



**OLD TOWN TOPEKA HISTORIC  
RESOURCES SURVEY REPORT**

December 6, 2022

Prepared for:

City of Topeka

Prepared by:

Stantec

## Old Town Topeka Historic Resources Survey Report

<b>Revision</b>	<b>Description</b>	<b>Author</b>	<b>Date</b>
1	First Draft	Stantec	8/15/2022
2	Minor Revisions per emailed City comments	Stantec	8/18/2022
3	SHPO reviews and approved deliverables; no comments	Kansas Historical Society	10/03/2022
4	Final Draft	Stantec	11/01/2022



## Old Town Topeka Historic Resources Survey Report

The conclusions in the Report titled *Draft Old Town Topeka Historic Resources Survey Report* are Stantec's professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient's own risk.

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### EXECUTIVE SUMMARY

Cox|McLain Environmental Consulting, Inc., now Stantec (hereafter referred to as Stantec), was contracted by the City of Topeka in the fall of 2021 to complete an intensive-level historic resources survey of a select area of Old Town Neighborhood in Topeka, Kansas, as identified by a 2005 Historic Resources Survey for further study. The rectangular survey area is bounded by Southwest (SW) 8<sup>th</sup> Avenue (Ave) to the north, SW Tyler Street (St) to the east, SW 10<sup>th</sup> Ave to the south, and the alley between SW Lincoln St and SW Lane St at the west. The objective of this survey effort was to identify individual historic resources and districts that may be eligible for listing in the National Register of Historic Places (NRHP).

Stantec historians documented 175 built resources on 145 parcels within the survey area. Of the 175 resources, 156 are historic-age (constructed in or before 1971), 10 are nonhistoric-age, and 9 properties had known historic-age buildings that had been demolished. Seven properties in the survey area are vacant and were occupied by features such as nonhistoric-age parking lots; these were not documented. More than 75 percent of the historic-age resources are low-density, residential properties. Other resources documented in the survey include educational, religious, commercial, and properties related to government or health care.

As a result of the survey, Stantec identified two historic properties that are individually eligible for the NRHP and one district, at the west end of the survey area, that retains sufficient integrity for NRHP eligibility. The recommended district has 37 contributing and 20 non-contributing resources across 48 parcels. The entire survey area was evaluated for its potential as a historic district; however, the resources within the survey boundary did not collectively retain sufficient integrity for a NRHP-eligible district nor were they significant under a similar historic context.

This report provides survey methodology, including an overview of the NRHP; a review of historic research; fieldwork summary; a historic context and analysis of architectural styles in the survey area; survey results and observations; and recommendations. The data collected as part of this survey was entered onto intensive-level survey forms in the Kansas Historic Resources Inventory database. An Appendix includes a table of resources within the NRHP-eligible district as well as a map showing the boundaries, contributing and non-contributing resources, and dates of construction for each resource.



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### ACRONYMS / ABBREVIATIONS

AGOL	ArcGIS Online
ca.	Circa
HPF	Historic Preservation Fund
HRS	Historic Resource Survey
KHRI	Kansas Historic Resources Inventory
GIS	Geographic Information Systems
NHL	National Historic Landmark
NR	National Register (generally refers to NRHP nomination documents)
NRHP	National Register of Historic Places
NPS	National Park Service
POS	Period of Significance
SHPO	State Historic Preservation Office



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## GLOSSARY OF TERMS<sup>1</sup>

Area of Significance	The person, theme, activity, event, or construction phase
Form (Architectural)	Shape of a building; defined by characteristics like plan, height, and massing
Historic-Age	Resources that are 50 years old or older at the time of survey
Resource	A building, structure, object, or site
National Register of Historic Places	A federally maintained, honorific list of historic resources significant to our collective history in the United States
Parcel	Legally defined piece of real estate; may also be referred to as a “lot”
Period of Significance	The time period during with a property is associated with events, activities, or persons that contribute to its historic significance
Resource	A building, structure, object, or site
State Historic Preservation Office	The office responsible for the preservation of historic resources in each state and territory in the United States, as well as the District of Columbia; a State Historic Preservation Officer is appointed to oversee the office
Style (Architectural)	Design expressed through detailing, materials, shape, and other decorative elements

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<sup>1</sup> Terminology in this report is based on standards set by the National Park Service and can be further referenced in “National Park Bulletin 15: How to Apply the National Register Criteria for Evaluation” (2002).





## 1 INTRODUCTION

Old Town Topeka is located in the center of the city, west of downtown and south of the Kansas River. It encompasses 231 acres and is bounded by Southwest (SW) 6<sup>th</sup> Street (St) to the north, SW Topeka Boulevard (Blvd) to the east, SW 10<sup>th</sup> St to the south, and SW Summit to the west (see **Figure 1**). The area includes the impressive 1931 Gothic Revival Topeka High School, designed by local architect Thomas Williamson, and single-family residences from the mid-nineteenth century through early twentieth century set along tree-lined streets. The architectural styles of the neighborhood represent the early character of the community. Additionally, it features the Governor's Square along the 900 block of Buchanan Street, historically anchored by the Kansas governor's home, as well as several properties that hold historic designations at the federal and state level. Newer religious, commercial, and domestic multi-family development is located to the east and southwest of the High School campus. A medical campus is located of the alley between SW Lincoln and SW Lane Streets in the neighborhood.



**Figure 1. Map of the Old Town Neighborhood. Source: Google Maps.**

In fall 2021, the City of Topeka (City) retained Cox|McLain Environmental Consulting, Inc., now Stantec, to conduct an intensive-level historic resource survey (HRS) of two adjacent areas totaling 51.5 acres of the Old Town Neighborhood identified for further study by a 2005 historic reconnaissance survey. Per the project's Request for Proposals, the previous report recommended a closer analysis of this area to provide updated documentation and recommendations for individual resources or districts that may be eligible for historic designation (see **Section 5 Recommendations**).

The survey area for this HRS is a rectangular section in the southeast corner of Old Town Topeka bounded by SW 8<sup>th</sup> Ave to the north, SW Tyler St to the east, SW 10<sup>th</sup> Ave to the south, and the alley between SW Lincoln St and SW Lane St at the west (see **Figure 1** and **Figure 2**). Resources in the survey area included a mix of residential, educational, religious, civic, and commercial properties constructed between 1874 and 2004. In coordination with the City, a survey cutoff date of 1971, 50 years from the date of survey, was selected. Any resources constructed in 1971 or before were considered historic-age.

The scope of this historic resource survey included:



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- Development of a historic context and analysis of architectural styles in the survey area;
- Intensive-level survey of 145 properties in the Old Town Neighborhood, as identified in the 2005 HRS of the neighborhood;
- Recommendation of resources that are individually eligible for historic designation;
- Recommendation of areas that may constitute a historic district and determination of which properties are contributing and noncontributing;
- Recommendation of a period of significance and area of significance for any potential historic designations; and
- A survey map of the recommendations.

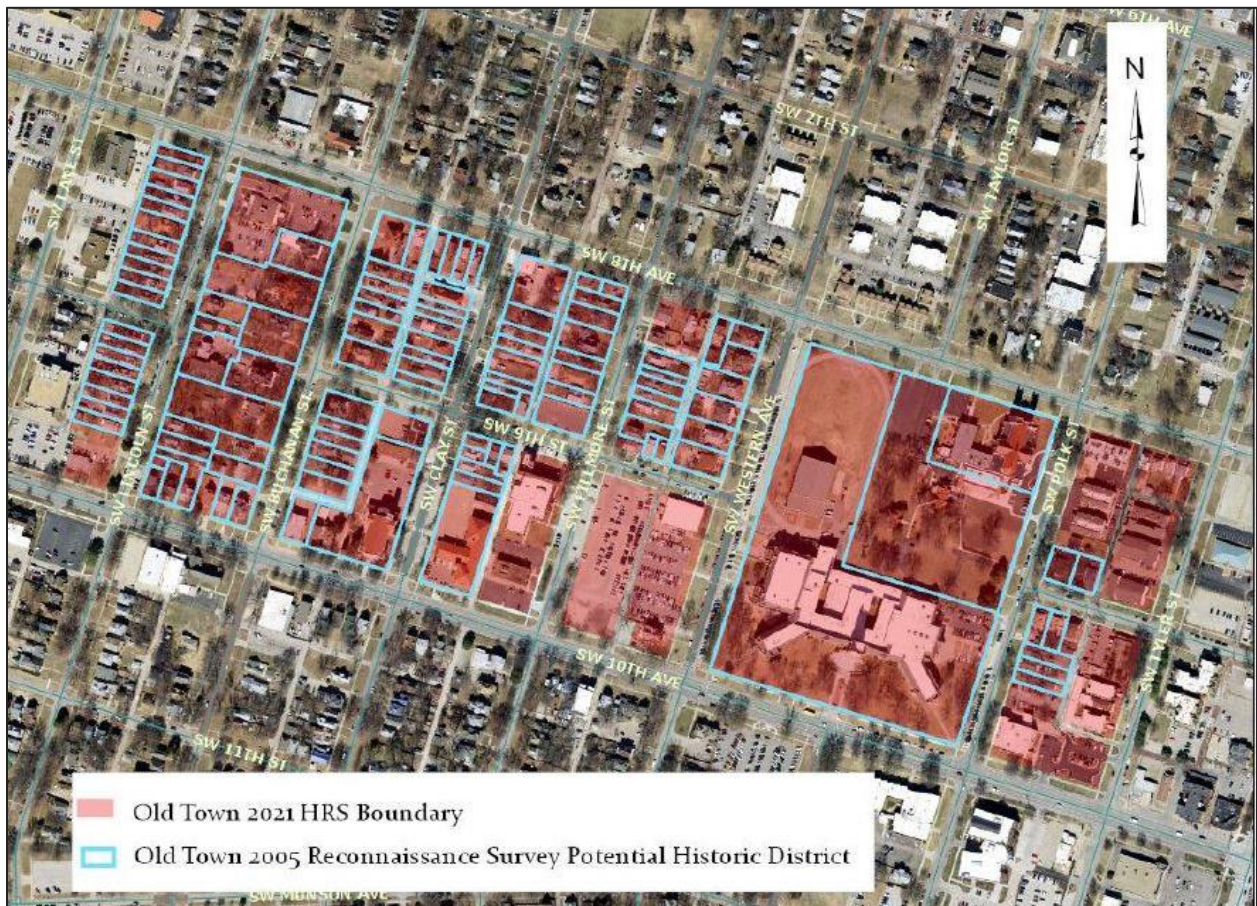


Figure 2. HSR Survey Boundaries, as Recommended by the 2005 Report. Source: City of Topeka for the Old Town Neighborhood Intensive Historic Resource Survey, Attachment A.



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The survey report and accompanying data is a comprehensive inventory of 156 historic-age resources within the area recommended from the 2005 historic reconnaissance survey of Topeka's Old Town Neighborhood. The purpose of the survey is to identify all properties within the selected survey area (as shown on **Figure 2**) individually eligible to the NRHP or contributing resources for the nomination of a historic district. In all, 156 historic-age resources on 145 parcels were documented during the survey.

Stantec historians conducted kickoff meetings and public outreach in September and October 2021. Fieldwork and research at local repositories were completed in November 2021. Each historic-age resource was photo-documented, and information about architectural style, year of construction, integrity, and alterations was recorded in the field. Nonhistoric-age resources, vacant parcels, and secondary resources associated with nonhistoric-age resources were also recorded. **Table 1**, **Table 3**, **Table 4**, and **Table 5** summarize resources documented in the survey. Data analysis was recorded on survey maps and input onto intensive-level survey inventory forms in the Kansas Historic Resource Inventory (KHRI) database for each historic-age resource.

As a result of this survey, Stantec identified one potential historic district within the survey boundaries. The historic district is bounded by the alley between SW Lane St and SW Lincoln St at the west, SW 10<sup>th</sup> Ave to the south, the west side of SW Buchanan St from SW 10<sup>th</sup> Ave to SW 9<sup>th</sup> St and up the ally between SW Buchanan and SW Clay Streets to SW 8<sup>th</sup> Ave. It consists of 48 parcels with 37 historic-age resources that are contributing and 20 historic-age resources that are non-contributing. Four nonhistoric-age resources (constructed after 1971) within the district boundaries are considered to be non-contributing; the remaining non-contributing resources no longer retain sufficient integrity to convey their significance. No vacant properties are within the recommended boundaries. Outside of this proposed district, no other groups of historic-age properties with a shared historic context appear to retain sufficient integrity to be eligible for listing in the NRHP as a historic district.

In addition to assessing the properties for potential to comprise historic districts, Stantec evaluated their eligibility for individual listing in the NRHP. Two historic-age resources (not previously listed individually in the NRHP) from the survey area are recommended eligible for individual listing in the NRHP: the 1917 Grace Episcopal Cathedral (701 SW 8<sup>th</sup> Ave) and the 1905 Auerbach House (now the Ronald McDonald House; 825 SW Buchanan St). This report describes the methodology for the survey, the historic context of the survey area, survey results, and recommendations.

Tim Paris, Preservation Planner II with the City of Topeka Planning & Development Department, served as point of contact from the City through this survey.



## 2 SURVEY METHODOLOGY

Stantec developed a methodology for this project based on standards set by the National Park Service (NPS) and guidelines for historic resources surveys recommended by the Kansas Historical Society, the Kansas State Historic Preservation Office (SHPO). Each member of the Stantec History team is a professional who meets or exceeds the Secretary of the Interior's Professional Qualification Standards for Historic Preservation and has extensive experience with similar projects. Approaches to research, survey, and evaluation were determined at the onset of the project and were adhered to throughout.

