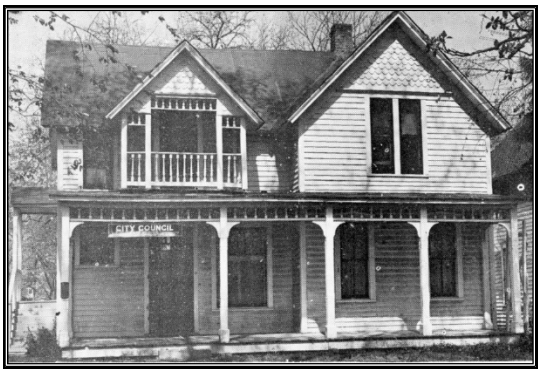
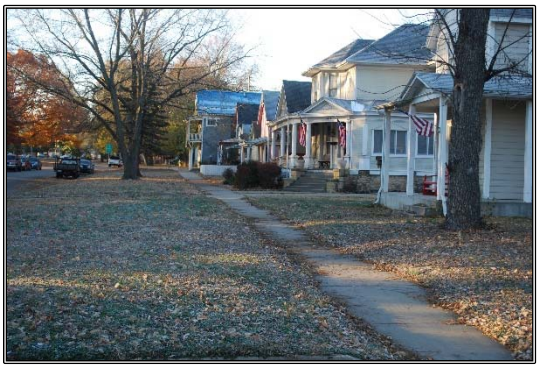
TENNESSEE TOWN NEIGHBORHOOD:

PHASE I HISTORIC RESOURCES SURVEY





Prepared for

The City of Topeka, Kansas

Prepared by

Jaime L. Destefano, MSHP
JLD Preservation Consulting, LLC

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JLD
Preservation Consulting, LLC

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Topeka City Council
Karen Hiller
Aaron Mays
Jeff Coen
Brendan Jensen
Tony Emerson
Sandra Clear
Michael Padilla
Sylvia Ortiz
Michael Lesser

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

City of Topeka Planning Department
Bill Fiander, Director, AICP
Tim Paris, Planner II

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SECTION 1: INTRODUCTION & METHODOLOGY

Initiated by the City of Topeka, this historic resource study is Phase I of an effort to identify and survey all properties within the historic Tennessee Town neighborhood in Topeka. This project strives to gain a greater understanding of the historical development of the neighborhood and to identify individual resources or groups of resources that may be eligible for listing in the National Register of Historic Places. The City established boundaries for two distinct phases for the historic resources survey, separating the neighborhood into north and south sections. In 2018, the City contracted JLD Preservation Consulting to conduct the first phase of the intensive-level survey, which includes approximately ten (10) city blocks comprising the northern portion of the neighborhood from SW 10th Street, south to SW Munson Avenue (formerly King Street). The greater Tennessee Town is a residential neighborhood located less than one mile west of the central business district of Topeka (Figure 1). Tennessee Town initially developed as an African American community associated with the Exoduster movement from 1879 to 1881. Today, the neighborhood is a diverse community with an impressive collection of residential architecture that reflects its transformation from a small settlement of Exodusters in the 1880s to a cohesive, working class neighborhood throughout the 20th century.

The pre-defined survey area encompasses a total of 169 parcels within portions of four (4) neighborhood plats: King's Addition, Young's Addition, Lafayette Place Addition, and Bonaventura Addition. The Phase I Survey Area encompasses approximately 10 city blocks, or fifty acres. Among the 169 parcels of land within the Survey Area, JLD Preservation Consulting documented 140 primary resources and 57 secondary resources, for a total of 197 resources. Residential architecture accounts for roughly 92% of all primary resources, and all but two retain their original function. Roughly 40% 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 1890 to 2008, with the highest concentration of resources constructed from 1900 through the 1920s (90 of the 140 primary resources were constructed during this time frame). The Survey Area was largely developed by 1930, while residential construction continued through the 1950s at a much slower rate. Thus, the architectural styles and forms represented by the resources reflect trends from the late-19th century through the mid-20th century. In particular, the Survey Area has many examples of National Folk residences, as well as Craftsman style bungalows and Prairie style dwellings, which were popular nationwide throughout the early-20th century. The majority of the resources lack a defined architectural style, particularly the earliest vernacular dwellings. Many of the National Folk residences contain restrained stylist embellishment - primarily with minimal Folk Victorian elements applied to gable ends and porches. As the neighborhood developed through the early-20th century, it appears that the overall scale of residences grew as well, suggesting a strengthening in economic standing of Tennessee Town residents.

Figure 1. City Map of Topeka Showing Tennessee Town Relative to the Central Business District

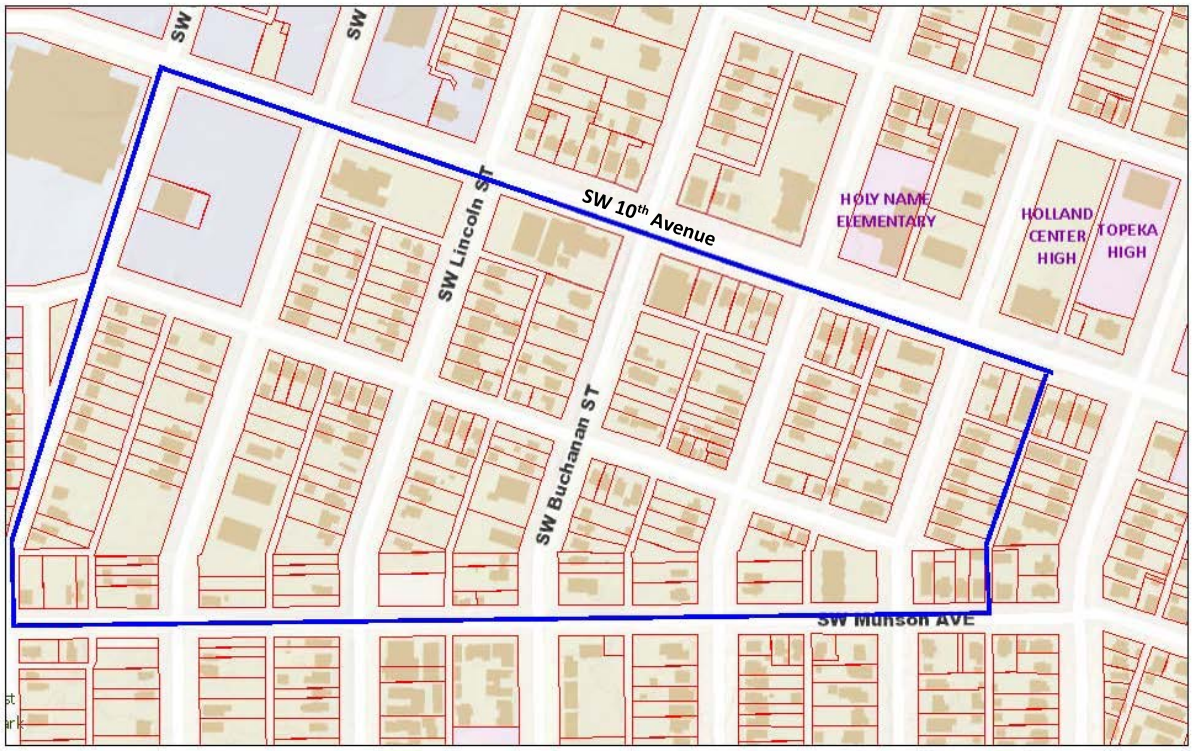


Figure 2. Phase I Tennessee Town Survey Area

Background Research

JLD Preservation Consulting participated in a public meeting, conducted in Tennessee Town on November 14, 2018, to discuss the purpose and methodology of the intensive-level historic resources survey. Jaime Destefano attended the meeting and conducted archival research sufficient to develop a historic context of the survey area and to identify approximate dates of construction of all buildings within the survey area. Research occurred concurrently with the field survey and data review. In doing so, JLD Preservation Consulting was able to obtain a greater understanding of the historical events that steered the neighborhood's development and its built environment. Primary and secondary resources reviewed provided sufficient background information about the Exodusters, the establishment of the neighborhood during the late-1880s, patterns of development, demographics, and residential architectural trends. Research was conducted at the Topeka Room at the Shawnee County Public Library and the Kansas Historical Society State Archives. Additional resources reviewed include Sanborn Fire Insurance Maps, census records, the Shawnee County Tax Assessor Records, and City Directories. These resources aided in establishing dates of construction of individual buildings.

Survey and Recordation

In November of 2018, JLD Preservation Consulting conducted the intensive-level field survey, documenting all resources, regardless of age, from the public right-of-way. High resolution digital photographs of each resource and streetscape photographs were taken during the field survey. Field observations were recorded, focusing particularly on the building materials, architectural types and stylistic elements, and degree of historic integrity. The field survey was conducted block-by-block, and each vacant parcel or parking lot noted on the field map. Each primary resource was assigned a Survey Sequence Number, which was later keyed to the survey map (Attachment A).

Between December 2018 and March 2019, JLD Preservation Consulting entered survey information for each resource into a Microsoft Excel spreadsheet provided by KSHS. Upon completion of the spreadsheet, the information was uploaded to the Kansas Historic Resources Inventory (KHRI) database. Once the database and spreadsheet were linked, information pertaining to the architectural record of each resource is made available to the public online. In April of 2019, JLD Preservation Consulting uploaded digital photographs, site plans, and Sanborn maps (when applicable), for each resource into the database. Residents of Tennessee Town and City Planners can utilize the database for future planning efforts.

In addition to the database, JLD Preservation Consulting prepared a secondary spreadsheet with thumbnail photographs, address, date of construction, building type/form, architectural style, degree of integrity, and recommendation for contributing or non-contributing status should the neighborhood be considered eligible for the National Register of Historic Places. The spreadsheet is a useful tool that provides a method of maintaining up-to-date records of each property within the Survey Area and any new in-fill construction and/or alterations to existing residences. The spreadsheet is included as Attachment B.

Architectural Analysis

An analysis of the survey data was conducted by JLD Preservation Consulting to identify trends in development by construction date, building types/forms, architectural styles, and degree of integrity. The results of the analysis are presented in Section 3. Individual properties were then evaluated for eligibility for listing on the National Register of Historic Places. Groupings of well-preserved resources were further evaluated as a potential historic district. Recommendations for future preservation, as well as properties eligible for listing in the National Register are presented in Section 4.

SECTION 2: HISTORIC CONTEXT

2.1 CITY OF TOPEKA

The City of Topeka has its beginnings in 1854 when nine men formed the Topeka Town Association, an organization primarily responsible for the establishment and early growth of Topeka. The site for a new town was selected on the south side of the Kansas River. The convenient location on the river was ideal for steamboat transportation, bringing both goods and people, to the new settlement. The small city thrived throughout the mid-19th century. It was incorporated in 1857, and the following year named the county seat of Shawnee County.[1] Growth slowed during the 1860s as a result of a devastating drought and the Civil War. The city's population in 1862 was only 700.

In the years immediately following the Civil War, Topeka experience an extraordinary revival and period of growth. Railroad connections significantly fueled this renewal and subsequent economic prosperity. The Union Pacific Railroad constructed lines through Topeka in 1866, followed by the Atchison, Topeka, and Santa Fe Railway in 1868. Across the Kansas River, the small town of Eugene was annexed to Topeka in 1867. By 1870, the population had reached 5,000 and tripled in the following decade, reaching 35,000 by 1890.[2] An impressive building boom subsequently occurred throughout the late-19th century within the city. Not only were residences and commercial buildings erected, city improvement projects included miles of sewage lines, streetcar lines, paving of streets, and the construction of a new viaduct and power plant.[3]

Employment opportunities in Topeka during the late-19th century were prolific. Not only did the city's position as the state capital contribute to an abundance of government-related jobs, the multiple railroad lines offered a variety of job opportunities. Agricultural and manufacturing further contributed to a period of great economic prosperity and population growth.

Massive flooding of the Kansas River in 1903 inundated North Topeka, trapping hundreds of people in their homes and resulting in the drowning death of 29 persons. Property damage amounted to more than $4 million.[4] Dikes were constructed a few years following the great flood. Despite the flood, growth continued in Topeka and the surrounding area. It was not until the years of the Great Depression that Topeka's economy waned, its population falling dramatically. A drought during the 1930s resulted in an agricultural depression, and the Topeka & Santa Fe Railway relocated their manufacturing facilities, abandoning their rail yards in Topeka. Topeka was no longer the leading rail center within the region and growth stalled with only 3,000 new residents between 1930 and 1940. The onset of World War II resulted in an economic shift from a railroad, meat packing, and agriculture base to manufacturing and government services. Forbes

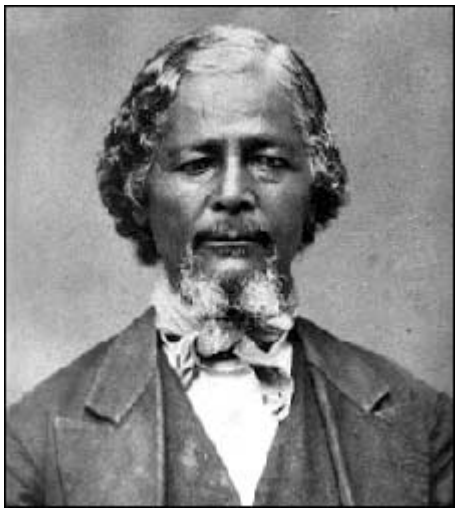
[1] Topeka Chamber of Commerce, "Topeka History," https://topekachamber.org/why-topeka/topekahistory/.
[2] Federal Census Records, 1870, 1880, & 1890.
[3] Topeka Chamber of Commerce, "Topeka History," https://topekachamber.org/why-topeka/topekahistory/.
[4] Topeka Chamber of Commerce, "Topeka History," https://topekachamber.org/why-topeka/topekahistory/.

Air Force Base was established during the War, and the Goodyear Tire & Rubber Company opened a plant in Topeka in 1944.[5] Both entities contributed to a dramatic economic recovery of the city with the population nearly doubling to 120,000 by 1960.

2.2 THE EXODUSTER MOVEMENT

Despite the abolition of slavery following the Civil War, former southern slaves found themselves facing different hardships. While many fled the plantations for opportunities in nearby cities and towns, others found themselves renting farmland to make a living growing cotton. Tenant farming in the south was often an endless system of debt owed to landlords. A large percentage of these tenant farmers could not earn enough money to provide for their families. In addition, violence against African Americans in the south increased dramatically in the years following the war. Subsequently, large numbers of African American families fled the south for better lives.[6]

The events of the Bleeding Kansas era, coupled with the ability to homestead, made Kansas an ideal place for former slaves to start new lives. According to census records, in 1855, Kansas had a black population of 343, more than half of which were slaves. By 1870, the population of African Americans had skyrocketed with a total of 17,108 in the state, and by 1880, this number increased to over 40,000. This mass exodus from the south to Kansas became known as the Exoduster Movement.[7]



Photograph 1. Benjamin "Pap" Singleton

Benjamin "Pap" Singleton, a former slave from Tennessee, played an important role in the Exoduster Movement. Following the Civil War, Singleton returned to the south to help former slaves improve their lives. In the late-1860s, he organized an effort to purchase Tennessee farmland for the former slaves, but this plan failed when white landowners refused to sell at fair prices.[8] Unsuccessful in the south, Singleton set his sights on Kansas. He and his partner, Columbus Johnson, formed a company aimed to form black settlements. The company purchased land and staked out the first settlement in Cherokee County. Although this settlement failed, another formed in Morris County. Singleton promoted his settlement through posters that circulated widely in the southern states. The company further provided assistance to hundreds of

[5] *Ibid*.
[6] Kansas Historical Society, "Exodusters," kansapedia entry, www.kshs.org/kansapedia/exodusters/17162, 2013; accessed November 2018.
[7] *Ibid*.
[8] Nell Irvin Painter, Exodusters: Black Migration to Kansas After Reconstruction, NewYork: W.W. Norton & Company, 1986; p. 108-116.

Ho for Kansas!

Brethren, Friends, & Fellow Citizens:
I feel thankful to inform you that the
REAL ESTATE
AND
Homestead Association,
Will Leave Here the
15th of April, 1878,
In pursuit of Homes in the Southwestern Lands of America, at Transportation Rates, cheaper than ever was known before.
For full information inquire of
Benj. Singleton, better known as old Pap,
NO. 5 NORTH FRONT STREET.
Beware of Speculators and Adventurers, as it is a dangerous thing to fall in their hands.
Nashville, Tenn., March 18, 1878.

Figure 3. Exoduster Poster

families moving to Kansas between 1879 and 1881.[9] Singleton became known as the "Father of the Exodus."

