
SALINA, KS









THE NORTON















UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 2/14/2018 Date of Pending List: 3/9/2018 Date of 16th Day: 3/26/2018 Date of 45th Day: 4/2/2018 Date of Weekly List: 3/30/2018

Reference number:

Nominator:

Reason For Review:

- | | | |
|---------------------------------------|--|---|
| <input type="checkbox"/> Appeal | <input checked="" type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input type="checkbox"/> Other | <input type="checkbox"/> TCP | <input type="checkbox"/> Less than 50 years |
| | <input checked="" type="checkbox"/> CLG | |

Accept Return Reject 3/26/2018 Date

Abstract/Summary
Comments:

Recommendation/
Criteria

Reviewer Alexis Abernathy Discipline Historian

Telephone (202)354-2236 Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

CITY OF SALINA

REQUEST FOR CITY COMMISSION ACTION

DATE
02/05/2018

TIME
4:00 P.M.

AGENDA SECTION NO:	ORIGINATING DEPARTMENT: Community Development Services Planning Division	FISCAL APPROVAL: BY:
ITEM NO. Page 1	BY: Dean Andrew	FINAL APPROVAL BY:

ITEM: Resolution No. 18- 7518

Consideration of a resolution expressing local support for the nomination of the Norton Apartments located at 1111 & 1115 East Iron Avenue to the National Register of Historic Places and Register of Historic Kansas Places. The nominated property includes the two (2) multi-story apartment structures and the immediate site. The Norton Apartment site consists of two (2) platted lots along the north side of Iron Avenue between Ohio Street and Connecticut Avenue comprising 15,000 square feet, not including a new paved parking area to the east.

BACKGROUND:

The Norton Apartments buildings that are being nominated consist of two (2) multi-story brick apartment buildings that were constructed by Frank C. Norton and W.B. Crowther in 1927-1928. The buildings occupy Lots 10 and 11, Block 1 of the Fruitland Addition which was platted in 1887. The apartment buildings were built in a traditional Commercial Style with symmetrical facades and central entrances. Their rectangular floor plan originally featured four apartments per floor with a central corridor. All apartments had their own kitchen and bathroom. The nomination asserts that the two buildings are excellent examples of the *Low-Rise Walk-up Apartment Building* property type and are significant representatives of the style that assisted Salina's growth and expansion during the 1920's.

The Norton Apartments are being nominated to the National Register of Historic Places to preserve the structures and to make them potentially eligible for financial incentives to restore and rehabilitate the property. These incentives include the Federal and State Rehabilitation Tax Credits and the Kansas Heritage Trust Fund Program.

Brenda Spencer, a preservation consultant with Spencer Preservation, 10150 Onaga Road, Wamego, Kansas, has been working with the property owner, Brian Richardson, BR Developments, LLC, 361 N. Holmes Road, to prepare a nomination to the National/State Register. The final draft of the nomination was submitted to the State Historic Preservation Office (SHPO) on November 15, 2017. The SHPO has scheduled the consideration of the nomination before the Historic Sites Board of Review (HSBR) at their **February 10, 2018** meeting. The City of Salina Community and Development Services Department received a notice from the SHPO on December 12, 2017 requesting that the Salina Heritage Commission and City Commission provide a recommendation on the eligibility of this historic property for listing on the National/State Register under the existing Certified Local Government Agreement.

The City of Salina was approved by the National Park Service to participate in the Certified Local Government (CLG) program beginning in 1991. The Certified Local Government program is designed to promote the preservation of historically and culturally significant structures, buildings and sites by establishing a partnership between local government and the SHPO. This is intended to encourage and expand local involvement in preservation issues and to have a formal role in the National Register nomination process. As the primary review body under the Certified Local Government agreement, the Salina Heritage Commission is required to review and provide the SHPO with comments on National Register nominations within its jurisdiction. There are currently eleven (11) properties listed in the National and State Registers within the Salina city limits.

