COLLEGE HILL
HISTORIC RESOURCES SURVEY

PREPARED FOR:
The City of Topeka, Kansas

PREPARED BY:
Rosin Preservation, LLC

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INTRODUCTION

The City of Topeka (City) contracted with Rosin Preservation, LLC to conduct the second phase of an intensive-level survey of historic resources within the College Hill neighborhood. Originally developed by board members of nearby Washburn College, this roughly 102-acre area contains a cohesive residential neighborhood that emerged as one of the city's first suburbs.

The houses that line the east and west sides of College Avenue comprise the College Avenue Historic District (District) at the core of the College Hill neighborhood. The District was listed in the National Register of Historic Places in 2007. Determining the possibility of expanding the boundaries of the District requires an understanding of the context of the entire neighborhood as well as an evaluation of extant resources. The City of Topeka Planning Department divided the College Hill neighborhood into five separate areas to be surveyed in phases. As the first phase of the project in 2014-2015, Rosin Preservation surveyed Areas 1 and 2. In the second phase, Rosin Preservation surveyed Areas 3, 4, and 5 *(Figure 1)*. Survey Area 3 occupies roughly sixty-two acres west of College Avenue, north of SW 14th Street, and contains 118 primary resources (*Figure 2)*. Survey Area 4 occupies roughly thirty acres east of College Avenue, north of SW 15th Street, and contains 139 primary resources *(Figure 3)*. The ten-acre Survey Area 5 encompasses of the lots on the west side of SW MacVicar Avenue between Huntoon Street on the north and SW 17th Street on the south and includes forty-one primary resources *(Figure 4)*. These rectangular survey areas contain resources typical of a residential neighborhood, primarily single-family residences. The majority of the primary resources, defined as single-family residences, multi-family apartment buildings, or commercial buildings, maintain their historic functions. Nearly seventy-five percent of the primary resources have auxiliary resources such as garages or outbuildings. The primary resources represent a range of construction dates, from c.1880 to 1980. The majority (ninety percent) were constructed between 1900 and 1929. They reflect the growth of the city, as families moved away from the commercial center and into less developed areas. They also reflect the growth of Washburn College as a residential neighborhood on vacant land around its campus as an additional source of income.

The College Hill Historic Resources Survey encompasses two objectives:

1) to identify, record, photograph, and evaluate through architectural/historic survey those individual properties and potential districts in the Survey Area that, on the basis of age, integrity and associations, meet the eligibility criteria for listing in the National Register of Historic Places, and

2) to substantiate such assessments; and to identify and characterize those portions of the Survey Area which, on the basis of insufficient age or integrity,

exclude them from consideration for nomination in the National Register of Historic Places and to substantiate such assessments.

During November and December 2015, Rosin Preservation principal Elizabeth Rosin, associates Rachel Nugent, Lauren Rieke, Sophie Roark, and Alison Dunleavy, and sub-consultant Brad Finch performed survey activities. Ms. Rieke, Ms. Roark, Ms. Dunleavy, and Mr. Finch completed field survey and photography. Ms. Nugent, Ms. Roark, and Ms. Dunleavy entered data into a Microsoft Excel spreadsheet. Finally, Ms. Nugent, Ms. Rieke, and Ms. Roark analyzed the data, prepared the historic context, developed survey recommendations, and prepared this report of findings.

FIGURE 1- ALL SURVEY AREAS

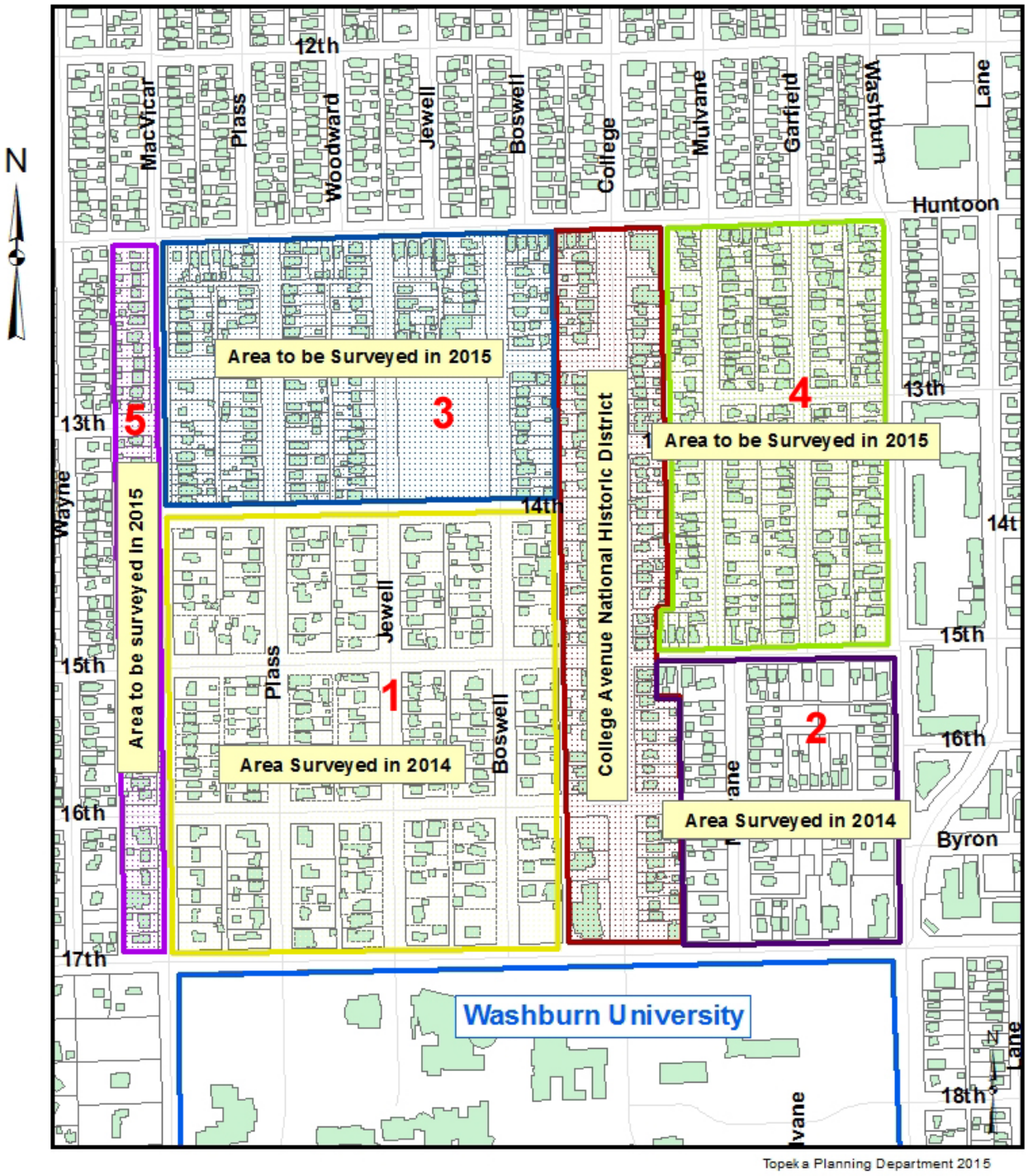


FIGURE 2- SURVEY AREA 3

FIGURE 3- SURVEY AREA 4

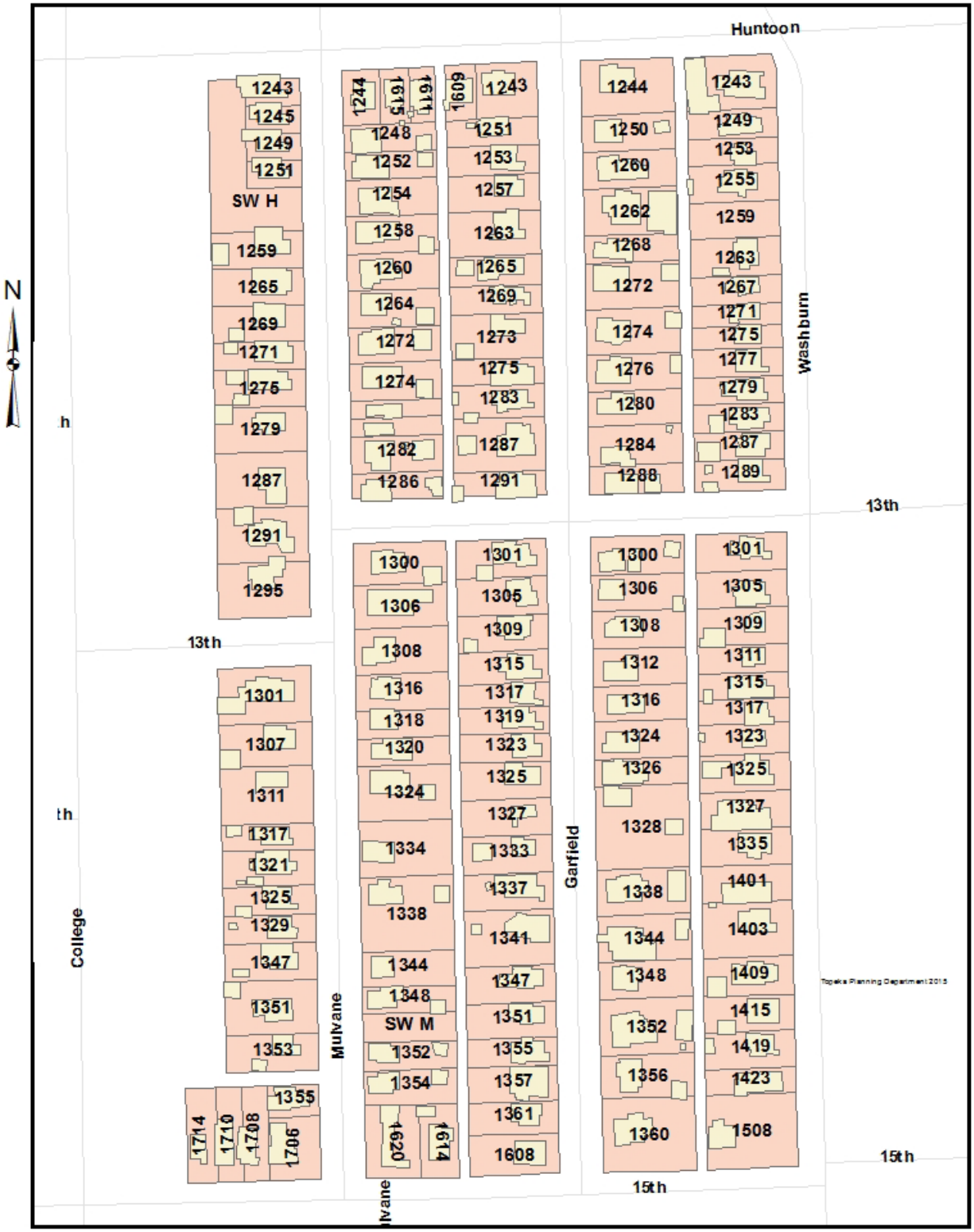
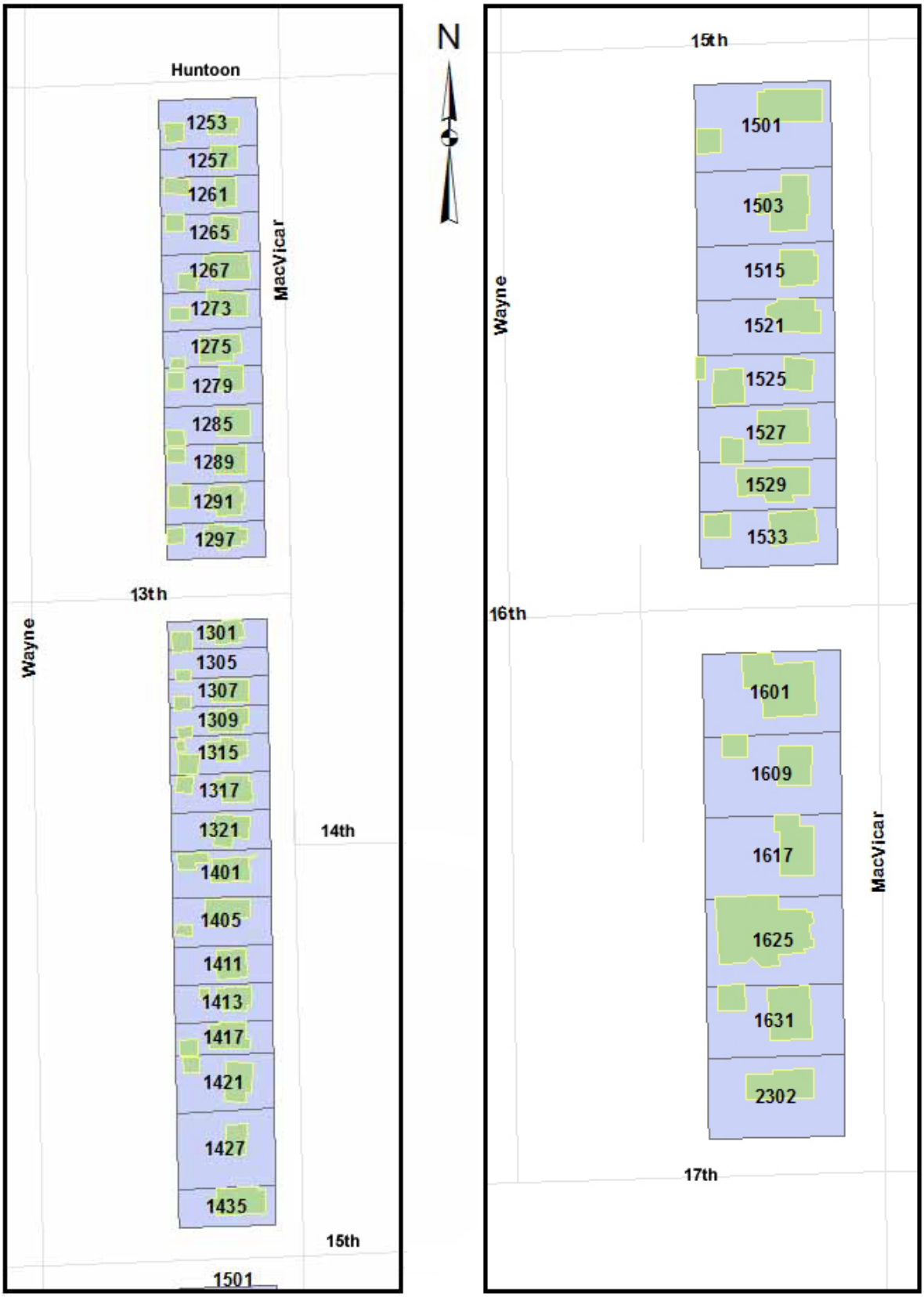


FIGURE 4- SURVEY AREA 5



METHODOLOGY

Rosin Preservation completed Phase 2 of the College Hill Historic Resources Survey in conformance with the procedures for historic resources survey outlined in *National Register Bulletin 24: Guidelines for Local Survey: A Basis for Preservation Planning* and the Kansas Historical Society *HPF Grant-Funded Survey Requirements*. Evaluation of resources for significance was in accordance with *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*.

The scope of work included the following:

- Field survey and photography of individual properties.
- Archival research sufficient to develop a historic context for the Survey Area and to identify dates of construction (approximate to within five years) for all buildings surveyed.
- Compilation of physical and historical information in a database and preparation of a report that summarizes the findings.
- Preliminary identification of each resource's architectural style or property type, period of construction, and architectural integrity.
- Preliminary identification of all architecturally significant sites, objects, buildings, structures, and districts within the Survey Area.
- Evaluation and determination of properties and districts that appear eligible for listing in the National Register of Historic Places.
- Recommendations for future preservation of historic resources identified in the Survey Area.

