



# United States Department of the Interior


NATIONAL PARK SERVICE

1849 C Street, N.W.  
Washington, D.C. 20240

January 18, 2011

Notice to file:

This property has been automatically listed in the National Register of Historic Places. This is due to the fact that the publication of our Federal Register Notice: "National Register of Historic Places: Pending Nominations and Other Actions" was delayed beyond our control to the point where the mandated 15 day public comment period ended after our required 45 day time frame to act on the nomination. If the 45<sup>th</sup> day falls on a weekend or Federal holiday, the property will be automatically listed the next business day. The nomination is technically adequate and meets the National Register criteria for evaluation, and thus, automatically listed in the National Register of Historic Places.

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United States Department of the Interior  
National Park Service

1143



## 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 Sunnyside School

other names/site number 173-5880-08866

### 2. Location

street & number 3003 E. Kellogg

☐ not for publication

city or town Wichita

☐ vicinity

state Kansas code KS county Sedgwick code 173 zip code 67211

### 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

Peter R. Selth  
Signature of certifying official

12-1-10  
Date

DSHPO  
Title

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

### 4. National Park Service Certification

I, hereby, certify that this property is:

☒ 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):

for Edson H. Beall  
Signature of the Keeper

1-18-11  
Date of Action

5. Classification

Ownership of Property  
(Check as many boxes as apply)

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

Category of Property  
(Check only one box)

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

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

Contributing	Noncontributing	
1		buildings
		district
		site
		structure
		object
1		Total

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

Number of contributing resources previously  
listed in the National Register

Historic Public Schools of Kansas

0

6. Function or Use

Historic Functions  
(Enter categories from instructions)

EDUCATION/school

Current Functions  
(Enter categories from instructions)

VACANT/NOT IN USE

7. Description

Architectural Classification  
(Enter categories from instructions)

LATE 19<sup>TH</sup> & EARLY 20<sup>TH</sup> CENTURY AMERICAN  
MOVEMENTS: Commercial Style

Materials  
(Enter categories from instructions)

foundation: Brick  
walls: Brick  
roof: Asphalt  
other:

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### **Narrative Description**

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

#### **Summary Paragraph**

Sunnyside School is a 1 ½ story school building in the Sunnyside Addition, east of downtown Wichita. The building is located just east of the intersection of U. S. Highway 54/400 (Kellogg Avenue) and U. S. Highway 135, the major east/west and north/south highways which divide Wichita into quadrants. Although the building was built in four phases – in 1916/1917, 1919, 1923 and 1931 – it retains its symmetry on a north/south axis. The north (front) elevation, which measures 161' wide by 59' deep, was completed in 1917 as a dumbbell-shaped four-classroom school. The 1919 addition, which extended south from the south-extending bay on the west side, housed an additional two classrooms. The 1923 addition mirrored the 1919 addition, extending from the south-extending bay on the east side. The 1931 addition housed an auditorium. Although the building was built in four phases, it represents a uniform appearance and retains its symmetry.

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### **Narrative Description**

#### **Exterior**

##### ***Overall***

Sunnyside School was constructed with hollow clay tile faced with rough and smooth red brick and rough brown brick. The below-grade bricks are set in rowlock courses. There is a red soldier-coursed band at grade. A field of red Flemish bond with two colors of red brick rises to a brown soldier-coursed band. The field brick above the brown band, which is dark red laid in regular courses, is interrupted in places with brown soldier brick and stone. A tooled stone cornice, perched on pairs of decorative stone brackets, sits atop two rowlock courses. The parapet brick, which matches the field brick, is interrupted by stone details at the locations of pairs of cornice brackets. The building is capped with stone coping. Two masonry chimneys rise from above the roofline.

Window openings have brown brick stools. The windows are anodized aluminum replacements which follow the basic overall grouping arrangement of the original windows. Meaning, where there were five windows in a masonry opening, there are still five windows. The basement windows are 1/1. The first-floor windows are three equal-sized panes. The original windows were 2/2 wood windows.

Exterior double doors on the north and east appear to date to ca. 1950. Exterior double doors on the west appear to date to ca. 1920. The west doors are each six-lite over two panel wood doors with multi-lite transom flanked by sidelights. The east door are flush wood with 3-lite with horizontal muntins with multi-lite transom flanked by sidelights. The main double entry doors on the front elevation are each 3-lite over two panels, with multi-lite transom and flanked by sidelights. Exterior doors are painted brown to match anodized aluminum.

##### ***North (Front) Elevation***

The front elevation is five bays wide. The projecting first bay on the east, which houses a restroom on the interior, has no window openings. Instead, it has a panel of contrasting brick laid in a Flemish bond. The second bay has four small window openings at the basement level. There are six windows on the first floor – a single window on the east end of the bay and a set of five windows in the large window opening on the remainder of the bay. The third or center bay houses the main entrance, a double door surrounded by multi-pane transom and sidelights. Although the transom matches that in the original plans, the doors and sidelights appear to have been replaced in the mid-twentieth century. Cement steps with red-brick and stone cheek walls rise from the sidewalk to the main entrance. Above the entrance is a stone panel engraved with the word "Sunnyside." The entrance is flanked on each side by single windows, which sit atop single windows at the basement level. The fourth bay matches the second bay. The projecting fifth bay matches the first bay.