The withdrawal of federal troops from the South in 1877 marked the return of racial oppression through segregation laws and terrorist activities of groups like the Ku Klux Klan. The massive migration of African Americans from the south reached its peak in 1879. Thousands had successfully fled to freedom in Kansas, Missouri, Indiana, and Illinois. Cities were quickly overwhelmed with the large number of needy persons arriving after harrowing journeys. On May 8, 1879, Kansas Governor St. John formed the Freedmen's Relief Association to provide "aid to the destitute freeman, refugees, and immigrants" that were flooding the state.[10]

The City of Topeka was ill-prepared for the flood of African Americans, which caused a severe housing shortage. By 1880, African Americans in Topeka accounted for 880 residents, or 31% of the city's population.[11] Temporary housing was provided at Floral Hall at the fairgrounds. Colonies were soon established in Wabaunsee, west of Topeka, and in Chautauqua and Coffee counties. African American communities also formed within cities such as Topeka and Kansas City. Among those communities include Tennessee Town, Mudtown, Jordan Town, Mississippi Town, and Rattlebone Hollow - "The names given to these communities often reflected the growing prejudice against these newcomers."[12]

Pap Singleton resided in the Tennessee Town community where he established the United Colored Links party in 1881. The party aimed to help African Americans acquire their own factories and start their own industries. Unfortunately, the lack of capital within the black community prevented this goal. Until his death in 1892, Singleton tirelessly advocated for improved lives of African Americans.[13]

[9] The West Film Project, "Benjamin "Pap" Singleton, New Perspectives on the West, PBS; www.pbs.org/weta/thewest/people/s_z/singlton.htm accessed November 2018.
[10] Michelle Stottlemire, "Exodusters in Topeka," Topeka and Shawnee County Public Library, April 22, 2015 https://tscpl.org/history/exodusters-in-topeka, accessed November 2018.
[11] Tennessee Town Neighborhood Improvement Association, "Tennessee Town History: From Freedom to the Future," 2014 https://tenntownnia.weebly.com/history.html accessed 10 October 2018.
[12] Kansas Historical Society, "Exodusters," kansapedia entry, www.kshs.org/kansapedia/exodusters/17162, 2013; accessed November 2018.
[13] The West Film Project, "Benjamin "Pap" Singleton, New Perspectives on the West, PBS; www.pbs.org/weta/thewest/people/s_z/singlton.htm accessed November 2018.

2.3. TENNESSEE TOWN

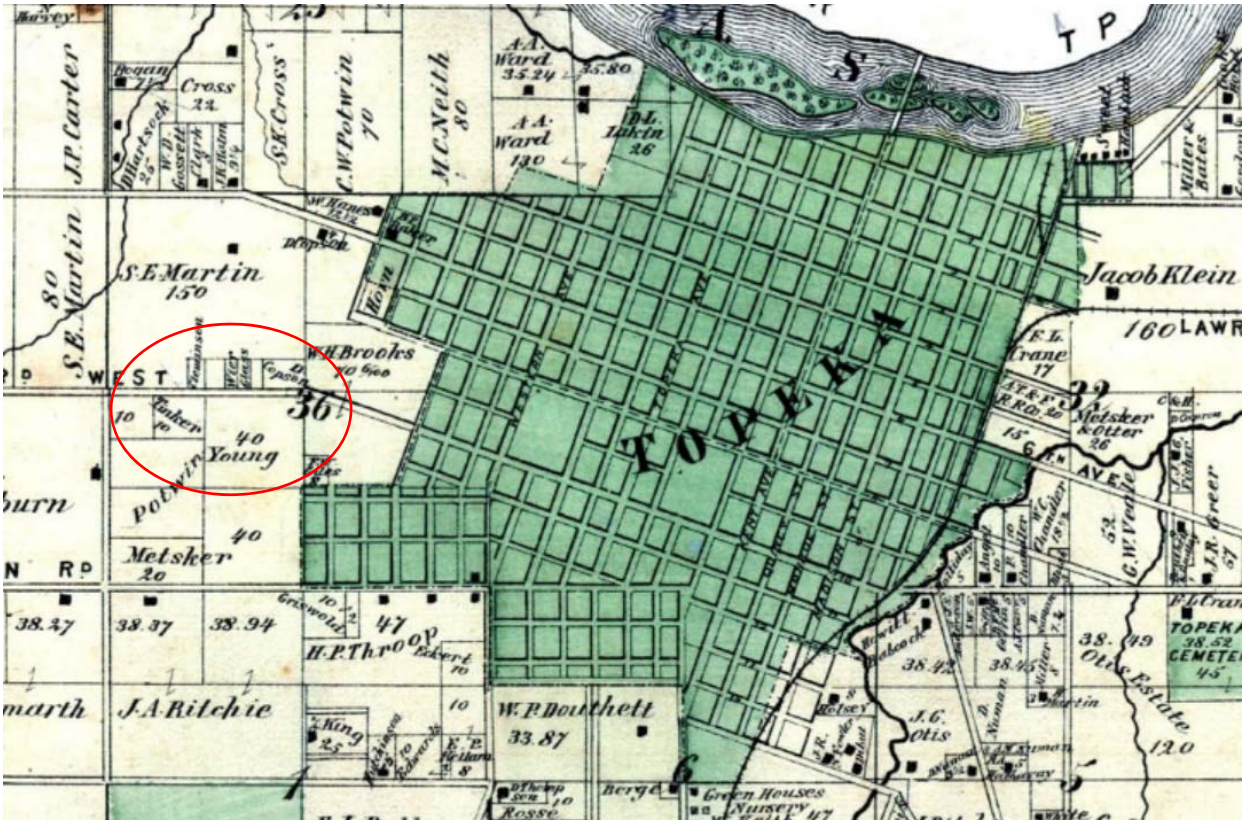


Figure 4. Portion of a Map of the City of Topeka, 1873[14]

The Exoduster Movement had a lasting impact on the built environment of Topeka, particularly the establishment of the African American settlement of Tennessee Town. In 1873, the area which would later become Tennessee Town appears to have occupied portions of multiple tracts of land – Young, Potwin, Giles, and W.H. Brooks (*see* Figure 3). In 1879, a colony of approximately 500 Exodusters purchased a tract of land in the western outskirts of Topeka then referred to as "King's Addition" (Figure 4), which more or less comprises the Phase II Survey Area.[15] A cohesive African American community was first established in the King's Addition. Named Tennessee Town, the community neighborhood quickly expanded northward from King's Addition and is bordered by Tenth Street, Huntoon Avenue, SW Washburn and SW Clay streets. By 1887, the northern half of Tennessee Town (Phase I Survey Area) appears to have occupied portion of King's, Bonaventura, and Young's Additions, as well as Lafayette Place (*see* Figures 5 & 6).

[14] F.W. Beers & Co., *Shawnee County Map*, 1873.
[15] Dina Bennett and Duke Palmer, "Shiloh Baptist Church, "National Register of Historic Places Nomination Form, National Park Service, United States Department of the Interior.

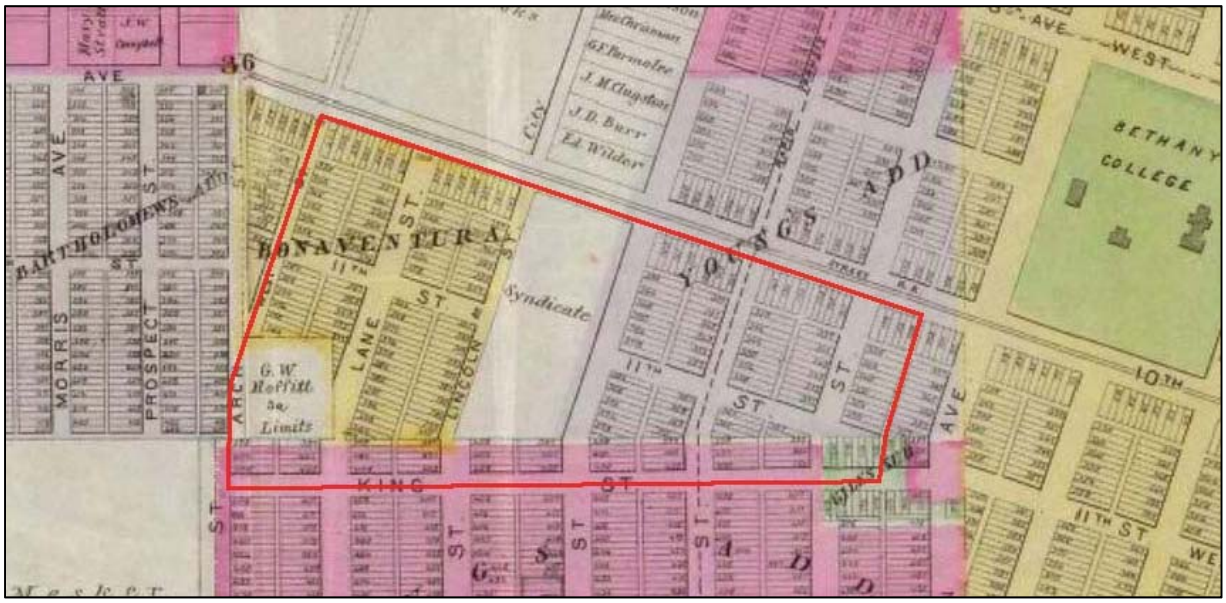


Figure 5. Map of the City of Topeka, 1887, **showing the survey area and portions of the Kings, Young, and Bonaventura Additions**[16]
Source: David Rumsey Map Collection

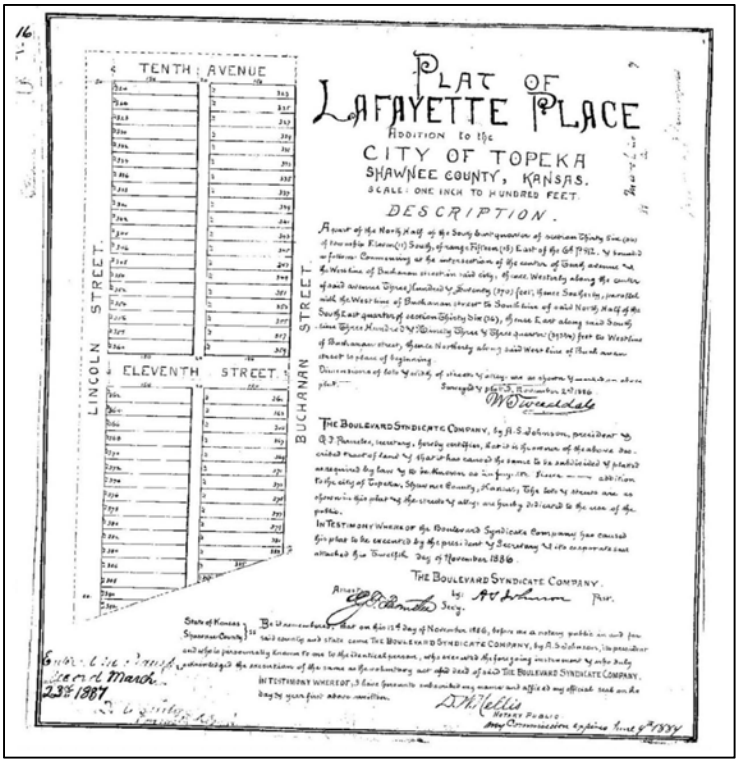


Figure 6. Plat of Lafayette Place, City of Topeka, 1887. Identified on the 1887 City Map (Figure 5) as owned by the Boulevard Syndicate Company

[16] Everts & Co., *Map of the City of Topeka*, Philadelphia: L.E. Everts & Co., 1887.

At the time of its settlement, Tennessee Town was dry prairie land. Among the first endeavors of the settlers was providing shelter for their families. With limited finances and resources, residents of Tennessee Town began constructing modest, one and two-room dwellings to face the cold Kansas winters.[17] Many of these houses were intended as temporary shelters to be replaced with larger residences as personal finances improved and families grew larger.[18] The narrow dimension of the lots (20-25' wide and 150' deep) laid out in Tennessee Town tended to steer the design of early residences and their subsequent incremental growth. This is particularly noticeable by the numerous shotgun dwellings constructed within the neighborhood. In addition to the eminent need to construct shelters, the establishment of churches was essential to the community not only to provide a place of worship, but to serve as a community center. Churches in Tennessee Town eventually became the heart of the community – an organization assisting the Exodusters to prosper in their new lives. They were instrumental in teaching new skills to the people and getting schools organized. Among the first African American churches in Tennessee Town is the Shiloh Missionary Baptist Church (NR-listed 6/29/2018), established in 1879. By 1885, Mount Olive M.E. was also formed in Tennessee Town.[19] Both are located within the southern section of the neighborhood, outside of the Phase I Survey Area.

The growth of Tennessee Town was swift. Shortly following its establishment, a "street railroad" was operating along SW 10th Street, which forms the northern boundary of Tennessee Town (see Figure 5).[20] In addition, a rapid transit line traveled down Clay Street. Throughout the 1880s, residents of Tennessee Town strived to improve their living standards and adapt to their new lives. They began to garden and trade produce for clothes and other necessities.[21]

It was not until the 1890s when Topeka's white communities began to take an interest in Tennessee Town and the quality of life of its residents. Dr. Charles Monroe Sheldon, pastor of the Central Congregational Church between 1898 and 1920, surveyed Tennessee Town's residents and living conditions for three weeks in 1898. According to his community survey, Tennessee Town boasted 146 families. It was a "young community with 371 residents less than 25 years of age, 118 in the 25-40 category, and 146 older than 40."[22] Among the residents of Tennessee Town in 1898, 167 were born into slavery. Seventy-eight (78) families were homeowners. Rev. Sheldon's survey notes that the majority of the early houses were frame, averaging 3 ½ rooms. Most of the residents kept a small garden and many kept horses, cow, or pigs. Economic standing varied considerably throughout the neighborhood in 1898. Annual incomes ranged from as low as $50 per year to

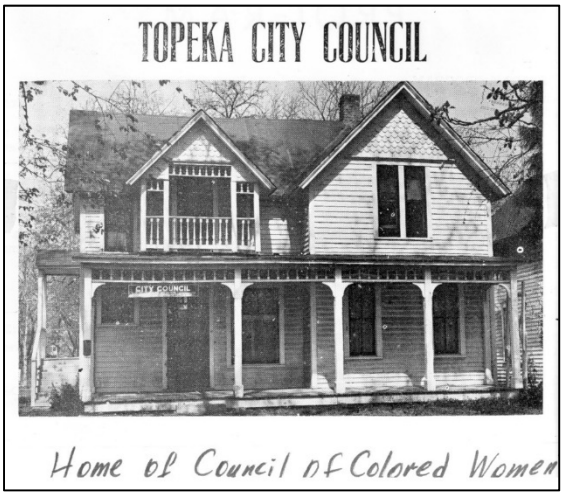
[17] Tennessee Town Neighborhood Improvement Association, "Tennessee Town History: From Freedom to the Future," 2014 https://tenntownnia.weebly.com/history.html accessed 10 October 2018.
[18] Dina Bennett and Duke Palmer, "Shiloh Baptist Church, "National Register of Historic Places Nomination Form, National Park Service, United States Department of the Interior.
[19] Dina Bennett and Duke Palmer, "Shiloh Baptist Church, "National Register of Historic Places Nomination Form, National Park Service, United States Department of the Interior.
[20] Everts & Co., *Map of the City of Topeka*, Philadelphia: L.E. Everts & Co., 1887.
[21] Tennessee Town Neighborhood Improvement Association, "Tennessee Town History: From Freedom to the Future," 2014 https://tenntownnia.weebly.com/history.html accessed 10 October 2018.
[22] Martin Hawver, "1898 Tennessee Town Survey," newspaper clipping in Vertical File (Topeka Room).

upwards of $1,000. Those earning the most tended to be employed as minters or policemen.[23] Women were mostly employed as domestics – washing or sewing. Men tended to be day laborers, teamsters, janitors, porters, etc. A handful of men worked for the city fire or police department.

