

United States Department of the Interior  
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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A) Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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 entries and narrative items on continuation sheets (NPS Form 10-9000a). Use a typewriter, word processor, or computer, to complete all items.

### 1. Name of Property

Historic name W. O. Van Arsdale House  
Other name/site number 173-5880-0709

### 2. Location

Street & number 201 N. Broadview  not for publication  
City or town Wichita  vicinity  
State Kansas Code KS County Sedgwick Code SO 173 Zip code 67208

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

Patrick Zollner  
Patrick Zollner, Deputy State Historic Preservation Officer  
Kansas State Historical Society

5-22-09  
Date

State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional Comments.)

Signature of commenting official /Title \_\_\_\_\_ Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

### 4. National Park Service Certification

I hereby certify that the property is

- entered in the National Register.  See continuation sheet.
- determined eligible for the National Register  See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other, (explain): \_\_\_\_\_

Signature of the Keeper

Anna McMillard

Date of Action

7/8/09

W. O. Van Arsdale House  
Name of Property

Sedgwick County, Kansas  
County and State

**5. Classification**

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

- private
- public-local
- public-State
- public-Federal

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

- building(s)
- district
- site
- structure
- object

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

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1	total	

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

Residential Resources of Wichita MPS

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

0

**6. Function or Use**

**Historic Functions**  
(Enter Categories from instructions)

Domestic: Single Dwelling

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

Domestic: Single Dwelling

**7. Description**

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

Late 19th and 20th Century Revivals:  
Italian Renaissance Revival

**Materials**  
(Enter categories from instructions)

Foundation: Brick  
Walls: Brick  
  
Roof: Clay Tile  
Other:

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

W. O. Van Arsdale House  
Name of Property

Sedgwick County, Kansas  
County and State

**8. Statement of Significance**

**Applicable National Register Criteria**

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

- 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 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 of age or achieved significance within the past 50 years

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**Areas of Significance**

(Enter categories from instructions)

Community Planning & Development

Architecture

**Period of Significance**

1921-1935

**Significant Dates**

1921-1922

**Significant Person**

(Complete if Criterion B is marked above)

**Cultural Affiliation**

**Architect/Builder**

Lorentz Schmidt, Architect

H.W. Underhill, Contractor

**9. Major Bibliographical References**

**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

City of Wichita, Historic Preservation Office

W. O. Van Arsdale House  
Name of Property

Sedgwick County, Kansas  
County and State

**10. Geographical Data**

**Acreage of Property** less than one acre

**UTM References**  
(Place additional UTM references on a continuation sheet.)

1

1	4	6	5	0	9	7	0	4	1	7	2	6	4	0
Zone		Easting						Northing						

2

Zone		Easting						Northing						

3

Zone		Easting						Northing						

4

Zone		Easting						Northing						

See continuation sheet

**Verbal Boundary Description**  
(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**  
(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

Name/title Donald R. Steelberg; Edited by KSHS Staff

Organization \_\_\_\_\_ Date \_\_\_\_\_

Street & number 201 N. Broadview Telephone 316-681-3538

City or town Wichita State KS Zip code 67208

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

- A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A **sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **black and white photographs** of the property.

**Additional items**

(Check with SHPO or FPO for any additional items)

**Property Owner**

Name Donald R. Steelberg

Street & number 201 N. Broadview Telephone 316-681-3538

City or town Wichita State KS Zip code 67208

**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. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503

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W. O. Van Arsdale House  
Wichita, Sedgwick County, KS  
Residential Resources of Wichita MPS

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**NARRATIVE DESCRIPTION**

The William O. Van Arsdale House (1921-1922)<sup>1</sup> is an Italian Renaissance Revival-style single-family residence located at 201 North Broadview Avenue in Wichita, Kansas.<sup>2</sup> The east-facing residence is situated on the northwest corner of North Broadview Avenue and East First Street in the College Hill Neighborhood. The immediate surroundings are characterized by large homes constructed for wealthy residents from 1884 to World War II.

**Exterior**

The Van Arsdale House is two stories with a partially finished basement and attached two-car garage. The foundation is brick and the exterior is red brick veneer. The planes of the intersecting hipped roof are covered with red Spanish tile. Carved brackets support the wide, boxed overhanging eaves. The main part of the house features an L-shaped plan with open porches on the north and south elevations. Each of the open porches features an arcade with carved stone columns and capitals with a Chinese dragon fish motif. There are two chimneys that feature decorative brick details.