### ***South (Rear) Elevation***

The rear elevation is also five bays wide. The first and fifth bays are additions from 1919 and 1923. Each of these has a ribbon of five windows at the basement level and five windows at the first floor. They each have three windows on the basement and first floors of their inside-facing elevations. The second and fourth bays, the exterior elevation of the original 1916 building, have no window openings. The third/center bay has four sets of triple windows at the basement and first floor.

### ***East and West Elevations***

The west elevation has ribbons of five windows at the basement and first-floor levels at its north end. South of these are two single windows at the basement and first floor. A double door, flanked by a transom and sidelights, provides access to the 1919 addition. South of this entrance are ribbons of five windows at the basement and first floor. The rear classroom, at the south end of the south-projecting bay, has no windows on this elevation. It is lit by windows on the south elevation. The east elevation mirrors the west elevation.

## **Interior**

### ***Overall***

Like the exterior, the interior has changed little since its original construction. Interior features include wood and concrete floors, wood trim, wood doors, plaster walls, and chalk boards. Restrooms were updated throughout the years. The building retains its original ceiling heights, with plaster and acoustical ceilings at their original ceiling heights. Lighting is pendant fluorescent fixtures. Most walls are finished with flat plaster. Some basement walls are painted exposed brick. Walls in restrooms are covered with non-historic ceramic tile. The assembly area has historic glazed hollow clay tile wainscoting. Original radiators remain in corridors and classrooms.

Floors in corridors and utilitarian spaces in the basement are concrete, covered in places with vinyl tile, ceramic tile and carpet. Floors in basement classrooms are wood. Floors in corridors and classrooms on the first floor are wood, covered in isolated places with carpet (offices and some classrooms) and tile (restrooms and some offices). Wood floors are generally in good to excellent condition, with some areas of deterioration. Stairs, which date to the 1919 and 1923 additions, are concrete.

Basement ceilings in 1916/1917 building and 1919/1923 addition, which are beaver board, date to 1930, when ceilings in a basement classroom collapsed. Some basement ceilings are plaster on concrete. Ceilings in former office spaces, former playroom, and restrooms in the basement are suspended acoustical tile with integrated fluorescent lighting. Ceilings in assembly space (1931 addition) in the basement are 1' X 1' acoustical tiles that appear to be original. In most places, the ceilings are peppered with an array of exposed lights, fans, and pipes. Second-floor ceilings are generally plaster in public spaces, historic 1' X 1' acoustical tile in classrooms and some beaver board and suspended acoustical tile ceilings in restrooms and at remodeled classroom space on southeast corner of building.

Where extant, baseboards are stained or painted wood. Most spaces in basement have no baseboards. Some updated spaces have vinyl base. Other trim includes historic chalkboards and interior window trim. Where extant, trim is in good condition. Existing lighting is pendant-type fluorescent in classrooms and corridors and flush fluorescent fixtures in restrooms. Classrooms also have ceiling fans.

Interior doors are original solid wood four-panel doors. Basement doors are painted. First-floor doors retain their original finish. Corridor doors feature transom windows. Refinished areas, including restrooms, feature non-historic doors. Exterior doors are in deteriorated condition. Interior doors are in excellent condition.

### ***1916/1917 Building***

On the first floor, the center bay houses an office/teachers lounge and stair on the east and principal's office and storage room on the west. A single-loaded east/west corridor stretches along the south side, providing access to the original four classrooms – in the first, second, fourth and fifth bays. There are restrooms in the first and fifth bays. Small corridors on the insides of these bays originally opened to rear exits with wood stairs. Later, they provided access to the 1919 and 1923 additions. The basement level was designed to house a coal room, boiler room, and two "play" rooms. The play rooms were later converted to classrooms.

### **1919/1923 Additions**

The original building appears to have been designed to be expanded to the south as these additions are seamless. Each of these additions, which extend south from the first and fifth bays, house two classrooms, a corridor, and a concrete stair on each of its two floors.

### **1931 Addition**

The 1931 addition has an auditorium in the basement and a remodeled space on the first floor that may have been designed as a library or gym.

### **Basement**

The basement floorplan has changed little since the building's period of significance. The basement level was originally designed to house a coal room, boiler room, and two "play" rooms (later converted to classrooms). In 1919 and 1923, two south-projecting wings were added, providing for an additional four classrooms, two on each side. The 1931 addition provided for a very simple assembly space with a simple stage on the east side. Over time, unexcavated spaces on the east and west ends of the basement were converted to restrooms and janitorial closets.

