

United States Department of the Interior
National Park Service

National Register
Listed
March 7, 2019

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 Eastwood Plaza Apartments

Other names/site number _____

Name of related Multiple Property Listing Historic Residential Suburbs in the United States, 1830-1960, and Residential Resources of Wichita, Sedgwick County, KS 1870 – 1957

2. Location

Street & number 4802 – 4850 and 4825-4835 E. Eastwood and 616-626 S. Oliver Ave. not for publication

City or town Wichita vicinity

State Kansas Code KS County Sedgwick Code 173 Zip code 67218

3. State/Federal Agency Certification

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

I hereby certify that this x nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property x meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide x local Applicable National Register Criteria: x A ___ B x C ___ D

See file.

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 x 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:) _____

Signature of the Keeper _____ Date of Action _____

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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

Contributing	Noncontributing	
6	1	buildings
		sites
		structures
		objects
6	1	Total

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Current Functions
(Enter categories from instructions.)

DOMESTIC: Multiple dwelling

DOMESTIC: Multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)

Materials
(Enter categories from instructions.)

MODERN MOVEMENT

foundation: Concrete

walls: Brick

roof: Synthetic

other: _____

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Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources, if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary

The Eastwood Plaza Apartments, constructed in 1951, are representative of mid-century suburban multi-family housing. The apartments are positioned a block south of Kellogg at Oliver Avenue and Eastwood Street in east Wichita a few miles north of the city's aviation industrial district. The complex is comprised of six free-standing apartment buildings with varied footprints configured in an asymmetrical layout around a curvilinear street (Eastwood). The layout is consistent with the FHA design guidelines for the Garden Apartment Community which creates a park-like setting with free-standing buildings surrounded by green space and landscaping with parking concentrated at the perimeter.

The complex has 118 apartments in four plan configurations in the six buildings. With a few exceptions, each building is laid out in units/bays of four apartments – two up and two down accessed by a central stairway. Circulation between bays is achieved at ground level on the front and rear of the buildings, and on the second floor via a balcony spanning the front facades. Other than the varied building size and form, the exterior facades are identical in design and fenestration. The blond brick buildings are distinguished by their simple rectangular forms with flat roofs. Unadorned facades feature subtle use of glass block and contrasting red brick as the primary articulation. Two-over-two horizontal light steel windows are set in single, paired and triple configurations. The building's rectilinear massing and simple blond brick facades with horizontal banding are characteristics of the Modern architectural style that persisted during the cautious economic recovery of the post-World War II era.

The primary alterations to the apartment buildings include replacement doors at front and rear entrances and replacement wood floors and railings on the balconies. With original windows intact, the exterior of the buildings retain a significant degree of historic integrity clearly portraying the buildings' original design and the configuration of the original neighborhood setting. The apartments themselves have undergone fixture and finish upgrades to varying degrees. Ceramic tile tub surrounds remain in a few apartments as do the original metal kitchen cabinets with cast-iron sinks and drain board. The buildings' interiors retain the original plan configuration and key character-defining features including multiple building entrances, foyers, stairways as well as wood floors, and plaster walls and ceilings throughout. The complex includes a small wood-frame multi-car garage on the south that is in fair condition.

Elaboration

Neighborhood Context and Site

Eastwood Plaza Apartments are located on the east side of Oliver Avenue one block south of Kellogg (Hwy 54) in eastern Wichita, Sedgwick County, Kansas. Eastwood is a curvilinear street that runs through the center of the neighborhood block with two apartment buildings on the south side of the street and four on the north and east. The six buildings making up Eastwood Plaza Apartments are addressed individually at 616-626 S. Oliver and 4825-4835, 4802-4816, 4818-4824, 4826-4836, and 4840-4850 E. Eastwood. The one apartment building at the west side of the block faces west, addressed at 616-626 S. Oliver Avenue. The remaining five buildings front Eastwood Street.

Eastwood Plaza is surrounded by single family residences on the north and east, duplexes and single family homes on the south; and by Jefferson Elementary School on the west. The massing of the two-story apartment buildings is compatible with the scale of the neighborhood although larger than the individual homes. The siting of the development is designed to be park-like with an abundance of green space and mature trees consistent with FHA guidelines for site planning published in their Architectural and Land Planning Bulletins. With varied footprints, the six buildings are configured in an irregular pattern around the curving Eastwood Street. Although parking is allowed on Eastwood Street, parking lots are provided off E. Gilbert Street around the perimeter of the block on the south, east and west.

The footprints of the six building include four U-shaped, one L-shaped, and one double-ell, each freestanding and surrounded by grass lawns. A concrete sidewalk borders the curved Eastwood Street through the entire block. Additionally sidewalks are located along the front of each building with walks extending to the multiple entrances. Buildings positioned at the perimeter of the site have rear entrances accessed directly from the rear parking areas. Walks also run between buildings to rear parking areas and along rear facades in some locations.

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The site is relatively flat but reflects a change in grade at the south side of the property. A concrete retaining wall runs along the south border with concrete steps accessing the sidewalks. Chain-link fencing is located in some areas of the south boarder along the retaining wall. A small one-story frame garage is located south of Apartment Building at 4825-4835 Eastwood. The wood-frame garage has a concrete foundation, flat roof and masonite siding. The eight garage bays are separated by wood stud walls with particle board sheathing. Overhead garage doors are contemporary replacements. The garage is a non-contributing structure.

A commercial building located at the northwest corner of the block was historically associated with the apartment complex but is platted separately and not included in the nominated property.