The east (front) elevation is asymmetrical with a projecting wing on the north end and an open porch on the south. A brick sidewalk leads to a tiled front porch that is flanked by two large round clay pots that are original to the house. Smooth coursed ashlar stone surrounds the single arched entry door. The windows on each elevation have stone sills and are six-over-one on both floors with one exception. The three small windows over the front door are six-over-six. The second floor over the south porch features a French door behind a small false iron balcony supported by stone corbels.

The south elevation is the smallest and has three bays with an arcaded open porch on the first floor and three pairs of windows on the second floor. Behind the arcade is a bank of four windows and a multi-light French door that provides access to the porch from the living room.

The focal point of the west (rear) elevation is the projecting polygonal stair tower. The second story features rectangular windows within recessed arches. Decorative brickwork in a herringbone pattern fills the arches above the windows. Two large pots that match those in the front flank the rear entrance. The two-car attached garage projects from the rear elevation and features rounded arch openings and matching eave details. There is also a small balcony above the southern porch archway.

The north elevation features a variety of window sizes, groupings, and shapes including arched and rectangular. This elevation also affords a southward view through the arch of the north porch.

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<sup>1</sup> *Wichita Beacon*, September 19, 1921, 8; *Wichita Beacon*, January 1, 1922, C-8; *Wichita Beacon*, March 26, 1922, magazine page 4. The building permit was obtained in October 1921 and the house was completed in March 1922.

<sup>2</sup> The Van Arsdale House was originally numbered as 205 N. Broadview and remained 205 until 1950 when it became 201. Building Permit Applications re. 201 N. Broadview, Wichita, KS. Metropolitan Area Planning Department, City of Wichita. Sanborn Fire Insurance Map, 1935 Vol 2, Sheet 224. *Wichita City Directories*, 1950.

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**Interior**

When the house was constructed it was drawn as a three-bedroom home including a large master suite, a smaller suite for Van Arsdale's daughter, and a guest room. The remaining rooms were the maid's room, sewing room, and chauffeur's quarters.<sup>3</sup> Today, the Van Arsdale residence is considered a 5-bedroom 3-½-bath house.

The first floor has hardwood floors, crown molding, and moderately sized dark mahogany trim with a simple rectangular profile. The paneled wood doors feature delicately detailed cast escutcheon plates and oval knobs with a gold finish. A large arched doorway leads to a front entry vestibule with dark wainscoting and marble tile floor. There is a raised closet door on either side of the vestibule and multi-light French doors lead to the main hall. Within the main hall is a staircase with a wrought iron railing and wide wood handrail. The balusters alternate between decorative wrought iron scrolls and straight iron supports topped with a painted tassel motif. The front hall also had an elevator adjacent to the stairs that has since been removed (1950) and a bathroom added in its place on the second floor. There are original chandeliers in the front stair hall on the first and second floors and also in the first floor family room.

There are large rooms on either side of the main hall, the living room to the south and the dining room to the north, with wide arched openings. The living room features two sets of French doors on either side of a large tiled fireplace with a large-scale flared wood surround. Other openings include a set of four windows each on the east and west walls. Also in this room are two large arch-top built-in dark mahogany bookcases recessed into the north wall.

The focal point of the dining room is an arched alcove that features decorative painting applied by the current owners. Opposite the alcove is a tripartite grouping of windows and a door that leads to the north loggia. The kitchen is modern. The most recent kitchen renovation (1998) incorporated a former chauffeur's quarters into the design. At the same time, the adjacent pantry space was incorporated into the current family room.

The house has both front and rear stairs. At the top of the rear stairs, between the stair way and the upstairs hall, there is a group of five arched interior windows with multiple panes. On the stairway side they are painted ivory and on the hall side they are stained dark mahogany and form the back of a built-in bench.

The five bedrooms on this floor feature simple details such as ivory painted low profile window and door trim and wood floors. There is a large master suite with its own living room. Each room, on both floors, also features at least one radiator, part of a fully functioning original radiant heating system.

When the Van Arsdale House was completed it featured a fully finished basement that was uncommon for the period. It boasts several rooms including a large amusement room with a fireplace, gun/tackle room,

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<sup>3</sup> Appleton, Mark and Rexford Newcomb, *Mediterranean Domestic Architecture in the United States*, (J.H. Jansen: Cleveland, OH 1928), 171-172. See attached floor plan for room listings.

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trunk room, fruit room, laundry, and boiler room.<sup>4</sup> The amusement room and halls are covered with thick wood paneling stained a translucent olive green. The laundry room features original wash sinks and the remnants of a laundry chute that once extended to the second floor. There was also a cistern that was located in the driveway that was filled in 2000.

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<sup>4</sup> n.a. "W.O. Van Arsdale Residence is of an Italian Design," *Wichita Beacon*, March 26, 1922, magazine p. 4.

