

AUBURNDALE PHASE I HISTORIC RESOURCES SURVEY



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The City of Topeka, Kansas

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INTRODUCTION

The City of Topeka (City) contracted with Rosin Preservation, LLC to conduct the first phase of an intensive-level survey of historic resources within the Auburndale neighborhood. The survey area covers about sixteen city blocks and is located approximately 1.6 miles northwest of Topeka's central business district. It contains several residential plats dating from 1882 through 1922, including most of the Auburndale subdivision, platted in 1888.

The historic resources survey of Auburndale is a comprehensive project intended to document the neighborhood's residential properties, gain an understanding of the historical development of the area, and identify resources or groups of resources that may be eligible for listing in the National Register of Historic Places. The City of Topeka Planning Department divided the Auburndale neighborhood into three phases for survey (*Figure 1*). Phase I of the survey was conducted by Rosin Preservation in 2017. The Phase I Survey Area is roughly seventy-five acres and contains 237 parcels and 222 primary resources (*Figure 2*). All but one of these resources are single-family residential buildings and all retain their historic function. Roughly 65% of the resources have an ancillary building such as a garage or shed. The primary resources represent a range of construction dates from 1880 to 2008, with the highest concentration of residences constructed during the 1920s (47% of the resources in the survey area were constructed during this time). This construction boom is reflected in the numerous bungalows, a popular early-twentieth-century housing form promoted by developers like the Garlinghouse Realty Company, identified within the survey area. Thirty-four resources designed by Garlinghouse were found in the survey area dating from 1913 through 1922.

The Auburndale 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 the winter and spring of 2017, Rosin Preservation principal Elizabeth Rosin, associates Rachel Nugent and Rachel Barnhart, and sub-consultant Brad Finch performed survey activities. Ms. Barnhart and Mr. Finch completed field survey and photography. Ms. Nugent and Ms.

Barnhart entered data into a Microsoft Excel spreadsheet. Finally, Ms. Nugent and Ms. Barnhart analyzed the data, prepared the historic context, developed survey recommendations, and prepared this report of findings.

FIGURE 1- ALL SURVEY AREAS

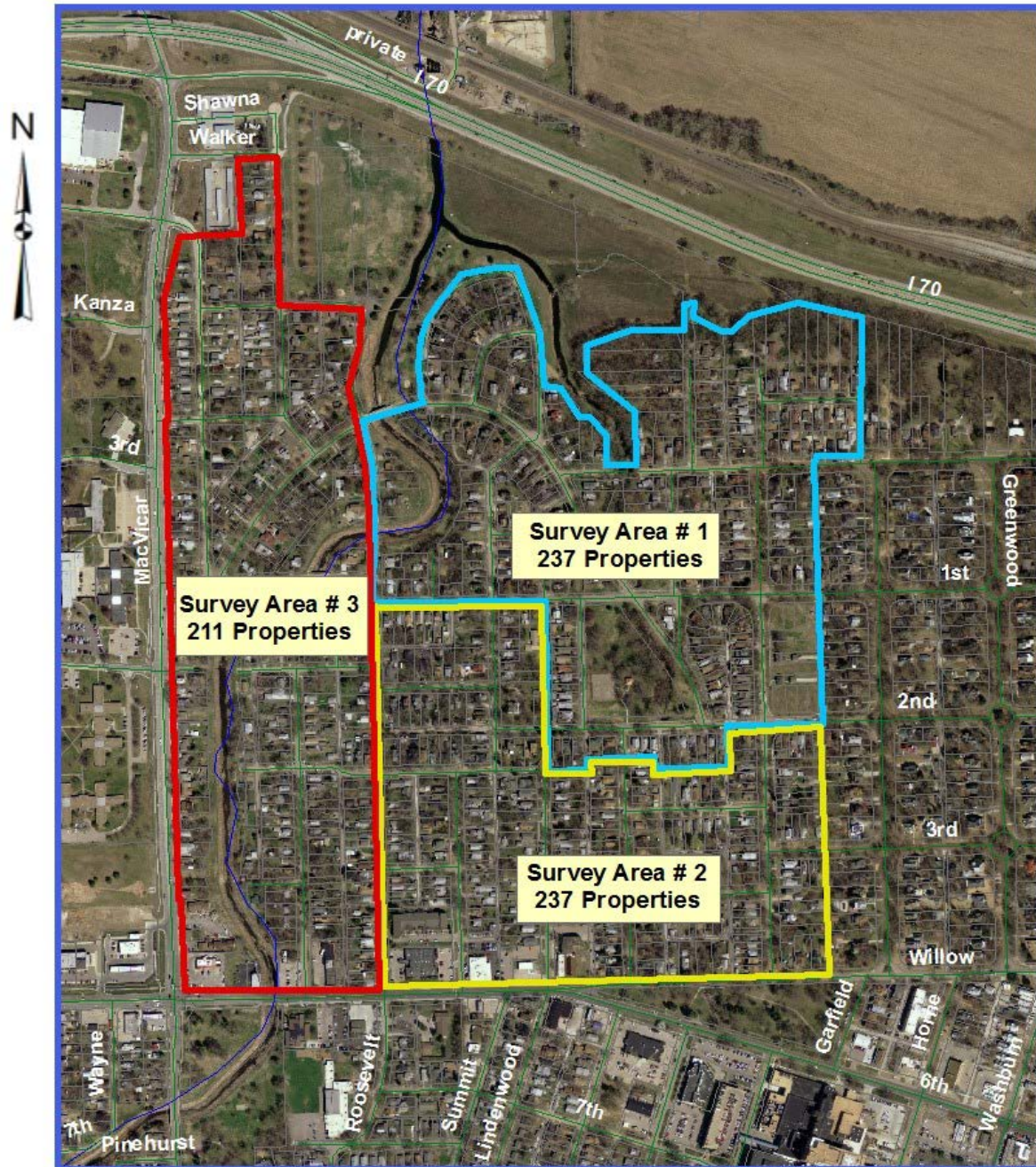
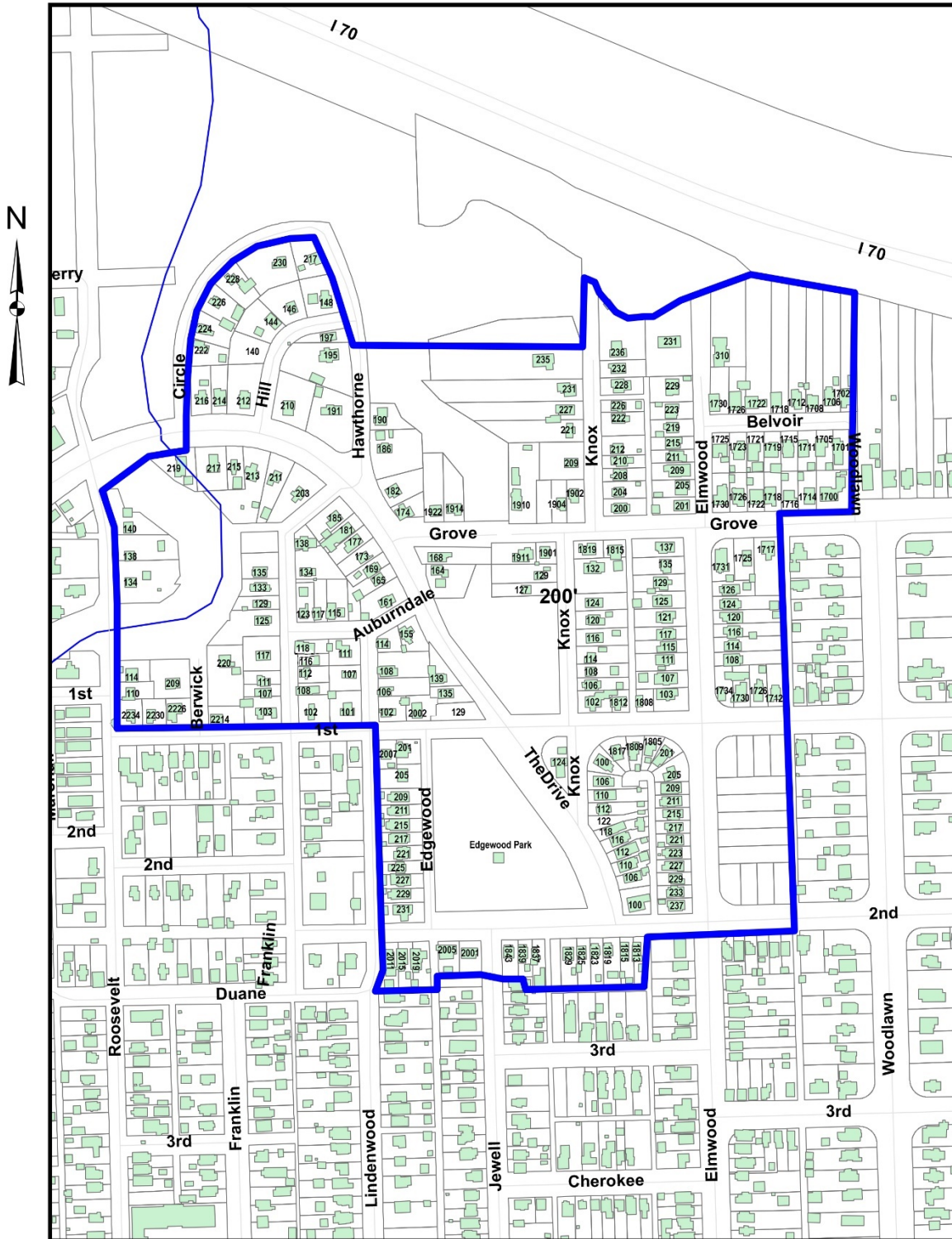


FIGURE 2- AUBURNDALE SURVEY AREA PHASE I



METHODOLOGY

Rosin Preservation completed Phase I of the Auburndale 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 the Auburndale neighborhood's history and its built environment, to develop a historic context for the survey area, 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 current residential community. Primary sources, such as city directories, newspaper articles and maps obtained from the Topeka Room at the Shawnee County Public Library, were reviewed to understand the development of the Auburndale 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 online 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 resource in the 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 and historic function). When linked with digital records from past and future surveys, this database enhances the understanding of historic resources in the Auburndale neighborhood.

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.

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 and Lee 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 and area in which they are significant.¹ The National Park Service uses the following terms to define integrity. A property must retain integrity in a majority of these areas to be eligible for listing.

- **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.

Excellent

- 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 1967. 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 Potwin Place and Auburndale, west of the commercial center. The city introduced street car lines along major thoroughfares such as Kansas Avenue and 11th Street, and new additions 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 An economic decline in the 1890s temporarily impacted construction in these new areas. Topeka recovered from the economic decline in the early 1900s and by 1910 the population reached 43,684.⁹ 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

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.

⁹ *Kansas Statistical Abstract, 2013*, 48th Edition. (Lawrence, Kansas: Institute for Policy and Social Research, 2014), 455.

also ensured a range of employment. Hospitals, treatment facilities, and asylums further contributed to the economy of the city in the 1900s.¹⁰

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.¹¹ By 1930, the population reached 64,120.¹²

The City of Topeka suffered economically in the 1930s during the Great Depression. 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.¹³ Reflecting this downturn, by 1940 the population had grown by only 3,000 residents within ten years to 67,833.¹⁴ After the building boom in the 1920s, little development occurred in the Survey Area throughout the next few decades. Only thirty of the 222 primary resources in the Auburndale Historic Resources Survey were constructed after 1930.

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 1960.¹⁵ 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.¹⁶ Since the Auburndale area was nearly fully developed by 1930, there are few post-World War II resources in the neighborhood.

¹⁰ Schwenk, et. al., 74.

¹¹ Schwenk, et. al., 75.

¹² Kansas Statistical Abstract, 2013, 48th Edition, 455.

¹³ Schwenk, et. al., 75.

¹⁴ Kansas Statistical Abstract, 2013, 48th Edition, 455.

¹⁵ Kansas Statistical Abstract, 2013, 48th Edition, 455.

¹⁶ Schwenk, et. al., 76.

HISTORY OF AUBURDALE

Topeka's population rapidly increased during the late 1800s, and the resulting housing demand led to the establishment of residential neighborhoods at the edges of the city's commercial core. In 1873 several individuals owned acreage in the Auburndale survey area, located south of the Kansas River and northwest of Topeka's commercial business district (*Figure 3*). Sam Cross and Charles Wolcott Potwin, a banker from Ohio, had the largest holdings. Enterprising landowners encouraged suburban expansion by subdividing their holdings into lots comprising residential subdivisions, and advertising desirable features of the new plat to entice investors and potential homeowners. The seventy acres owned by Potwin were platted into lots in 1882, establishing the first residential subdivision in the immediate area.¹⁷ Lots in "Potwin Place" were advertised and available for sale by 1885. The Elm Grove subdivision was platted immediately to the west of Potwin Place in 1885 from a portion of Sam Cross' holdings (*Figure 4*).¹⁸ Potwin Place gained an air of exclusivity with restrictive covenants obligating lot buyers to construct a residence within six months of purchase costing at least \$2,000 to build.¹⁹ Early residents included lawyers, bankers, and politicians.