Among the most notable contributions to Tennessee Town resulting from Rev. Sheldon's survey, was his efforts to promote the education of the community's young people. His efforts led to the establishment of the first black kindergarten west of the Mississippi River. Class was initially held in Jordon Hall, a "center of gambling and other activities of an unsavory nature."[24] In 1893, a new kindergarten and library building was erected. In 1908, the City assumed responsibility of the kindergarten. The school was relocated to the corner of Lincoln and Munson Streets until 1913 when they moved to Buchanan Elementary School, a segregated school for African American students. The most prominent graduate of Tennessee Town kindergarten is reportedly the attorney Elisha Scott, a resident of Tennessee Town on Lane Street, and Scott's two sons, John and Charles. Both sons became prominent attorneys and argued the Kansas side of the landmark Brown versus the Topeka Board of Education case outlawing segregation in public schools.[25]

Photograph 2. Tennessee Town Kindergarten

Source: Kansas Memory



Photograph 3. Clubhouse of the Council of Colored Women's Club, 1949

Source: Kansas Historical Society

Additional efforts within the African American community to promote improved quality of life was the establishment of social and philanthropic clubs. The Kansas Association of Colored Women's Clubs was founded in 1896 and chartered in 1906. In addition to promoting ideals of self-expression and morality, African American women fought for basic Civil Rights for their entire race. Black clubwomen worked to help other black women who worked outside the home - the vast majority of whom were employed as domestics. The women's clubs worked to establish childcare and kindergartens to help

[23] Douglass W. Wallace & Roy D. Bird, Witness of the Times: A History of Shawnee County, (Topeka: Shawnee County Historical Society, 1976), xx.
[24] The Tennessee Town Neighborhood Improvement Association, "Tennessee Town, Topeka, Kansas: A Neighborhood Plan," An Element of the Comprehensive Metropolitan Plan 2025, January 2001.
[25] *Ibid*.

working women. Ultimately, these clubs were instrumental in shaping African American communities in cities throughout the Nation. The Topeka Council of Colored Women's Clubs Tennessee Town was formed in 1923, at which time it was comprised of three clubs. Initially meeting in homes and churches, the club purchased a house in 1931. Located at 1149 SW Lincoln Street (NR-listed 11/2009), the house is a well-preserved vernacular dwelling with applied Queen Anne details. For over 100 years, the club was actively involved in the Tennessee Town community. Among the many contributions to the community, the organization provided scholarships to "deserving" black students.[26] The former clubhouse was restored by Faith Temple Church and re-opened to the public in February of 2019 as a museum to honor key leaders from the city's black community.[27]

Throughout the early-20th century, businesses sprang up along Huntoon Street such as the Caravan Club, which was reportedly the "favored watering hole" for State legislators.[28] According to the 1920 City Directory, a small percentage of residents in Tennessee Town were white. That same year, the neighborhood boasted a large percentage of homeowners, oftentimes boarding additional residents. Employment opportunities were more diverse than the early years of the neighborhood. Among the jobs of the residents included chauffeurs, fireman, auto repair, druggist, teachers, housekeepers, and small business owners, among a variety of others.[29] The railroads employed a large number of African Americans as porters and day laborers.

Tennessee Town saw its "heyday" between the 1940s and 1960s. It was a well-kept neighborhood with little crime. The close-knit community took great pride in its neighborhood.[30] According to long-time resident, Michael Bell, jobs were limited for African American residents during this time. As such, neighbors were "on the lower end socio-economically."[31] The neighborhood quickly declined when older homeowners died and their homes became rental properties. Consequently, crime increased. Despite efforts of the Tennessee Town Neighborhood Improvement Association, established in 1976, a declining population continued. By the 1980s, the neighborhood's population reportedly declined by 18 percent. According to the 2001 *Tennessee Town Neighborhood Plan*, prepared by the Topeka Planning Department and the Tennessee Town Neighborhood Association,the population of the neighborhood was continuing to decline with the majority of the residents being an aging population with lower incomes. The same report indicates that by 2001, the neighborhood had a large percentage of short-term/renter households. As pointed out in the report, these factors can often lead to diminished housing.[32]

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[26] Christy Davis, "Topeka Council of Colored Women's Clubs," National Register of Historic Places Nomination Form, National Park Service, July 25, 2009.
[27] Phil Anderson, "Historic Topeka women's club to reopen as a museum honoring city's black leaders," The Topeka Capital-Journal, February 1, 2019.
[28] The Tennessee Town Neighborhood Improvement Association, "Tennessee Town, Topeka, Kansas: A Neighborhood Plan," An Element of the Comprehensive Metropolitan Plan 2025, January 2001.
[29] Hall's Topeka Directory and Street Guide, 1920.
[30] Jan Biles, "Residents see hope for historic area," *The Capital-Journal*, March 2, 2003.
[31] Jan Biles, "Residents see hope for historic area," *The Capital-Journal*, March 2, 2003.
[32] The Tennessee Town Neighborhood Improvement Association, "Tennessee Town, Topeka, Kansas: A Neighborhood Plan," An Element of the Comprehensive Metropolitan Plan 2025, January 2001.

Since that time, city planners and community leaders have made significant strides to revitalize the neighborhood and its historic built environment. By 2003, the neighborhood was "recapturing some of its previous vitality."[33] The Council of Colored Womens Club was listed on the National Register of Historic Places in 2009, and Shiloh Baptist Church was listed in 2018.

Tennessee Town has seen a substantial shift in demographics since the 1990s. Census records of 1990 indicate that African Americans accounted for approximately 68% of the neighborhood residents. By 2010, white residents accounted for nearly 66% of the neighborhood's population, including a higher number of middle-class homeowners.[34] Many of the houses continue to be rental properties; however, this is quickly changing as the neighborhood has become more desirable to homeowners and families in recent years.[35]

2.4. DEVELOPMENT OF THE PHASE I SURVEY AREA WITHIN TENNESSEE TOWN

Historic maps of Topeka suggest that the roads and lots were laid out within Tennessee Town, including the Phase I Survey Area, as late as 1887. The 1889 Sanborn map index identifies the various land subdivisions, or additions, comprising the southern half of Tennessee Town, south of King Street (present-day Munson Avenue). The largest addition being King's. Although Sanborn Fire Insurance Maps are not available for the Phase I Survey Area, the index of that year confirms that the streets were laid out. The same index also confirms that present-day SW Washburn Avenue was formerly named West Street. As with the 1889 Sanborn mapping, those completed in 1896 do not cover the Phase I Survey Area (Figure 8). The lack of detailed Sanborn mapping suggests that this portion of the neighborhood was yet to be developed, and likely contained a random scattering of dwellings. The 1896 Sanborn map illustrates the areas of Young's Addition and Lafayette Place within the Survey Area. The entirety of the Survey Area is not included on Sanborn maps until 1913.

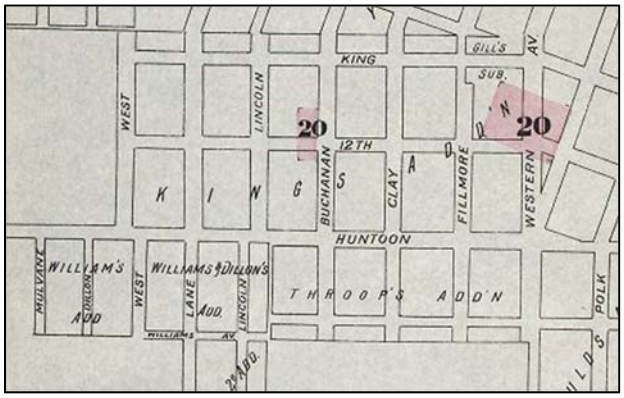


Figure 7. Portion of the 1889 Sanborn Fire Insurance Index Map

[33] "Restoring history," *Capital-Journal*, March 7, 2003.
[34] The Tennessee Town Neighborhood Improvement Association & Topeka Planning Department, "Tennessee Town Neighborhood Plan, 2017;" p.22.
[35] Alicia Henrikson, "Moving in tight direction," *The Capital-Journal*, March 8, 2004.

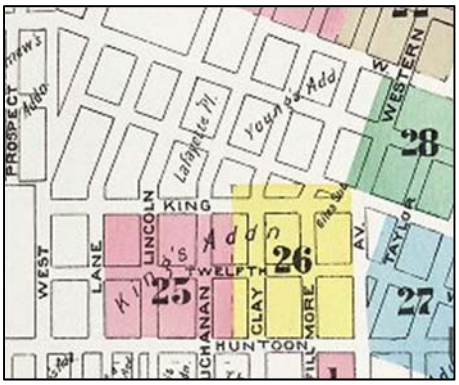


Figure 8. Portion of the 1896 Sanborn Fire Insurance Index Map

Though the Survey Area was well underway in terms of development by 1913, the Sanborn maps (sheets 53, 54, and 62) of that year confirm that several of the subdivided lots remained vacant. The neighborhood was continuing the be developed and new residences constructed during the early-20th century. The majority of the houses constructed within the Survey Area by 1913 were one and two-story frame dwellings, with a few houses featuring masonry veneers. A number of the older houses fronting SW 10th Avenue reflect more elaborate forms- often L-shaped with projecting bay windows and warp-around porches. Those fronting the north-south streets appear to be more modest in design, generally rectangular with one or two floors and small rear additions.

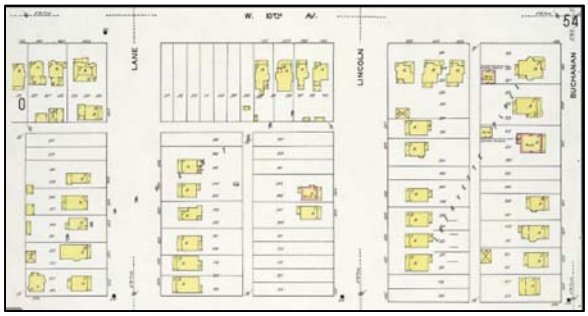


Figure 9. 1913 Sanborn Map, Sheet 53

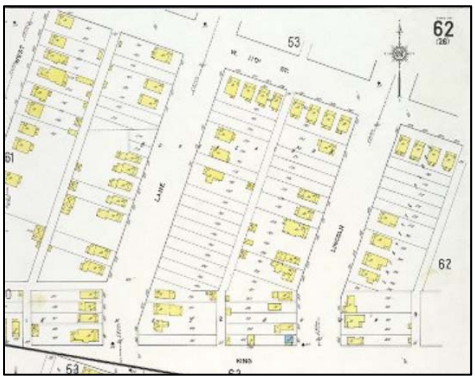


Figure 10. 1913 Sanborn Map, Sheet 62

Although Sanborn maps confirm a number of undeveloped lots by 1914, by the close of the 1910s, the majority of the Survey Area was developed. New residential construction continued throughout the next few decades. A number of the earliest residences were likely replaced with later, more permanent dwellings. While others were expanded upon. A review of the 1913 Sanborn maps, historic aerial photographs, and city records confirms the demolition of a number of residences in recent years.

A small number of businesses operated within the Survey Area. Among the largest is the former Mutual Ice and Cold Company Warehouse on SW Buchanan Street. Believed to have been constructed in c.1890, according to the 1902 City Directory, the Mutual Ice and Cold Storage Company was operated by the Abram Troup. The directory lists the address at 627 Kansas Avenue, which was likely the management office. The storage warehouse on SW Buchanan Street including loading areas and a small office. It is probable that the company employed residents of Tennessee Town. The building is presently abandoned, yet survives within the neighborhood as a symbol of its growth and achievements since its humble foundations as a small settlement of former Exodusters with limited resources.

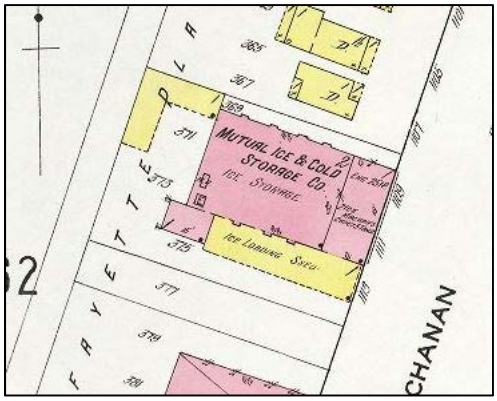


Figure 11. 1913 Sanborn Map Showing the Mutual Ice & Storage Warehouse Complex

Photograph 4. Mutual Ice & Storage Company Warehouse, nd

Source: Kansas Historical Society

SECTION 3: SURVEY RESULTS

Photograph 5. Southwesterly View down Lane Street near SW 10th Street

3.1. LOCATION AND SETTING

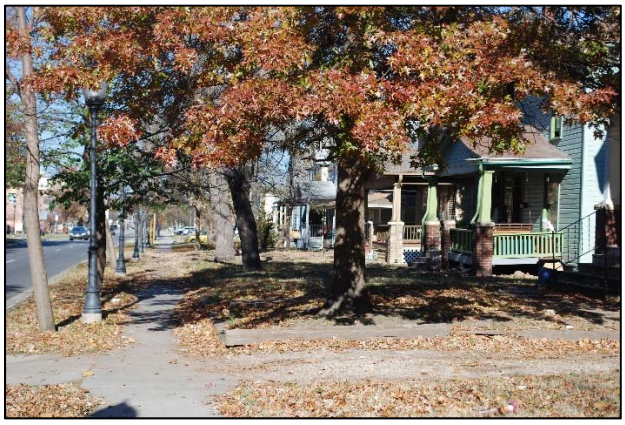
The Phase I Tennessee Town Survey Area encompasses approximately 50 acres of land located approximately one (1) mile southwest of the State Capital building in Topeka, Shawnee County, Kansas. The Phase I Survey Area occupies the northern half of the greater Tennessee Town neighborhood and is comprised of a total of 169 parcels, including 140 primary resources and 57 secondary resources (domestic outbuildings). The predominantly residential neighborhood is bordered along the north by SW 10th Street; to the west by SW Washburn Avenue (formerly West Street); to the south by Munson Avenue (formerly King Street); and to the east by the rear alley of parcels fronting the east side of Clay Street. SW 10th Street is a wide, busy thoroughfare that historically included a streetcar line down its center. North of 10th Street is a residential neighborhood contemporaneous with the development of Tennessee Town. Adjacent to the east of the Survey Area is Holliday Park, which is a late-19th century neighborhood listed on the National Register of Historic Places. Both neighborhoods are distinct from Tennessee Town in that they are not historically associated with Topeka's African American heritage. South of the Survey Area is the southern section of Tennessee Town, which developed in the subdivision known as King's Addition. To the west of the Survey Area is the large Topeka-Shawnee County Public Library, large parking lots, and a turn-of-the-century residential neighborhood.

Streets within the Survey Area are more or less laid out in a grid-iron plan with SW 10th Avenue and SW 11th Avenue travelling in a northwest-to-southeast direction with perpendicular cross streets. Slightly north of Munson Avenue, the streets shift to create a more traditional north-south/east-west grid. The topography within the Survey Area is generally flat, averaging 945 feet in elevation.

Photograph 6. Historic Brick Sidewalk along Lincoln Street, 2018

The north-south streets within the Survey Area are generally characterized by concrete sidewalks lining the roads. In most instances narrow grassed strips lined with mature deciduous trees separated the street from sidewalk. Stamps found along the concrete sidewalks indicate that they were laid between 1939 and 1941 by the Works Progress Administration. In some areas, the sidewalks are brick, deteriorated, or altogether removed. SW Buchanan Street contains its historic brick paving. Streets feature concrete curbing, with historic stone curbing in some areas. Decorative streetlamps enhance the streetscape along SW Washburn Avenue.

Photograph 7. Brick-Paved Street along SW Buchanan Street, 2018



Photograph 8. Streetscape View along SW Washburn Avenue, note the decorative streetlighting lining the sidewalk

Photograph 9. Streetscape View along Clay Street

Overall, residential streetscapes throughout the Survey Area are characterized by consistency in setback and well-maintained yards with landscape features such as masonry paths and low retaining walls. Vacant lots tend to be unkept and overgrown, creating breaks in the pleasing residential aesthetic. North-south alleys separate blocks. The majority are paved and maintained. While anticipating to encounter large privacy fences concealing visibility of rear outbuildings, few are within the Survey Area. Larger outbuildings, particularly garages and shed, tend to be sited at the farthest end of the property, adjacent to the alley. Having developed prior to the rise in popularity of the automobile ownership, residential parking is primarily accessed through the rear alleys. A small percentage of the properties, particularly those constructed since the 1930s, feature driveways leading from the street.

3.1. DATES OF CONSTRUCTION

A number of sources were referenced to determine dates of construction of the 140 primary resources within the Survey Area. These include historic Sanborn maps, City Directories, the Shawnee County Tax Assessor property records, census records, and various records provided by Ancestry.com. In addition, architectural types and styles contributed to the determination of approximate dates of construction. In most instances, the secondary resources are considered contemporaneous with the primary residence, unless field observations confirm otherwise.

The following graph illustrates development patterns of the Survey Area based on the dates of construction of primary resources that were documented during the Phase I survey of Tennessee Town. As illustrated in the graph, only two (2) resources are believed to have been constructed during the 1880s: **1155 SW Buchanan Street** and **1104 SW Clay Street**. New construction within the Survey Area peaked during the 1910s, gradually declining through the 1940s. Only 3 extant dwellings were constructed within the Survey Area during the 1950s and one (1) during the 1960s. Six (6) primary buildings are less than 50 years of age, with the most recent constructed in 2002 at **1160 SW Buchanan Street**, and a playground in 2008.