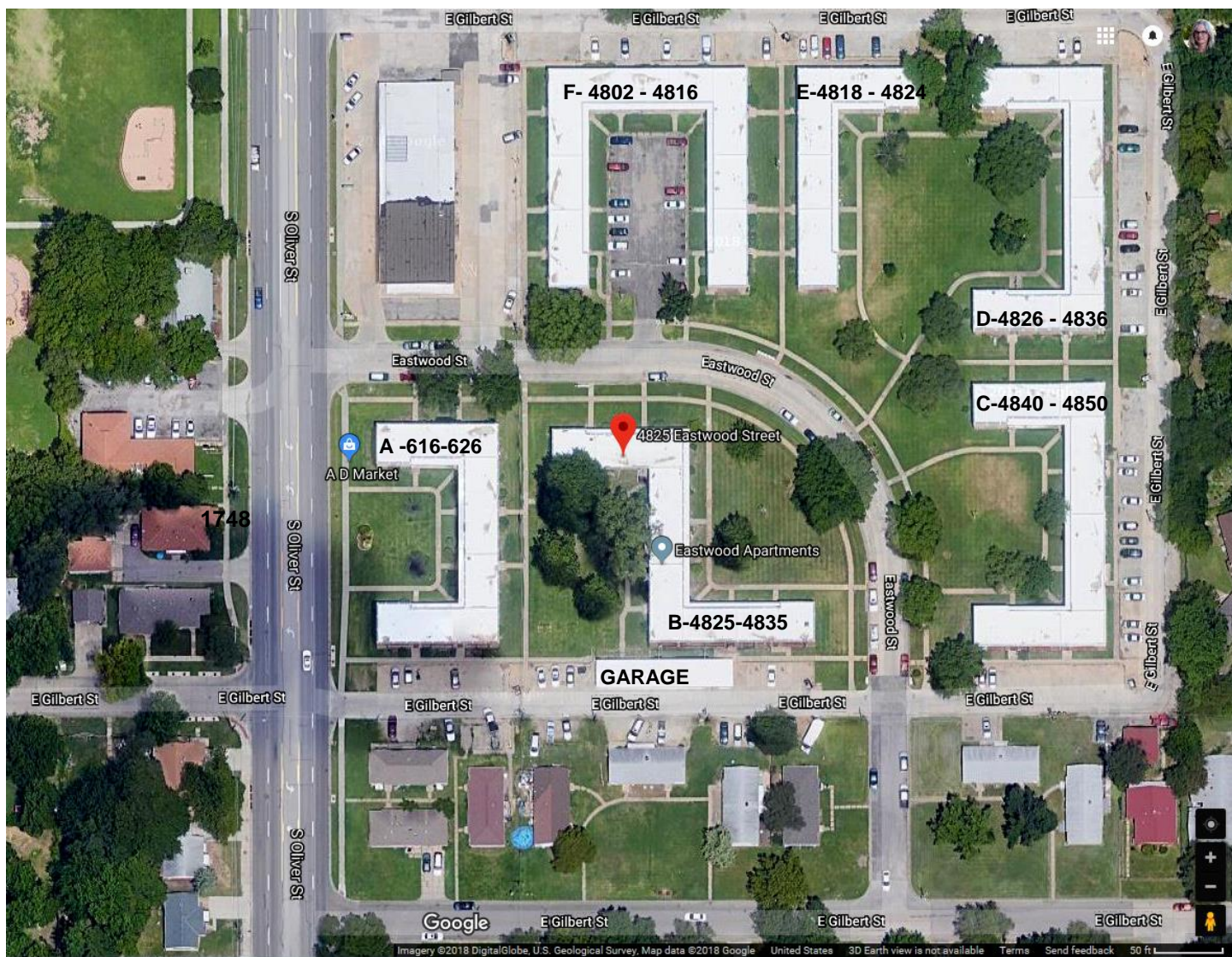


Figure 1 – Aerial Image of Site, Google Maps 2018

Exterior

Constructed in 1951, the concrete structure has exterior walls of blonde brick laid in a running bond pattern over a concrete foundation. The buildings are all rectangular in form with flat roofs obscured by simple brick parapets. The roofs are asphalt and metal flashing caps the parapet. The guttering system has been replaced although abandoned conductor heads and downspouts remain on some buildings. The replacement system resembles the original with metal box conductor heads and scuppers on the parapet at the roof level with rectangular downspouts.

Although the buildings vary in size and footprint, their exterior design is identical. The blond brick facades feature glass block at the multiple front and rear entrances on each building and contrasting red brick panels that create vertical bands at rear entrances. A red brick header course frame window and door openings around the buildings. The front facades are articulated with projecting end bays that frame the balconies on the front facades. The balconies have been replaced

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with wood decking that runs parallel to the building facade. Original drawings illustrate simple horizontal railings, material unknown. Likely due to building codes, the existing railings are wood replacements with 2 x 2 vertical balusters narrowly spaced with simple 2x top and bottom rails. The balconies have a shallow shed roof with membrane roofing and replacement gutters and downspouts. The underside of the porch floor structure appears to have originally been sheathed forming a ceiling on the ground level but the structure is now exposed. The balconies provide the only horizontal circulation on the second floor (between the multiple four-apartment units). The ends of the buildings are different from the front and rear facades with a central block of red brick framing two pairs of windows per floor. At the rear, bands of red brick surround windows on each floor creating horizontal bands along the facades.

Windows on the first and second floors are two/two horizontal-light double-hung steel windows that have been painted on the exterior. Original metal-framed screens are extant at some windows. Windows are arranged in singles sets of two and threes. Basement windows are horizontal two-light slider units. Window air-conditioners are in place in some windows.

Following FHA guidelines, each apartment building is a collection of "building units." Defined as a group of apartments served by a single public hall/stair,¹ Eastwood was designed on a four-apartment building unit – two up and two down, accessed by an enclosed interior stair at each front and rear entrance. There are a few "units" where an entry/stair serves only two apartments, one up and one down, at the corners and ends of buildings. The buildings have multiple addresses, each building unit having an address with A & B on the ground floor and C & D on the second floor. The six buildings vary in size and footprint with a total of 118 apartments (two of which are now offices). Addresses are identified on Figure 1 above and apartment counts are listed below.

- A. 616-626 S. Oliver is a U-shaped footprint with 18 apartments/9 per floor; one apartment now serves as owner's office.
- B. 4825-4835 Eastwood is a double-ell with 20 apartments. One apartment now serves as the apartment management office (4825A).
- C. 4840-4850 Eastwood has a U-shaped plan with 20 apartments/10 per floor.
- D. 4826-4836 Eastwood is a twin to Building C – a U-shaped plan with 20 apartments/10 per floor.
- E. 4818-4824 Eastwood is the smallest of the six buildings - an L-shaped plan with 14 apartments/7 per floor.
- F. 4802-4816 Eastwood is the largest of the six buildings - a U-shaped footprint with 26 apartments/13 per floor.

Interior

As noted above, each apartment building has a varying number of building entrances but the design is common among all buildings and all entrances. The standard configuration of a "unit" is a central entrance flanked by two apartments. The entrance has front and rear doors and a stair that extends to basement and second floor. The apartments are accessed directly from a small corridor at the top (2nd) and bottom (1st) of the stairs.

An unfinished basement is in place in each building with open mechanical/laundry rooms shared among the four apartments in each building "unit." The basement has concrete floors and walls and the wood structure is exposed at the ceiling.

The finishes in the entry bays are simple with no ornament. Walls and ceilings are plaster, some with heavy texture or FRP (fiberglass reinforced plastic) panels applied over plaster in some stairways. The floor and stairs are wood generally with a natural finish. Some stairs have been painted or vinyl treads applied and some floors have vinyl tile over the wood. A simple wood handrail is in place on the interior wall of most stairways. The apartment doors are generally slab doors that reflect multiple former replacements. Glass block surrounds are present at front and rear building entrances, providing natural light into the entry bays.

The six buildings that comprise the development include a total of 118 apartments. There are four floor plans; three are varying sizes and layouts of one-bedroom units and the fourth is a two-bedroom unit. Fifty-four of the 118 apartments are two-bedroom units. The varied floor plans are dispersed throughout the complex. The four configurations can be seen on the photo key at the end of the document.

Each apartment generally has a large combined living-dining room with an enclosed kitchen, one or two bedrooms and a bathroom. The most unique features and distinctions in the plan types are the design and presence of built-in shelving and closets. There have been no modifications to the plan configuration of apartments. Some kitchens retain original

¹ Federal Housing Administration, *Architectural Planning and Procedure for Rental House*, Washington D.C., 1938. Original Bulletin is owned by University of Michigan, scanned by Google and available online at <https://catalog.hathitrust.org/Record/000645836>.

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metal cabinets with a cast-iron double sink with drain board. The cabinets were manufactured by Youngstown Kitchens, a division on American Standard, and include features such as pull-out shelves and built-in cutting boards. Countertops on base cabinets other than the sink had a chrome bullnose edge profile with an inlaid linoleum countertop. The original cabinets, sinks, and countertops are extant in less than 20% of the units. Most bathrooms retain original cast-iron tubs but a majority has replacement sinks and toilets. Original ceramic tile wainscoting and tub surrounds is present in a few units. The most common alteration in the apartments has been kitchen and bath remodels with new fixtures and finishes.

Walls and ceilings are plaster with simple wood trim. Window openings have squared plaster returns with a plain wood stool and apron. One/one paneled doors are in place in the basements of most buildings suggesting that this was likely the original door style. The doors within apartments are generally slab doors, with both natural stained or painted finish. The historic hardwood floors are extant throughout and exposed in most living rooms and bedrooms. A few units have had carpet installed over wood flooring and most kitchens and baths have contemporary vinyl flooring.