The Auburndale subdivision was developed in 1888 by George F. Parmelee of the Topeka Land and Development Company (*Figure 5*).²⁰ A series of advertisements and articles were published in the *Topeka Daily Capital* that year to promote Auburndale and cultivate potential buyers (*Figure 6*). The first mention in the newspaper of Auburndale occurred on May 22, 1888, when a series of short messages were scattered among the day's news stories. The messages asked, "Have you learned where Auburndale is?" and offered cryptic clues such as, "only 792 feet from Potwin."²¹ The intentional reference to Potwin Place was meant to foster prestige for the new development. The following day, an article in the *Capital* detailed the author's visit to Auburndale, calling it "a gem of wooded landscape" and a "suburban resort."²² Topeka's Sixth Avenue horse-drawn trolley would be extended west, passing through Auburndale to the Topeka State Hospital and allowing for easier access to the city's central business district.

¹⁷ Julie A. Wortman, National Register of Historic Places Nomination Form, "Potwin Place Historic District," (Topeka, Kansas, 1979), 8-1. A relatively small portion of the Potwin Place subdivision (the west half of the block bound by Grove, Woodlawn, 1st, and Elmwood Avenues) is within the boundaries of the Auburndale Phase I survey.

¹⁸ A small portion of the Elm Grove subdivision (the properties along the south side of 2nd St between Jewell and Elmwood Avenues) is within the Auburndale Phase I survey.

¹⁹ Wortman, 8-1.

²⁰ Charlotte McLellan and John Ripley, "Potwin Place: Its History and Traditions," *Bulletin of the Shawnee County Historical Society, Topeka, Kansas* no. 45 (December 1968), 94-95.

²¹ McLellan and Ripley, 94.

²² McLellan and Ripley, 94.

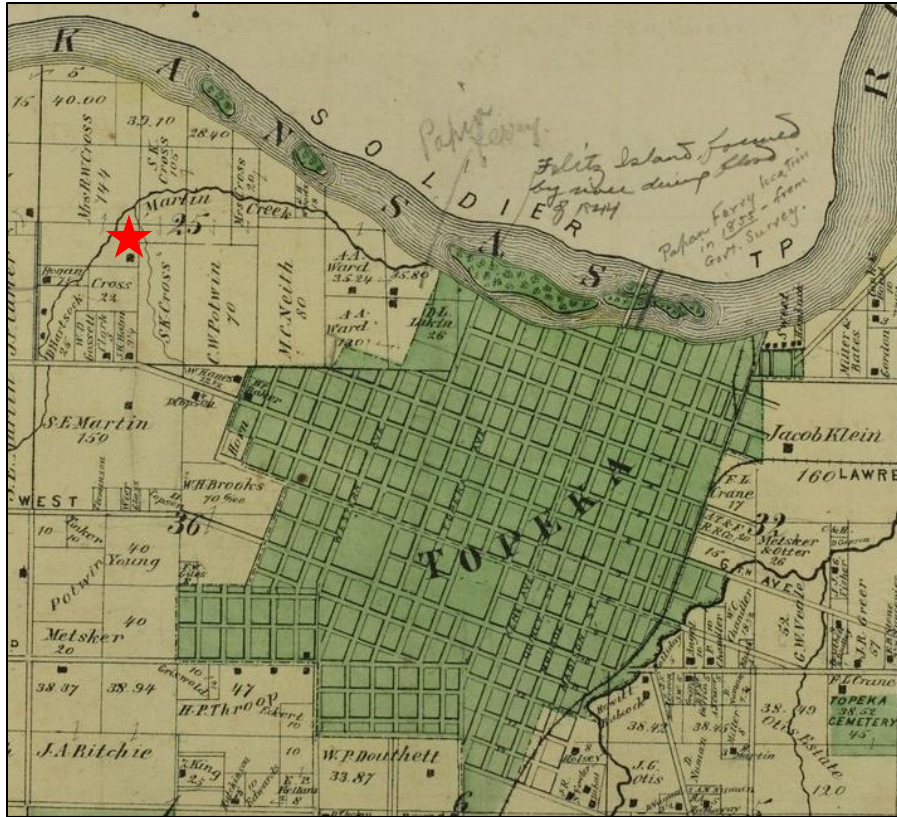


Figure 3. Portion of 1873 Atlas of Topeka, Shawnee County, KS. Approximate location of Auburndale neighborhood marked with red star.



Figure 4. Portion of 1887 Birds-Eye View of Topeka showing Potwin Place and Elm Grove subdivisions prior to establishment of Auburndale.

The Auburndale subdivision, consisting of approximately forty-five acres, was platted on the former homestead of Mrs. David Cross, northwest of Potwin Place.²³ The Topeka Land and Development Company, comprised of several Boston investors, purchased the land for \$45,000 in July 1887.²⁴ Auburndale was designed by Ernest William Bowditch, a landscape architect and planner from Boston; it is theorized “Auburndale” is a nod to the Boston suburb of the same name.²⁵ The subdivision extended north to the Chicago, Rock Island and Pacific Railroad, constructed in 1886, and was partially bisected by Martin Creek.²⁶ The roads in Auburndale were not organized in a grid like Potwin Place. Rather, a curved east-west primary road called The Drive centered the neighborhood. The curvilinear roads fanning out to the north from The Drive accommodated the ridges and valleys of the terrain and created a pastoral atmosphere. The roads extending south from The Drive were less curvilinear but still did not follow a strict grid. In 1888, an observer of Auburndale noted in the *Topeka Daily Capital*, “The east entrance to Auburndale [The Drive] leads through a perfect archway of elms and oaks ... reaching the higher portion of the grounds, a magnificent view of the most delightful scenery is afforded on all sides.”²⁷

In the late spring of 1888, a promotional concert was performed at the Auburndale grounds, and a public auction for the sale of lots was held on June 9 that year.²⁸ An article in the *Capital* the following day noted the auction yielded \$23,406 in sales. The subdivision’s irregular plan created lots of varying sizes, with rectangular 25-by-150-foot lots selling from \$225 to \$375 each. The choicest lots faced The Drive and sold for the highest prices. As advertised, the city’s horse-drawn trolley line was extended through Auburndale to the Topeka State Hospital in 1888. By July of 1889, the *Capital* described Auburndale as having “scores of lovely homes” and over \$122,000 in building investment; the subdivision had approximately seventy-five houses by the end of the year.²⁹ In 1890, a census effort counted approximately 500 residents in Auburndale.³⁰ The oldest extant houses in the Auburndale Phase 1 Survey Area date to this time and are within the Auburndale plat concentrated along Circle and Hawthorne Streets.

By the late 1880s, Topeka was planning to annex several of the residential suburbs developing at the city’s outskirts.³¹ In 1888, Potwin Place incorporated as a city to evade annexation. Residents of Auburndale considered a similar approach, and allowed Potwin Place to annex the subdivision

²³ McLellan and Ripley, 97. The *Topeka Daily Capital* described the homestead in 1889 as a stone residence built in 1844; it was demolished in 1889 to make way for a residence in Auburndale.

²⁴ Ibid.

²⁵ Ibid.

²⁶ Martin Creek is now called Ward Creek.

²⁷ McLellan and Ripley, 95.

²⁸ Ibid, 100.

²⁹ “Auburndale and Potwin Notes,” *Topeka Daily Capital*, November 16, 1889.

³⁰ “Another Count,” *Topeka Daily Capital*, July 1, 1890.

³¹ Wortman, 8-2.

in July of 1890 in exchange for access to water facilities.³² Ultimately, Potwin Place and Auburndale were annexed into Topeka by 1899.³³

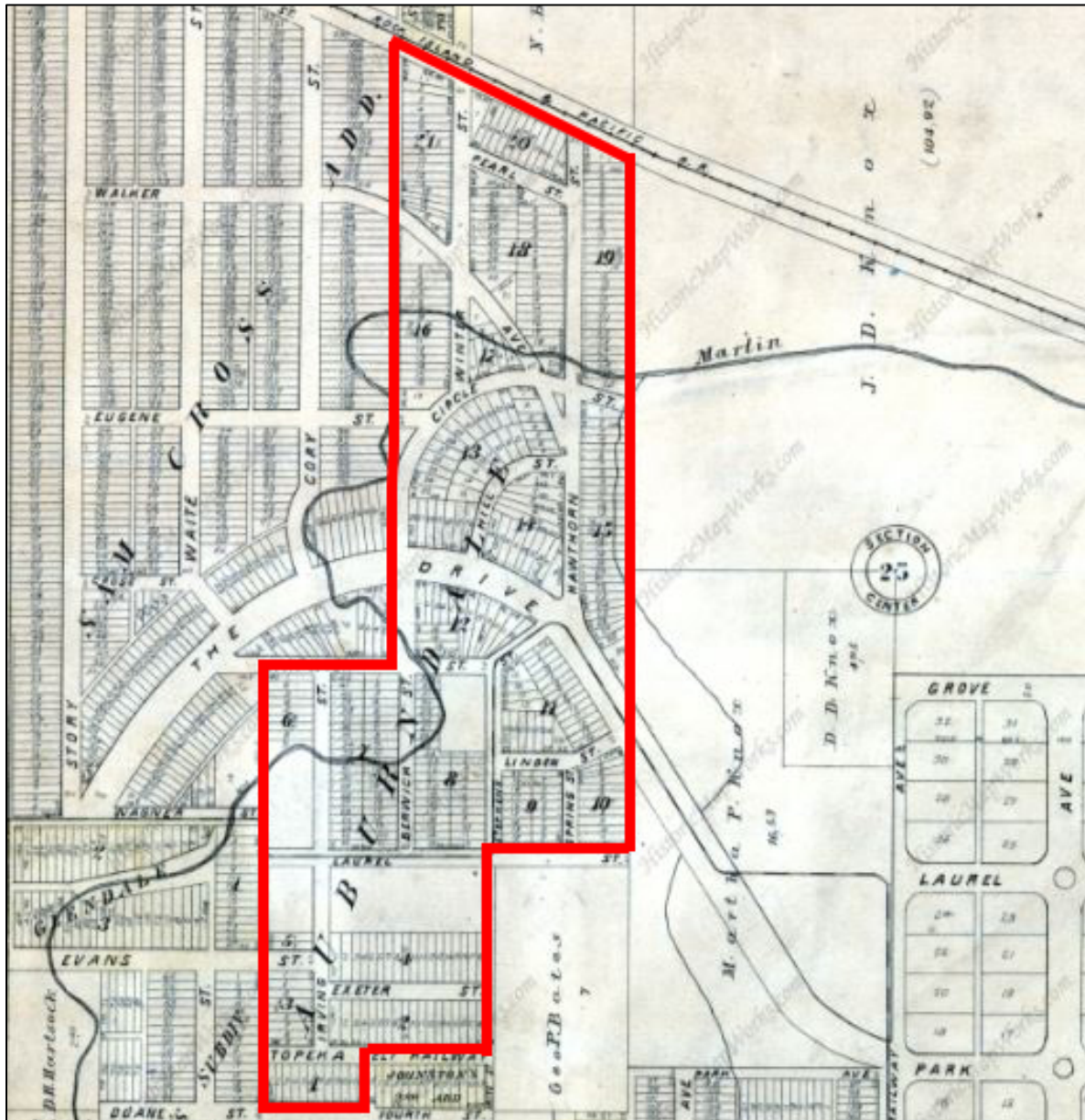


Figure 5. Portion of 1898 Atlas of Topeka City and Environs showing 1888 Auburndale subdivision outlined in red.

³² McLellan and Ripley, 101.

³³ Wortman, 8-2.

K O O L
KOMFORTABLE!
Konvenient.
Auburndale

See the Elegant Residences Being Built!
SELECT A LOT IN THE
Natural Forests of Auburndale!
HORSE CAR LINE, GAS AND WATER, AT ONCE!
Low Prices-Easy Terms
Deferred Payments to Bear Interest at the Rate of 6 Per Cent Per Annum.

Contracts will be given on payment of one-fourth of the purchase money, and deeds on payment of one-third. Plans and price-lists can be seen at the office of the
Topeka Land and Development Co.

GRAND
Free -:- Concert
---AT---
Auburndale
TO-NIGHT
---BY---
Marshall's Full Military Band.

Free barges to the grounds will connect with Sixth Street car line.

PROFESSIONAL PROMOTION
Examples of newspaper advertising used by the Boston Syndicate in promoting Auburndale during 1888 and 1889.
In offering "free barges to the grounds," the Boston promoters were saying, in down east lingo, that horsedrawn omnibuses would take visitors from the horse-car line to Auburndale.

