

AUBURNDALE PHASE II HISTORIC RESOURCES SURVEY



PREPARED FOR:
The City of Topeka, Kansas

PREPARED BY:
Rosin Preservation, LLC
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ACKNOWLEDGEMENTS

Mayor Michelle De La Isla

Topeka City Council

Jeffrey Coen
Sandra Clear
Tony Emerson
Karen Hiller
Brendan Jensen
Michael Lesser
Aaron Mays
Sylvia Ortiz
Michael Padilla

Topeka Landmarks Commission

Cheyenne Anderson
Mark Burenheide
Jeff Carson
David Heit
Donna Rae Pearson
Paul Post
Grant Sourk
Christine Steinkuehler
Cassandra Taylor

City of Topeka

Planning Department Staff

Bill Fiander, Director, AICP
Tim Paris, Planner II

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INTRODUCTION

The multi-phase, intensive-level historic resources survey of the greater Auburndale neighborhood, initiated by the City of Topeka (City), is a comprehensive project designed to document the neighborhood's 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 greater Auburndale neighborhood is primarily residential, and is located approximately 1.6 miles northwest of Topeka's central business district. Initially, the City geographically subdivided the project area into three survey phases. In 2017, the City contracted with Rosin Preservation, LLC to conduct the first phase of the intensive-level survey, which covered approximately sixteen city blocks, or seventy-five acres, in the northern portion of the Auburndale neighborhood. The Phase I Survey Area was comprised of 237 parcels and encompassed several residential plats dating from 1882 through 1922, including most of the Auburndale subdivision (1888). Rosin Preservation documented 222 primary resources, predominantly single-family dwellings, in the Phase I Survey Area. After the completion of the first phase, the City geographically subdivided the remaining project area into three smaller areas, for a total of four phases (*Figure 1*).

In the fall of 2017, the City contracted with Rosin Preservation to conduct the second phase of the intensive-level survey of historic resources within the greater Auburndale neighborhood. During the winter of 2017-2018, Rosin Preservation 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. Barnhart and Ms. Nugent entered the resulting data into a Microsoft Excel spreadsheet, analyzed the data, prepared a historic context of the Survey Area, developed recommendations, and prepared this report of findings.

The Phase II Survey Area encompasses approximately nine city blocks, or thirty-seven acres, in the southern portion of the Auburndale neighborhood (*Figure 2*). The Phase II Survey Area includes some unplatted lots and four historic residential plats; these are a small southwestern portion of Potwin Place (1882), most of Elm Grove (1885), all of Lindenwood (1890), and the western portion of Bates Second Addition (1914) (*Figure 3*). There are 165 total parcels within the Phase II Survey Area; Rosin Preservation documented 165 primary resources and 102 secondary resources, for a total of 267 resources within the Survey Area. All but three of the resources are single-family residential buildings, and all retain their original function. Roughly 58% of the primary resources have an associated secondary resource, such as a garage or shed. The primary resources represent a range of construction dates from circa 1880 to 2008, with the highest concentration of resources constructed from 1900 through the 1920s (139 of the 165 primary resources were constructed during this time frame). The Survey Area was largely developed by 1930, and thus the architectural styles and forms represented by the resources reflect trends from the late nineteenth century through the early twentieth century. In particular, the Survey Area has many examples of National Folk residences, which are identified largely by their plan, roof shape, and use of mass-produced building materials; as well as Craftsman style bungalows and Prairie style dwellings, popular early twentieth century housing styles promoted by house-plan companies such as the Garlinghouse Realty Company, which originated in Topeka. The Phase II survey identified eighteen resources designed by the Garlinghouse Realty Company dating from 1909 to 1922.

FIGURE 1 - GREATER AUBURNDALE SURVEY AREAS

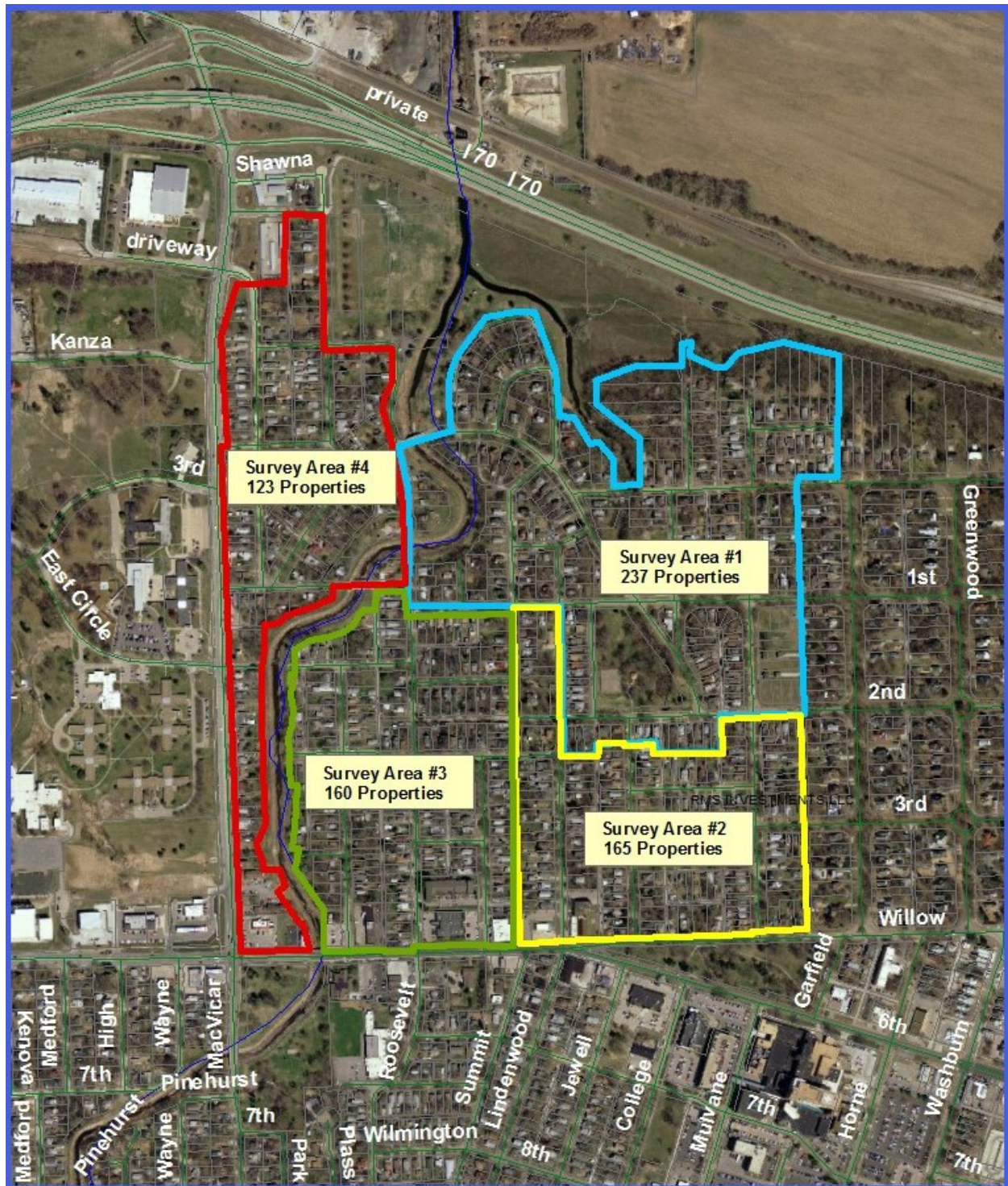


FIGURE 2 - AUBURNDALE SURVEY AREA PHASE II BOUNDARY

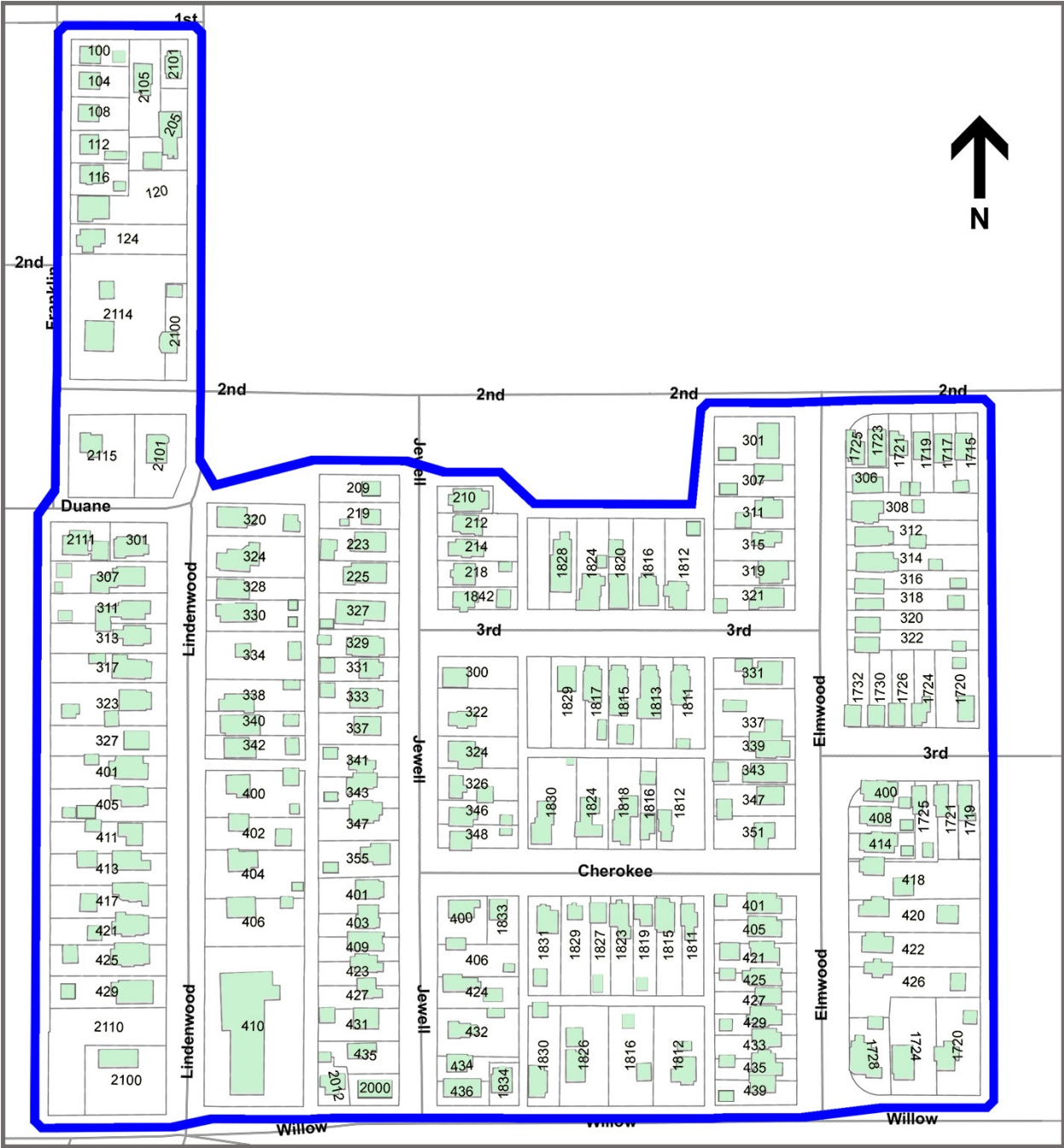
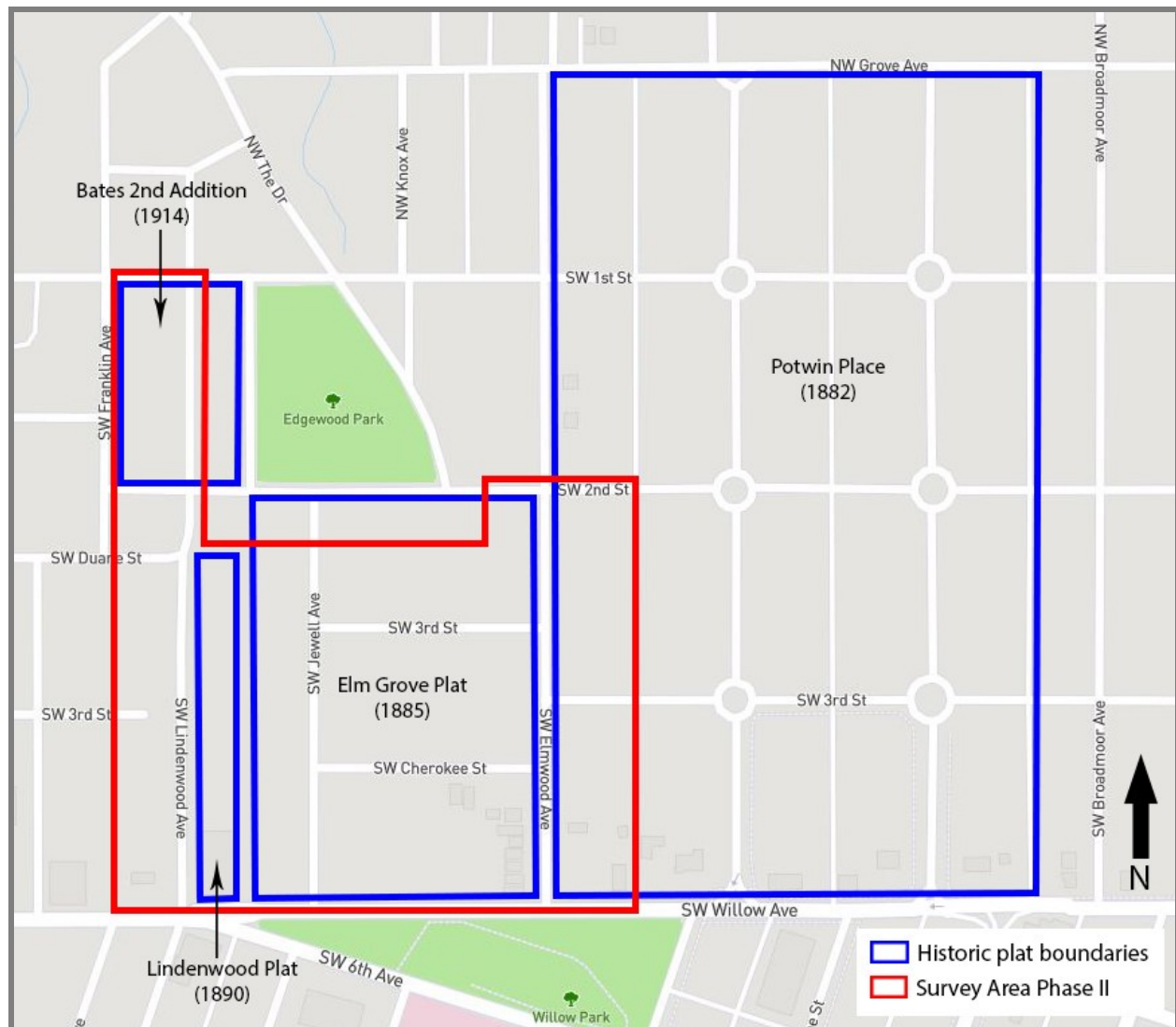


FIGURE 3 - AUBURNDALE SURVEY AREA PHASE II HISTORIC PLATS



METHODOLOGY

Rosin Preservation completed Phase II of the Auburndale Historic Resources Survey in conformance with the procedures for historic resources surveys outlined in *National Register Bulletin 24: Guidelines for Local Survey: A Basis for Preservation Planning* and the Kansas State Historical Society's 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 estimate dates of construction for all resources 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 State 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 State Historical Society, provided approximate dates of construction, which were 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 and Form/Property Type
- Date of Construction
- Architectural Integrity

The “Survey Results” section of this report provides a 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 forms, as well as property types, by reviewing photographs and database information. Rosin Preservation assigned each building an architectural style and/or form, and a functional 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, historic newspaper articles, historic Garlinghouse Realty Company house plan books, 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.
- **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 during field survey, each historic resource in the Survey Area 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;

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 historic 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.