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ITEM NO. Page 2	BY: Dean Andrew	FINAL APPROVAL BY:

The National Register is the official list of America's districts, sites, buildings, structures and objects that are considered worthy of preservation. The creation of the National Register was authorized under the National Historic Preservation Act of 1966. The Register is part of a federal, state and local program administered by the National Park Service - Department of Interior to coordinate, as well as support, public and private efforts to identify, evaluate and protect cultural resources that contribute to an understanding of American History.

In order to be considered for National Register nomination, a resource must generally be fifty (50) years of age or more. Many properties considered for National Register listing have attained significance through their association with the early development of a community or are relatively well-preserved examples of historic building techniques and styles. Properties which are typical, representative, or characteristic of an era are frequently eligible for listing. Historic and architectural resources must also retain a high degree of historic integrity. The present appearance should be a true representation of the historic detail or characteristics of the buildings constructed at the time during which the nominated property achieved significance. Historic alterations can achieve significance in their own right.

The listing of a property on the National Register makes the property eligible for the Federal Rehabilitation Tax Credit Program. This program provides a 20% tax credit for certified rehabilitation expenses of properties used for income producing purposes (i.e. commercial properties, apartment houses). The State Rehabilitation Tax Credit Program, enacted in 2001, allows an owner or developer to receive a 25% tax credit for rehabilitation expenses for either owner-occupied residences or income-producing properties that are listed on the National and State Registers. When combined, the tax credits allow an owner or developer to recover up to 45% of the cost for certified rehabilitation expenses. In order for a project to qualify for the tax credits all work must meet the Secretary of Interior's *Standards for Rehabilitation* and be approved by the SHPO for State tax credits and the National Park Service for Federal tax credits before construction commences.

The City of Salina renewed the Certified Local Government Agreement with the SHPO on May 24, 2017. Under the Certified Local Government Program, the City of Salina Heritage Commission is required to submit a report or recommendation to the SHPO regarding the eligibility of each property proposed for nomination to the National Register within its jurisdiction. The chief elected official (City Commission) of the community must also concur with the recommendation of the Heritage Commission or must submit a report detailing why a nomination will not be supported. A reasonable opportunity for public comment must also be provided. In connection with this requirement, property owners within 200 feet of the Norton Apartments property were notified of the public hearing by the Heritage Commission and given an opportunity to submit information in favor of, or in opposition to the proposed nomination. A procedure for the local review of National Register nominations was developed. an

EFFECT OF DESIGNATION:

National and State Register designation of the Norton Apartments assures a protective review for any

CITY OF SALINA

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4:00 P.M.

AGENDA SECTION NO:	ORIGINATING DEPARTMENT: Community Development Services Planning Division	FISCAL APPROVAL: BY:
ITEM NO. Page 3	BY: Dean Andrew	FINAL APPROVAL BY:

federal projects that might adversely affect the character of the historic property. The property will also be protected under the Kansas Historic Preservation Act (K.S.A. 75-2715 through 75-2725). Projects that directly affect the character-defining features of the building or site, identified in the National Register nomination form, must be reviewed by the SHPO or an authorized local government, such as the Heritage Commission, before that work can proceed.

A listing of administrative review project types has been adopted as part of the Certified Local Government Agreement that allows the Heritage Commission's administrative staff to approve minor work items. Projects that will affect character-defining features documented on the National Register Nomination Form will be referred to the full Heritage Commission. Projects involving routine maintenance or performing repair using identical material will not require review.

If the Heritage Commission determines that a proposed project will damage or destroy the listed historic property or its features, review of that project must proceed to the City's governing body (City Commission) where appropriate. In those instances where the decision of the City's governing body is contrary to the findings of the Heritage Commission, the project shall not proceed until the City's governing body has made a determination that there is no feasible and prudent alternative to the proposal and that the project includes all possible planning to minimize harm to the listed historic property.

National or State Register designation does not affect adjacent or surrounding properties. The "environs review" clause previously included in the State Historic Preservation Act that required a review for projects on surrounding properties was eliminated in 2013. That review is no longer required.