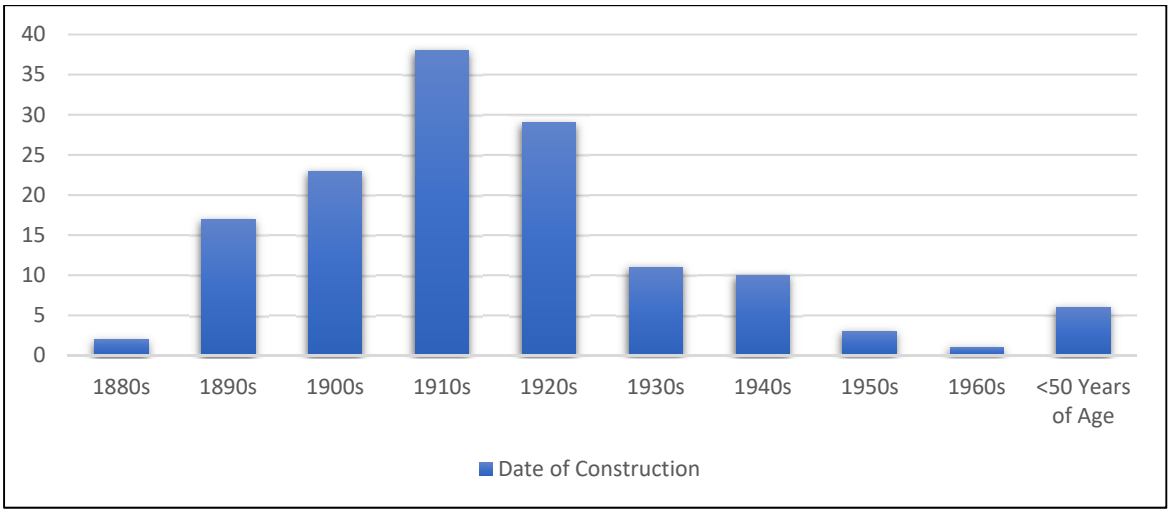


Chart 1. Breakdown of Extant Primary Resources (Total 140) by Construction Date

The distribution of primary resources within the Survey Area by date of construction is illustrated in Figure 11. As demonstrated by the color-coded map, the earliest surviving residences tend to be located along SW 11th Street and toward the eastern portion of the Survey Area. However, several survive along SW Washburn and Lane Streets. The majority of the 1920s and 1930s dwellings appear to have replaced earlier dwellings constructed around the center of the Survey Area, SW Lincoln and Buchanan Streets. The most recent construction occurs along SW 10th Street, a busy thoroughfare leading to the public library, hospital, and other large-scale modern architecture near the intersection of SW 10th Street and SW Washburn Avenue. At present, approximately 15% of the parcels of land within the Survey Area are vacant lots or parking lots. Several are known to occupy sites of demolished buildings. They occur throughout the Survey Area, oftentimes adjacent to other vacant parcels.

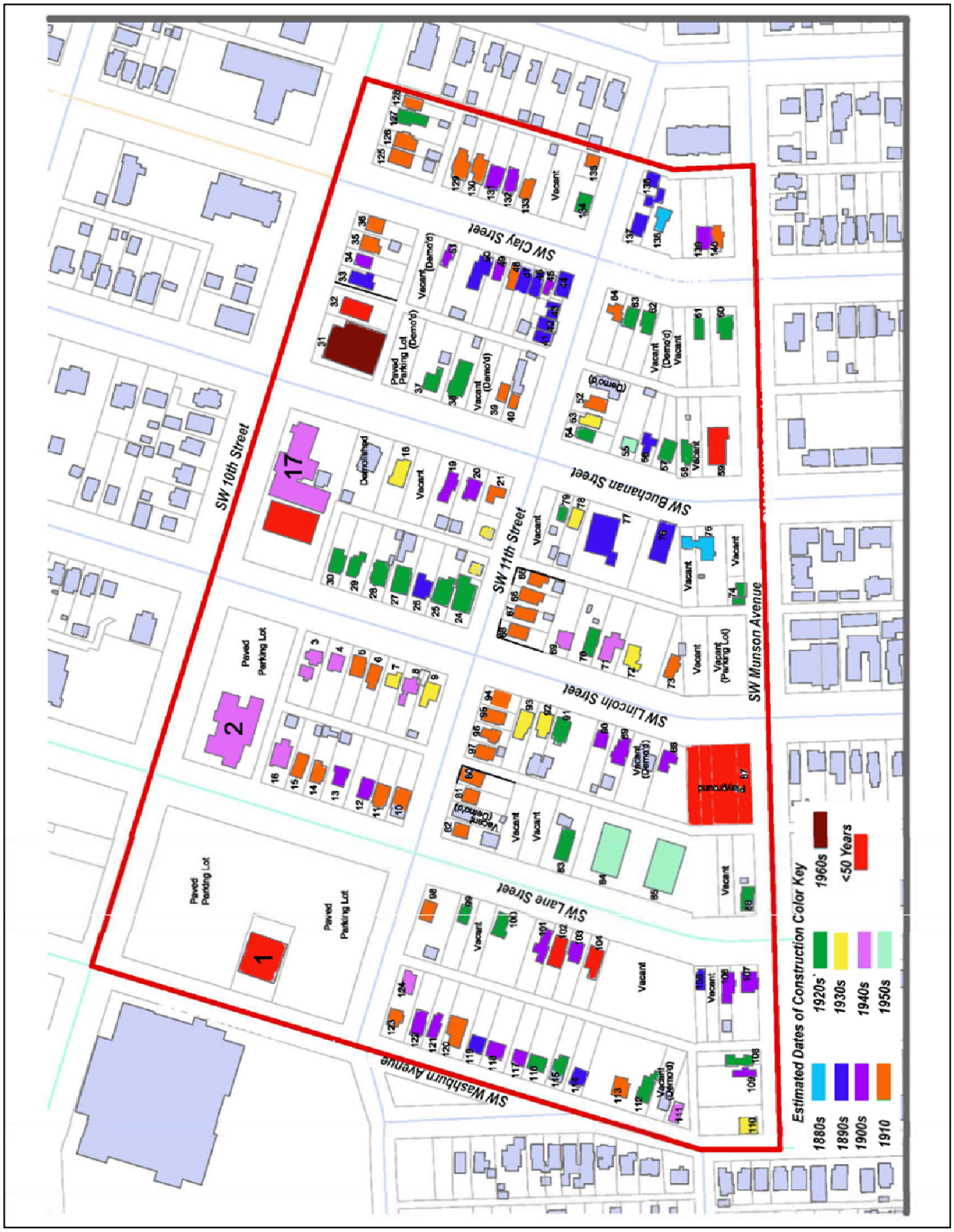


Figure 12. Distribution of Primary Resources by Date of Construction
Source: Parcel and building form layers retrieved from Shawnee County Tax Assessor GIS

3.3 PROPERTY TYPES

The historic function, or use, of a building contributes to a greater understanding of the developmental history of the Survey Area, particularly how buildings may have evolved over time and whether they continue to be associated with its original, or historic, use. For example, has a historic duplex dwelling been altered to adapt for use as a single-family dwelling? Similarly, has a historic commercial building been adapted as residence? JLD Preservation Consulting determined the original function of primary resources through a review of historic Sanborn maps, City Directories, census records, and observations made during the field survey. The following table provides a breakdown of primary resources by presumed original function. As demonstrated by the table, residential construction is by far the predominant building type within the Survey Area, confirming that the northern portion of Tennessee Town developed principally as a residential community.

Original Function	# of Resources (Total of 140)
Single-Family Residential	127
Multi-Family (including duplex)	4
Commercial-related/Warehouse	5
Funeral Home	1
Recreational Park	1
Civic/Government	1
Church	1

Table 1. Breakdown of Primary Resources (140) by Original Function

The Survey Area is dominated by resources originally functioning as a single-family residence, accounting for approximately 90% of the total primary resources. Among those, three have been converted into multi-family dwellings and two adapted for commercial purposes.

Only four of the surveyed resources appear to have originally functioned as a duplex or multi-family residence. The only government-related building within the Survey Area is the Topeka Public Library Administration Building located at the intersection of SW 10th Street and SW Washburn Avenue. The administration building was built in 1973 across the street from the Topeka-Shawnee County Public Library.

Residential

By far the most predominant building type in the Survey Area is residential with a total of 131 occurrences, both single- and multi-family properties. This number accounts for nearly 90% of all primary buildings. Among the 127 single-family properties, only three have been converted to multi-family dwellings and two adapted for commercial or business-related purposes. The high percentage of residential architecture reflects the continuance of the community as a principally residential neighborhood on what was historically the outskirts of downtown Topeka. The residences within the Survey Area are dominated by one- to two-story wood frame buildings with masonry foundations. Exterior cladding includes wood, masonry veneer, or synthetic siding. The

majority of the roofs are covered in asphalt shingles. The majority of the houses feature partial- or full-width entry porches on their primary facades.

Residential architecture is often defined by its overall type, or form, and the stylistic embellishments that convey distinct trends in residential design. The Phase I Survey Area of Tennessee Town exhibits an array of forms and styles distinctive of late-19th to mid-20th century residential architecture. Classifications of residential types and styles generally conform to those accepted by the National Register of Historic Places and those presented in *A Field Guide to American Houses* by Virginia and Lee McAlester.

A building type is the form, or plan, of the building upon which stylistic adornment may be applied. For example, in recent years, consensus among historians is the distinction of a bungalow as a "form" rather than "style." While the majority of bungalows are characterized by Craftsman-inspired detailing, some may feature Colonial Revival embellishments. Similarly, the Minimal Traditional House was once described in terms of "style," or lack thereof. As with bungalows, this study regards Minimal Traditional as a house "type," or form, upon which defined architectural styles may be applied. Oftentimes, a residence does not conform to a defined architectural type or style. Virginia and Lee McAlester break down common vernacular forms of residential architecture as a "National Folk House" defined by its roof orientation (gable front, side-gabled, cross gable, etc). Residences within the Survey Area lacking a distinct housing type are classified as a "National Folk House."

American folk housing evolved significantly with the coming of the railroad throughout the latter half of the 19th century. Reliance on local building materials was lessening, as railcars could rapidly transport mass-produced construction material at low costs. Despite the ability to acquire more affordable building materials, older folk forms continued, particularly among lower-income populations. These vernacular folk forms, sometimes defined as the National Folk House, remained popular as an affordable alternative to more complex residences with irregular forms and elaborate detailing. Residential housing within the Survey Area reflects simple variations of folk housing, such as a shotgun dwelling or traditional gable-front house. In addition, more elaborate house types such as the American Four Square and bungalows popular nationwide throughout the early-20th century occur within the Survey Area. Though occurring in fewer numbers, Post-World War II housing, such as the Minimal Traditional house, also occurs within the Survey Area. The following table provides a breakdown of houses (total 131) by their residential type, or form, within the Survey Area. A discussion of each house type within its greater architectural context follows.

Residential Type, or Plan	# of Primary Residential Resources (Total 131)
National Folk House (gable front, hip, side-gabled, and cross-gabled)	64
American Four Square	21
Shotgun	5
Bungalow	24
Minimal Traditional	7
Other	8

Table 2. Breakdown of Residential Architecture by Historic Type, or Form

National Folk House: Gable-Front

Photograph 10. 1100 SW Clay Street, 2018

The gable-front house has its origins in the Greek Revival stylistic movement popular nationwide between 1830 to 1850. The most characterizing element of the Greek Revival was the triangular pediment on the façade. Simple, gable-front folk houses attempted to mimic the triangular pediment of Greek Revival. The folk form originated in the Northeast during the pre-railroad era. With the expansion of the railroad network during the mid- to late-19th century, the gable-front design persisted, extending outward from the Northeast. The form was a dominant house type nationwide well into the 20th century. The house type is generally rectangular in form, one- to- two-stories in height, with either a centered entry door, or a side-hall interior plan. It is particularly adaptable to narrow urban lows, allowing for its folk form to persist as urban residential neighborhoods expanded.[36]

Photograph 11. 1117 SW 11th Street

Within the Phase I Survey Area of Tennessee Town, residential architecture is dominated by gable-front folk houses ranging in date from 1890 through the 1930s. Constructed in 1890, and being a 2 1/2-story representation, the house at **1100 SW Clay Street** is a good reflection of Greek Revival-style precedents. A simple, one-and-one-half-story variation of a gable-front folk house is found at **1117 SW 11th Street**.

[36] Virginia & Lee McAlester, *A Field Guide to American Houses*, New York: Alfred Knopf, 1984; p.90.

National Folk House: Cross-Gabled (L- or T-Shaped)

Photograph 12. 1015 SW 10th Avenue, 2018

Simple T-shaped and L-shaped houses, both one and two-story variations, might also be classified as a cross-gabled National Folk House. They are sometimes referred to as a gable-front-and-wing. These folk forms usually consist of a front facing gable block with a perpendicular wing along the rear. In some instances, the perpendicular block might be at the front of the house, with its cross-gabled wing projecting to the rear. The perpendicular block may have been an original two-room, hall-parlor massing with the later addition of the gabled wing. Both one and two-story variations of the cross-gabled folk house were common throughout the late-19th and early-20th centuries in the Midwest.[37] This house form gained popularity in both urban and rural areas. A good illustration of this vernacular form within the Survey Area is the one-story house located at **1015 SW 10th Avenue**, constructed c.1925. A two-story variation occurs at **1013 SW 11th Street**.

Shotgun

Photograph 13. 1418 SW Munson Avenue, 2018

Shotgun dwellings are among the most recognizable vernacular house type in the country. This house type is most often one-story, rectangular in plan, one-room wide, and two- to four-rooms deep.[38] The rooms are generally equal in size and conform to a linear form. Shotgun dwellings are most often associated with temporary housing for mill workers and/or low-income residents. The house form became extremely common as permanent housing for the working class throughout the South and the Midwest. While the house type might fall under the classification of a gable-front National Folk House, it is distinctly narrow and deep, and characterized by its single-room width. Due to its settlement as an African American community following the Exoduster Movement, it is not surprising to find surviving representations of this house type in Tennessee Town. The Survey Area includes two distinct shotgun dwellings, which are best represented by the house at **1418 SW Munson Avenue**.

[37] Preservation Solutions, "Cultural Resource Survey: Strawberry Hill Neighborhood," 2012; p.25.
[38] William R. Ferris, *Afro-American Folk Art and Crafts*, (Jackson, Mississippi: University Press of Mississippi, 1986),p. 205.

American Four Square

Photograph 14. 1023 SW Lincoln Street, 2018

Popularized by pattern books as early as the late-19th century, the two- to two-and-one-half-story American Four Square House was popular nationwide through the 1930s. Its square massing is usually comprised of four square rooms stacked above four square rooms. One of the rooms at the front of the first floor is typically occupied by an entrance hall. The interior arrangement of space was cost effective and its exterior was suitable for the application of a variety of architectural styles including Prairie, Craftsman, and Neoclassical, among other popular styles.[39] The house oftentimes features a full-width entry porch, is either front-gabled or hipped, and clad in weatherboard and masonry veneer. The Survey Area includes 21 examples of an American Four Square House. Among the best illustrations of the house type are **1023 SW Lincoln Street** and **1020 SW Lane Street.**

Photograph 15. 1020 SW Lane Street, 2018

Bungalow

Photograph 16. 1034 SW Lincoln Street, 2018

Accounting for 25 residential buildings within the Survey Area, bungalows were highly popular nationwide in both rural and urban settings. First introduced in the 1890s, bungalows provided an affordable house for families with no servants. They were often sold by catalog and are among the first mass-produced houses in the United States.[40] By 1910, the bungalow had become an ideal residential type throughout the country. Bungalows are one- or one-and-one-half-story house with low-pitched roof featuring a overhanging eaves. The house type typically features an open floor plan for family activities at the front and private bedrooms toward the rear. A prominent front porch, a distinctive feature of the bungalow, provided a transition

[39] Preservation Solutions, "Cultural Resource Survey: Strawberry Hill Neighborhood," 2012; p.26.
[40] Ames and McClelland, *National Register Bulletin: Historic Residential Suburbs*.

Photograph 17. 1126 SW Washburn Avenue, 2018

between interior and outdoor space.[41] This house type is most frequently associated with the Craftsman-style of architecture, which is commonly applied to the bungalow form. Bungalows within the Phase I Tennessee Town Survey Area reflect a range of modest examples to grander illustrations with impressive exterior detailing.

The dwelling at **1126 SW Washburn Avenue** is a good example of a simple bungalow dwelling exhibiting a clipped gable roof and minimal stylistic embellishment. Slightly more impressive is the brick-veneered bungalow at **1034 SW Lincoln Street**. This variation has a low-pitched side-gabled roof with centered gable dormer on its primary façade. Two exemplary illustrations of larger bungalows within the Survey Area are located at **1032 SW Lincoln Street** and **1305 SW 11th Street**. Both are 1 ½-stoy, side-gabled bungalows with centered dormers, and both are enhanced by wood shingles in the prominent gable ends.

Photograph 18. 1032 SW Lincoln Street, 2018

Photograph 19. 1305 SW 11th Street, 2018

[41] Ames and McClelland, *National Register Bulletin: Historic Residential Suburbs*.