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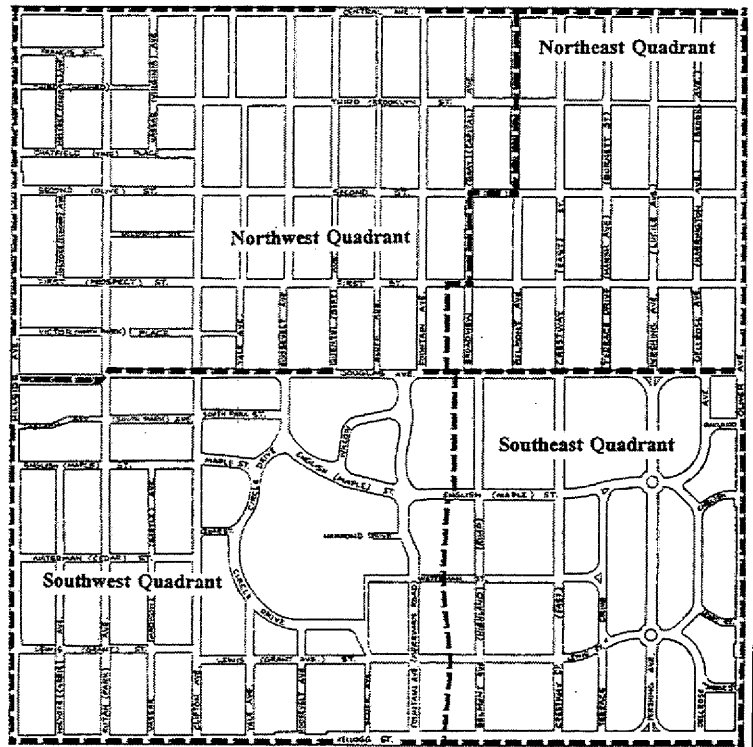
STATEMENT OF SIGNIFICANCE

The Van Arsdale House (1921-1922) is nominated to the National Register of Historic Places under Criterion C for its architectural significance as an early twentieth century example of the Italian Renaissance Revival style. It is also nominated under Criterion A for its association with the development of the College Hill neighborhood. The period of significance spans from 1921, the year the drawings and building permit were filed, to 1935 the year that the College Hill neighborhood was considered fully developed. The property is being nominated as part of the *Residential Resources of Wichita* Multiple Property Documentation Form.

**College Hill Neighborhood Development**

Wichita's College Hill Neighborhood consists of one square mile bounded by Hillside Avenue on the west, Central Avenue on the north, Oliver Street on the east, and Kellogg Avenue on the south. The Van Arsdale House is more or less centrally located within the neighborhood. College Hill is densely populated and boasts over 1,800 residential and commercial buildings. The neighborhood contains a variety of architectural styles including Art Deco, Queen Anne, eclectic styles, Tudor and Colonial Revival, and Craftsman to name a few. But above all, it is a diverse collection of buildings ranging from modest bungalows to extravagant mansions.<sup>5</sup>

Many of the subdivisions were marketed to wealthy homebuyers who were the prominent business people of the time, the founders of modern Wichita. Through the formative years of the neighborhood these individuals included businessmen, bankers, speculators,



Map of College Hill Neighborhood

<sup>5</sup> Draft College Hill Survey Region IV, Cost of residences appear to have varied widely from \$3,500 to well over \$50,000. The Van Arsdale House was near the top of this range at approximately \$50,000.



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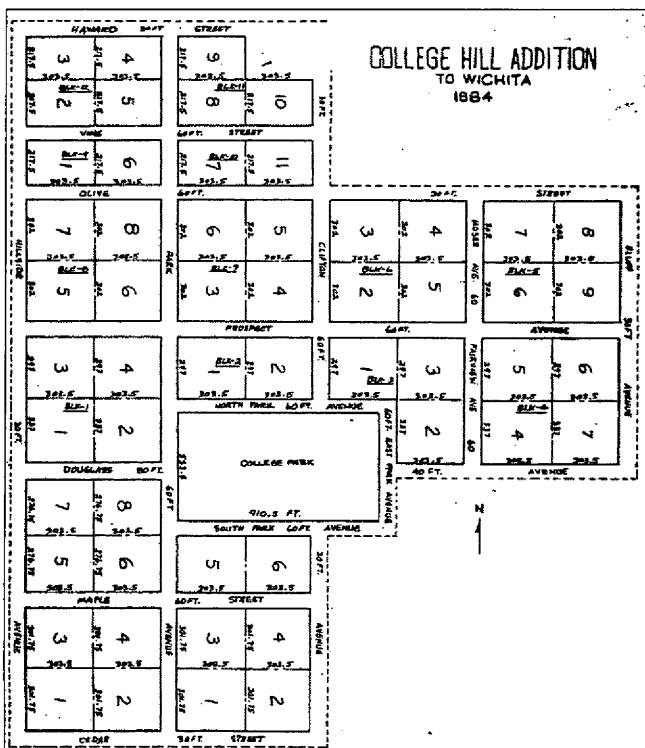
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builders, architects, oilmen, merchants, physicians, educators, attorneys, and legislators (including at least two former Kansas governors). Nineteen top executives and family members from one company alone, the Coleman Lamp and Stove Company, were identified with the College Hill Neighborhood.<sup>6</sup>