### **First Floor**

The building's first floorplan has changed little since the building's period of significance. The center bay houses an office/teachers lounge and stair on the east and principal's office and storage room on the west. A single-loaded east/west corridor stretches along the south side, providing access to the original four classrooms – in the first, second, fourth and fifth bays. There are restrooms on the south end of the first and fifth bays. Small corridors on the insides of these bays originally opened to rear exits with wood stairs. Later, they came to provide access to the 1919 (southwest corner) and 1923 (southeast corner) additions. These additions, which extend southward from the first and fifth bays, each include two additional classrooms, as well as stairs that provide circulation from entrances on the east and west elevations to both the first and second floors. The southeast corner (1923 addition) of the second floor, historically occupied by two classrooms and a corridor, has been heavily modified in the recent past. On the second floor, the 1931 addition houses two classrooms.

## 8. Statement of Significance

### Applicable National Register Criteria

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

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

### Criteria Considerations

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

Property is:

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

### Areas of Significance

(Enter categories from instructions)

Education

Architecture

### Period of Significance

1917-1960

### Significant Dates

1917

### Significant Person

(Complete only if Criterion B is marked above)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

Lorentz Schmidt (Architect)

### Period of Significance (justification)

The period of significance for Sunnyside School stretches from the completion of the original school building in 1917 to 1960. The building's appearance, which has changed little over time, is interpretive of this period.

### Criteria Considerations (explanation, if necessary)

N/A



## Statement of Significance

### Summary

Sunnyside School is being nominated to the National Register of Historic Places under Criterion A in the area of Education and under Criterion C in the area of Architecture as an example of a "City Graded School" Property Type under the "Historic Public Schools of Kansas" Multiple Property Documentation Form. The building retains a high degree of architectural integrity from its period of significance.

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### Narrative Statement of Significance

#### **Brief History of Wichita**

After Wichita was incorporated as a village in 1869, town boosters set out to secure its place as a regional trade center. Its future was threatened when the Atchison, Topeka, Santa Fe Rail line chose to bypass the new town, with its then-unclear Osage land titles, instead passing through the paper town of Newton. Townboosters' efforts to secure \$200,000 in bonds to construct a spur line from Newton to Wichita in 1871, and the railroad's decision to extend the spur line south in 1877, both helped assure the city's future as a major industrial, milling, and wholesaling center.

Wichita experienced a clamorous boom in the 1880s, when the population peaked at over 31,000. An 1890s bust left the overdeveloped town in economic ruin. The stark outlook, coupled with the Oklahoma land rush caused the population to plummet. The economy did not begin to fully recover until the first decade of the twentieth century, during which the population doubled from 24,671 to 52,450. The city's population grew another 40% during the 1910s, reaching 72,717 in 1920.<sup>1</sup>

Wichita's extraordinary population and economic growth in the years following World War I owed to a number of factors. First, oil was discovered in the region in 1915. In 1918, one area field alone produced over six percent of the nation's domestic oil. In the years following World War I, the oil field contributed \$65 million to the Wichita economy.<sup>2</sup>

By the 1920s, Wichita was the nation's 96<sup>th</sup> largest city and its fifth-largest milling market.<sup>3</sup> And its capitalists were reaping the rewards of investments in the region's productive oil fields and aircraft industries. Among the new businesses were the Derby oil refinery, Koch Industries, and the Beech, Stearman and Cessna Aircraft Companies. These industries, and the services required to support them, attracted many new residents. Between 1909 and 1919, the city limits had more than doubled.<sup>4</sup> Between 1920 and 1930, the city's population increased by 50,000.

Although many businesses closed their doors during the Great Depression, three of the city's aircraft companies survived, leaving them poised to tackle wartime military orders. The city's aircraft industry exploded during World War II, when its plants attracted \$20 million in defense orders. Civilian workers flocked to the air capital during the war, nearly doubling the city's population between 1940 and 1945, when it reached 200,000.<sup>5</sup>

Today, Wichita is a thriving city of 360,000. Many of the buildings that were constructed during the city's post-World War I boom are being rehabilitated as the city's core is revitalized.

#### **History of Sunnyside School**

By 1916, Wichita's population was growing faster than the city's infrastructure and services could accommodate. Unencumbered by natural boundaries, trees or hills, and with the new freedoms afforded by cars, Wichita spread quickly in all directions. Among the best-known new neighborhoods were Riverside, with its distinctive bungalows and cottages, and

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<sup>1</sup> 1920 U. S. Federal Census

<sup>2</sup> Morgan, Kathy and Barbara Hammond, "Residential Resources of Wichita, Sedgwick County, Kansas 1870-1957," Multiple Property Documentation Form.

<sup>3</sup> A. E. Janzen, "The Wichita Grain Market," Kansas Studies in Business, (Lawrence, Kansas: School of Business, no. 8, June 1928).

<sup>4</sup> Morgan, "Residential Resources of Wichita, Sedgwick County, Kansas 1870-1957."

<sup>5</sup> *Wichita Beacon*, 1 January 1922; *Wichita Beacon*, 9 November 1921; James R. Shortridge, *Cities on the Plains: The Evolution of Urban Kansas*. (Lawrence: University Press of Kansas, 2004), 247-254.