### 2.1 NATIONAL REGISTER OF HISTORIC PLACES OVERVIEW



Figure 3. Intersection of Clay and 9th Streets. Source: Stantec, 2021.

As the purpose of the survey is to provide recommendations for area to the NRHP, this section provides a summary of the National Register program criteria for evaluation.

The NRHP is a federal list of historic properties deemed worthy of preservation for their historical significance. The list is administered by the National Park Service, and inclusion in the list is an honorary designation bestowed upon properties that meet registration criteria. In general, for a property to be deemed eligible for inclusion in the NRHP, it must be at least 50 years old and must possess historic significance and integrity.<sup>2</sup> Both individual properties and districts can be listed in the NRHP. For more information, reference [National Register of Historic Places \(U.S. National Park Service\) \(nps.gov\)](https://www.nps.gov/nr/register/).

<sup>2</sup> National Park Service, "National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation," 2002. Electronic document, <https://www.nps.gov/nr/publications/bulletins/nrb15/index.htm>, accessed August 3, 2022.



## HISTORIC RESOURCES

### *Resource*

Throughout this report, "resource" is a term applied to any building, structure, site, or object documented as part of the survey.

### *Historic Resource*

In general, "historic resource" is a term applied to any resource that is at least 50 years old from the date of survey.

### *Historic-Age*

The survey cut-off date is 1971, 50 years from the survey fieldwork in 2021. All resources constructed in or before 1971 are considered historic age.

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### 2.1.1 AREAS OF SIGNIFICANCE

To determine the area/s of significance, the NPS has established four criteria under which a property may be significant; a resource must possess significance under at least one criterion to be listed in the NRHP. The four criteria are listed below.

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

Area of significance refers to “a property’s contributions to the broader patterns of American history, architecture, archeology, engineering, or culture.”<sup>3</sup> Properties may be significant at a local, state, or national level, depending on the area of significance. Nationally significant historic resources are considered National Historic Landmarks.

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### 2.1.2 INTEGRITY

For a historic resource to be determined eligible for the NRHP, it must retain sufficient historic integrity, as defined by seven categories, to convey its significance.<sup>4</sup> All seven aspects of integrity do not need to be present for a property to be eligible for the NRHP if the overall sense of a past time and place is evident. The level of integrity required for NRHP eligibility is also different for each of the four NRHP Criteria of Significance (NPS 2002; see **Section 2.1.1**). For example, a property eligible under Criterion C should retain the aspects of integrity linked to physical qualities (design, materials, and workmanship) to a higher degree than one that is eligible for its historical

#### 7 ASPECTS OF INTEGRITY

For the NRHP, the seven aspects of integrity are:

- Location
- Association
- Materials
- Design
- Workmanship
- Feeling
- Setting

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<sup>3</sup> National Park Service, “National Register Bulletin 16a: How to Complete the National Register Registration Form,” 1986, Electronic document, <https://www.nps.gov/nr/publications/bulletins/pdfs/nrb16a.pdf>, accessed August 3, 2022.

<sup>4</sup> National Park Service, 2002.



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associations (Criterion A or B). However, a property that is eligible for its historical associations (Criterion A or B) should still possess sufficient physical integrity to be recognizably associated with the time or era in which it attained significance. Exterior alterations visible from the public right-of-way affect the integrity of a resource. Design, materials, and workmanship are the aspects of integrity that are most commonly diminished as a result of alterations like additions; porch enclosures; and replacement siding, windows, or doors.

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### 2.1.3 PERIOD OF SIGNIFICANCE

NRHP nominations must establish a “period of significance” (POS). According to the NPS, a POS is “the length of time when a property was associated with important events, activities, or persons, or attained the characteristics which qualify it for National Register listing.”<sup>5</sup> For individual properties significant under Criterion C for Architecture, the POS is typically the date of construction. For districts or properties that are eligible under other criteria where the significance may span a period of time, the POS may be a date range. NPS allows that 50 years ago may be “used as the closing date for periods of significance where activities begun historically continued to have importance and no more specific date can be defined to end the historic period.”<sup>6</sup>

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### 2.1.4 NRHP DISTRICTS

An NRHP district is a set of resources that are grouped together because they share a historic context. NRHP districts must demonstrate that there are enough properties within it that can convey the historic significance of the district. Therefore, each building within a district is classified as “contributing” or “noncontributing.” To be classified as a contributing resource, it must have been built within the POS and retain integrity (as previously discussed). Noncontributing buildings may have been: (1) built within the POS of the district but do not retain their historic character due to alterations, or (2) built after the POS of the district. Although there is no set requirement, successful NRHP District nominations typically encompass areas that are at least one block face in length with at least 50 percent of the resources within the boundary classified as contributing.

## 2.2 HISTORIC RESEARCH

The NPS recommends that a historic context be developed for a documented area or property to understand major trends and building types. This chronological context assists with evaluating the historic significance of a property in relation to surrounding historic resources. At the beginning of the project,

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<sup>5</sup> National Park Service, 1986, 40.

<sup>6</sup> National Park Service, 1986, 42.



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Stantec conducted a literature review to understand Topeka's history as it relates to settlement patterns, building types, and construction methods. Consequently, a historic context was developed (see **Section 3.1**) to help the survey team identify and evaluate the historic-age resources within the project area for NHRP eligibility. The sources consulted included NRHP nominations, historical maps, library resources, and previous surveys.

### 2.2.1 HISTORIC MAP AND AERIAL PHOTOGRAPH RESOURCES

Stantec used a variety of historical maps and aerial imagery to assist with determining year-built dates for buildings, the identification of modifications, and historic function. These resources included historic plat maps, Sanborn maps, and aerial photographs.

Sanborn maps are hand-drawn maps created between the mid-nineteenth and mid-twentieth centuries by fire insurance companies to assess insurance liability. They provide valuable information like the general footprint of a building; approximate address; and features such as number of stories, inclusion of porches, building material, and function. Notably, Sanborn maps were not drawn to scale and were not intended to be used for urban planning purposes; therefore, addresses, function, scale, and location have variable accuracy. Furthermore, the available Sanborn maps had a limited geographic scope and did not include all resources that were surveyed in this project. Several properties were outside of Sanborn map coverage for some of the map years. Stantec historians referenced Sanborn maps in this study and cross-referenced the information when possible.

Specific property addresses often change over the course of time and aerial images were used in conjunction with Sanborn maps to verify exact locations of buildings. Aerial photographs were also referenced by Stantec historians to date buildings and identify alterations. Aerial images from 1995 to present are available through Google Earth (<https://www.google.com/earth/>) and were referenced to identify recent modifications and new construction. Available historic aerial photographs referenced in this project included imagery from 1942, 1959, and 1966.

#### SANBORN MAPS

Available Sanborn maps referenced by Stantec for this project were from the years:

- 1889
- 1896
- 1913
- 1950
- 1954
- 1964

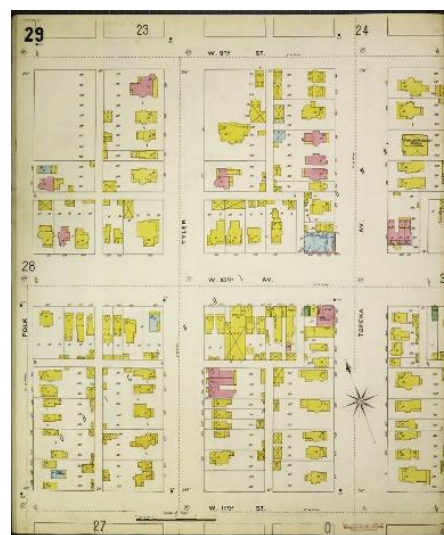


Figure 4. 1886 Sanborn Map of the Survey Area. Source: Library of Congress.



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### 2.2.2 RESEARCH RESOURCES

In addition to familiarity with the general history of Topeka from previous work and the scholarly publications and primary source materials for major trends in history, architecture, and community development, the Stantec team identified the following sources for developing the historic context:

#### *Periodicals and Publications*

- Issues of the Topeka newspapers at Newspaperarchive.com and Newspapers.com, including:
  - *Kansas Daily Herald*
  - *Topeka Daily Legal News*
  - *Topeka Day by Day, The Topeka Daily Capital*
  - *Topeka State Journal*
- Microfilm newspaper editions:
  - “40<sup>th</sup> Anniversary Edition” (*Topeka Daily Capital*, 1929)
  - “Topeka’s Seventy-fifth Anniversary, 1854-1929” (*Topeka State Journal* 1929)
- Publications:
  - *Topeka at 150* (*Topeka Capital-Journal*, c. 2004)
  - *Topeka: An Illustrated History of the Kansas Capital* (Bird, 1985)
  - *Topeka, Kansas: A Capital City, Illustrated* (Owen, 1911)
  - *The City of Homes* (Topeka Realtors Association, 1921)

#### *Historic Maps and Aerials*

- Sanborn maps from 1883, 1885, 1889, 1896, 1913, and 1950 (University of Kansas Libraries Digital Collections and Library of Congress)
- Historic topographic maps (U.S. Geological Survey)
- High resolution historic aerial images from 1948, 1970, 1982, 1991, 2002-2020 (U.S. Geological Survey, GoogleEarthPro, and our subscription to [Historicaerials.com](http://Historicaerials.com))

#### *Digital Collections*

- Digital collections from the Kansas Historical Society, University of Kansas, and the Topeka & Shawnee County Public Library
- Register of Historic Kansas Places database (Kansas Historical Society)

#### *Previous Reports and Deeds*

- Reconnaissance survey reports for Old Town and other late nineteenth and early twentieth century neighborhoods in Topeka
- Old Town Neighborhood Plan (2003)
- Neighborhood deed records with the Shawnee County Register of Deeds





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### *Local Repositories*

During fieldwork, the Stantec survey team also planned to conduct research at local repositories. In some cases, access was limited for in-person research due to the Covid-19 pandemic. Repositories contacted or visited include:

- The Topeka Room at the Topeka & Shawnee County Public Library
- Kansas State Archives
- Kansas Museum of History
- Washburn University Library

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### 2.2.3 EXISTING DESIGNATED RESOURCES

Existing nominations for state and federal historic designation of historic resources were also reviewed as part of this survey effort. There are four resources in the survey area that are listed on the National Register of Historic Places. These include:

- [John C. Harmon House](#) (915 SW Buchanan St): Listed to the NR in 2012 under Criterion C for Architecture with a 1905 Period of Significance
- [Topeka High School](#) (800 SW 10<sup>th</sup> St): Listed to the NR in 2005 under Criterion A for Education and Criterion C for Architecture with a 1929-1955 Period of Significance
- [Fire Station No. 4](#) (813 SW Clay St): Listed to the NR in 2019 under Criterion A for Social History and Criterion C for Architecture with a 1926-1940 Period of Significance
- [Church of the Holy Name](#) (1110 SW 10<sup>th</sup> Ave): Listed to the NR in 2012 under Criterion C for Architecture with a 1925 Period of Significance

In addition, two historic resources within the survey area are listed on the Register of Historic Kansas Places. These include:

- [John E. Frost House](#) (935 SW Western Ave)
- [Bethany Place](#), Wash House and Carriage House (833-835 SW Polk St)

## 2.3 FIELDWORK

The following section describes the methodology used for this survey. The survey component of the project involved three main tasks: (1) fieldwork preparation, (2) on-the-ground fieldwork activities, and (3) post-field data processing and evaluation.

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### 2.3.1 FIELDWORK PREPARATION

Stantec commenced project coordination with the City of Topeka in September 2021 and subsequently began the process of preparing for the survey. For this study, Stantec historians worked with the City of Topeka to select a cut-off date of 1971 (inclusive of 1971), 50 years from the time of survey, for historic-



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age resources. Per the contract, Stantec agreed to document properties within the section of Old Town, as defined in Attachment A in the Request for Proposals (see **Figure 2**). The initial tasks were to develop a historic context and analysis of architectural styles by which to evaluate the historical significance of each property and to prepare for fieldwork.

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### 2.3.2 REVIEW RESEARCH AND DOCUMENTATION

As a first step, the Stantec project team reviewed the 2005 historic resources survey of Old Town and the data for historic resources in the survey area that had been uploaded into the Kansas Historic Resources Inventory (KHRI) interactive map on the Kansas Historical Society website. Additionally, NRHP and Kansas State Register historic designation nominations for resources within and adjacent to the study area were reviewed.

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### 2.3.3 COORDINATION AND PUBLIC OUTREACH

Stantec held kick-off meetings with the City of Topeka Planning & Development Department and staff from the Kansas Historical Society in September 2021 to verify the project scope and methodology. During survey, Stantec historians distributed a letter describing the project, upon request.

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### 2.3.4 DEVELOP SURVEY MAPS

After studying previous survey reports and maps of Old Town, Stantec historians reviewed high-resolution historic aerial images of the survey area. GIS data was provided by the City, including parcel lines and addresses. By comparing historic aerial imagery of each property in the survey area to current aerial photograph, Stantec was able to make preliminary determinations of vacation parcels, historic-age resources (constructed in or before 1971), and nonhistoric-age resources. A survey identification number ("Survey ID #") was assigned to each resource, and a set of field maps was created.