FIELD SURVEY

During field survey the consultants examined every resource in the Survey Area regardless of age, whether it had been previously surveyed, or its existing National Register designation. The team took high-resolution digital photographs and recorded information about the exterior physical appearance of each resource, specifically building materials, architectural style, and condition. Primary elevation photographs conform to standards for survey documentation set forth by the Kansas Historical Society (KSHS).

ARCHIVAL RESEARCH

Historical research is critical to understanding the evolution of the built environment as well as the social history of the Survey Areas. Research occurred concurrently with field survey and data review. This approach allowed the team to merge field and research data to create a strong and understandable relationship between the events in College Hill's history and its built environment, to develop a historic context for the Survey Areas, and to establish dates of construction for individual properties.

A variety of primary and secondary resources provided background information about the people, buildings, and developments that created the residential community that exists in 2016. The consultants reviewed the existing National Register nomination for the College Avenue Historic District and written histories of the neighborhood and the City of Topeka. Primary sources, such as city directories and newspaper articles obtained from the Topeka Room at the Shawnee County Public Library, were reviewed to understand the development of the Survey Areas as a whole neighborhood. Other sources included the *Sanborn Fire Insurance Maps* from 1913, 1923, 1932, 1950 and 1955, United States Census records, and aerial photographs. The Shawnee County Tax Assessor records and the Topeka Building Permits Index, available on-line through the Kansas Historical Society, provided approximate dates of construction, although these had to be verified through field survey and additional research when available.

COMPILATION OF DATA

Rosin Preservation compiled survey information for each Survey Area in a Microsoft Excel spreadsheet provided by KSHS, which was then uploaded to the Kansas Historic Resources Inventory (KHRI) database. The database fields record each building's physical features (e.g., plan, materials, architectural style and/or property type, outbuildings, etc.) as well as historical information (e.g., date of construction, original and current function). When linked with digital records from past and future surveys, this database enhances the understanding of historic resources in College Hill.

DATA ANALYSIS

The consultants analyzed three categories of data to identify contiguous historic districts and/or individual properties that appear potentially eligible for National Register listing. The following three categories address issues important in determining the significance of a property and its National Register eligibility.

- Architectural Style/Property Type
- Date of Construction
- Architectural Integrity

The "Survey Results" section of this report provides a detailed description of this analysis and the survey findings for each separate Survey Area.

ARCHITECTURAL ANALYSIS

After compiling and reviewing the results of the field survey, Rosin Preservation analyzed architectural styles and vernacular property types by reviewing photographs and database information. Rosin Preservation assigned each building an architectural style and/or vernacular property type. *A Field Guide to American Houses* by Virginia McAlester provided guidance for identifying properties by architectural style or building form and ensured the use of terminology consistent with National Register nomenclature.

ESTABLISHING DATES OF CONSTRUCTION AND PROPERTY HISTORIES

Historic maps and atlases, an index of building permits, written histories of the area, and county tax assessor records provided starting points for determining dates of construction. When historic accounts, county tax records, and historic maps did not provide conclusive information, architectural style and comparison to similar buildings in the Survey Area were used to estimate construction dates.

EVALUATION OF INTEGRITY

All properties eligible for listing in the National Register, whether for individual significance or as contributing elements to a historic district, must retain sufficient architectural integrity to convey the period of time in which they are significant.[1] The National Park Service uses the following areas to define integrity. A property must retain integrity in a majority of these areas to be eligible for the register.

- Location: The place where the historic property was constructed or the place where the historic event occurred.
- Design: The combination of elements that create the form, plan, space, structure, and style of a property.
- Setting: The physical environment of a historic property.
- Materials: The physical elements that were combined during a particular period of time and in a particular pattern or configuration to form a historic property.

[1] A contributing property to a historic district does not have to meet the same threshold for integrity as an individual landmark, but it must retain enough fabric to contribute to the significance of the district. Properties contributing to a district that is significant in the area of architecture must retain a higher degree of integrity than properties in a district that is significant for associations with an important individual or with historical events or patterns of history.

- Workmanship: The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling: A property's expression of the aesthetic or historic sense of a particular period of time.
- Association: The direct link between an important historic event or person and a historic property.[2]

Based on visual inspection, each building received an integrity rating of Excellent, Good, Fair, or Poor reflecting how much of the original design, workmanship, exterior materials, and overall feeling of a past period of time remain.[3] The consultants employed a "glass half-full" approach to integrity evaluation, considering the reversibility of alterations as well as the quality of alterations. The following criteria served as the basis for rating architectural integrity in this survey.

<u>Excellent</u>

- The original form and massing of the building are intact;
- The exterior cladding material has not been altered;
- The majority of the building's openings are unaltered or were altered in a sensitive and appropriate manner using similar materials, profiles, and sizes as the original building elements;
- Significant decorative elements, including porches, are intact;
- Design elements intrinsic to the building's style are intact;
- The overall feeling or character of the building for the time period in which it was erected is intact. Changes over a period of time are sympathetic and compatible to the original design in color, size, scale, massing, and materials;
- Character-defining elements from the time period in which the building had significant associations with events or important individuals remain intact; and
- If over fifty years in age, the building appears to be individually eligible for listing in the National Register of Historic Places or would be a contributing element to a historic district.

[2] U.S. Department of the Interior, National Park Service, National Register of Historic Places, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (Washington, DC: National Register Publications, 1998), 45.
[3] Architectural integrity differs from physical condition. A building with excellent integrity may be in very poor condition and, conversely, a building with very poor integrity may be in excellent condition.

Good

- The original form and massing of the building are intact;
- Significant portions of original exterior cladding materials remain;
- Some alteration of original building openings or spaces has occurred using new materials and profiles, but not causing irreversible damage to the original configuration of openings and spaces;
- Significant decorative elements, including porches, remain intact;
- Alterations to the building are reversible and the historic character of the property could be easily restored;
- Additions to a secondary elevation are in an appropriate manner, respecting the materials, scale, and character of the original building design;
- The historic feeling or character of the building is slightly weakened by change or lack of maintenance; and
- The building would be a contributing element to a historic district and/or it might be independently eligible for register listing if restored in conformance with the Secretary of the Interior's Standards for Rehabilitation.

Fair

- The original form and massing of the building are intact;
- Exterior cladding material has been altered or added; however, there is some indication upon visual inspection that if removed, enough of the original cladding material might remain that the property could be restored to its original appearance;
- The majority of the building's openings were altered in an inappropriate manner using new materials, profiles, and sizes;
- Some alterations to significant decorative elements, including porches;
- Additions generally respect the materials, scale, and character of the original building design, but may be more difficult to reverse without altering the essential form of the building;
- Historic feeling or character of the building is compromised, but the property could be restored, although reversal of alterations and removal of inappropriate materials could be costly; and
- If restored in conformance with the Secretary of the Interior's Standards for Rehabilitation, and if the property has associations with a district's area of significance, the property might be a contributing resource to a historic district.

Poor

- The form and massing of the building were altered;
- Exterior materials were altered;
- The majority of the building's openings, such as windows and doors, were altered in an inappropriate manner using new materials, profiles, and sizes;
- Multiple decorative elements, including porches, have been altered;
- Alterations are irreversible or would be extremely difficult, costly, and possibly physically damaging to the building to reverse;
- Later additions do not respect the materials, scale, or character of the original building design;
- The overall historic feeling and character of the building is significantly compromised; and
- Further investigations after removal of non-historic materials and alterations may reveal that the structure retains greater architectural integrity than originally apparent and should be re-evaluated.

NATIONAL REGISTER ELIGIBILITY

Following data analysis, the consultants made preliminary evaluations of all inventoried properties according to the criteria and standards for historic resources established by the National Park Service. This included a preliminary assessment of individual eligibility for listing in the National Register and/or as contributing elements to a National Register historic district.

EVALUATING NATIONAL REGISTER ELIGIBILITY

In addition to retaining integrity of their historic architectural design, properties listed in the National Register of Historic Places must meet certain criteria of historic significance. Historic significance is the importance of a property to the history, architecture, archaeology, engineering, or culture of a community, a state, or the nation. Information such as date, function, associations, and physical characteristics affect significance.

To be listed in the National Register, properties must have significance in at least one of the following areas.

- Criterion A: Association with events, activities, or broad patterns of history.
- Criterion B: Association with the lives of persons significant in our past.

- Criterion C: Embody distinctive characteristics of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

- Criterion D: Have yielded, or be likely to yield information important in prehistory or history.

The consultants analyzed data relating to the architectural integrity and historic significance of each surveyed property to identify contiguous districts and individual properties that appear potentially eligible for National Register listing.[4] Rosin Preservation used the following terminology to complete this analysis.

- **Individually Eligible** applies to properties that retain excellent architectural integrity and clearly represent associations with the established historic context(s). A property that independently meets the National Register Criteria for Evaluation can also be contributing to a historic district if it falls within the district boundaries and has associations with the district's areas of significance.

- **Contributing to a District** applies to properties that do not retain sufficient integrity or associations to merit individual listing but would enhance the historic associations and the architectural qualities of a historic district. A National Register district is a significant concentration of sites, buildings, structures, or objects that are united historically or aesthetically by design, physical development, or historic events. Contributing properties do not have to be individually distinctive, but must contribute to a grouping that achieves significance as a whole. The majority of the components that define a district's historic character, even if they are individually undistinguished, must possess integrity, as must the district as a whole. Contributing buildings typically have "Excellent" or "Good" integrity, although there may be occasions where resources with "Fair" integrity are contributing.

- **Non-Contributing to a District** applies to individual properties located within a historic district that have lost their historical integrity, were not present during the period of significance or do not relate to the documented significance of the district. Following KSHS policy, properties with non-historic siding were considered to be non-contributing, despite associations with proposed areas of significance. Properties with non-historic siding should be re-evaluated for register eligibility if and when the non-historic siding is removed. In some cases, non-contributing buildings, those with

[4] SHPO staff makes official determinations of National Register eligibility for properties in Kansas.

integrity ratings of “Fair,” can be reclassified as contributing if alterations are reversed to reveal intact historic fabric and features.

- **Not Eligible** applies to individual properties located outside an area of resources that could potentially form a historic district. These resources either no longer possess historical integrity due to alterations or do not represent significant associations with historical events or provide excellent examples of an architectural styles.

- **Less than Fifty Years of Age** applies to properties that are less than fifty years old and have not reached the general threshold for National Register eligibility. The National Park Service considers fifty years to be the length of time needed to develop historical perspective and to evaluate significance. The National Register Criteria do allow the designation of properties that are less than fifty years of age if they can document exceptional significance. For this Survey, the fifty-year cut-off was 1965. Buildings in this category that received integrity ratings of excellent or good may be eligible for the National Register once they reach fifty years.

HISTORIC CONTEXT

THE CITY OF TOPEKA

Six men founded the Topeka Town Association in 1854 and established the town on the south side of the Kansas River. In the 1850s a military road linking Fort Leavenworth in the east to Fort Riley passed through the area and brought more people through Topeka. Its location on the Kansas River made Topeka an ideal steamboat landing, bringing goods and people to the new settlement. With little competition from neighboring towns, the City of Topeka thrived in the mid-1800s. Railroad connections enhanced the city's economy from the earliest years of its founding. The Union Pacific Railroad constructed lines through the city in 1866. Founded in 1859, the Atchison, Topeka and Santa Fe Railway constructed lines from Topeka beginning in 1868 and headquartered in the city in 1872. By 1886, the Missouri Pacific and the Chicago, Rock Island and Pacific Railroad constructed lines as well.[5]

The city incorporated in 1857 and in 1858 became the county seat of Shawnee County. When Kansas Territory entered the Union as a free state in 1861, Topeka was designated the state capital. The town had a population of 700 in 1862.[6] Development of the railroads and the city's governmental associations helped to sustain the city's economy through the Civil War and in the period immediately following the war. Eugene, a town settled on the north side of the Kansas River across from Topeka, was annexed in 1867, expanding the limits of the town.

The late-1800s brought a period of dramatic growth. By 1870, the population had skyrocketed to 5,000. It tripled in the following decade, and by 1890 had reached 35,000.[7] This exponential growth created a building boom. Sixty-nine new additions were platted during this time, including Quinton Heights south and Highland Park southeast of the commercial center. The city introduced street car lines along major thoroughfares such as Kansas Avenue and 11th Street. Several new additions, including College Hill, subsequently developed along these lines. In 1888 improvements to the city included three thousand new buildings, four miles of paved streets, twelve miles of sewer lines, and a new viaduct and power plant.[8] However, an economic decline in the 1890s halted construction in these new areas until the 1910s. Close association with what is now known as Washburn University, one of Topeka's first institutions of higher education, reduced the impact

[5] Sally Schwenk, Kerry Davis and Cathy Ambler, National Register of Historic Places Nomination Form, "College Avenue Historic District, (Kansas City, Missouri, 2006), 70-71.
[6] Schwenk, et. al., 72.
[7] Schwenk, et. al., 72.
[8] Schwenk, et. al., 72.

of this decline in the College Hill neighborhood.[9] The college purchased surrounding land for subdividing and resale thus managing and promoting the development of the area.

Topeka recovered from the economic decline in the early 1900s and by 1910 the population reached 43,684.[10] The economy stabilized due to the diversity of industries such as agriculture and manufacturing. The city's position as the state capital with its associated governmental institutions also ensured a range of employment. Hospitals, treatment facilities, and asylums, including the state insane asylum established in 1875, further contributed to the economy of the city in the 1900s.[11]

New subdivisions approved in the 1920s either platted vacant land between existing subdivisions or expanded the city's boundaries with nine separate annexations. Upper- and middle-class residents began moving away from the city center to new suburban areas on the perimeter of the city, such as Westboro, located approximately one mile west of College Hill.[12] By 1930, the population reached 64,120.[13]

Between 1925 and 1950, very little development occurred in the city.[14] The City of Topeka suffered economically beginning in the 1920s and continuing into the Great Depression of the 1930s. A drought during this time led to further agricultural depression. Federally funded or coordinated projects from the Works Progress Administration provided some relief. Although headquarters for the Atchison, Topeka and Santa Fe Railway remained in the city, the company relocated their manufacturing enterprises, leaving many vacant rail yards, and halting Topeka's status as a leading rail center in the region.[15] Reflecting this downturn, by 1940 the population had grown by only 3,000 residents within ten years to 67,833.[16] After the great building boom in the 1920s, little development occurred in the Survey Areas throughout the next few decades. Fewer than thirty of the surveyed resources date to the period from 1931 to 1980 and only two resources were constructed within the last fifty years.

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[9] William G. Cutler, *History of the State of Kansas*, originally published in 1883, online transcription, http://www.kancoll.org/books/cutler/main/message.html, (accessed 11 November 2014.) Washburn College became Washburn University in 1952.
[10] *Kansas Statistical Abstract, 2013*, 48th Edition. (Lawrence, Kansas: Institute for Policy and Social Research, 2014), 455.
[11] Schwenk, et. al., 74.
[12] Schwenk, et. al., 75.
[13] Kansas Statistical Abstract, 2013, 48th Edition, 455.
[14] Schwenk, et. al., 75.
[15] Schwenk, et. al., 75.
[16] Kansas Statistical Abstract, 2013, 48th Edition, 455.