NATIONAL REGISTER CRITERIA FOR ELIGIBILITY

The National Register nomination for the Norton Apartments is included with this report. The nomination application notes that the resource possesses integrity of location, design, setting, materials, workmanship, feeling and association and:

Criteria A: The property is associated with events that have made a significant contribution to the broad patterns of our history.

The apartment buildings at 1111 and 1115 are being nominated to the National/State Register under this criterion as being excellent examples of the *Low-Rise Walk-up Apartment Building* property type and are locally significant representatives of the building style which assisted Salina's growth and expansion during the 1920's. The location for the apartment buildings was somewhat unique because most examples of this form of residence occurred nearer the Central Business District.

The Norton Apartments addressed the city's expanding population while providing multiple dwelling units in a common setting with similar amenities during a period when Salina and other communities faced a shortage of housing for residents. This was primarily due to the influx of workers brought into the local economy by Salina's milling, manufacturing, lumber and mercantile industries. These

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ITEM NO. Page 4	BY: Dean Andrew	FINAL APPROVAL BY:

included business concerns such as the F. Wyatt Manufacturing Company, Winfield Watson Grocery and the H. D. Lee Hardware and Mercantile businesses. Single family homes were in particularly short supply following the return of veterans from the First World War.

The apartment buildings were built by Frank Chester Norton and W. B. Crowther. Norton studied law in the firm of W. B. Crowther before becoming a partner in 1918. The two practiced law together until 1927 when Norton left the practice to form his own firm. Frank Norton was joined by other partners over the years and the law firm is still in business today, and still carries the Norton name. Frank Norton served two terms as Saline County Attorney from 1921-1924. Norton died on October 30, 1953. His wife Helen continued to operate the Norton Apartments after his death. The Norton Family sold the property to Byron Sink in 1995.

Constructed in the 1920's, the Norton Apartments were among the first "modern" apartment buildings built to address the post-war housing shortage in Salina. They were located in a residential neighborhood that was dominated by single-family homes. Other apartment buildings were located in the Downtown area. The all brick exterior of apartment buildings was enhanced by its decorative brick exterior which fit into the local neighborhood and provided well-appointed middle-class housing for Salina over the decades.

Criteria C: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

The Norton Apartments are traditional Commercial Style brick buildings with symmetrical facades and central entrances. Their rectangular-shaped floor plan features four apartments per floor with a central corridor that is accessed by stairs on the north and south ends. All apartments have their own kitchen and bathroom. Both buildings contain garden level apartments.

The east building, completed in 1927, is two-stories with a tan brick façade with contrasting brown brick detailing. The detailing on the façade includes a belt course between the lower level and first floor and single-course rectangular panels located vertically between windows on each floor. Two stone panels are set in a diamond configuration on the upper façade with a stone shield located in the center. The parapet is finished with a single course of brown brick. The divided windows feature header course brick sills and stretcher course brick lintels. The front entrance is framed by a flush gabled door surround in brown brick and a paneled wood door with glass sidelights and transom. The north façade contains a wood fire stair with wood framed enclosure.

The west building, completed in 1928, is three-stories with an ornate red brick façade. The front façade features elaborate brick detailing in the outer bays with the lower two floors rusticated with projecting horizontal brick courses. A corbelled cornice band projects between the first and second floors and a checkerboard panel is located between the windows on the second and third floors. A corbelled cornice extends above the third floor transitioning to a simple brick parapet. The building has

CITY OF SALINA

REQUEST FOR CITY COMMISSION ACTION

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an open concrete frame stair with metal railing on the north façade. A stone nameplate on the exterior of the south façade identifies the building as the "Norton" apartments.