Minimal Traditional: The Efficient Low-Cost Home

During and immediately following the Great Depression, the collapse of the home building industry and the rising rate of mortgage foreclosures resulted in a renewed push to further improve the design and efficiency of the American home while lowering its cost. Among the federal efforts made during this period was a national program to regulate home building practices. House designs were published that "addressed issues of prefabrication methods and materials, housing standards, and principles of design."[42] The "American Small House" emerged that attempted to avoid nonessential spaces, picturesque features, and unnecessary items. By the 1940s, a simple, one-story house plan emerged. It was minimal in design yet allowed for a number of variations as rooms were added or extended to increase the interior space. Modifications to the base exterior design could be incorporated such as projecting gables, porches, materials, windows, and roof types. The house type which evolved during this period was a reduced Small House, efficient, cost effective, and flexible in design, which is most often referred to as Minimal Traditional.[43] A much simpler variation of a Minimal Traditional house in the Survey Area is located at **1415 SW 11th Street**. This representation is indicative of a "base" form lacking exterior modifications or projecting gable bays.

Photograph 20. 1415 SW 11th Street, 2018

Photograph 21. 1017 SW Lincoln Street, 2018

By the 1940s, Tennessee Town was nearly fully developed. As such, only a few examples of Minimal Traditional dwellings were constructed within the Survey Area. Among the best illustrations is the house located at **1017 SW Lincoln Street**. Constructed in 1943, this house features a high-pitched side-gabled roof and is enhanced with two front-facing gabled dormers and a projecting gabled bay centered on its façade. It includes an "add-on" porch on its side elevation.

[42] Ames and McClelland, *National Register Bulletin: Historic Residential Suburbs*; p.61
[43] *Ibid*.

Apartments

Photograph 22. 1124 SW Lane Street, 2018

In addition to traditional residential architecture, the Survey Area includes two matching apartment buildings located adjacent to one another at **1124 and 1132 SW Lane Street**. The construction of these large apartment buildings is a testament to the thriving and active community that had evolved in Tennessee Town through the mid-20th century. The apartment buildings are rectangular in shape with flat roofs and an emphasis on the horizontal. They are one-story on raised basements. The basements appear to contain housing units with sliding windows at ground-level. The exterior stairwells are concealed by decorative screen walls.

Commercial-Related/Warehouses

Five (5) resources within the Survey Area are commercial or business-related and are generally sited on the periphery of the neighborhood along principal roadways. Located at 1121 SW Buchanan Street is the abandoned former Hearick's Paint Shop, believed to have been constructed c.1890. Records suggest the building was originally associated with the Mutual Ice and Storage Warehouse adjacent to the north at 1111 Buchanan. According to the 1925 directory, the business was operating separately as Hearick's Paint Shop and was owned by James A. Hearick, an auto painter who resided there with his wife beginning in 1923. By 1935, the building was operating as "Skelly Oil Company" and Orrville Haas was an attendant residing there. By the 1950s, the building was operating as Ace Auto Wrecking, followed by Thomas Tree Service, and later Standard Plumbing. It is unclear when the building was abandoned. According to historic photographs, the building was two stories (Photograph 22). Since previously surveyed in 2014 (KHRI 177-5400-00125), the second floor of the former Hearick's Paint Shop has collapsed.

Photograph 23. 1121 SW Buchanan Street (Former Hearick's Paint Shop), nd

Although no longer two stories in height, the building is historically a **two-part commercial block**, which is the most common form for small and moderate-sized commercial buildings in the United States. This type of commercial building is generally limited to two to four stories and is characterized by a horizontal division into two distinct zones. The two-part division of the exterior zones typically reflects differences in its interior use. The street level indicates public spaces for

Photograph 24. 1121 SW Buchanan Street (former Hearick's Paint Shop), 2018

commercial enterprises, while the upper section suggests more private spaces reserved for offices, meeting halls or apartments.[44]

The Mutual Ice and Storage Company Warehouse is located at 1111 SW Buchanan Street. It is a large brick warehouse and is remarkably intact despite minor alterations. The building features a gable roof with stepped brick parapet on the primary façade (east elevation). The peak of the parapet includes a concrete, rectangular panel name plate. The corners of the facade are accented with brick pilasters. Centered on the upper floor of the facade is an arched window opening with a concrete sill. The side elevations contain five, structural brick buttresses. The facade includes a one-story, brick machine room that includes six windows infilled with brick and an entryway that is also concealed. There is evidence of a former gable roof atop the machine room and a brick parapet wall with rectangular brick panels. Historic loading areas along the south survive.

Photograph 25. Mutual Ice & Storage Co. Warehouse, 2018

[44] Richard W. Longstreth, Buildings of Main Street: A Guide to American Commercial Architecture," Washington DC: Preservation Press, 1987.

Two historic grocery buildings are located within the Survey Area - Huster's Grocery Store at 1035 SW Clay Street, and the former Frances Hesse Grocery Store located at 1150 SW Washburn Avenue. The former Huster's Grocery Store is a two-story, frame commercial building located at the corner of SW Clay and SW 11th Streets. Constructed in 1899, the building first occurs as a two-story store in the 1913 Sanborn map. Later city directories indicate that the first floor operated as Huster's Grocery Store, with the owners, Henry and Minnie Huster, residing in the second floor. This building resembles more of a traditional, vernacular front-gabled residence than a commercial block. It is well-preserved and continues to reflect its mixed-use design. Constructed c.1945, the former Frances Hess Grocery Store is a small, **one-part commercial block**, rectangular in plan, with a stepped parapet.

Photograph 26. Huster's Grocery Store, 2018

Photograph 27. Former Frances Hesse Grocery Store, 2018

The one-part block is a one-story, free-standing building that was a popular commercial design in small cities and towns during the late-19th and 20th centuries. It was adapted from the lower part of the more numerous two-part commercial block during the Victorian period. The one-part block is a simple rectangular building often with an ornate facade. It is most often utilized for retail or office space.[45]

The fifth commercial resource within the Survey Area, located at 1119 SW 10th Street, is a large building constructed in 1961. Its original use is unclear, however, it may have functioned as an office building or warehouse. It was purchased by present owners, Doorstep, Inc. in 1981. Established in 1966, this non-profit organization provides support to Topeka residents in need, including providing food and clothing, rent, transportation, and prescriptions, among other important necessities. The facility on 10th Street includes a food bank for local residents. The one-story brick building with flat roof is well-preserved. Its Modernist design, emphasizing the horizontal, and 1960s construction speaks toward the continued progress of the neighborhood through the mid-20th century.

[45] Richard W. Longstreth, Buildings of Main Street: A Guide to American Commercial Architecture," Washington DC: Preservation Press, 1987.

Photograph 28. Doorstep, Inc. Food Bank, 2018

Religious and Funerary Facilities

Built in 1948 at 1321 SW 10th Street, the Penwell-Gabel Funeral Home continues to provide funerary services to Topeka residents. The impressive, two-story funeral home includes a chapel and modern additions along its south elevation. The original massing is L-shaped with a high-pitched cross-gabled roof. The building features a brick exterior with cast concrete decorative detailing. The building was remodeled in the 1990s and 2000s, including interior updates and large, exterior additions.

Photograph 29. Penwell-Gabel Funeral Home, 2018

Also constructed in 1948 at 1213 SW 10th Street, the First Church of the Nazarene is the only extant religious facility within the Survey Area. It is an impressive mid-20th century, one-story brick church with a large-scale 1985 addition. The original building is T-shaped with the principal façade facing north toward 10th Avenue. The church features a high-pitched cross-gabled roof.

Photograph 30. First Church of the Nazarene, 2018

Ancillary Resources

Photograph 31. Detached Garage at 1032 SW Lincoln St.

The Phase I Survey identified 57 ancillary resources such as storage sheds and garages within the Survey Area. Approximately 40% of the primary resources, all residential, contain an ancillary structure. The majority of these buildings are sited to the rear of the property, most often adjacent to a rear alley. Unless otherwise indicated by historic Sanborn maps, Shawnee County property records, or field observations, dates of construction of ancillary buildings are presumed to be contemporaneous with the primary resource. Among the 57 ancillary structures within the Survey Area, the majority are detached garages with 44 occurrences (~79%). The remaining 13 ancillary structures are detached storage sheds.

It is believed that all detached garages identified within the Survey Area are 50 years of age or older. The majority are single-car, frame structures with front-gabled or hipped roofs. Exteriors are typically weatherboard-sided, with some containing modern vinyl siding. Among the 44 garages, twelve (12) lack integrity due to the application of vinyl siding and replacement doors and/or windows. An interesting single-car garage featuring wood-shingle cladding is located at 1032 SW Lincoln Street, and a good representation of a two-car garage with front gable roof is located at 1022 SW Lane Street.

Photograph 32. Photograph 33. Detached Garage at 1022 SW Lane St.

Fifty-one (51) percent of the identified sheds appear to be non-historic and do not meet the 50 year threshold for determining historical significance. The majority of the historic storage sheds are modest, wood-framed structures with a front-gabled roof or low-pitched hipped roof. Some feature vinyl siding. An impressive historic stone storage shed with hipped roof is located at 1018 SW Lane Street.

Photograph 34. Storage Shed at 1018 SW Lane Street

3.4 ARCHITECTURAL STYLES

The Phase I Tennessee Town Survey Area boasts a variety of American architectural styles popular throughout the county from the late-19th to mid-20th centuries. Due to the majority of the primary resources being modest, vernacular buildings occurring in the Survey Area, nearly 46% lack stylistic embellishment. The earliest resources reflect Folk Victorian, Italianate, Late Gothic Revival, and Late Classical Revival stylistic influences. Throughout the early- to mid-20th century, represented styles include Tudor Revival, Craftsman, Prairie, and Colonial Revival. The latter including the Dutch Colonial variant. One (1) mid-20th century resource, located at 1119 SW 10th Avenue, is a commercial-related building reflecting the Modern Movement.

Architectural Style	# of Occurrences (Total 140)
Italianate	2
Folk Victorian	21
Queen Anne	1
Late Gothic Revival	2
Late Classical Revival	12
Craftsman	21
Prairie Style	10
Colonial Revival/Dutch Colonial	5
Tudor Revival	2
Modern Movement	1
No Defined Style	64

Table 3. Breakdown of Primary Resources (Total 140) by Architectural Style

Italianate Style (popular nationwide 1850s to 1880s)

The Italianate style is considered a restrained interpretation of Italian Renaissance architecture. The Italianate style is seen on a range of building types from residential, civic, religious, and commercial. Italianate buildings were most often asymmetrical in plan. They often feature a wide entablature with heavy brackets supporting wide overhanging eaves. Windows are often tall and narrow, with half-rounded or segmentally-arched top. Exterior cladding include plain weatherboard or brick with stone detailing. When applied to residential architecture, prominent porches are common and feature chamfered posts and bracketed cornices. The Survey Area includes only two interpretations of the Italianate style. Constructed in c.1890, the commercial building located at **1121 SW Buchanan Street** (Photograph 24) was designed in the Italianate style. However, the upper floor has collapsed. Although boarded over, the first-floor windows are tall and narrow with segmental-arched tops. The two-story house at **1100 SW Clay Street** (Photograph 10) is a modest illustration of the Italianate style. Its front gable roof features deep eaves with heavy modillions and dentiled cornice. Its one-story porch features dentils in the frieze and classical columns.

The Victorian Era in America (popular 1860 to 1900) was greatly influenced by rapid industrialization and railroad expansion throughout the country. Industrialization allowed for the mass production of standardized timber and the expansion of the railroad provided a quick and cost-effective means of shipment. Industrialization further made it possible for the mass production of stylistic elements once deemed too costly to apply to a building's exterior. What emerged during this period were stylistic enhancements such as protruding bays, multiple gables and towers, decorative shingles, friezes, turned spindles and posts, ornamental windows, and wrap-around porches.[46] The oldest resources within the Survey Area were constructed during the final decades of the 19th century when Victorian styles grew in popularity.

Photograph 35. 1023 SW Clay Street, 2018

The **Queen Anne (popular c.1880-1910)** style emerged during the Victorian Era in American architecture. It was popular in the Midwest through 1910, and "often used in smaller cities like Topeka and rural communities up to World War I."[47] Queen Anne buildings, particular residential architecture, often reflect protruding massings, cross-gables and turrets, and an asymmetrical form. Exterior enhancements often include wall overhangs, the variety of materials and contrasting shapes, patterned wood, and wrap-around porches. Porches often feature turned or jig-sawn ornamental trim. A subtype of the Queen Anne style is a Free Classical variant that incorporates classical design elements such as the Palladian window, dentils, and classical columns. The majority of the early buildings in Tennessee Town reflect National Folk forms lacking stylistic elements. However, one resource located at **1023 SW Clay Street** reflects the Free Classical Queen Anne design elements. The residence is irregularly massed with multiple protruding bays, a wrap-around porch, and a cornered entry door. The door features sidelights and transom. The porch features classical columns and turned wood post balustrade.

The Folk Victorian style also emerged during the Victorian Era in America. It is a simplified variation of the more elaborate Queen Anne style. These dwellings are based on National Folk forms. Folk Victorian is exclusive to residential architecture. Dwellings are simple rectangles or L-shaped with minimal ornamentation. In most instances, ornamentation is restricted to the front entry porch and/or gable ends. Common features include shingled end gables and turned spindles in porch friezes. Due to the popularity of the National Folk forms in the Tennessee Town Phase I Survey Area, it is not surprising that 15% of the primary resources reflect some degree of Folk Victorian adornment.

[46] Virginia and Lee McAlester, *Field Guide to American Houses*, New York: Alfred A. Knopf, 2005.
[47] Rosin Preservation, LLC, "Auburndale Phase II Historic Resources Survey," City of Topeka, June 2018; p. 32

The one-and-one-half-story, front-gabled dwelling located at **1027 SW Clay Street** reflects Folk Victorian elements in its gable end including decorative wood shingles and vertical board with fishtail ends, and a timbered vergeboard. The classical columns on the porch illustrate a Free Classical variation of Folk Victorian. The former Council for Colored Women's Clubs, located at 1149 SW Lincoln Street, is an exemplary example of a two-story Folk Victorian dwelling. It features a cross-gabled roof, turned wood posts, a spindle frieze, and decorative wood shingling in gable ends.

Photograph 36. 1027 SW Clay Street, 2018

Photograph 37. 1149 SW. Lincoln Street, 2018

Twelve (12) primary resources within the Survey Area are classified as Late-19th and Early-20th Century Classical Revival. In most instances, these resources reflect a miniscule degree of Folk Victorian embellishment. However, the Classical elements are more pronounced and outweigh the former. Most reflective of this "style" is the dwelling located at **1015 SW 10th Avenue**. The cross-gabled, dwelling features wood shingles in the front facing gable; however, it is characterized by its full-width entry porch with classical columns. A simple, two-and-one-half-story variation is located at **1027 SW Buchanan Street**. The vernacular, front-gabled house has partial cornice returns and Classical columns supporting a one-story entry porch.

Photograph 38. 1015 SW 10th Avenue, 2018

Craftsman Style (popular nationwide c.1905-1930)

Photograph 39. 1225 SW 11th Street, 2018

The Craftsman Style is among the most popular architectural style in the United States of American origin. Character-defining Craftsman-style features include a low-pitched hipped or gable roof with exposed rafter ends, and prominent battered, or tapered, columns on masonry piers applied to large front porches. Gable ends often feature decorative brackets and half-timbering. Typical windows consist of a multi-pane upper sash and a single-pane lower sash. The upper sash panes are oftentimes vertical. Although a popular style for a variety of house forms throughout the early-20th century, Craftsman style is overwhelmingly associated with the bungalow house form.[48]

A large percentage of surviving resources within the Survey Area were constructed during the early rise in popularity of the Craftsman style. As such, the Craftsman style is the most frequently occurring architectural style, accounting for 15% of the primary resources. The application of Craftsman-style elements speaks toward an increase in available resources and personal finances of Tennessee Town residents that allowed homeowners to add the exterior decorative enhancements common among Craftsman residences.

The majority of the primary resources in the Survey Area exhibiting Craftsman influences are residential bungalows. However, a few occurrences of the style are seen on one-story vernacular, front-gabled residences. The application of Craftsman elements range from modest to high-style interpretations. Examples of the Craftsman-style within the Survey Area are best represented by large residential bungalows at **1225** and **1305 SW 11th Stree**t (Photograph 19), both constructed c.1910.

Prairie Style (popular nationwide c.1905-1930)

Similar to the Craftsman style, the Prairie style is an American architectural style that originated with Frank Lloyd Wright at the turn-of-the-20th century. It rapidly grew it popularity due to the mass production and distribution of pattern books and mail-order catalogs. The Prairie style most often occurs on two-story, American Four Square houses, that are square or rectangular in form, featuring a low-pitched hipped or gable roof. Wide overhanging eaves, often with exposed rafters, create an emphasis on the horizontal that characterizes the style. One, or two-story, porches with lo low-pitched roofs and large supports. The Survey Area includes nine (9) examples of the Prairie style. The two-and-one-half-story, front-gabled folk-type dwelling located at **1114 SW Washburn**

[48] Virginia and Lee McAlester, *Field Guide to American Houses*, New York: Alfred A. Knopf, 2005.