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.

- 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.

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.

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

- **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 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

In 1854, six men founded the Topeka Town Association and established Topeka 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, encouraging further settlement in Topeka. The town's location on the Kansas River made Topeka an ideal steamboat landing, bringing goods and people to the new community. Topeka incorporated as a city 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. With little competition from neighboring towns, the City of Topeka thrived in the mid-1800s. The town had a population of 700 in 1862.⁵ Development of the railroads and the city's governmental associations helped to sustain Topeka's economy through the Civil War and in the period immediately following. Eugene, a town settled on the north side of the Kansas River across from Topeka, was annexed in 1867, expanding the Topeka city limits. 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, followed by the Atchison, Topeka and Santa Fe Railway in 1868. By 1886, the Missouri Pacific Railroad and the Chicago, Rock Island and Pacific Railroad constructed lines as well (*Figure 4*).⁶

Topeka experienced a period of dramatic growth in the late 1800s. In 1870, the population was approximately 5,000. It tripled in the following decade, and by 1890 the population reached 35,000.⁷ This exponential growth led to a building boom. Sixty-nine new additions were platted during this period of growth, including Potwin Place (1882), Elm Grove (1885), Auburndale (1888), and Lindenwood (1890), all located west of Topeka's central business district. The city introduced streetcar 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 Topeka's newly-platted subdivisions. Topeka recovered from the economic decline by the early 1900s, and by 1910 the population reached 43,684.⁹ The economy stabilized due to the city's diversity of industries such as agriculture and manufacturing. Topeka's position as the state capital with its associated governmental institutions also ensured a range of employment. Hospitals, treat-

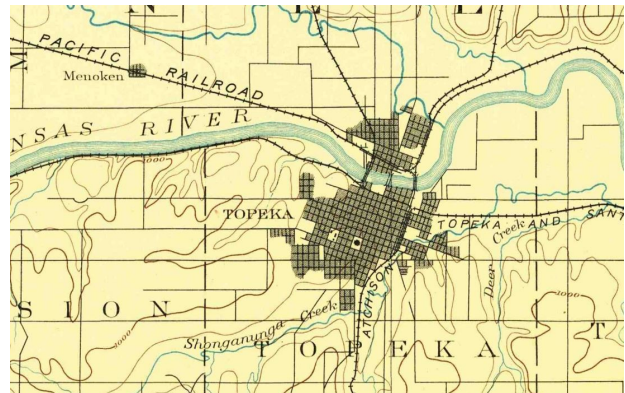


Figure 4. Portion of 1894 Topographic Map of Topeka.

⁵ Sally Schwenk, Kerry Davis and Cathy Ambler, National Register of Historic Places Nomination Form, "College Avenue Historic District, (Kansas City, Missouri, 2006), 72.

⁶ Schwenk, et. al., 70-71.

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.

ment facilities, and asylums further contributed to the economy of the city in the early 1900s.¹⁰ New subdivisions created 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 continued moving outward from the city center to new suburban areas on the perimeter of the city.¹¹ In 1930, Topeka's 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 an agricultural depression, although federal projects from the Works Progress Administration provided some relief. The Topeka and Santa Fe Railway relocated their manufacturing enterprises, leaving many vacant rail yards in the city and ending 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 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. During this time, Topeka's 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.

DEVELOPMENT OF THE SURVEY AREA

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. Enterprising landowners encouraged suburban expansion by subdividing their holdings into lots, forming residential subdivisions and advertising desirable features of the new plat to entice investors and potential homeowners. In 1873, Samuel K. Cross and Charles Wolcott Potwin owned the majority of the land in the present-day Survey Area, situated south of the Kansas River and northwest of Topeka's historic commercial core (*Figure 5*). At that time J.K. Holm owned approximately nine acres in the present-day southwest corner of the Survey Area. Samuel Cross was a wealthy Topeka farmer and landowner. He arrived in Topeka in 1864, and his initial landholdings in the city once encompassed the area in which the Topeka State Insane Asylum and the Auburndale, Elm Grove, and Potwin plats were eventually developed.¹⁶ In the 1870 Federal Census, Cross is noted as a thirty-three-year-old farmer living with his wife, Carrie, and their two young children, Horace and Eugene; Cross's landownings were valued at \$30,000. Cross died in Texas in 1895. George Pettibone Bates moved to Topeka from Ohio with his wife Oresta and son Walter in 1859, and operated a dry goods business.¹⁷ In 1869, Bates purchased land to the west of the Cross holdings. The 1870 Federal Census lists George Bates as a forty-five-year-old dry goods merchant, with real estate holdings valued at \$18,500. In 1880, Bates constructed a residence on the proper-

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 "Funeral of S.K. Cross," *The Topeka State Journal* (Topeka, KS), July 15, 1895.

¹⁷ George Mack, "Historic Homes," *The Topeka Capital-Journal*, June 3, 1979.



Figure 5. Portion of 1873 Atlas of Topeka, Shawnee County, KS.

ty that still stands today at 2101 W. 2nd Street. The residence pre-dates the Survey Area's residential plats and is estimated to be the oldest dwelling in the Survey Area.

Charles Wolcott Potwin, a banker from Zanesville, Ohio, purchased seventy acres to the east of Cross's holdings, located northwest of Topeka's central business district, in 1869 for \$14,400.¹⁸ The southwest portion of Potwin's holdings is within the present-day Survey Area. In 1882, Potwin platted the seventy acres into eighty lots, establishing the first residential subdivision in the immediate area (Figure 6).¹⁹ At the street intersections, Potwin incorporated small circular parks with planted elm trees. Lots in "Potwin Place" were advertised and available for sale by 1885. Potwin Place gained an air of exclusivity with restrictive covenants obligating lot buyers to construct a residence at a cost of at least \$2,000 within six months of purchase.²⁰ Early residents included lawyers, bankers, and politicians. Three houses in the Survey Area along Willow Avenue are within the Potwin Place plat and date to circa 1888. They are among the oldest and most high-style residences in the Survey Area.

¹⁸ Colene Bailes, "Potwin Place," Potwin Place Vertical File, Topeka Room, Topeka & Shawnee County Public Library.

¹⁹ Julie A. Wortman, National Register of Historic Places Nomination Form, "Potwin Place Historic District," (Topeka, Kansas, 1979), 8-1.

²⁰ Wortman, 8-1.

The Elm Grove subdivision was platted immediately to the west of Potwin Place in 1885 from a portion of Sam Cross' holdings (Figures 7-8).²¹ The Elm Grove plat also featured a grid of residential streets with rectangular lots (Figure 7). In 1886, the Chicago, Rock Island, and Pacific Railroad constructed a line that traveled north of the Survey Area. A remaining nine-and-a-quarter acres of the Cross holdings, bordering the west side of Elm Grove, were subsequently owned by Henry C. Linn in 1887 (Figure 7). In January 1890, the east portion of Linn's holdings was platted and named the Lindenwood Addition (Figure 9). The Lindenwood subdivision consisted of a small rectangular plat with rectangular lots along the east side of Lindenwood Avenue (Figures 3, 9).

Immediately north of the Phase II Survey Area, the Auburndale subdivision was developed in 1888 by George F. Parmelee of the Topeka Land and Development Company.²² The subdivision consisted of approximately forty-five acres platted on the former homestead of Mrs. David Cross, located to the northwest of Potwin Place.²³ A series of advertisements and articles were published in the Topeka Daily Capital that year to promote Auburndale, pointing out the subdivision's proximity to Potwin Place to foster prestige for the new development.²⁴ By the late 1880s, Topeka was planning to annex several of the residential suburbs developing at the city's outskirts.²⁵ In 1888, Potwin Place incorporated as a city to avoid annexation. Residents of Auburndale considered a similar approach, and allowed Potwin Place to annex the subdivision in July of 1890 in exchange for access to water facilities.²⁶ Potwin was an incorporated city from 1888 until 1899, when Potwin Place and Auburndale were annexed by Topeka.²⁷ During its existence, the City of Potwin encom-

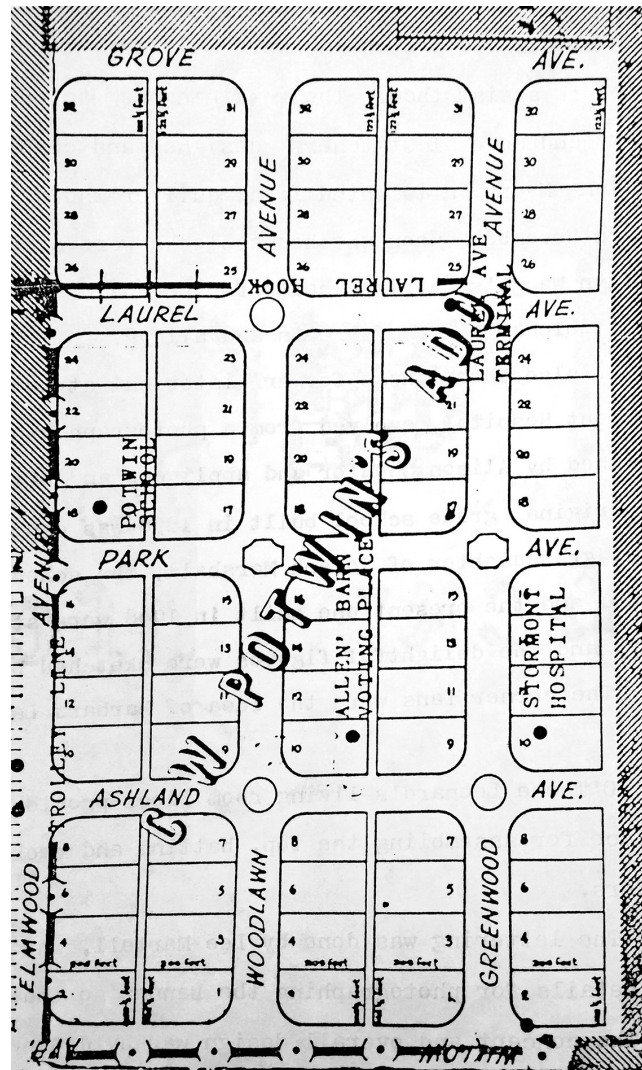


Figure 6. Map of Potwin Place plat, n.d.

²¹ 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. The larger remaining portion is within the Phase II Survey Area.

²² 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.

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 McLellan and Ripley, 94.

²⁵ Wortman, 8-2.

²⁶ McLellan and Ripley, 101.

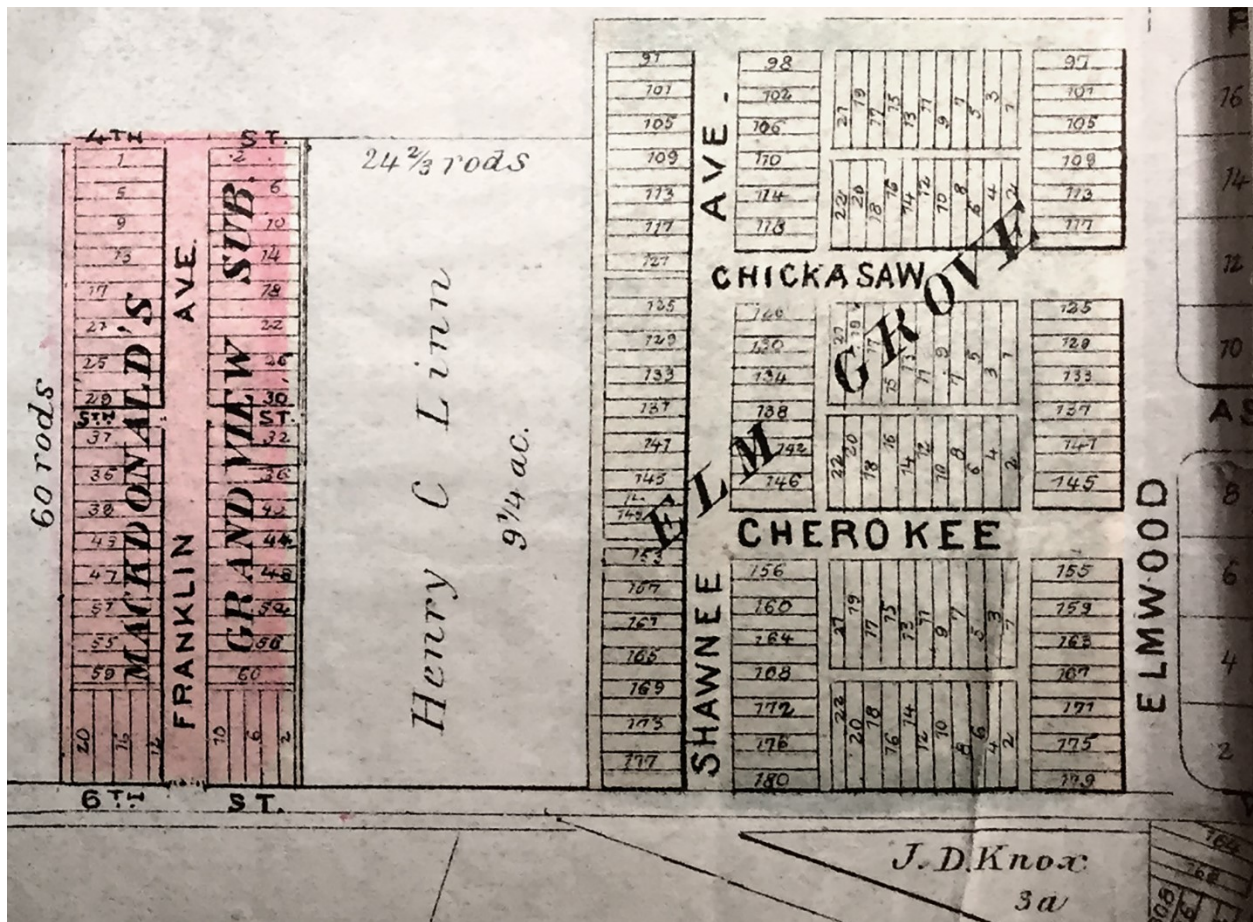


Figure 7. Portion of 1887 map of Topeka published by L.H. Everts & Co.



Figure 8. Portion of 1887 Birds-Eye View of Topeka showing Potwin Place and Elm Grove subdivisions prior to establishment of Auburndale.

passed multiple subdivisions, including Elm Grove and Lindenwood in addition to Auburndale. In 1889, the Topeka Capital estimated that up to 600 people lived in Potwin.²⁸

The 1898 Atlas of Topeka shows the several subdivisions and unplatted holdings that existed within the Survey Area at that time (*Figure 10*). Landowners of unplatted holdings in 1898 were C.A. Linn, the Central National Bank, Lillie C. Cheeseman, R.F. Hodgins, and George Pettibone Bates (*Figures 9-10*). The unplatted holdings south of Duane Street (labeled Fourth Street in *Figure 10*) were never formally platted into a residential subdivision, although residential development occurred there in the early twentieth century. North of Duane Street, wealthy Topeka businessman George Pettibone Bates constructed in 1880 the estimated oldest residence in the Survey Area at 2101 W. 2nd Street (*Figure 11*). In 1889, George Bates purchased a seven-acre tract of land in the Survey Area containing a vineyard, situated immediately north of his residence, for \$13,000 from W.H. Fritz.²⁹ On this land, Bates' only son, Walter Louis Bates, constructed a Colonial Revival style farmhouse in 1904 (*Figure 12*).³⁰ When constructed, the house's address was 1832 Park Avenue; in a letter to the Kansas Farmer in 1904, Walter Bates described his house as "the showiest in the neighborhood." George Pettibone Bates died in November 1903 with a fortune of approximately \$100,000.³¹ In 1914, Bates' seven-acre tract was platted as Bates Second Addition, the last residential plat created in the Survey Area.