The interior configuration of the two buildings is identical. A small foyer at the front entry provides access to the main stair leading to the lower and first floor levels. The original wood stair feature square newel posts and railing with square balusters. The corridor walls are comprised of plaster with wood trim. Apartment entry doors on all units have been replaced but the original casings remain. The building corridors retain a set of small paneled wood doors at each apartment originally designed for milk and ice deliveries. The apartments retain their original configuration. The interiors of the apartments largely retain their character-defining features, such as plaster walls, wood floors, original ceramic tile, original wood door and window casings, baseboards, built-in closets, china and ironing board cabinets. The original trim and doors had a stained and varnished finish that remains in most apartments. Wood components in other apartments have been over painted.

The only exterior alterations apparent on the two structures are the installation of aluminum storm windows over the original divided wood windows and the replacement of the front entrance doors. An adjacent lot to the east was recently purchased by the Norton Apartments owner. An existing house on the lot was removed and a new concrete parking lot was constructed. This is intended to provide off-street parking for the Norton apartment buildings. A partially paved parking lot, located to the north of the buildings that adjoins the alleyway is currently unimproved.

The Nomination form concludes that the buildings retain a high degree of historic integrity on their interior and exterior. It further states that the Norton Apartments clearly convey the defining characteristics of the purpose-built apartment buildings constructed in the post-war period throughout the Midwest. It also states that the Norton Apartments are excellent examples of the *Low-Rise Walk-up Apartment Building* property type that played key role in providing much needed housing in Salina during this period.

The Development Services staff would not anticipate any extraordinary difficulties resulting to private properties within the vicinity of the proposed nominated property. The property faces commercial properties toward the west and south. Residential properties are situated some distance from the structures to the east and north. There are no vacant lots nearby where future development could affect character-defining features or vistas from the nominated historic property.

HERITAGE COMMISSION RECOMMENDATION:

The Heritage Commission held a public hearing on the SHPO request on **January 31, 2018**. A notice for the hearing was distributed to all property owners within 200 feet of the nominated property. Following presentation of the staff report for the National Register nomination by staff and comments and questions from Commissioners, the Heritage Commission approved a motion (5-1) recommending to the City Commission that the Norton Apartments property should be made eligible for listing on the Register of Historic Kansas Places and National Register of Historic Places based upon the following findings:

CITY OF SALINA

REQUEST FOR CITY COMMISSION ACTION

DATE
02/05/2018

TIME
4:00 P.M.

AGENDA SECTION NO:	ORIGINATING DEPARTMENT: Community Development Services Planning Division	FISCAL APPROVAL: BY:
ITEM NO. Page 6	BY: Dean Andrew	FINAL APPROVAL BY:

1. The Norton Apartments retain a high degree of interior and exterior integrity that clearly portrays the buildings' original design and function. **(Nomination Form)**
2. The Norton Apartments is associated with events that have made a significant contribution to the broad patterns of Salina's historic development. **(Criteria A)**
3. The Norton Apartments embodies the distinctive characteristics of a type, period, or method of construction. **(Criteria C)**

The minutes from the Heritage Commission public hearing on the Norton Apartments nomination is attached.

RELATIONSHIP TO STRATEGIC PLAN:

The Shared Vision Statement and Strategic Plan, adopted by the City Commission in 2006, contains the following shared vision statement:

Salina will be a town that is respectful of its heritage. Throughout Salina, the adaptive reuse of historic and architecturally significant buildings will be encouraged.

COMMISSION ACTION:

After receiving comments from any interested members of the public, the City Commission may:

1. Concur with the recommendation of the Salina Heritage Commission finding that the Norton Apartments meets the applicable Criteria of Eligibility for nomination to the National Register of Historic Places and direct staff to submit a resolution of support to the State Historic Preservation Office recommending the historic listing.

Should the Heritage Commission and City Commission agree that the proposed nomination meets the National Register Criteria for Evaluation; the State Historic Preservation Officer will provide the recommendation for eligibility to the Kansas Historic Sites Board of Review at their next meeting. If approved by the Kansas Historic Sites Board of Review, the property will be entered in the Register of Historic Kansas Places and will be forwarded by the SHPO to the Keeper of the National Register for consideration by the National Park Services staff.