Avenue was constructed c.1890. This house reflects restrained Folk Victorian elements while incorporating a full-width, Prairie-style entry porch featuring a low-pitched roof and prominent porch supports. Among the best representations of the style applied to an American Four Square house is the dwelling located at **1215 SW 11th Street**.

Photograph 40. 1114 SW Washburn Avenue

Photograph 41. 1215 SW 11th Street

Colonial Revival (popular nationwide c.1880-1955)
Colonial Revival was an emerging style as early as the 1880s and was most popular during the first half of the 20th century. The style is applied to a range of throughout the 1880s to the 1930s. Colonial Revival style buildings typically feature a symmetrical façade and rectangular shape with a low- to medium-pitched hipped or gable roof. The Colonial Revival style is most often applied to houses of one, one-and-one-half, or two-stories, but frequently occur on commercial and civic architecture. Windows are commonly 6:6 or 9:9 double-hung sash. The entry door is typically centered on the primary façade with sidelights, transom, pilasters, and pediments common. A classical cornice with dentils or modillions is another popular adornment of this style. Exterior walls may be wood, masonry, or masonry-veneer.[49]

The Survey Area includes only five (5) interpretations of the Colonial Revival style. Among the five are three (3) excellent examples of the Dutch Colonial variant, which is characterized by its gambrel roof, often featuring prominent window dormers. The Minimal Traditional dwelling, constructed in 1943, at 1017 SW Lincoln Street, is a restrained reflection of the Colonial Revival style (Photograph 21). The house at **1020 SW 11th Street** best exemplifies a Dutch Colonial variant. It features 8-over-1 double-hung windows, an impressive gambrel roof, symmetrical facade, and prominent, full-width shed roof dormer on the façade.

Photograph 42. 1020 SW 11th Street, 2018

Tudor Revival (popular nationwide c.1890-1940)
Tudor Revival residences, most often applied to the English Cottage house type, are asymmetrical in plan and typically one- to one-and-one-half-stories. Multi-gabled, steeply-pitched roofs are common, oftentimes with half-timbering in the gable ends. Prominent exterior masonry chimneys with decorative brickwork and caps are common elements of Tudor Revival. Chimneys on the façade are not unusual for this style. Windows are primarily tall and narrow, multi-pane double-hung sash or casements. Entryways and doors are often round-

Photograph 43. 1019 SW Lincoln Street, 2018

[49] Virginia and Lee McAlester, *Field Guide to American Houses*, New York: Alfred A. Knopf, 2005.

arched with a decorative masonry surround.[50] The application of this style is applied to a range of English Cottage-type houses, from the low-cost compact variations to larger, complex high-style residences. Within the Survey Area, only two (2) residences reflect an element of Tudor Revival. Both were constructed c.1940, at the end of its national popularity. The Minimal Traditional house located at **1019 SW Lincoln Street** features minimal Tudor Revival-influences including a contrasting brick-veneer protruding gabled bay on the façade. The brick veneer is enhanced by protruding, random rusticated stone blocks. The front-gabled stone-veneered residence at **1016 SW Lane Street** features a prominent exterior stone chimney, and a projecting gabled bay with round-arched entry.

Photograph 44. 1016 SW Lane Street, 2018

Late Gothic Revival (approximately 1910s-1940s)

Gothic Revival architecture is among the earliest Period Revival styles, gaining popularity in the late-18th century. It remained a preferred style of ecclesiastical, educational, and other institutional architecture through the 19th century. A late renewal of the revival style occurred during the early-20th century and was a popular style until the 1950s when it fell out of fashion in favor of the modernism and simplicity in design. Late Gothic Revival is generally simpler in massing and more detailed in ornament than earlier interpretations of the revival. Buildings exhibit masonry exteriors, often with contrasting masonry enhancements around windows, doors, and along rooflines. Ornamentation might include pointed arched entry and window surrounds. The Late Gothic Revival style emphasized verticality to counteract the horizontality of lots. For churches and schools, the style "communicated a message of legitimacy."[51] Within the Tennessee Town Phase I Survey Area, only two primary resources illustrate the Late Gothic Revival style.

Built in 1948 at **1321 SW 10th Street**, the Penwell-Gabel Funeral Home is an impressive, two-story funeral home occupying a large, horizontal lot along SW 10th Street (Photograph 29). The

[50] Virginia and Lee McAlester, *Field Guide to American Houses*, New York: Alfred A. Knopf, 2005.
[51] Teresa Grimes and Allison Lyons, GPA Consulting, "Los Angeles Citywide Historic Context Statement: Architecture and Engineering/Period Revival; Housing and the Masses/Ranch House Neighborhoods," City of Los Angeles, Department of City Planning and Office of Historic Resources, January 2016.

brick-veneered building features contrasting stuccoed enhancements. Rows of front-facing gables, and projecting bays create the Late Gothic Revival appearance.

Also constructed in 1948 at **1213 SW 10th Street**, the First Church of the Nazarene is the only extant religious facility within the Survey Area. It is an impressive mid-20th century, one-story brick church with a large-scale 1985 addition. The church features a high-pitched cross-gabled roof, pointed-arch windows, and contrasting concrete window and door surrounds (Photograph 30).

3.5 ARCHITECTURAL INTEGRITY

The National Register of Historic Places recognizes a property's integrity through seven aspects, or qualities of integrity: location, design, setting, materials, workmanship, feeling, and association. Properties individually eligible for listing in the National Register must retain sufficient integrity to convey the period of time in which they are significant. To retain historic integrity, a property will always possess several, and usually most, of the seven aspects. The retention of specific aspects of integrity is essential for it to properly convey its significance.[52] The National Park Service defines each quality of integrity as follows:

Seven Qualities of Integrity

- **Location** – the place where the historic property was constructed or the place where the historic event took place
- **Design** – the composition of elements that constitute the form, plan, space, structure, and style of a property
- **Setting** – the physical environment of a historic property that illustrates the character of the place
- **Materials** – the physical elements 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

Each primary resource within the Survey Area received an integrity rating of Excellent, Good, Fair, or Poor. Based on field observations and an understanding of evolving methods of construction and materials, these ratings convey the degree of historic integrity of each primary resource. Oftentimes the evaluation of a resource's integrity is subjective. JLD Preservation Consulting took into consideration whether exterior alterations were reversible. For example, if vinyl siding was applied over original weatherboard without altering character-defining design elements (window and door surrounds, stylistic details, etc.), the vinyl siding might be removed, and the historic integrity of the resource restored. This is considered a "reversible" modification. Similarly, buildings age and must be maintained, often requiring the replacement of materials and design elements. JLD Preservation Consulting considered whether exterior alterations are in kind - sharing similar material, methods of construction, and stylistic elements, which would retain the

[52] National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, US Department of the Interior, 1990.

historic qualities of resource and neighborhood. The following criteria was taken into consideration when rating the integrity of an individual resource[53]:

Excellent_- If over 50 years of age, the building appears to be individually eligible for listing in the National Register and would also be considered a contributing element to a historic district.

- The building retains its original form and massing
- The exterior cladding material has not been altered
- Window fenestration and door openings are unaltered
- In the event that openings are altered for maintenance purposes, were the alterations done in a sensitive and appropriate manner using similar materials, profiles, and sizes
- Character-defining decorative elements are unaltered, such as porches and other design elements conveying a specific architectural style
- The building retains its overall character for the time period in which it was erected

Good – the building would be a contributing element to a historic district and/or it might be individually eligible for listing in the National Register if restored in conformance with the Secretary of Interior's Standards for Rehabilitation

- The original form and massing are intact
- The majority of the exterior cladding is intact
- Minor alterations to building openings or spaces has occurred using new material, but not resulting in irreversible damage to original fenestrations
- Character-defining decorative elements are intact
- Reversible alterations, such as vinyl siding over weatherboard, are reversible and the historic character of the property is easily restored
- Minor additions to side or rear elevations are in an appropriate and do not detract from the overall character and design of the building

Fair – if restored in conformance with the Secretary of Interior's Standards for Rehabilitation, and the property might be a contributing resource to a historic district

- The original form and massing are intact
- Exterior cladding has been altered or added; however, the application of new siding is reversible to reveal original cladding underneath
- Alterations to building openings altered profiles, sizes, and materials of the original openings
- Minor loss of important decorative elements, including porches
- Additions are sensitive to the original design
- Historic feeling, or character, of the building is compromised, but may be restored

Poor – the property would be considered a noncontributing element to a historic district

[53] Rosin Preservation, LLC, "Auburndale Phase II Historic Resources Survey," City of Topeka, June 2018; p. 8.

- Form and massing are altered
- Exterior materials and cladding are altered
- Decorative elements removed
- Irreversible alterations to exterior cladding and openings
- Incompatible additions
- Loss of overall historic feeling or character

Table 4 provides a breakdown of the 140 primary resources within the Survey Area based on recommended integrity rating and Figure 13 illustrates the distribution of the primary resources based on degree of integrity.

INTEGRITY RATING	TOTAL	PERCENT
Excellent	25	17.9%
Good	48	34.3%
Fair	33	23.6%
Poor	28	20.0%
Less than 50 Years of Age	6	4.2%

Table 4. Breakdown of Primary Resources (Total 140) by Integrity Rating

When evaluating a group of resources for potential National Register-eligibility as a Historic District, each property is considered either contributing or non-contributing. A contributing property to a historic district is not required to meet the same degree of architectural integrity as an individual landmark. However, it must retain enough of its historic fabric to contribute to the overall sense of place and integrity to convey the historical significance of the district as a whole. For purposes of this study, all properties that received an integrity rating of "poor" or are less than 50 years of age are recommended as noncontributing resources to a potential National Register Historic District.

The Kansas Historical Society policy on artificial siding generally requires that such a property not be individually listed on the National Register, or as a contributing resource to a historic district. A number of properties in the Phase I Tennessee Tower survey area identified as "fair" as a result of the application of a non-historic, or incompatible exterior cladding, are assigned a noncontributing status. Based on this analysis, a total of 63, or 45%, of the total primary resources within the Survey Area are recommended as noncontributing to a potential National Register district. The following map shows the distribution of resources based on their apparent level of exterior integrity.

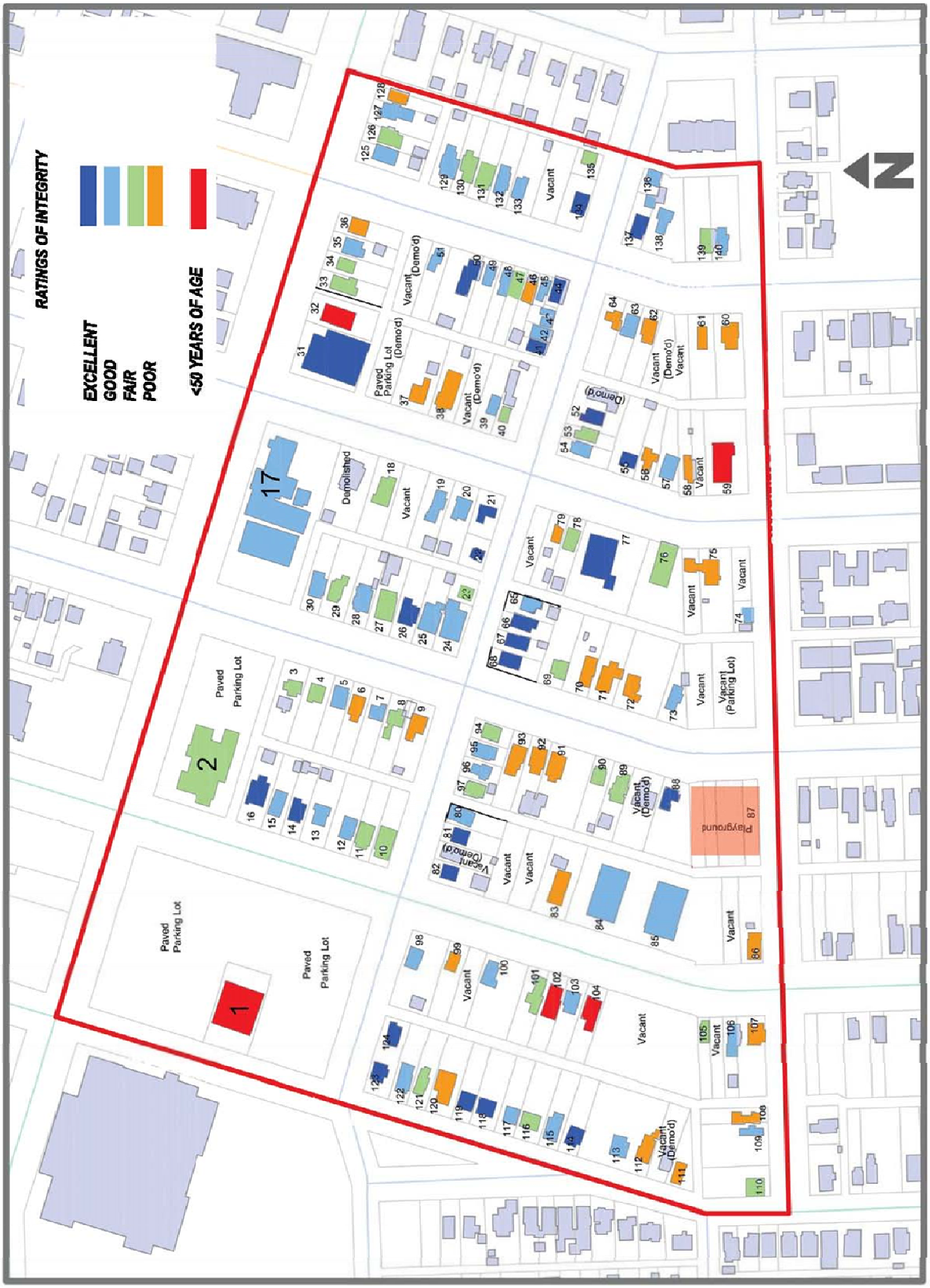


Figure 13. Distribution of Primary Resources by Ratings of Integrity

SECTION 4: SURVEY RECOMMENDATIONS

Among the objectives of the Phase I Tennessee Town Survey is to provide recommendations for listings in the National Register of Historic Places, considering both independent resources and potential historic districts; to make recommendations for potential locally-designated historic districts and landmark buildings; and to offer suggestions for future planning opportunities.

4.1 EVALUATING NATIONAL REGISTER ELIGIBLITY

Individual Property Evaluation
In order to meet National Register requirements, the property must be a minimum of 50 years of age and retain sufficient integrity to convey the period of time in which they are significant. To retain integrity, the property should possess several and usually most, of the seven aspects outlined in Section 3.5. Based on the survey results, the majority, if not all, of the historic (50 years of age) primary resources retain qualities of location, setting, feeling, and association.

For those properties that were observed to have retained the majority of these qualities, an evaluation of their significance based on the National Register criteria was then undertaken. To be considered eligible for the National Register, the property must not only retain integrity, but must possess significance at the local, state, or national level in relationship with similar properties within a specific historic theme, period, or geographic region.[54] To be eligible, the property must meet one of the four criteria. The four criteria are:

A. Are associated with events that have made a significant contribution to the broad pattern of history; or
B. Are associated with the lives of persons significant in the past; or
C. Embody distinctive characteristics of a type, period, or method of construction, or represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction; or
D. Have yielded, or may be likely to yield, information important in prehistory or history

Based on the field survey, evaluation of integrity rating of individual resources, and analysis of architectural patterns, the following properties are known to retain historic integrity and possess architectural significance at the local level. Therefore, these resources may be individually eligible for National Register listing pending interior observations and additional research. These preliminary recommendations are based on exterior observations only. Review and concurrence by the Kansas Historical Society would be required in order to formally be determined eligible for the National Register.

[54] Beth Savage and Sarah Dillard Pope, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, National Park Service, US Department of the Interior, Washington DC, 2009.

POTENTIALLY ELIGIBLE RESOURCES OR LOCAL LANDMARK BUILDINGS

- 1035 SW Buchanan Street
- 1208 SW 11th Street
- 1028 SW Lincoln Street
- 1035 SW Clay Street
- 1023 SW Clay Street
- 1215 SW 11th Street
- 1221 SW 11th Street
- 1225 SW 11th Street
- 1111 SW Buchanan Street
- 1317 SW 11th Street
- 1325 SW 11th Street
- 1132 SW Washburn Street
- 1100 SW Clay Street

Evaluation of Potential National Register-Eligible Historic District

A historic district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. A historic district must be significant, as well as being an identifiable entity. As such, it must meet one of the four National Register criteria addressed above. A historic district is defined geographically by boundaries based upon a shared relationship among the properties contributing to the district. District boundaries can encompass resources that lack integrity or association with the established significance of the district. These resources are considered noncontributing elements, and must account for less than 50% of all resources within a district in order for National Register considerations.[55] Generally, resources that were not constructed during the period of significance, and those exhibiting a high degree of loss of integrity are considered noncontributing elements. Evaluation of the integrity of individual resources within a district is not typically held to the same standards as when evaluating for individual National Register eligibility.