In the Survey Area, south of the Bates' holdings, the West Side Christian Church congregation, led by pastor Clara H. Hazelrigg, constructed a one-story stone church at the southwest corner Duane Street and Lindenwood Avenue in 1916 (*Figure*

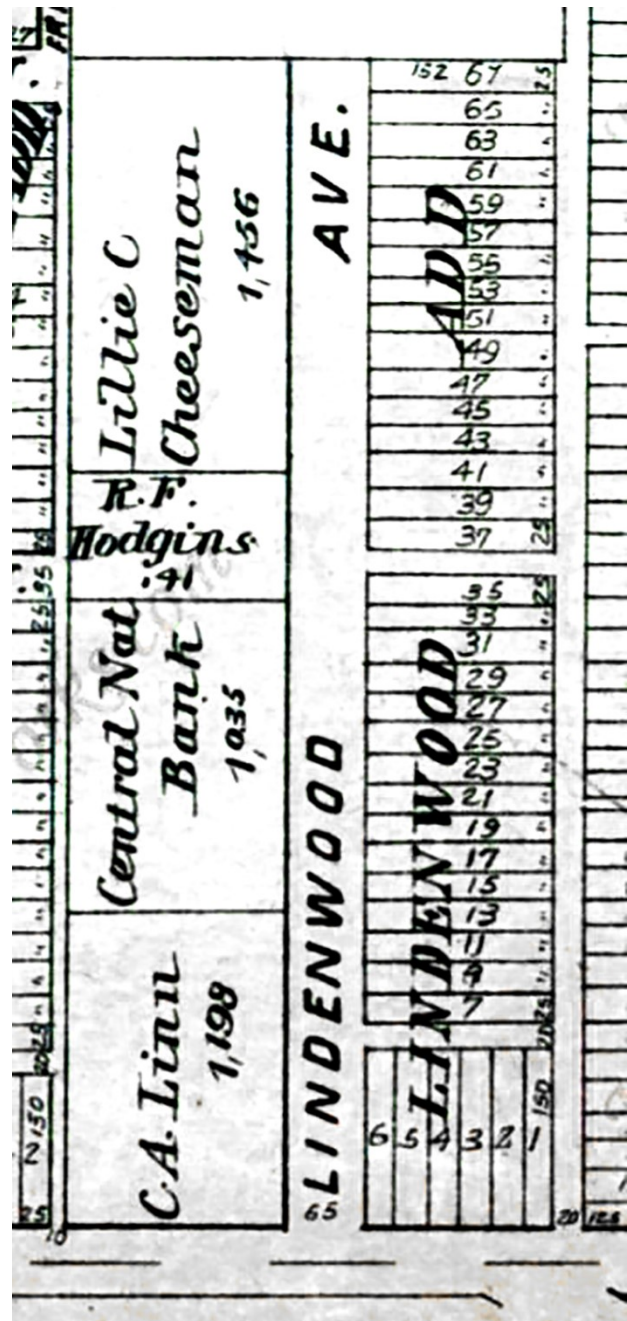


Figure 9. Portion of 1898 Atlas of Topeka City and Environs showing 1890 Lindenwood Addition.

²⁷ Wortman, 8-2.

²⁸ Bailes, "Potwin Place," 2.

²⁹ "A Good Investment," *Topeka State Journal* (Topeka, KS), August 7, 1889.

³⁰ "Suburban Residence of W.L. Bates," *Kansas Farmer* (Topeka, KS), October 27, 1904.

³¹ "Funeral of G.P. Bates," *Topeka Daily Capital* (Topeka, KS), November 19, 1903

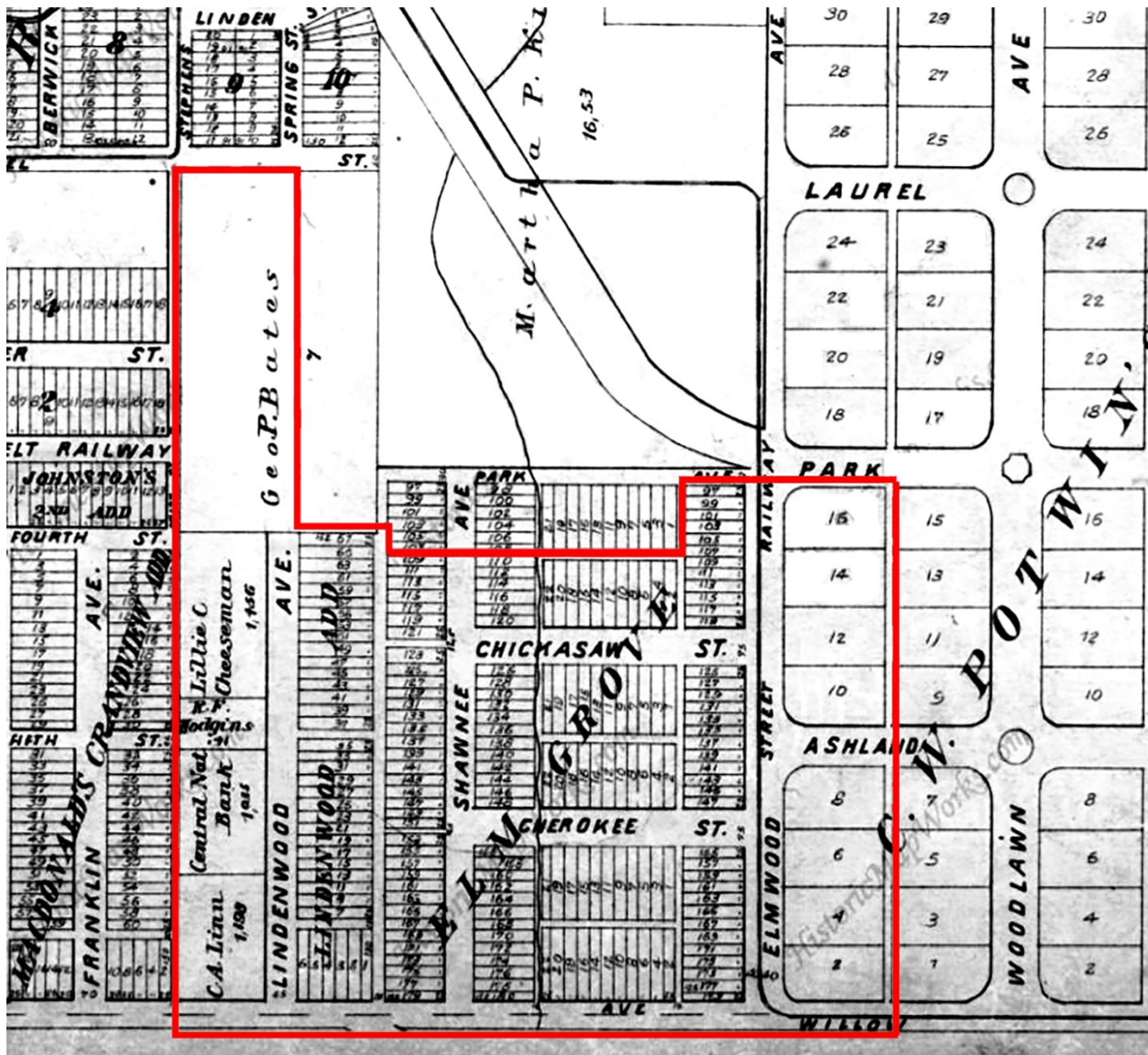
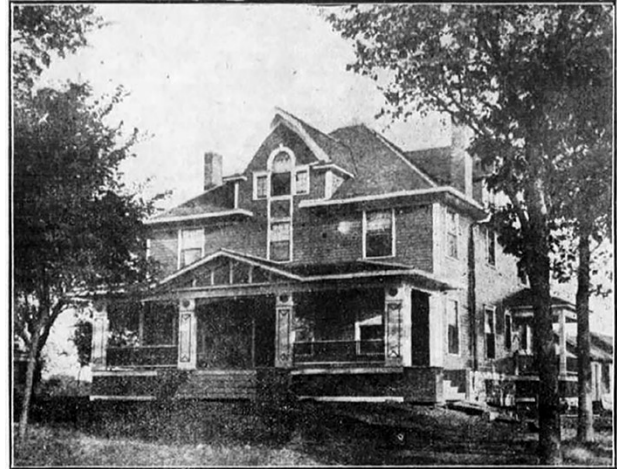


Figure 10. Portion of 1898 Atlas of Topeka City and Environs showing the Phase II Survey Area outlined in red.



Figure 11. Residence of George Pettibone Bates at 2101 W. 2nd Street, n.d. Source: *Topeka Capital-Journal*, 1979.



Suburban Residence of W. L. Bates, 1832 Park Avenue (Auburndale), Topeka, Kans.

Figure 12. 1904 image of Walter Louis Bates residence. Source: *Kansas Farmer*, 1904.

13).³² The congregation quickly outgrew the building, and under Hazelrigg's leadership, the church purchased four lots in the Survey Area at the northeast corner of SW 6th Avenue and Lindenwood Avenue.³³ The congregation laid the cornerstone for a new church at the site on October 7, 1923. The brick church was designed by architect W.E. Glover and completed in 1924 at a cost of \$31,000 (Figure 14).³⁴ It served as the congregation's house of worship until 1959, when it was demolished and a new three-story education building was constructed on the site. In 1966, a sanctuary designed by architects John A. Brown and Robert S. Slemmons was built for the church and connected to the education building, completing the current West Side Christian Church in the Survey Area.

By 1914, all of the residential plats in the Survey Area were completed and approximately seventy-five of the 165 identified primary resources in the Survey Area had been constructed. From 1915 to 1930, seventy-six additional primary resources were constructed and the Survey Area was almost completely developed. By 1930, 151 of the 165 identified resources in the Survey Area were constructed. Sanborn Fire Insurance Maps from 1935 (corrected to 1947) show the Survey Area's development, the orientation of buildings along the vehicular roads in the area, and the footprint and building materials of the residences (Figure 15). The map shows the Survey Area developed predominantly with one, one-and-a-half, and two-story single-family residences constructed of wood. Several streets in the Survey Area were re-named by the late 1930s; Shawnee Avenue was changed to Jewell Avenue, Laurel Street was re-named 1st Street, Park Avenue changed to 2nd Street, Ashland Avenue and Chickasaw Avenue were changed to 3rd Street, and Stephens Street was re-named Franklin Street.

The Craftsman style and bungalow house form are common in the Survey Area, corresponding to the area's peak of construction activity between 1900 and 1930, when the Craftsman and bungalow aesthetics were heavily influential on residential design. Pre-designed house plans reflecting the Craftsman and

³² The stone church was demolished by 1927 for a residence. "West Side Christian Church," Vertical File, Topeka & Shawnee County Public Library Special Collections.

³³ Phil Anderson, "Centennial Celebration," *Topeka Capital-Journal* (Topeka, KS), September 26, 2009.

³⁴ "West Side Christian Church," Vertical File, Topeka & Shawnee County Public Library Special Collections.

Prairie styles and marketed to the middle class were also influential during this time. In Topeka, mail-order house plans were popularized by the Garlinghouse Realty Company. The Garlinghouse Realty Company, started by realtor and entrepreneur Lewis Fayette Garlinghouse in Topeka in 1906, specialized in residential development and mail-order catalog housing, eventually growing into a nationwide enterprise.³⁵ Initially the company speculated in real estate, but eventually found its niche through the creation and distribution of pre-designed house plans. The Edgewood subdivision, located immediately north of the Phase II Survey Area in the Phase I Survey Area, was platted in 1913 and was Garlinghouse's first exclusively developed residential suburb in Topeka. The Edgewood subdivision featured predominantly Craftsman-style bungalows, and all the houses in the plat were Garlinghouse designs. The company published its first house plan book titled *Bungalow Homes* in 1916, which featured many of the designs seen in the Edgewood subdivision.³⁶ The company quickly grew in popularity and by the 1920s Garlinghouse designs were utilized for residences throughout the country. During the lean Depression years, the company eliminated its real estate department and focused solely on plan books. Garlinghouse kept pace with evolving architectural trends as it continued to release plan books, and later catalogs featured revival designs such as Tudor and Colonial Revival. In the post-war era, the company created Minimal Tradition and Ranch house designs that reflected the Modern Movement's influence on residential development. By 1945 the company had sold over 600,000 house plans



Figure 13. West Side Christian Church, constructed in 1916 at the southwest corner of Duane St. and Lindenwood Ave.



Figure 14. West Side Christian Church, constructed in 1924 at the northeast corner of SW 6th Ave. and Lindenwood Ave.

across the country. It grew to become one of the largest house plan book companies in the country, and continues to operate today. Eighteen Garlinghouse-designed residences were identified in the Survey Area, and they are clustered in the east portion of the area along Elmwood Avenue in the Potwin Place and Elm Grove plats. The residences are in the Craftsman and Prairie styles and reflect the Survey Area's period of peak development in the early 1900s (*Figures 16-19*).

By 1930, the majority of the Survey Area had been developed, leaving little room for additional buildings. A 1942 city planning map of Topeka by Harland Bartholomew and Associates shows the Survey Area with a designated single-family residential zoning overlay allowing dwellings, schools,

³⁵ "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.

³⁶ Douglass W. Wallace "The L.F. Garlinghouse Company: Ordering a Home Through the U.S. Mail," in *Bungalow Homes for the Nation: The L.F. Garlinghouse Co. of Topeka, Bulletin No. 83*, editors Max D. Movsovitz and Jeanne C. Mithen, (December 2008), 16.