2. Disagree with the recommendation of the Salina Heritage Commission and find that the Norton Apartments do not meet the applicable Criteria of Evaluation for nomination to the National Register of Historic Places.

Should the local preservation commission and City Commission disagree on whether the proposed nomination meets the National Register Criteria, those findings would be forwarded with the nomination to the SHPO. The Kansas Historic Sites Board of Review, after considering all opinions from the Certified Local Government, shall make its recommendation to the State Historic Preservation Officer. According to the Federal Regulations, properties approved by the

CITY OF SALINA

REQUEST FOR CITY COMMISSION ACTION

DATE
02/05/2018

TIME
4:00 P.M.

AGENDA SECTION NO:	ORIGINATING DEPARTMENT: Community Development Services	FISCAL APPROVAL: BY:
ITEM NO. Page 7	Planning Division BY: Dean Andrew	FINAL APPROVAL BY:

Board may be forwarded by the SHPO to the Keeper of the National Register for consideration by the National Park Services staff.

If the City Commission concurs with the recommendation of the Heritage Commission the attached Resolution should be approved, signed by the Mayor and submitted to the SHPO.

Enclos. Letter from SHPO
Excerpt of 1/31/18 HC Minutes
Resolution No. 18- 7518

CC: Brian Richardson
Brenda Spencer, Spencer Preservation



6425 SW 6th Avenue
Topeka KS 66615-1099



Governor Jeff Colyer, M.D.
Jennie Chinn, Executive Director

February 13, 2018

Paul Loether, National Register Chief
National Park Service
National Register of Historic Places
1849 C Street, NW, Mail Stop 7228
Washington, DC 20240

Re: National Register documents for Kansas

Dear Mr. Loether:

Please find enclosed the following National Register documents:

NEW NOMINATION in Certified Local Government (1)

- **The Norton Apartments; Salina, Saline County, Kansas** (new nomination)
 - Physical, signed copy of the nomination's first page;
 - 1 CD (disk #1) with a PDF of the true and correct copy of the nomination and letter of support;
 - 1 CD (disk #2) with photographs.

NEW NOMINATIONS in non-CLG communities (2)

- **Madonna of the Trail; Council Grove, Morris County, Kansas** (new nomination under "Historic Resources of the Santa Fe Trail" MPS)
 - Physical, signed copy of the nomination's first page;
 - 1 CD (disk #1) with a PDF of the true and correct copy of the nomination;
 - 1 CD (disk #2) with photographs.
- **Neodesha City Hall Building; Neodesha, Wilson County, Kansas** (new nomination)
 - Physical, signed copy of the nomination's first page;
 - 1 CD (disk #1) with a PDF of the true and correct copy of the nomination;
 - 1 CD (disk #2) with photographs.

ADDITIONAL DOCUMENTATION – BOUNDARY DECREASE in Certified Local Government (1)

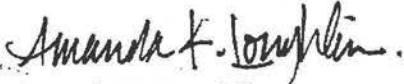
- **North Topeka Avenue & 10th Street Historic District; Wichita, Sedgwick County, Kansas** (NRIS #83000438) (additional documentation, boundary decrease)
 - Physical, signed copy of the documentation;
 - 1 CD (disk #1) with a PDF of the true and correct copy of the documentation;
 - 1 CD (disk #2) with photographs.

ADDITIONAL DOCUMENTATION – REMOVAL REQUEST (1)

- **Barton County Bridge #650; Beaver vicinity, Barton County, Kansas**
(NRIS #08000612) (removal request)
 - Physical, signed copy of the documentation;
 - 1 CD (disk #1) with a PDF of the true and correct copy of the documentation;
 - 1 CD (disk #2) with photograph.

If you have any questions about these enclosed items, please contact me at ext. 216 or Amanda.Loughlin@ks.gov.

Sincerely,



Amanda K. Loughlin
National Register Coordinator
Kansas State Historic Preservation Office

Enclosures