In order to achieve the air of exclusivity that the developers intended, they attached restrictions to the deeds in the form of covenants. Roughly half of the one square acre area was developed with varying degrees of restrictions such as minimum lot sizes, setbacks, orientation, minimum building cost, number of stories, and type of landscaping.<sup>7</sup> Many of the restricted subdivisions also excluded African-American residents or lessees.<sup>8</sup> The other half of the College Hill development had no restrictions at all.



First Plat of College Hill Addition to Wichita, 1884

The College Hill Neighborhood was developed primarily between 1884 and 1935. In 1884 the first plat of the College Hill Addition was filed and by 1935 the area was entirely developed. There were six phases of development defined by residential and commercial construction and the development of infrastructure: prior to 1884; 1884 to 1889; 1889 to 1907; 1907 to 1914; 1914 to 1917 and 1917 to 1935. The Van Arsdale House (1921-1922) was constructed during the final period, the greatest period of settlement.

Real estate development in Wichita, as in most other developing cities was characterized and shaped by the "boom and bust" economy of a growing region. These cyclical bouts of financial instability led to highs and lows in patterns of construction of both buildings and infrastructure and College Hill was no exception. Generally, the early neighborhoods of Wichita developed simultaneously and in all directions from the city center.<sup>9</sup>

<sup>6</sup>White, Sheryll and Terry Ward, *College Hill III Local Historic Resource Survey Report*, 29 June 1989, 31, On file at the Kansas Historical Society, Cultural Resources Division, 105.

<sup>7</sup>*Draft College Hill Survey Region IV*, 63. Restrictions were placed on lots in Central Avenue Subdivision of Prospect Place Addition; East Lawn Addition; Hagny's Replat of Capital Hill Addition; Lincoln Heights Addition; Merriman Park Place Addition; Wasson Manor Addition. These areas were predominantly in the southeast, southwest, and northeast quadrants. The northwest quadrant does not appear to have had any restricted additions. The City waived many of these covenants in the early 1960s.

<sup>8</sup>*Draft College Hill Survey Region IV*, 4, 75, 80. East Lawn, Hagny's, Lincoln Heights, and Merriman Park were restricted to white residents only.

<sup>9</sup>Morgan, Kathy and Barbara Hammond, *Residential Resources of Wichita, Sedgwick County, Kansas - 1870-1957*, 2009, on file at the Kansas Historical Society, Cultural Resources Division, E-20.

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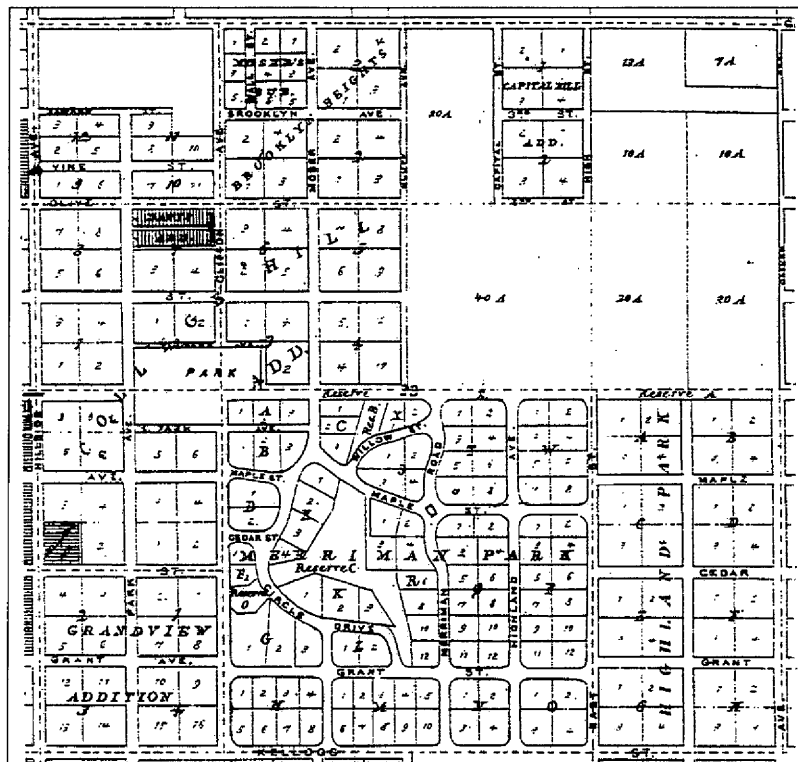
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**Development Prior to 1884**