Integrity

The Eastwood Plaza Apartments retain a high degree of historic integrity on the interior and exterior. The development maintains its original site configuration including the curvilinear street, multiple freestanding apartment buildings amid abundant green space reflecting the basic tenets of FHA's Garden Apartment Communities. The apartment buildings retain their original massing, masonry exteriors with no changes to masonry openings, and the original steel windows with horizontal sashes. The primary exterior alterations include replacement of doors and balcony floors and railings.

Remarkably for a sixty-seven year old apartment building, the interior of the complex has undergone only minor alteration. The apartments all maintain the original plan configuration with no past alterations to the floor plans, building entrances or stairs. Original interior features and finishes are extant in common areas and within the apartments. The known alterations within apartments include replacement of doors and light fixtures, replacement of kitchen cabinets and countertops in most apartment units, replacement of some bathroom fixtures and finishes, and installation of replacement vinyl tile in most apartments (and carpet in a few apartments).

Continually in operation, the buildings are in good condition with areas of minor needed repairs and maintenance. There is significant damage and former poor repairs to plaster walls and ceilings in some locations. Kitchen and bathroom fixtures and some cabinetry are in disrepair. The former modifications and replacements generally reflect typical wear of materials and fixtures in rental housing and do not significantly impact the buildings' historic integrity.

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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 Planning and Development

Architecture

Period of Significance

1951

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Frank L. McAlleavey, Architect

National Builders, Inc.

Period of Significance (justification)

The period of significance for the Eastwood Plaza Apartments is 1951, the building's date of construction.

Criteria Considerations (justification)

none

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Narrative Statement of Significance

(Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Summary

The Eastwood Plaza Apartments, located at S. Oliver Avenue and Eastwood Street in eastern Wichita, Sedgwick County, Kansas are nominated to the National Register of Historic Places for their local significance under Criteria A and C in the areas of Community Planning and Development and Architecture. Both criteria are characterized by the apartments' association with residential development in Wichita during the post-World War II era.

The aviation industry sustained Wichita not only in the war years but helped it to prosper in the post-war period. With the influx of WWII veterans and increase in job opportunities in aviation, the housing shortage in Wichita that began in 1940 continued well into the 1950s.² The Eastwood Plaza Apartments were constructed at a time when population growth in Wichita was climbing with every passing month as the city's aviation companies struggled to keep up with demand driven by war in Korea and an increased demand for civilian air travel. Newspaper reports of new contracts for airplanes occurred weekly. At the same time the federal government was backing off its role in housing construction. Private enterprise picked up the slack with federal loans supporting construction and mortgage insurance but continued to use Federal Housing Authority (FHA) plans and guidelines for their simplicity and economy.

Completed in 1951, the property is nominated under the *Historic Residential Suburbs in the United States, 1830-1960 Multiple Property Multiple Property Documentation Form* as a representative of the Post-World War II and Early Freeway Suburbs 1945-1960 property subtype (Subtype IV).³ It is also nominated under the *Residential Resources of Wichita, Sedgwick County, Kansas, 1870 – 1957 Multiple Property Listing* as a post-WWII representative of the multi-family "Conventional Low-Rise Apartment Building" property type.⁴ Although a landscape architect has not been identified, the development clearly followed Federal Housing Administration standards for neighborhood site planning. The curvilinear street and asymmetrical layout of multiple free-standing buildings surrounded by green space in a park-like setting reflects the tenets of FHA's Garden Apartment Community plans that emerged during the Progressive Era.⁵ The apartments were designed by architect Frank McAleavey who formerly worked for FHA and were constructed by National Builders, Inc., both of Wichita.

Elaboration

Role of the Government in Housing

The Federal Housing Administration (FHA) was established in 1934 to insure mortgages on single- and multi-family homes. The initial goal was to stem the tide of foreclosures during the Great Depression and to make homeownership affordable and sustainable. As war became imminent, the agency began providing financial backing for defense housing projects; authorized the use of rationed construction materials; and provided design guidance and standards for housing developments. Additionally, cities with defense-related industries including Wichita were designated as vital defense areas where homes were financed through the Federal Housing Administration (FHA) with no down payment.

Between 1936 and 1940 FHA published design guidance through Architectural Bulletins and Land Planning bulletins that dictating simple design, efficient floor plans, quality materials, and spacious settings influencing neighborhood housing developments across the nation. One of the first FHA publications *Planning Neighborhoods for Small Houses* (1936) encouraged patterns of curvilinear streets, cul-de-sacs for safety and economy as well as neighborhood character.⁶ In terms of community planning, the FHA Bulletins encouraged suburban locations with neighborhood amenities that would contribute to the stability and longevity of real estate. FHA's Garden Apartment Community of the 1930s evolved into the Postwar Curvilinear Subdivision of the late 1940s-1950s.

² Kathy Morgan and Barbara Hammond, *Residential Resources of Wichita 1870-1957 National Register Multiple Property Nomination*, 2007, E-13 & E-26-27.

³ McClelland, Linda F., David Ames, and Sarah Dillard Pope. *Historic Residential Suburbs in the United States, 1830-1860 National Register of Historic Places Multiple Property Documentation Form*. Washington, D.C.: National Park Service. [n.d.].

⁴ Morgan and Hammond. 76.

⁵ David L. Ames and Linda F. McClelland, "Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places" *National Register Bulletin* Washington, DC: U.S. Department of the Interior, 2002. 49-51.

⁶ Ibid. 36.

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In 1949, the National Housing Act (1934) was expanded to provide federal mortgage insurance for privately-built single and multi-family houses. The focus was to lower building costs thereby inducing the construction of affordable rental housing across the country. FHA-insured housing was designed to help alleviate the post-war housing shortage in cities across the nation. After the war, builders continued to use the techniques they had honed during wartime standardization and mass production to fill the demand for housing.

Because the mission of the FHA was to insure loans sought for property development, it required that projects meet certain standards for housing, complete a process of real estate appraisal, and follow a comprehensive program of review for approving subdivisions for mortgage insurance. FHA worked closely with owners, builders, and architects to ensure the approved projects were efficiently designed, had a solid management plan and were likely to be sound long-term investments. Rental housing developments, especially those with a sizable number of units could take advantage of economies of large-scale production and the use of standardized components.⁷ Thus, an architect such as Frank McAleavey, who worked as an FHA inspector was ideally suited to design a neighborhood development which incorporated attributes that would make FHA, builders, owners and residents equally happy with the end result.

The government's role in housing throughout the first half of the twentieth century falls into two categories. Financial support ranging from funding and construction of government-owned housing developments to mortgage insurance and underwriting to encourage and stimulate private investment. The second lasting impact of the government, still seen today in early- to mid-20th century housing, was the design of neighborhoods as well as single- and multi-family homes through FHA standards and guidelines.