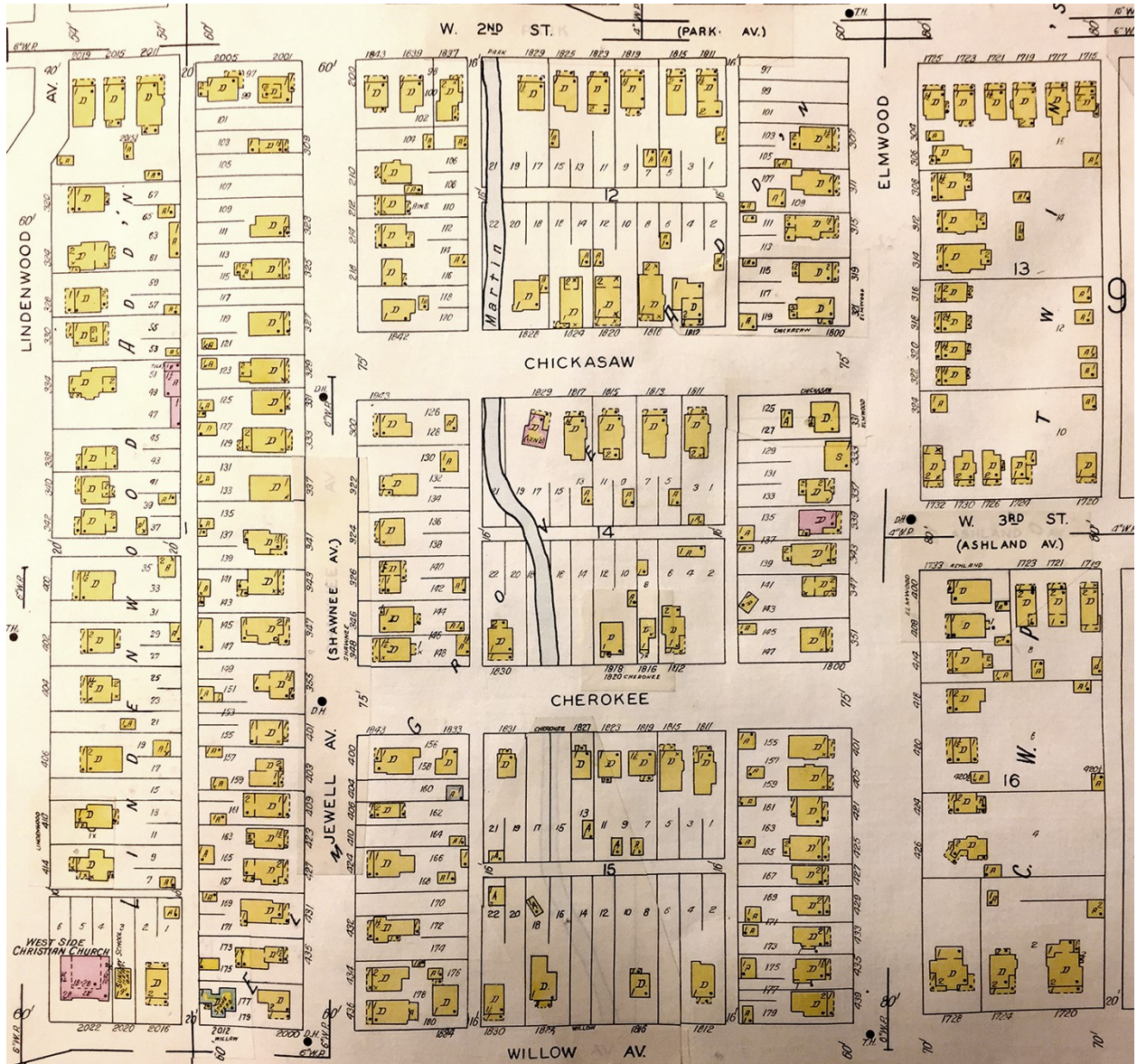


Figure 15. Sanborn Fire Insurance Map, 1935 corrected to 1947, showing central and east portions of the Survey Area.



Figure 16. (Left) Garlinghouse Plan No. 222 from Bungalow Homes, Fourth Edition, 1923. (Right) Plan no. 222 in the Survey Area at 1719 SW 2nd Street, 2017.



Figure 17. (Left) Garlinghouse Plan No. 308 from *Bungalow Homes, Fourth Edition, 1923*. (Right) Plan no. 308 in the Survey Area at 308 SW Elmwood Avenue, 2017.



Figure 18. (Left) Garlinghouse Plan No. 325 from *Bungalow Homes, Fourth Edition, 1923*. (Right) Plan no. 325 in the Survey Area at 1725 SW 2nd Street, 2017.



Figure 19. (Left) Garlinghouse Plan No. 738 from *Bungalow Homes, Fourth Edition, 1923*. (Right) Plan no. 738 in the Survey Area at 343 SW Elmwood Avenue, 2017.

parks, and churches (*Figure 20*). Angled lines indicate lots allowing 5,000 square feet per family, while dots indicate larger lots allowing 6,500 square feet per family. The economic effects of the Great Depression and World War II hindered residential construction in the 1930s and 1940s. In the 1950s, five resources were constructed in the Survey Area, including one commercial resource on SW 6th Avenue. Three of these were constructed on vacant lots. The commercial resource, a one-story automobile repair shop constructed circa 1950, replaced an older two-story wood-frame dwelling and a small wood-frame filling station. The remaining six resources in the Survey Area were constructed after 1960. The West Side Christian Church, historically located at the northeast corner of Willow Avenue and Lindenwood Avenue since 1924, built a new Modern Movement sanctuary in 1966. The last building constructed in the Survey Area, a one-story residence, was completed in 2008 and replaced a historic one-story wood-frame dwelling.

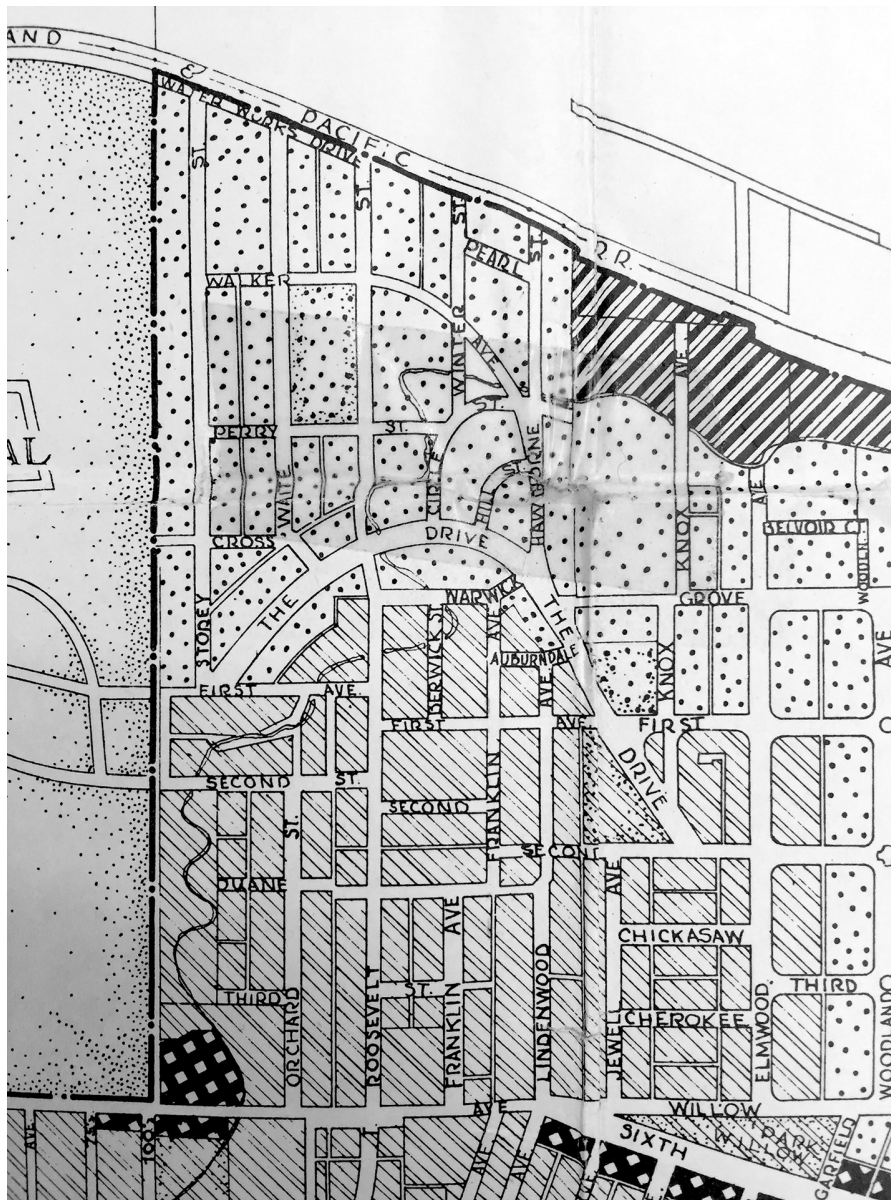


Figure 20. Portion of 1942 city planning map of Topeka by Harland Bartholomew and Associates.

SURVEY RESULTS

PHYSICAL DESCRIPTION OF SURVEY AREA

LOCATION AND SETTING

The Auburndale Phase II Survey Area (Survey Area) encompasses approximately thirty-seven acres in Topeka, Shawnee County, Kansas. It is located roughly 1.6 miles northwest of the Kansas State Capitol and the central business district. Interstate 70 is located approximately 0.5 miles north of the Survey Area; the Kansas River is 0.8 miles to the north, and Stormont Vail Hospital is 0.5 miles to the south. The predominantly residential Survey Area is in the southern portion of the greater Auburndale neighborhood. The northwest corner of the Survey Area is at the intersection of SW 1st Street and SW Franklin Avenue. The west boundary travels south along Franklin Avenue, including the properties on the east side of the street. At SW Duane Street, the west boundary continues south along SW Lindenwood Avenue, including properties on the east and west sides of the street, to SW Willow Avenue. SW Willow Avenue, from Lindenwood Avenue east to the rear parcel line of properties on the east side of SW Elmwood Avenue, forms the south boundary. The east boundary travels north along the rear lot line of the parcels on the east side of SW Elmwood Avenue north to SW 2nd Street. The north boundary line travels west along SW 2nd Street to SW Lindenwood Avenue, including properties on the south side of the street, and excluding those properties that were surveyed in Phase I. At SW Lindenwood Avenue, the boundary travels north to SW 1st Avenue, including the properties on the west side of the street. The north boundary concludes at the intersection of SW 1st Avenue and SW Franklin Avenue.

Willow Park, a 5.2-acre park, is located immediately south of the Survey Area on the south side of Willow Avenue. West of SW Lindenwood Avenue, Willow Avenue transitions into SW 6th Avenue, a wider vehicular thoroughfare with commercial and residential properties. The Potwin Place Historic District, a residential district listed in the National Register in 1980, is immediately east of the Survey Area. The 4.5-acre Edgewood Park, established ca. 1913, is immediately north of the Survey Area, within the Phase I Survey Area that includes the majority of the residential Auburndale plat (1888) and the Edgewood subdivision, platted by the Garlinghouse Realty Company in 1913. The area to the west of the Survey Area is predominantly residential and contains a portion of the Auburndale plat. This area is anticipated to be surveyed in future phases.

The Survey Area includes some unplatted lots as well as platted subdivisions. The east portion of the Survey Area contains part of the original Potwin Place subdivision, platted in 1882.³⁷ The central portion of the Survey Area contains the majority of the Elm Grove subdivision, platted in 1885.³⁸ The entire Lindenwood plat, created in 1890, is within the Survey Area and located immediately west of the Elm Grove subdivision. The southwest portion of the Survey Area contains unplatted lots that line the west side of SW Lindenwood Avenue. A portion of Bates 2nd Addition, platted in 1914, is located in the northwest portion of the Survey Area, north of SW 2nd Street.³⁹

³⁷ This portion of the Potwin Place plat (1882) is not within the Potwin Place National Register Historic District.

³⁸ The remaining portion of the Elm Grove plat (1885) was surveyed in Phase I.

³⁹ The remaining portion of the Bates 2nd Addition plat (1914) was surveyed in Phase I.

The Survey Area contains 165 parcels; most are rectangular in footprint (*Figure 21*). Parcels within the Potwin Place plat (1882) range from thirty to forty feet wide and 100 to 200 feet deep; the lot sizes are wider at the south end of the plat along Willow Avenue. Parcels within the Elm Grove subdivision (1885) are more uniform in shape, ranging from thirty-five to fifty feet wide and 125 to 155 feet deep. The Lindenwood subdivision has residential parcels ranging from thirty-five to seventy-five feet wide, with a uniform depth of 150 feet. At the south end of the Lindenwood subdivision is a larger rectangular parcel for the West Side Christian Church, approximately 150 feet by 250 feet. The west side of Lindenwood Avenue is unplatted; the parcels are generally uniform in size, ranging from fifty to sixty feet wide and 180 feet deep. The south end of the west side of Lindenwood Avenue contains a commercial lot (130 feet by 100 feet) and an L-shaped, asphalt-paved parking lot associated with the West Side Christian Church. The lots within Bates 2nd Addition (1914) in the northwest portion of the Survey Area exhibit the most variation in size. A large residential plat containing the 1904 farmhouse of Walter Louis Bates is at the south end of the plat. Smaller residential lots of varying sizes occupy the rest of the plat.

In correlation with the historic residential platting of the Survey Area, the majority of the primary resources within the Survey Area are historic single-family residences. In total, 165 primary resources were identified and documented within the Survey Area. Of these, 162 resources are single-family residences. The majority of the residences were constructed between 1880 and 1930, reflecting the historical development of the Survey Area. Additionally, 102 secondary resources (such as garages, sheds, and other outbuildings) were documented in the Survey Area. Ninety-five of the 162 primary resources had an associated secondary resource on the property. The detached automobile garage was the most common type of secondary resource identified in the Survey Area.

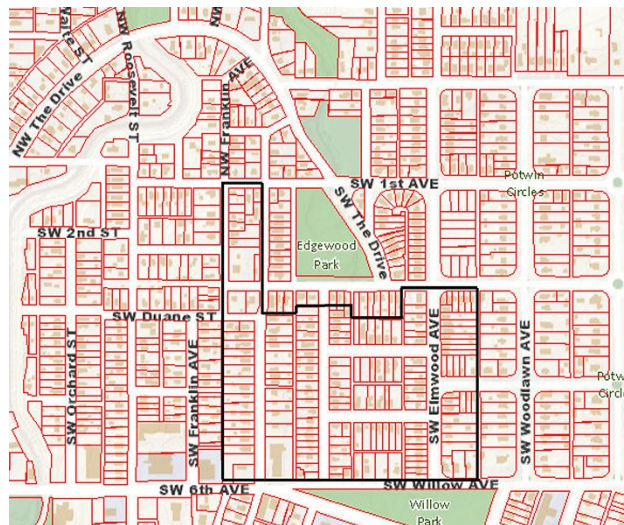


Figure 21. Legal parcels in the greater Auburndale neighborhood with the Phase II Survey Area outlined.

The Survey Area is characterized by generally flat to slightly undulating terrain. The elevation ranges from 895 to 950 feet, with the shallower areas in the center of the Survey Area along SW 3rd Street and SW Cherokee Street. The higher parcels are located along the periphery of the Survey Area, particularly in the southwest corner and on the east side along SW 3rd Street east of SW Elmwood Avenue. Short retaining walls with steps (the majority of which are concrete) provide access to resources situated on higher parcels. The streets within the Survey Area are loosely organized in a grid pattern that correspond to associated historic plats. The streets are paved with asphalt, with the exception of SW 3rd Street east of SW Elmwood Avenue, which retains its historic brick paving laid in a running bond; this portion of SW 3rd Street corresponds to the Potwin Place plat (1882). The streets have concrete curbing. The majority of the streets are lined with grass curb strips ranging from ten to twenty feet deep and a public sidewalk. Most of the sidewalks are concrete, although portions of historic brick sidewalks are visible throughout the Survey Area, particularly along SW Elmwood Avenue within the oldest plats in the Survey Area, Potwin Place (1882) and Elm Grove (1885). Deciduous trees are common throughout the Survey Area along the grass curb strips. Front lawns in front of the residential resources are typically grass with concrete paths leading from the public sidewalk to the entrance. Several private rear lawns are en-

closed with fencing. Unpaved rear alleys runs north-south behind the residences on Lindenwood Avenue, Jewell Avenue, and Elmwood Avenue. Unpaved H-shaped rear alleys characterize the blocks in the Elm Grove plat (located between Jewell Avenue and Elmwood Avenue). The alleys are lined with small outbuildings, predominately auto garages and sheds.