College Hill, with its more-imposing revival-style homes. But there were also many smaller and lesser-known subdivisions, including the Sunnyside Addition.

The Sunnyside Addition stretches from Kellogg on the north, Gilbert on the south, Hillside on the east and Dixon on the west. The neighborhood was platted by dairy farmer William S. Dixon (1845-?), his wife Emma Dixon (1853-?) and John and Alice Stile in 1886, during Wichita's real estate boom. (original plat, City of Wichita) Dixon owned forty acres of land that abutted Kellogg Street. His dairy, which was controversially excluded from the city's corporate limits in the 1890s, was located on forty acres of land south of Kellogg between Volutsia on the east and a drainage canal on the west.<sup>6</sup>

In 1912, Wichita boasted twenty public school buildings.<sup>7</sup> But by 1916, there were not enough buildings to accommodate the city's growing population. Among the growing neighborhoods in need of an elementary school was the Sunnyside Addition; and the school district announced plans in 1916 to build one.

Architect Lorentz Schmidt, who was hired to design the four-room building, appears to have been heavily influenced by contemporary trends in educational architecture. In 1915, architect Wilbur Mills published a 616-page tome on the subject of school design entitled *American School Building Standards*. The book encouraged fireproof construction, emphasized sanitation, promoted symmetrical design, and offered guidance on topics ranging from windows and wall finishes to blackboards. Mills included photographs and plans of prototypes, including a number of examples from Boston. The buildings bear a distinct resemblance to Sunnyside and other Kansas graded schools of the period.

On October 9, 1916, the contract in the amount of \$17,669 was awarded to the firm of Vandenburg and Pauley. The project was part of a school construction effort that also included an addition to Martinson School near the West Wichita neighborhoods of Delano and Riverside.<sup>8</sup> Facing crowding, the district did not delay construction, despite the fact that the school year was nearly half over. Construction was completed in early 1917.

School construction could not keep up with the population, which expanded 40% during the 1910s. Between 1912 and 1919, the school district's enrollment had increased from 9273 to 13,000 – and was only expected to grow following the post-World-War I baby boom. The district addressed school crowding through the use of temporary school rooms, of which there were seventy-seven by 1919. Among the existing schools in need of expansion was Sunnyside School, which had become crowded within two years of its original construction. In March 1919, Sunnyside was one of twelve schools slated for additions as part of a \$850,000 bond-issue request.<sup>9</sup> Although initial plans called for a \$28,000 four-room addition, the district settled for a two.<sup>10</sup> On July 7, 1919 Vandenburg and Sons was awarded the contract for \$14,822.<sup>11</sup> The project was completed in April 1920, in time for the end of the school year.<sup>12</sup> Sunnyside was expanded again, an additional two rooms, in 1923.<sup>13</sup>

By 1930, just ten years after the addition was completed, the parent-teacher association was complaining about the building's condition. While the school superintendent and two board of education members were meeting in the building to discuss their complaints, a ceiling in one of the basement classrooms collapsed. "Quick Witted Teacher" Lillian Buddemayer was hailed as a hero for rescuing "two of her little pupils from serious injury and perhaps death." The school board "began an investigation into the ... collapse immediately."<sup>14</sup> The existing basement ceilings, which are beaver board, likely date to this incident.

In some ways, the Sunnyside neighborhood, with its unassuming houses and neat streets, has changed little since the 1920s. However, the community's expansion greatly impacted the neighborhood and ultimately led to the school's closure. Over time, Kellogg Avenue, which bounded the school property on the north, became a major east/west thoroughfare – and eventually the city's only east/west highway. U. S. Highway 54 stretches from Springfield, Illinois to El Paso, Texas. The segment that passes through Wichita follows Kellogg Avenue, which was expanded to a four-lane road in 1955.

<sup>6</sup> *Wichita Beacon*, 4 March 1896.

<sup>7</sup> Blackmar, Frank, *Kansas: A Cyclopedia of State History, Embracing Events, Institutions, Industries, Counties, Cities, Towns, Prominent Persons, Etc...* (<http://skyways.lib.ks.us/genweb/archives/1912/>).

<sup>8</sup> *Wichita Beacon*, 19 December 1916; 10 October 1916.

<sup>9</sup> *Wichita Eagle*, 4 March 1919; *Wichita Eagle* 5 November 1919.

<sup>10</sup> *Wichita Eagle*, 23 March 1919.

<sup>11</sup> *Wichita Eagle*, 8 July 1919.

<sup>12</sup> *Wichita Eagle*, 7 April 1920.

<sup>13</sup> Sunnyside School Architectural Plans, 1923 addition.

<sup>14</sup> *Wichita Eagle*, 10 January 1930.