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### 2.3.5 DEVELOP SURVEY MAPS AND DATABASE

Prior to the commencement of field survey efforts, Stantec developed a project database to mirror the KHRI database and linked it to a tablet-based data collection platform to use in the field to input data. Tablets were also loaded with digital field maps containing information and data to facilitate an organized and efficient survey effort. The map included Assessor Office data, including the parcel lines for each property, the address, and the earliest construction date for each parcel (always verified in the field); current and georeferenced historical aerial images; and georeferenced Sanborn maps. A location data point was assigned to each building in the survey area. Stantec loaded the existing KHRI identification numbers and previous survey data to each respective point, to use for reference in the field. The database was also pre-populated with basic property information including address, legal description, year built, and source for date of construction. Stantec historians conducted careful desktop review of the map to understand the broad patterns of development in the survey area and Topeka and changes to the survey area over time. In collaboration with the City, Stantec prepared an introduction letter to share with curious citizens encountered during fieldwork and also supplied a digital copy to the City for distribution



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by mail or other methods to property owners in the survey area in advance of field work. The letter included a summary of the project, and City and Stantec contact information for citizens to ask questions or provide information regarding the history of properties within the survey area.

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### 2.3.6 FIELD SURVEY

In November 2021, a team of two professional historians (Marcus Huerta and Kory Van Hemert) photo-documented the resources in the survey area from the public right-of-way and entered information about each resource into the forms mirroring the KHRI database. Through the online map, surveyors were able to access historic aerial photographs and Sanborn maps layered over the survey map and current aerial photographs to assist them in identifying dates of construction and alterations. This information is included on the site plans uploaded to KHRI. The “Sequence” number assigned to each resource by Stantec is also included in GIS data provided to the City of Topeka at the completion of this project.

At least two photographs were taken of each resource. Ancillary buildings were recorded separately only if they were notable in terms of size, style, or age. A commonplace detached garage or shed was photographed when visible from the right-of-way, and the photo was included in the record of the primary resource on the parcel. When a parcel included more than one resource and each resource was documented with an individual inventory form, an alphabetical character was appended to the Sequence number. For example, the main house and freestanding carriage house on parcel number 55555 would be designated as 55555A and 55555B, respectively.

Each surveyor noted the photograph numbers for each resource on the tablet form. Notes were also made regarding information obtained from neighbors and members of the public encountered during the survey, including construction dates for buildings and neighborhood history. Historical information provided by citizens during fieldwork about a property was noted, confirmed through research when possible, and incorporated into the forms and/or context as appropriate.

To document the properties in the survey area, data was collected using iPads, allowing survey data to directly upload into the project’s database and connect to our digital map. Data collected for each resource included all the fields in the KHRI database, plus additional surveyor notes to facilitate finalization of the form and an NRHP assessment. Surveyors referenced the previous survey data but made independent judgements and collected new information. Properties documented on iPads would display as “complete” on the digital map and the survey data and photographs were backed up to the Stantec server. All work was completed from the right-of-way.

In accordance with HPF survey requirements, Stantec collected a minimum of four, color digital photographs showing each visible façade of the building or structure, as well as at least one photograph of each visible outbuilding. Photographs were appropriately framed so that building details can be seen and minimal visual intrusions are present. Surveyors also collected representative streetscape photographs throughout the survey area. All images are in color digital format with a minimum of 2200x1500 pixels and collected as TIFFs for submission to the SHPO.



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### 2.3.7 POST-FIELD PROCESSING AND EVALUATION

Following the completion of fieldwork, all notes and maps were scanned and saved to the Stantec server. Photographs were loaded into the Filemaker Pro database with at least two photographs per record. The data that had been entered in the tablets during fieldwork was reviewed for accuracy and completeness by the historians. To confirm the existence of alterations, historians primarily relied on professional judgment, as well as Google Street View, aerial imagery, Sanborn maps, oral history and literary sources, and, when available, comparison to historical photos. For year-built dates, several sources were used to supplement professional judgment: aerial imagery, Sanborn maps, previous surveys, newspaper articles, other printed sources, and oral history. Stantec historians also continued to coordinate with the City and local history experts in order to obtain additional information about certain properties. Records were further updated to reflect any new historical information uncovered during post-field processing.

After categorizing the surveyed properties by use, type, form, and style, and documenting materials, alterations, and current designations, Stantec historians made evaluations regarding current designation potential, as described in in **Section 5**, and uploaded the data into the KHRI database.



### 3 HISTORICAL SUMMARY AND ARCHITECTURAL ANALYSIS

A historic context informs the identification of individually eligible, contributing, and noncontributing properties. The historic context prepared for this area of Old Town documents the development of the neighborhood relative to the late-nineteenth and early-twentieth century growth of the city of Topeka. Using research from a general literature review and analysis of historic maps and aerial photographs, the context addresses growth spurts or declines, years of substantial construction, and residential development. Two areas of potential significance related to



**Figure 5. Undated postcard of Westlawn streetscape in the survey area.  
Source: Penny Postcards from Kansas.**

resources in the survey area – education and religion – were also identified and are discussed in the context. Additionally, the latter part of this section provides an analysis of architectural trends documented in the survey area. A history of styles, based on Virginia McAlester's *A Field Guide to American Houses* (Revised 2015), has been developed and organized by era of architectural trend.

In keeping with the objectives of this HRS and NPS guidelines, this context is intended to provide information that enables clear and consistent evaluation of resources and potential districts encountered during the survey, rather than a comprehensive history of the City of Topeka. This historic context may also serve as the foundation for a future NRHP nomination by not only documenting the history of the area, but also analyzing that history within a broader context, an essential component for making NRHP recommendations.



3.1 HISTORIC CONTEXT

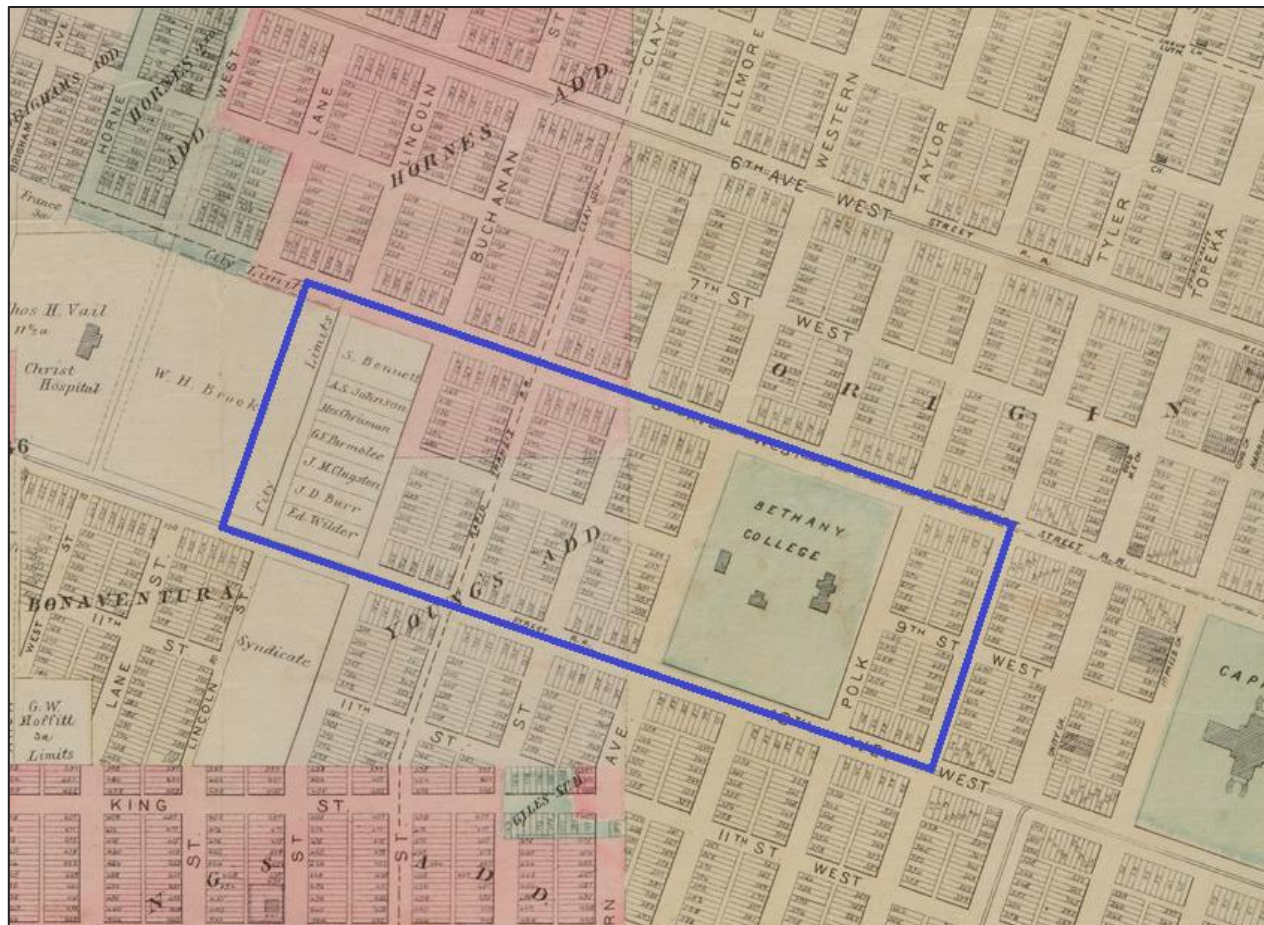


Figure 6. Detail of 1887 city map showing Topeka’s original plat, Horne’s Addition, and Young’s Addition; Survey area outlined in blue. Source: Sandmeyer, *Topeka at 150*, 2004.

Established in 1854, Topeka, Kansas, originally consisted of one square mile south of the river extending southwest to the intersection of Western and Huntoon Avenues, as well as one-half square mile north of the river. This area’s plat is now known as Original Town, and it contains the Old Town Neighborhood (see **Figure** ). In 1867 Young’s Addition and Horne’s Addition, within the study area, were annexed, extending the city’s western limit to Southwest Buchanan Street.<sup>7</sup> By 1913 the entire study area had been

<sup>7</sup> Lisa Sandmeyer, *The Topeka Capital-Journal Presents Topeka at 150: Celebrating the Sesquicentennial of the Capital City of Kansas* (Topeka, KS: *Topeka Capital-Journal*, 2004); F.W. Beers & Co., *Atlas of Shawnee Co. Kansas From Recent and Actual Surveys and Records* (New York: F.W. Beers & Co., 1873), <https://www.kansasmemory.org/item/224003>.



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incorporated into the city via annexation, including portions of the Westlawn addition.<sup>8</sup> Other platted additions in the study area, which in most cases are limited to one or two particular parcels, include the Tappen & Gleason Subdivision, Coughlin Subdivision I and II, Sessions Subdivision, Ronald McDonald Subdivision, and Case's Addition. The survey area includes portions of Topeka's original city plan and some of the city's earliest annexations. Representative of early development in Topeka, this section of Old Town is primarily residential but includes prominent religious and educational resources.

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### 3.1.1 DEVELOPMENT OF THE CITY OF TOPEKA

In October 1854, Pennsylvanian Cyrus K. Holliday and Dr. Charles Robinson, an agent of the New England Emigrant Aid Society, arrived in Lawrence, Kansas, to identify sites for new settlement from the east.<sup>9</sup> Enoch Chase, M. C. Dickey, George Davis, and Jacob Chase joined the search shortly after, and by the end of November, the site of present-day Topeka was selected in a bend of the Kansas River.<sup>10</sup> In December 1854, the six men were joined by Thomas G. Thornton, L. G. Cleveland, and Daniel H. Horne to form the Topeka Association, which laid out the town site and specified the distribution of lots.<sup>11</sup> Two 20-acre public lots were set aside. Both are bounded by 8<sup>th</sup> Ave and 10<sup>th</sup> St to the north and south; one is between Jackson and Harrison Streets, onto which the Kansas state capital was constructed during the 1860s, and the other is between Western Ave and Polk Street, the future site of Grace Episcopal Church, Bethany College, and Topeka High School within the survey area (see **Figure 7**).

Topeka's original town plan tilts northwest, oriented parallel to the Kansas River at the north, and encompasses one-and-one-half square miles with blocks measuring 75 by 150 feet.<sup>12</sup> One square mile of the town was south of the river, extending southwest to the intersection of SW Huntoon St and SW Western Ave on its west side and north-south from Kansas Ave at the river running south to the intersection of Southeast (SE) 10<sup>th</sup> St and SE Jefferson Ave. The remaining half acre was located to the

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<sup>8</sup> Kansas Farmer Co., Plat Book, Directory and Survey of Shawnee County, Kansas (Topeka, KS: Kansas Farmer, 1913), <https://www.kansasmemory.org/item/209454>.

<sup>9</sup> William G. Cutler, "Shawnee History" in *History of the State of Kansas*, originally published in 1883, online transcription, <http://www.kancoll.org/books/cutler/main/message.html>.

<sup>10</sup> William G. Cutler, "Shawnee History."

<sup>11</sup> Frye W. Giles, *Thirty Years in Topeka: A Historical Sketch*, Topeka, KS: Geo. W. Crane & Co. Publishers, 1886, 39-21.

<sup>12</sup> Sally Schwenk, Kerry Davis and Cathy Ambler, National Register of Historic Places National Register Nomination Form, "College Avenue Historic District," 2007, 71.



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northeast, connecting the community with the Kansas Riverbank.<sup>13</sup> The survey area east of SW Western Ave was part of the 1850s town plan.