The economy revived during World War II as it shifted its services to support the country's efforts in the war. The establishment of Forbes Air Force Base in 1941 and the Goodyear Tire and Rubber Company in 1944 contributed to the economic recovery of the city.

Suburban development and an increasing use of the automobile brought great changes to the city in the 1950s and 1960s. As in cities across the country, the population grew dramatically, from 78,791 in 1950 to nearly 120,000 in 1960.[17] This rapid growth spurred another building boom, and subdivisions spread into the rural farming areas that surrounded the city. These developments included both residential and commercial areas.[18]

HISTORY OF COLLEGE HILL

What is now known as Washburn University was founded as Lincoln College in 1865 through a 160-acre land donation from John A. Ritchie, a prominent Topeka investor *(Figure 5)*. Due to the remote location of the donated site one-and-one-half-miles southwest of the city center and the lack of reliable transportation systems, classes opened in 1866 in a building in downtown Topeka.[19] In 1868, the school was renamed Washburn College following the establishment of a $25,000 endowment from Ichabod Washburn.[20]

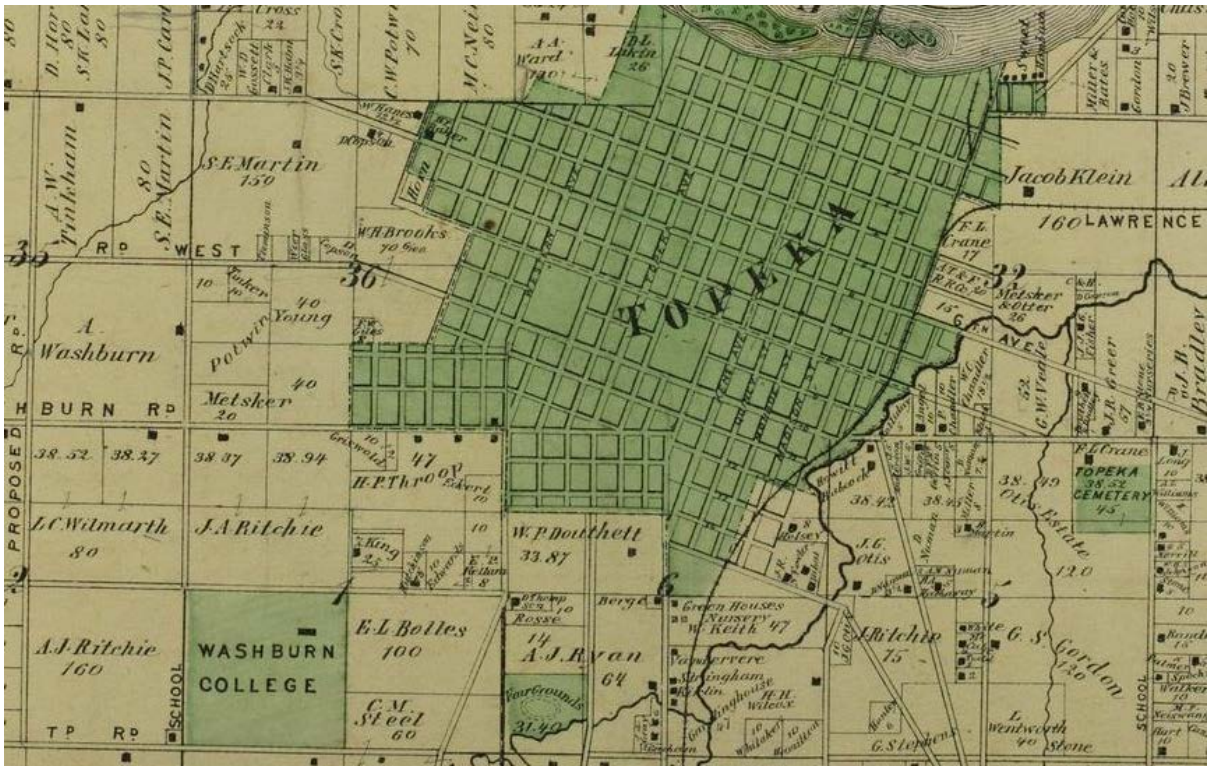

Figure 5. 1873 Atlas of Shawnee County.

[17] Kansas Statistical Abstract, 2013, 48th Edition, 455.
[18] Schwenk, et. al., 76.
[19] Ibid.
[20] Cutler. In 1952 the Board of Directors changed the name of the school from Washburn College to Washburn University.

Plans to develop a campus on the donated land began in 1871, and the college grew steadily through the next two decades. During this time, president of the college Peter McVicar and the Board of Trustees organized a program of speculative land development on a portion of the college property as a means of providing supplemental income for the institution. The college was in need of funds because many of their 150 students attended on scholarship.[21] In 1873, Ritchie also owned the quarter section of land immediately north of Washburn College. The Board of Trustees purchased additional parcels of land adjacent to the campus from A. W. Kinney, a local landowner. By 1878, Washburn College owned 480 acres of land, some of which was valued at $700 an acre, in addition to the endowment which had grown to $60,000.[22] They reserved a portion of the land for future growth of the campus, leased some of the land, and sold the remainder to residential developers.

At the request of the college, surveyor J.B. Whitaker first surveyed and platted some of the streets in the Survey Areas in 1880, spurring some limited development. The Survey Area developed somewhat haphazardly through a series of large and small plats, the earliest of which were adjacent to College Avenue and the Washburn College campus. Some of the large plats were subdivided further while other plats were abandoned and subdivided later. Although the subdivisions conformed to the orthogonal grid convention established for the city, each subdivision used different names for its streets. A map from 1898 shows only College and Boswell avenues and Chestnut (15th), Walnut (16th) and Euclid (17th) streets as platted in the neighborhood *(Figure 6)*.

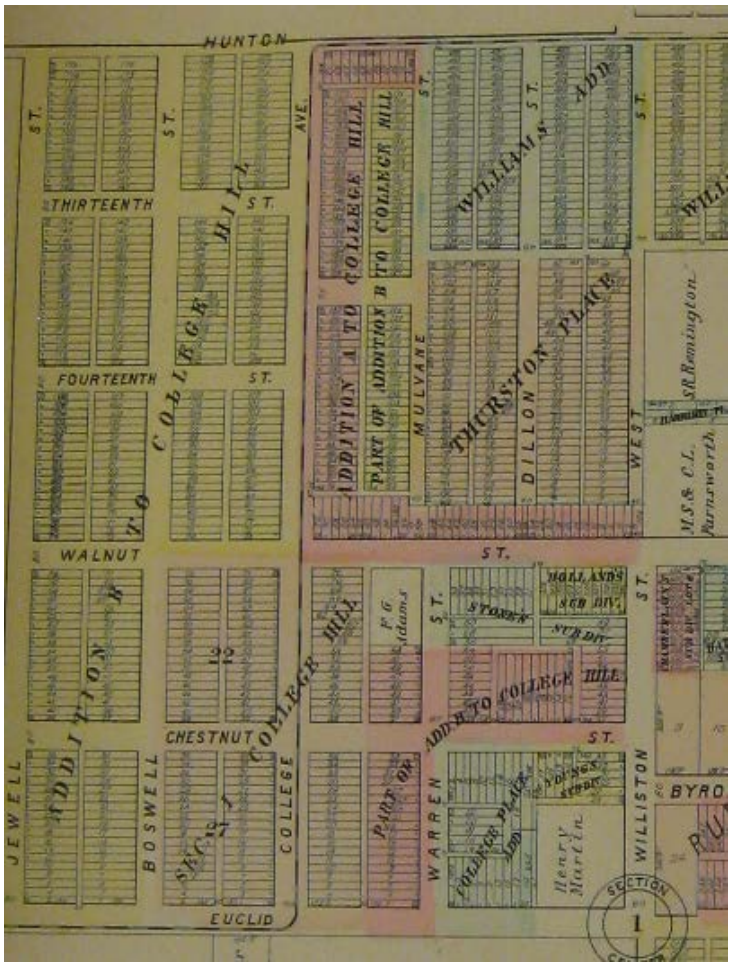

Figure 6. Plat Map, including College Hill Neighborhood, 1898.

[21] Cutler.
[22] Culter.

The earliest plats in the Survey Areas date to 1885 with Section One of the College Hill Addition, Addition A to College Hill, Williams Addition, and Euclid Park Addition. The College Hill additions spanned College Avenue between Euclid Avenue (17th Street) and Huntoon Street. Sixteen full blocks and eight quarter blocks comprise the Euclid Park Addition northwest of the campus, between MacVicar Avenue on the east, Oakley Avenue on the west, Euclid Avenue (17th Street) on the south, and several lots north of Walnut Street (15th Street) on the north. Developers filed several plats in 1887. Addition B to College Hill was concentrated along both sides of Boswell Avenue and the east side of Jewell Avenue and the west side of Mulvane Avenue, although the subdivision west of College Avenue was later abandoned and platted under another name, leaving only the west side of Mulvane Avenue in the plat. Miller's College Park Addition, filed in 1888, platted the blocks west of MacVicar and north of Euclid Park Addition. The Miller Family retained a small portion of land between the two plats for several years before it was developed as Ticehurst's Addition to College Park in 1920. G.F. Miller, listed in the 1887 city directory as the manager of Miller's College Park, advertised the lots in the directory *(Figure 7)*. The College Place Addition, filed in 1908, platted twelve blocks west of College Avenue to MacVicar Avenue between Huntoon Street and 15th Street.

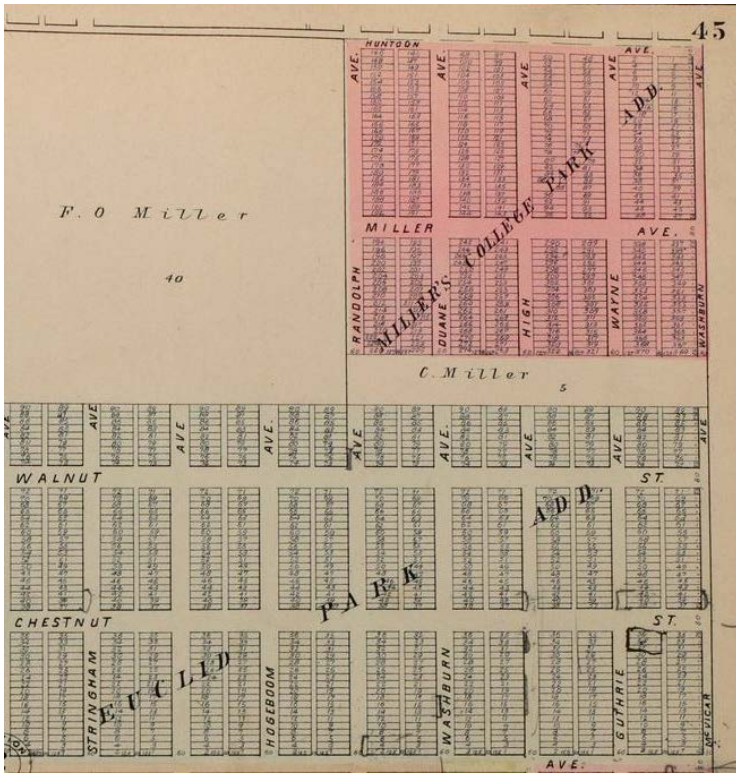

Figure 7. Plat Map, including College Hill Neighborhood, 1898.

The lots on these early plats are very narrow compared with the current property boundaries. Most of the houses appear to have been constructed on two to three lots as shown in the original plats. The oldest extant houses are located at the north end of Survey Area 5 at 1315 SW MacVicar Avenue (c.1880) and at the northeast corner of Survey Area 4 at 1325 SW Garfield Avenue (c. 1891). The 1902 city directory lists Phillip J. Spreng (sic), a retired farmer, at the MacVicar house when the street was named Washburn Avenue, and the Todd Family at 1325 SW Garfield Avenue. John S. Todd was a retired farmer.

In selling the land, college leaders hoped to bring middle- to upper-class individuals and families to the area. These individuals would, in turn, support the college by offering room and board to

students. In addition, the college deeded lands to professors in lieu of pay, further spurring construction. John S. Todd and his wife, Marie, boarded three students from Washburn College at their home at 1325 SW Garfield Avenue in 1902. T. W. Todd, a professor of German, boarded at 1341 SW Garfield Avenue, the home of Mr. and Mrs. William McArthur.[23] Washburn College owned parcels concentrated on both sides of SW College and SW Boswell avenues between SW Huntoon and SW 17th streets.

The sale of these lots provided financial support to the college for nearly thirty years, and the neighborhood thus became known as College Hill. In the early years of the neighborhood, individual owners commissioned or constructed their own houses. As the neighborhood evolved, real estate developers such as W.A. Neiswanger constructed speculative houses on multiple lots. A resident of the neighborhood, Neiswanger promoted development of the area by constructing new houses in order to attract people to the neighborhood. He also renovated existing houses in the neighborhood.[24]

A more accessible form of public transportation aided development of the neighborhood beginning in the mid-1880s. President McVicar allied with the city to establish the City Railway Company, a street car line that came into the neighborhood along College Avenue. The railway transported students and residents of the neighborhood to and from the shopping and commercial district in downtown Topeka.[25]

College Hill was still largely rural at this time and many in Topeka considered it as such until the 1900s. The first homes were constructed in the late 1880s, primarily along College Avenue, SW Boswell Avenue, and at the northern corners of the neighborhood in the earliest plats.[26] Some of the earliest houses in the neighborhood were farmsteads on large lots, with chickens, cows, and barns. The second phase of development occurred along 15th Street from Lincoln Street west to College Avenue. The third phase of construction concentrated on the north-south streets, including SW Mulvane Street and SW Garfield Avenue.[27] This great building boom continued into the early-1890s with east half of the area platted by 1898 (*Figure 6*). A sharp economic decline in the mid- to late-1890s impacted development. The decline was so abrupt, that some houses were not completed until years later. This financial crisis did not last long and construction resumed at the turn of the twentieth century.

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[23] Radge's Topeka Directory, 1902. It is unknown if John S. and T.W. Todd were related.
[24] Ibid, 24.
[25] Map of the City of Topeka, 1887, (Topeka, Kansas: Highland Park, 1887).
[26] Southwest Boswell Area is located in Survey Area 1.
[27] SW Mulvane Street and SW Garfield is located in Survey Area 2.

Developers at Washburn College envisioned College Hill as a complete neighborhood that offered all of the amenities of the city. Because of its distance from downtown Topeka, the neighborhood offered services such as churches and schools for its residents and gained a reputation as a suburban area. Washburn College designated four lots at the southeast corner of College Avenue and Huntoon Street for a religious institution. Westminster Presbyterian Church, organized in 1889, constructed a building on this site in the 1890s. Many of the families associated with Washburn University were also affiliated with Westminster Presbyterian Church. The growth of the neighborhood increased the size of the congregation, which quickly outgrew its first building. Westminster Presbyterian Church constructed a new building at 1275 SW Boswell Avenue in 1925, with the dedication on March 21, 1926.[28] The Central Church of Christ purchased the vacated building and demolished the 1890s church in 1938 to make way for a new building. Westminster Presbyterian Church continues to function as it did historically.[29]

The intersection of SW 13th Street and SW Boswell Avenue included a small node of non-residential resources that supported the neighborhood. In addition to the Westminster Presbyterian Church at the northwest corner, a small store occupied the southeast corner and a public school with a large schoolyard occupied the southwest corner. The Topeka public school district purchased the west side of the 1300 block of SW Boswell Avenue in the early 1920s. The district opened the Boswell School as a grade school in 1922. For the 1928-1929 school year, the district added a Junior High School program and converted the entire building to a Junior High School the following school year. The district constructed an addition in 1957 and, by 1960, the school held 612 students.[30] The neighborhood had a strong sense of community from the beginning, and published items such as the College Hill newspaper and a College Hill telephone directory. A commercial district developed on the east side of the neighborhood, near the intersection of 15th and Lane streets. Numerous businesses thrived throughout the years and provided services essential to the neighborhood such as groceries and drug stores. Neighborhood resident Ralph Mullins wanted to operate a small grocery store in the area. After much deliberation with the neighborhood, which was not supportive of commercial entities within the residential setting, Mullins constructed his grocery store to meet the requirements established by the neighborhood. The design and landscaping of the store mimic those features in the surrounding single-family residences.[31] The building at 1300 SW Boswell Avenue continues to function as a small, local business that services the neighborhood. Additionally, early deed restrictions, which set a minimum cost of construction among other regulations, ensured continuity of houses throughout the neighborhood.