Ernest William Bowditch,
landscape architect

AN Addition of the Boston Syndicate. Only fifteen minutes from Kansas Avenue.
USUALLY attractive as to location and accessibility.
BEST of Terms and very low prices.
UNSURPASSED in natural beauty, wide spreading Lawns and Forest Trees.
RATE of interest on deferred payments, Six per cent per annum.
NOTHING better as an investment in the market.
DO NOT hesitate because it is winter. The Flowers will bloom in the Spring, tra-la
AL
ECONTRACT will be given on payment of one-fourth of the purchase money.
LOOK at the plans and price lists
EXHIBITED by the Topeka Land and Development Company, Bank of Topeka Building

Figure 6. Advertisements for Auburndale appeared in Topeka newspapers in 1888 and 1889. This image was featured in a bulletin of the Shawnee County Historical Society in 1968.

Several smaller plats comprise the remaining portions of the Auburndale Phase 1 survey area. In 1889, a seven-acre tract containing a vineyard to the south of Auburndale sold to George P. Bates for \$13,000.³⁴ In 1914, this land was platted as Bates Second Addition. To the east of Bates' holdings and immediately west of Potwin Place, the Edgewood plat, also called Edgewood Park, was acquired by the Garlinghouse Realty Company circa 1910.³⁵ The Edgewood subdivision was developed on land formerly owned by John D. Knox, a prominent banker and minister in Topeka. The Garlinghouse Realty Company, headed by Lewis Fayette Garlinghouse, was a local business started in 1906 and specializing in residential development and mail-order catalog housing that grew into a nationwide enterprise. The Edgewood subdivision was Garlinghouse's first exclusively developed residential suburb in Topeka.³⁶ In spring 1913, Garlinghouse platted the thirty-one lots in Edgewood, bound by 1st Street to the north, Elmwood Avenue to the east, 2nd Street to the south,

³⁴ *Topeka Daily Capital*, August 8, 1889.

³⁵ 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), 12.

³⁶ Wallace, 12.

and The Drive to the west (Figure 7).³⁷ Edgewood Park, a 3.5-acre greenspace with a wading pool, was located immediately west of The Drive (Figure 8). Garlinghouse advertised the company's prefabricated bungalow designs for the Edgewood subdivision, noting "every house modern, 4 to 8 rooms, \$2,000 to \$4,000" with garages allowed and barns and other outbuildings prohibited.³⁸ By the end of 1914, the *Topeka State Journal* reported that thirty-two Garlinghouse residences had been constructed in Edgewood and the vicinity. In 1916, Garlinghouse published its first book of house plans, "Bungalow Homes," a mail-order catalog of designs including those seen in the Edgewood neighborhood.³⁹ In contrast to the Victorian-era residences on large, irregular lots in the Auburndale plat, the Edgewood subdivision contained predominantly one-and-a-half story bungalows on uniform lots that backed up to a central alley fronted with garages. Several Garlinghouse-designed residences were constructed along Edgewood Avenue on the west side of Edgewood Park in Bates Second Addition and along 2nd Street south of Edgewood Park in Elm Grove.

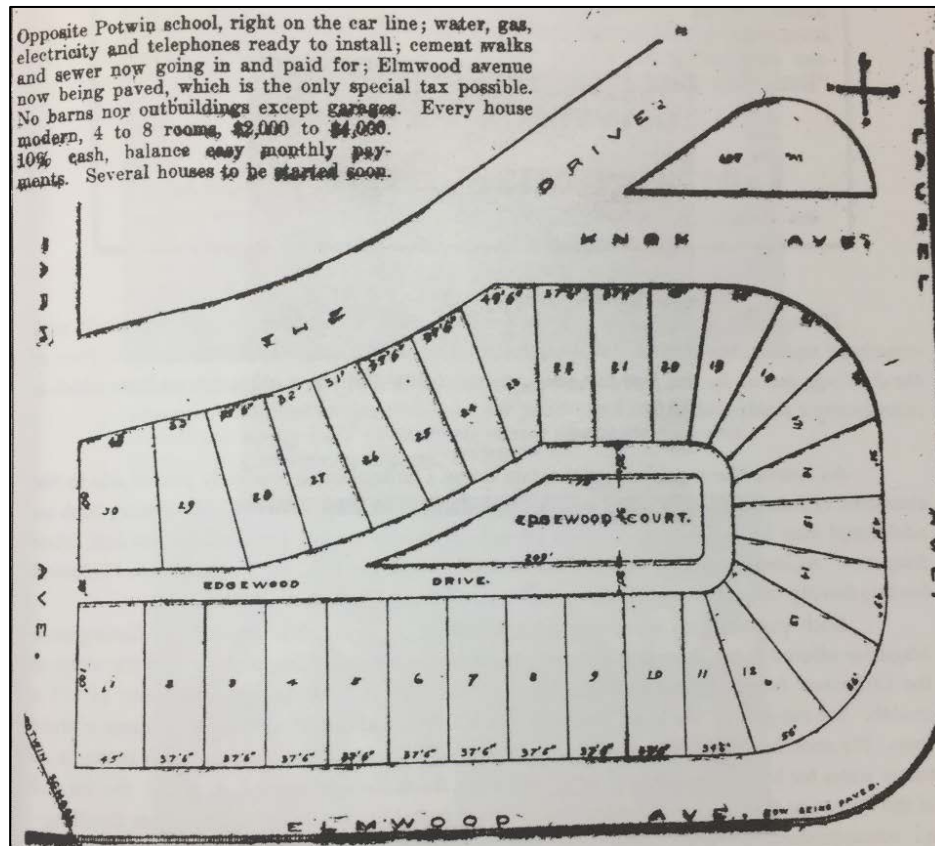


Figure 7. Advertisement for Edgewood plat in the *Topeka Daily Capital*, June 1, 1913.

³⁷ At the time, 1st Street was named Laurel Street and 2nd Street was named Park Street.

³⁸ Wallace, 13.

³⁹ Wallace, 16.



Figure 8. 1922 image of wading pool in Edgewood Park via Kansas Memory.

The busiest decade of construction in the Auburndale Phase 1 Survey Area was during the 1920s, when bungalows were constructed around Edgewood Park and in the Belvoir Addition (platted in 1913), the Own-Your-Home Addition (platted in 1921) and Potwin Court (platted in 1922). The Belvoir and Own-Your-Home additions and Potwin Court are in the northeast section of the survey area. Like Edgewood, the Belvoir Addition was platted on land owned by banker and minister John D. Knox. By 1898, Knox was in bankruptcy court for excessive debts; his land holdings and sprawling 1884 Queen Anne residence called “Belvoir” were his lone assets (*Figure 9*).⁴⁰ Knox died in 1912, and the following year his homestead was purchased by W. A. Neiswanger and John Switzer and platted as the Belvoir Addition.⁴¹ Knox’s residence was razed in 1920 with building materials re-used to construct several bungalows in the Belvoir Addition.⁴²



Figure 9. John D. Knox’s 1884 residence was razed in 1920 to make way for the construction of bungalows in the Belvoir Addition.

⁴⁰ “The Rev. John D. Knox Seeks Relief From Many Debts,” *Topeka Daily Capital*, August 10, 1898.

⁴¹ Vertical File, “Houses – Knox, John D.”, *Topeka Room Collections*, *Topeka & Shawnee County Public Library*.

⁴² “Old Knox Castle Doomed to Fall,” *Topeka Daily Capital*, January 18, 1920.

W.A. Neiswanger & Co. platted the Own-Your-Home Addition in 1921 and the Potwin Court Addition in 1922. The Own-Your-Home Addition was south of the Belvoir Addition and bound by Grove Avenue to the north, Elmwood Avenue to the east, 1st Avenue to the south, and Knox Avenue to the west. The smaller Potwin Court Addition was east of the Belvoir Addition and bound by Belvoir Court to the north, Woodlawn Avenue to the east, Grove Avenue to the south, and Elmwood Avenue to the west. The Own-Your-Home and Potwin Court subdivisions were advertised in the *Topeka Daily Capital* in 1922 as “two new, high class restricted additions.”

With the platting and development of these three subdivisions, the Survey Area was nearly fully built out by 1930. Several streets in the Survey Area were re-named circa 1938; Stephens Street was changed to Franklin Street, Spring Street was changed to Lindenwood Avenue, Laurel Street was re-named 1st Street, Park Avenue was re-named 2nd Street, and Linden Street was re-named Auburndale Court. Federal census records and city directories show that a range of socio-economic residents in varying occupations lived in the Survey Area from its initial development into the early-twentieth century. W.E. Williams, an engine inspector, resided at 230 NW Circle Street in the Auburndale plat in 1910; by 1930, the house was occupied by Albert Carlson, a railroad shop employee. R.L. Moses, a real estate agent, lived with his wife at 212 NW The Drive (Auburndale plat) in 1910; in 1930, the house was occupied by Don Pemberton, a produce company salesman. 216 NW The Drive (Auburndale plat) was occupied by attorney W.J. Rightmire in 1910 and later by railroad car inspector Frank L. Roper in 1930. The more modest Craftsman bungalows of the Edgewood, Own-Your-Home, and Potwin Court subdivisions, constructed beginning circa 1913 into the 1920s, were home to middle-class families working in a variety of occupations as engineers, insurance salesmen, bakers, shop managers, mechanics, and state hospital employees, as reflected in the 1926 Topeka City Directory.



Figure 10. Sanborn Fire Insurance Map, 1913 corrected to 1955, showing southeast portion of the Survey Area.

Only the portion of the Survey Area south of Grove Avenue is represented on Sanborn Fire Insurance Maps. The 1913 map, corrected to 1955, shows the winding path of Ward Creek through the Survey Area and developed lots with houses set back from the road (*Figures 10-11*). Setback and lot size vary depending on the plat and proximity to the creek. Construction on lots fronting the creek is sparse, presumably due to flooding. The dwellings range in size from one to two stories and have generally rectangular footprints with porches. Several properties have a small garage or shed at the rear of the lot.

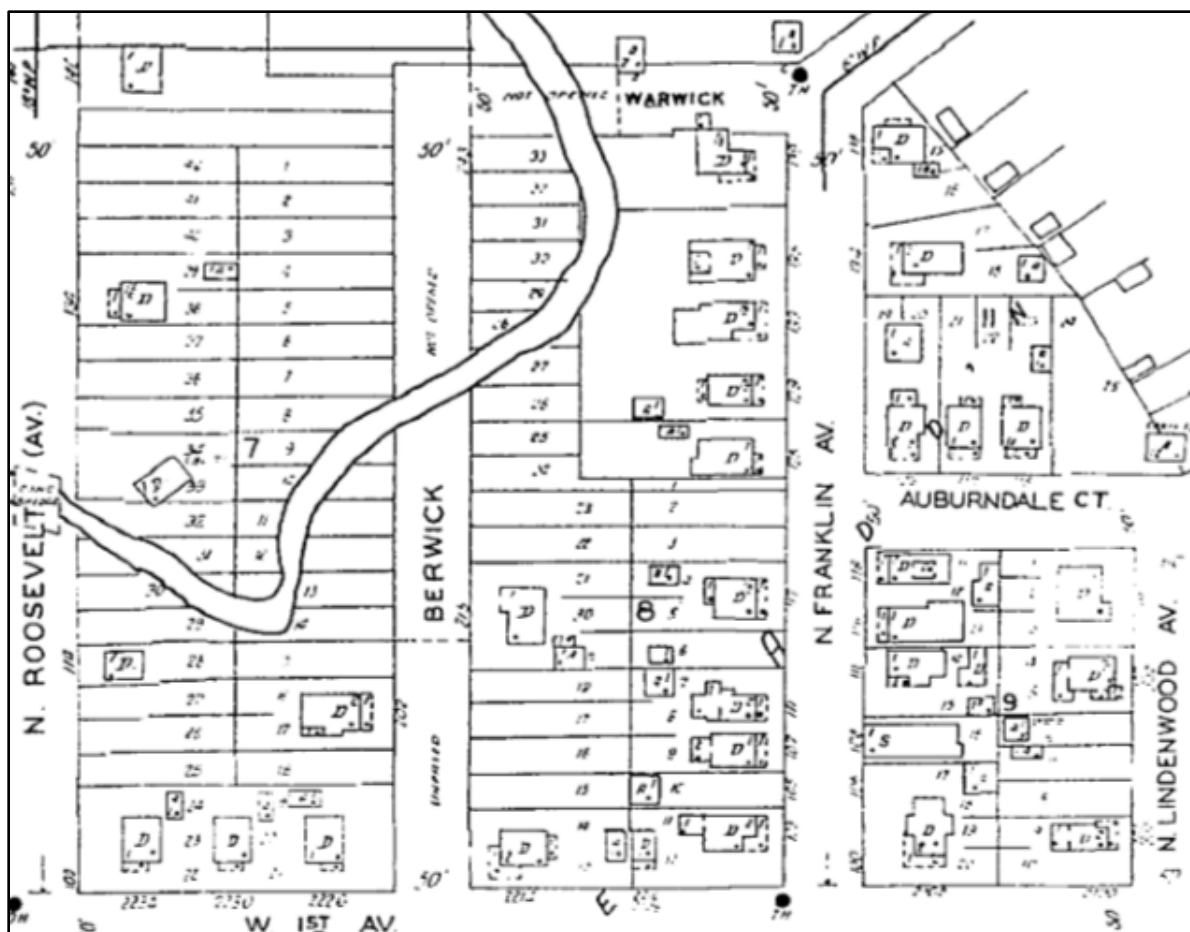


Figure 11. Sanborn Fire Insurance Map, 1913 corrected to 1955, showing southwest portion of the Survey Area.