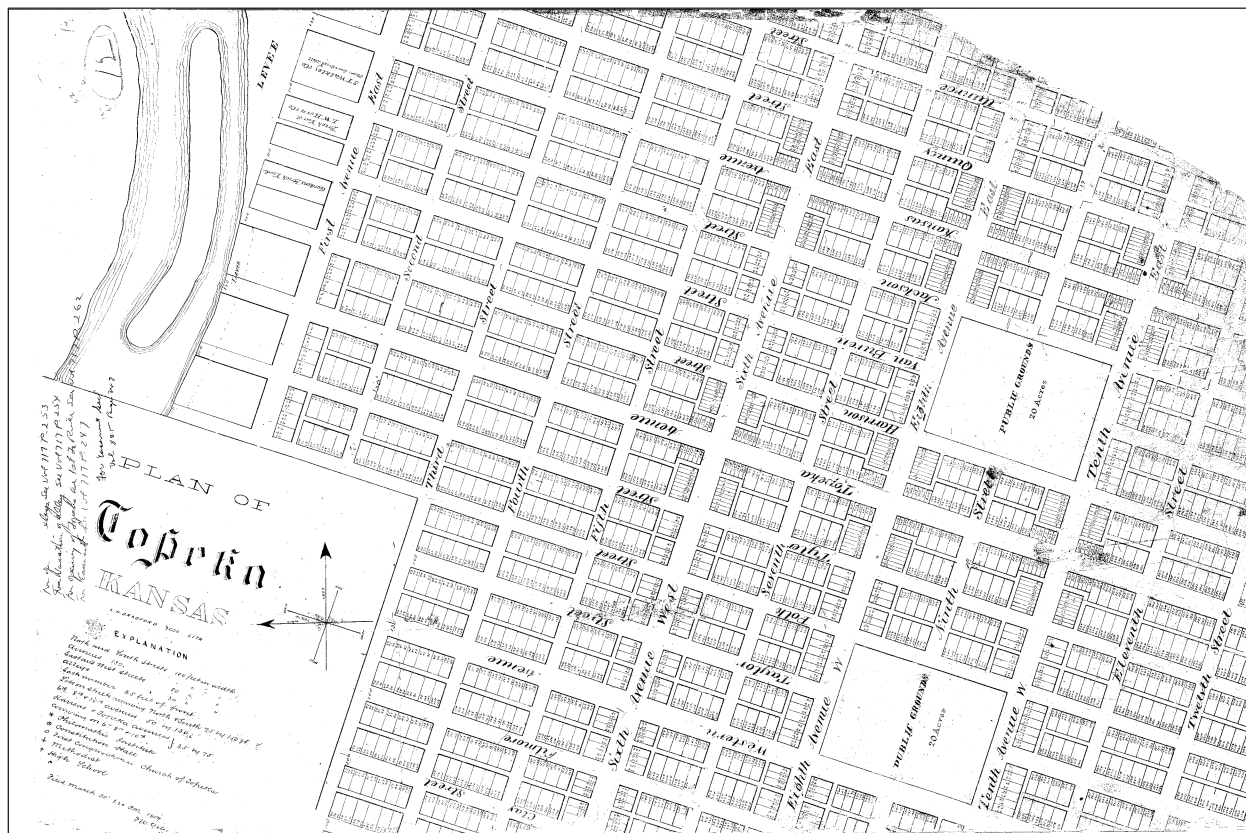


Figure 7. 1859 Town Plan for Topeka, Kansas. Note the Public Grounds. Source: Kansas Memory.

By spring 1855, a post office was established, and settlers began to dot the landscape.<sup>14</sup> Early residents lived in temporary tents and covered wagons scattered throughout the town. Modest log cabins were assembled for some early buildings, but construction in town largely began after a sawmill was built on the banks of the Kansas River in spring 1855. Soon after, settlers discovered that the local carboniferous limestone, which was found in the ground throughout eastern Kansas, was ideal for making a lime that, when mixed with the river sand, created a suitable mortar for stone construction. The first stone building was constructed of native stone just north of the corner of SW 5<sup>th</sup> St and S Kansas Ave in 1855. It housed Topeka's first Constitutional Convention and was later dubbed "Constitution Hall." The Kansas Tribune

<sup>13</sup> Sandmeyer, *Topeka at 150*, 2004, 9.

<sup>14</sup> William G. Cutler, "Shawnee History."





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built a one-story stone building near SW 4<sup>th</sup> and Quincy Streets in late 1855. By the following spring, Leonard W. Horne opened a brick yard near the river, and brick masonry dwellings were constructed across town.<sup>15</sup> In 1860, the population reached 759.<sup>16</sup>

A small community to the north of the river, named Eugene, now North Topeka, began to form concurrently, and it started Topeka's long history of annexation to support growth. Mayor Cyrus K. Holliday annexed Eugene, the City's first territory, in 1867. Later that year, Young's, Horne's, Ritchie's, and Huntoon's additions were also annexed. Through development and annexation, the town reached 2,700 acres (over 4 square miles) in 1885.<sup>17</sup>

Although progress decreased during the Civil War, the 1860s and 1870s were, in general, a time of growth in Topeka. Cyrus Holliday chartered the Atchison, Topeka, and Santa Fe Railroad in 1859. The home office was established in Topeka and lines were laid connecting to Wichita and Atchison by 1872. The Union Pacific Railroad connected to Topeka in 1866, and both the Missouri Pacific and the Chicago, Rock Island and Pacific Railroads built lines through town by the mid-1880s.<sup>18</sup> Religious congregations constructed churches. Bethany and Lincoln Colleges were also established. By 1870, the population had reached 5,790.<sup>19</sup>

Topeka boomed at the end of the nineteenth century. The population rapidly increased, reaching 31,007 by 1890, and the need for housing surged.<sup>20</sup> Trolley lines were built to connect neighborhoods farther from the Old Town center and sixty-nine new additions were platted. Between 1870 and the end of the 1880s, 3,000 new buildings were completed, four miles of streets were paved, twelve miles of sewer lines were laid, and a new power plant was built.<sup>21</sup> In 1874, the first fire station opened and four more were completed by 1890, including Station No. 4 within the survey area (completed in 1887; 813 SW Clay St).<sup>22</sup>

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<sup>15</sup> Giles, *Thirty Years in Topeka: A Historical Sketch*, 1886, 39-40.

<sup>16</sup> Sandmeyer, *Topeka at 150*, 2004, 9.

<sup>17</sup> Ibid.

<sup>18</sup> Sally Schwenk, Kerry Davis and Cathy Ambler, "College Avenue Historic District," 2007.

<sup>19</sup> Sandmeyer, *Topeka at 150*, 2004, 9.

<sup>20</sup> Ibid.

<sup>21</sup> Sally Schwenk, Kerry Davis and Cathy Ambler, "College Avenue Historic District," 2007, 72.

<sup>22</sup> Tim Paris, "Fire Station No. 4," National Register of Historic Places Nomination Form, 2019.

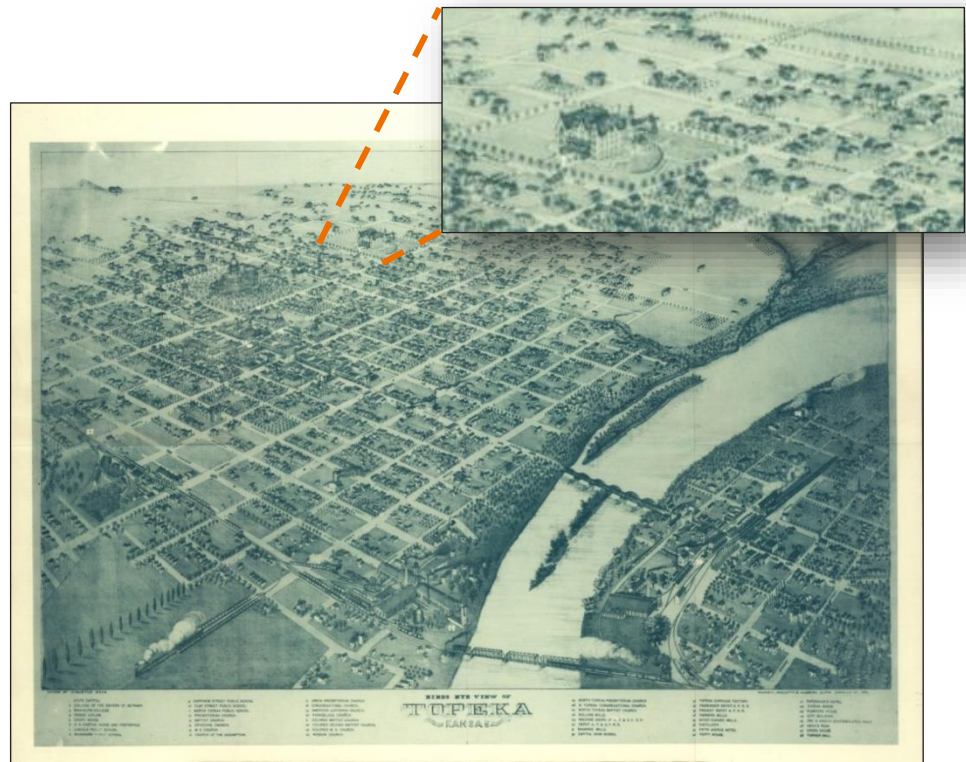


## Old Town Topeka Historic Resources Survey Report

A brief period of decline during the 1890s led to a surplus of lots, especially in the new additions, which persisted through the beginning of the twentieth century.<sup>23</sup> Topeka quickly recovered and new subdivisions were developed, especially on the outskirts of the city limits, during the 1920s as affluent residents began to move away from the center of the city to the suburbs.<sup>24</sup> Like most of the country, the Great Depression halted growth in Topeka.

After World War II and with the rise of the automobile, Topeka's population began to expand into the new suburban subdivisions on

the rural outskirts of town, and the center of town shifted southwest away from the historic downtown to 29<sup>th</sup> and SW Bulingame Road.<sup>25</sup> Numerous annexations in the late 1950s led to an increase in population from 67,833 in 1940 to 119,484 by 1960 and an expansion of the city from 16.6 square miles in 1956 to 36 square miles in 1959.<sup>26</sup>



**Figure 8. 1888 Bird's Eye View of Topeka by Augustus Koch with Inset of Survey Area.**  
**Source: Kansas Historical Society.**

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<sup>23</sup> Sally Schwenk, Kerry Davis and Cathy Ambler, "College Avenue Historic District," 2007, 73.

<sup>24</sup> Susan Jezak Ford, "Country Club Addition Neighborhood Historical Survey and Report." Prepared for the City of Topeka, Kansas, 2018. Available at [https://www.kshs.org/resource/survey/shawnee\\_topeka\\_countryclubaddition\\_report.pdf](https://www.kshs.org/resource/survey/shawnee_topeka_countryclubaddition_report.pdf). Accessed August 3, 2022, 7.

<sup>25</sup> Sally Schwenk, Kerry Davis and Cathy Ambler, "College Avenue Historic District," 2007, 76.

<sup>26</sup> Sandmeyer, *Topeka at 150*, 2004, 9, 10.



3.1.2 RESIDENTIAL DEVELOPMENT OF THE SURVEY AREA

Domestic development within the study area began in 1859 when prairies on Topeka’s west side began to be platted and subdivided. The neighborhoods were composed of a mix of owner-constructed buildings developed on individual lots and planned additions. The survey area is located just west of the center of Topeka and the state capitol. It was well connected by the Rapid Transit Railroad along both W 8<sup>th</sup> Ave and the alley between Buchanan and Clay Streets. The east end of the survey area, from Buchanan to Topeka Streets, was platted with the original plan for Topeka. The 20-acre lot where Topeka High School was later built was designated as Public Grounds on the 1859 town plan (see **Figure 7**), but in the 1870s, it would become the site of the new Grace Church and Bethany College. The west end of the survey area contains sections of Young and Horne’s Additions, both platted in 1859, as well as the 1901 Westlawn Addition. Sanborn maps indicate that the entire survey area was largely developed with wood-frame one- and two-story single-family residences by 1913.<sup>27</sup>

H.G. Young, a local grocer and wholesaler, platted Young’s Addition, bounded by SW 8th Ave, Western Ave, SW 10<sup>th</sup> Ave, and the east side of Buchanan Street, in 1859.<sup>28</sup> The subdivision was likely marketed as individual lots for development; whether Young intended to further develop the addition is unclear. He died in 1868, a year after the addition had been annexed by the City. At his death, Young owned six lots each on Western, Buchanan, and Clay Streets.<sup>29</sup>

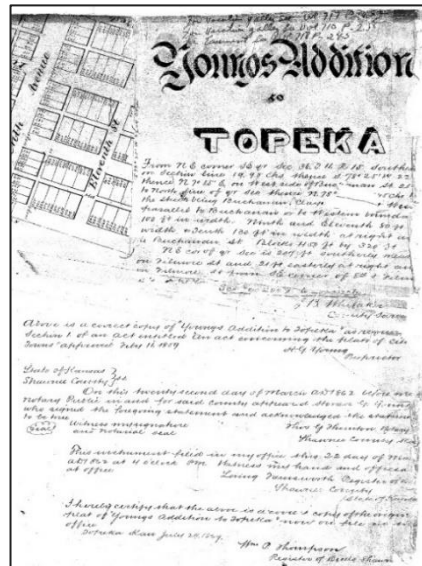


Figure 9 (at top). Detail of Young's Addition plat filing. Source: Young, "Young's Addition to Topeka."