[28] van Laer Adams, 19.
[29] van Laer Adams, 19.
[30] van Laer Adams, 12
[31] van Laer Adams, 18.

Due to its associations with Washburn College, the College Hill neighborhood developed a status as a progressive area, and "a community of culture and openness."[32] Middle- and upper-class residents lived in the neighborhood, representing a variety of occupations, including professors, students, artists, real estate developers, writers, and teachers. As Topeka grew, it expanded its infrastructure and services into areas on the outskirts of town. The City expanded its water system into the College Hill neighborhood in 1900. Paved brick streets soon followed, eventually covered with concrete and asphalt. Despite the infrastructure improvements, most of the west half of the Survey Areas were not platted and many of the parcels remained vacant through the first decade of the twentieth century.[33] Platted in 1908, the College Place subdivision included the blocks from SW College Avenue to SW MacVicar Avenue, from SW Huntoon Street to SW 15th Street. After the plat was filed, residential development occurred near previously established residences. Renowned Topeka school architect Thomas Williamson and his father-in-law Donlin Cookinham owned the first two houses constructed on the 1300 block of SW Boswell Avenue (1332 and 1334 respectively). Henry Borland Tasker moved to Topeka in 1888 when the Santa Fe Railroad absorbed his employer, Southern Kansas Railroad. Henry Tasker passed away shortly after moving his entire ten-person family to Topeka. Henry's sons went to work for the railroad and soon grew old enough to marry and move to their own homes. One of the elder sons, John (Jack) Tasker, built a house for his new wife at 1324 SW Boswell. Middle son Harold Tasker and daughter Eleanor Tasker purchased two adjoining lots to the north and constructed a house at 1320 SW Boswell Avenue. Harold Tasker later purchased Andrew Darby's house at 1314 SW Boswell Avenue, completing "Tasker Row."[34]

Other residents of the Survey Areas held a wide variety of occupations and often moved within the neighborhood as their family needs changed. David N. Gish was a carpenter for the Santa Fe Railroad. When he moved to Topeka in 1914, the family lived at 1317 SW 15th Street, later moving to the two-and-one-half-story Folk Victorian house at 1291 SW Mulvane Street.[35] Mr. and Mrs. William McArthur moved to 1341 SW Garfield Avenue in 1901. In addition to their large family, the McArthurs also offered board to college professors, such as professor of German, T. W. Todd, in 1902.[36] Frank M. Spencer, a prominent local contractor, constructed his family home at 1352 SW Garfield Avenue. Spencer's firm was responsible for the construction of numerous civic and commercial landmarks, including Municipal Auditorium and Central National Bank, as well as Cedarcrest (former Governor's Mansion) and First National Bank.[37] Peter and Mabel Heil, owners

[32] Schwenk, et. al., 85.
[33] George Mack, "McEachron home exterior remains the same," *Topeka Capital-Journal*, no date. Vertical File-Streets- Boswell, Topeka Room, Shawnee Country Public Library, Topeka, Kansas.
[34] van Laer Adams, 29.
[35] van Laer Adams, 27.
[36] van Laer Adams, 30, Radges Topeka Directory.
[37] van Laer Adams, 31. Municipal Auditorium is listed in the National Register of Historic Places as a contributing resource to the South Kansas Avenue Commercial Historic District. Central National Bank was listed individually in

of a downtown feed store, moved to their house at 1273 SW Garfield Avenue in 1895. In 1912, Albert H. Winter and John H. Hoehner assisted each other in the construction of their houses at 1274 and 1300 SW Plass Avenue, respectively. When completed these were the first two houses constructed in the neighborhood west of College Avenue.[38] H. W. Bomgardner purchased the house at 1295 Mulvane from Washburn College in the early 1900s. Mr. Bomgardner, an undertaker and prominent member of the neighborhood and church community, expanded and renovated the four-bedroom house. He also served as president of the Topeka Board of Education until his death in 1922.[39] In 1923, international singing stars and sisters Nellie and Sara Kouns commissioned the construction of a unique residence for their brother, Charles W. "Tex" Kouns and his wife Dorothy. Although it was in keeping with the scale and grandeur of its neighbors at the south end of SW MacVicar Avenue, the house at 1625 MacVicar was entirely unique in its style and features. Drawing inspiration from English cottages, the wood shingle roof wraps around the edges of roofline and at the exaggerated pointed arched dormers. The next owners, Harry and Marjorie Crane lived in the house for fifty-four years.[40]

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the National and State Registers in 1976. It is also included in the South Kansas Avenue Commercial Historic District. Cedarcrest and First National Bank are no longer extant.

[38] van Laer Adams, 34.

[39] van Laer Adams, 35.

[40] George Mack, "Historic Homes," *Topeka Capitol Journal*, June 8, 1980, College Hill Vertical File, Topeka Shawnee County Public Library.

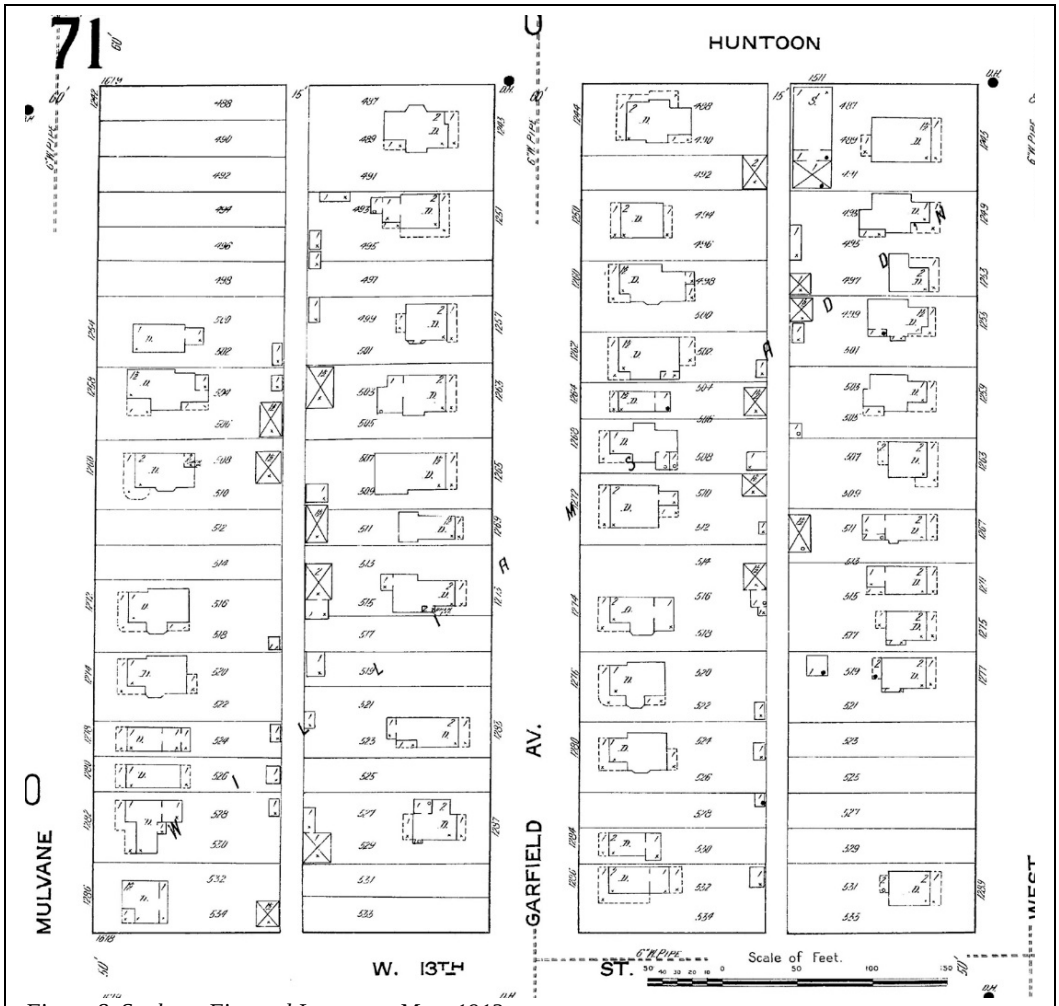

Figure 8. Sanborn Fire and Insurance Map, 1913.

A limited portion of the College Hill neighborhood appears on Sanborn Maps in 1913 but includes all of Survey Area 4 (*Figure 8*). The houses are set back from the street at the center of the lots. One- to two-story dwellings with irregular footprints occupy each lot. Many of the lots along SW Mulvane Street, SW Garfield Avenue, and West (now Washburn Avenue) are occupied, although a few parcels in the northwest and southeast corners of Survey Area 4 remain vacant.

Development in the College Hill neighborhood parallels Topeka's dramatic population growth. Over 160 new houses were constructed in the 1920s, the greatest period of growth in the neighborhood. MacVicar Avenue was the western boundary of the city limits at this time and some of the surrounding streets were still largely vacant. In 1923 only five houses stood on the 1600 block of Jewell Avenue.[41] The majority of the houses were owner-occupied by individuals with a range of occupations, including contractors, business owners, engineers, and physicians. A large number worked for the Santa Fe Railroad in various positions, such as clerk, superintendent, or civil engineer. Many of the owners had live-in housekeepers or rented rooms to students or other

[41] van Laer Adams, 34.

individuals.[42] Those associated with the college still lived in the area in 1924, such as Leon Schnacke, an administrator at the college who lived at 1400 Southwest Jewell Avenue.[43]

A map from 1942 shows that all of Survey Areas 3 and 5 were zoned for single family residential with the lot area per family regulated at 5,000 square feet, slightly smaller than the lots for single family occupancy in the blocks south of SW 14th Street. These lots were required to have a thirty-foot front yard. Survey Area 4 was zoned for two-family residential with narrower lots and smaller (twenty-five-foot) front yards.[44] The current neighborhood reflects these zoning regulations. Although still primarily a neighborhood of single-family resources, the only two multi-family residences are in Survey Area 4, and although not constructed as multi-family resources, a handful of the previously single-family resources in Survey Area 4 have been sub-divided into apartments.

Sanborn Maps from 1950 show that few of the lots were vacant at this time. The houses are set back from the street at the center of the lots. In Survey Area 3, four new houses were constructed in each decade of the 1930s and 1940s and one new house was constructed in 1950. In Survey Area 4, three new houses were constructed in the 1930s and 1940s, and two duplexes were constructed in 1961 and 1978. In Survey Area 5, three houses were constructed in the 1930s and 1940s, three in the 1950s, and one in 1963. The houses constructed in the 1930s and 1940s are one-two-story dwellings with irregular footprints and porches on the primary elevation. The few 1950s and 1960s houses are typically one story with longer and narrower footprints. Most of the resources shown on the 1950 Sanborn Map have garages or outbuildings. The number of outbuildings varies greatly because as new garages were constructed, and many of the stables/ liveries were demolished. Sanborn Maps show few changes between the 1950 and 1955 (*Figure 7*).

[42] Hall's Topeka Directory and Street Guide,1924.
[43] 1400 Southwest Jewell Avenue is located in Survey Area 1, Resource #49.
[44] Harland Bartholomew and Associates, "City of Topeka, Kansas, District Map," (Topeka, Kansas, City Planning Commission, 1942).

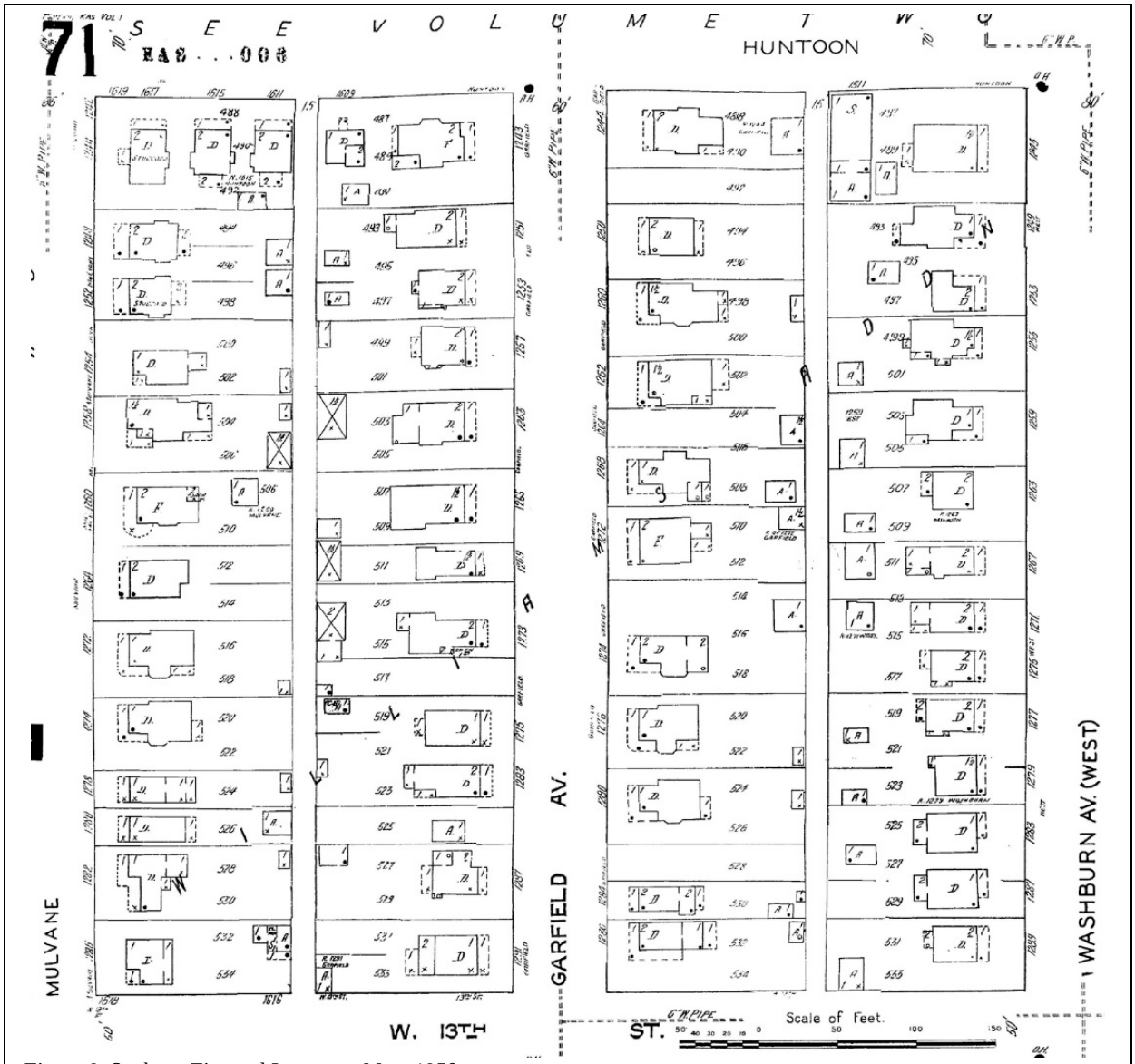

Figure 9. Sanborn Fire and Insurance Map, 1950.