A city planning map from 1942 by Harland Bartholomew and Associates shows the Survey Area with designated zoning regulations (*Figure 12*). The entire Survey Area was zoned for Single Family use allowing dwellings, schools, parks, and churches. Smaller lots of 5,000 square feet per family were permitted in the area south of The Drive and in the Edgewood plat. North of The Drive, the designated lot area per family was 6,500 square feet. All lots were required to have a thirty-foot front yard. The Survey Area currently reflects these regulations.

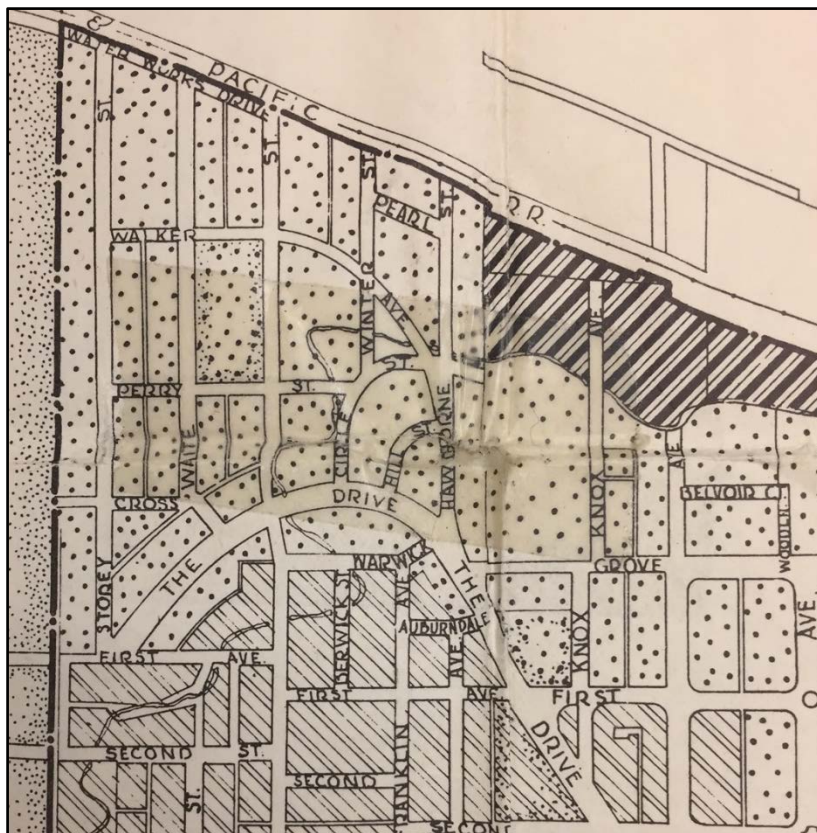


Figure 12. Portion of 1942 city planning map of Topeka by Harland Bartholomew and Associates.

Eleven new dwellings were constructed in the Survey Area in the 1950s. The post-World War II residences were designed in the Minimal Traditional and Ranch forms and located along Roosevelt Street and at the north ends of Knox and Elmwood Avenues on previously vacant lots. Instead of separate garages oriented towards an alley, these dwellings were designed with incorporated garages or utilized driveways for vehicle storage. An aerial from 1957 shows the Survey Area appearing much as it does today. By this time the northern section of the Auburndale plat, including parts of Walker Avenue, Winter Street, and Pearl Street, had been cleared to make way for interstate construction. This area is now occupied by Auburndale Park, with east-west Interstate 70 forming the north border. The railroad tracks that once formed the north border of the Auburndale plat are extant to the north of Interstate 70.



Figure 13. 1957 aerial showing the Survey Area via Kansas Memory.

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. The Edgewood subdivision in the Survey Area, platted in 1913, was Garlinghouse's first exclusively developed residential suburb in Topeka. The company published its first house plan book titled *Bungalow Homes* in 1916, which featured many of the designs seen in the Edgewood subdivision (Figures 14-15).⁴³ Lewis Garlinghouse lived in the Survey Area for thirty years in a Garlinghouse-designed dwelling at 231 SW Edgewood Avenue at the southwest

⁴³ 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. Movsovit and Jeanne C. Mithen, (December 2008), 16.

corner of Edgewood Park.⁴⁴ The company quickly grew in the 1920s, as its plans were used for houses 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.

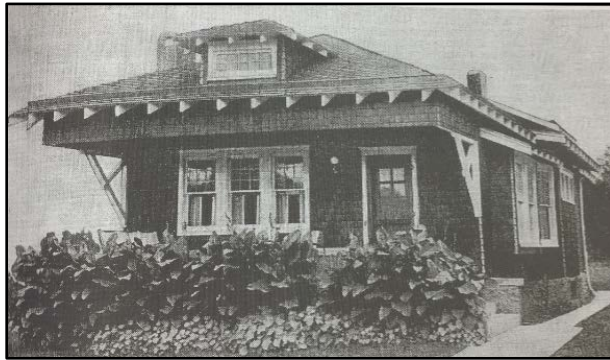


Figure 14. (Left) Garlinghouse Plan No. 210 from the 1916 catalog *Bungalow Homes*. (Right) Plan no. 210 in the Survey Area at 110 S.W. Knox, 2017.

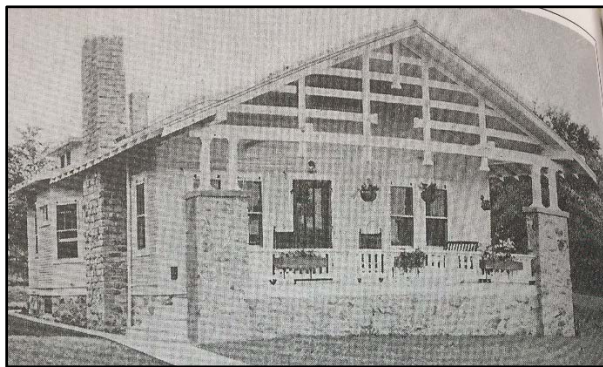


Figure 15. (Left) Garlinghouse Plan No. 213 from the 1916 catalog *Bungalow Homes*. (Right) Plan no. 213 in the Survey Area at 215 S.W. Edgewood, 2017.

Thirty-four resources designed by Garlinghouse were found in the survey area dating from 1913 through 1922. These houses illustrate a unique facet of Topeka's history and demonstrate the middle-class residences erected in the neighborhood. 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.

⁴⁴ "Bungalow Biography: L.F. Garlinghouse, The Founder," 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), 60.

SURVEY RESULTS

PHYSICAL DESCRIPTION OF SURVEY AREA

LOCATION AND SETTING

The Auburndale Phase I Survey Area includes approximately seventy-five acres in Topeka, Shawnee County, Kansas. It is located roughly 1.6 miles northwest of the Kansas State Capitol and the central business district. The residential survey area is south of Interstate 70 and the Kansas River, east of the former Topeka State Hospital grounds, and west of the Potwin Place Historic District, listed in the National Register in 1980. The irregularly-shaped survey area is comprised of multiple plats dating from 1882 to 1922; the largest within the survey area is the Auburndale subdivision, platted in 1888. The survey area includes most of the Auburndale plat; portions of the plat south of 1st Avenue will be surveyed in future phases. The survey area contains the entire Edgewood plat (1913), Belvoir Addition (1914), Own-Your-Home Addition (1921), and Potwin Court Addition (1922). It also contains small portions of the Potwin subdivision (1882), Elm Grove (1885), and Bates Second Addition (1914). The north boundary of the survey area encompasses the properties south of Interstate 70 from Circle Street east to Woodlawn Avenue. The east boundary contains the properties on the west side of Woodlawn Avenue to 1st Avenue; at 1st Avenue, the boundary jogs west to encompass the properties on both sides of Elmwood Avenue south of 2nd Street. The south boundary contains the properties on the north side of 2nd Street west to The Drive; from here, properties on both sides of 2nd Street to Lindenwood Avenue are included. The west boundary contains properties on the east side of Lindenwood Avenue north to 1st Avenue. From here, the west boundary jogs west to Roosevelt Street, containing the properties on the north side of 1st Avenue. The west boundary continues north to the intersection of The Drive and Circle Street, including properties on both sides of Roosevelt Street. In total, 222 primary resources within the boundaries were surveyed. Of these, 221 resources were single-family residences and one resource was a vacant commercial shop. Additionally, 147 ancillary resources were identified; 127 of these were auto garages.

Ward Creek, historically called Martin Creek, runs north to the Kansas River, comprised of two smaller streams that converge north of Circle Street in Auburndale Park. The land north of Circle Street in Auburndale Park was residentially developed in the late 1800s as part of the Auburndale plat, but was cleared in the mid-twentieth century for the construction of Interstate 70. The west branch of Ward Creek winds through the west portion of the survey area while the east branch begins within the survey area in Edgewood Park. Most residences backing up to the creek are set away from it by at least 100 feet, presumably to avoid flooding. The land surrounding the east branch of the creek, between Grove, Knox, and 1st avenues and The Drive, has not been platted and has only six residences. From its earliest descriptions, Auburndale was noted for its numerous

trees. Many large deciduous trees are extant in the survey area along the residential streets, Ward Creek, and in Edgewood Park. Edgewood Park, located in the south portion of the survey area, was established circa 1913 when the Garlinghouse Company platted the Edgewood neighborhood immediately to the east. The park retains its historic size of roughly 4.5 acres and is characterized by slightly rolling terrain, Ward Creek, and deciduous trees. Dillon Wading Pool opened in Edgewood Park in 1917; the circular foundation of the pool, approximately twenty feet in diameter, is visible but the pool has been infilled. A concrete sidewalk lines the south edge of the park. Two tennis courts, a non-historic picnic shelter, and a small playground are clustered in the southwest portion of the park.

The road pattern within the survey area is irregular due to the various plats, eras of development, and slightly rolling terrain. The primary road through the survey area is The Drive, a curvilinear thoroughfare that runs northeast-southwest and was the historic entrance to the Auburndale subdivision. Circle, Hill, and Hawthorne streets in the Auburndale plat fan out to the north from The Drive. The remaining streets in the survey area are straight but do not conform to a strict grid. Many of the roads have corresponding unpaved rear alleys for access to garages and sheds. Some of the auxiliary buildings reflect the style and materials of the associated primary resource while others are non-historic utilitarian buildings. All roads in the survey area are paved with asphalt except for Elmwood Avenue between 1st and Grove avenues and Grove between Elmwood and Woodlawn avenues. This section of road corresponds to the Potwin Place plat and is paved with historic brick. Most roads in the survey area have concrete curbing except for Circle, Hill, and Hawthorne streets, which lack curbing. Concrete sidewalks with perpendicular concrete paths to residences are present throughout most of the survey area. Some remnants of historic brick sidewalks have been retained throughout the survey area; examples can be seen at 134 Franklin Avenue, 148 Hill Street, 135 The Drive, and 2214 1st Avenue.

The survey area is residential in character with only one commercial resource, a vacant one-part commercial block building at 108 Franklin Avenue. The terrain ranges from relatively flat to slightly undulating, with some retaining walls and concrete steps used to access resources situated on higher parcels. Parcel sizes are generally rectangular but range in size due to the multiple plats within the survey area. The most irregular-shaped parcels are in the Auburndale plat; resources located in this plat are older and have farther setbacks. Resources in the plats dating to the 1920s have uniform setbacks of forty to fifty feet. All resources feature front lawns and many rear lawns are enclosed with fencing. The resources in the survey area were constructed between circa 1880 and 2008, with the most construction occurring from 1900 through the 1920s. Thus, late-nineteenth and early-twentieth century residential development characterizes the survey area.

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 original function and 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. All resources except for one commercial building at 108 Franklin Avenue were historically single-family residences and continue to serve that function. Figure 16 shows the distribution of primary resources by historic function.

**Figure 16: ORIGINAL PROPERTY TYPES
SURVEY AREA PHASE 1**

TYPE	TOTAL
RESIDENTIAL: SINGLE-FAMILY	221
COMMERCIAL	1
TOTAL	222

Single-Family Residential Property Type

The single-family residential property type accounts for 221 of the 222 surveyed resources in the survey area, strongly linking the area to residential expansion on the outskirts of Topeka's central business district from the late 1800s through the 1920s. They provide considerable information about the influences that shaped the neighborhood as it grew throughout the late-nineteenth and early-twentieth century. The single-family residences in the survey area represent a variety of architectural styles and types that were popular during their era of construction. They are one- to two-and-one-half story buildings with masonry foundations; masonry, wood, stucco, or synthetic wall cladding; and asphalt shingle gable or hip roofs. All are detached dwellings, situated on individual lots with surrounding lawns. The width of street frontage varies depending on the lot shape and size.