Based on background research and the evaluation of historic significance and integrity presented in Section 3.5, properties identified by a rating of "poor" and those less than 50 years of age considered noncontributing elements to the potential historic district. Those identified as "fair" due to the application of non-historic cladding are also considered noncontributing elements. As such, noncontributing primary resources account for 63, or 45% of the total number of primary resources. The distribution of these resources do not appear to be confined to a specific area, and are generally scattered throughout the Survey Area. As such, it is recommended that the entire survey area is eligible for listing in the National Register under Criterion A in the areas of Community Planning and Development and African American Heritage. It is also recommended eligible under Criterion C for its range of architectural types and styles reflective of its early settlement in the late-19th century and its continued development and formation of a cohesive neighborhood along the former outskirts of downtown Topeka. Many of the primary resources recommended as noncontributing should be re-evaluated in the event of the removal of the non-historic cladding.

The Phase I Survey Area accounts for only half of the greater Tennessee Town. Consideration should be made for a larger historic district that encompasses the entirety of the historic neighborhood. This may be accomplished during the Phase II of the survey of the neighborhood.

[55] *Ibid*.

4.2 ADDITIONAL RECOMMENDATIONS

In addition to listing properties in the National Register of Historic Places, both homeowners and city planners can promote the preservation and, in some instances, the restoration of some of Tennessee Town's historic properties, specifically, those identified as exhibiting "fair" or "poor" integrity.

In recent years, several historic buildings have been demolished, leaving behind vacant parcels of land scattered throughout the Survey Area. The majority of these lots are unkempt and their future use undetermined. JLD Preservation Consulting understands the importance of the continued efforts to maintain a family-oriented, cohesive community in Tennessee Town. In-fill residential construction is likely to occur within the vacant lots. Many of the lots are adjacent to one another. It is strongly recommended that adjacent vacant lots are not combined to create larger lots inconsistent with the historic layout of the neighborhood. Further, in-fill construction should maintain consistency in scale, design, and setback as its neighbors. By doing so, the overall sense of place and historic character continue to reflect the unique nature of the neighborhoods early beginnings as well as its growth throughout the 20th century.

With one exception, all commercial-related buildings within the Survey Area are vacant and threatened by abandonment. Among those include the impressive former Mutual Ice Company Warehouse. Taking advantage of Federal or State rehabilitation tax credits for the adaptive reuse of this building would not only preserve the historic building, but could further promote a pedestrian-friendly environment through the neighborhood. The same might apply to the other vacant commercial structures.

Kansas Register of Historic Places

The same general criteria as the National Register are used to assess the eligibility of a property for inclusion in the state register, but more flexibility is allowed in the interpretation of the criteria for eligibility. Thirty-three (33) primary resources within the Survey Area are identified by a fair integrity rating, and an additional 28 as poor. In many instances, the application of vinyl siding or incompatible exterior siding contributes substantially to this rating. However, if the removal of certain materials will restore that specific aspect, its rating of integrity might increase. In these instances, the Kansas Register is more flexible in considering eligible properties than that of the National Register of Historic Places. Among the benefits of listing in the Kansas Register is access to rehabilitation tax credits for individual homeowners. The State Historic Rehabilitation Tax Credit is available to individual properties listed on the National Register and/or the Kansas Register, as well as those identified as contributing to a listed historic district. Unlike Federal rehabilitation tax credits, the 25% state credit is offered to both incoming-producing and non-income producing properties, as well as private residences. Proposed rehabilitation projects must meet the Secretary of Interior's *Standards for Rehabilitation* and must be pre-approved by the Kansas State Historic Preservation Office.[56]

[56] Kansas Historical Society, "State Historic Rehabilitation Tax Credit," Kansas Historical Society, https://www.kshs.org/p/state-historic-rehabilitation-tax-credit/14666 (accessed June 2019).

Local Historic District Overlay

JLD Preservation Consulting further recommends that City Planners recognize Tennessee Town for its unique heritage and its impressive collection of historic resources through the designation of the Survey Area as a local historic district. According to the City Code 18.255.404, a local historic district may be designated if at least 75 percent of the structures within the district boundaries are of architectural, historical, or cultural importance or value and are classified as contributing features. Only approximately 45% of the primary resources within the Survey Area are recommended as noncontributing elements. As such, the Survey Area meets the requirements for local designation.

Local historic district designation is a tool commonly used throughout the nation to maintain the historic character of groupings of buildings with shared historical significance. Through the creation of a zoning overlay and design guidelines, the City can steer the continued development of the neighborhood while promoting the preservation of its historic character and unique heritage. At a minimum, it is recommended that design guidelines be established to steer new construction and in-fill projects within the local historic district. The large number of vacant lots presents ample opportunity for growth, however, design guidelines are beneficial in guiding developers and builders to avoid the design of insensitive, or intrusive, new buildings that do not conform to the historic scale, integrity, setback, and overall character of the neighborhood. More extensive design guidelines might be established to assist homeowners in appropriate exterior alterations that reinforce the qualities define the historic district including the integrity of historic materials, design, and form. In particular is the application of inappropriate exterior cladding such as vinyl.

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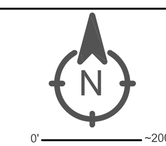
APPENDICES

APPENDIX A: PHASE I SURVEY MAP

TENNESSEE TOWN NEIGHBORHOOD - PHASE I SURVEY AREA
TOPEKA, SHAWNEE COUNTY, KANSAS
SURVEY AREA MAP



Prepared by: JLD Preservation Consulting, LLC
JUNE, 2019
Base Map: Shawnee County GIS

APPENDIX B: TENNESSEE TOWN PHASE I SURVEY INVENTORY

TENNESSEE TOWN NEIGHBORHOOD SURVEY: PHASE I TOPEKA, SHAWNEE COUNTY, KANSAS NOVEMBER 2018-JUNE 2019									
SURVEY SEQUENCE NUMBER	**THUMBNAIL PHOTOGRAPH**	**ADDRESS NUMBER**	**STREET NAME**	**DATE OF CONSTRUCTION**	**BUILDING TYPE**	**ARCHITECTURAL STYLE**	**DEGREE OF INTEGRITY**	**RECOMMENDED C/NC STATUS**	**PARCEL ID**
1		1018	SW WASHBURN AVE	1973	Government - Administration	No Style	Less than 50 Years of Age	Noncontributing (Due to Age)	973604007002000
2		1321	SW 10TH AVE	1948	Funeral Home	Late Gothic Revival	Fair	Contributing	973604008001000
3		1017	SW LINCOLN ST	1943	Minimal Traditional	Colonial Revival	Fair	Contributing	973604008015000
4		1019	SW LINCOLN ST	1940	Minimal Traditional	Tudor Revival	Fair	Noncontributing	973604008014000
5		1023	SW LINCOLN ST	1910	American Four-Square	No Style	Good	Contributing	973604008013000
6		1025	SW LINCOLN ST	1910	National Folk: Front-Gabled	No Style	Poor	Noncontributing	973604008012000
7		1027	SW LINCOLN ST	1935	Minimal Traditional	Colonial Revival	Good	Contributing	973604008011000
8		1029	SW LINCOLN ST	c.1940	Minimal Traditional	No Style	Fair	Contributing	973604008010000
9		1033	SW LINCOLN ST	1935	National Folk: Front-Gabled	No Style	Poor	Noncontributing	973604008009000

TENNESSEE TOWN NEIGHBORHOOD SURVEY: PHASE I TOPEKA, SHAWNEE COUNTY, KANSAS NOVEMBER 2018-JUNE 2019									
SURVEY SEQUENCE NUMBER	**THUMBNAIL PHOTOGRAPH**	**ADDRESS NUMBER**	**STREET NAME**	**DATE OF CONSTRUCTION**	**BUILDING TYPE**	**ARCHITECTURAL STYLE**	**DEGREE OF INTEGRITY**	**RECOMMENDED C/NC STATUS**	**PARCEL ID**
10		1034	SW LANE ST	1910	Bungalow	Craftsman	Fair	Noncontributing	973604008008000
11		1032	SW LANE ST	1910	National Folk: Front-Gabled	Craftsman	Fair	Contributing	973604008007000
12		1026	SW LANE ST	1905	American Four-Square	Prairie	Good	Contributing	973604008006000
13		1022	SW LANE ST	1900	National Folk: Front-Gabled	Folk Victorian	Good	Contributing	973604008005000
14		1020	SW LANE ST	1915	American Four-Square	Prairie	Excellent	Contributing	973604008004000
15		1018	SW LANE ST	1910	National Folk: Front-Gabled	No Style	Good	Contributing	973604008003000
16		1016	SW LANE ST	c.1940	English Cottage	Tudor Revival	Excellent	Contributing	973604008002000
17		1213	SW 10TH AVE	1948	Church	Late Gothic Revival	Good	Contributing	973604009001000
18		1021	SW BUCHANAN ST	C.1935	Hipped Cottage	No Style	Fair	Noncontributing	973604009015000

TENNESSEE TOWN NEIGHBORHOOD SURVEY: PHASE I TOPEKA, SHAWNEE COUNTY, KANSAS NOVEMBER 2018-JUNE 2019									
SURVEY SEQUENCE NUMBER	**THUMBNAIL PHOTOGRAPH**	**ADDRESS NUMBER**	**STREET NAME**	**DATE OF CONSTRUCTION**	**BUILDING TYPE**	**ARCHITECTURAL STYLE**	**DEGREE OF INTEGRITY**	**RECOMMENDED C/NC STATUS**	**PARCEL ID**
19		1027	SW BUCHANAN ST	1907	National Folk: Front-Gabled	Late-19th and Early-20th Century Classical Revival	Good	Noncontributing	973604009013000
20		1031	SW BUCHANAN ST	1901	National Folk: Front-Gabled	Late-19th and Early-20th Century Classical Revival	Good	Contributing	973604009012000
21		1035	SW BUCHANAN ST	c.1910	National Folk: Side-Gabled	Late-19th and Early-20th Century Classical Revival	Excellent	Contributing	973604009011000
22		1208	SW 11TH ST	c.1930	Dutch Colonial	Dutch Colonial	Excellent	Contributing	973604009010000
23		1212	SW 11TH ST	c.1930	Dutch Colonial	Dutch Colonial	Fair	Noncontributing	973604009009000
24		1034	SW LINCOLN ST	1927	Bungalow	Craftsman	Good	Contributing	973604009008000
25		1032	SW LINCOLN ST	1927	Bungalow	Craftsman	Good	Contributing	973604009007000
26		1028	SW LINCOLN ST	c.1890	American Four-Square	Late-19th and Early-20th Century Classical Revival	Excellent	Contributing	973604009006000
27		1024	SW LINCOLN ST	1929	Bungalow	Craftsman	Fair	Noncontributing	973604009005000

TENNESSEE TOWN NEIGHBORHOOD SURVEY: PHASE I TOPEKA, SHAWNEE COUNTY, KANSAS NOVEMBER 2018-JUNE 2019									
SURVEY SEQUENCE NUMBER	**THUMBNAIL PHOTOGRAPH**	**ADDRESS NUMBER**	**STREET NAME**	**DATE OF CONSTRUCTION**	**BUILDING TYPE**	**ARCHITECTURAL STYLE**	**DEGREE OF INTEGRITY**	**RECOMMENDED C/NC STATUS**	**PARCEL ID**
28		1020	SW LINCOLN ST	1920	American Four-Square	Late-19th and Early-20th Century Classical Revival	Good	Contributing	973604009004000
29		1016	SW LINCOLN ST	1920	National Folk: Front-Gabled	No Style	Fair	Noncontributing	973604009003000
30		1014	SW LINCOLN ST	1920	American Four-Square	Prairie	Good	Contributing	973604009002000
31		1119	SW 10TH AVE	1961	Commerce/Trade - Office Building	Modern Movement	Excellent	Contributing	973604010006000
32		1115	SW 10TH AVE	1979	Domestic - apartment building	No Style	Less than 50 Years of Age	Noncontributing (Due to Age)	973604010004010
33		1111	SW 10TH AVE	1894	National Folk: Front-Gabled	Late-19th and Early-20th Century Classical Revival	Fair	Noncontributing	973604010004000
34		1107	SW 10TH AVE	1900	National Folk: Front-Gabled	Prairie	Fair	Contributing	973604010003000
35		1105	SW 10TH AVE	1910	National Folk: Front-Gabled	Folk Victorian	Fair	Noncontributing	973604010002000
36		1101	SW 10TH AVE	1910	National Folk: Front-Gabled	No Style	poor	Noncontributing	973604010001000

TENNESSEE TOWN NEIGHBORHOOD SURVEY: PHASE I TOPEKA, SHAWNEE COUNTY, KANSAS NOVEMBER 2018-JUNE 2019									
SURVEY SEQUENCE NUMBER	**THUMBNAIL PHOTOGRAPH**	**ADDRESS NUMBER**	**STREET NAME**	**DATE OF CONSTRUCTION**	**BUILDING TYPE**	**ARCHITECTURAL STYLE**	**DEGREE OF INTEGRITY**	**RECOMMENDED C/NC STATUS**	**PARCEL ID**
37		1018	SW BUCHANAN ST	1925	L-Shaped Cottage	No Style	Poor	Noncontributing	973604010008000
38		1024	SW BUCHANAN ST	1925	Bungalow	Craftsman	Good	Contributing	973604010009000
39		1030	SW BUCHANAN ST	1910	Shotgun	Folk Victorian	Good	Contributing	973604010011000
40		1032	SW BUCHANAN ST	c.1910	National Folk: Front-Gabled	No Style	Fair	Noncontributing	973604010012000
41		1110	SW 11TH ST	c.1895	Shotgun	Folk Victorian	Excellent	Contributing	973604010013000
42		1108	SW 11TH ST	c.1895	Shotgun	Folk Victorian	Good	Contributing	973604010014000
43		1104	SW 11TH ST	1890	Irregular	Folk Victorian	Good	Contributing	973604010015000
44		1035	SW CLAY ST	1899	National Folk: Front-Gabled	Folk Victorian	Excellent	Contributing	973604010016000
45		1033	SW CLAY ST	1908	National Folk: Front-Gabled	No Style	Good	Contributing	973604010017000

TENNESSEE TOWN NEIGHBORHOOD SURVEY: PHASE I TOPEKA, SHAWNEE COUNTY, KANSAS NOVEMBER 2018-JUNE 2019									
SURVEY SEQUENCE NUMBER	**THUMBNAIL PHOTOGRAPH**	**ADDRESS NUMBER**	**STREET NAME**	**DATE OF CONSTRUCTION**	**BUILDING TYPE**	**ARCHITECTURAL STYLE**	**DEGREE OF INTEGRITY**	**RECOMMENDED C/NC STATUS**	**PARCEL ID**
46		1031	SW CLAY ST	1898	National Folk: Front-Gabled	No Style	Poor	Noncontributing	973604010018000
47		1029	SW CLAY ST	1898	National Folk: Front-Gabled	No Style	Fair	Noncontributing	973604010019000
48		1027	SW CLAY ST	1910	National Folk: Front-Gabled	Folk Victorian	Good	Contributing	973604010020000
49		1025	SW CLAY ST	c.1905	National Folk: Front-Gabled	Late-19th and Early-20th Century Classical Revival	Good	Contributing	973604010021000
50		1023	SW CLAY ST	1890	Queen Anne	Free Classical Queen Anne	Excellent	Contributing	973604010022000
51		1015	SW CLAY ST	c.1900	National Folk: Front-Gabled	Folk Victorian	Good	Contributing	973604010023000
52		1117	SW 11TH ST	1915	National Folk: Front-Gabled	Folk Victorian	Excellent	Contributing	973604014003000
53		1121	SW 11TH ST	1930	National Folk: Front-Gabled	Not Applicable	Fair	Noncontributing	973604014004000
54		1123	SW 11TH ST	1925	National Folk: Front-Gabled	Folk Victorian	Good	Contributing	973604014005000