Today, most of the houses appear much the same as they do in the 1950 map. Many of the houses have similar footprints as the present day, although some now have additions constructed on the rear elevations.

THE L.F. GARLINGHOUSE COMPANY

The L. F. Garlinghouse Company was a leading house plan design company established in Topeka around 1907 by Lewis Fayette Garlinghouse. Initially focused on real estate, the company evolved into construction and design. It published its first house plan book titled *Bungalow Homes* in

1916.[45] The company quickly grew in the 1920s, as its plans were used for houses were constructed throughout the country. The company scaled back during the 1930s, eliminating its real estate department to focus solely on plan books. The plan books exhibited the most modern styles of the period, and therefore designs range from Bungalows to Art Moderne to Tudor Revival. By 1945 the company had sold over 600,000 house plans across the country. It grew to become one of the largest house plan book companies in the country, and continues to operate today.

Thirteen houses in the Survey Areas were identified in the Garlinghouse publication as having used such plans or had City of Topeka building permits issued to Garlinghouse. Ten resources are in Survey Area 3 at 1821 and 1915 SW Huntoon Street; 1916 and 1920 SW 13th Street; 1266, 1325, and 1331 SW Jewell Avenue; and 1248, 1252, and 1255 SW Plass Avenue. The houses at 1357 SW Garfield Avenue in Survey Area 4 and 1267 and 1411 SW MacVicar Avenue in Survey Area 5 are also identified as Garlinghouse resources. These houses illustrate a unique facet of Topeka's history and demonstrate the middle-class residences erected in the neighborhood beginning in the 1920s. Like other houses in the neighborhood, they reflect the popularity of the Craftsman aesthetic with its deep porches and irregular footprints, although some have non-historic siding that compromise their integrity.

The house at **1266 SW Jewell Avenue**, Plan #1319, is the latest Garlinghouse resource in the Survey Areas and exhibits features of the Tudor Revival style. Such features include the stucco cladding, the exterior brick and stone chimney, the gabled entry vestibule, and the small arched attic window *(Figure 10)*. Thomas and Mabel Rich were the first occupants of this house.

Figure 10. 1266 SW Jewell Avenue, 2015.

[45] Douglass W. Wallace "The L.F. Garlinghouse Company: Ordering a Home Through the U.S. Mail," in *Bungalow Homes for the Nation: The L.F. Garlinghouse Co. of Topeka, Bulletin No. 83, editors* Max D. Movsovitz and Jeanne C. Mithen, (December 2008), 16.

SURVEY RESULTS

PHYSICAL DESCRIPTION OF SURVEY AREA

LOCATION AND SETTING

The College Hill Historic Resources Survey (Areas 3, 4, and 5) includes roughly 102 acres in Topeka, Shawnee County, Kansas. It is located approximately one-and-one-half-miles southwest of the city center, directly north of Washburn University and the previously surveyed Areas 1 and 2. This survey concentrated on three Survey Areas immediately adjacent to the College Avenue Historic District straddling College Avenue, the main thoroughfare of the neighborhood. The roughly sixty-two-acre Survey Area 3 contains 118 resources bounded by SW Huntoon Street on the north, the alley between SW Boswell and College avenues on the east, SW 14th Street on the south, and SW MacVicar Avenue on the west *(Figure 2)*. The thirty-acre Survey Area 4 contains 139 resources bounded by SW Huntoon Street on the north, SW Washburn Avenue on the east, SW 15th Street on the south, and the alley between College Avenue and SW Mulvane Street on the west *(Figure 3)*. The roughly ten-acre Survey Area 5 contains forty-one resources on the west side SW MacVicar Avenue between SW Huntoon Street and SW 17th Street *(Figure 4)*. In total, this phase of the survey examined 298 primary resources, including single-family dwellings, apartment buildings, and commercial buildings, plus 196 additional secondary resources, such as garages or sheds. Boswell Park, a unique primary resource, occupies the 1300 Block between SW Boswell and SW Jewell avenues.

The Survey Areas are relatively flat, with some resources slightly elevated above the street. The orthogonal street grid follows the Topeka convention with numbered streets running east-west and named streets running north-south. SW Huntoon Street runs between SW 12th and 13th streets to compensate for the 13-degree rotation between the alignment of the grind in downtown Topeka and the alignment of the grid in surrounding areas.[46] Portions of SW 13th and SW 14th streets run through the neighborhood in different locations. These sections of streets do not form a continuous path through the neighborhood, unlike SW Huntoon Street, SW 15th Street, or SW 17th Street. The multiple alignments of SW 13th Street vary the length of the blocks between SW Huntoon and SW 15th streets. Blocks east of College Avenue and north of SW 15th Street are narrower than blocks south and west. Gravel or asphalt alleys, running north-south, bisect each block in Survey Area 4. The blocks at the north end of in Survey Area 3 have T- or L-shaped alleys. The size and number of lots varies within each block. Concrete sidewalks line the north-south streets.

[46] The grid of streets in the original town site of Topeka was platted with an alignment rotated 13-degrees clockwise to align with the Kansas River.

The Survey Areas are almost entirely residential. The three non-residential resources are compatible with the residential character of the neighborhood and form a small node of non-residential development at the intersection of SW 13th Street and SW Boswell Avenue in Survey Area 3. Westminster Presbyterian Church at 1275 SW Boswell Avenue was constructed in 1925 as a religious facility and continues to function as such; Boswell Park at 1300 SW Jewell Avenue occupies the block that historically contained the Boswell School, the neighborhood elementary school, and playground; and the small commercial building at 1300 SW Boswell Avenue constructed for Mullins Grocery in the early 1920s matches the scale and architectural details of nearby Craftsman style dwellings. Mid-twentieth century infill includes small multi-family residences such as duplexes. The resources date from shortly after the platting of the site to the completion of the most recent dwelling around 1978. Boswell Park was created c. 1980 when the school was demolished and the entire block was converted to a public park. Variations in the character and types of resources provide information about the historic patterns of residential development that occurred in the neighborhood and Topeka as a whole.

The majority of the resources are set back from the street, surrounded by open lawns. Mature deciduous and coniferous trees dots each lot. Wood or chain link fences enclose the rear portion of some lots. Most properties have secondary resources such as garages or outbuildings. Some of these secondary resources reflect the style and materials of the primary resource; others are simple, utilitarian buildings.

Late-nineteenth and early-twentieth century residential development characterizes all three Survey Areas. The resources represent a range of high style architecture and vernacular forms including Queen Anne, Craftsman, Prairie, Colonial Revival styles and National Folk Forms. Reflecting the time periods for these stylistic trends and a great building boom in Topeka, the majority (92 percent) were constructed between 1900 and 1929.

Comparison with Phase 1 Survey Areas

The Survey Areas evaluated in Phase 2 of this project share the physical characteristics of the Survey Areas evaluated in Phase 1. Resources on the east side of the Survey Area are smaller and occupy narrower lots. The east side contained more resources identified as a specific architectural form rather than a formal style. While Survey Area 4 does not contain any commercial or large-scale multi-family residential resources present in Survey Area 2, resources in Survey Area 4 exhibit the same types of alterations present in Survey Area 2.

On the west side of College Avenue, the lots are wider and the houses are generally larger than those on the east side. The variety of architectural styles present in Survey Area 1 continues in Survey Areas 3 and 5, although the lots and the houses are slightly smaller.

HISTORIC PROPERTY TYPES

To assist in understanding the historic property types found in the Survey Areas, Rosin Preservation identified and surveyed properties based on their original function as well as their architectural style and/or vernacular building form/type. A property type is a set of individual resources that share physical or associative characteristics. Property types link the ideas incorporated in the historic contexts with the actual historic resources that illustrate those ideas. By examining resources according to (1) original function and (2) architectural style, the analysis addressed both shared associative (functional) characteristics as well as physical (architectural style/building form/type) characteristics.

ORIGINAL FUNCTIONAL PROPERTY TYPES

Drawn from the National Register subcategories for function and use, the consultant identified different categories of historic building functions for the surveyed properties. While the functions of some buildings have changed from their original use, this analysis was based on the original building function. Figures 11, 12 and 13 show the distribution of primary resources by historic function.

Figure 11: ORIGINAL PROPERTY TYPES
SURVEY AREA 3

TYPE	TOTAL
RESIDENTIAL: SINGLE-FAMILY	115
RESIDENTIAL: MULTI-FAMILY	0
COMMERCIAL	1
RELIGION: RELIGIOUS FACILITY	1
RECREATION AND CULTURE: OUTDOOR RECREATION	1
TOTAL	**118**

Figure 12: ORIGINAL PROPERTY TYPES
SURVEY AREA 4

TYPE	TOTAL
RESIDENTIAL: SINGLE-FAMILY	137
RESIDENTIAL: MULTI-FAMILY	2
COMMERCIAL	0
RELIGION: RELIGIOUS FACILITY	0
RECREATION AND CULTURE: OUTDOOR RECREATION	0
TOTAL	**139**

Figure 13: ORIGINAL PROPERTY TYPES
SURVEY AREA 5

TYPE	TOTAL
RESIDENTIAL: SINGLE-FAMILY	41
RESIDENTIAL: MULTI-FAMILY	0
COMMERCIAL	0
RELIGION: RELIGIOUS FACILITY	0
RECREATION AND CULTURE: OUTDOOR RECREATION	0
TOTAL	**41**

Residential Property Types

Residential property types account for 97 percent of the resources in Survey Area 3 and one hundred percent in Survey Areas 4 and 5. Although these structures express a limited range of building forms and architectural styles, they provide considerable information about the influences that shaped the neighborhood as it grew throughout the late-nineteenth and early-twentieth century.

Single-Family Residential Functional Property Type

With 293 total such resources in Survey Areas 3, 4, and 5, single-family dwellings account for nearly all of the property types surveyed. Their significance derives from the information they impart about the distribution and appearance of single-family dwellings erected in this community and reflect the variety of socio-economic groups dispersed throughout the neighborhood as it grew. This property type illustrates a variety of architectural styles and vernacular folk house forms that were popular during the era of their construction. All are detached dwellings located on rectangular lots platted on a grid system. The width of street frontage varies by lot. In general, the single-family residences are one- to two-and-one-half-story buildings constructed with masonry foundations; masonry, wood, stucco, or synthetic wall cladding; and asphalt shingle gable or hip roofs.

Multi-Family Residential Functional Property Type

Survey Area 4 includes two multi-family properties. Both resources were constructed in the mid- to late-twentieth century as purpose-built duplexes. The two duplexes occupy adjacent properties on Washburn Avenue. They reflect changing trends in architectural styles as well as the housing needs of the neighborhood. The resources are set back from the street, similar to the surrounding single-family houses. The buildings have simple rectangular forms and restrained architectural styles. Although the rectangular buildings have concrete foundations, the similarities with surrounding historic resources include, scale and massing, cladding, and roof shape. They have minimal applied ornament in keeping with the mid-century Minimal Traditional and Ranch forms.

Other Property Types

This survey also identified one religious facility, one commercial building, and one recreational resource. Because the survey included so few examples of these property types, it is not possible to define characteristics for the buildings in each category. However, it is worth noting that all have exterior architectural treatments that reflect conscious design choices specific to their functions and periods of construction. Westminster Presbyterian Church exhibits the Gothic Revival style commonly applied to religious buildings constructed in the 1920s. The one commercial resource was constructed in the 1920s as a neighborhood grocery store. The scale of the building combined with elements of the Craftsman style make this resource compatible with the residential character of the neighborhood. The historic storefront is similar to the porches of neighboring single-family resources.

ARCHITECTURAL STYLES AND FORMS

Classifications based on shared physical attributes include categorization by architectural styles and/or vernacular building forms or types. The architectural styles and forms identified in the Survey Area and assigned to the properties follow the terminology and classifications accepted by the National Register of Historic Places program. This hierarchy and nomenclature relies heavily on the forms and styles discussed for residential buildings in *A Field Guide to American Houses* by Virginia McAlester and the Transportation Research Board's report *A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing*. *A Field Guide to American Houses* includes common vernacular forms of architecture adapted throughout the country under the category of "National Folk Houses."[47]

In 2012, the Transportation Research Board released the National Cooperative Highway Research Program Report 723, titled *A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing*, (NCHRP Report 723). This report redefines Minimal Traditional, Ranch, and Split-Level dwellings as "forms" rather than "styles," using massing, layout, and shape rather than applied ornament and materials to inform classification.[48] The NCHRP Report was used to identify post-war dwellings in the Survey Areas.

The 297 buildings[49] surveyed include 219 resources that represent a formal architectural style and seventy-eight examples of building forms. The majority of resources are classified by their form because stylistic ornament was never part of the original design or has since been removed. Figures 14 through 21 show the distribution of properties by building style and type.

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[47] The term "vernacular" is used in its broadest application and refers to common local and/or regional building forms and the use of materials specific to a particular period.

[48] Emily Pettis et al., *A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing*, National Cooperative Highway Research Program Report 723, (Washington, DC: Transportation Research Board, 2012).

[49] There are 298 total resources. One resource is a park and is not included in the architectural analysis.

SURVEY AREA 3

Figure 14: ARCHITECTURAL STYLES

STYLE	TOTAL
COLONIAL REVIVAL/DUTCH COLONIAL REVIVAL	9
CRAFTSMAN	**80**
FOLK VICTORIAN	1
GOTHIC REVIVAL	1
PRAIRIE	13
TUDOR REVIVAL	6
TOTAL	**110**

Figure 15: ARCHITECTURAL FORMS

FORM	TOTAL
MINIMAL TRADITIONAL	2
NATIONAL FOLK: CROSS GABLE	1
NATIONAL FOLK: GABLE FRONT	2
NATIONAL FOLK: SIDE GABLE	2
TOTAL	**7**

SURVEY AREA 4

Figure 16: ARCHITECTURAL STYLES

STYLE	TOTAL
COLONIAL REVIVAL/DUTCH COLONIAL REVIVAL	1
CRAFTSMAN	12
FOLK VICTORIAN	7
PRAIRIE	23
QUEEN ANNE	**27**
TUDOR REVIVAL	2
TOTAL	**72**

Figure 17: ARCHITECTURAL FORMS

FORM	TOTAL
MINIMAL TRADITIONAL	2
NATIONAL FOLK: CROSS GABLE	22
NATIONAL FOLK: GABLE FRONT	**23**
NATIONAL FOLK: GABLE FRONT AND WING	1
NATIONAL FOLK: PYRAMIDAL/HIP	17
RANCH	2
TOTAL	**67**

SURVEY AREA 5

Figure 18: ARCHITECTURAL STYLES

STYLE	TOTAL
COLONIAL REVIVAL/DUTCH COLONIAL REVIVAL	6
CRAFTSMAN	**15**
ECLECTIC	1
OTHER: STORYBOOK	1
PRAIRIE	6
QUEEN ANNE	1
SECOND EMPIRE	1
TUDOR REVIVAL	6
TOTAL	**37**

Figure 19: ARCHITECTURAL FORMS

FORM	TOTAL
MINIMAL TRADITIONAL	1
RANCH	3
TOTAL	**4**

ALL SURVEY AREAS

Figure 20: ARCHITECTURAL STYLES

STYLE	TOTAL
COLONIAL REVIVAL/DUTCH COLONIAL REVIVAL	16
CRAFTSMAN	107
ECLECTIC	1
FOLK VICTORIAN	8
GOTHIC REVIVAL	1
OTHER: STORYBOOK	1
NOT APPLICABLE/NO STYLE	1
PRAIRIE	42
QUEEN ANNE	28
SECOND EMPIRE	1
TUDOR REVIVAL	14
TOTAL	**220**

Figure 21: ARCHITECTURAL FORMS

FORM	TOTAL
MINIMAL TRADITIONAL	5
NATIONAL FOLK: CROSS GABLE	23
NATIONAL FOLK: GABLE FRONT	25
NATIONAL FOLK: GABLE FRONT AND WING	1
NATIONAL FOLK: PYRAMIDAL/HIP	17
NATIONAL FOLK: SIDE GABLE	2
RANCH	5
TOTAL	**78**

RESIDENTIAL ARCHITECTURAL STYLES

Single-family residences were the dominant functional and architectural building type surveyed. The residential architecture of the Survey Areas represents a range of styles popular from the late-nineteenth-century to the mid-twentieth century, specifically Victorian styles (Queen Anne and Folk Victorian), early-twentieth-century American styles (Craftsman and Prairie), and twentieth-century revival styles with the full gamut of historical influences.