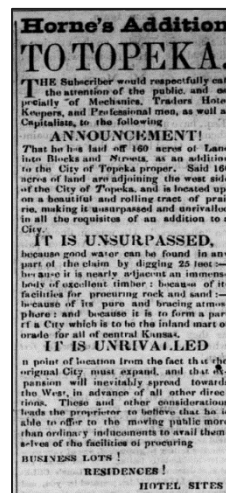


Figure 10 (at right). Detail of 1859 Horne's Addition Newspaper Advertisement. Source: The Topeka Tribune, 1859.

<sup>27</sup> Library of Congress, "Map of Topeka, Kansas," Sanborn Fire Insurance Maps, 1913.

<sup>28</sup> H.G. Young, "Young's Addition to Topeka," February 11, 1859; The Topeka Tribune, "H.G. Young (Advertisement)," *The Topeka Tribune*, December 3, 1859.

<sup>29</sup> *The Weekly Commonwealth*, "Administrator's Sale (Legal Notice)," *The Weekly Commonwealth*, February 12, 1868.



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Horne's Addition, a small portion of which is located within the study area, was platted by Colonel Daniel H. Horne, a real estate agent, banker and one of Topeka's "Old Settlers" who arrived in Kansas in 1854.<sup>30</sup> The portion of the addition within the study area is bounded by 8<sup>th</sup> Ave, Fillmore St, 9<sup>th</sup> St, and Buchanan St; the greater part of the addition is situated north of 8<sup>th</sup> Ave to Willow Avenue at the historic city limits. Advertised beginning in 1859, its plat was filed with Shawnee County in 1862.<sup>31</sup> The tract consisted of 160 acres of platted prairie land west of the city proper and was primarily advertised for residences, businesses, manufacturers, and hotels. Advertisements touted the addition's water supply, wide streets, and ornamental landscaping.<sup>32</sup> Horne lost ownership of the addition due to a series of legal judgements in the 1860s and 1870s. He departed Topeka in 1885.<sup>33</sup> The 1913 Sanborn map, the first that includes Horne's Addition, shows that the addition within the survey area was fully developed except for one lot facing W 8<sup>th</sup> Ave. Most houses were two-story frame houses with full-width front porches. Fire Station No. 4, completed in 1887, is located at the intersection of Clay St and W 8<sup>th</sup> Ave (813 SW Clay St).

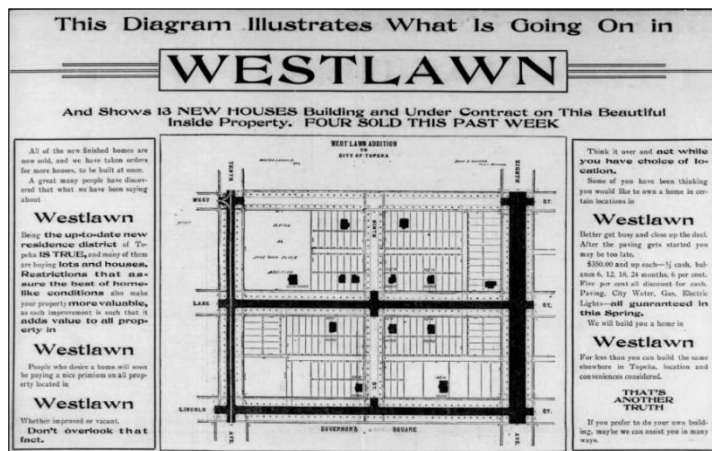


Figure 11 (at top). Advertisement for Westlawn. Source: *Topeka Daily Herald*, April 28, 1906.

Figure 11 (at right). 1907 full-page newspaper advertisement for Westlawn with prominent building suppliers and contractors. Source: *The Topeka Daily State Journal*, June 18, 1907.



West of Horne's Addition is "Governor's Square" or "Governor's Row," an impressive row of houses on Buchanan St between SW 8<sup>th</sup> Ave and 9<sup>th</sup> St that was historically anchored by the governor's residence at

<sup>30</sup> *The Topeka Tribune*, "Daniel H. Horne (Advertisement)," *The Topeka Tribune*, May 5, 1859; *The Weekly Capital-Commonwealth*, "One of Topeka's Founders," *The Weekly Capital-Commonwealth*, November 26, 1885, *The Weekly Commonwealth*, "An Humble Beginning," *The Weekly Commonwealth*, December 8, 1887.

<sup>31</sup> *The Topeka Tribune*, "Horne's Addition (Advertisement)," *The Topeka Tribune*, May 19, 1859; Young, "Young's Addition to Topeka."

<sup>32</sup> *The Topeka Tribune*, "Horne's Addition (Advertisement)."

<sup>33</sup> *The Weekly Capital-Commonwealth*, "One of Topeka's Founders."



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SW 8<sup>th</sup> Ave and Buchanan St. The governor occupied this residence from 1901 through 1962; the house has since been demolished. The block includes the NRHP-listed John C. Harmon House (915 SW Buchanan St) designed by Edward T. Wilder and Thomas Wight.<sup>34</sup>

The westernmost extent of the study area is in the Westlawn Addition, bounded by SW 10<sup>th</sup> Ave to the south, SW Washburn Ave to the west, SW 8<sup>th</sup> Ave to the north and SW Lincoln St to the east. Originally organized in 1901 as the Investment Addition, the plat's name was amended in 1905 to Westlawn Addition by owner George D. Lytle. During the mid-1900s Lytle aggressively marketed houses and lots for sale and expansive advertisements often touted the firms that supplied the materials for home construction and a gimmick deed restriction prohibiting the ownership of parrots. In 1908 Lytle constructed seven houses within Westlawn and Westlawn Annex, the most of any other builder in the city, and within five years of the neighborhood's introduction had built a total of 70 dwellings.<sup>35</sup>

Aerial maps indicate that the east survey area, from Polk to Topeka Streets, was primarily composed of single-family residences through 1970. By the early 1980s, new multi-family residences and other development had been constructed.<sup>36</sup>

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### 3.1.3 EARLY CHURCHES OF TOPEKA

In Topeka, congregations formed through the 1850s and 1860s as soon as new residents settled into town. As funding was available, houses of worship were constructed during the 1860s and 1870s.<sup>37</sup> A group of Methodists organized the First Methodist Episcopal Church in 1855. Around the same time, the First Congregational Church, the First Baptist Church, the First Presbyterian Church, and Church of the Assumption were also formed. Early services were held in congregants' homes or on the banks of the Kansas River. The Church of the Assumption, which served English-speaking Catholics and completed construction in 1862 at SW 8<sup>th</sup> Ave and Jackson St, was the first church constructed in town.<sup>38</sup> St. Joseph's was established in 1887 to serve Topeka's German-speaking Catholics.<sup>39</sup>

In 1857, Topeka's founders, including Cyrus K. Holliday, encouraged Rev. Charles Callaway to hold public Episcopal services, the first of which drew 175 worshippers. Following that service, the Topeka

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<sup>34</sup> Sarah Martin and Kim Grant, "John C. Harmon House," National Register of Historic Places Nomination Form, 2011.

<sup>35</sup> The Topeka Daily Capital, "\$944,677 In New Buildings in 1908 Topeka's Record," *The Topeka Daily Capital*, December 29, 1908, 677; Topeka State Journal, "Click of Hammer," *Topeka State Journal*, August 14, 1909.

<sup>36</sup> NETR, 1970, 1981.

<sup>37</sup> Giles, *Thirty Years in Topeka: A Historical Sketch*, 1886,

<sup>38</sup> William G. Cutler, "Shawnee History."

<sup>39</sup> Christy Davis, "Church of the Holy Name," National Register of Historic Places National Register Nomination Form, 2011, 10.



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Association granted two town lots to the church.<sup>40</sup> Rev. Callaway formally organized Grace Episcopal Church (701 SW 8<sup>th</sup> Ave) in 1860 by Rev. Charles Callaway with a congregation of 12. Within four years, the church, now led by Rev. N. O. Preston, began construction at the corner of SW 7<sup>th</sup> and Jackson Streets. The building was extensively enlarged and modified in 1875. In the late 1870s, the congregation began planning for a new cathedral for Grace Church at SW 8<sup>th</sup> and Polk Street, on the town lots donated to the church and within the survey area. Due to funding constraints, the structure was only partially completed by 1912 and the towers were under construction through the mid-1950s. An arson fire destroyed much of the original building in 1975, but the building was fully restored within three years.<sup>41</sup>

German missionaries established St. John's Evangelical Church in 1874. Services were first held three years later at a small stone building, which also served as a school and parsonage, on the corner of 2<sup>nd</sup> and Van Buren Streets. The congregation outgrew its building, and in 1934 voted to build a new church at the corner of SW 9<sup>th</sup> and Fillmore Streets (901 SW Fillmore St). Despite the economic difficulties of the Great Depression, the new building was dedicated in 1938 and remains actively used.<sup>42</sup>

The Holy Name Parish was founded as a church and school in 1914. A new building, designed by local architect John Stanton, was completed two years later. The parish outgrew its building within a decade, and a new church, designed by Chicago architect Henry Schlacks, was planned for the corner of 10<sup>th</sup> Ave and SW Clay St (1110 SW 10<sup>th</sup> Ave, within the survey area).<sup>43</sup> The Classical Revival-style church was completed in 1925.

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### 3.1.4 EDUCATION

The early founders of Topeka placed an emphasis on education and institutions began to form, informally and formally, during the 1850s. One of the earliest educational institutions, Bethany College, is located in the study area on the north side of a 20-acre public grounds donated to Grace Church. At the south end of this lot, the impressive Collegiate Gothic Topeka High School was completed in the 1930s and remained the only high school in the city for nearly 30 years.

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#### 3.1.4.1 EARLY EDUCATION IN TOPEKA

The early founders of the Topeka Association began planning for publicly-funded education in 1856, soon after formation of the town. At first, private primary grammar schools, with voluntary attendance, were established in town. The Massachusetts Emigrant Aid Association funded construction of a small brick

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<sup>40</sup> Sandmeyer, *Topeka at 150*, 2004,

<sup>41</sup> Sandmeyer, *Topeka at 150*, 2004, 137.

<sup>42</sup> "History," St. John's Evangelical Lutheran Church website, accessed August 5, 2022, <https://stjohnlcmstopeka.org/about/history/>.

<sup>43</sup> Christy Davis, National Register of Historic Places National Register Nomination Form, "Church of the Holy Name," 2011, 11.



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schoolhouse at Harrison and 5<sup>th</sup> Streets in 1857.<sup>44</sup> Shawnee County School District No. 23 was organized in Topeka in 1861 after Kansas was admitted into the Union, and a school board was created shortly after.<sup>45</sup> Taxes were levied for a publicly funded school starting in 1862, and two lots on Harrison St were conveyed to the City for use as school site in January 1863.<sup>46</sup> The City completed a new schoolhouse at the Harrison St site in 1865.<sup>47</sup> A resolution was passed to open the first high school in 1871, which operated out of the third floor of the Lincoln School.<sup>48</sup> Student enrollment increased as the town grew, and by 1885, Topeka had 15 public, as well three private schools: Church of the Assumption, Washburn (previously Lincoln) College, and Bethany College. Of the 8,427 residents recorded in 1885, 5,082 were enrolled as students.<sup>49</sup>

School was not compulsory in the United States before the late nineteenth century because children played an active role in the labor force in both rural and urban areas. However, education was important to Americans; primary school enrollment was among the highest in the world's wealthiest nations, and literacy was common among free Americans. Unlike in Europe, nineteenth-century American primary schools were publicly funded and open to children regardless of age, sex, or economic status.

The development of secondary schools, or high schools, was a major trend in education in the late nineteenth century. Schools experienced increased enrollment and offered broader curricula, since child labor laws, compulsory education laws, and urban population increases drove demand. High schools often shared a building with the primary school. As the population grew, separate secondary schools became more common in urban areas, and between 1890 and 1920, the number of public high schools nationwide climbed from approximately 2,500 to more than 14,000.<sup>50</sup>

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### 3.1.4.2 BETHANY COLLEGE

In 1857, the Episcopal Church, from the diocese of Maryland, charged Rev. Callaway, who established Grace Episcopal Church (701 SW 8<sup>th</sup> Ave), with finding a site to establish a seminary for girls in Kansas. The Topeka Association donated three lots along Topeka Avenue to keep the school in Topeka; however, Callaway initially selected Tecumseh for the institution and began construction in 1859.<sup>51</sup> Due to a spirited rivalry and a desire to bring education to Topeka, the Topeka Association granted Calloway, in addition to

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<sup>44</sup> Giles, *Thirty Years in Topeka: A Historical Sketch*, 1886, 161-2. And Brenda R. Spencer, "Topeka High School," National Register of Historic Places Nomination, 2005, 13.

<sup>45</sup> Brenda R. Spencer, "Topeka High School," 2005, 13.

<sup>46</sup> Giles, *Thirty Years in Topeka: A Historical Sketch*, 1886, 160, 163.

<sup>47</sup> Giles, *Thirty Years in Topeka: A Historical Sketch*, 1886, 163.

<sup>48</sup> Brenda R. Spencer, "Topeka High School," National Register of Historic Places Nomination, 2005, 13.

<sup>49</sup> Frye W. Giles, *Thirty Years in Topeka: A Historical Sketch*, Topeka, KS: Geo. W. Crane & Co. Publishers, 1886, 163, 171.