DATES OF CONSTRUCTION

An analysis of the periods of construction represented in the Survey Area was conducted to understand how the area developed over time. Rosin Preservation estimated the date of the construction of the 165 primary resources in the Survey Area by reviewing building permit information provided by the Kansas State Historical Society as well as estimated dates of construction from the Shawnee County Tax Assessor. Construction dates were corroborated and/or refined by reviewing city atlases, Sanborn Fire Insurance Company maps, listings in the U.S. Census or city directories, newspaper articles, and architectural style. The estimated date of construction for outbuildings was determined through visual inspection, the Shawnee County Tax Assessor, and building permit information, where available. Dates of building additions or alterations were not readily available. Figure 22 presents the distribution of primary resources by dates of construction.

Eleven resources in the Survey Area are estimated to have been constructed between 1880 and 1899. The oldest estimated resource in the Survey Area was constructed circa 1880 by George Pettibone Bates and at 2101 SW 2nd Street. Additional late-nineteenth century resources are located along Willow Avenue within the Potwin Place plat. The majority of the Survey Area (84%) was developed between 1900 and 1929, with construction occurring in both the platted subdivisions and unplatted areas. The most common architectural styles and types identified in the Survey Area, described in detail below, reflect this period of concentrated development. The rate of construction dropped after 1929, with only four resources built in the Survey Area between 1930 and 1949; these are in the Elm Grove plat. By 1930, most of the Survey Area had been developed, leaving little room for additional buildings. Furthermore, the economic effects of the Great Depression and World War II hindered residential construction. Five resources were constructed during the 1950s, including the one commercial resource identified in the Survey Area. Three of the four residential resources were constructed on vacant lots, while one replaced a historic two-story wood-frame dwelling. The commercial resource, a one-story automobile repair shop constructed circa 1950, replaced an older two-story wood-frame dwelling and a small wood-frame filling station located at the northwest corner of the intersection of Willow Avenue and Lindenwood Avenue. The remaining six resources identified in the Survey Area were constructed after 1960. This includes the construction of the current West Side Christian Church at the northeast corner of Willow Avenue and Lindenwood Avenue, where the congregation originally built a church in 1924. In 1959, two residences to the north of the 1924 church were demolished for the construction of a new educational wing. The 1924 church was also demolished at that time. The congregation worshiped in the educational building until 1966, when a prominent new sanctuary (physically connected to the educational building) was completed on the site of the 1924 church.⁴⁰ Circa 1970, a small L-shaped parking lot to the west of the church was created. Two residences were constructed during the 1970s in the Survey Area; one was built on a vacant lot and the other replaced a historic one-story wood-frame dwelling. The last building

⁴⁰ While the education wing of the church was completed in 1959, for clarification the church is classified in the Estimated Dates of Construction table as completed after 1960 because the sanctuary was completed in 1966.

constructed in the Survey Area, a one-story residence, was completed in 2008 and replaced a historic one-story wood-frame dwelling. The geographic distribution of periods of construction is represented in the map in Figure 23.

Figure 22: ESTIMATED DATES OF CONSTRUCTION OF PRIMARY RESOURCES, PHASE II

ERA	TOTAL	PERCENT
Pre - 1900	11	7%
1900 - 1909	38	23%
1910 - 1919	42	25%
1920 - 1929	59	36%
1930 - 1939	1	<1%
1940 - 1949	3	2%
1950 - 1959	5	3%
1960 - Present*	6	3.50%
TOTAL:	165	100%

*Four resources are less than fifty years of age.

The map displays the Franklin neighborhood, bounded by Duane to the north and Willow to the south. The streets shown are Franklin, Duane, Lindenwood, Jewell, Cherokee, Willow, and Elmwood. Building footprints are color-coded according to their construction year, as indicated by the legend:

- pre-1900 (Cyan)
- 1900-1909 (Magenta)
- 1910-1919 (Green)
- 1920-1929 (Purple)
- 1930-1939 (Yellow)
- 1940-1949 (Orange)
- 1950-1959 (Blue)
- 1960-1969 (Brown)
- 1970-present (Red)

A north arrow is located in the top right corner of the map. The map shows a dense residential area with many small, rectangular building footprints. The color coding indicates a mix of building ages, with a significant portion of the buildings constructed between 1910 and 1930. The map also shows some larger, more complex building footprints, particularly along the Duane and Willow streets.

HISTORIC PROPERTY TYPES

To understand the historical development of the Survey Area, Rosin Preservation identified the original function as well as the architectural style and building type of the surveyed resources. Determining the resource's original function allowed for a compilation of the property types represented in the Survey Area. Property types link the themes incorporated in the historic contexts with the physical historic resources that illustrate those ideas. By examining resources according to original function and architectural style, the analysis addresses both shared associative (functional) characteristics as well as physical (architectural style and type) characteristics.

ORIGINAL FUNCTION

Drawn from the National Register subcategories for function and use, Rosin Preservation identified different categories of original functions for the surveyed primary resources. All resources in the Survey Area have retained their original function. The majority of the resources, 162 of 165, are single-family dwellings. This reflects the historical development of the Survey Area during a time when Topeka's suburban areas were expanding as the population increased. The Survey Area contains one commercial resource (ca. 1950), one parking lot (ca. 1970) and one religious property (completed 1966). Figure 24 shows the breakdown of property types, derived from original function, that are represented in the Survey Area.

Figure 24: ORIGINAL PROPERTY TYPES, PHASE II

ORIGINAL FUNCTION	TOTAL
RESIDENTIAL: SINGLE-FAMILY	162
COMMERCIAL	1
LANDSCAPE: PARKING LOT	1
RELIGIOUS	1
TOTAL	165

Single-Family Residential Property Type

The single-family residential property type accounts for 162 of the 165 primary 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 (*Figure 25*). They are one- to two-and-one-half story buildings with masonry foundations; wood, masonry, 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.



Figure 25. Single-family residences on SW Elmwood Avenue, 2017.



Figure 26. 2100 SW 6th Street, 2015.



Figure 27. West Side Christian Church, 410 SW Lindenwood Avenue, 2017.

Commercial Property Type

One commercial resource was identified within the Survey Area, an auto repair shop constructed circa 1950 at 2100 SW 6th Street (Figure 26). The location of the commercial resource reflects SW 6th Street's built environment as a predominantly commercial east-west thoroughfare. Constructed of concrete blocks with metal panels cladding the primary façade, the one-story automotive repair shop has a storefront and three vehicular entrance bays. Within the Survey Area, it is a good representation of a utilitarian commercial building.

Religious Property Type

One religious resource was identified within the Survey Area. The West Side Christian Church at 410 SW Lindenwood Avenue occupies the largest parcel in the Survey Area (Figure 27). The congregation has historically worshipped at the property at the northeast corner of Willow Avenue and Lindenwood Avenue since 1924. The current West Side Christian Church is comprised of a one-and-a-half story Modern Movement style sanctuary building (completed in 1966) with a three-story educational wing (completed in 1959) to the rear of the sanctuary. The church's height and massing are larger than that seen among the single-family residences in the Survey Area, reflective of its function as a public place of worship. The church is also a distinct example of the Modern Movement style in the Survey Area.

Landscape: Parking Lot Property Type

One parking lot was identified in the Survey Area. The L-shaped lot, located at 2110 SW 6th Avenue, is paved with asphalt and has painted lines for parking of approximately forty vehicles (*Figure 28*). Historic aerials show the parking lot was paved by 1970.



Figure 28. Parking lot outlined in red, 2110 SW 6th Avenue, 2017.

ARCHITECTURAL STYLES AND FORMS

Classifications based on shared physical attributes include categorization by architectural styles and vernacular building forms or types.⁴¹ 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 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*.

Originally published in 1984 with updates in 2011 and 2015, *A Field Guide to American Houses* includes common vernacular forms of architecture adapted throughout the country under the category of "National Folk Houses." 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 categorizes 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.⁴² NCHRP Report 723 was used to categorize post-war dwellings in the Survey Area.

⁴¹ The term "vernacular" is used in its broadest application and refers to common local and regional building forms and the use of materials specific to a particular period of time.

⁴² 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)

Of the 165 primary resources in the Survey Area, ninety were categorized by a formal architectural style, and seventy-one were categorized by their architectural form (*Figures 29-30*). The majority of resources classified by their form are done so because stylistic ornament was never part of the original design or has since been removed. Four of the resources in the Survey Area (classified in the “Other” row in Figure 29) are not readily defined by an historic architectural style or form.

Figure 29: ARCHITECTURAL STYLES, PHASE II

STYLE	TOTAL
COLONIAL REVIVAL/DUTCH COLONIAL REVIVAL	5
CRAFTSMAN/BUNGALOW	61
MODERN MOVEMENT	1
OTHER	4
PRAIRIE	18
QUEEN ANNE	5
TOTAL	94

Figure 30: ARCHITECTURAL FORMS, PHASE II

FORM	TOTAL
MINIMAL TRADITIONAL	9
NATIONAL FOLK: CROSS GABLE	19
NATIONAL FOLK: GABLE FRONT	18
NATIONAL FOLK: HIPPED AND PYRAMIDAL VARIATIONS	18
NATIONAL FOLK: SIDE GABLE	4
RANCH	3
TOTAL	71

RESIDENTIAL ARCHITECTURAL STYLES

Single-family residences are the dominant property type in the Survey Area. 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-era styles such as Queen Anne, early-twentieth-century American styles like Craftsman and Prairie, and twentieth-century revival styles such as Colonial Revival. Among the dwellings constructed prior to 1900 in the Survey Area, five represent a formal Victorian-era style (Queen Anne), while most are more appropriately categorized by their form. The Craftsman and Prairie styles are most prevalent in the Survey Area, reflecting architectural trends from 1900 through the 1920s when the majority of the Survey Area was developed. The Eclectic movement, inspired by historical styles, also influenced residential design in the early-to-mid twentieth century, with five examples the Colonial Revival and Dutch Colonial Revival styles represented in the Survey Area.

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.⁴³ 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."⁴⁴ 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 oldest resources in the Survey Area were constructed during the last two decades of the nineteenth century when Victorian architectural styles were influential; some of these resources reflect the Queen Anne style.

Queen Anne

The Queen Anne style was 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.⁴⁵ The massing of a Queen Anne style residence features protruding cross-gables and turrets that contribute to an asymmetrical form. Additional exterior decoration was



Figure 31. 1728 SW Willow Avenue, 2017.

achieved through wall overhangs, voids, extensions and the application of a variety of materials in contrasting shapes and textures. 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 Free Classic Queen Anne subtype incorporates classical design elements such as the Palladian window, dentils, and classical columns. Five resources in the Survey Area reflect the Queen Anne style. They are predominantly located in the Potwin Place (1882) and Elm Grove (1885) plats in the east portion of the Survey Area. The Honora T. Davison house at **1728 SW Willow Avenue**, constructed circa 1889 in the Potwin Place plat, is a good example of the Queen Anne style with its asymmetrical form, prominent corner turret, variegated cladding including wood shingles, multiple gables, and wraparound

⁴³ Virginia McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, Inc., 2014), 314.

⁴⁴ McAlester, 314.

⁴⁵ 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

porches (*Figure 31*). Another example can be seen at **337 SW Elmwood Avenue** (ca. 1890, Elm Grove plat) with its asymmetrical form, cross-gabled roof, protruding bay windows, decorative bargeboards, and variegated wood cladding (*Figure 32*).

Folk Victorian

The Folk Victorian style reflects the simplification of earlier Victorian styles, sometimes 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. Three resources in the Survey Area exhibit Folk Victorian influence in their architectural ornamentation. In the analysis, these resources have been categorized by their predominant National Folk forms. The dwelling at **343 SW Jewell Avenue**, constructed circa 1900, is an example of a pyramidal National Folk form with Folk Victorian stylistic influence, seen in the porch's decorative woodwork (*Figure 33*).



Figure 32. 337 SW Elmwood Avenue, 2017.



Figure 33. 343 SW Jewell Avenue, 2017.

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. Simultaneously, and in contrast to the European and Colonial American-influenced designs, a modern style of American housing developed. 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.⁴⁶ 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

⁴⁶ McAlester, 318-19.

French Renaissance styles. The National Register program’s 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 & Dutch Colonial Revival

The term “Colonial Revival” refers to the resurgence 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 the Colonial Revival style evolved during the mid-twentieth century, it became more simplified.⁴⁷ Five resources in the Survey Area express the Colonial Revival style or the Dutch Colonial Revival style. The two-story John Patterson house at **2100 SW 2nd Street**, built circa 1920, has a gambrel roof, a hallmark of the Dutch Colonial Revival style (*Figure 34*). The dwelling at **1842 SW 3rd Street** (circa 1928) expresses the Colonial Revival style through its symmetrical massing, side-gabled roof with cornice returns, rectangular multi-light windows, and pedimented entrance (*Figure 35*). The Walter Louis Bates house, constructed in 1904 at **2114 SW 2nd Street**, is a high-style Colonial Revival residence in the Survey Area (*Figure 36*). The house exemplifies the style through its symmetrical massing and fenestration, gambrel-roof dormer windows, and arched Palladian window.



Figure 34. 2100 SW 2nd Street, 2017.



Figure 35. 1842 SW 3rd Street, 2017.



Figure 36. 2114 SW 2nd Street, 2017.

⁴⁷ McAlester, 234-36.

Modern Houses

Craftsman

The Craftsman style was popular in American residential design from circa 1905 through 1930. The style 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 inspired from the English Arts and Crafts movement as well as 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.⁴⁸ Sixty-one examples of the Craftsman/Bungalow style were documented, making it the most common style in the Survey Area. The prevalence of the Craftsman style in the Survey Area corresponds to the area's most robust period of construction from 1900 to 1930. The bungalow at **308 SW Elmwood Avenue**, built circa 1916 and designed by the Garlinghouse Realty Company, exemplifies the Craftsman style through its side-gabled, low-pitched roof with deep eaves, full-width front porch with cobblestone piers, square columns, and exposed rafter tails, historic oak entry door, and the prominent cobblestone chimney (*Figure 37*). Another good example of the Craftsman style is seen at



Figure 37. 308 SW Elmwood Avenue, 2017.



Figure 38. 425 SW Lindenwood Avenue, 2017.



Figure 39. 1719 SW 2nd Street, 2017.



Figure 40. Raised sleeping porch at rear of 1719 SW 2nd Street, 2017.

⁴⁸ McAlester, 453-54.

425 SW Lindenwood Avenue (circa 1924); the style is reflected in its jerkinhead roof with deep eaves and knee brackets, historic double-hung windows with vertical upper muntins, and deep full-width front porch with brick piers topped with battered wood columns (*Figure 38*). Twelve of the eighteen identified Garlinghouse-designed dwellings in the Survey Area were designed in the Craftsman style, reflecting the popularity of the style for purchasers of home plans during the early 1900s. The Garlinghouse Realty Company is credited with popularizing the “airplane bungalow,” a dwelling that featured a raised sleeping porch in the center or rear of the building. Before automatic air conditioning, the sleeping porch provided a cool, airy place of respite from the heat during summer. A good example of a Garlinghouse Craftsman airplane bungalow, constructed circa 1912, can be seen at **1719 SW 2nd Street** (*Figures 39-40*).