The earliest residences in the Survey Areas were constructed beginning in the late 1800s and early 1900s as new additions were platted. While many of these early dwellings are small, vernacular interpretations of popular architectural styles, there are several high-style examples of Victorian-era dwellings in the Survey Area, primarily the Queen Anne style. Other resources that date to this era represent the Folk Victorian style with simpler floor plans and more restrained ornament.

Victorian Period Residential Architectural Styles

The Victorian Era in America (roughly 1860 to 1900) occurred during a time of rapid industrialization when building components were mass produced and easily shipped via the seemingly ever-expanding network of railroads.[50] Mail-order catalogues, plan books, and builders' guides helped to spread these styles quickly to cities and towns throughout the country. The flexibility provided by the newly popularized balloon frame allowed irregular floor plans, which was a departure from the traditional arrangements of square or rectangular "pens."[51] The availability of standardized lumber, provided by the local lumber yard or shipped in by rail, and mail-order trims produced forms that moved beyond the basic cube with protruding bays, multiple gables and towers ornamented with shingles, friezes, spindles, ornamental windows, and wrap-around porches.

Queen Anne

The Queen Anne style was extremely popular in the Midwest during the late 1800s to about 1910, and was often used in smaller, more-rural communities such as Topeka up to World War I. The style came to America from England during the 1880s, evolved from a style developed by a group of nineteenth century architects. The style was named for Britain's Queen Anne, who reigned between 1702 and 1714 when classical ornament was often applied to traditional medieval structures.[52] A Queen Anne residence's most-character-defining feature is its overall form. The massing of Queen Anne homes features protruding cross-gables and turrets that contribute to an asymmetrical form. Additional exterior decoration was achieved through wall overhangs, voids,

[50] Virginia McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, Inc., 2014), 314.
[51] McAlester, 314.
[52] John C. Poppeliers, and S. Allen Chambers, Jr. *What Style Is This? A Guide to American Architecture*. Hoboken, NJ: John Wiley & Sons, Inc., 2003, 72.

extensions and the application of a variety of materials. The Free Classic Queen Anne incorporates classical design elements such as the Palladian window, dentils, and classical columns. Twenty-eight resources in the Survey Areas exhibit the Queen Anne style. In 1904, prominent Topeka contractor Frank M. Spencer constructed a large Queen Anne style house for his family at **1352 SW Garfield Avenue**. *(Figure 22).*

Figure 224. 1352 SW Garfield Avenue, 2015.

As the Queen Anne style evolved, the emphasis on patterned wood walls became more pronounced. The one-story partial, full, or wrap-around porches that extended across the façades of these houses typically feature turned or jigsawn ornamental trim. Extensive one-story porches are common and accentuate the asymmetry of the façade. They always address the front entrance area and cover part or all of the front façade. It is not uncommon for these porches to extend along one or both sides of the houses. The most common configuration is the one- to one-and-one-half-story hipped roof with lower cross gables. Examples of this roof type in the Survey Areas include **1279 SW Mulvane Street**. *(Figure 23).* While larger examples of this shape subtype commonly incorporate towers or turrets in their compact footprints, the examples of the hipped-roof-with-lower-cross-gable dwellings in the Survey Areas have a more rambling, linear footprint.

Figure 23. 1279 SW Mulvane Street, 2015.

Folk Victorian

The Folk Victorian style reflects the simplification of earlier Victorian styles combined with the influence of other styles such as the Italianate or Gothic Revival. These dwellings are based on National Folk forms and were made possible with the advent of the railroad. Folk Victorian dwellings have simpler rectangular or L-shaped footprints and minimal ornament, often relegated to the porch and the gable

Figure 24. 1264 MacVicar Avenue, 2015.

ends. Eight resources in the Survey Area exhibit elements of the Folk Victorian style, with slightly more ornament that a National Folk home. The house at **1264 MacVicar Avenue** is an intact example of a Folk Victorian dwelling. *(Figure 24).*

Eclectic Period Residential Architectural Styles

McAlester divides the Eclectic Period of American residential architecture into three sub-periods: Anglo-American, English, and French Period Houses; Mediterranean Period Houses; and Modern Houses. The Eclectic Movement drew inspiration from American Colonial-era architecture as well as the architecture of Europe. Designs emphasized strict adherence to stylistic traditions and minimal variation and innovation. During the same time period, and in contrast to the European and Colonial American-influenced designs, Modern houses also appeared. Dwellings in this subcategory represent the burgeoning impact of the Arts and Crafts Movement, Frank Lloyd Wright's Prairie School, and European modernism in the early twentieth century.[53] The National Register of Historic Places differentiates between the Revival styles of European and Colonial American antecedents and the distinctly American styles reflecting influences emanating from Chicago (Prairie School) and California (Arts and Crafts). Under the National Register classification of "Late 19th and Early 20th Century Revivals," McAlester's Anglo-American, English, and French Period Houses are synonymous with Colonial Revival, Classical Revival, Tudor Revival, Late Gothic Revival, Italian Renaissance, and French Renaissance styles. The National Park Service general category of "Late 19th and Early 20th Century American Movements" includes residential architecture in the Prairie School and Bungalow/Craftsman styles.

Anglo-American, English, and French Period Houses

Colonial Revival

The term "Colonial Revival" refers to the rebirth of interest in the styles of early English and Dutch houses on the Atlantic Seaboard. The Georgian and Adams styles, often combined, form the backbone of the revival styles. Those built in the late nineteenth century were interpretations of the earlier colonial style, while those built from about 1915 to 1930 were more exact copies of the earlier adaptations. As their use continued into the mid-twentieth century, the style became more simplified.[54] Sixteen total resources express the Colonial Revival style in some way, though form or ornament may vary. The two-story brick house constructed for Thomas and Ivah Frost in 1926 at **1617 SW MacVicar Avenue** is an excellent example of the Colonial Revival style *(Figure 25).* Many express the Dutch Colonial subtype of the Colonial Revival style, such as the residence at

[53] McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1988) 318-19. [update with newer edition]
[54] McAlester, 234-36.

1301 SW MacVicar Avenue *(Figure 26).* Character-defining features include the gambrel roof and symmetrical façade.

Figure 25 1617 SW MacVicar Avenue, 2015.

Figure 26. 1301 SW MacVicar Avenue, 2015.

Tudor Revival

Fourteen residences in the Survey Areas exhibit the Tudor Revival style. The Tudor Revival became immensely popular after World War I when new technologies made it easier to apply a brick or stone veneer to frame construction and returning veterans sought to recreate the architecture they had seen overseas. A steeply pitched roof defines Tudor revival. Cross-gables, decorative half-timbering, arched doors and openings, and prominent chimneys are also common. The residence at **1265 SW Plass Avenue**, built in 1924 for Clement K. Roose, is an excellent example of a small Tudor Revival style residence. *(Figure 27).* The 1925 house constructed *1259 SW Jewell Avenue* for John Mulloy is a unique expression of the Tudor Revival style.

Figure 27. 1265 SW Plass Avenue, 2015.

Modern Houses

Craftsman

Craftsman houses date from circa 1905 through 1930. Most evolved from the early designs of Charles Sumner Greene and Henry Mather Greene who practiced architecture in California from 1893 to 1914. The Greene's designed both elaborate and simple bungalow houses that incorporated designs inspired from the English Arts and Crafts movement and from Asian architecture. Popularized by architectural magazines and builder pattern books, the one-story Craftsman house became popular nationwide during the early decades of the twentieth century as the most fashionable style for a smaller house. Identifying features include low-pitched roofs; wide eave overhangs, often with exposed roof rafters; decorative beams or braces under gables; and full- or partial-width porches supported by square piers.[55] Craftsman is the most prevalent style in the Survey Areas, representing 107 total resources. The low-pitched roof with exposed rafters, clipped front gabled porch, tapered square columns with piers and multi-light double-hung windows with vertical muntins on the house at **1248 SW Plass Avenue** clearly exemplify Craftsman design. *(Figure 28).* The house at **1357 SW Garfield Avenue** is an excellent example of a home that references the Craftsman style through its open eaves and overall massing (*Figure 29*).

Figure 28. 1248 SW Plass Avenue, 2015.

Figure 29. 1357 SW Garfield Avenue, 2015.

Prairie School

Prairie School is a uniquely American architectural style that originated with Frank Lloyd Wright and other Chicago architects around the turn of the twentieth century. Pattern books spread the style throughout the Midwest over the next decade. Prairie School houses have a rectangular mass capped by a shallow gable or hipped roof. Banded windows, contrasting trim details between stories, and wide overhanging eaves underscore the strong horizontal emphasis of these design treatments.[56] Forty-two resources express the Prairie style in varying degrees. The shallow hip

[55] McAlester, 453-54.
[56] McAlester, 439-41.

roof, oversized brackets, and overhanging eaves identify the dwelling at **1515 SW MacVicar Avenue** as a Prairie School design. *(Figure 30).* Most of the resources identified as Prairie style have the form and massing commonly referred to as the American Foursquare. Such resources are square in plan and have full-width porches with gabled roofs with eave returns *(Figure 31. **1248 SW Mulvane Street**)* or shallow hipped roofs with center dormers *(Figure 32. **1258 SW Plass Avenue**)*.

Figure 30. 1515 SW MacVicar Avenue, 2015.

Figure 31. 1248 SW Mulvane Street, 2015.

Figure 32. 1258 SW Plass Avenue, 2015.

RESIDENTIAL ARCHITECTURAL FORMS

Throughout the nation's history, its citizens erected modest dwellings constructed of locally available materials without stylistic embellishments. The early colonists brought with them the building traditions of Europe and, using locally available materials, adapted them to their new communities. Frame buildings constructed of hewn timbers and covered with thin wood siding dominated the early folk building in New England, where massed plans more than one room deep became the norm. In the early settlements of the Tidewater South, frame houses that were one room deep became common. As settlement expanded to the West, the Midland tradition of log buildings evolved from blending the two Eastern traditions.

Simplified vernacular interpretations of Victorian forms (Folk Victorian) were popular throughout the country in the late nineteenth century. These were closely related to and often based on National Folk forms, representing more elaborate, high-style designs applied to the same forms. The character of American folk housing changed significantly as the nation's railroad network expanded in the decades from 1850 to 1890. Builders of modest dwellings no longer relied on local materials. Instead, railcars could rapidly and cheaply move mass manufactured construction

materials (pre-cut lumber, nails, window and door frames, and ornamental details) from distant plants. It was not long until vernacular houses of light balloon or braced framing replaced hewn log dwellings. Despite the change in building technique and materials, the older folk house shapes persisted. The resulting houses were simple dwellings defined by their form and massing, but lacking identifiable stylistic characteristics. Even after communities became established, folk house designs remained popular as an affordable alternative to more ornate and complex architectural styles.[57] These traditional prototypes and new innovative plans comprise distinctive families of residential forms that dominated American folk building through the first half of the twentieth century.

Housing forms nationwide evolved once again following the lean building years of the Great Depression and World War II. While people flocked to metropolitan areas for employment opportunities, not all of them wanted the full urban living experience. Suburban development offered an appealing solution. Together, a general sense of prosperity, a housing shortage bolstered by high demand, and both government and private support for home ownership produced exponential growth of suburban areas. A surge in automobile ownership and the development of the federal highway system made an abundance of undeveloped land accessible for development.[58] As in previous decades, the modest size of the new housing forms and the use of mass-produced and/or prefabricated components made them affordable. Minimal Traditional dwellings evolved from earlier historical revival styles, while the Ranch house was a new form that reflected changes in attitude and aesthetics. Variations and iterations of these forms include Transition Ranch, Raised Ranch, Split-Level, and Split-Foyer. Few houses were constructed in College Hill in the mid- to late-twentieth century. While the single-family houses and the two duplexes constructed after 1930 are similar to or smaller than their earlier neighbors in scale, they do reflect shifts in architectural aesthetic. All were constructed on previously undeveloped lots.

Aside from the resources that are clearly identifiable as one of the postwar forms, the resources not associated with a specific architectural style have simple forms and little or no ornament. Roof form and function are the primary characteristic used to identify these resources in the Survey Areas. Sixty-eight resources were identified by their roof type alone, including Gable-Front, Cross-Gable, and Hipped types. The largest concentration of such resources is in Survey Area 4 at the northeast corner of the College Hill Neighborhood.

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[57] McAlester, 89-90.

[58] Emily Pettis et al., *A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing*, National Cooperative Highway Research Program Report 723, (Washington, DC: Transportation Research Board, 2012), 50.

Gable-Front

The largest number of National Folk form houses, twenty-five total resources in the Survey Areas, are the Gable-Front sub-type. The Gable-Front sub-type was popularized in two separate waves. The form initially grew from the Greek Revival movement of the 1830s-1850s and were reminiscent of temple forms. These houses were typically narrow, one- to two-story houses with steep roofs, well-suited for narrow city lots. Between 1910 and 1930, the Gable-Front form evolved to reflect influences of the popular Craftsman style. These houses were one- to one-and-one-half-stories with shallow-pitched roofs, wide eaves and a wide front porch, as illustrated by the residence at **1317 SW Washburn Avenue** *(Figure 33)*.

Figure 33. 1317 SW Washburn Avenue, 2015.

Cross-Gable House

The Cross-Gable house gained popularity in small towns and rural areas as settlers brought with them earlier stylistic influences such as Greek Revival, Gothic Revival, and Victorian. In this form, a secondary side-gable block placed perpendicular to the main gable-front gives the house its distinctive L-shaped massing. Architectural ornament is minimal. Both the one-story and two-story forms became common in the Midwest in the late nineteenth century. The residences at **1335 SW Garfield Avenue** and **1271 SW Mulvane Street** are good examples of the twenty-three Cross-Gable houses identified in the survey, with their steep cross-gable roofs, narrow windows, and minimal ornament *(Figures 34 and 35)*.

Figure 34. 1355 SW Garfield Avenue, 2015.

Figure 35. 1271 SW Mulvane Street, 2015.

Pyramidal/Hipped Roof with Lower Cross Gables.