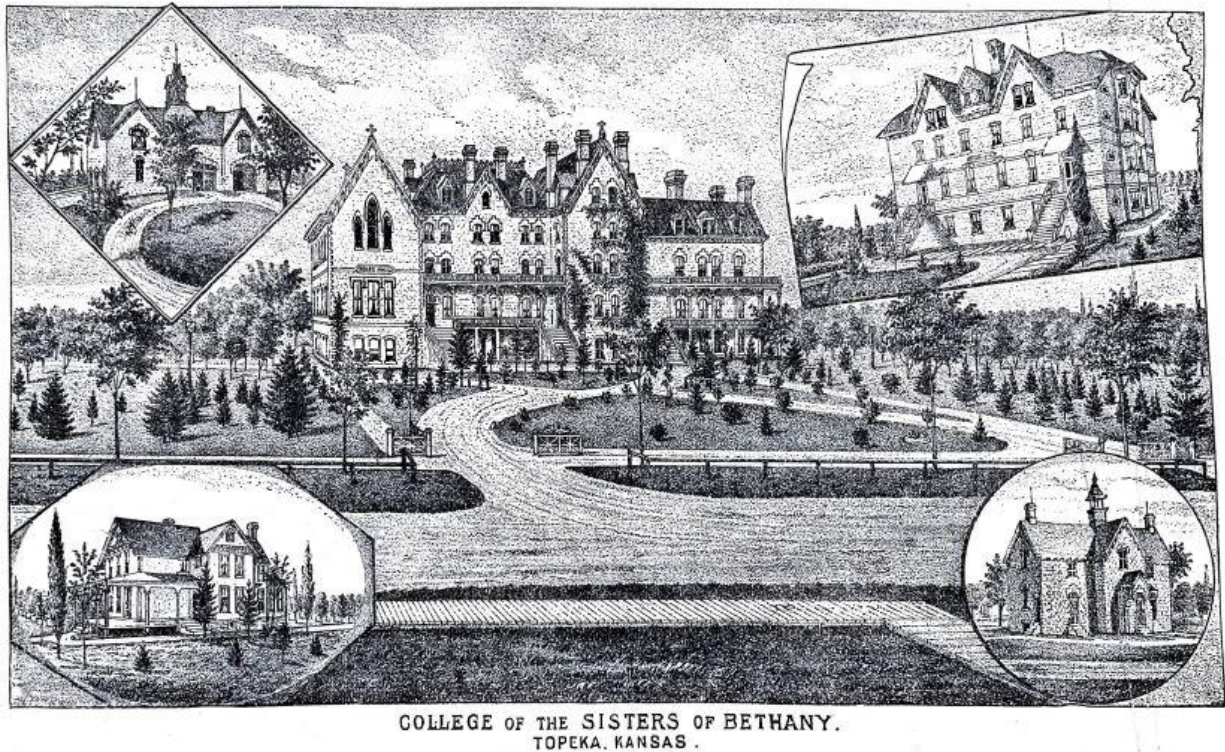
<sup>50</sup> Gyure, "The Transformation of the Schoolhouse: American Secondary School Architecture and Educational Reform, 1880-1920."

<sup>51</sup> Giles, *Thirty Years in Topeka: A Historical Sketch*, 1886, 184-185.



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the earlier lots, a 20-acre tract of public grounds to the west of the capital, later known as “Bethany Square.” Citizens also gave more than thirty town lots to the school. “The Episcopal Female Seminary of Topeka” was incorporated in 1861.<sup>52</sup>



**Figure 12. Figure 13. Illustration of the College of the Sisters of Bethany, Undated. Source: Bethany College vertical file at the Topeka Room at the Topeka & Shawnee County Public Library.**

Bethany College was one of two colleges established in Topeka in the mid-1860s; the other was Lincoln College, later known as Washburn College. The campus' main building, Wolfe Hall, facing Polk St, was completed in 1871 and the following year the school's name changed to College of the Sisters of Bethany. Other buildings on campus included Holmes Hall facing Western Ave, two frame buildings, a laundry, and a stable. The laundry and stable were designed by architect John G. Haskell and

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<sup>52</sup> Giles, *Thirty Years in Topeka: A Historical Sketch*, 1886, 184.





## Old Town Topeka Historic Resources Survey Report

constructed in 1874.<sup>53</sup> By 1885, Bethany had 344 girls in attendance and included a kindergarten, primary, preparatory, and collegiate school.<sup>54</sup>

In 1927 the portion of campus along Tenth St was sold for the construction of Topeka High School, and the school ceased operation the next year.<sup>55</sup> In 1929 the stable building, which was originally located at the northeast corner of 10<sup>th</sup> and Western Streets, was relocated to its present location and converted into a residence.<sup>56</sup> The two frame houses are no longer extant, Holmes Hall was demolished in 1929, Wolfe Hall demolished in 1959, and the laundry and barn have been repurposed for use by the Episcopal Diocese of Kansas, which now occupies the campus.

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### 3.1.4.3 TOPEKA HIGH SCHOOL

Across the United States, school building boomed during the 1920s at all education levels. At the time in Topeka, Junior High Schools were constructed in neighborhoods across the city, similar in distribution to primary schools. A 1924 bond funded four new grade schools, four junior high schools, and the purchase of a site for a new Topeka High School.<sup>57</sup> The resulting Topeka High School, located within the study area (800 SW 10<sup>th</sup> Ave), was completed in 1931 and remains one of the finest examples of early twentieth century architecture in the city.

Between 1871 and the early 1890s, Topeka High School was housed in multiple buildings across Topeka. A new building was constructed on the northwest corner of 8<sup>th</sup> and Harrison in 1894. As the student population grew, the school expanded with additions and temporary buildings. Safety issues led the City fire marshal to close one floor of one of the school buildings in 1924, ultimately leading to a demand for a new facility. Thomas Williamson, who had constructed two hundred schools across Kansas, was selected as architect for the Collegiate Gothic-style high school. The Board of Education visited thirty schools with Williamson and held over 100 public meetings to formalize the design of the building. John M. Leeper was awarded the general contractor contract in 1930 and construction began soon after.<sup>58</sup> Construction took 18 months with a final cost of \$1,800,000 including sitework.<sup>59</sup>

The symmetrical three-story school was constructed of variegated English brick with Silverdale limestone detailing, a hipped roof clad in Vermont slate, and details including projecting bays, large leaded glass windows with ornate stone tracery, and piers. The main entrance faces south to 10<sup>th</sup> Ave and features a

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<sup>53</sup> Peggy Greene, "Sisters of Bethany to Hold Alumnae Reunion Here Twenty-Five Years After College Closed Its Doors," *The Topeka Daily Capital*, Sunday, October 25, 1953.

<sup>54</sup> Frye W. Giles, *Thirty Years in Topeka: A Historical Sketch*, Topeka, KS: Geo. W. Crane & Co. Publishers, 1886, 188.

<sup>55</sup> Greene, "Sisters of Bethany to Hold Alumnae Reunion Here Twenty-Five Years After College Closed Its Doors" 153.

<sup>56</sup> George Mack, "Vestiges of... 'The Smith College of the West,'" *The Topeka Capital-Journal*, August 21, 1977.

<sup>57</sup> Brenda R. Spencer, "Topeka High School," 2005, 14.

<sup>58</sup> Brenda R. Spencer, "Topeka High School," 2005, 17.

<sup>59</sup> Brenda R. Spencer, "Topeka High School," 2005, 18.



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165-foot-tall ornate carillon tower.<sup>60</sup> Other entrances featuring unique ornamentation are located throughout the complex. The building became a landmark in Topeka and an architectural achievement for Williamson.



**Figure 13. Topeka High School, 1932. Source: Kansas Memory.**

In September 1931, 2,000 students enrolled in the school, which at the time was named the second-best high school in the United States by the National Education Association.<sup>61</sup> It was the only high school in the city until 1958, when Topeka annexed High Park High School into the City and the student body was split across the two campuses. Topeka High School remains one of the three high schools in Topeka.<sup>62</sup>

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<sup>60</sup> Brenda R. Spencer, "Topeka High School," 2005, 7.

<sup>61</sup> Brenda R. Spencer, "Topeka High School," 2005, 8.

<sup>62</sup> Brenda R. Spencer, "Topeka High School," 2005, 19.



### 3.2 ARCHITECTURAL ANALYSIS

The survey area of the Old Town Neighborhood contains buildings ranging in construction date from ca. 1874 to ca. 2004. Early development in the neighborhood is representative of the popular housing styles and forms prominent in the United States and Topeka. Each historic - age building in the survey area was categorized based on form and style using the categories provided in Virginia Savage McAlester's *A Field Guide to American Houses* (2015), considered by historic preservation professionals and architectural historians practicing in the United States to be the standard guide for the identification of domestic buildings.

Architectural styles within the neighborhood are primarily represented through residential dwellings and include Victorian era styles such as Queen Anne, Late Victorian, Italianate, and Shingle. Also represented are residential styles of the Eclectic era like Colonial Revival, Neoclassical Revival, Tudor Revival, Dutch Colonial Revival, Mission, and Mediterranean. A prominent education building is completed in the Collegiate Gothic style and various religious facilities are completed in the Gothic Revival style. Dwellings from the Early Modern era are also present, represented by Craftsman style residences and a few Prairie style residences. Neighborhood infill accounts for a small number of later and modern styles such as a few Ranch style dwellings, an International style religious facility, a Postmodern/Neoelectic school sports facility, several Contemporary style apartment buildings, a Mansard style apartment building, some Shed style apartment buildings, a Postwar Modern apartment building, and a Postmodern religious facility.

The most common within the district are the Queen Anne and Late Victorian styles. A subset of properties display Victorian massing and form and were built during the Victorian Era (1860 – 1900), but have lost distinctive Victorian detailing, and are therefore unable to be classified as Victorian in style. Similarly, there are a number of houses that do not possess sufficient detailing or characteristics to provide a definitive style.

## STYLES RECORDED

Eighteen architectural styles were recorded in the survey area. Styles include:

### Victorian Era 1860-1900

- Queen Anne
- Shingle

### Eclectic Era 1880-1940

- Colonial Revival
- Neoclassical
- Tudor Revival
- Dutch Colonial Revival
- Collegiate Gothic
- Gothic Revival
- Italianate
- Classical Revival

### Early Modern 1900-1940

- Craftsman/Bungalow
- Prairie
- Modern/Modern Movement

### Modern Era ca. 1935-Present

- Ranch
- Mission
- International
- Postmodern/Neoelectic
- Commercial

See **Table 5** for detailed style survey results.



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### 3.2.1 DETERMINING STYLE

Features of buildings including plan, doors and windows, porches, roofline, massing, materiality, ornamentation, and year of construction were used to determine architectural style. Virginia Savage McAlester's *A Field Guide to American Houses* (2015) served as a reference. Some historic-age buildings in the survey area had an identifiable historic form but no style; these were categorized as "No Style" on the inventory form. **Form** refers to the shape of a building and is identified by characteristics such as plan, height, and massing. A building with a particular style was "built with at least some attempt at being fashionable."<sup>63</sup> **Style** is expressed through detailing, materials, shape, and other decorative elements.

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### 3.2.2 VICTORIAN ERA, 1860-1900

The period from 1860 to 1900 is generally referred to as the Victorian era of architecture in the U.S.<sup>64</sup> New balloon-frame building methods allowed houses to take on more complex forms, and industrialization provided decorative detailing and components like windows and doors at an affordable cost. Modest and middle-class homes began to have building complexity and elaborations, elements that were once restricted to only the wealthiest homeowners. Pattern books also began to be widely disseminated throughout this period, introducing local builders to new kinds of styles and plans.<sup>65</sup> Victorian-era residences present in the project area include the Queen Anne style, Italianate style, and some Late Victorian front-gabled plans with minimal or removed detailing. Of the three, Queen Anne residences have the most complex plans and embellishments. The Queen Anne style is the most common style of architecture in the neighborhood.

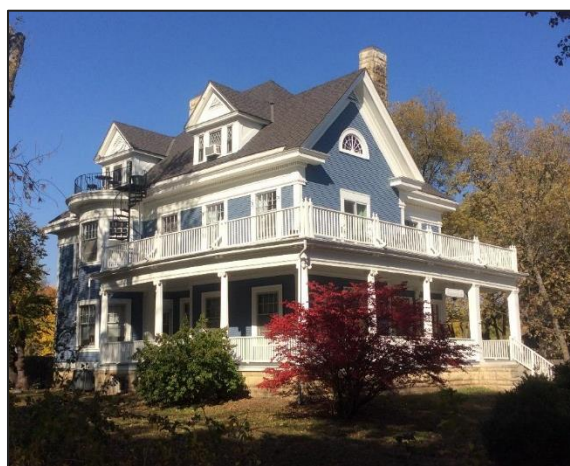


Figure 14. 1903 Queen Anne example; 901 SW Buchanan St.; view facing north. Source: Stantec, 2021.

The Queen Anne style originated as an architect-designed style for wealthy clients, but after advances in industrialization, the form and materials could be mass produced and the style became available to all socio-economic classes. As a result, it became the most prevalent style of architecture in the U.S. from about 1880 to 1900. The style became popular at the same time as a period of new population growth

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<sup>63</sup> Virginia Savage McAlester, *A Field Guide to American Houses*, New York: Alfred A. Knopf, 5.