During this period the square mile area (Section 23) that would become College Hill was divided among eight property owners and consisted of five farmsteads and a large orchard. Four roads corresponding to Central, Oliver, Kellogg, and Hillside bounded the section.

**1884-1889**

During this period at least ten additions and six subdivisions were platted primarily in the western quadrants and a number of residences were constructed. The four transportation arteries were in place by 1887 and Douglas Avenue was extended from Hillside Avenue to Circle Drive by 1889. In 1886 a mule-drawn streetcar system was extended to College Hill and trees were planted along the way. The 1884 plat of the College Hill Addition also featured a rectangular park bounded by Park Avenue on all four sides. It was first surveyed on Saturday September 7, 1884 and described as:



L.H. Everts and Co. Map of Wichita, Enlargement of College Hill Neighborhood, 1887

“embrac[ing] 80 acres lying on both sides of the extension of Douglas Avenue and includes the south half of the Harvey farm and 40 acres belonging to A. C. Payne. There are about 30 lots of two and a half acres each. All but three have already been sold. The tract lies on the edge of the hill exactly two miles east of the corner of Douglas and Lawrence Avenues.”<sup>10</sup>

**1889-1907**

Limited construction occurred during this period of national depression and financial panic. However, the composition of College Hill changed as at least one new plat was filed and street improvement projects were undertaken. Other previously platted additions were legally dissolved by state legislative acts. According to the 1905 Ogle Atlas, all of College Hill was platted except for the northeast quarter of Section 23. The atlas depicted three public structures including a school, the Wichita Children’s Home, and Wichita Country Club (corresponding to the development of a golf course). In the spring of 1889 an

<sup>10</sup> *Wichita Eagle*, Sunday, September 7, 1884, 4.

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electric streetcar system was installed that entered the neighborhood on the western border from Second Street and extended south along Park Avenue (now Rutan Avenue). Architectural styles illustrated by the extant buildings, are Queen Anne, national folk, and Colonial Revival.

#### 1907-1914

Construction during this period focused on the western portion of the northwest quadrant, with a lower density of development in the southwest quadrant and scattered development in the central portion of the northwest quadrant. At least 21 additions were platted during this time, created in all but the southeast quadrant. A total of 210 buildings, 205 of which were single-family dwellings, appeared on the 1914 Sanborn Fire Insurance Map in the segments of the neighborhood that were illustrated (Sanborn maps of this date did not encompass the entire College Hill development). Infrastructure improvements in the College Hill Neighborhood during this period included road paving, installation of water and sewer lines and the construction of a fire station. Outside of the neighborhood, a new bridge over Chisholm Creek, elevated railroad tracks, and construction of a railroad station impacted the neighborhood by improving access.

#### 1914-1917

Approximately 58 buildings were constructed within this three-year period corresponding with World War I. They were predominantly single-family dwellings constructed in the western portions of the northwest and southwest quadrants. Infrastructure improvements during this time included street paving and the installation of storm sewer lines. There were a few additions platted during this period mostly in the northeast quadrant.

#### 1917-1935

This period marked the largest building boom with over 1,300 completed construction projects. While most of the new buildings were single-family dwellings, there were several multi-family units and commercial buildings also constructed including five religious facilities. Commercial development was also stimulated along the transportation arteries within and bordering College Hill.

The stock market crash of 1929 and the ensuing Great Depression also mark this period. College Hill was still an exclusive area, but houses were being sold at bargain prices.<sup>11</sup> The East Lawn subdivision appears to have been the most affected. Many of the houses were purchased at the beginning of the Depression and the untimely purchases resulted in several foreclosures and second mortgages.<sup>12</sup>

Architecturally, the period from 1915 to 1935 is considered by architectural historians to represent the greatest change in American architecture due to the amount of variety displayed in new construction. College Hill residents were fascinated with English, French, and Mediterranean architecture and the

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<sup>11</sup> White and Ward, 31.

<sup>12</sup> White and Ward, 31.