Originally, the highway was at grade. As traffic increased, it was no longer possible for pedestrians to safely cross Kellogg. In 1977, the highway was expanded to six lanes and safety dictated that a pedestrian walkway be constructed to allow students and others to cross Kellogg near Sunnyside School.<sup>15</sup>

By November 1995, Wichita boasted sixty-eight (68) public elementary schools. But as families continued their march to the suburbs and schools became increasingly larger, many historic neighborhoods, like Sunnyside, no longer had the student population the school district believed necessary for maintaining a "modern" public school. In 1995 the school district announced that Sunnyside was one of the twenty elementary schools with a student population below 250. In April 1996, the Wichita school board voted to close ten elementary schools. Despite strong opposition from the neighborhood, Sunnyside School was among them.<sup>16</sup>

When the school district announced plans to sell Sunnyside School in August 1996, community advocates shifted their focus from saving their neighborhood school to protecting the neighborhood's character. In December 1997, they formed the Sunnyside Neighborhood Association.<sup>17</sup> When members of the Lorraine Avenue Mennonite Church bought the school and grounds in early 1998 and announced plans for a new housing area, many were skeptical.<sup>18</sup> The congregation had strong ties to the school and the neighborhood. Lorraine Avenue Mennonite Church was founded in 1932 and built a permanent church building in 1946. Church members provided tutoring services to Sunnyside students.<sup>19</sup> But the neighborhood was concerned about plans for multi-family housing.

The development group, known as Sunnyside Village, was ultimately successful in garnering public support and re-zoning the school property for housing. The organization began work on new duplex condos in early 1999.<sup>20</sup> Initially, Sunnyside Village, LLC leased the school building to a local business. In 2001, however, the organization sold the building to Calvary Chapel Christian School.<sup>21</sup> Calvary Chapel used the building as a school until about a year ago. The current owner, Tom George recently purchased the property and plans to redevelop it for housing.

### **Commercial Style**

Like many early twentieth-century school buildings, Sunnyside School is an example of Commercial Style architecture, which was popular from the 1910s to 1930s. Unlike their nineteenth-century predecessors, these buildings featured simple lines, without applied or projecting decorative elements such as elaborate cornices. Their design placed an emphasis on fire-resistance with fire-proof materials such as reinforced concrete, brick and steel. In addition to their clean lines, Commercial-Style buildings are defined by a number of exterior features such as parapets capped with squared-off stone or concrete, rough brick with raked mortar joints, and double-hung windows with square upper and lower sashes – in contrast to the tall, narrow windows seen in late-nineteenth-century commercial buildings. These windows can be 1/1 double-hung sash, or a multiple-pane upper sash over a single-pane lower sash. Stylistic elements were limited to brick corbelling or the incorporation of integrated decorative masonry elements such as geometric stone patterns or applied terra cotta. With its rough brick, flat roof, and limited architectural details, Sunnyside School is an intact example of Commercial Style Architecture.

### **Lorentz Schmidt (1884-1952)**

Sunnyside was one of the first schools designed by prolific Wichita architect Lorentz Schmidt. Schmidt was born in 1884 in Clyde, Cloud County, Kansas to Danish immigrants.<sup>22</sup> If not for a tragic accident that took one of his legs, Schmidt might have remained on the family farm. Instead, he set his sights on higher education, working as a barber to raise tuition money. After a year in normal school, Schmidt moved to Chicago, where he received an architecture degree at the University of Illinois in 1913. After practicing in Chicago for two years, Schmidt returned to Kansas, settling in the growing city of Wichita. During a decades-long career that ended with his death in 1952, Schmidt designed a great number of prominent buildings, including a long list of schools. Among the other elementary schools he designed during this period were Laura Gardner Elementary School (1924) and Meridian School (1924). His reputation for school design was firmly established by 1923, when he was chosen to design the Wichita High School (now Wichita East), built in 1923. Schmidt

<sup>15</sup> *Wichita Eagle-Beacon*, 17 November 1977.

<sup>16</sup> *Wichita Eagle*, 15 November 1995; *Wichita Eagle*, 9 April 1996.

<sup>17</sup> *Wichita Eagle*, 10 August 1996; *Wichita Eagle* 11 December 1997.

<sup>18</sup> *Wichita Eagle*, 7 April 1998.

<sup>19</sup> Lorraine Avenue Mennonite Church. "Who Are The Mennonites?"

[http://lorraineavenue.ks.us.mennonite.net/About Us/Who are the Mennonites](http://lorraineavenue.ks.us.mennonite.net/About%20Us/Who%20are%20the%20Mennonites).

<sup>20</sup> *Wichita Eagle*, 7 April 1998; *Wichita Eagle*, 27 October 1998; *Wichita Eagle*, 19 March 1999.

<sup>21</sup> *Wichita Eagle*, 25 January 2001.

<sup>22</sup> Obituaries – Lorentz Schmidt, *Kansas Construction Magazine* Vol. 1, no. 8 (November, 1948), 20.



gained national attention when he published an article "Planning a High School Building" in *City Manager Magazine*.<sup>23</sup> Other well-known buildings included the Allis Hotel and Hillcrest Apartments. Schmidt was also involved in various civic groups, serving as the director of the Chamber of Commerce and first president of the Wichita Society of Architects and Associates. He was also instrumental in the effort to pass registration requirements for architects in 1950.