Wichita: Growth from Air

Wichita was incorporated on July 21, 1870 and within two years welcomed its first railroad. A real estate boom followed and by 1887 Wichita was ranked third in the country in volume of real estate transactions.⁸ By 1889, however, the boom had ended and Wichita's population growth reversed itself causing many local investors to lose everything. The bust continued through the remainder of the nineteenth century. In contrast, the first two decades of the twentieth century were marked by renewal and growth in Wichita, spurred by grain production.⁹ By 1900, Wichita was the third-largest city in Kansas with more than 24,000 residents.¹⁰ Maps of local population growth illustrate the expansion in Wichita city limits for the period between 1910 and 1919, an area encompassing 14.22 square miles in a concentric circle from downtown.¹¹ The arrival of automobiles in the first decade of the 20th century played a significant role in Wichita's growth. Like most cities, Wichita's residential development expanded along transportation lines, first the trolley and streetcar lines, and later the automobile. Wichita implemented zoning and planning in 1921 and 1922 due to the pressures of expansion and growth; by 1923 there was one car or truck for every five residents constituting the highest motor vehicle ownership in the nation.¹²

Wichita's economy had been dependent on agriculture until oil was discovered twenty five miles northeast of Wichita in October 1915. The El Dorado oilfield brought \$65M into Wichita's economy in the late teens and early 1920s, which provided ready capital for entrepreneurs to invest in other Wichita industries, such as aviation.¹³ With technical know-how, financial backing and a capable workforce, local interest in aviation led to the emergence of a new industry. In the late 1920s Wichita's 25 aircraft companies produced one-fourth of all commercially-built planes in the United States; the companies were valued at \$5.6M; and employed 2,500 people.¹⁴ In the depression-ridden 1930s Wichita's Municipal Airport (which later became McConnell Air Base) was one the five busiest in the world.¹⁵

By 1930, Sedgwick County's population had grown to 136,336; an increase of 50,000 between 1920 and 1930, bringing record new construction. Many of the city's new residents came for jobs in aviation, as well as other local manufacturing companies such as Coleman and Mentholatum. As the aviation industry grew, the population moved toward the greatest

⁷ Ames and McClelland. 49-51.

⁸ Morgan and Hammond. E-4.

⁹ Kathy L. Morgan, and Kyle M. Palmer. *Draft Multiple Property Documentation Form, Commercial and Industrial Resources Wichita, Sedgwick County, Kansas*, City of Wichita, Metropolitan Area Planning Department, 2013. 8.

¹⁰ Population of Cities in Kansas accessed at <http://www.ipsr.ku.edu/ksdata/ksah/population/2pop33.pdf> on 26 Jul 2018.

¹¹ Morgan and Hammond. *Residential Resources of Wichita*, G-95.

¹² Craig Miner. *Wichita: The Magic City*. Wichita: Wichita-Sedgwick County Historical Museum, 1988. 270.

¹³ Morgan and Hammond. E-8.

¹⁴ Craig Miner, *The Wichita Reader: A Collection of Writing about the Prairie City*. Wichita, KS: Wichita Eagle and Beacon Publishing Co., 1992, 129 and American Institute of Aeronautics and Astronautics (AIAA): Wichita Section with Jay Price, *Images of America: Wichita's Legacy of Flight*, Charleston, SC: Arcadia Publishing, 2003, 21.

¹⁵ Frank Joseph Rowe and Craig Miner, *Borne on the South Wind*, Wichita: Wichita Eagle and Beacon Publishing Co., 1994. 68.

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concentration of the industry located near the municipal airport on the southeast side of the city. Much of this growth was focused around the east-west and north-south streets linking central Wichita with the burgeoning aviation industry.

Driven by the demands of the war, Wichita's population had risen to 225,000 in 1943, representing a more than a fifty percent increase in three years and eight times the increase for the decade of the 1930s.¹⁶ The population returned to its wartime highs by 1950 with 190,000 residents within the city limits, soaring to 201,246 by June of the next year.¹⁷ A post-war building boom occurred between 1946 and 1948 surpassing all previous years in the number of building permits issued.¹⁸ In the post-war era, aviation, petroleum and agriculture remained the three primary drivers of Wichita's economy. Manufacturing employment increased 487% between 1940 and 1955; retail sales were up 787%; bank clearings rose 745%. In each case nearly half of the increase came between 1950 and 1955.¹⁹ The war in Korea in 1950 brought a resurgence of defense-related industry and the establishment of McConnell Air Base in 1951 (former the municipal airport), which by 1956 was the busiest military airport in the U.S.²⁰

Efficient and effective public transportation and well-maintained roads were a priority. The City of Wichita completed twenty-five miles of street paving in 1950, bringing the city's total of paved streets to 368 miles. Of this total, seventy-five miles, or twenty percent, were laid between 1947 and 1950 to meet the needs of the expanding city.²¹ In June 1948 the city added ten new busses and expanded Highway 54 (Kellogg Avenue) through town. One year later the city's bus routes spanned 84.5 miles, up from 38 ten years before.²² In 1951 Wichita added ten additional new busses to routes; the newspaper reported that over 70,000 Wichitans used busses daily.²³

Between January 1950 and January 1951 employment in the aircraft industry in Wichita increased 9,200 bringing it to a grand total of 21,950 Wichita residents.²⁴ At the same time Congress appropriated \$37M for (what would be named) McConnell Air Force base in Wichita. One month later Boeing announced it needed to hire 3,500 new employees in 90 days.²⁵ The expanding industry and its need for workers continued to grow. By October 1951, the *Wichita Eagle* stated that in Wichita's Boeing employment was at 24,000, Beech 8,000, and Cessna 3,600, each of which were within five miles of Eastwood Plaza Apartments.²⁶ City directories from the early 1950s and 1960s do not identify occupations of residents so it is not known how many of the original residents were employed in the city's aviation industry. However, the aviation industry acted as a tidal wave in Wichita driving up the level of trade of businesses whose products and services needed to accommodate the town's burgeoning work force.

Eastwood Plaza Apartments and the Environs

From 1945 to 1950 Wichita annexed 3.57 square miles.²⁷ In the first six months of 1951, 3.5 additional square miles were added to the city making it just over thirty-one square miles.²⁸ Eastwood Plaza Apartments were constructed in 1950-1951 on the Replat of Eastwood Village (1950) on the east side of Oliver Avenue a block south of Kellogg (Highway 54) in the region of Wichita's expanding city limit [Figure 2].²⁹ Eastwood Plaza is surrounded by single family residences on the north and east, duplexes and single family homes on the south; and by Jefferson Elementary School on the west. Opened in 1942, Jefferson faces Oliver Avenue, the eastern border of the neighborhood called Hilltop Manor.³⁰ Jefferson's enrollment in 1946 was the largest of any elementary school in Kansas.³¹

¹⁶ Miner, *Wichita: The Magic City*. 188.

¹⁷ *Wichita Eagle*, 13 Jun 1951. 5.

¹⁸ *Wichita Eagle*. 31 Dec 1948. 5.

¹⁹ Miner, *Wichita: The Magic City*. 193.

²⁰ The airbase was established in 1951 as Wichita Air Force Base on the east side of the municipal airport, where pilots were trained on the B-47 bomber. In 1954 the base was re-named McConnell Air Force Base. *Wichita's Legacy of Flight*, 80 & 94.

²¹ *Wichita Eagle*. 17 Dec 1950. 5.

²² *Wichita Eagle*. 3 Apr 1949.

²³ *Wichita Eagle*. 16 Apr 1951. 7.

²⁴ *Wichita Eagle*. 25 Jan 1951. 12.

²⁵ *Wichita Eagle*. 17 Feb 1951. 5.

²⁶ *Wichita Eagle*. 21 Oct 1951. 1A. Beech facilities sat east on Kellogg (Hwy 54), while Cessna and Boeing were south adjacent to McConnell AFB.

²⁷ *Wichita Eagle*. 11 Feb 1951. Special Section 3.

²⁸ *Wichita Eagle*. 1 Jul 1951. 4.

²⁹ See map of Wichita's city limit expansion in Figure 2.

³⁰ According to Wichita's Residential Resources MPS, Hilltop Manor defined its boundaries as between Lincoln Ave. (north), Harry St. (south), Oliver St. (east), and Bluff St. (west). Morgan and Hammond.

³¹ Hammond, Barbara. *Battin Apartments Historic District National Register Nomination*. Washington, DC: National Park Service, 2011.