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attachment associated with these styles was attributed to the influence of World War I. It is thought that Americans embraced revival styles such as Tudor as a tribute to their European allies.<sup>13</sup>

### Italian Renaissance Revival Architecture

This style is represented in early 20<sup>th</sup> century houses throughout the United States. In contrast to the earlier Italianate style, buildings designed in the Renaissance Revival style more closely mimicked their Italian predecessors. By the end of the 19<sup>th</sup> century, many American architects had studied in Italy and had first-hand experience with the originals. Specifically, due to advances in masonry veneer, most Italian Renaissance Revival style buildings were masonry construction rather than the wood that was typical of the Italianate style.<sup>14</sup> Italian Renaissance Revival buildings are generally symmetrical with fewer asymmetrical examples such as the Van Arsdale House. Architectural details usually present are stucco or masonry walls; belt courses; a cornice that rests on an architrave; quoining; pilasters; dentils; classical arcades; and low-to-moderate-pitched hipped tile roofs.

### William O. Van Arsdale (1858-1924)

W.O. Van Arsdale was a prominent man in Wichita with many business interests. He was born in Mason County, Illinois on August 31, 1858. His parents moved to Peoria, Illinois in 1865 where he received a common education and resided until he was 19. He then went to New Mexico and took charge of a large cattle ranch eventually returning to Peoria to marry Lizzie Bontz. They had two sons, J.H. and Leone B. and one daughter, Louise.<sup>15</sup> He then moved to Burrton, Kansas and worked in the banking and insurance industries for 18 years. Van Arsdale came to Wichita in 1899 and opened a general insurance agency called the Van Arsdale & Osborne Brokerage Company. The firm handled large tracts of farm real estate in several parts of the country. Van Arsdale was also a charter member and president of the Arkansas Valley Interurban Railway Company which was organized in 1903.<sup>16</sup> He along with his wife and son were officers in the Southwest Land Improvement Company, the Arkansas Valley Improvement Company, and the Arkansas Valley Transportation Company.<sup>17</sup>

Van Arsdale's first wife, Lizzie died in 1916 at the age of 58 and he was remarried to May Jones, a Wichita resident.<sup>18</sup> May Van Arsdale was a stockholder and assistant secretary-treasurer of her husband's brokerage firm and she served at least five years as treasurer of the Wichita Fresh Air Baby Camp. It was for May and his children that Van Arsdale constructed the College Hill Residence. William Van Arsdale

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<sup>13</sup> The preceding Historic Context was adapted from the *Draft Context Statement for the College Hill Neighborhood U.S. 54 Highway Corridor Wichita, Kansas* by Sheryll L. White and Marsha K. King, Topeka, KS, April 1994, On file at the Kansas Historical Society, Cultural Resources Division.

<sup>14</sup> McAlester, 397-398.

<sup>15</sup> *Draft College Hill Survey Region IV*, 127. J.H. Van Arsdale constructed a house at 211 N. Broadview in 1919 before his father constructed the house at 201. J.H. was also successor to several of his father's businesses.

<sup>16</sup> *Draft College Hill Survey Region IV*, 15.

<sup>17</sup> *Draft College Hill Survey Region IV*, 15.

<sup>18</sup> *Wichita Beacon*, February 18, 1916.

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only lived in the house for two-and-a-half years, as he died there November 6, 1924 at age 66.<sup>19</sup> May sold the property in 1925 and relocated to 3745 Circle Drive.<sup>20</sup>

**Arkansas Valley Interurban Railway**

On Thursday, May 27, 1909 nineteen men subscribed \$100,000 (including \$20,000 from Van Arsdale) toward building an interurban line from Wichita to Valley Center, Sedgwick, Norton, Halstead, Burrton, and Hutchinson. The publicly traded company was originally called the National Interurban Railway, but only for a brief period. By June of that same year it is listed as the Arkansas Valley Interurban Railway. Van Arsdale was listed at the president of the Board of Directors in November of 1910. The line consisted of 59 miles of track built between 1910 and 1915. A junction point where the line forked, toward Newton and Hutchison, was named for Van Arsdale.<sup>21</sup> The station constructed there was destroyed by fire in 1922.<sup>22</sup> The Great Depression and increased automobile traffic led to the demise of the AVI line and passenger service was discontinued in 1938.



Track Laying for Arkansas Valley Interurban Railway at 14<sup>th</sup> and Market, Wichita 1910

*Wichita Public Library Photograph Collection*

**Lorentz Schmidt (1884-1952)**

Architect Lorenz Schmidt was born in Clyde, Kansas April 25, 1884. He was the eldest of nine children born to Bernhardt and Magdalene (Gram) Schmidt. Typical for the time and being the eldest of nine children, Lorenz began working the farm at a young age. He left school after he completed the 7<sup>th</sup> grade to work full time on the farm. When he was a young man of 18, he lost his leg in a farming accident. No

<sup>19</sup> Wichita Beacon, November 6, 1924, 6.