#### **City Graded School Property Type/Registration Requirements**

Sunnyside School is an example of the "City Graded School" property type as identified in the Historic Public Schools of Kansas MPS. The term "graded school" refers to schools that were constructed in a way that provided for instruction by grade, versus the one-room model in which multiple ages were taught simultaneously in the same classroom. The form reached maturity during the Progressive Era when schools were designed to house both classrooms for standard instruction and other special-use spaces like gyms and auditoriums. Like Sunnyside, most city graded schools were one or two stories in height.

The MPS sets forth registration requirements related to the various property types. Eligible buildings must be built as public schools between 1854 and 1955, and retain integrity of location, setting, design, materials, workmanship, feeling and association. Because the majority of the state's school buildings have replacement windows, the registration requirements allow for changes to windows. Interior changes are acceptable provided the buildings retain their historic corridor configurations. Although the windows at Sunnyside School have been replaced, the replacement windows fill the original window openings. The interior retains a very high degree of integrity from its original period of construction.

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#### **9. Major Bibliographical References**

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Davis, Nina. "A History of Wichita Public School Buildings." 1978.

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*Kansas Construction Magazine*. Vol. 1, no. 8 (November, 1948).

Lorraine Avenue Mennonite Church website. <http://lorraineavenue.ks.us.mennonite.net>

Mills, Wilbur T. *American School Building Standards*. Franklin, Ohio: Franklin Educational Publishing Co., 1915.

Miner, Craig. *Wichita: The Magic City, An Illustrated History*. Wichita: Wichita-Sedgwick County Historical Museum Association, 1988.

Morgan, Kathy and Barbara Hammond. "Residential Resources of Wichita, Sedgwick County, Kansas 1870 – 1957." Multiple Property Documentation Form.

Schmidt, Lorentz. Architectural Plans – Sunnyside School. 1923 Addition.

\_\_\_\_\_, Lorentz. "Planning a High School Building" *City Manager Magazine* Vol. 5, no. 12 (December, 1928).

Shortridge, James. *Cities on the Plains: The Evolution of Urban Kansas*. Lawrence: University Press of Kansas, 2004.

Spencer, Brenda. "Historic Public Schools of Kansas." Multiple Property Documentation Form. 2005.

United States Census.

*Wichita Beacon*.

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<sup>23</sup> Spencer, Brenda, "Historic Public Schools of Kansas," Multiple Property Documentation Form, 2005; KSHS, Land Survey Database; Lorentz Schmidt, "Planning a High School Building," *City Manager Magazine* Vol. 5, no. 12 (December, 1928).

Sunnyside School  
Name of Property

Sedgwick County, Kansas  
County and State

Wichita Eagle.

Wichita Eagle-Beacon.

**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: **Kansas Historical Society**

Historic Resources Survey Number (if assigned): **173-5880-08866**

**10. Geographical Data**

**Acreage of Property** **1.28 acres**

(Do not include previously listed resource acreage)

**UTM References**

(Place additional UTM references on a continuation sheet)

1	14	-649781	4171565	3	14	-649884	4171493
	Zone	Easting	Northing		Zone	Easting	Northing
2	14	-649884	4171565	4	14	-649781	4171493
	Zone	Easting	Northing		Zone	Easting	Northing

**Verbal Boundary Description** (describe the boundaries of the property)

LOT 1 SUNNYSIDE VILLAGE ADD

**Boundary Justification** (explain why the boundaries were selected)

The above is the legal description for Sunnyside School. Sunnyside Village Addition was platted in the 1990s when the south part of the parcel was developed for development of duplex housing.

**11. Form Prepared By**

name/title **Christy Davis**  
organization **Davis Preservation** date **8/6/2010**  
street & number **909 1/2 Kansas Ave, Suite 7** telephone **785-234-5053**  
city or town **Topeka** state **KS** zip code **66612**  
e-mail **cdavis@davispreservation.com**



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**Additional Documentation**

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Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.  
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items)

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**Photographs:**

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Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

**Name of Property:** Sunnyside School  
**City or Vicinity:** Wichita  
**County/State:** Sedgwick County, Kansas  
**Photographer:** Christy Davis

**Description of Photograph(s) and number:**

All photos were taken on August 5, 2010.

- 1 of 13** Exterior, north (front) entrance, looking south.
- 2 of 13** Exterior, overall view of north (front) elevation, looking southwest.
- 3 of 13** Exterior, overall view of north (front) and west (side) elevations, looking southeast from pedestrian walkway over Kellogg.
- 4 of 13** Exterior, overall view of west (side) elevation, looking east.
- 5 of 13** Exterior, overall view of west (side) and south (rear) elevations, looking northeast.
- 6 of 13** Exterior, overall view of east (side) and south (rear) elevations, looking northwest.
- 7 of 13** Exterior, close-up of west entrance, looking northeast.
- 8 of 13** Exterior, overall view of north (front) and west (side) elevations, looking southeast from pedestrian walkway over Kellogg.
- 9 of 13** Interior, first floor corridor.
- 10 of 13** Interior, basement, typical classroom.
- 11 of 13** Interior, first floor, typical classroom.
- 12 of 13** Interior, first floor, typical door with transom.
- 13 of 13** Interior, concrete stair.