Commercial Property Type

The survey identified one commercial resource at 108 Franklin Avenue, located within the Auburndale plat. The one-story building was constructed as a neighborhood grocery store in the mid-1920s (*Figure 17*). It has a rectangular footprint and a flat roof behind a raised parapet, and features a three-bay storefront with double-leaf wood doors flanked by display windows. The building's height and massing makes it compatible with the residential character of the Survey Area.



Figure 17. 108 NW Franklin Street, 2017.

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 and Lee 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."⁴⁵

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.⁴⁶ NCHRP Report 723 was used to identify post-war dwellings in the Survey Area.

The 222 primary resources surveyed include 152 resources that represent a formal architectural style and seventy examples of building forms. The majority of resources classified by their form

⁴⁵ 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 of time.

⁴⁶ 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).

are done so because stylistic ornament was never part of the original design or has since been removed. Figures 18 and 19 show the distribution of building styles and types identified in the survey area.

Figure 18: ARCHITECTURAL STYLES

STYLE	TOTAL
COLONIAL REVIVAL/DUTCH COLONIAL REVIVAL	5
CRAFTSMAN/BUNGALOW	112
FOLK VICTORIAN	4
FRENCH ECLECTIC	1
PRAIRIE	11
QUEEN ANNE	15
TUDOR REVIVAL	4
TOTAL	152

Figure 19: ARCHITECTURAL FORMS

FORM	TOTAL
MINIMAL COMMERCIAL	1
MINIMAL TRADITIONAL	20
NATIONAL FOLK: CROSS GABLE	7
NATIONAL FOLK: GABLE FRONT	22
NATIONAL FOLK: HIPPED AND PYRAMIDAL VARIATIONS	8
NATIONAL FOLK: SIDE GABLE	1
OTHER	3
RANCH AND SPLIT-LEVEL	8
TOTAL	70

RESIDENTIAL ARCHITECTURAL STYLES

Single-family residences were the dominant functional and architectural building type surveyed; only one of the 222 resources, a commercial store at 108 Franklin Avenue, was non-residential. The residential architecture of the Survey Area 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. The Craftsman/Bungalow style was most prevalent in the Survey Area, reflecting architectural trends when construction peaked in the 1910s through the 1920s. The Eclectic movement, inspired by historical styles, also influenced residential design in the early twentieth century. The Colonial Revival, French Eclectic, and Tudor Revival houses in the Survey Area reflect the influence of the Eclectic movement in residential design.

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

expanding network of railroads.⁴⁷ 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."⁴⁸ 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.

The earliest residences in the Survey Area were constructed beginning in the late 1800s and early 1900s. These residences are predominantly found in the Auburndale subdivision, platted in 1888. There are several two-and-one-half story residences in the Queen Anne style and four one-and-one-half story Folk Victorian examples, which have simpler floor plans and more restrained ornament than the Queen Anne style.

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 cities like Topeka and rural communities 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.⁴⁹ A Queen Anne residence's most character-defining feature is its overall form. The



Figure 20. 1731 NW Grove Avenue, 2017.

massing features protruding cross-gables and turrets that contribute to an asymmetrical form. Additional exterior decoration was achieved through wall overhangs, voids, extensions and the application of a variety of materials. The Free Classic Queen Anne subtype incorporates classical design elements such as the Palladian window, dentils, and classical columns. Fifteen resources in the Survey Area exhibit the Queen Anne style. The F.W. Berrbohm house at **1731 NW Grove Avenue** in the Potwin Place plat was constructed at the turn of the twentieth century and is a good example of the Queen Anne style with its asymmetrical shape, front façade turret, multiple gables with shingles, and spindlework (Figure 20).

⁴⁷ Virginia McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, Inc., 2014), 314.

⁴⁸ McAlester, 314.

⁴⁹ 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.

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 jigsawed ornamental trim. Extensive one-story porches extending along one or both sides of the house are common and accentuate the asymmetry of the façade. The most common configuration among Queen Anne houses is the two- to two-and-one-half-story hipped roof with lower cross gables. Examples of this roof type



Figure 21. 186 NW Hawthorne Street, 2017.

in the Survey Area include **186 NW Hawthorne Street** (Figure 21), which also exhibits elements of the Free Classic subtype in its classical porch columns. While examples of the Queen Anne style in the Survey Area are predominantly executed in wood, a masonry example of the style with the hipped roof with lower cross gables massing is at **191 NW Hawthorne Street**.

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 ends. Four resources in the Survey Area represent the Folk Victorian style, and all



Figure 22. 117 NW Franklin Avenue, 2017.

four exhibit the front-gabled roof with full-width front porch form. The house at **117 NW Franklin Avenue** is an intact example of a Folk Victorian dwelling (Figure 22).

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, spanning from 1880 to 1940, 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 and in contrast to the European and Colonial American-influenced designs, a modern, indigenous style of American housing 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.⁵⁰ 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.⁵¹ Five resources in the Survey Area express the Colonial Revival style in some way, though form and ornament vary. The two-story A.A. Westling house, constructed circa 1926 at **1716 Grove Avenue**, expresses the Colonial Revival style through its symmetrical massing, side-gabled roof with cornice returns, rectangular multi-light windows, and pedimented entrance (*Figure 23*). A one-story Colonial Revival style residence, constructed in 1924, is at **229 NW**



Figure 23. 1716 NW Grove Avenue, 2017.



Figure 24. 229 NW Elmwood Avenue, 2017.

⁵⁰ McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1988) 318-19.

⁵¹ McAlester, 234-36.

Elmwood Avenue and has a symmetrical façade with a centered, pedimented entrance (*Figure 24*).

Tudor Revival

Four residences in the Survey Area 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 is a character-defining feature of the Tudor Revival style. Cross-gables, decorative half-timbering, arched doors and openings, and prominent chimneys are also common.



Figure 25. 129 NW Elmwood Avenue, 2017.

The A.D. Schnacke house at **129 NW Elmwood Avenue**, built in 1926 by the Garlinghouse Realty Company, is an excellent example of a small Tudor Revival style residence (*Figure 25*). The style is reflected in the house's raked eave over the arched entrance, half-timbering, eyebrow window, and steeply-pitched side-gabled roof.

French Eclectic

The French Eclectic style, though rare in comparison to other eclectic styles, was used in American residential design in the early twentieth century up to World War II. The spread of the style was aided by returning World War I veterans seeking to recreate the aesthetic of French houses. French Eclectic houses have tall, steeply pitched hipped or mansard roofs with flared eaves. Dormer windows and symmetrical façades are also common. One residence in the Survey Area exhibits French Eclectic influence. Constructed in 1910, the Mary Senft house at **217 NW The Drive** has a mansard roof with flared eaves and dormer windows with pedimented hoods (*Figure 26*).



Figure 26. 217 NW The Drive, 2017.

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 Greenes 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 or battered piers.⁵² Craftsman is the most prevalent influence on style in the Survey Area, seen in 112 of 152 resources. The large number of resources with Craftsman influence reflects the Survey Area's rapid development during the 1910s through the 1920s. The low-pitched side-gabled roof, knee brackets, exposed rafter tails, prominent stone chimney, and full-width front porch with square columns on the Garlinghouse Realty Company-designed bungalow at **229 SW Edgewood Avenue** clearly exemplify Craftsman design (*Figure*



Figure 27. 229 SW Edgewood Avenue, 2017.



Figure 28. 124 NW Elmwood Avenue, 2017.

27). The bungalow at **124 NW Elmwood Avenue** was also designed by the Garlinghouse Realty Company and references the Craftsman style through its open eaves with exposed rafter tails and knee brackets, full-width front porch with battered piers, and double-hung wood windows with vertical muntins (*Figure 28*). Many of the Craftsman bungalows in the Survey Area were products of Garlinghouse's mail-order catalog business. Several of the Garlinghouse-designed Craftsman bungalows feature a raised hip-roof sunroom or sleeping porch that rises from the primary roof at the rear of the house. Houses with this design features are called airplane bungalows, and there are several examples in the Edgewood Park subdivision, such as the house at **1805 SW 1st Avenue**,

⁵² McAlester, 453-54.

(Figures 29-30).⁵³ Before automatic air conditioning, the sleeping porch provided a cool, airy place of respite from the heat during summer. The airplane bungalow and the Craftsman style fell from favor after the 1930s.



Figure 29. 1805 SW 1st Avenue, 2017.



Figure 30. Raised sleeping porch at rear of 1805 SW 1st Avenue, 2017.

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.⁵⁴ Eleven resources in the Survey Area express the Prairie style influence. The shallow hip roof with overhanging eaves and contrasting cladding at the first and second floors identify the dwelling at **122 SW The Drive** as a Prairie School design (Figure 31). Most of the resources identified as Prairie style have the form and massing commonly referred to as the American Foursquare. Such resources have a square-shaped primary mass and full-width front porches with gable or hip roofs.



Figure 31. 122 SW The Drive, 2017.

⁵³ Douglass W. Wallace, "The Airplane Bungalow: A Topeka Original," in *Bungalow Homes for the Nation: The L.F. Garlinghouse Co. of Topeka, Bulletin No. 83*, editors Max D. Movsovit and Jeanne C. Mithen, (December 2008), 46-48.

⁵⁴ McAlester, 439-41.

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.⁵⁵ 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.⁵⁶ 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

⁵⁵ McAlester, 89-90.

⁵⁶ 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.

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. Most the Survey Area was built up by the Great Depression, but a small portion of resources in the survey date to the postwar period.

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 massing are the primary characteristics used to identify these resources in the Survey Area. Thirty-eight resources were identified by their roof type, including Gable-Front, Cross-Gable, and Hipped/Pyramidal types.

Gable-Front

Twenty-two total resources in the Survey Area are the Gable-Front sub-type of the National Folk form. 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, illustrated by the residence at **111 NW Franklin Avenue** (*Figure 32*). 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 wide, sometimes flared, eaves and a full-width front porch, as illustrated by the residence at **134 NW Roosevelt Street** (*Figure 33*).



Figure 32. 111 NW Franklin Avenue, 2017.



Figure 33. 134 NW Roosevelt Street, 2017.

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. Seven Cross-Gable houses were

identified in the survey. The two-story residence constructed circa 1903 at **102 NW Lindenwood Avenue** is a good example of the type with its minimal ornament, narrow windows, and steeply-pitched cross-gabled roof (*Figure 34*).



Figure 34. 102 NW Lindenwood Avenue, 2017.

Pyramidal and Hipped Roof Variants

Eight houses in the Survey Area were identified by their pyramidal or hipped roof form. Several of these exhibit lower projecting cross gables, reflecting an asymmetrical form characteristic of a vernacular interpretation 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. 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 **134 NW Franklin Avenue** is a two-story dwelling with a primary hipped block and shallow gabled wings with sparse shingling in the eave (*Figure 35*). The pyramidal roof form is seen in simple massed-plan houses with a square footprint. A one-story example can be



Figure 35. 134 NW Franklin Avenue, 2017.



Figure 36. 1825 SW 2nd Street, 2017.

seen in the Survey Area at **1825 SW 2nd Street** (*Figure 36*).

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.⁵⁷ The most common property types constructed between 1940 and 1975 include Minimal Traditional, Ranch, and Split-Level. Some designs reflected regional preferences; others resulted from new technologies and/or energy conservation parameters. Twenty-eight examples of postwar housing types are found in the Survey Area.

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, as can be seen at **1914 NW Grove Avenue** (Figure 37). Minimal Traditional resources often exhibit overt Tudor Revival details, such as the prominent front-façade chimney seen on the dwelling at **114 NW Knox Avenue** (Figure 38). While compact in plan, these dwellings sometimes incorporate an attached garage. The survey identified twenty dwellings that express the Minimal Traditional form.



Figure 37. 1914 NW Grove Avenue, 2017.



Figure 38. 114 NW Knox Avenue, 2017.

⁵⁷ Pettis, 1-2.

Ranch House and Split-Level

The Ranch House escalated in popularity during the 1940s and became the dominant house form in the mid-twentieth century. It 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



Figure 39. 110 NW Roosevelt Street, 2017.

symmetrical or asymmetrical; and the plan may include an integrated garage or carport. The survey identified seven examples of the Ranch form. As illustrated by **110 NW Roosevelt Street**, these simple dwellings have shallow-pitched roofs with wide eaves, asymmetrical façades; wood, masonry, or synthetic siding, a variety of window types and sizes, and an attached garage or integrated carport (Figure 39). The Split-Level became popular in the 1950s as a multi-story variant of the Ranch form. It is identified by the addition of a two-story unit connected at mid-height to a one-story mass, creating an interior separation of active and quiet spaces on different levels. The survey identified one Split-Level at **236 NW Knox Avenue**.