<sup>64</sup> McAlester, *A Field Guide to American Houses*, 315.

<sup>65</sup> McAlester, *A Field Guide to American Houses*, 350.



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and prosperity in Kansas and as a result, became the most common style of residential architecture in the state by the end of the nineteenth century (Cawthon 1985). Identifying features of the Queen Anne style include a steeply pitched and complex roof, an asymmetrical façade, differently textured wall surfaces, such as a gable filled with shaped shingles or decorative motifs, expansive one-story porches, and details like spindlework, scrollwork, and decorative brackets.<sup>66</sup> The earlier Queen Anne houses had rectilinear massing, but later examples more commonly had round and curved features and were typically more ornate.<sup>67</sup> Common subtypes of the Queen Anne style in Old Town Topeka are Spindework and Free Classic. The Spindework subtype is characterized by turned-wood porch supports and spindlework or “gingerbread” detailing and other fabricated ornamentation like finials, gable ornamentation, roof cresting, and brackets. The Free Classic subtype is distinguished from other subtypes by their classical-order columns. They may also have other Classical references like Palladian windows and cornice-line dentils.<sup>68</sup>



**Figure 15. Modest Queen Anne Constructed in 1913 at 820 SW Fillmore St; View Facing Southeast. Source: Stantec, 2021.**

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### 3.2.3 ECLECTIC ERA, 1880-1940

After the Victorian era, residential architecture in the United States moved into the Eclectic era, which occurred from 1880 to 1940.<sup>69</sup> Residences in the U.S. began to emulate the historical styles of domestic buildings in Europe, including traditionally English, French, and Mediterranean/Spanish designs.<sup>70</sup> Though the movement began in the 1880s, there was a resurgence in the 1920s after World War I soldiers returned home inspired by traditional European architecture. At the same time, improved photographic reproduction technologies enabled pictures of historic houses to spread more readily.<sup>71</sup> And by the 1920s, thin brick and stone veneers were introduced to the market, which made it easier and more

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<sup>66</sup> McAlester, *A Field Guide to American Houses*, 346.

<sup>67</sup> Robert J. Cawthon, “Kansas Has Many Examples of Queen Anne Residential Architecture,” in *Kansas Preservation*, January-February, 1985, Vol. VII, No. 2

<sup>68</sup> McAlester, *A Field Guide to American Houses*, 346; Cawthon, “Kansas Has Many Examples of Queen Anne Residential Architecture,” 1985.

<sup>69</sup> McAlester, *A Field Guide to American Houses*, 407.

<sup>70</sup> McAlester, *A Field Guide to American Houses*, 406.

<sup>71</sup> McAlester, *A Field Guide to American Houses*, 407.



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affordable to mimic the traditional masonry of historic European styles.<sup>72</sup> Eclectic-era styles present in the neighborhood are Colonial Revival, Neoclassical Revival, and Tudor Revival styles, which are based in traditional English design. Examples of Dutch Colonial Revival residential styles are also present. Non-residential buildings within the neighborhood include buildings of Mediterranean Revival style and Mission style which reflects Mediterranean and Spanish influences. Only one or two examples each of the revival styles are in the neighborhood.

A prominent fixture of the neighborhood is the 1931 Topeka High School, designed in the Collegiate Gothic style.

Collegiate Gothic is a later interpretation of the Gothic Revival style, which was a style commonly applied to mid-nineteenth-century domestic architecture and eventually used on other property types including schools and churches. Gothic Revival style is present elsewhere in the neighborhood on a few twentieth century interwar churches, but it is not present as a domestic style. Collegiate Gothic became a popular idiom for school construction in the late nineteenth century and was applied well into the twentieth century.<sup>73</sup>



**Figure 16. 1931 Collegiate Gothic style Topeka High School; 800 SW 10th St.; view facing north. Source: Stantec, 2021.**

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### 3.2.4 EARLY MODERNISM, 1900-1935

Occurring concurrently with the Eclectic era from 1900 to 1935 was Early Modernism. This architectural movement was defined by a rejection of the exuberance of Victorian-era houses and historical references of Eclectic-era residences in favor of basic functional forms, flowing interior spaces, and the use of local materials.<sup>74</sup> The most popular style that emerged from the movement was the Craftsman style, which was often applied to the bungalow form. The style spread widely through pattern books and magazines, and it became the most dominant style of residential architecture throughout the U.S. between approximately 1905 and the early 1920s. It is the second most common style in the neighborhood; some of the residences were constructed in the early 1910s to early 1920s in the Craftsman style and some had decorative elements of the Craftsman style applied to older, Late Victorian, residences.

The Craftsman style is rooted in the Arts and Crafts Movement that began in Britain in the latter part of the nineteenth century and spread to America by the turn of the twentieth century. Its founders and early

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<sup>72</sup> McAlester, *A Field Guide to American Houses*, 407.

<sup>73</sup> Gottfried and Jennings, *American Vernacular Buildings and Interiors 1870-1960*, New York: W. W. Norton & Company, 2009.

<sup>74</sup> McAlester, *A Field Guide to American Houses*, 548.



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practitioners extolled the beauty, utility, and moral virtue of handcraft in the production of decorative arts and architecture. Highly critical of the social and cultural upheaval brought about by the Industrial Revolution, they believed that skilled craftsmanship and quality materials rendered everyday items both functional and aesthetically pleasing in a way that was more enduring and far preferable to mass-produced, often poor quality, goods manufactured by machines. Ironically, when the movement made its way to America, manufacturers found the Craftsman aesthetic well suited to mass production and put their factories to work churning out replicas of the beautiful, handcrafted originals for widespread distribution to consumers across the country.

Early Craftsman architecture in America remained true to the British model as interpreted by the California firm Greene and Greene, which was largely responsible for its popularization in the U.S. in the 1900s and 1910s. Greene and Greene created unique homes of exceptional beauty and quality, often displaying influences of Asian-inspired design and form. From California, the Craftsman style quickly spread throughout the country where it rose to enormous popularity by the late 1910s, supplanting the older Victorian and Classical styles in residential design. The public embraced the Craftsman style for its “honest” construction and open room and window arrangement that allowed for better light and ventilation and brought the outside, natural environment to the interior spaces of the house. The Craftsman aesthetic had broad public appeal with both elaborate, “high-style” Craftsman houses (though these are uncommon outside of California) and more modest versions of the aesthetic as Craftsman bungalows, which remained the most common house type and style in working- and middle-class suburban neighborhoods in America through the 1920s and into 1930s.

The Craftsman style is characterized by its low-to medium-pitched roof with wide eaves to shade the house and exposed wood elements such as rafter tails, knee braces, and faux half-timbering, usually set against stucco in the front and/or side gable ends. Most Craftsman residences have a front- or side-gabled roof, though some have cross-gabled or hipped roofs. Typically, fenestration consists of paired or tri-partite double-hung sash windows arranged on opposite walls to allow air to pass freely through, thereby cooling and ventilating the house. Porches are prominent features of Craftsman design and function as shaded outdoor “rooms.” Porches may be inset or attached and are usually supported by tapered wood posts on brick or wood piers, by paired or tripled wood posts, or by cross-beams set on piers or porch walls.



**Figure 17. 1915 Craftsman/Bungalow; 835 SW Western Avenue; view facing west. Source: Stantec, 2021.**



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As was true of the national trend, earlier Craftsman houses in Topeka tend to be more elaborate than later, more-modest versions of the style. They typically have more complex roof forms, multi-level porches or terraces, and pronounced structural elements such as oversized knee braces, faux half-timbering, or heavy, exposed cross-beamed porch supports.

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### 3.2.5 MODERN ERA, CA. 1935-PRESENT

Mid- to late-Modern styles of the twentieth century, such as the Ranch style for a couple single-family residential dwellings, and Contemporary, Postwar Modern, Modern, Shed, and Mansard styles for apartment buildings are represented in the neighborhood as infill. Most apartment buildings are located at the southwest corner of Southwest 8<sup>th</sup> Ave and Southwest Tyler St. Postmodern, International, and Commercial styles are also represented as non-residential buildings, typically located on the periphery of the neighborhood at the bounding streets of Southwest 8<sup>th</sup> and Southwest 10<sup>th</sup> Avenues.



**Figure 18. 1965 Postwar Modern apartment building; 800 SW Polk Street; view facing southeast. Source: Stantec, 2021.**





### 4 SURVEY RESULTS AND OBSERVATIONS

This section describes survey results and observations from the survey of 156 historic-age resources in the Old Town Neighborhood survey area, as defined in **Figure 2**. Characteristics and the integrity of the area are discussed, and tables summarizing survey results are included. Detailed information for each historic-age property is included on the survey data table (see **Appendix A.1**). Analysis of survey results and observation informed recommendations for historic designation described in **Section 5**.

#### 4.1 CHARACTERISTICS OF THE SURVEY AREA AND INTEGRITY



**Figure 19. Looking East on SW 9th St. Source: Stantec, 2021.**

The survey area within the Old Town Neighborhood (see **Figure 2**), bounded by SW 8<sup>th</sup> Ave to the north, SW Tyler St to the east, SW 10<sup>th</sup> Ave to the south, and the alley between SW Lincoln St and SW Lane St at the west, is laid out in a grid pattern and located west of downtown Topeka. The area contains a mix of resources dating from the late-nineteenth century through the early 2000s. The west end of the survey area, from the alley between SW Lane St and SW Lincoln St to SW Western Ave, is characterized by single-family residences dating from the late-nineteenth and early twentieth centuries. In general, this area retains a high degree of integrity.

At the center of the survey area, from SW Buchanan St to SW Western Ave, historic-age, single-family residences are extant between SW 9<sup>th</sup> St and SW 8<sup>th</sup> Ave; however, integrity for many of these buildings has been compromised due to incompatible modifications, such as additions and replacement windows and siding. Between SW 9<sup>th</sup> St and SW 10<sup>th</sup> Ave, nonhistoric-age resources related to the neighborhood churches and Topeka High School have changed the character of the formerly residential area.

The parcel between SW Western Ave and SW Polk St, containing Topeka High School and Grace Episcopal Church, retains a high degree of integrity. To the east, large apartment complexes from the



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1960s and 1970s characterize the northeastern corner of the survey area, bounded by SW Tyler, SW 9<sup>th</sup>, SW Polk, and SW 8<sup>th</sup> Streets. There are extant early twentieth century houses on SW 8<sup>th</sup> Street and SW 9<sup>th</sup> Street within the block, but most exhibit some loss of materials integrity due to unsympathetic replacement of siding and other character-defining features.

### 4.2 RESULTS SUMMARY

In the field, surveyors documented each resource with information about the historic function (see **Table 3**), year of construction (see **Table 4**), architectural style (see **Table 5**), and whether it retains sufficient integrity to be contributing to a potential historic district (see **Table 6**).

#### 4.2.1 HISTORIC-AGE, NONHISTORIC-AGE, AND VACANT PARCELS

The survey area comprised 161 parcels. Stantec surveyors documented 145 parcels with built resources, 136 of which have one or more historic-age resources and nine of which only had nonhistoric-age resources. Nine parcels have historic-age resources that have been demolished, and seven parcels are vacant (see **Table 1**).

**Table 1. Historic-Age, Non-Historic-Age, and Vacant Parcels in the Survey Area**

Parcel Type	Number of Parcels	Percent of Total
Historic-Age Resources	136	84.5%
Nonhistoric-Age Resources	9	5.5%
Vacant (or Demolished) Parcel	16	10.0%
<b>TOTAL</b>	<b>161</b>	<b>100%</b>

**Table 2. Historic-Age, Non-Historic-Age, and Vacant Resources in the Survey Area**

Resource Type	Number of Resources	Percent of Total
Historic-Age Resources	156	85.7%
Nonhistoric-Age Resources	10	5.5%
Demolished Historic-Age Resource	9	5.0%
No Resource (Vacant)	7	3.8%
<b>TOTAL</b>	<b>182</b>	<b>100%</b>



4.2.2 HISTORIC FUNCTION

All the resources documented with an inventory form are buildings. As outlined in **Table 3**, most were historically in use as single-family residences. Other documented historic uses include secondary domestic structures, religious-related resources, a fire station, and a specialty store.

**Table 3. Historic Function of Resources Surveyed (Historic-Age Resources)**

Historic Resource Function	Number of Historic-Age Resources	Percent of Total
Commerce/Trade – Specialty Store	1	0.6%
Domestic – Multiple Dwelling	7	4.5%
Domestic – Secondary Structure	24	15.4%
Domestic – Single Dwelling	114	73.1%
Education – School	1	0.6%
Government – Fire Station	1	0.6%
Health Care – Clinic	1	0.6%
Other	1	0.6%
Religion – Church School	1	0.6%
Religion – Church-Related Residence	1	0.6%
Religion – Religious Facility	4	2.6%
<b>TOTAL</b>	156	100%



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### 4.2.3 YEAR BUILT

The 156 historic-age resources in the study area were constructed between 1874 and 1970.<sup>75</sup> Additionally, non-historic-age resources constructed between 1972 and 2004 are also noted in the survey area. Most of the historic-age resources were constructed between 1900 and 1909, comprising 38.5% of the historic-age building stock.

**Table 4. Year Built Date (Historic-Age Resources)**

Year Built	Number of Historic-Age Resources	Percent of Total
1870-1879	2	1.3%
1880-1889	8	5.1%
1890-1899	20	12.8%
1900-1909	60	38.5%
1910-1919	28	18.0%
1920-1929	16	10.3%
1930-1939	8	5.1%
1940-1949	4	2.6%
1950-1959	3	1.9%
1960-1970	7	4.5%
<b>TOTAL</b>	156	100%

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<sup>75</sup> No resources were constructed in 1971, the survey cut-off date.