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**Property Owner:**

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

Name Tom George  
street & number 1900 Red Brush Ct. telephone 316-264-8833  
city or town Wichita state KS zip code 67206

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

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

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Sunnyside School  
NAME:

MULTIPLE Public Schools of Kansas MPS  
NAME:

STATE & COUNTY: KANSAS, Sedgwick

DATE RECEIVED: 12/02/10 DATE OF PENDING LIST: 1/04/11  
DATE OF 16TH DAY: 1/19/11 DATE OF 45TH DAY: 1/17/11  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 10001143

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 1.18.11 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in  
The National Register  
of  
Historic Places

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

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

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













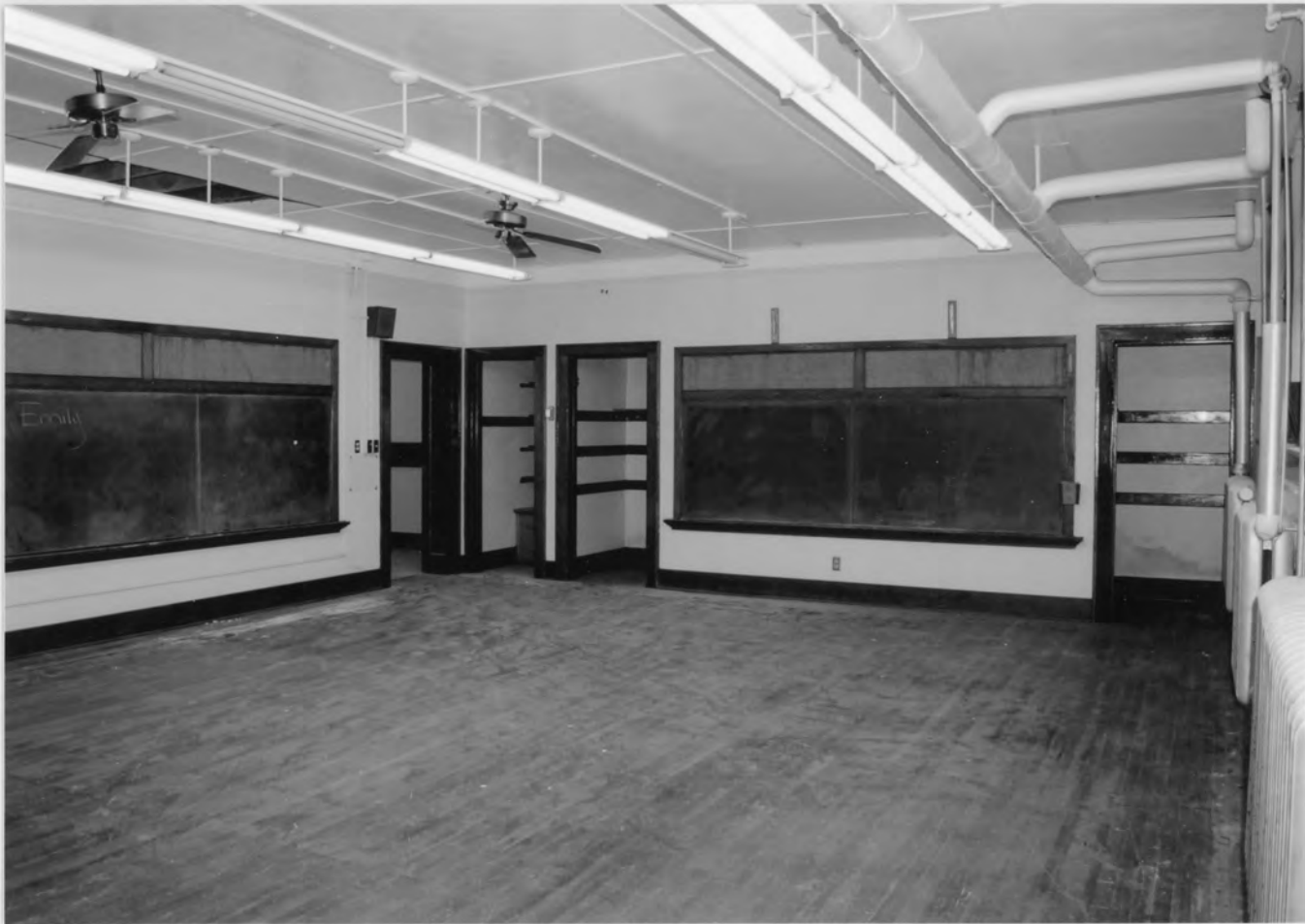












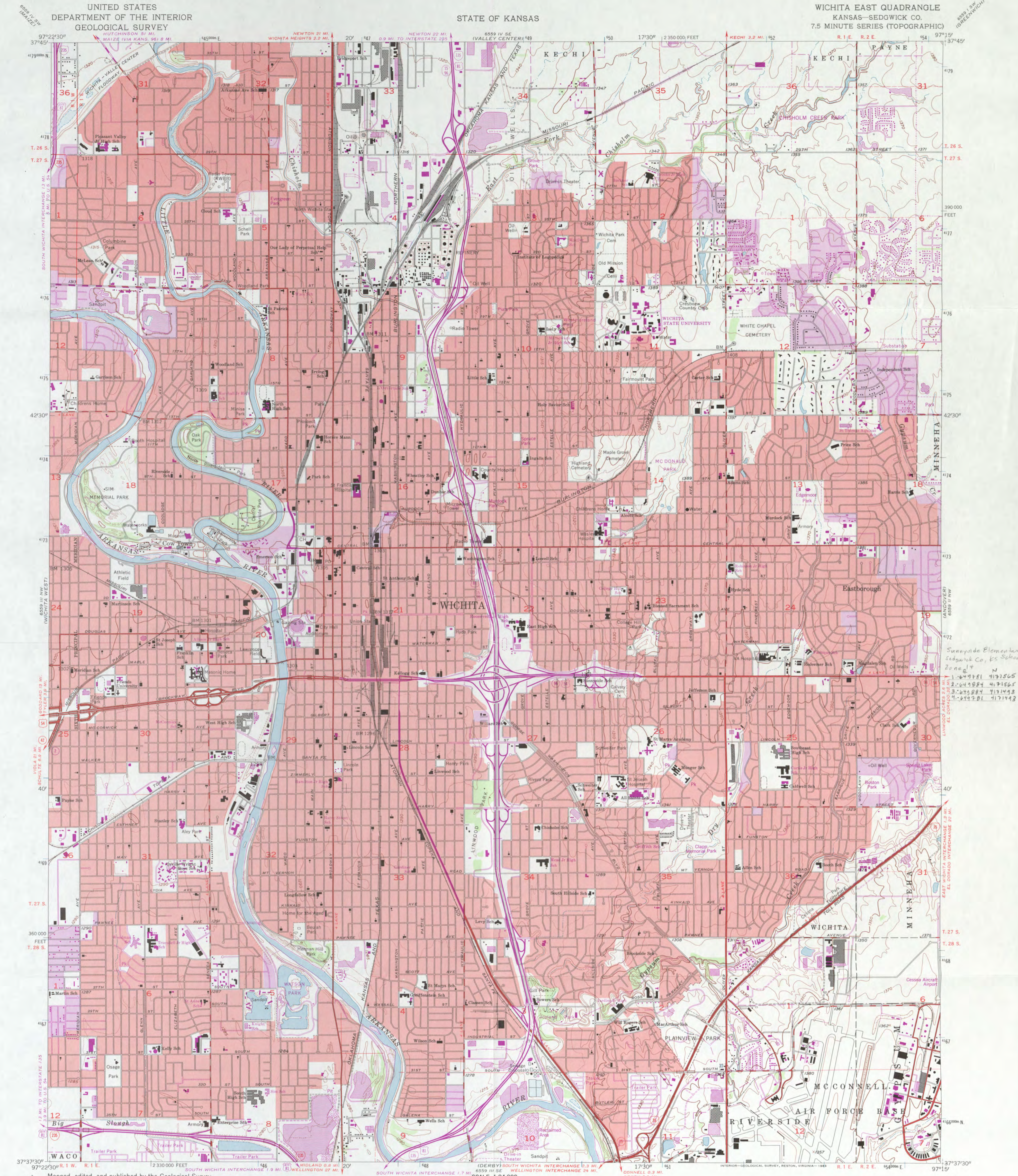




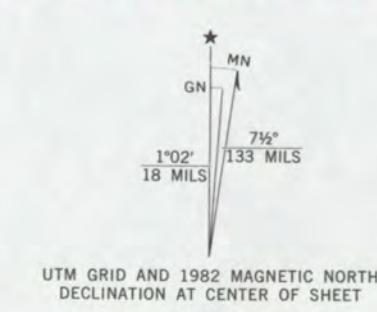








Mapped, edited, and published by the Geological Survey in cooperation with State of Kansas agencies  
Control by USGS and USCGS  
Culture and drainage in part compiled from aerial photographs taken 1954. Topography by planetable surveys 1940-1941  
Revised 1961 in cooperation with the City of Wichita  
Polyconic projection. 1927 North American datum, 10,000-foot grid based on Kansas coordinate system, south zone 1000-meter Universal Transverse Mercator grid ticks, zone 14, shown in blue  
Red tint indicates areas in which only landmark buildings are shown  
To place on the predicted North American Datum 1983 move the projection lines 27 meters east as shown by dashed corner ticks  
There may be private inholdings within the boundaries of the National or State reservations shown on this map



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

Revisions shown in purple compiled from aerial photographs taken 1980 and other sources  
This information not field checked. Map edited 1982  
Purple tint indicates extension of urban area

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

WICHITA EAST, KANS.  
N 37° 37' 30" W 97° 15' 00"  
1961  
PHOTO-REVISED 1982  
DMA 6559 III NE—SERIES 9V8