ANCILLARY RESOURCES

Ancillary resources such as garages, storage sheds, carports, and carriage houses were identified throughout the Survey Area. Their dates of construction were not confirmed, although the Shawnee County Tax Assessor had minimal information on construction dates for some ancillary resources. In total, 147 ancillary resources were identified; 127 of these were auto garages, nine were carports, and the remaining eleven were non-vehicular outbuildings such as storage sheds and carriage/play houses. Portable sheds without foundations were not included in the ancillary resource count. Carports attached to garages were quantified as part of the garage rather than a separate ancillary resource. Eighty-two auto garages, nine carports, seven sheds, one carriage house, and one play house were identified as being less than fifty years of age or having non-historic alterations rendering them ineligible for listing. Forty-five auto garages and two sheds were identified as likely being fifty years of age or older and appearing to retain their historic form, roof shape, function, and cladding; if these resources are associated with primary resources identified within a potential historic district and date to the period of significance, they may be contributing. The ancillary resources were not coded on the maps provided in this report; the evaluation of each ancillary resources is indicated on the KHRI entry for the associated primary resource.

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 primary resources. Dates of building additions,

alterations, and outbuildings were not considered in the analysis. Figure 40 presents the distribution of buildings by dates of construction.

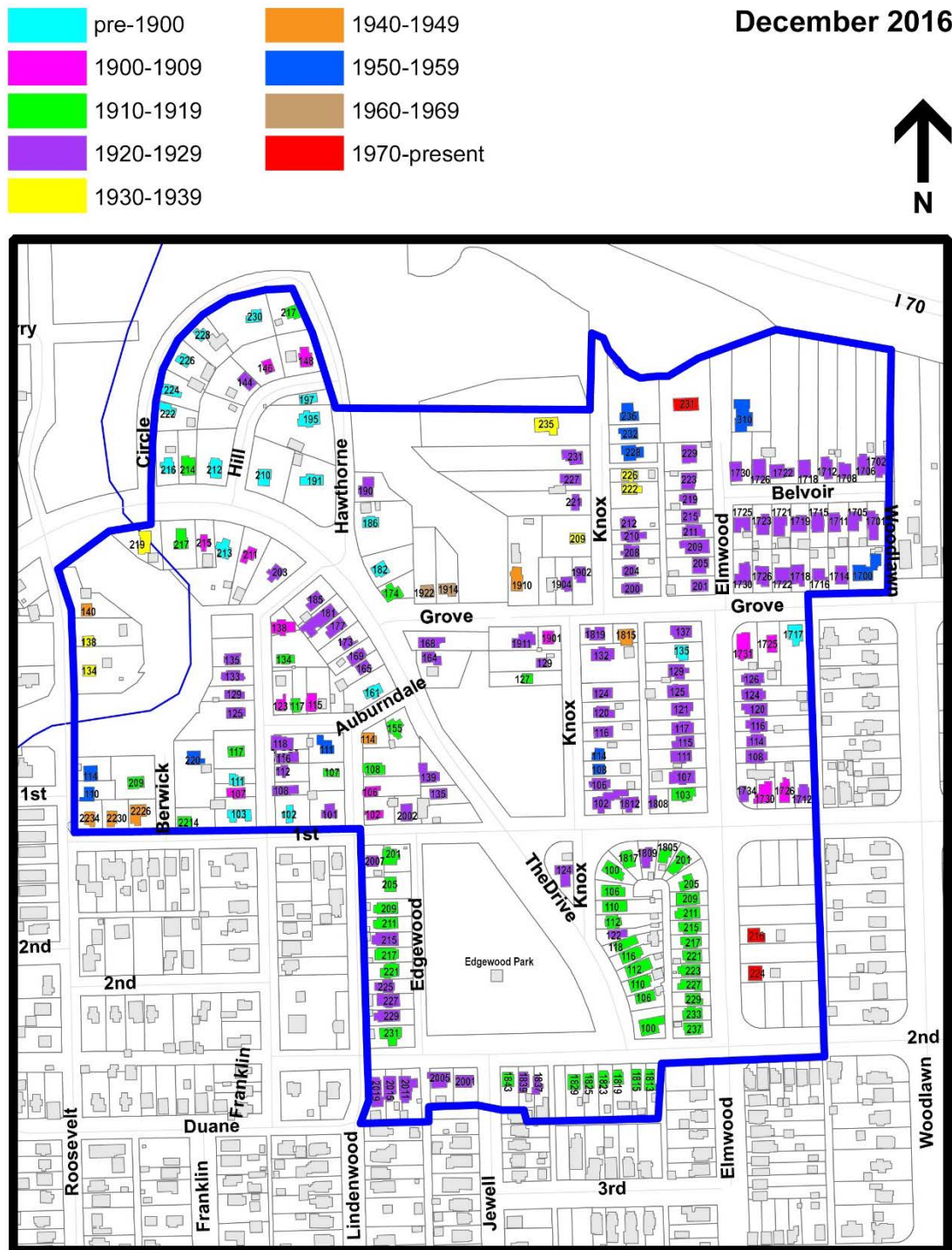
Figure 40: ESTIMATED DATES OF CONSTRUCTION OF PRIMARY RESOURCES

ERA	TOTAL	PERCENT
PRE-1900	20	9
1900 – 1909	15	7
1910 - 1919	52	24
1920 - 1929	105	47
1930-1939	7	3
1940-1949	7	3
1950-1959	11	5
1960-PRESENT*	5	2
TOTAL:	222	100

*Three resources are less than fifty years of age.

The decade between 1920 and 1930 proved to be a major construction period in the Survey Area, followed by the decade between 1910 and 1920. Nearly three-quarters of the resources in the Survey Area were constructed between 1910 and 1930. The entire city of Topeka grew during this period in the early twentieth century as the city expanded to new suburban enclaves. The building boom in the Survey Area coincides with the platting of the Edgewood, Belvoir, Own-Your-Home, and Potwin Court subdivisions. During this period of development, the Craftsman style was a predominant influence in residential design. By 1930, the Survey Area was almost entirely developed. Construction after 1930 occurred on lots scattered throughout the Survey Area, either on vacant parcels or to replace earlier houses. There is a marked break in construction after 1963, with only one resource built during the 1970s and two modern dwellings constructed on the former site of the Potwin School in 2008. The construction dates for secondary structures, such as garages and sheds, were not confirmed. Figure 41 presents a map of the resources and their estimated date of construction.

FIGURE 41 – ESTIMATED DATES OF CONSTRUCTION OF PRIMARY RESOURCES



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 and criteria for which they are significant. As described in the Methodology, each building received an integrity rating of Excellent, Good, Fair, or Poor. Figures 42 and 43 illustrate the results of the Integrity Analysis.

Figure 42: ARCHITECTURAL INTEGRITY

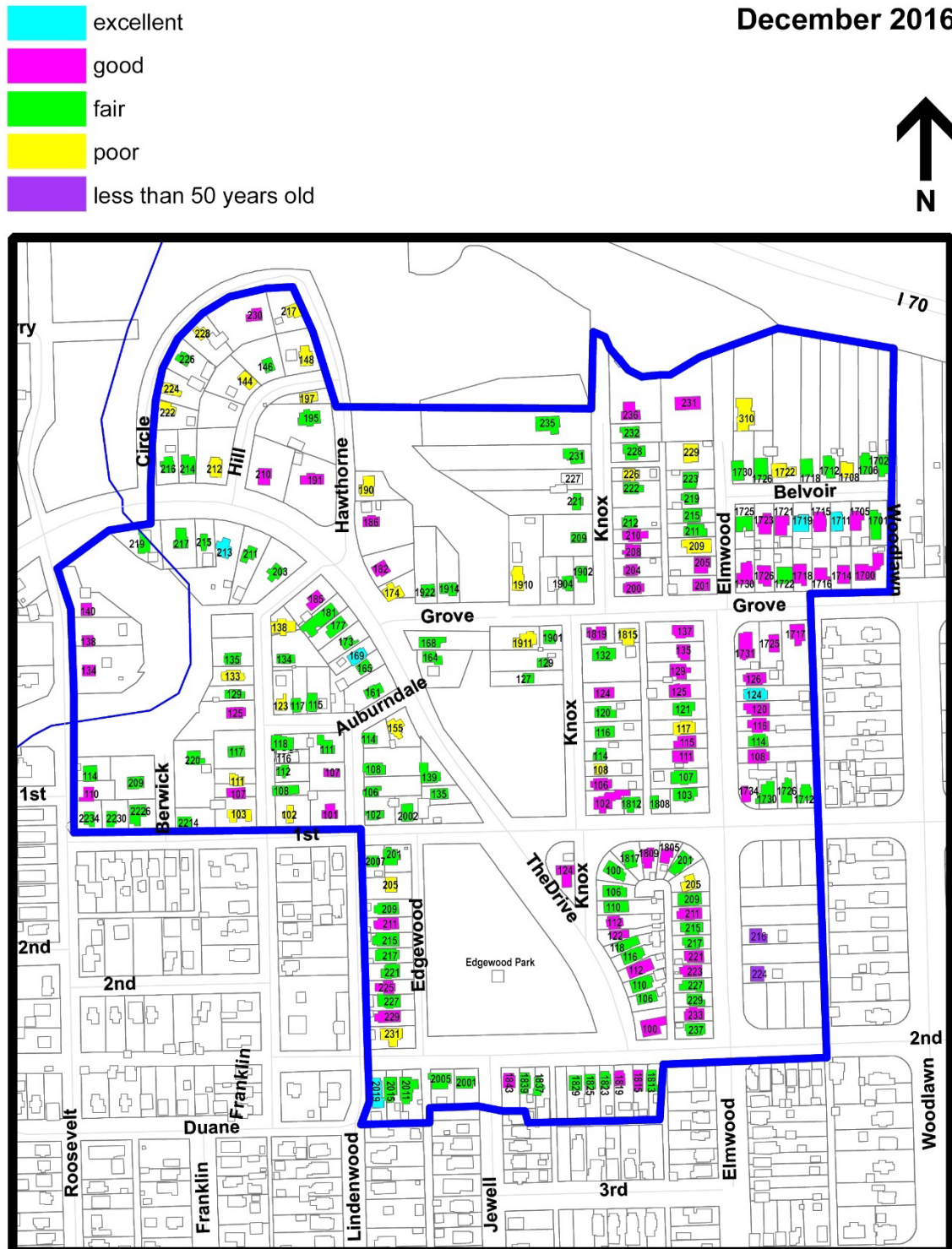
INTEGRITY	TOTAL	PERCENT
EXCELLENT	6	3
GOOD	67	30
FAIR	114	52
POOR	32	14
LESS THAN FIFTY YEARS OF AGE	3	1
TOTAL:	222	100

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.

The Survey Area contains six resources identified as “Excellent” and sixty-seven identified as “Good.” 114 resources were rated as “Fair” and thirty-two as “Poor.” The majority of resources with a “Fair” integrity rating retained their historic form and fenestration pattern but received non-historic siding. Many of these resources communicate their historic function and design through the retention of historic windows, porches, and other ornament. Removal of non-historic siding may allow these resources to contribute to a potential historic district.

FIGURE 43 – ARCHITECTURAL INTEGRITY

December 2016



SURVEY RECOMMENDATIONS

As documented in the Historic Context and in the Survey Findings, the resources in the Auburndale Phase 1 Survey represent the development of the neighborhood beginning in the late 1800s with the platting of the Auburndale subdivision in 1888. The built environment reflects the rapid residential development that occurred throughout the early-twentieth century when the entire city of Topeka was expanding. During this time, new plats in the Survey Area were developed with houses designed predominantly in the Craftsman style. Development in the Survey Area was substantially complete by 1930, with subsequent construction occurring on lots scattered throughout the neighborhood. Three phases of survey are planned to gain a thorough understanding of the entire Auburndale neighborhood; this report reflects the findings of the first phase. Rosin Preservation offers the following recommendations for future preservation action.

NATIONAL REGISTER LISTED AND INDIVIDUALLY ELIGIBLE RESOURCES

There are currently no resources in the Phase 1 Survey Area that are listed in the National Register of Historic Places or the Register of Historic Kansas Places. One resource appears potentially eligible for individual listing in the National or state register.

191 NW Hawthorne Street: This house, constructed circa 1890 in the Auburndale plat, is potentially eligible for individual listing under Criterion C in the area of Architecture as an excellent local example of a brick Queen Anne style residence. The house has good exterior integrity, retaining its historic footprint, brick exterior with corbeled cornice, and wood sunburst bargeboard panels in the gable eaves. If a nomination is pursued, an assessment of interior integrity along with an investigation into the number and integrity of other brick Queen Anne houses in Topeka would be necessary to determine if this house is 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.

The Auburndale Historic Resources Survey evaluated all the buildings within the boundaries of the first phase of the survey, 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 Auburndale neighborhood and the development factors specific to this area.