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When the Eastwood Plaza Apartments were completed and occupied in 1951, the Wichita City Directory listed no vacancies. The following year the offices of National Builders Inc. were located at 4835B Eastwood, the only apparent business listed in the complex. Just over ten years later in 1964, the property was purchased by New Jersey development partners (who owned the property until 2018). In 1965, approximately 25 of the 118 apartments were vacant.³² The property has continually functioned as affordable housing throughout and is preparing to undergo a historic rehabilitation project involving needed repairs as well as fixture and finish upgrades.

Property Types

In 1923 a group of architects, planners, landscape architects and journalists met in New Jersey to form the Regional Developmental Council of America (RDCA). Among those invited were Henry Wright of Kansas City and an "up and coming New York architect" Clarence Stein.³³ The RDCA existed for a ten-year span and is generally credited as the founder of the Garden City philosophy of municipal planning. Self-described as an "urban reform association," this collaboration of design professionals, city leaders and politicians was interested in changing the way America looked at city building, led in large part by Clarence Stein and Lewis Mumford. Henry Wright and Clarence Stein formed a loose architecture and planning partnership that resulted in plans for Sunnyside Apartments, a housing development in Queens, NY, the plan for Radburn, NY, and the Chatham Village Housing Project in Pittsburg. Wright's best-known work is the Radburn design.³⁴ Sunnyside and Radburn were leading community building experiments, coordinated by the RDCA under the direction of Stein and Wright. Henry Wright separated from Stein in 1931 and returned to Missouri, spending the rest of his career in academia at University of Missouri. Clarence Stein would spend his career in city planning, best known as the founder of the garden city and green belt movements.

Evolving from the American Garden City planning that emerged in the Progressive Era; the curvilinear layouts recommended by FHA in the 1930s set the standards for the design of post WWII subdivision. The plat map of Eastwood Street exhibits the curving street pattern with access to a major arterial street (Oliver) on which was located convenient community services including bus stops. The Garden Apartment Community, defined as a cluster of buildings, maximum three stories in height with clearance between buildings and garden-courtyard areas³⁵ - describes the setting and configuration of Wichita's Eastwood Plaza Apartments. This trend in neighborhood development and rental housing design continued throughout the city and nationwide in the late 1940s and early 1950s. The suburban curvilinear designs were thought to offer a gracious and congenial environment as well as a means to regulate traffic in residential suburbs. Alleys used as curb-front parking provided access while the park-like setting offered neighborhood appeal to residents. The design of the Eastwood Plaza development clearly followed FHA standards for site planning. Eastwood's curvilinear street and asymmetrical layout of multiple free-standing buildings surrounded by green space are consistent with the characteristics of the Garden Apartment Community designs that emerged from the Progressive Era.³⁶

FHA standards and guidelines continued to establish industry standards for rental housing. By the early 1950s most FHA apartments were fitted with up-to-date appliances, air conditioning, steel-frame windows and sliding glass doors.³⁷ The apartments were set in contemporary landscapes of easy to maintain plants and shrubs, combined with activity areas and patios or porches.

The property is nominated under the *Historic Residential Suburbs in the United States, 1830-1960 Multiple Property Multiple Property Documentation Form* as a representative of the Post-World War II and Early Freeway Suburbs 1945-1960 property subtype (Subtype IV)³⁸ The Eastwood Plaza Apartments meet the registration requirements set forth in the MPDF under Criteria A and C. Although no specific ties were found to air industries, Eastwood Plaza Apartments was developed in east Wichita along Oliver Avenue, one of the thoroughfares that linked the growing city with the cluster of aviation businesses around the city's municipal airport. The aviation industry continued as a driving force in Wichita's post-war economy. The Eastwood complex addressed the city's need for affordable housing in the post-war years to accommodate Wichita's rapidly increasing workforce. Architecturally, Eastwood reflects FHA's continued influence in neighborhood planning and design of multi-family housing in the post-war years.

³² 1965 *Wichita City Directory*. Kansas City, MO: R.L. Polk, 1965.

³³ William Worley, "A Legacy to a City, KC Architects George Kessler, Henry Wright and Hare & Hare," *Kansas History*. 20: 3 (1997), 203.

³⁴ Ibid. 203.

³⁵ Ames and McClelland. 49-51.

³⁶ Ibid. 49-51.

³⁷ Ames and McClelland. 69.

³⁸ McClelland, et al.

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The property is also nominated under the *Residential Resources of Wichita, Sedgwick County, Kansas, 1870 – 1957 Multiple Property Submission* as a post-WWII representative of the multi-family “Conventional Low-Rise Apartment Building” property type.³⁹ Eastwood Plaza is consistent with a majority of the characteristics of the property type, being 2-4 stories with more than 5 units, and having no elevator. Unlike the property-type’s early 20th century predecessors with a single building entrance and single hallway, Eastwood has numerous building entrances, one for each building “unit” (4 apartments) as recommended in FHA guidelines. These distinctions reflect a mid-century evolution of the property type. Eastwood Plaza Apartments meets the registration requirements set forth in the MPS.

Frank L. McAleavey

Frank Leo McAleavey, Jr. (1915 - 2005) was born May 28, 1915, to school teachers Francis L. and Grace Ann (Dekruiff) in Fond du Lac, Wisconsin.⁴⁰ He married Jennie Louisa Ayers, a Topeka native, on December 23, 1936. McAleavey earned a degree in architecture from Cornell University in 1939 and was listed as an architect in the 1940 Topeka City Directory working for Thos. Williamson; but with war came a change of profession.⁴¹ Like most Americans, McAleavey joined the war effort. He went to work in the airline industry where he was employed as an aircraft engineer with Cessna in Wichita. By 1948 he worked as a construction examiner for the Federal Housing Administration gaining a unique understanding of FHA programs and mandates. This experience was undoubtedly useful when McAleavey started his own architectural firm in 1949. As an architect in Wichita for twenty years, McAleavey designed churches, schools and other public buildings as well as many FHA homes.⁴² In 1954 he won a statewide Outstanding Design Award from the Kansas Builders Forum for the Central Exploration Building at 2320 E. Central Ave in Wichita, which is still extant.⁴³ He began designing post offices in 1962 and moved to Fort Worth in 1971 to be project manager for construction of the Dallas-Fort Worth Airport postal facility. He retired from the U.S. Army Corps of Engineers at the age of 77; and died in 2005 at the age of 90 in Fort Worth, TX.⁴⁴

National Builders Inc.

William D. Jochems Jr. (1886-1960) was born April 20, 1886 in Topeka, Kansas, earning a law degree in Kansas City in 1910. Jochems quickly moved to prominence as a young man in Wichita when he became an assistant city attorney the following year. In addition to practicing law and becoming a judge, Jochems had several business ventures in the city including membership on the board of directors of the Sunflower State Bank (1917); he opened Peerless Theater (1921); and held partnerships in two oil companies: Carr-Heiss Oil & Gas Co. (1917) and Butler County Oil (1916).⁴⁵ No information was found on National Builders Inc. but given his long-standing role in the community it is no surprise in 1950 to find W.D. Jochems’ signature as President of National Builder’s Inc. on the Eastwood Village Replat. The real estate development company seems a logical procession from his earlier investments in banking, oil and gas. When Jochems saw an opportunity he grabbed it. In 1950 when the Eastwood Addition was re-platted, land was readily available in Wichita and housing was scarce. The man listed as secretary of National Builders Inc. was Howard E. Funderburgh (1911-1981); the owner and president of Funderburgh Inc., a commercial refrigeration company in Wichita.⁴⁶

Conclusion

Today, Wichita is Kansas’ largest city, with a population of 360,000. Significant revitalization has occurred throughout Wichita’s core area spurred in part by major downtown development projects such as the Intrust Arena. Private investment in historic commercial properties has broadened to neighborhoods and commercial areas outside of the city’s core reflecting new opportunities for historic structures.