Prairie

The Prairie style is a uniquely American architectural style that originated with Frank Lloyd Wright and other Chicago architects at the turn of the twentieth century. Pattern books and mail-order catalogs, such as those offered by the Garlinghouse Realty Company, spread the style throughout the Midwest and the nation during the early decades of the twentieth century. Prairie style houses typically have a two-story square or rectangular mass featuring a low-pitched hipped or gabled roof with deep eaves, details that create a horizontal emphasis, and prominent partial or full-width porches with large supports.⁴⁹ The American Foursquare form is the most common subtype of the Prairie style; it features a two-story square or rectangular mass with a symmetrical façade, a visible entrance, and a full-width front porch. The front-gabled subtype of the Prairie style was commonly used for vernacular dwellings on narrower, rectangular lots. There are eighteen identified examples of the Prairie style within the Survey Area, making it the second most-common style. The E.W. Dunham house, constructed circa 1910 at **347 SW Jewell Avenue**, reflects the Prairie style with its shallow hipped roof with deep overhanging eaves and wide front porch that emphasizes the dwelling’s horizontal lines (*Figure 41*); Craftsman-style influence is also seen in the rafter tails at the eaves. Five of the eighteen identified Garlinghouse-designed dwellings in the Survey Area were designed in the Prairie style. All feature a front-gabled roof and a thin rectangular mass, conforming to the narrow lot. The example at **1730 SW 3rd Street**, constructed circa 1910, features a front-gabled roof with boxed cornice returns, differing exterior cladding in the gable, a



Figure 41. 347 SW Jewell Avenue, 2017. no reference



Figure 42. 1730 SW 3rd Street, 2017.

⁴⁹ McAlester, 439-41.

symmetrical façade, and a full-width front porch (*Figure 42*). The dwelling's ornamentation is also influenced by the Colonial Revival style, seen in its dentiled Palladian window.

Modern Movement

The Modern Movement architectural style was popular in the United States from the late 1940s into the 1980s. The end of World War II marked a transition in architecture towards designs that broke from the past by focusing on geometric forms and limited ornamentation. The introduction of new building technologies and materials contributed to this shift, as well as post-war economic vitality which created demand for new construction that reflected progress and optimism. Modern Movement design was influenced by the International Style, which was characterized by smooth wall surfaces and exposed structures, ribbon windows, geometric forms, and flat roofs. Modern Movement design forms were based on the functionality of the building and typically utilized newer materials such as reinforced concrete and steel structural systems. Post-war residential resources in the Survey Area exhibit Modern Movement-era forms such as Minimal Traditional and Ranch.

One religious resource in the Survey Area, the West Side Christian Church at **410 SW Lindenwood Avenue**, was constructed from 1959-1966 and is a good example of Modern Movement era design, particularly as applied to a religious building (*Figure 43*). The church is comprised of a one-and-a-half story sanctuary (completed in 1966) with a three-story educational wing (completed in 1959) to the rear of the sanctuary. The Modern Movement design of the church reflects its post-war era of construction and the architectural aesthetics prevalent during that time. Completed in 1959, the educational wing of the church reflects the Modern Movement style through its flat roof,



Figure 43. West Side Christian Church, 410 SW Lindenwood Avenue, 2017.

large expanse of brick cladding on its primary façade, and bands of metal-framed ribbon windows. The 1966 sanctuary's steeply-pitched gabled form, centered on a hipped-roof primary mass, reflects its interior function as a place of worship. The roof shape, topped with a small metal steeple, is the sanctuary's predominant form of stylistic ornamentation. The sanctuary is clad with an orange brick veneer, and the gable features thin, rectangular strips of ceramic tile cladding. The first floor of the sanctuary has stained glass windows set within thin, rectangular metal frames. Other windows are also set within rectangular metal frames with porcelain enamel panels. Porcelain enamel panels with metal framing line the cornice. The West Side Christian Church's strong geometric forms, ribbon and vertical strip windows, and modern building materials like ceramic tile and porcelain enamel make it a good example of the Modern Movement style.

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.

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 strong stylistic characteristics. Even after communities became established, folk house designs remained popular as an affordable alternative to more ornate and complex architectural styles.⁵⁰ 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.⁵¹ As in previous decades, the modest size of the new housing forms and the use of mass-produced and/or prefabricated components made them affordable. Minimal Traditional dwellings evolved from earlier historical revival styles, while the Ranch house was a new form that reflected changes in attitude and aesthetics. Most the Survey Area was developed by 1930, but the resources constructed after World War II typify these post-war forms.

The resources in the Survey Area not associated with a specific architectural style generally have simple forms and little or no ornament. Roof form, massing, and era of construction are the primary characteristics used to identify these resources in the Survey Area. Fifty-nine resources in the Survey Area are clas-

⁵⁰ McAlester, 89-90.

⁵¹ 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

sified as National Folk forms (*Figure 30*). Among these, the resources have been further classified by their roof type. Twelve resources in the Survey Area represented post-war building forms.

Cross-Gable Roof

Nineteen resources in the Survey Area represented the cross-gabled roof subtype of the National Folk form. The Cross-Gable type 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 a 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. A good one-story example of a cross-gabled National Folk dwelling is at **339 SW Elmwood Avenue**, constructed circa 1897 (*Figure 44*). This dwelling is also the only pre-World War II masonry resource in the Survey Area. A two-story example of a cross-gabled National Folk dwelling in the Survey Area can be seen at **324 SW Lindenwood Avenue**, constructed circa 1899 (*Figure 45*).



Figure 44. 339 SW Elmwood Avenue, 2017.



Figure 45. 324 SW Lindenwood Avenue, 2017.

Gable-Front Roof

Eighteen resources in the Survey Area represent the gable-front roof subtype of the National Folk form. The Gable-Front type was popularized in two separate waves. The first iterations of the type were popularized in the latter half of the 1800s and were inspired from the Greek Revival movement of the 1830s-1850s. These examples were reminiscent of temple forms and were typically narrow one- to two-story houses with steep roofs, well-suited for narrow rectangular lots. An example can be seen in the Survey Area at **209 SW Jewell Avenue**, constructed circa 1910 (*Figure 46*). Between 1910 and 1930, the Gable-Front form evolved to reflect influences of the popular Craftsman style. These houses were typically one- to one-and-one-half-stories with wide, sometimes flared, eaves and a full-width front porch, as illustrated by the residence at **322 SW Elmwood Avenue**, constructed circa 1914 (*Figure 47*).



Figure 46. 209 SW Jewell Avenue, 2017.



Figure 47. 322 SW Elmwood Avenue, 2017.



Figure 48. 331 SW Jewell Avenue, 2017.

Pyramidal and Hipped Roof

Eighteen houses in the Survey Area represent the pyramidal/hipped roof subtype of the National Folk form. Houses with these roof shapes typically have a square-shaped footprint. One and two-story examples of this type proliferated throughout the nation from the late nineteenth century into the twentieth century. Within the Survey Area, fifteen of the eighteen identified examples are one to one-and-a-half stories. An example can be seen in the Survey Area at **331 SW Jewell Avenue**, constructed circa 1910 (Figure 48). The dwelling has a square footprint and a steeply-pitched pyramidal roof.

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.⁵² The most common residential building forms 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. Within the Survey Area are twelve examples of post-war housing forms, comprised of nine Minimal Traditional type examples and three Ranch type examples.

Minimal Traditional

Nine examples of the Minimal Traditional type were observed in the Survey Area. Minimal Traditional dwellings evolved in the 1940s from the Tudor Revival and Colonial Revival styles of the 1920s and 30s. These predominantly one-story



Figure 49. 411 SW Lindenwood Avenue, 2017.

⁵² Pettis, 1-2.

houses were built in large quantities immediately preceding and following World War II. The simplified version that evolved after the Depression typically retained the dominant side- gabled roof form while compacting the massing, tightening the eaves, and removing most of the decorative ornament, as can be seen at **411 SW Lindenwood Avenue**, constructed circa 1950 (*Figure 49*). Minimal Traditional resources often exhibited Tudor Revival stylistic influence, such as a front-facing gablet or a prominent chimney. While compact in plan, these dwellings sometimes incorporate an attached garage.

Ranch House

Three examples of the Ranch house type were identified in the Survey Area. The Ranch house escalated in popularity during the 1950s and became the dominant house form in the mid-twentieth century. Ranch houses are low, wide one-story dwellings with moderate to wide eaves. Ranch houses were situated on larger lots than previous urban residential forms; this was made possible when walking distance became a less important factor as the automobile became the dominant form of transportation. The low-pitched roof may be gabled or hipped and the plan may include an integrated garage or carport. Wood, masonry, or synthetic siding is commonly applied. A tripartite window consisting of a fixed central sash flanked by one-over-one sash, sometimes called a picture window, is another common feature. The dwelling at **301 SW Elmwood Avenue**, constructed in 1952, is a good example of the Ranch house type with its low, wide massing; shallow hipped roof with deep eaves, length-wise lot orientation, concrete masonry block walls, recessed porch with Roman brick kneewall, and picture window (*Figure 50*).



Figure 50. 301 NW Elmwood Avenue, 2017.

ANCILLARY RESOURCES

Ancillary resources such as garages, storage sheds, carports, and carriage houses were documented throughout the Survey Area. Roughly 58% of the primary resources have an associated ancillary resource. Dates of construction were estimated by correlating data provided by the Shawnee County Tax Assessor with field observation. In total, 102 ancillary resources were identified in the Survey Area; eighty-five of these are auto garages; nine are storage sheds; four are carports; two are outbuildings (*Figure 51*); and two are carriage 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. The ancillary resources identified in the Survey



Figure 51. 334 SW Lindenwood Avenue, outbuilding, 2017.



Figure 52. Paved rear alley on east side of SW Lindenwood Avenue, view south, 2017.



Figure 53. Historic garage with good integrity at 307 SW Elmwood Avenue, 2017.

Area are typically situated facing historic rear alleys (*Figure 52*). Thirty-four of the 102 ancillary resources (approximately 30%) are non-historic, and do not meet the fifty-year threshold for determining historic significance. Sixty-eight of the ancillary resources were identified as likely being fifty years of age or older. Of the sixty-eight historic ancillary resources, forty-four have fair to good integrity and may contribute to a potential historic district if they are associated with a significant primary resource and date to the period of significance of the district (*Figure 53*). Twenty-four of the sixty-eight historic ancillary resources have fair to poor integrity due to non-historic alterations and would not contribute to a potential historic district. Figure 54 shows the integrity rating assigned to each ancillary resource identified in the Survey Area.

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 resource received an integrity rating of Excellent, Good, Fair, or Poor. Figures 54 and 55 illustrate the results of the integrity analysis. Figure 54 provides the distribution of integrity ratings for the 165 primary resources identified in the Survey Area. The integrity ratings of the primary resources and the additional 102 secondary resources identified in the Survey Area are provided on the map in Figure 55.

Figure 54: ARCHITECTURAL INTEGRITY OF PRIMARY RESOURCES, PHASE II

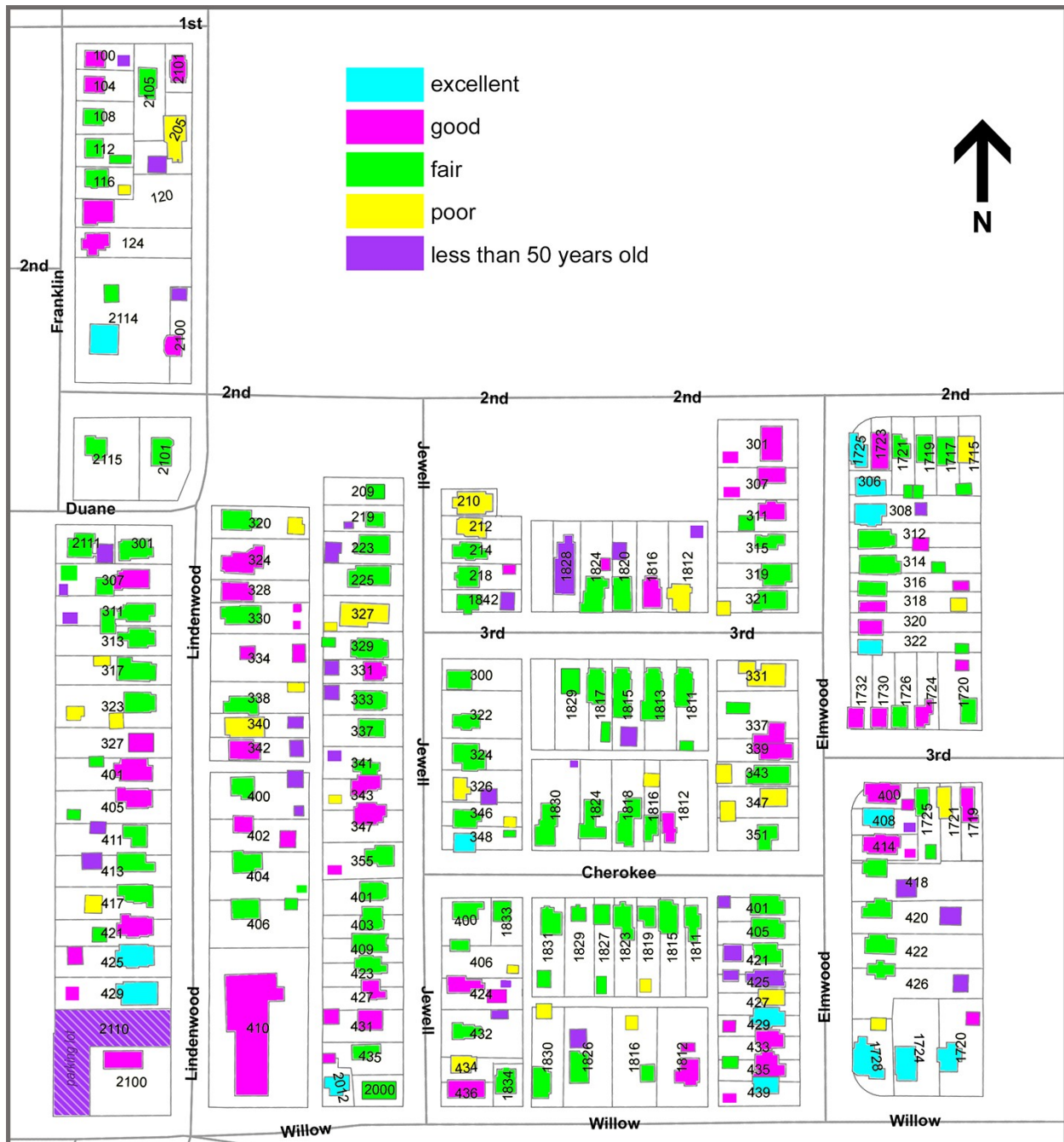
INTEGRITY	TOTAL	PERCENT
EXCELLENT	15	9%
GOOD	44	27%
FAIR	90	54%
POOR	13	8%
LESS THAN FIFTY YEARS OF AGE	3	2%
TOTAL:	165	100%

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. The application of non-historic siding, specifically vinyl siding, compromises the architectural integrity of a resource because it changes the relationship between siding and trim and often obscures subtle historic ornament. In the integrity analysis, resources with non-historic siding that continue to communicate their historic function and period of construction through their form, porch, and windows are rated as “Fair.” Ultimately, resources which have been treated with non-historic vinyl or metal siding are considered ineligible for listing. It is possible that many of the surveyed buildings rated “Fair” may retain some or all of their original historic fabric under later alterations, such as non-historic siding, and if these changes were reversed they may improve their integrity ranking and eligibility for listing in the National Register. 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.

The Survey Area contains fifteen resources rated as “Excellent” and forty-four rated as “Good.” Ninety resources were rated as “Fair” and thirteen as “Poor.” Three of the resources are less than fifty years of age and do not meet the established threshold for determining eligibility. 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 reveal intact historic siding below and allow these resources to contribute to a potential historic district.