Two additional phases of survey, encompassing nearly 450 properties to the west and south of the first phase, are planned to gain a complete understanding of the development of the Auburndale neighborhood and the architectural integrity of its resources. The completion of these subsequent phases of survey could yield recommendations with proposed boundaries that include more than one defined Survey Area.

The first phase of the survey identified seventy-nine primary resources that retain sufficient integrity and would contribute to a potential district, including thirty-two resources within identified potential districts and forty-seven isolated vintage resources (described below), and 143 primary non-contributing buildings that have lost significant integrity or are less than fifty years old (*Figure 44*). The majority of historic resources within the Survey Area received a “fair” integrity rating. These resources are scattered throughout the neighborhood rather than concentrated in one area. Within a proposed historic district, a majority of resources must retain integrity to communicate the area and period of significance. Thus, while groups of resources with a shared historic context and significance were identified, the required integrity threshold for eligibility was not met at the time of the survey due to a large number of resources with a “fair” or “poor” integrity rating.

Many resources with a “fair” integrity rating have retained their historic massing and fenestration but have non-historic siding. In some cases, the non-historic siding may be a reversible change and historic siding could be extant underneath. Resources with a “fair” integrity rating should be re-evaluated for eligibility if non-historic siding is removed to reveal historic siding underneath. If the historic siding is not extant, non-historic siding can be replaced with new siding that matches the historic in materials and design. The reversal of unsympathetic alterations might also restore sufficient integrity to an altered resource to consider it for register listing. If there is a large enough concentration of both “vintage” resources (described below) and resources where unsympathetic alterations have been reversed, the potential for creating a historic district increases. Under Kansas’ state tax incentive program, owners of non-income producing resources (such as residences) as well as income-producing resources that are listed individually or as part of a district in the National Register of Historic Places or the Register of Historic Kansas Places are eligible for a tax credit equal to 25 percent of qualified expenditures for rehabilitation projects exceeding \$5,000 that meet the Secretary of the Interior’s *Standards for Rehabilitation*. Proposed work must be

reviewed and approved by the Kansas Historical Society in advance. Under the federal tax incentive program, income-producing properties listed in the National Register individually or as part of a district are also eligible for a tax credit equal to 20 percent of qualified expenditures on rehabilitation projects meeting the *Standards for Rehabilitation*. For qualified properties, the state (25%) and federal (20%) tax credits can both be claimed.

Contributing Resources

Seventy-nine primary resources were identified as retaining sufficient architectural integrity to contribute to a potential historic district. These are resources identified as “excellent” or “good” integrity. Although these resources do not retain sufficient integrity or historical significance to merit individual listing on the historic register, they communicate associations with broader historic contexts and areas of significance related to the Survey Area. The bulk of these residential resources were constructed from the turn of the twentieth century to 1930. They illustrate residential styles and forms popular during their respective eras of construction, such as the Queen Anne and Craftsman styles and National Folk forms. The contributing resources retain their original massing and form, with additions concentrated to the rear, and historic materials, such as wood windows and siding. Ancillary resources may be contributing as well, as identified on the KHRI entry for the associated primary resource. It is possible that additional research, beyond the scope of this project, could identify an area of significance or important historical associations for a Contributing resource that would change its status to Individually Eligible. Similarly, the reversal of unsympathetic alterations might also restore sufficient integrity to an altered resource for it to be considered for individual register listing.

- **Vintage Resources**

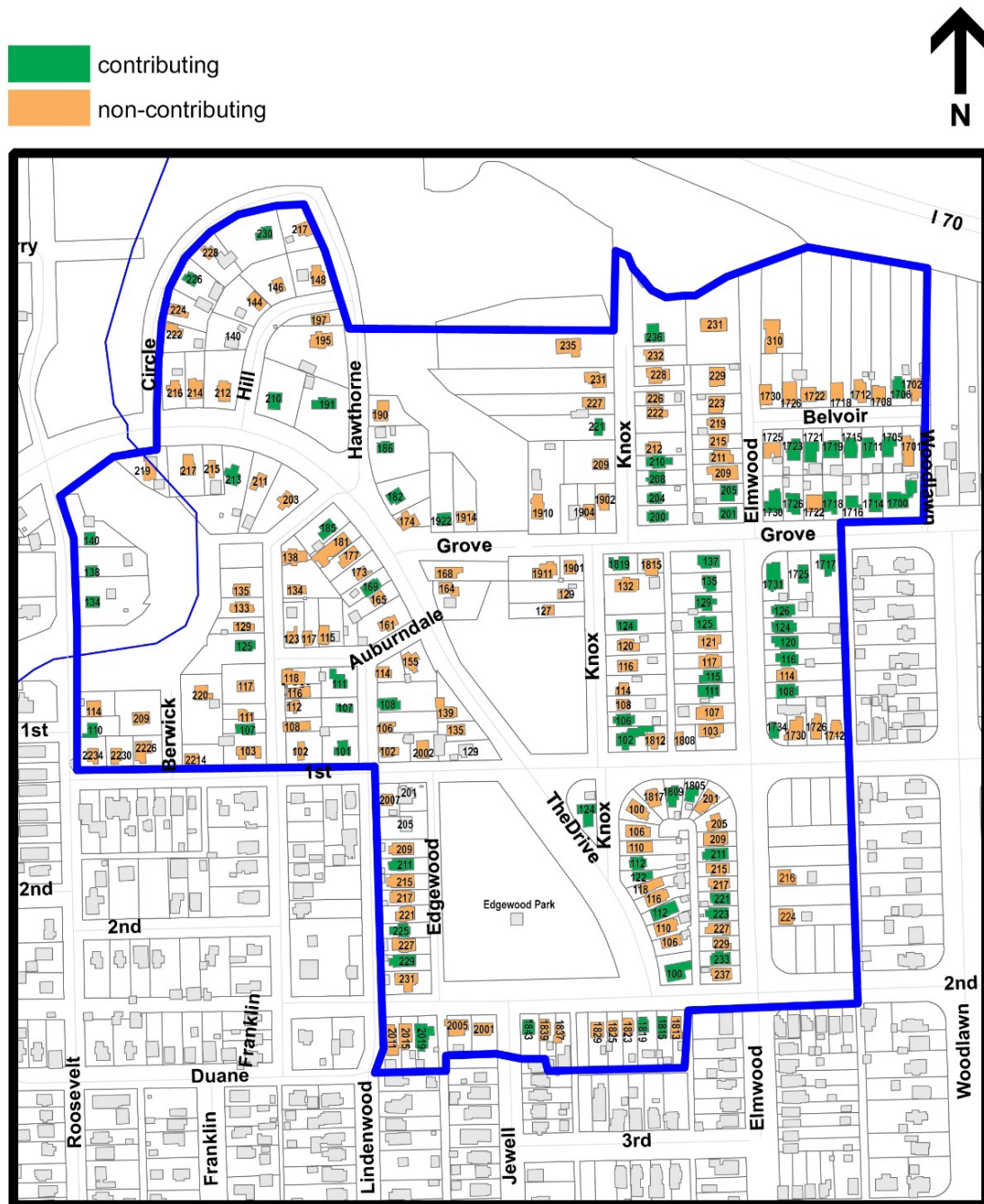
While seventy-nine resources were identified as Contributing, the distribution of these resources yielded recommendations for three potential historic districts, described below. Together these potential historic districts contain thirty-two contributing resources. The remaining forty-seven resources are physically isolated away from a group of buildings that could form a historic district. These forty-seven resources can be identified as “vintage” resources. Such primary resources, identified in the survey as having “good” integrity, contribute to a fuller understanding of the built environment. Vintage resources are buildings over fifty years of age that possess a level of importance that is distinctly above that of Non-Contributing resources. Regardless of their surroundings, Vintage resources should not be considered “throw-away” resources. They enhance our understanding of the built environment and give legitimacy to the history of their surroundings. It is possible that additional research and subsequent surveys, beyond the scope of this project, could identify another potential historic district or an area of significance or important historical associations for some of these resources that would change their status to Individually Eligible.

Non-Contributing Resources

One-hundred-forty-three primary resources were identified as non-contributing to a potential historic district because they do not retain sufficient integrity or are less than fifty years of age. Integrity ratings for these resources range from “fair” to “poor.”

Non-contributing resources are those that have lost significant integrity, were constructed outside of an established period of significance, and/or are less than fifty years of age and, therefore, do not appear to merit consideration for National Register listing at this time. Thirty-two primary resources in the Survey Area received a “poor” integrity rating and three were not yet fifty years of age. Resources with a “poor” integrity rating have undergone substantial alterations to cladding, fenestration, and form. No resources built after 1967 (less than fifty years of age at the time of the survey) meet the criteria for exceptional significance.

FIGURE 44 – CONTRIBUTING AND NON-CONTRIBUTING PRIMARY RESOURCES



NATIONAL REGISTER HISTORIC DISTRICT

Based on analysis of dates of construction, architectural integrity, and historical associations, the consultants identified one potential National Register Historic District boundary increase and two potential new National Register Historic Districts: the **Potwin Place Historic District Boundary Increase** on the east side of the Survey Area; the **Edgewood Historic District** at the south end of the Survey Area; and the **Potwin Court Historic District** at the northeast edge of the Survey Area.

General Registration Requirements

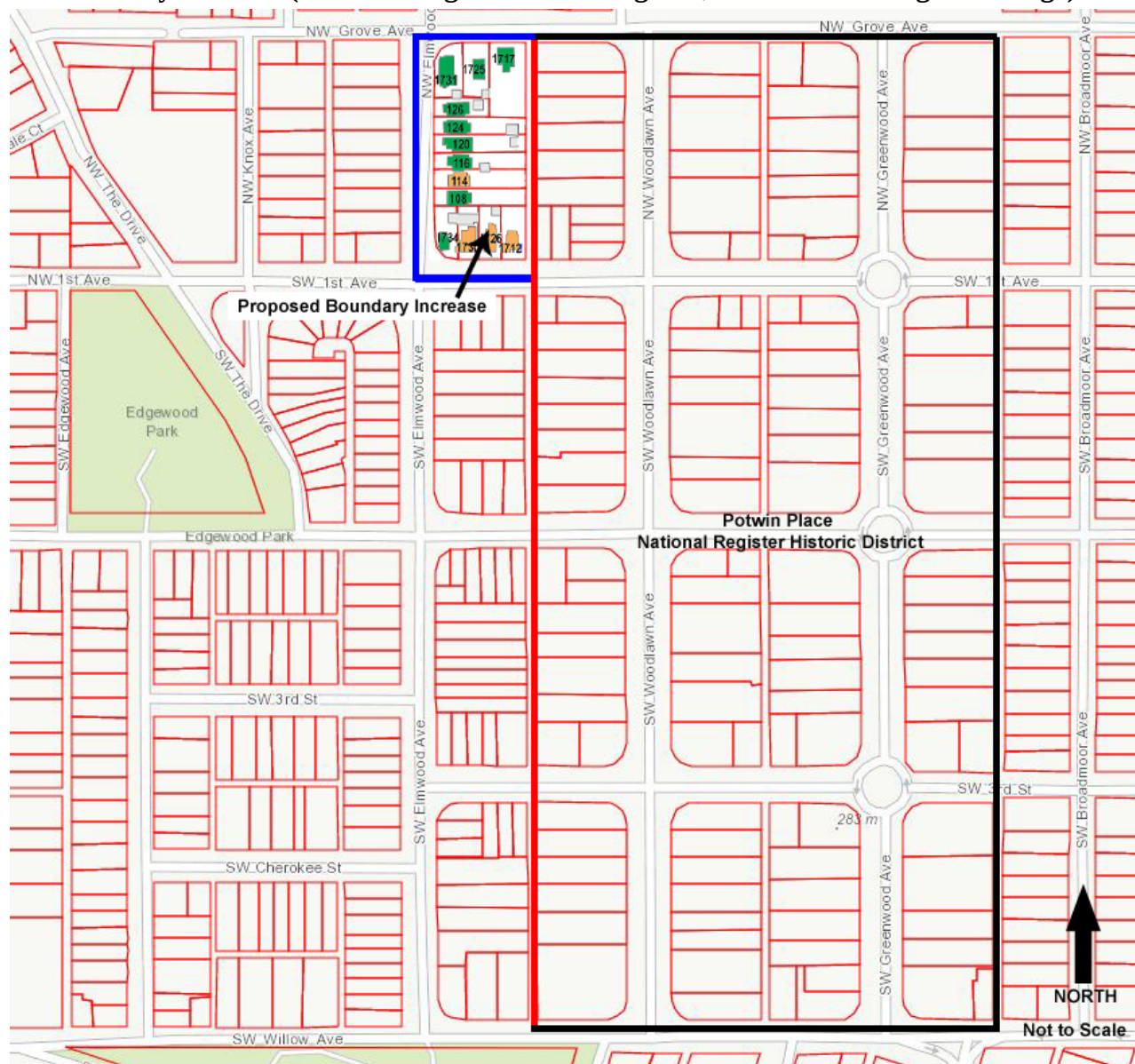
Resources eligible for listing as a contributing property to a historic district must retain the architectural and structural features that tie the resource to its original function, specified area(s) of significance, and period of significance. Alterations to primary building facades are acceptable 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. Ancillary resources would be contributing if they are more than fifty years of age and retain integrity.