The Frank McAleavey-designed Eastwood Plaza Apartments are an excellent example of post-WWII FHA multi-family housing that was built to address the need for affordable housing in Wichita’s booming post-war years. Constructed in an era of rapid expansion Eastwood has stood the test of time as affordable housing intended to provide a sense of community for residents and a good investment for developers.

³⁹ Morgan and Hammond. 76.

⁴⁰ 1920 *United States Federal Census*. Fond du Lac Ward 12, Fond du Lac, Wisconsin; Roll: T625_1986; 16B; Enumeration District: 41. Ancestry.com, 2010 (accessed on 25 Jul 2018).

⁴¹ 1940 *Topeka, Kansas City Directory*. Kansas City, MO: R.L. Polk, 1940. Ancestry.com. *U.S. City Directories, 1822-1995* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.

⁴² Frank L. McAleavey, Jr. *Fort-Worth Star-Telegram*, 24 Oct. 2005.

⁴³ “Wichitans Win Design Awards.” *Wichita Eagle*. 26 Sep 1954, 3A.

⁴⁴ *Fort-Worth Star-Telegram*, 24 Oct. 2005.

⁴⁵ *Wichita Eagle*, 13 Feb 1916, 3 Feb 1917, 15 Dec 1917, and 23 Jan 1921.

⁴⁶ 1951 *Wichita City Directory*. Kansas City, MO: R.L. Polk. 1951. Ancestry.com. *U.S. City Directories, 1822-1995*. Provo, UT: Ancestry.com Operations, Inc., 2011.

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The complex retains its distinctive setting, horizontal massing and blond brick buildings with spartan detailing and horizontal light steel windows that are characteristic of the Modern Movement. Intact is the original site configuration as well as the apartment configurations (with varying floor plans) including entry/stair bays with no significant alterations. The interior retains significant finishes and features which reflect the building's original design and construction. The development retains a high level of integrity of location, setting, design, workmanship, feeling and association. Integrity of materials has been somewhat compromised with replacement doors and replacement floors and railings on the balconies. The Eastwood Plaza Apartments continues to convey the defining characteristics of the property type(s).

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9. Major Bibliographical References

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"Wichitans Win Design Awards." *Wichita Eagle*. 26 Sep 1954, 3A.

Worley, William. "A Legacy to a City, KC Architects George Kessler, Henry Wright and Hare & Hare," *Kansas History*. 20: 3 (1997).

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: _____

Historic Resources Survey Number (if assigned): _____

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10. Geographical Data

Acreege of Property 5.1

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	<u>37.67576</u> Latitude:	<u>- 97.27950</u> Longitude:	3	_____ Latitude:	_____ Longitude:
2	_____ Latitude:	_____ Longitude:	4	_____ Latitude:	_____ Longitude:

Verbal Boundary Description (describe the boundaries of the property)

Lots 2 – 6, Block A and Lots 7 & 8, Block B, Replat of Part of Eastwood Village, Wichita, Sedgwick County, Kansas

Boundary Justification (explain why the boundaries were selected)

The legal description above reflects the site on which the buildings were completed in 1951 and continues to reflect the current site boundary (with the commercial building on Lot 1, Block A excluded).

11. Form Prepared By

name/title Brenda R. Spencer, with Michelle Spencer
organization Spencer Preservation date 15 August 2018
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 William Brent Hurst, Sandstone Apartments, LLC
street & number 4825 E. Eastwood, Apt. A telephone 316-806-0317
city or town Wichita state KS zip 67218

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.

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Additional Documentation

Photographs

Submit clear and descriptive photographs. The size of each digital image must be 1600x1200 pixels (minimum), at 300 ppi (pixels per inch) or larger. Key all photographs to a sketch map or aerial map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled.

Photograph Log

Name of Property: Eastwood Plaza Apartments

City or Vicinity: Wichita

County: Sedgwick State: Kansas

Photographer: Brenda R. Spencer

Date Photographed: July 2-3, 2018

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

#	<u>Direction</u>	<u>Description</u>
1	SE	View of complex from west, across Oliver Avenue
2	N	Apartment Building at 616-626 S. Oliver
3	NW	East/rear facade of Apartment Building at 616-626 S. Oliver
4	S	Front/N facade of Apartment Building at 4825-4835 Eastwood
5	SE	Looking SE from west end of Eastwood Street through center of complex
6	SE	West and north facades of Apartment Building at 4825-2835 Eastwood
7	SE	Apartment Building at 4840-4850 Eastwood
8	W	Looking W along south side of property S of Apartment Building at 4825-4835 with garage in center of photo
9	N	Looking N along Eastwood west of Apartment Building at 4840-4850 Eastwood
10	E	Apartment Building at 4826-4836 Eastwood
11	S	Looking S from north side of complex west of Apartment Building at 4826-4836 Eastwood
12	N	Apartment Building at 4818-4824 Eastwood
13	W	Apartment Building at 4818-4824 Eastwood from NE corner on north side of site
14	N	Apartment Building at 4802-4816 Eastwood
15	NE	West facade of Apartment Building at 4802-4816 Eastwood
16	E	Looking east from west side of site on Eastwood
17	W	Glass block framing rear doors at apartment buildings, typical
18	N	Stairway inside front entries serves two 1 st floor apartments and two 2 nd floor apartments - typical
19	S	View from 2 nd floor porch with wood floor and railing, accessed from stairways at building entries Building 4840-4850
20	N	Two-over-two horizontal light windows typical in single, paired and triple configurations – Building 4826-4836 (typical)
21	E	Entry to upstairs apartment from top of stair, with door to balcony – (Building 4826-4836 (typical)
22	--	Original built-in features including coat closets and shelves remain in place inside entries of some apartments
23	--	View of living room, from apartment entry – one of four apartment configurations
24	--	Living room looking toward kitchen and apartment entry – one of four apartment configurations
25	--	Detail of built-in closets and shelving extant in some apartments (typical but some are painted)
26	--	View from inside apartment entry with living room on right, door to kitchen on left and doors to bed and bath in center - one of four apartment configurations
27	--	Narrow kitchen typical with original metal cabinets extant in some apartments
28	--	Detail of original kitchen cabinet units with pullout-shelf and cutting board and cast-iron double sink with drain board – extant in approx. 20% of apartments.