Figure 55 – ARCHITECTURAL INTEGRITY, PHASE II



SURVEY RECOMMENDATIONS

As documented in the Historic Context and in the Survey Findings, the resources in the Auburndale Phase II Survey Area primarily date to the late nineteenth and early twentieth centuries when Topeka's population was expanding. The oldest resource dates to circa 1880 and is associated with George Pettibone Bates, a wealthy landowner and businessman in Topeka. With the platting of several subdivisions in the Survey Area, such as Potwin Place in 1882, Elm Grove in 1885, and Bates Second Addition in 1914, the neighborhood developed with primarily residential single-family dwellings, and was nearly completely developed by 1930. The high number of National Folk residential forms and Craftsman and Prairie style dwellings reflects the dominant aesthetic trends in residential architecture from the late 1800s to the Depression era. Construction during the Great Depression and World War II years was minimal in the Survey Area. Post-war construction of residences was also minimal, and usually occurred in already-vacant lots in the Survey Area. The West Side Christian Church was rebuilt and expanded in the post-war era, and its Modern Movement architectural style reflects the aesthetic trends of that time. Four survey phases are proposed to gain a full understanding of the entire greater Auburndale area (*Figure 1*). This report reflects the findings of the second 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 II Survey Area that are listed in the National Register of Historic Places or the Register of Historic Kansas Places. One resource in the Phase II Survey Area appears potentially eligible for individual listing in the National and state registers. Rosin Preservation also recommends a thematic study of Mid-twentieth century Religious Properties to identify extant examples of Modern Movement style religious properties in Topeka and assess if any are eligible for individual listing in the National Register for architectural significance.

2114 SW 2nd Street: This house, constructed in 1904 for Walter Louis Bates, is potentially eligible for individual listing under Criterion C in the area of Architecture as an excellent local example of an early twentieth century Colonial Revival style farmhouse (*Figure 56*). The residence has excellent exterior integrity, retaining its historic footprint, symmetrical façade, wood clapboard siding, double-hung wood sash windows, hipped roof with gambrel-roof dormers, and arched Palladian dormer window. If a nomination is pursued, an assessment of interior integrity along with a survey of other extant Colonial Revival style residences in Topeka would be necessary to determine if the residence at 2114 SW 2nd Street is individually eligible.



Figure 56. 2114 SW 2nd Street, 2017.

410 SW Lindenwood Avenue: The West Side Christian Church, constructed in two stages in 1959 and 1966 at 410 SW Lindenwood Avenue, is a good example in the greater Auburndale neighborhood of Modern Movement era design (*Figure 57*). The church is comprised of a one-and-a-half story sanctuary (completed in 1966) with a three-story educational wing (completed in 1959) to the rear of the sanctuary. The church retains sufficient integrity to express its post-war era of construction and the architectural aesthetics prevalent during that time. The educational wing of the church reflects the Modern Movement style through its flat roof, large expanse of brick cladding on its primary façade, and bands of metal-framed ribbon windows. The sanctuary expresses the Modern Movement style through its steeply-pitched gabled form referencing its interior function as a place of worship, orange brick veneer cladding, and stained-glass windows set within thin rectangular openings. To determine if the West Side Christian Church is a good extant example of Modern Movement era design in Topeka, a thematic survey of Modern Movement era religious properties in Topeka would need to be completed.



Figure 56. 2114 SW 2nd Street, 2017.

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.

Phase II of the Auburndale Historic Resources Survey evaluated all the resources within the boundaries of the second 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 approximately 280 properties to the west of the first and second phases, are proposed to gain a fuller understanding of the development of the greater Auburndale neighborhood and the overall 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.

Rosin Preservation documented 165 primary resources and 102 ancillary resources (totaling 267 resources) in the Phase II Survey Area. After determining if each resource retained integrity, Rosin Preservation assessed the potential for each resource to contribute to a historic district (*Figure 58*). Seventy-four primary resources that retained sufficient integrity to contribute to a potential historic district were identified. Nineteen of these resources are within a recommended expansion of the Potwin Place National Register Historic District. The remaining fifty-five vintage resources that retain integrity are scattered throughout the Survey Area and at the present time do not form cohesive groupings necessary for historic districts. Ninety-one primary resources in the Survey Area have lost integrity or are less than fifty years of age.

The majority of historic resources within the Survey Area received a “Fair” integrity rating (*Figure 55*). Historic resources with non-historic vinyl, metal, or asbestos siding could receive a “Fair” integrity rating, but would not be eligible for listing in the National Register due to the non-historic alteration. These resources are scattered throughout the neighborhood rather than concentrated in one area. Within a proposed historic district, a majority of resources must retain sufficient 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% 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% 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-four primary resources were identified in the Phase II Survey Area as retaining sufficient architectural integrity to contribute to a potential historic district. These resources were given integrity ratings from “Fair” to “Excellent.” Although these resources do not retain sufficient integrity or historical significance to merit individual listing on the historic register (with the possible exception of the residence at 2114 SW 2nd Street), they communicate associations with broader historic contexts and areas of significance related to the Survey Area. The majority of these primary 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 Craftsman style and National Folk forms with front-gabled, cross-gabled, and pyramidal roofs. 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 which retain sufficient architectural integrity may be contributing to a potential district 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 elevate 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 listing in the National Register.

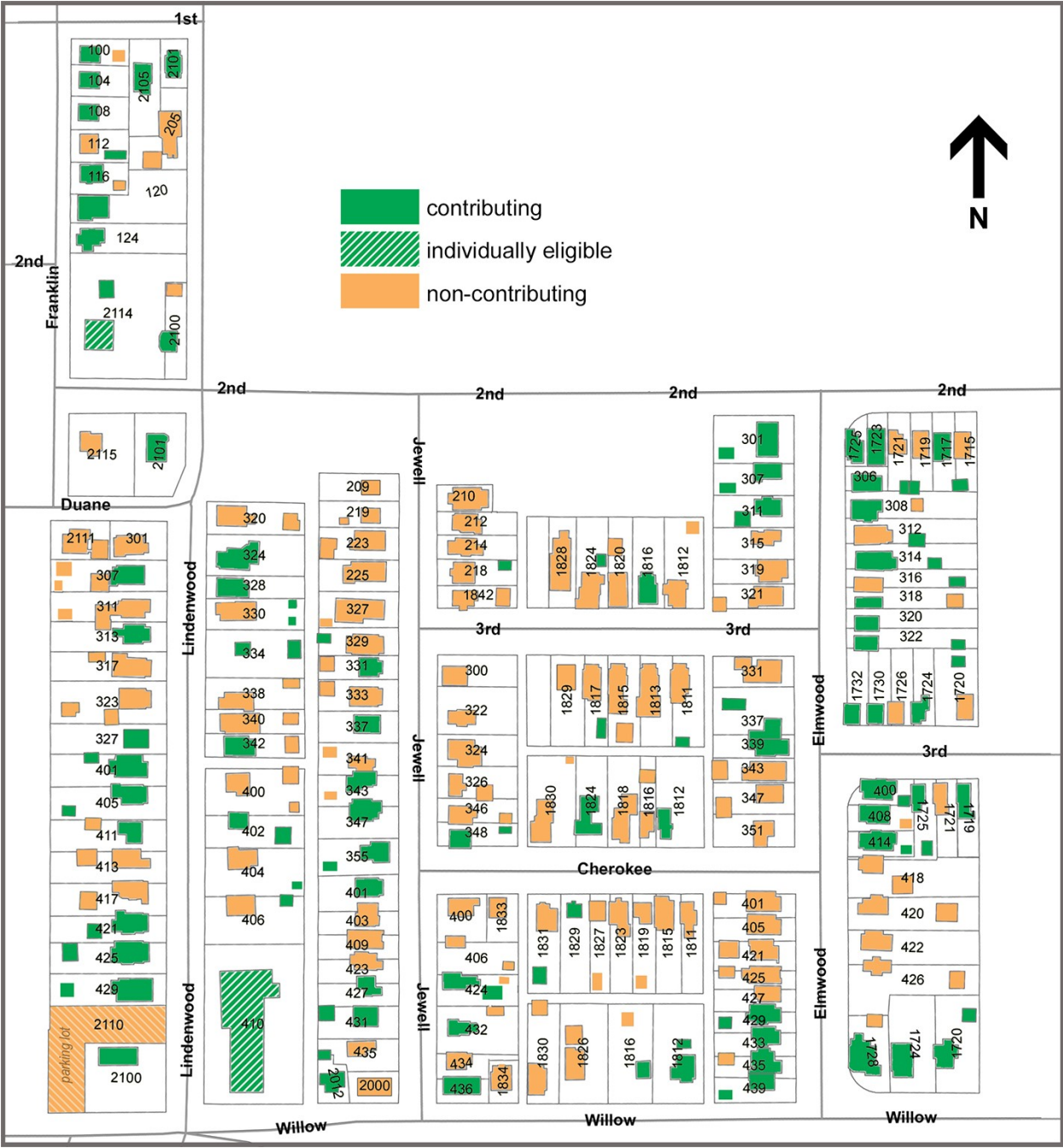
- Vintage Resources

Nineteen of the seventy-four resources with potential to contribute to a historic district are within a proposed expansion of the Potwin Place National Register Historic District, detailed below. The remaining fifty-five resources with sufficient integrity to contribute to a potential historic district are scattered throughout the Survey Area and do not form cohesive groupings necessary for a historic district. These fifty-five resources can be identified as “vintage” resources. These vintage resources have integrity ratings ranging from “Fair” to “Excellent” and they contribute to a fuller understanding of the built environment in the greater Auburndale neighborhood. Vintage resources express their period of construction and reflect the historic development of the Survey Area, and they possess a level of importance that is distinctly above that of non-contributing resources. Regardless of their surroundings, vintage resources should be considered worthy of preservation. 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. If non-contributing resources within geographic proximity to vintage resources have unsympathetic alterations reversed, the potential for the formation of historic districts is increased.

Non-contributing Resources

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. Eighty-seven primary resources were identified as non-contributing to a potential historic district because they do not retain sufficient integrity and four primary resources were identified as non-contributing because they are less than fifty years of age. Integrity ratings for non-contributing historic resources range from “Fair” to “Poor.” Thirteen primary resources in the Survey Area received a “Poor” integrity rating. Resources with a “Poor” integrity rating have undergone substantial alterations to cladding, fenestration, and form. The majority of non-contributing primary resources were assigned a “Fair” integrity rating due to non-historic, non-compatible siding. Resources with a “Fair” integrity rating should be re-evaluated for eligibility if non-historic siding is removed to reveal historic siding underneath. No resources built after 1967 (less than fifty years of age at the time of the survey) meet the criteria for exceptional significance.

FIGURE 58 – CONTRIBUTING AND NON-CONTRIBUTING RESOURCES, PHASE II



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 one potential new National Register Historic District: the Potwin Place Historic District Boundary Increase on the east side of the Survey Area and the Elm Grove Historic District in the center of the Survey Area, including a portion of the Phase I Survey Area. The consultants also identified the Garlinghouse Realty Company as a thematic area worthy of further study.

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. For architectural significance, 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. Historic ancillary resources could be contributing if they date to the period of significance of the district 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 NW Grove Avenue to the north, the alley east of SW Greenwood Avenue to the east, SW Willow Avenue to the south, and the alley west of SW Woodlawn Avenue on the west (*Figure 59*). The historic district boundary is smaller than the boundary of the Potwin Place subdivision, platted in 1882. The historic district boundary excludes the properties within the Potwin Place plat that are on the west side of the north-south alley between Woodlawn and Elmwood avenues from NW Grove Avenue south to SW Willow Avenue. The nomination's Boundary Justification indicates these properties that are historically associated with Potwin Place were excluded from the boundary because they did not have a level of proximity to "properties which set the historical tone of the district."⁵³ A review of the contributing properties within the boundary indicates a period of significance from ca. 1885 to ca. 1940. The contributing properties are larger, high-style, upper-class residences, while several smaller, middle-class bungalows in the district that retain integrity and date to the period of significance are non-contributing. Some non-contributing resources in the district appear to be Garlinghouse Realty Company-designed residences. Lewis Garlinghouse's former residence at 412 SW Greenwood Avenue is a non-contributing resource in the district because it was constructed in 1951, after the period of significance. The Potwin Place Historic District nomination has not been updated since listing in 1980.

⁵³ Julie Wortman, National Register of Historic Places Nomination Form, "Potwin Place Historic District," (Topeka, Kansas, 1979), 29.

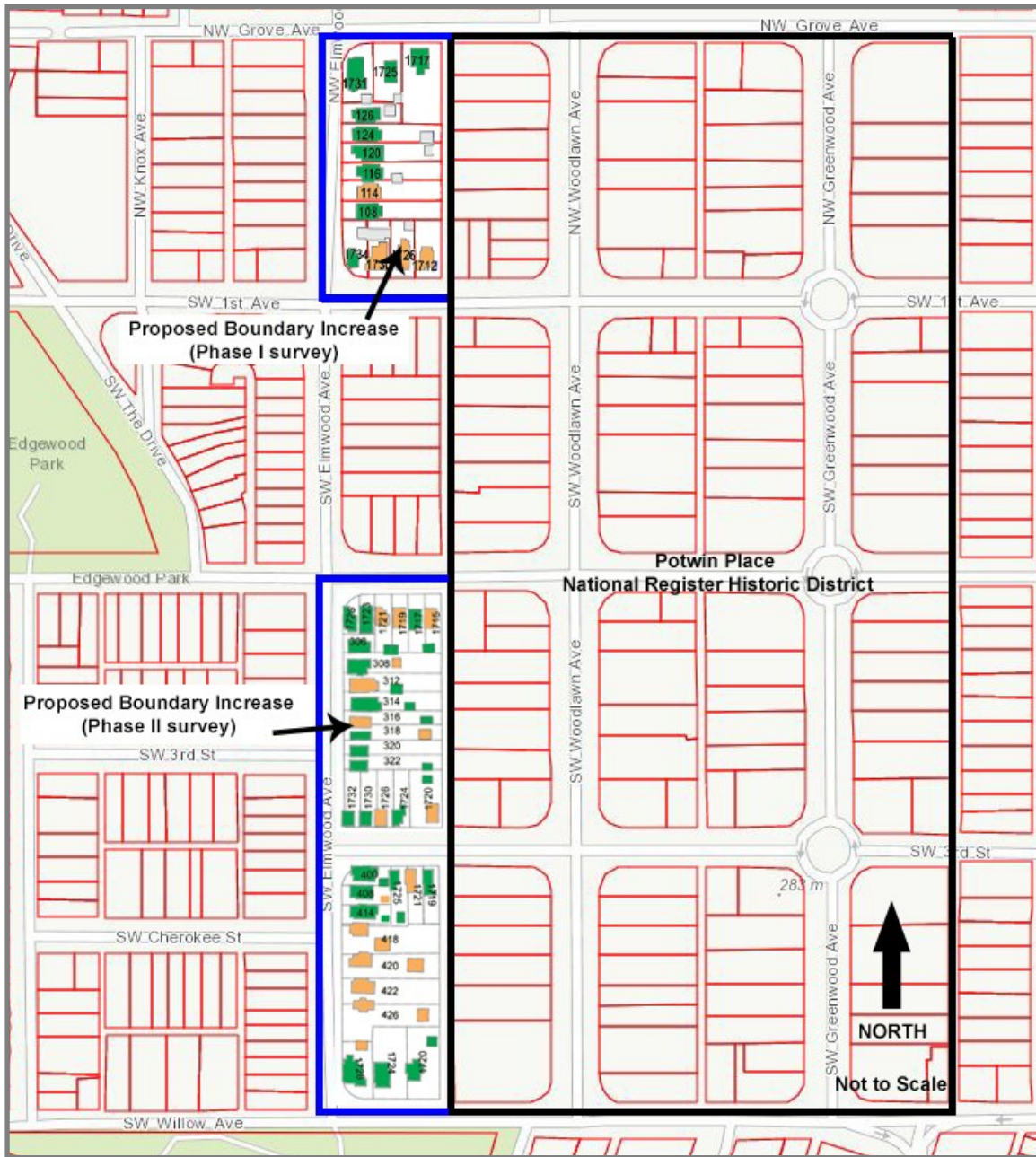


Figure 59. Potwin Place National Register Historic District Boundary, 2018.