The survey identified seven resources solely by roof type with a hipped roof and lower cross gables. These asymmetrical forms are the vernacular versions of the Queen Anne style. The primary one- or two-story block of the house has a hipped roof. Gabled wings or dormers projecting slightly from the front elevation often have shallow peaks. Additional details, such as patterned shingles, verge boards, finials, and cresting, emphasize the complexities of the forms but are used sparingly on these simplified designs. Eclectic fenestration adds to the intricacy of the Queen Anne designs. Window patterns include simple one-over-one double-hung sashes, front-gable picture windows, narrow paired windows, and single panes surrounded by small colored glass squares. One-story porches are common and accentuate the asymmetry of the façade. They always address the front entrance area and cover part or all of the front façade. The house at **1308 SW Garfield Avenue** is a compact one-story dwelling with a primary hipped block and a projecting gabled wing. *(Figure 36).*

Figure 36. 1308 SW Garfield Avenue, 2015.

Post-World War II Housing Types

Following World War II, there was a distinct shift in American residential architecture. Modern styling and simplicity replaced the period architecture popular in the pre-war era. The 2012 NCHRP Report 723 outlines the national context for postwar housing and a process for identifying and evaluating the various property types that were constructed in great numbers during this time period.[59] The most common property types constructed between 1940 and 1975 include Minimal Traditional, Transitional Ranch, Ranch, Raised Ranch and Split-Level. Some designs reflected regional preferences; others resulted from new technologies and/or energy conservation parameters. Few examples of these housing types are found in the Survey Area.

[59] Pettis, 1-2.

Minimal Traditional

Minimal Traditional dwellings evolved in the 1940s from the Tudor Revival and Colonial Revival styles of the 1920s and 30s. The simplified version that evolved after the Depression typically retained the dominant side gable form and the dormered roof while compacting the massing, tightening the eaves, and removing most of the decorative ornament. The resources have symmetrical façades with small side additions, as can be seen at **1356 SW Garfield Avenue**. *(Figure 37).* Minimal Traditional resources often exhibit overt Tudor Revival details, such as wood and stucco false half-timbering, that highlight this architectural influence. While compact in plan, these dwellings often incorporate an attached garage. The survey identified five dwellings that express the Minimal Traditional form.

Figure 37. 1356 SW Garfield Avenue, 2015.

Ranch House

The basic Ranch House is a low, wide one-story building with moderate to wide eaves. The low-pitched roof may be gabled or hipped; the façade may be symmetrical or asymmetrical; and the plan may or may not include an integrated garage. The survey identified five examples of the Ranch form. As illustrated by **1288 SW Garfield Avenue,** these simple dwellings have shallow roofs, asymmetrical facades; aluminum, vinyl, or asbestos shingle siding with brick or stone veneer, a variety of window types and sizes, and an attached garage. *(Figure 38).*

Figure 38. 1288 SW Garfield Avenue, 2015.

DATES OF CONSTRUCTION

Using the building permit information provided by the Kansas State Historical Society, as well as the Shawnee County Tax Assessor, city atlases, Sanborn Fire and Insurance Company maps, listings in the U.S. Census or city directories, local histories, and architectural style, the consultants estimated dates of construction for the surveyed buildings. Dates of building additions, alterations, and outbuildings were not considered in the analysis. Figures 39 through 42 present the distribution of buildings by dates of construction.

Figure 39: ESTIMATED DATES OF CONSTRUCTION SURVEY AREA 3

ERA	TOTAL	PERCENT
PRE-1900	0	0
1900 – 1909	0	0
1910 - 1919	22	19
1920 - 1930	86	73
1931-PRESENT*	10	8
TOTAL:	**118**	**100**

*Only one resource is less than fifty years of age (1980).

Figure 40: ESTIMATED DATES OF CONSTRUCTION SURVEY AREA 4

ERA	TOTAL	PERCENT
PRE-1900	3	2
1900 – 1909	87	63
1910 - 1919	31	22
1920 - 1930	13	9
1931-PRESENT*	5	4
TOTAL:	**139**	**100**

*Only one resource is less than fifty years of age (1978).

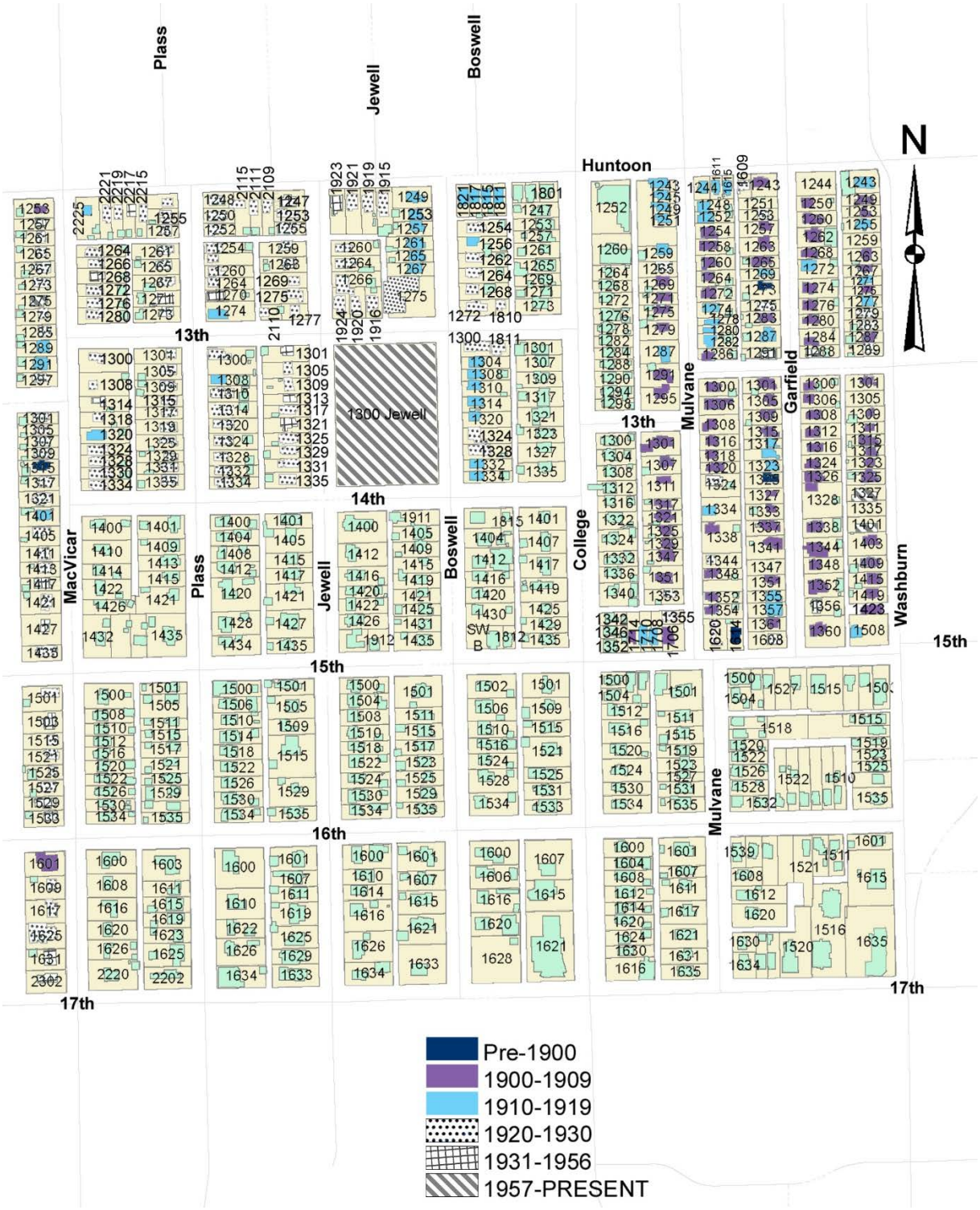
Figure 41: ESTIMATED DATES OF CONSTRUCTION SURVEY AREA 5

ERA	TOTAL	PERCENT
PRE-1900	1	2.4
1900 – 1909	2	4.9
1910 - 1919	3	7.3
1920 - 1930	28	68.3
1931-PRESENT**	7	17.1
TOTAL:	**41**	**100**

**All resources are older than fifty years of age.

It is interesting to note that although there are trends in construction dates within the Survey Areas, the decade between 1920 and 1930 proved to be a major construction period. Nearly three-quarters of the resources in Survey Areas 3 and 5 were constructed during this building boom. Resources in Survey Area 3 were built only after the land was platted in 1908. In Survey Area 4 nearly two-thirds of the resources were constructed between 1900 and 1909, parallel to the development of College Avenue. The architectural styles and building forms represented in Survey Area 4 confirm this development pattern. The entire city of Topeka grew during this period in the early twentieth century as the city expanded to new suburbs and new homes were erected in existing neighborhoods such as the Survey Areas in the College Hill neighborhood. While the number of resources constructed after 1930 is significantly fewer than the number of resources constructed before 1930, property owners regularly constructed new houses on vacant lots or to replace earlier houses up until 1963. There is a marked break in construction after 1963. Only the duplex constructed at 1327 SW Washburn Avenue (1978) was built after 1963 and Boswell Square Park was established c.1980 when the Boswell School was demolished and the property was reclaimed as a public park. The construction dates for secondary structures, such as garages and sheds, were not confirmed.

FIGURE 42 – DATES OF CONSTRUCTION – ALL SURVEY AREAS



ARCHITECTURAL INTEGRITY

All properties eligible for listing in the National Register of Historic Places must retain sufficient architectural integrity to convey the period of time for which they are significant. As described above in the Methodology, each building received an integrity rating of Excellent, Good, Fair, or Poor. Figures 43 through 46 illustrate the results of the Integrity Analysis.

Figure 43: ARCHITECTURAL INTEGRITY
SURVEY AREA 3

INTEGRITY	TOTAL	PERCENT
EXCELLENT	39	33
GOOD	31	26
FAIR	36	31
POOR	12	10
TOTAL:	**118**	**100**

Figure 44: ARCHITECTURAL INTEGRITY
SURVEY AREA 4

INTEGRITY	TOTAL	PERCENT
EXCELLENT	34	24
GOOD	41	30
FAIR	54	39
POOR	10	7
TOTAL:	**139**	**100**

Figure 45: ARCHITECTURAL INTEGRITY
SURVEY AREA 5

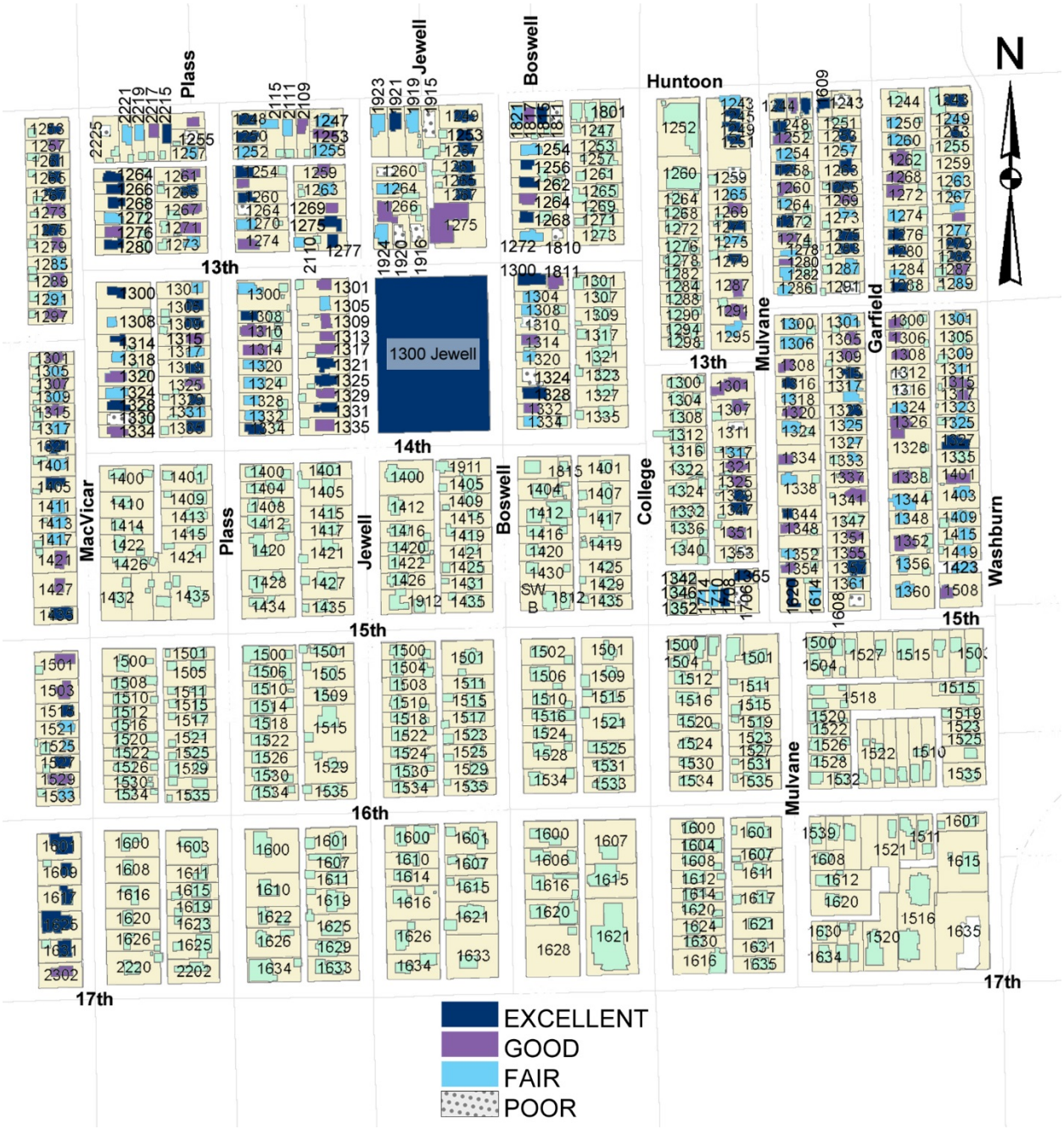
INTEGRITY	TOTAL	PERCENT
EXCELLENT	15	37
GOOD	14	34
FAIR	12	29
POOR	0	0
TOTAL:	**41**	**100**

Integrity ratings represent a sliding scale of alterations to the historic fabric and the features of individual buildings. Both the quantity of changes and the reversibility of changes affected the ranking each building received. Buildings rated “Excellent” and some rated “Good” may be individually eligible for register listing if they also have significant associations that meet one or more of the National Register Criteria. Buildings that received an integrity rating of “Good” and

some rated as “Fair” could be listed as contributing resources to a historic district. While the application of non-historic siding, specifically vinyl siding, compromises the integrity of a resource because it changes the relationship between siding trim and often obscures subtle historic ornament, if that resource continues to communicate its historic function and period of construction through its form, porch, and windows, the resource is rated as “Fair.” An integrity rating of “Poor” and in some cases “Fair” reflects the presence of numerous alterations that significantly diminish architectural integrity, regardless of historical significance. It is possible that many of the surveyed buildings rated “Fair” may retain some or all of their original historic fabric behind later alterations, such as non-historic siding, and if these changes were reversed they may improve their integrity ranking and register eligibility.

Survey Area 3 contains thirty-nine resources identified as “Excellent” and thirty-one identified as “Good.” Survey Area 4 contains thirty-four resources identified as “Excellent” and forty-one identified as “Good.” Survey Area 5 contains fifteen resources identified as “Excellent” and fourteen identified as “Good.” Thus these resources could be contributing to a potential expansion of the College Avenue Historic District.