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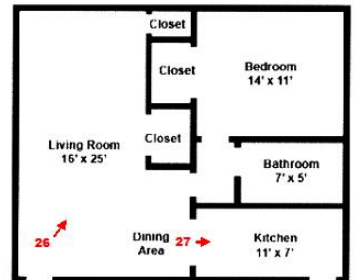
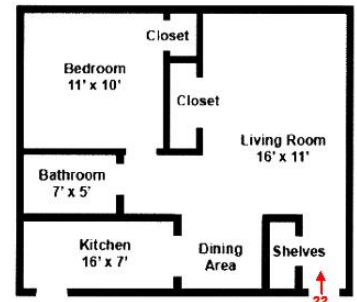
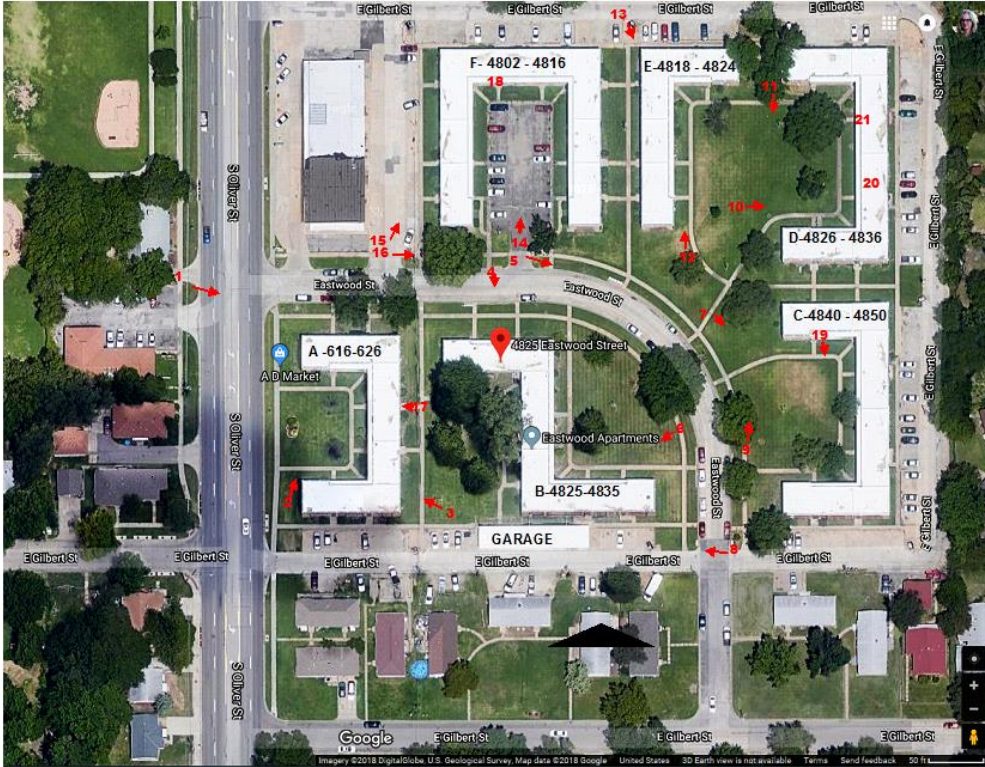
PHOTO KEY

EASTWOOD PLAZA APARTMENTS

616-626 S. Oliver/ 4800 block Eastwood, Wichita, KS

PHOTO KEY—Exterior Photos

Google Maps Aerial Image © 2018 used as base map



Note: As-built floor plans are not available for buildings. "Typical" interior apartment photos illustrating the four apartment layouts are keyed on sample floor plans provided by apartment management. Plans are not to scale and orientation varies.

EASTWOOD PLAZA APARTMENTS

616-626 S. Oliver/ 4800 block Eastwood, Wichita, KS

PHOTO KEY - Typical Apartment Photos—Interior

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ADDITIONAL DOCUMENTATION

Figures

Include GIS maps, figures, scanned images below.

MAPS

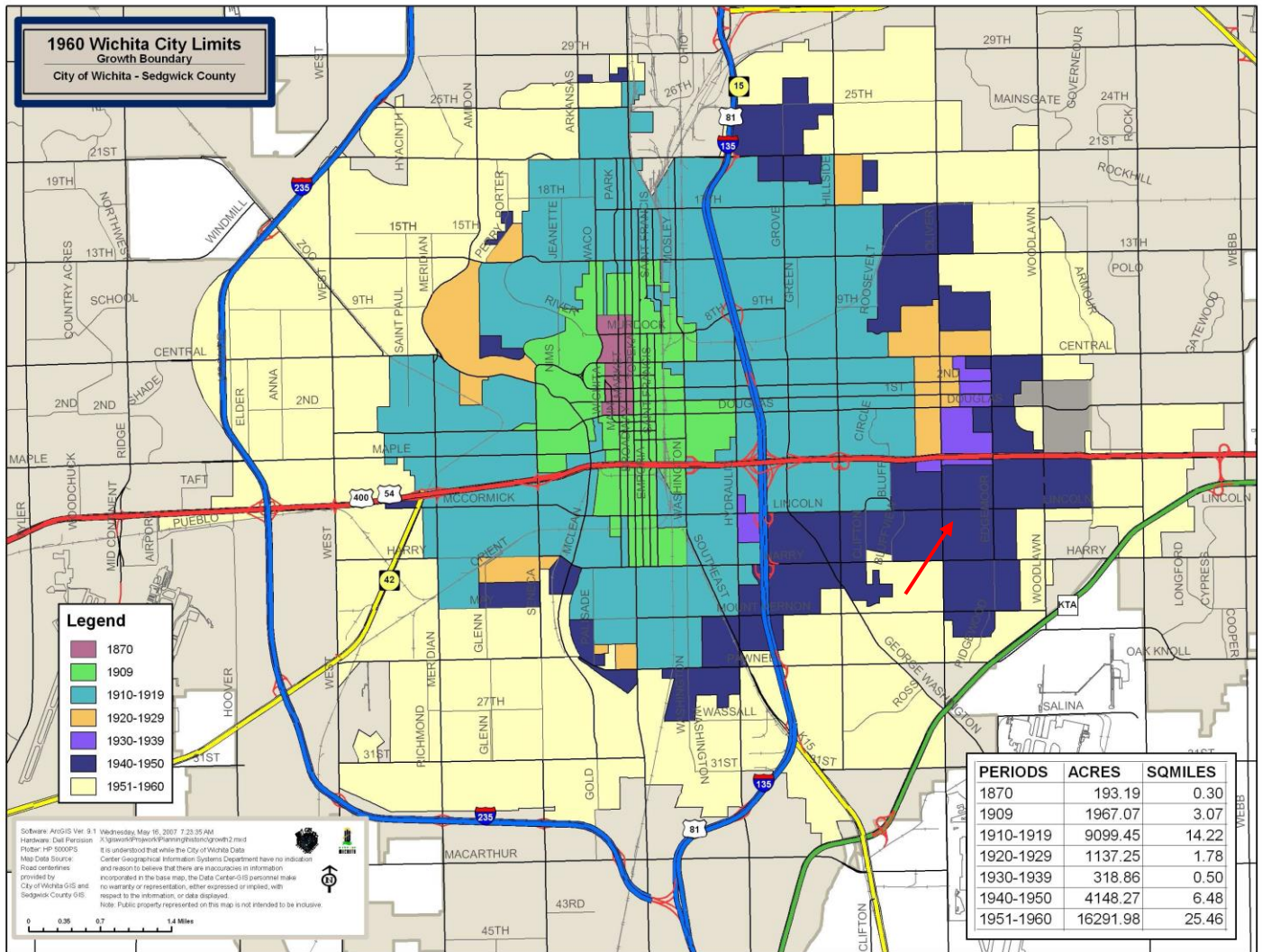


Figure 2 - Wichita City Limits and Growth Boundaries reprinted from Residential Resources of Wichita, Sedgwick County, Kansas 1870-1957 Multiple Property Documentation Form (Morgan and Hammond, 2008).

Site of Eastwood plaza Apartments at Eastwood and S. Oliver is marked by red arrow in lower left quadrant of map.