Potwin Place Historic District Boundary Increase

The Potwin Place Historic District was listed in the National Register of Historic Places in 1980 for significance in Architecture and Community Planning and Development. The boundaries of the district are Grove Avenue to the north, the alley east of Greenwood Avenue to the east, Willow Avenue to the south, and the alley west of Woodlawn Avenue on the west. The historic district boundary is smaller than the boundary of the Potwin Place subdivision, platted in 1882. The Potwin Place plat's western boundary encompasses the properties on the west side of the north-south alley between Woodlawn and Elmwood avenues. It is unclear why these properties were not included in the Potwin Place Historic District, although the nomination's Boundary Justification indicates that properties not facing Woodlawn or Greenwood avenues were excluded because they did not have a level of proximity to "properties which set the historical tone of the district." Phase 1 of the Auburndale Historic Resources Survey included a portion of the historic Potwin Place plat that was excluded from the historic district; these resources are bound by Grove Avenue to the north, the alley west of Woodlawn Avenue to the east, 1st Avenue to the south, and Elmwood Avenue to the west. The thirteen resources within these boundaries date from the late 1800s through the 1920s and tie into the architectural significance of the district, reflecting the Queen Anne, Prairie, and Craftsman styles. Nine of the thirteen resources have "good" to "excellent" integrity. The remaining four resources have "fair" integrity due to replacement siding, but maintain their historic form. 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 significance of the Potwin Place Historic District. The residential resources in this area were constructed during the period of significance of the historic district, which currently includes contributing resources constructed up to circa 1940, and are part of the Potwin Place plat, relating them to the historic context of the District. A Boundary Increase to the Potwin Place Historic District nomination is recommended to include these properties (*Figure 45*). However, before a Boundary Increase is pursued, it is recommended to survey the remaining properties from the Potwin Place plat that were excluded from the historic district nomination. These resources are included in Phase 2 of the Auburndale survey.

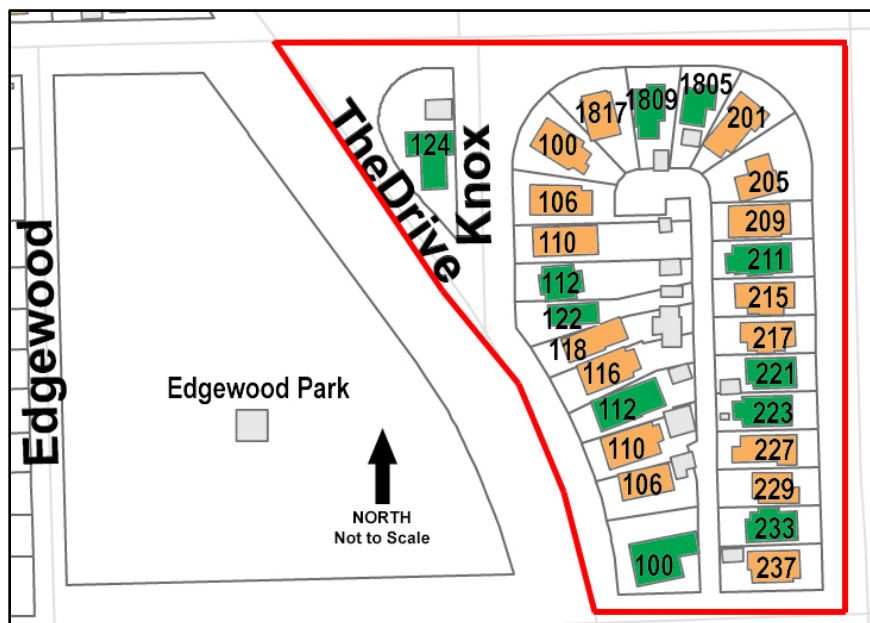
FIGURE 45 –Potwin Place Historic District National Register Boundaries and Proposed Boundary Increase (Contributing resources are green; Non-contributing are orange)



Edgewood Historic District

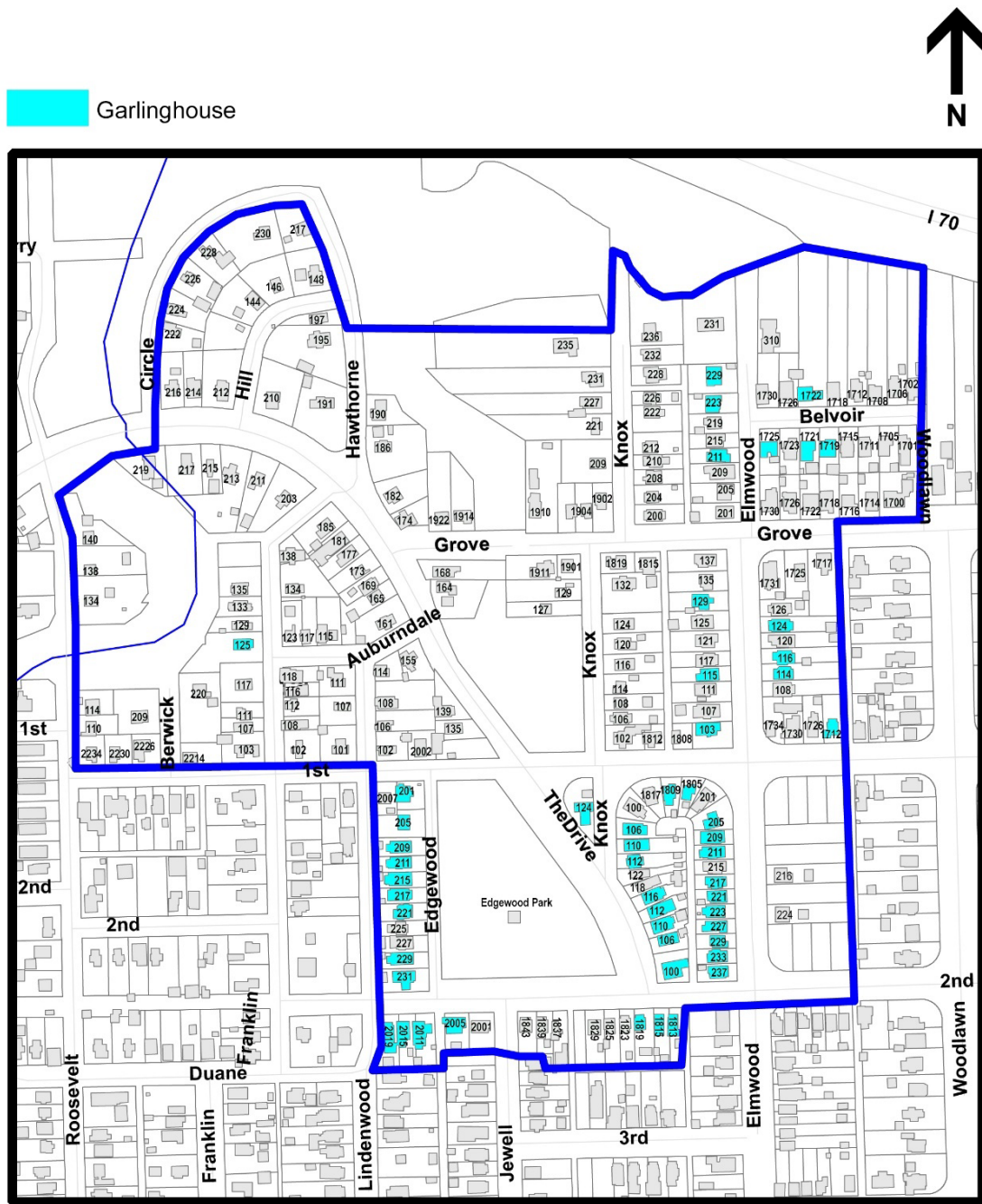
The Edgewood subdivision, platted in 1913, represents a distinct group of early-twentieth century residential resources developed and constructed by the Garlinghouse Realty Company predominantly in the Craftsman style. The twenty-six primary resources within the Edgewood plat are bound by 1st Avenue to the north, Elmwood Avenue to the east, 2nd Street to the south, and SW The Drive to the west (*Figure 46*). The resources represent a significant collection of Craftsman-style bungalows offered by the Garlinghouse Realty Company, a Topeka-based mail-order housing company that grew to a national reach. The Edgewood plat was the first subdivision developed by Garlinghouse and reflects the westward suburban expansion of Topeka in the early twentieth century. The collection of resources is designed predominantly in the Craftsman style and includes examples of the airplane bungalow form, which features a raised sleeping porch at the rear of the residence. Sanborn Fire Insurance maps and Garlinghouse plan books indicate these resources were designed as frame buildings with wood siding. Eleven of the resources have wood siding and retain their historic design and form, and would contribute to the proposed district. At the time of the survey, fifteen resources had fair integrity due to the application of non-historic siding, and one resource had poor integrity due to non-historic siding and non-compatible additions. These alterations have rendered a majority of resources within the subdivision ineligible for listing due to loss of integrity. In some cases, the non-historic siding may be a reversible change and historic wood siding could be extant underneath. Re-evaluation of the resources for National Register eligibility is recommended if a majority are rehabilitated with historic or compatible siding. At the present time, the resources in the Edgewood plat should be recognized as Vintage resources of significance with the potential for National Register listing in the future.

FIGURE 46 – Proposed Edgewood Historic District (Contributing resources are green; Non-contributing are orange)



A thematic study of Garlinghouse Realty Company residences in Topeka would contribute to the understanding of the extant Garlinghouse resources and be necessary for the National Register-listing of properties significant for their association with the prolific mail-order company. Outside of the Edgewood plat, additional Garlinghouse-designed residences were identified clustered around Edgewood Park and in the northeast section of the Survey Area (*Figure 47*).

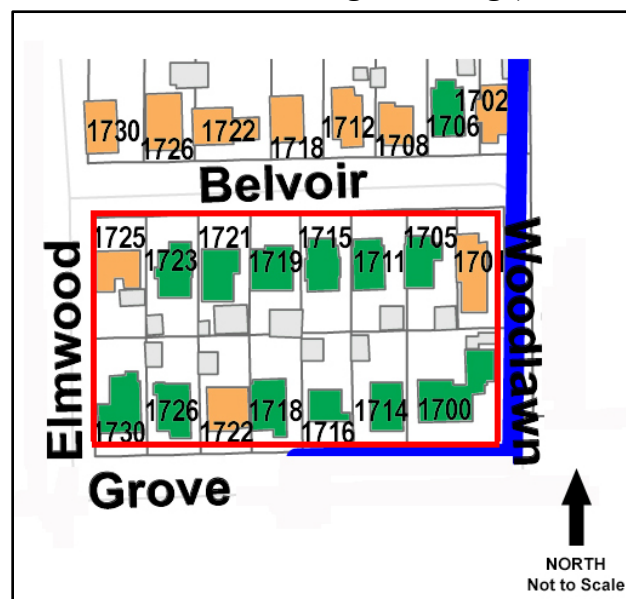
FIGURE 47 – Garlinghouse Resources in the Survey Area



Potwin Court Historic District

The collection of resources bound by Belvoir Court to the north, Woodlawn Avenue to the east, Grove Avenue to the south, and Elmwood Avenue to the west comprise a portion of the Potwin Court subdivision, platted in 1922 when Topeka's suburban development was expanding (*Figure 48*). The resources are a contiguous group that retain historical and architectural integrity, and appear significant for architecture as an intact collection of bungalows in the Craftsman style, an influential residential design movement at the time of the subdivision's development in the 1920s. Eleven of the resources have good to excellent integrity and would contribute to the proposed district, and three have fair integrity due to non-historic siding. One resource has good architectural integrity, but was constructed in 1955 after the period of significance.

FIGURE 48 – Proposed Potwin Court Historic District (Contributing resources are green; Non-contributing are orange)



KANSAS REGISTER OF HISTORIC PLACES HISTORIC DISTRICT LISTING

The Phase 1 Survey Area has fewer resources with “excellent” and “good” architectural 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.

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 the Survey Area. Alterations to the form and cladding of resources evenly dispersed throughout the Survey Area has rendered the architectural integrity of these resources as “poor” or “fair.” Future alterations could further undermine the identification of a cohesive group of resources with “excellent” or “good” integrity necessary for listing. Rosin Preservation recommends the creation of a Conservation District to help preserve the historic character of the Survey Area.

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. With more appropriate building materials, an area is more likely to be eligible for listing in the National Register. Many of the resources in the Survey Area retain their original form and setting. Most would be non-contributing to a historic district due to alterations or large additions on the primary elevation. If additions were removed or historic cladding uncovered, this could change the status of the resource. Forty-seven resources, described above as vintage, retain “good” or “excellent” integrity but are isolated from groupings of resources that would constitute a historic district. A Conservation District would recognize the architectural and historic significance of these resources and help to preserve their character.

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