TENNESSEE TOWN NEIGHBORHOOD SURVEY: PHASE I TOPEKA, SHAWNEE COUNTY, KANSAS NOVEMBER 2018-JUNE 2019									
SURVEY SEQUENCE NUMBER	**THUMBNAIL PHOTOGRAPH**	**ADDRESS NUMBER**	**STREET NAME**	**DATE OF CONSTRUCTION**	**BUILDING TYPE**	**ARCHITECTURAL STYLE**	**DEGREE OF INTEGRITY**	**RECOMMENDED C/NC STATUS**	**PARCEL ID**
55		1110	SW BUCHANAN ST	1951	Minimal Traditional	Minimal Traditional	Excellent	Contributing	973604014006000
56		1114	SW BUCHANAN ST	1890	National Folk: Cross-Gabled	No Style	Poor	Noncontributing	973604014007010
57		1116	SW BUCHANAN ST	1925	American Four-Square	Folk Victorian	Good	Contributing	973604014007000
58		1152	SW BUCHANAN ST	1920	Bungalow	No Style	Poor	Noncontributing	973604014008000
59		1160	SW BUCHANAN ST	2002	Bungalow	No Style	Less than 50 Years of Age	Noncontributing (Due to Age)	973604014011000
60		1119	SW CLAY ST	1928	National Folk: Side-Gabled	No Style	Poor	Noncontributing	973604014013000
61		1115	SW CLAY ST	1925	National Folk: Front-Gabled	No Style	Poor	Noncontributing	973604014014000
62		1107	SW CLAY ST	1920	American Four-Square	No Style	Poor	Noncontributing	973604014017000
63		1105	SW CLAY ST	1928	National Folk: Front-Gabled	Folk Victorian	Good	Contributing	973604014018000

TENNESSEE TOWN NEIGHBORHOOD SURVEY: PHASE I TOPEKA, SHAWNEE COUNTY, KANSAS NOVEMBER 2018-JUNE 2019									
SURVEY SEQUENCE NUMBER	**THUMBNAIL PHOTOGRAPH**	**ADDRESS NUMBER**	**STREET NAME**	**DATE OF CONSTRUCTION**	**BUILDING TYPE**	**ARCHITECTURAL STYLE**	**DEGREE OF INTEGRITY**	**RECOMMENDED C/NC STATUS**	**PARCEL ID**
64		1101	SW CLAY ST	c.1910	National Folk: Cross-Gabled	No Style	Poor	Noncontributing	973604014001000
65		1215	SW 11TH ST	c.1910	American Four-Square	Prairie	Good	Contributing	973604015002000
66		1217	SW 11TH ST	c.1910	American Four-Square	Folk Victorian/craftsman	Excellent	Contributing	973604015003000
67		1221	SW 11TH ST	c.1910	Bungalow	Craftsman	Excellent	Contributing	973604015004000
68		1225	SW 11TH ST	c.1910	Bungalow	Craftsman	Excellent	Contributing	973604015005000
69		1110	SW LINCOLN ST	1949	Minimal Traditional	No Style	Fair	Noncontributing	973604015006000
70		1112	SW LINCOLN ST	1925	National Folk: Front-Gabled	No Style	Poor	Noncontributing	973604015007010
71		1120	SW LINCOLN ST	1940	Bungalow	No Style	Poor	Noncontributing	973604015007000
72		1122	SW LINCOLN ST	1930	Bungalow	No Style	Poor	Noncontributing	973604015008000

TENNESSEE TOWN NEIGHBORHOOD SURVEY: PHASE I TOPEKA, SHAWNEE COUNTY, KANSAS NOVEMBER 2018-JUNE 2019									
SURVEY SEQUENCE NUMBER	**THUMBNAIL PHOTOGRAPH**	**ADDRESS NUMBER**	**STREET NAME**	**DATE OF CONSTRUCTION**	**BUILDING TYPE**	**ARCHITECTURAL STYLE**	**DEGREE OF INTEGRITY**	**RECOMMENDED C/NC STATUS**	**PARCEL ID**
73		1126	SW LINCOLN ST	c.1910	Bungalow	Craftsman	Good	Contributing	973604015010000
74		1208	SW MUNSON AVE	1924	Bungalow	Late-19th and Early-20th Century Classical Revival	Good	Contributing	973604015013000
75		1155	SW BUCHANAN ST	c.1885	National Folk: Cross-Gabled	No Style	Poor	Noncontributing	973604015015000
76		1121	SW BUCHANAN ST	c.1890	Two-part commercial block	Italianate	Fair	Contributing	973604015017014
77		1111	SW BUCHANAN ST	c.1890	Commercial Warehouse	Commercial style	Excellent	Contributing	973604015017000
78		1107	SW BUCHANAN ST	1930	Bungalow	Craftsman	Fair	Noncontributing	973604015018000
79		1105	SW BUCHANAN ST	1925	National Folk: Front-Gabled	No Style	Poor	Noncontributing	973604015019000
80		1315	SW 11TH ST	c.1910	National Folk: Front-Gabled	No Style	Good	Contributing	0973604016005000
81		1317	SW 11TH ST	c.1910	American Four-Square	No Style	Excellent	Contributing	973604016006000

TENNESSEE TOWN NEIGHBORHOOD SURVEY: PHASE I TOPEKA, SHAWNEE COUNTY, KANSAS NOVEMBER 2018-JUNE 2019									
SURVEY SEQUENCE NUMBER	**THUMBNAIL PHOTOGRAPH**	**ADDRESS NUMBER**	**STREET NAME**	**DATE OF CONSTRUCTION**	**BUILDING TYPE**	**ARCHITECTURAL STYLE**	**DEGREE OF INTEGRITY**	**RECOMMENDED C/NC STATUS**	**PARCEL ID**
82		1325	SW 11TH ST	c.1910	American Four-Square	Craftsman	Excellent	Contributing	973604016008000
83		1120	SW LANE ST	1924	Bungalow	No Style	Poor	Noncontributing	973604016011000
84		1124	SW LANE ST	1959	Garden Apartments	No Style	Good	Contributing	973604016012000
85		1132	SW LANE ST	1959	Garden Apartments	No Style	Good	Contributing	0973604016012000
86		1160	SW LANE ST	1924	Bungalow	No Style	Poor	Noncontributing	973604016014000
87		1308	SW MUNSON AVE	2008	Playground	No Style	Less than 50 Years of Age	Noncontributing (Due to Age)	973604016015000 (this resource includes 973604016016000, 0973604016018000, 0973604016017000)
88		1149	SW LINCOLN ST	1901	T-Shaped Dwelling	Folk Victorian	Excellent	Listed	0973604016019000
89		1125	SW LINCOLN ST	1901	Two-Story T-Shaped House	No Style	Fair	Noncontributing	973604016021000
90		1121	SW LINCOLN ST	c.1905	Hipped Cottage	No Style	Fair	Noncontributing	973604016022000

TENNESSEE TOWN NEIGHBORHOOD SURVEY: PHASE I TOPEKA, SHAWNEE COUNTY, KANSAS NOVEMBER 2018-JUNE 2019									
SURVEY SEQUENCE NUMBER	THUMBNAIL PHOTOGRAPH	ADDRESS NUMBER	STREET NAME	DATE OF CONSTRUCTION	BUILDING TYPE	ARCHITECTURAL STYLE	DEGREE OF INTEGRITY	RECOMMENDED C/NC STATUS	PARCEL ID
91		1115	SW LINCOLN ST	c.1920	Bungalow	Craftsman	Poor	Noncontributing	973604016024000
92		1111	SW LINCOLN ST	1930	T-Shaped Dwelling	No Style	Poor	Noncontributing	973604016025000
93		1109	SW LINCOLN ST	1930	American Four-Square	No Style	Poor	Noncontributing	973604016026000
94		1301	SW 11TH ST	c.1910	National Folk: Front-Gabled	Craftsman	Fair	Noncontributing	973604016001000
95		1305	SW 11TH ST	c.1910	Bungalow	Craftsman	Good	Contributing	973604016002000
96		1307	SW 11TH ST	c.1910	Bungalow	Craftsman	Good	Contributing	973604016003000
97		1311	SW 11TH ST	c.1910	Bungalow	Craftsman	Fair	Noncontributing	973604016004000
98		1101	SW LANE ST	c.1910	National Folk: Front-Gabled	Craftsman	Good	Contributing	973604017001000
99		1107	SW LANE ST	1920	National Folk: Front-Gabled	No Style	Poor	Noncontributing	973604017036000

TENNESSEE TOWN NEIGHBORHOOD SURVEY: PHASE I TOPEKA, SHAWNEE COUNTY, KANSAS NOVEMBER 2018-JUNE 2019									
SURVEY SEQUENCE NUMBER	**THUMBNAIL PHOTOGRAPH**	**ADDRESS NUMBER**	**STREET NAME**	**DATE OF CONSTRUCTION**	**BUILDING TYPE**	**ARCHITECTURAL STYLE**	**DEGREE OF INTEGRITY**	**RECOMMENDED C/NC STATUS**	**PARCEL ID**
100		1115	SW LANE ST	c.1925	Bungalow	Craftsman	Good	Contributing	973604017034000
101		1121	SW LANE ST	1900	National Folk: Side-Gabled	No Style	Fair	Noncontributing	973604017032000
102		1123	SW LANE ST	1988	Modern Bungalow	No Style	Less than 50 Years of Age	Noncontributing (Due to Age)	973604017031000
103		1127	SW LANE ST	c.1905	National Folk: Front-Gabled	Craftsman	Good	Contributing	973604017030000
104		1129	SW LANE ST	1988	Bungalow	No Style	Less than 50 Years of Age	Noncontributing (Due to Age)	973604017029000
105		1153	SW LANE ST	c.1895	Shotgun	No Style	Fair	Noncontributing	973604017025000
106		1157	SW LANE ST	c.1900	National Folk: Front-Gabled	No Style	Good	Contributing	973604017023000
107		1161	SW LANE ST	c.1900	National Folk: Cross-Gabled	No Style	Poor	Noncontributing	973604017022000
108		1414	SW MUNSON AVE	1920	Bungalow	No Style	Poor	Noncontributing	973604017021000

TENNESSEE TOWN NEIGHBORHOOD SURVEY: PHASE I TOPEKA, SHAWNEE COUNTY, KANSAS NOVEMBER 2018-JUNE 2019									
SURVEY SEQUENCE NUMBER	**THUMBNAIL PHOTOGRAPH**	**ADDRESS NUMBER**	**STREET NAME**	**DATE OF CONSTRUCTION**	**BUILDING TYPE**	**ARCHITECTURAL STYLE**	**DEGREE OF INTEGRITY**	**RECOMMENDED C/NC STATUS**	**PARCEL ID**
109		1418	SW MUNSON AVE	c.1900	Shotgun	Folk Victorian	Good	Contributing	973604017020000
110		1160	SW WASHBURN AVE	1930	Bungalow	No Style	Fair	Noncontributing	973604017017000
111		1150	SW WASHBURN AVE	c.1945	One-Part Commercial block	No Style	Poor	Noncontributing	973604017016000
112		1142	SW WASHBURN AVE	1920	National Folk: Front-Gabled	No Style	Poor	Noncontributing	973604017012000
113		1138	SW WASHBURN AVE	c.1910	American Four-Square	Prairie	Good	Noncontributing	0973604017012000
114		1132	SW WASHBURN AVE	1890	American Four-Square	Folk Victorian	Excellent	Contributing	973604017011000
115		1126	SW WASHBURN AVE	c.1925	Bungalow	Craftsman	Good	Contributing	973604017010000
116		1122	SW WASHBURN AVE	c.1925	National Folk: Front-Gabled	No Style	Fair	Noncontributing	973604017009000
117		1118	SW WASHBURN AVE	1900	National Folk: Front-Gabled	Prairie	Good	Contributing	973604017008000

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118		1116	SW WASHBURN AVE	1906	American Four-Square	Prairie	Excellent	Contributing	973604017007000
119		1114	SW WASHBURN AVE	1890	American Four-Square	Prairie	Excellent	Contributing	973604017006000
120		1110	SW WASHBURN AVE	c.1910	Hipped Cottage	No Style	Poor	Noncontributing	973604017005000
121		1108	SW WASHBURN AVE	c.1900	National Folk: Front-Gabled	No Style	Fair	Noncontributing	973604017004000
122		1104	SW WASHBURN AVE	c.1900	National Folk: Front-Gabled	Late-19th and Early-20th Century Classical Revival	Good	Contributing	973604017003000
123		1100	SW WASHBURN AVE	c.1910	National Folk: Cross-Gabled	No Style	Excellent	Contributing	973604017002000
124		1415	SW 11TH ST	c.1945	Minimal Traditional	No Style	Excellent	Contributing	0973604017002000
125		1021	SW 10TH AVE	1910	American Four-Square	Prairie	Good	Contributing	973604011005000
126		1019	SW 10TH AVE	1910	American Four-Square	Folk Victorian with later Craftsman	Fair	Noncontributing	973604011004000

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127		1015	SW 10TH AVE	1925	L-Shaped Cottage	Late-19th and Early-20th Century Classical Revival	Good	Contributing	973604011003000
128		1013	SW 10TH AVE	1910	National Folk: Front-Gabled	No Style	Poor	Noncontributing	973604011002000
129		1018	SW CLAY ST	1910	T-Shaped Dwelling	Folk Victorian and Late-19th/Early-20th Century Classical Revival	Good	Contributing	973604011006000
130		1020	SW CLAY ST	1910	T-Shaped Dwelling	Folk Victorian	Fair	Noncontributing	973604011007000
131		1022	SW CLAY ST	c.1900	American Four-Square	Free Classical Queen Anne	Fair	Noncontributing	973604011008000
132		1024	SW CLAY ST	1900	National Folk: Front-Gabled	Craftsman	Good	Contributing	973604011009000
133		1026	SW CLAY ST	1910	National Folk: Front-Gabled	No Style	Good	Contributing	973604011010000
134		1020	SW 11TH ST	1925	Dutch Colonial	Dutch Colonial	Excellent	Contributing	973604011013000
135		1012	SW 11TH ST	c.1915	National Folk: Front-Gabled	No Style	Fair	Noncontributing	973604011014000

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136		1013	SW 11TH ST	1890	L-Shaped Cottage	Late-19th and Early-20th Century Classical Revival	Good	Contributing	973604013001000
137		1100	SW CLAY ST	1890	National Folk: Front-Gabled	Italianate	Excellent	Contributing	973604013002000
138		1104	SW CLAY ST	c.1880	National Folk: Front-Gabled	Folk Victorian	Good	Contributing	973604013003010
139		1112	SW CLAY ST	1900	American Four-Square	No Style	Fair	Noncontributing	973604013003000
140		1114	SW CLAY ST	c.1910	National Folk: Front-Gabled	No Style	Good	Contributing	973604013006000
Not Applicable	No Photograph	No Address	SW BUCHANAN ST	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Vacant Lot	973604010010000
Not Applicable	No Photograph	No Address	SW BUCHANAN ST	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Vacant Lot	0973604014009000
Not Applicable	No Photograph	No Address	SW CLAY ST	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Demolished	973604014016000
Not Applicable	No Photograph	No Address	SW CLAY ST	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Demolished	0973604010024000

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Not Applicable	No Photograph	1321	SW 11TH ST	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Demolished	0973604016007000
Not Applicable	No Photograph	1012	SW BUCHANAN ST	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Demolished	0973604010007000
Not Applicable	No Photograph	1015	SW BUCHANAN ST	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Demolished	0973604009016000
Not Applicable	No Photograph	1023	SW BUCHANAN ST	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Vacant Lot	0973604009014000
Not Applicable	No Photograph	1024	SW BUCHANAN ST	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Demolished	97360401001000
Not Applicable	No Photograph	1101	SW BUCHANAN ST	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Vacant Lot	0973604015001000
Not Applicable	No Photograph	1153	SW BUCHANAN ST	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Vacant Lot	0973604015016000
Not Applicable	No Photograph	No Address	SW CLAY ST	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Demolished	0973604010024000
Not Applicable	No Photograph	1113	SW CLAY ST	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Vacant Lot	0973604014015000

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Not Applicable	No Photograph	No Address	SW CLAY ST	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Vacant Lot	0973604011012000
Not Applicable	No Photograph	1110	SW LANE ST	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Vacant Lot	0973604016009000
Not Applicable	No Photograph	1111	SW LANE ST	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Vacant Lot	0973604017035000
Not Applicable	No Photograph	1131	SW LANE ST	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Vacant Lot	0973604017028000
Not Applicable	No Photograph	No Address	SW LANE ST	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Vacant Lot	0973604017024000
Not Applicable	No Photograph	No Address	SW LANE ST	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Vacant Lot	0973604016013000
Not Applicable	No Photograph	No Address	SW LANE ST	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Vacant Lot	0973604016010000
Not Applicable	No Photograph	1129	SW LINCOLN ST	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Vacant Lot	0973604016020000
Not Applicable	No Photograph	No Address	SW LINCOLN ST	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Vacant Lot	0973604015011000

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Not Applicable	No Photograph	No Address	SW LINCOLN ST	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Parking Lot	0973604015012000
Not Applicable	No Photograph	1206	SW MUNSON AVE	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Vacant Lot	0973604015014000
Not Applicable	No Photograph	1012	SW WASHBURN AVE	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Parking Lot	0973604007001000
Not Applicable	No Photograph	1146	SW WASHBURN AVE	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Vacant Lot	0973604017015000
See #87		No Address	SW LINCOLN ST	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	973604016016000, 0973604016018000, 0973604016017000, and 0973604016015000
See #87		No Address	SW LINCOLN ST	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	973604016018000
See #87		No Address	SW LINCOLN ST	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	973604016017000