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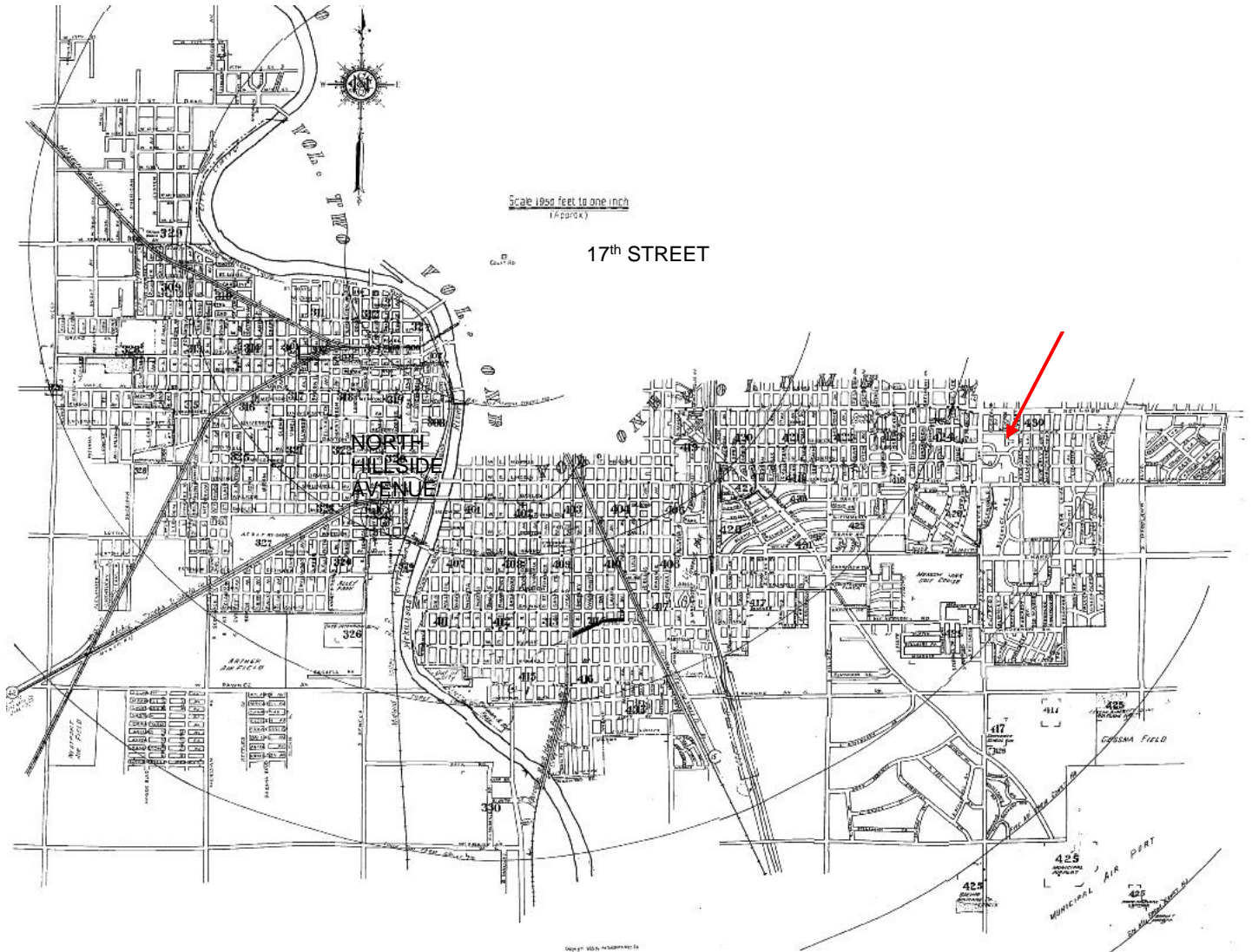


Figure 3 – Site of Eastwood Plaza Apartments platted with street shown on 1950 Sanborn Map (no buildings)
Sanborn Fire Insurance Co., Maps of Wichita, Sedgwick County, KS
1935 + November 1950 update; Vol 2, Excerpt from Sheet 0b

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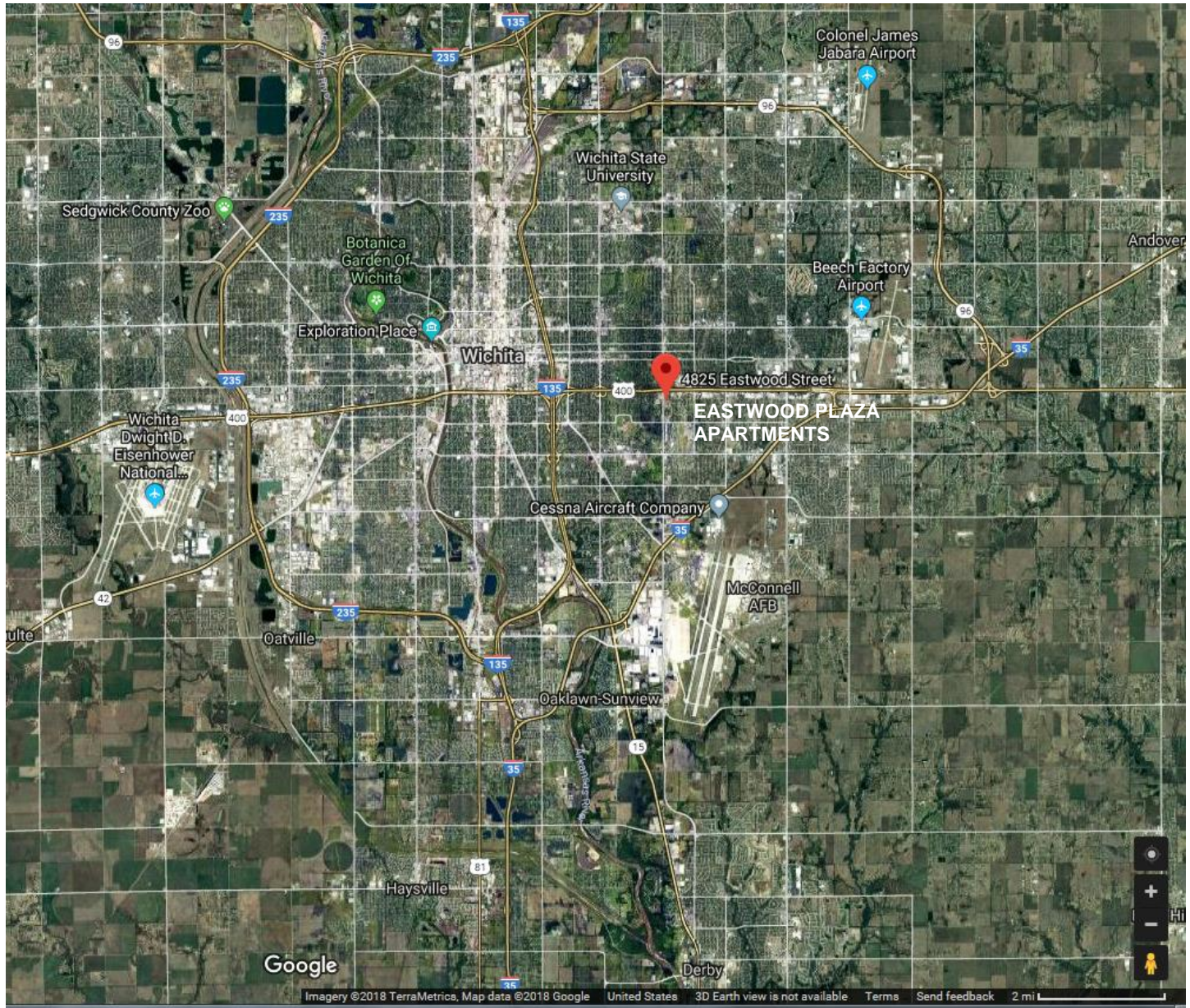


Figure 4 - Aerial View of Context (City of Wichita) with pin marking location of apartment building Eastwood Plaza Apartments
4802-4850 and 4825-4835 E. Eastwood and 616-626 S. Oliver Avenue
Wichita, Sedgwick County, Kansas
Lat/Long: 37.67576 -97.27950 Datum WGS84
Downloaded at Google Maps 11 August 2018

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Figure 5 – Axonometric View of Site
Eastwood Plaza Apartments
4802-4850 and 4825-4835 E. Eastwood and 616-626 S. Oliver Avenue
Wichita, Sedgwick County, Kansas
Lat/Long: 37.67576 -97.27950 Datum WGS84
Downloaded at Bing Maps 11 August 2018 © Microsoft Corporation 2018