<sup>20</sup> *Draft College Hill Survey Region IV*, 126.

<sup>21</sup> Hilton, George and John Due, *The Electric Interurban Railways in America*, (Stanford: Stanford University Press, 1960), 371.

<sup>22</sup> *Wichita Eagle*, October 14, 1922, 1.

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longer able to work the farm, he went back to finish high school. Schmidt soon found a job as a barber that provided room and board so he would not have to traverse the three miles between home and school twice a day. He finished high school in Emporia, Kansas and attended Kansas State Normal School (now Emporia State University) for one year. While attending the University of Illinois, Schmidt worked as a barber to fund his education. He graduated with a B.S. in architecture in 1913. He came to Wichita in 1915 and practiced there until his death in 1952. Schmidt was elected to the 1951 class of fellows of the American Institute of Architects. According to his obituary published on the front page of the Wichita Eagle, February 6, 1952, he was the only practicing architect from Kansas ever to receive a fellowship in the American Institute of Architects. The press release announcing his selection cited that he had been active in the passage of the Kansas Architectural Registration legislation; helped organize the Wichita Association of Architects in 1945 and served as its first president; helped organize the Kansas Builders forum; served on the Wichita Planning Commission; had been active with the Chamber of Commerce, Red Cross, Salvation Army, Community Chest and Boy Scout council and established annual scholarships at Kansas State and Kansas University.

Schmidt designed a wide array of structures that remain part of the Wichita landscape. He is most well known for his school buildings. A few of the schools he designed for the Wichita School District are: Horace Mann Elementary (demolished), Washington (demolished), Linwood (demolished), East High School, Hamilton Middle School, Blessed Sacrament School, James Allison, and Roosevelt. This association with the Wichita School District helped launch his career throughout the region. His list of Kansas schools includes schools in Newton, Andover, Augusta, Belle Plain, Clyde (NRHP), McPherson, Liberal, Hugoton, Clearwater, Ellinwood, Colwich and Dodge City. His blueprint record also includes the Stillwater, Oklahoma high school. Schmidt also designed churches, hospitals, commercial buildings and residences. Some of the more well known commercial and religious structures in Wichita that were designed by Schmidt are Hillcrest Apartments, Ranney-Davis Warehouse, Petroleum Building (Ellis- Singleton), Brown Building, St. James Episcopal Church and Gloria Dei Lutheran Church. A number of his significant residential structures are found in College Hill, Midtown and Riverside. Six of the houses on Belmont between Douglas and Central are his designs.

Never shirking his civic duties, in addition to designing the Fresh Air Baby Camp, Schmidt did architectural work for the planned war housing projects during World War II at Hilltop Manor and Planeview in Wichita, as well as war housing projects in Great Bend, Independence, Liberal, Pratt, Victoria, Junction City and Independence.

Schmidt died from cancer at his home in Wichita on February 5, 1952 and is buried in Maple Grove Cemetery in Wichita.<sup>23</sup>

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<sup>23</sup> Morgan and Hammond, E-45.

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**Harold Wertz Underhill** (1891-1967)

The builder of the Van Arsdale House was Harold Underhill. He was born in Onawa, Iowa November 9, 1891 and came to Wichita in 1921. He was the president of H.W. Underhill Construction Company and vice president of Community Mausoleum Company. Upon his arrival to Wichita he partnered with another builder named Roder and they worked under the name Roder and Underhill. The firm was responsible for more commercial than residential development but they constructed several of the more prestigious houses in College Hill including 323 North Belmont, 434 North Belmont, and 131 South Pershing.<sup>24</sup> Underhill lived in the house that he built at 340 South Bluff (1927) until 1938 when he moved to California. He died on November 28, 1967 in Orange.<sup>25</sup>

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<sup>24</sup> White & King, 76.

<sup>25</sup> Morgan and Hammond, E-56.

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**VERBAL BOUNDARY DESCRIPTION**

The property is located on lots 25-27 and 29-31, Broadview Street, Rogers College Hill Terrace Addition in the City of Wichita, Kansas. It is bounded on the north by 1<sup>st</sup> Street, on the east by Broadview, on the west by 201 Fountain Street and the north by 211 North Broadview.

**BOUNDARY JUSTIFICATION**

The boundary includes the property historically associated with the house.