FIGURE 46 – ARCHITECTURAL INTEGRITY – ALL SURVEY AREAS



SURVEY RECOMMENDATIONS

As documented in the Historic Context and in the Survey Findings, the resources in the College Hill Historic Resources Survey represent the development of the neighborhood beginning in the early 1900s. The built environment testifies to the rapid residential development that occurred at the beginning of the twentieth century, when the entire city of Topeka was expanding. While this development was substantially complete by the 1930s, increased commercial development east of Washburn Avenue has begun to encroach on traditionally residential areas at the east end of Survey Area 2, replacing or modifying residential resources. Rosin Preservation offers the following recommendations for future preservation action.

NATIONAL REGISTER LISTED AND INDIVIDUALLY ELIGIBLE RESOURCES

One resource in the survey area (Westminster Presbyterian Church at 1275 SW Boswell Avenue) is listed in the National Register of Historic Places and the Register of Historic Kansas Places under Criterion C for the area of Architecture. Rosin Preservation identified one resource potentially eligible for individual listing in the National or state register.

1625 MacVicar Avenue: This house is potentially eligible for individual listing under Criterion C for the area of Architecture as a unique local example of an early twentieth-century Eclectic house. Sisters Nellie and Sara Kouns, who gained international recognition as a singing duo, commissioned this unusual dwelling in 1923 for their brother, Charles W. "Tex" Kouns, and his wife Dorothy. The Kouns were raised in Topeka as their father was the general manager of the Santa Fe Railway. The pair of arched dormers and curved wood shingle roof are unique to College Hill. The house retains excellent exterior integrity, sufficient to convey its unusual design as an expression of English cottage architecture. If this nomination is pursued, an assessment of interior integrity along with an investigation into the number and integrity of other Eclectic houses in the Topeka area would be necessary to determine if this house was truly individually eligible.

NATIONAL AND STATE REGISTER HISTORIC DISTRICTS

A historic district is a grouping of resources that shares significant associations of history or architecture. These resources must be located in a concentrated geographical area to create a unified entity that is clearly distinct from the resources outside the district boundaries. Resources within a historic district can include individually distinctive resources (resources that might also qualify for individual register listing) as well as resources that lack the qualities of design or association to merit individual listing. District boundaries can encompass resources that lack integrity or association with the historic context and are considered "non-contributing," although resources of this type must be a minority within the district.

Based on date of construction, architectural integrity, and historical associations, the survey data identified 183 primary resources that appear eligible for listing in a historic register, 114 resources that do not appear to be register-eligible, and one that is register-listed. While the resources lack the distinction necessary for individual listing, there are concentrations of resources with excellent or good integrity that could form National Register Historic Districts, or more likely, an expansion to the existing College Avenue Historic District. Resources with fair or poor integrity are scattered throughout the survey areas.

NATIONAL REGISTER HISTORIC DISTRICT EXPANSION

The College Hill Historic Resources Survey evaluated all of the buildings within the five Survey Areas, individually and within the context of the surrounding streetscape. In a residential neighborhood, design and materials are important factors of integrity. The resource must retain sufficient form, stylistic elements, and historic material to communicate its time and place of construction. Together the surveyed resources reflect the continuum of residential development in the College Hill neighborhood and the development factors specific to this area.

The consultants identified Survey Area 1 as a contiguous group that retains historical and architectural integrity and appears to meet at least one of the four National Register criteria. Overall, Survey Area 1 encompasses buildings that retain excellent or good integrity. Resources with excellent or good integrity in Survey Area 2 are concentrated in the west half of the area. Survey Areas 3 and 4 have lot sizes, architectural styles, and building forms that reflect the earlier development of these areas. Together they display an intact, cohesive grouping of resources that illustrate the development of the College Hill neighborhood. Because of the location bordering the existing district, the large concentration of resources with architectural integrity, and the strong associations with historic contexts developed in the nomination, Survey Areas 1, 3, 4, and 5 in their entirety and portions of Survey Area 2 appear to merit consideration as an expansion of the boundaries of the College Avenue Historic District. As a grouping, these buildings retain integrity of the setting, design, materials, and workmanship sufficient to convey feelings about and provide associations with the architectural character of College Hill as well as the historic contexts that support its significance.

The residential resources in these areas were constructed in the same time period and have the same character-defining features as the resources in the current College Avenue Historic District. The resources reflect the same patterns of development and illustrate the themes outlined in the historic contexts “Community Development Patterns of Topeka, Kansas” and “College Hill Neighborhood.” The expanded boundaries support the significance of the District under Criteria A and C in the areas of Community Planning and Development and Architecture. The expanded boundaries encompass some of the original plats for the neighborhood, and were developed

through the efforts of Washburn University. Some were the residences of professors or staff at the college, further emphasizing the connection with the neighborhood. The resources exhibit the same range of late-nineteenth and early-twentieth century styles and forms, primarily Craftsman, Prairie and National Folk Forms. The expanded boundaries include resources historically associated with the College Hill neighborhood, and as such, they form a cohesive district. Some resources are greater than fifty years of age and retain integrity, but were constructed outside the period of significance identified for the College Avenue Historic District (c.1880 – c.1930). These resources illustrate the continued development of the District into the mid-twentieth century.

The historic district boundary expansion maintains the established period of significance from c. 1880 to c.1930. It may be possible to extend the period of significance to 1956 as this is the latest construction date for all of the resources that comprise the limited but regular building campaign that continued in this area after 1930. These later resources exhibit the same scale and materials as their pre-1930 neighbors. While there is a distinct break in construction dates for resources in the College Avenue Historic District (1930), the property owners in the surrounding area continued to construct single-family houses on the few remaining vacant lots until 1956, continuing the historic context of residential development. Resources constructed after 1956 exhibit a marked shift in single-family residential design. These few resources are typically one story in height and have narrow rectangular footprints that orient the front of the house to the side lot rather than to the street.

General Registration Requirements

Resources eligible for listing as a contributing property to a historic district must retain the architectural and structural features that tie the resource to its original function, specified area(s) of significance, and period of significance. Alterations to primary building facades are acceptable if they do not alter a significant portion of the façade, if the changes are reversible, and if the original appearance of the façade can be restored. Infill of original fenestration openings should not destroy or obscure the original openings and should be fully reversible. The resource should represent a style of architecture or a type, period, or method of construction and should retain sufficient integrity of design, materials, and workmanship to represent the style or the property type.

Contributing Resources

Three hundred primary resources were identified as contributing to a potential historic district (119 and one listed in Survey Area 1, twenty-six in Survey Area 2, sixty-two and one register-listed in Survey Area 3, sixty-nine in Survey Area 4, and twenty-four in Survey Area 5, plus associated outbuildings). Although these resources do not retain sufficient integrity to merit individual listing on the historic register, they clearly communicate associations with broader historic contexts and areas of significance that apply to the wider area. The bulk of these residential resources were

constructed from c. 1880 to the mid-twentieth century. They illustrate residential styles and forms popular during their respective eras of construction, such as Craftsman and National Folk Forms. The contributing resources retain their original form, with additions concentrated to the rear, and historic materials, such as wood windows and siding. The cohesive grouping of buildings remains it its original residential setting.

Non-Contributing Resources

One-hundred-eighty-eight primary resources were identified as potentially non-contributing to a historic district (thirty-three in Survey Area 1, fourteen in Survey Area 2, fifty-four in Survey Area 3, seventy in Survey Area 4, and seventeen in Survey Area 5 plus associated outbuildings). Non-Contributing resources are those that have lost significant integrity and/or were constructed outside the established period of significance (c.1880 to c.1930). Most non-contributing resources have alterations to the exterior cladding such as the application of vinyl, aluminum, or asbestos siding. Some have additions on the primary elevation or alterations to the front porch that compromise the overall form. While only two resources are less than fifty years old, twenty-two resources were constructed after 1930, rendering them non-contributing. In some cases, the historic material may be intact beneath the non-historic cladding. If the non-historic cladding is removed and the historic material is intact, these resources could be re-evaluated as contributing to a historic district. Resources constructed outside the period and areas of significance are concentrated at the southeast corner of Survey Area 2 and therefore not included. No resources built after 1966 (less than fifty years of age at the time of the survey) appear to meet criteria for exceptional significance.

The potential College Avenue Historic District boundaries are as follows:

1. Expand the existing *College Avenue Historic District* to include all resources in Survey Areas 1, 3, 4, and 5.
2. Expand the existing *College Avenue Historic District* to include resources in Survey Area 2 along both sides of SW Mulvane Street and the south side of SW 15th Street from 1525 to 1717 SW 15th Street. The east boundary of the proposed expanded district should be the east property line of the resources on the east side of SW Mulvane Street.

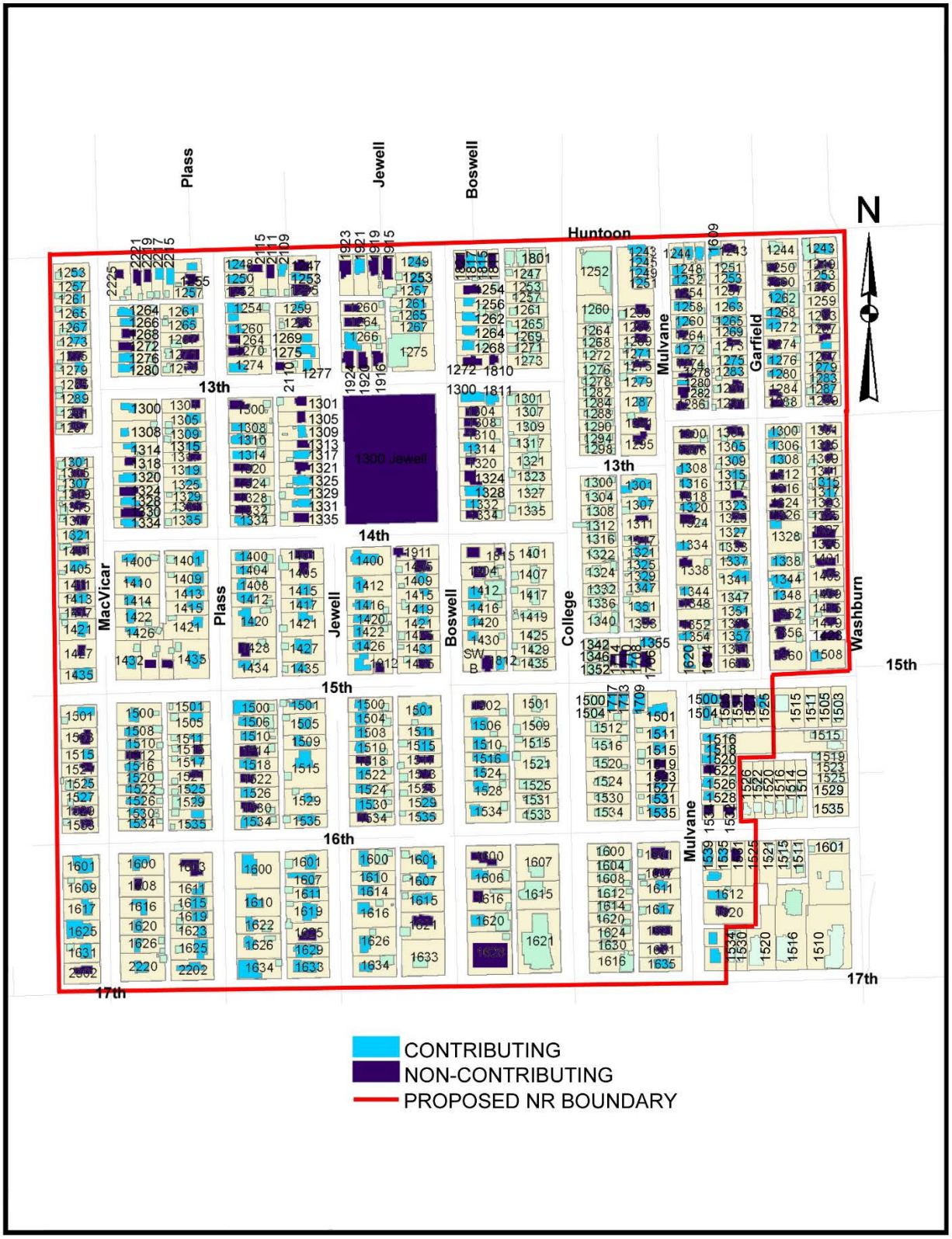
KANSAS REGISTER OF HISTORIC PLACES HISTORIC DISTRICT LISTING

The Survey Areas evaluated in Phase 2 have fewer resources with Excellent and Good integrity and more resources identified as having Fair or Poor integrity due to alterations. While some of these alterations are substantial and irreversible without damaging historic fabric, most of the alterations include the replacement or covering of historic siding. While the application of vinyl siding does compromise the integrity of the resource by changing the relationship between siding and trim, and often obscures subtle ornament or stylistic features, often the historic form is intact and sometimes the historic windows are extant. While such alterations may not be acceptable for listing in the National Register, listing the Kansas Register of Historic Places may be a good way

to recognize the contribution of these resources. Listing in the Kansas Register of Historic Places provides access to rehabilitation tax credits for individual home owners.

Figure 47 identify resources by their potential for register listing.

FIGURE 47 – HISTORIC DISTRICT BOUNDARY EXPANSION RECOMMENDATION



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LOCAL CONSERVATION DISTRICT

Rosin Preservation also recommends exploring the creation of a conservation district as a means to recognize and protect the historic character of Survey Areas 3, 4, and the north half of Survey Area 5. Alterations to the form and cladding of resources evenly dispersed throughout the Survey Areas could render the architectural integrity Survey Areas as poor or fair. A conservative evaluation could determine a lack of a cohesive grouping of resources with excellent or good integrity that could potentially render much of the Survey Areas in Phase 2 ineligible as part of a boundary expansion for the College Avenue Historic District. As an alternative, Rosin Preservation recommends the creation of the aforementioned Conservation District.

The Conservation District is a tool used nationwide for maintaining the character of existing neighborhoods and providing protection to historic resources that do not retain sufficient integrity to be listed in the National or local registers. Locally designated, Conservation Districts can stabilize property values in older neighborhoods while protecting the unique qualities of these communities. Conservation Districts can also establish specific design guidelines to direct improvements that will upgrade historic resources to meet National Register criteria as contributing elements to a National Register and/or local district. For instance, non-historic siding is a common alteration that will preclude many properties from being listed as contributing resources. By creating a Conservation District prior to designating a historic district, the City can encourage property owners to reverse siding alterations, increasing the number of properties that are deemed contributing. In Conservation Districts, design review is limited to major changes (such as new construction, exterior alterations, and demolition). This provides protection against adverse changes to the visual context of the district, while encouraging property owners to make appropriate changes that reinforce the qualities that define the district.

To be designated as a Conservation District, a group of structures and/or landscape elements should have developed more than fifty years ago and retain distinctive architectural and historic characteristics worthy of preserving, although they may lack the historical, architectural, or cultural significance to qualify as a Historic District. A Conservation District may also be designated due to its identifiable setting, character, or association expressed through unifying exterior features. The conservation of these areas can spur property owners to make appropriate changes and renovations to their buildings to improve the facades. With more improved facades, an area is more likely to be eligible for listing in the National Register. Many of the resources in the Survey Areas retain their original form and setting. Most would be non-contributing to a historic district due to alterations of exterior cladding or large additions on the primary elevation. If additions were removed or historic cladding uncovered, this could change the status of the resource.

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