Rosin Preservation recommends a Boundary Increase and Amendment for the Potwin Place Historic District nomination to: 1) re-evaluate the context of the historic subdivision and the contributing status of the properties within the district, and 2) expand the district boundary to include the excluded properties historically located within the Potwin Place plat (*Figure 60*). The excluded properties are located within the Phase I and Phase II survey areas of the Auburndale Historic Resources Survey. The area in Phase I that is historically associated with Potwin Place is approximately one-half block and is 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 area in Phase II that is historically associated with Potwin Place is comprised of two one-half blocks and is bound by SW 2nd Street to the north, the alley west of Woodlawn Avenue to the east, SW Willow Avenue to the south, and Elmwood Avenue to the west. The proposed boundary increase areas in Phases I and II are termed the “expansion area” below. The west half the block between 1st and 2nd Avenues was not included because it contains two non-historic houses and eleven vacant lots. This block does not contribute to the historic character of the rest of the District.

The forty-five primary resources within the expansion area date from the late 1800s through the 1920s and are single-family dwellings. They include resources that reflect high-style expressions of the Queen Anne style that were built for upper-class families, such as at 1728 SW Willow Avenue (in the Phase II Survey Area) and 1717 NW Grove Avenue (Phase I). These properties conform to the analysis of signif-

FIGURE 60 –Potwin Place Historic District National Register Boundary and Proposed Boundary Increase (Contributing resources are green; Non-contributing are orange)



ificance applied in the nomination. There are also numerous resources in the expansion area that date to the early twentieth century and reflect Prairie style dwellings and Craftsman-style bungalows constructed for middle-class families, such as 116 NW Elmwood Avenue (Phase I), 308 NW Elmwood Avenue (Phase II), and 1730 SW 3rd Street (Phase II). Some of the streets within the expansion area, such as NW Grove Avenue, NW Elmwood Avenue, and SW 3rd Street, retain historic brick paving that is a character-defining feature of the Potwin Place Historic District. A Boundary Increase and Amendment

of the Potwin Place Historic District would evaluate how these middle-class, early-twentieth-century resources continue to tell the story of the evolution of Potwin Place and the rapid expansion of Topeka's suburbs during that time, as well as the evolving architectural trends that influenced the design of residential resources in Potwin Place. Additionally, twenty-one of the resources in the expansion area are documented designs from the Garlinghouse Realty Company. Lewis Garlinghouse, creator of the company which specialized in house plans distributed via mail-order catalogs, constructed and lived in the house at 412 SW Greenwood Avenue, located within the present historic district boundary. A Boundary Increase and Amendment would examine the importance of the Garlinghouse Realty Company in the architectural landscape of Potwin Place and determine if any other unidentified examples of Garlinghouse residences are within the historic subdivision. Among the forty-five primary resources with the expansion area, twenty-eight retain sufficient integrity to communicate significance for listing in the National Register, and several resources, particularly along SW Willow Avenue, have "Excellent" integrity ratings. The seventeen non-contributing resources have "Fair" integrity ratings due to replacement siding, but maintain their historic form. As a grouping, the resources within the expansion area retain integrity of setting, design, materials, and workmanship sufficient to convey feelings about and provide associations with the historical significance of the Potwin Place Historic District in the areas of Architecture and Community Planning and Development. The residential resources in the expansion 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.

Elm Grove Historic District

The Elm Grove Historic District is currently not eligible for the National or Kansas Register of Historic Places due to the number of alterations to historic properties, primarily the application of non-historic siding. However, the potential for listing increases if non-historic siding is removed and a large concentration of resources retain integrity. The Elm Grove residential subdivision was platted in 1885, shortly after Potwin Place in 1882. Elm Grove is directly west of Potwin Place, and is characterized by single-family residences that reflect a variety of vernacular National Folk forms dating from the turn of the twentieth century through the 1920s. The front-gabled, cross-gabled, and pyramidal roof National Folk subtypes are all represented in the Elm Grove plat, with the predominant historic building materials being wood lap siding, stone foundations, and wood sash windows. The Elm Grove plat is bound by SW 2nd Street to the north, SW Elmwood Avenue to the east, SW Willow Avenue to the south, and the north-south alley west of SW Jewell Avenue to the west. A proposed National Register historic district for Elm Grove would correspond to this boundary (*Figure 61*). Fourteen primary resources on the south side of SW 2nd Street in the Elm Grove plat were documented in the Phase I survey. The remaining eighty-eight primary resources in the Elm Grove Plat were documented in the Phase II survey. Among the 102 total primary resources in the Elm Grove plat, thirty-two retain sufficient integrity to communicate architectural significance in a historic district. Among the remaining non-contributing primary resources, only nine have received a "Poor" integrity rating. The vast majority of non-contributing resources in the Elm Grove plat have a "Fair" integrity rating and retain their historic massing, form, and roof shape, which communicate the National Folk subtypes. It is the application of non-historic vinyl or metal siding that renders these resources ineligible for listing. In some cases, the non-historic siding may be a reversible change and historic wood siding could be extant underneath. Re-evaluation of the re-

FIGURE 61 – Proposed Elm Grove Historic District
(Contributing resources are green; Non-contributing are orange)



sources for National Register eligibility is recommended if a majority are rehabilitated with historic or compatible siding. If a majority of primary resources in the Elm Grove plat are rehabilitated to reveal their historic siding or receive compatible siding, the Elm Grove plat could be eligible for listing as a historic district in the National Register for architectural significance. At the present time, the resources in the Elm Grove plat should be recognized as important Vintage resources in Topeka with future potential for National Register listing. Their shared history is an important reflection of Topeka's large residential expansion at the turn of the twentieth century, and their representation of modest National Folk vernacular forms reflects the housing choices available to middle-class Topekans from the turn of the twentieth century to the Depression.

Garlinghouse Realty Company Thematic Study

A thematic study of residences in Topeka designed by the Garlinghouse Realty Company would dramatically contribute to an overall understanding of the prolific company's impact on the housing landscape of the city. A thematic study would identify extant Garlinghouse residences in Topeka and correlate them to available plan books published by the company. This study and compilation of resources is necessary to determine the eligibility of resources in Topeka for their association with the Garlinghouse company. In Phase I, fifty-two Garlinghouse-designed residences were identified (*Figure 62*). In Phase II, eighteen Garlinghouse-designed resources were documented (*Figure 63*).

FIGURE 62 – Garlinghouse-designed Primary Resources in the Phase I Survey Area

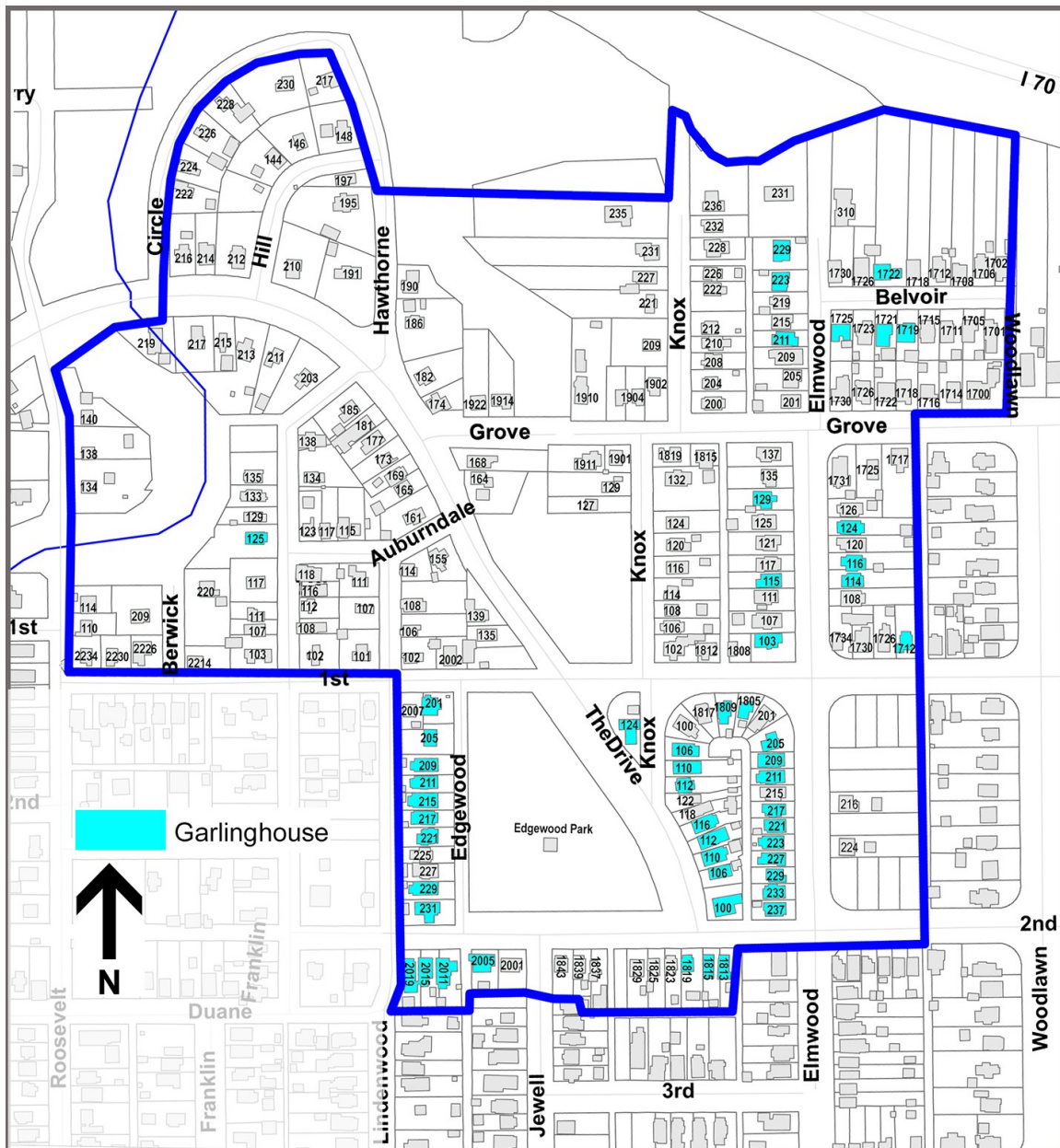
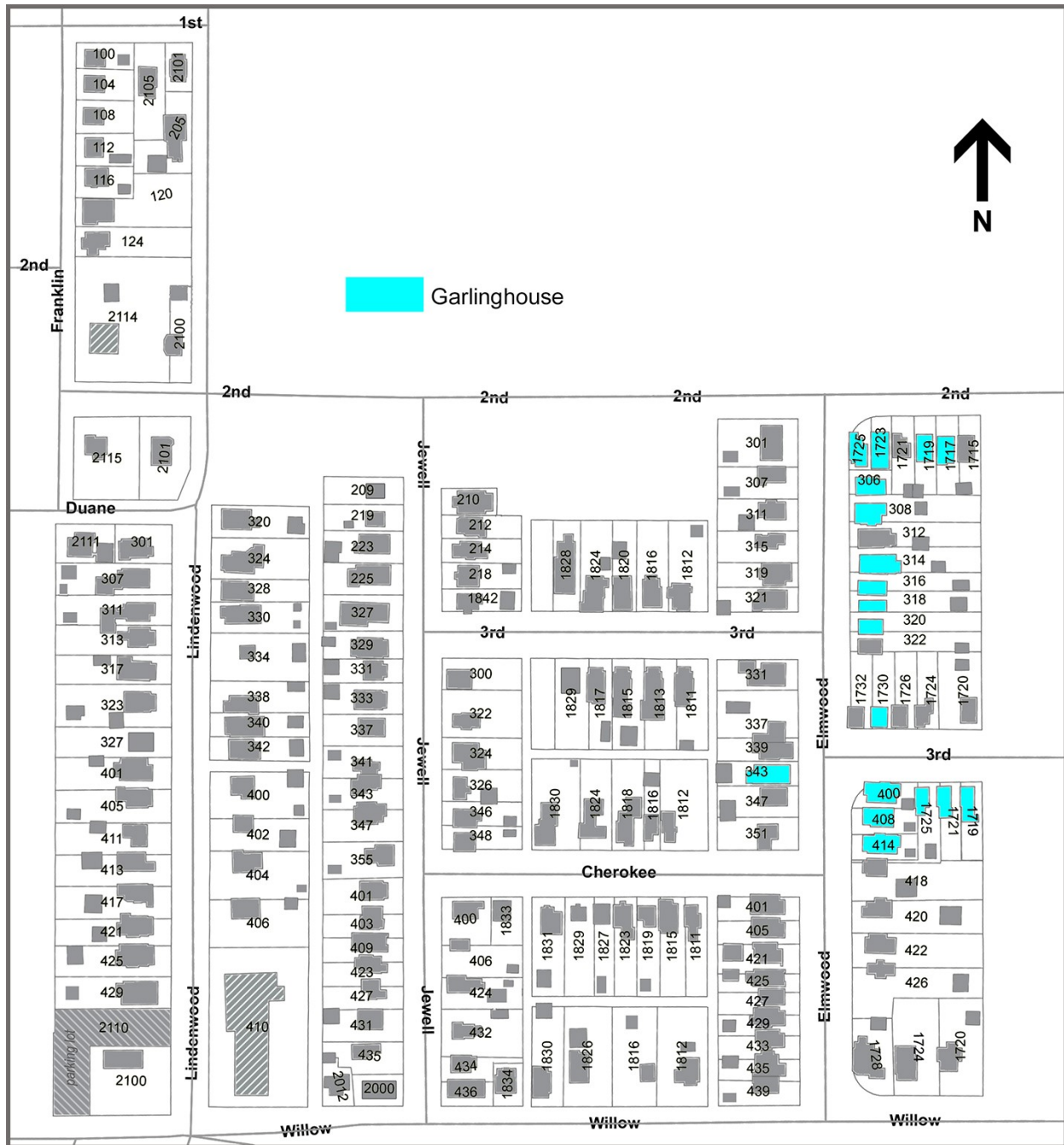


FIGURE 63 – Garlinghouse-designed Primary Resources in the Phase II Survey Area



KANSAS REGISTER OF HISTORIC PLACES HISTORIC DISTRICT LISTING

The Phase II Survey Area has only thirteen primary resources with “Poor” integrity due to substantial non-historic alterations that are likely irreversible without damaging remaining historic fabric. Most primary resources in the Survey Area have “Fair” integrity, with some resources assessed as having lost architectural integrity due to the application of non-historic vinyl or metal siding. While the application of vinyl or metal siding does compromise the integrity of the resource by changing the relationship between siding and trim, and often obscures subtle ornament or stylistic features, typically the historic form is intact and sometimes the historic windows are extant. The potential for listing increases if non-historic siding is removed and a large concentration of resources retain integrity. 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 greater Auburndale neighborhood. Many primary resources evenly dispersed throughout the Phase II Survey Area have non-historic cladding that has rendered the resource ineligible for listing in the National Register. Future alterations to resources in the Survey Area could further undermine the identification of a cohesive group of resources with “Excellent” or “Good” integrity necessary for listing in the National Register. Rosin Preservation recommends the creation of a Conservation District to help preserve the historic character of the Phase II 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. Conservation Districts are a local designation that 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 rehabilitate 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. Fifty-five resources, described above as vintage, retain “Fair” to “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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