**PHOTOGRAPIC INFORMATION**

Property Name: William O. Van Arsdale House  
Location: Wichita, Sedgwick County, Kansas  
Photographer: Kim Norton  
Date: March 3, 2009  
Digital images filed at Kansas State Historical Society

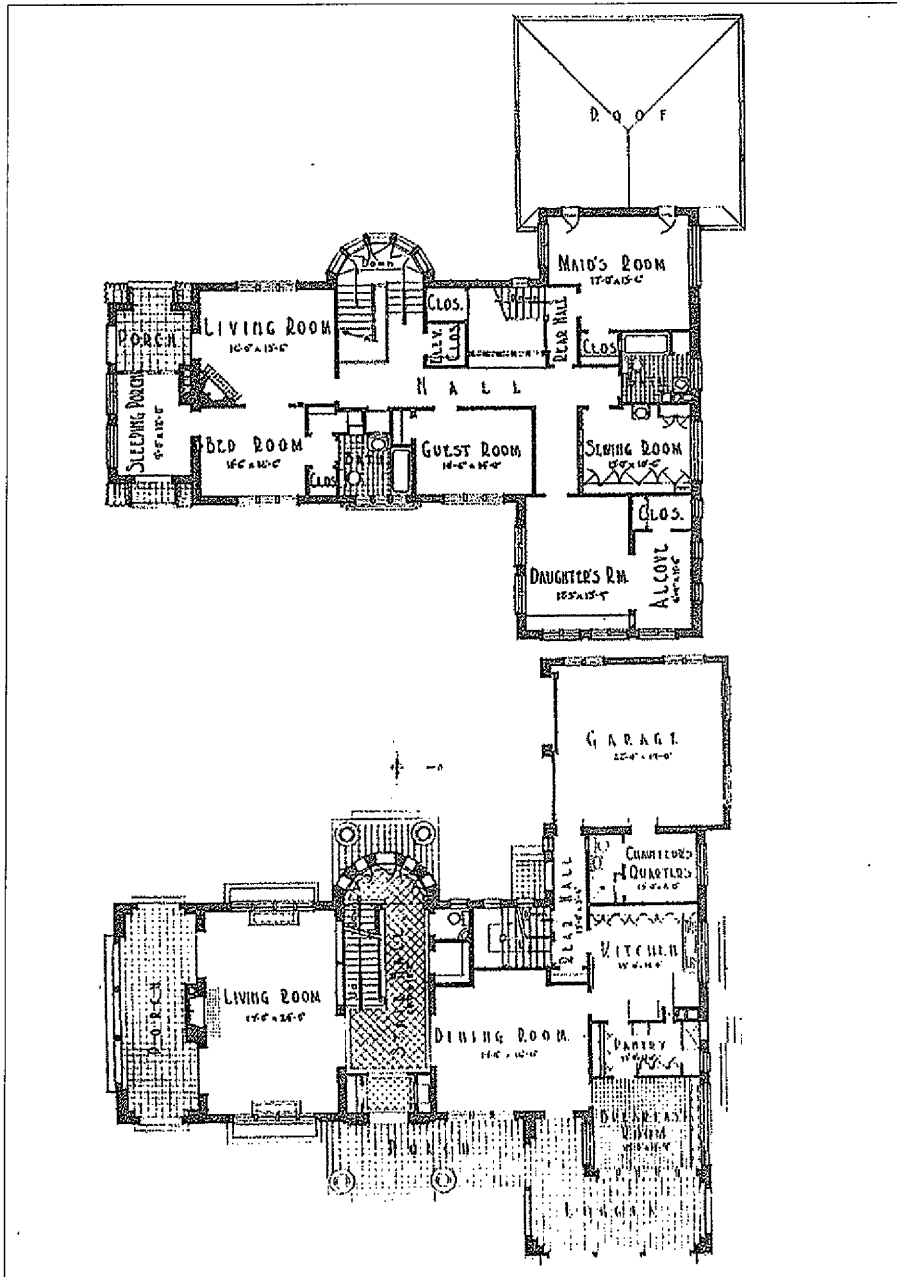
- Photo 1: East (front) elevation (Photo by Kathy Morgan)
- Photo 2: West (rear) elevation
- Photo 3: Northeast elevation
- Photo 4: Southeast elevation
- Photo 5: West elevation detail
- Photo 6: Column capital detail
- Photo 7: South Porch
- Photo 8: Interior Main staircase
- Photo 9: Built-in bookcases
- Photo 10: Living room fireplace
- Photo 11: Interior Door hardware
- Photo 12: Main stair detail
- Photo 13: Second floor interior windows
- Photo 14: Master Bedroom
- Photo 15: Basement family room

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Van Arsdale House Floor Plans as illustrated in *Mediterranean Domestic Architecture in the United States*, 1928