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### 4.2.4 ARCHITECTURAL STYLE

Seventeen architectural styles were documented in the survey area, most of which were applied to single-family residences. The most common style recorded was Queen Anne, which comprised 38.5% of the historic-age resources. See **Section 3.2** for additional information on styles in Old Town Topeka.

**Table 5. Architectural Styles in the Survey Area (Historic-Age Resources)**

Architectural Style	Number of Historic-Age Resources	Percent of Total
Classical Revival	2	1.3%
Collegiate Gothic	1	0.6%
Colonial Revival	6	3.8%
Commercial	1	0.6%
Craftsman/Bungalow	14	9.0%
Dutch Colonial Revival	2	1.3%
Gothic Revival	2	1.3%
International	1	0.6%
Italianate	1	0.6%
Mission	2	1.3%
Modern/Modern Movement	1	0.6%
Neoclassical	4	2.6%
Prairie	3	1.9%
Queen Anne	60	38.5%
Ranch	2	1.3%
Shingle	4	2.6%
Tudor Revival	4	2.6%
No Style	45	28.8%
<b>TOTAL</b>	<b>156</b>	<b>100%</b>



### 5 RECOMMENDATIONS

Stantec historians evaluated each historic property in the survey area to identify any that retain sufficient historic integrity and association with a historic context to be potentially individually eligible for the NRHP. Additionally, groups of properties were also evaluated as potential historic districts eligible for the NRHP. Integrity for each resource was evaluated and a recommendation of contributing or noncontributing was given to identify sections of the survey area with a density of potentially contributing resources. Areas that lacked a concentrated of potentially contributing resources were not recommended as eligible NRHP historic districts.

As a result of this survey, Stantec recommends two resources individually eligible for listing in the NRHP: Grace Episcopal Church at 701 SW 8<sup>th</sup> St and the Auerbach House at 825 SW Buchanan St. Additionally, one historic district bounded by the alley between SW Lane St and SW Lincoln St at the west, SW 10<sup>th</sup> Ave to the south, the west side of SW Buchanan St from SW 10<sup>th</sup> Ave to SW 9<sup>th</sup> St and up the alley between SW Buchanan and SW Clay Streets to SW 8<sup>th</sup> Ave.

#### 5.1 INDIVIDUALLY ELIGIBLE PROPERTIES

There are four NRHP-listed properties in the survey area:

- John C. Harmon House: Listed to the NR in 2012 under Criterion C for Architecture with a 1905 Period of Significance
- Topeka High School: Listed to the NR in 2005 under Criterion A for Education and Criterion C for Architecture with a 1929-1955 Period of Significance
- Fire Station No. 4: Listed to the NR in 2019 under Criterion A for Social History and Criterion C for Architecture with a 1926-1940 Period of Significance
- Church of the Holy Name: Listed to the NR in 2012 under Criterion C for Architecture with a 1925 Period of Significance

After surveying the NRHP-listed properties, Stantec historians found that they retain sufficient integrity to continue to convey their historic significance.

As a result of this survey, Stantec has identified two additional properties that are eligible for individual listing in the NRHP:

- Grace Episcopal Church at 701 SW 8<sup>th</sup> St: Recommended eligible for the NR under Criterion C for Architecture at the local level with a 1917 Period of Significance
- Auerbach House at 825 SW Buchanan St: Recommended eligible for the NR under Criterion C for Architecture at the local level with a 1905 Period of Significance



### 5.2 ELIGIBLE HISTORIC DISTRICTS

When identifying areas that may be eligible for listing in the NRHP as a historic district, Stantec historians assessed the integrity of resources, concentration of potentially contributing resources, and determined an area and period of significance that applied to the resources within the potential district.

#### 5.2.1 EVALUATED POTENTIAL HISTORIC DISTRICTS – ENTIRE SURVEY AREA

The entire survey area was evaluated for eligibility as a potential NRHP district. Based on NPS criteria for listing in the NRHP, a district should have a cohesive area and period of significance. Additionally, at least 50% of the resources should typically retain sufficient integrity to contribute to the district. Historic resources within the study area are associated with a variety of areas of significance including Architecture, Education, Social History, and Religion. Furthermore, the distribution of potentially contributing resources was concentrated at the west end of the survey area. Therefore, the entire survey area does not have unifying area of significance, nor does it contain a majority number of resources across the area that retain sufficient integrity to be contributing. As a result, the entire survey area was not recommended eligible as an NRHP historic district.

#### 5.2.2 ELIGIBLE HISTORIC DISTRICTS

The eligible historic district is bounded by the alley between SW Lane St and SW Lincoln St at the west, SW 10<sup>th</sup> Ave to the south, the west side of SW Buchanan St from SW 10<sup>th</sup> Ave to SW 9<sup>th</sup> St and up the ally between SW Buchanan and SW Clay Streets to SW 8<sup>th</sup> Ave. It consists of 48 parcels with 37 historic-age resources that are contributing and 20 historic-age resources that are non-contributing. Four nonhistoric-age resources (constructed after 1971) within the district boundaries are considered to be non-contributing; the remaining non-contributing resources no longer retain sufficient integrity to convey their significance. No vacant properties are within the recommended boundaries.

This district contains historic-age resources dating from 1888 to 1966 and is comprised of single-family domestic resources with associated secondary structures. The district is eligible for the NRHP under Criterion C for Architecture, as excellent example of early residential architecture in Topeka, with a period of significance from 1888 through 1922, extending from the first wave of construction in the neighborhood through the building boom in the 1920s. Four resources in the district were constructed after 1922. Two of these retain sufficient integrity to be contributing, but they are outside of the period of significance and have therefore been categorized as noncontributing. See **Table 7** in **Appendix A.1** for a table of resources in the district.

The east block of SW Buchanan St between SW 9<sup>th</sup> St and SW 10<sup>th</sup> Ave was considered for inclusion in this recommended historic district; however, it did not retain a sufficient concentration of potentially contributing resources. Notably, 914 SW Buchanan St, within this block, was home to Nick Chiles,



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publisher of the *Topeka Plaindealer*.<sup>76</sup> Born in South Carolina, Chiles moved to Topeka in 1886 and purchased a newspaper called the *Topeka Call*, later renamed the *Topeka Plainsdealer*, in 1899. The newspaper grew to be the most successful Black newspaper in the nation and the longest running.<sup>77</sup> The *Topeka Plainsdealer* was published at 114 SE 7<sup>th</sup> St in downtown Topeka, and the building, known as the Gorbutt Building, is contributing to the NRHP-listed South Kansas Avenue Commercial District.<sup>78</sup>

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### 5.2.3 CONTRIBUTING AND NONCONTRIBUTING RESOURCES

Each resource surveyed was also evaluated for its potential as a contributing or noncontributing property based on its integrity at the time of survey. Of the 166 built resources documented, about half retained sufficient integrity to be contributing to a potential district, many of which are concentrated at the west end of the survey area in the recommended historic district.

**Table 6. Contributing and Noncontributing Resources (Historic- and NonHistoric-Age)**

Recommendations	Number of Resources	Percent of Total
Contributing Property	84	50.6%
Non-Contributing Property	82	49.4%
<b>TOTAL</b>	166	100%

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### 5.2.4 NEXT STEPS

National Register nominations and designations may be pursued for the potential individually eligible resources and the identified historic district. Resources that were identified as potentially contributing but are outside of the potential historic district do not warrant any further action.

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<sup>76</sup> Keenoy Preservation, "Survey Report Tennessee Town Topeka, Kansas: Intensive Phase II Survey," report prepared for the City of Topeka, 2020, available at <https://cot-wp-uploads.s3.amazonaws.com/wp-content/uploads/planning/HistoricPreservation/TennesseeTownPhaseII.pdf>, accessed August 18, 2022, 17.

<sup>77</sup> Kansas Historical Society, "Nick Chiles," Kansapedia, available at <https://www.kshs.org/kansapedia/nick-chiles/12009>, accessed August 18, 2022.

<sup>78</sup> Email communication with Tim Paris, August 18, 2022, and Rachel Nugent, Lauren Rieke, and Ellis Mumford-Russell, "South Kansas Avenue Commercial Historic District," National Register of Historic Places Nomination Form, 2015, 31.





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# APPENDIX



## A.1 HISTORIC DISTRICT RECOMMENDATION

**Table 7. Properties Within the Recommended Eligible Historic District**

Address	Historic Function	Architectural Style	Year Built	Contributing Status
1200 SW 10TH ST	Domestic - Single Dwelling	Queen Anne	1900	No
1206 SW 10TH ST	Domestic - Single Dwelling	Shingle	1900	No
1208 SW 10TH ST	Domestic - Single Dwelling	Queen Anne	1900	No
1214 SW 10TH ST	Domestic - Single Dwelling	Queen Anne	1900	Contributing
1218 SW 10TH ST	Domestic - Single Dwelling	Shingle	1900	Contributing
1222 SW 10TH ST	Domestic - Single Dwelling	Queen Anne	1900	No
1214 SW 10TH ST	Domestic - Secondary Structure	Not Applicable/No Style	1940	No
1308 SW 10TH ST	Health Care - Clinic	Other	1966	No
1113 SW 8TH ST	Domestic - Single Dwelling	Other	1888	No
828 SW BUCHANAN ST	Domestic - Single Dwelling	Queen Anne	1895	No
818 SW BUCHANAN ST	Domestic - Single Dwelling	Queen Anne	1896	No
822 SW BUCHANAN ST	Domestic - Secondary Structure	Not Applicable/No Style	1896	Contributing
822 SW BUCHANAN ST	Domestic - Single Dwelling	Queen Anne	1896	No
802 SW BUCHANAN ST	Domestic - Single Dwelling	Other	1900	Contributing
812 SW BUCHANAN ST	Domestic - Single Dwelling	Queen Anne	1900	No
829 SW BUCHANAN ST	Domestic - Single Dwelling	Queen Anne	1900	Contributing
811 SW BUCHANAN ST	Domestic - Single Dwelling	Queen Anne	1901	Contributing
901 SW BUCHANAN ST	Domestic - Single Dwelling	Queen Anne	1903	Contributing
816 SW BUCHANAN ST	Domestic - Single Dwelling	Queen Anne	1905	No
825 SW BUCHANAN ST	Domestic - Single Dwelling	Prairie	1905	Contributing
915 SW BUCHANAN ST	Domestic - Single Dwelling	Neoclassical	1905	Contributing



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915 SW BUCHANAN ST	Domestic - Secondary Structure	Not Applicable/No Style	1905	Contributing
921 SW BUCHANAN ST	Domestic - Single Dwelling	Queen Anne	1905	Contributing
834 SW BUCHANAN ST	Domestic - Secondary Structure	Not Applicable/No Style	1907	Contributing
834 SW BUCHANAN ST	Domestic - Secondary Structure	Rustic	1907	Contributing
834 SW BUCHANAN ST	Domestic - Single Dwelling	Shingle	1907	Contributing
816 SW BUCHANAN ST	Domestic - Secondary Structure	Not Applicable/No Style	1920	Contributing
927 SW BUCHANAN ST	Domestic - Single Dwelling	Ranch	1967	No
805 SW LINCOLN ST	Domestic - Single Dwelling	Queen Anne	1888	Contributing
811 SW LINCOLN ST	Domestic - Single Dwelling	Queen Anne	1900	Contributing
920 SW LINCOLN ST	Domestic - Single Dwelling	Queen Anne	1903	Contributing
825 SW LINCOLN ST	Domestic - Single Dwelling	Queen Anne	1904	No
832 SW LINCOLN ST	Domestic - Single Dwelling	Queen Anne	1905	Contributing
905 SW LINCOLN ST	Domestic - Single Dwelling	Queen Anne	1905	Contributing
827 SW LINCOLN ST	Domestic - Single Dwelling	Queen Anne	1906	No
901 SW LINCOLN ST	Domestic - Single Dwelling	Queen Anne	1906	No
815 SW LINCOLN ST	Domestic - Single Dwelling	Queen Anne	1907	Contributing
817 SW LINCOLN ST	Domestic - Secondary Structure	Not Applicable/No Style	1907	Contributing
817 SW LINCOLN ST	Domestic - Single Dwelling	Queen Anne	1907	Contributing
821 SW LINCOLN ST	Domestic - Single Dwelling	Queen Anne	1907	No
831 SW LINCOLN ST	Domestic - Single Dwelling	Queen Anne	1907	Contributing
835 SW LINCOLN ST	Domestic - Single Dwelling	Queen Anne	1907	Contributing
907 SW LINCOLN ST	Domestic - Single Dwelling	Queen Anne	1907	Contributing
911 SW LINCOLN ST	Domestic - Single Dwelling	Dutch Colonial Revival	1907	Contributing
913 SW LINCOLN ST	Domestic - Single Dwelling	Queen Anne	1907	No
915 SW LINCOLN ST	Domestic - Single Dwelling	Queen Anne	1907	No
921 SW LINCOLN ST	Domestic - Single Dwelling	Queen Anne	1907	No
924 SW LINCOLN ST	Domestic - Single Dwelling	Queen Anne	1907	Contributing
809 SW LINCOLN ST	Domestic - Single Dwelling	Queen Anne	1908	Contributing



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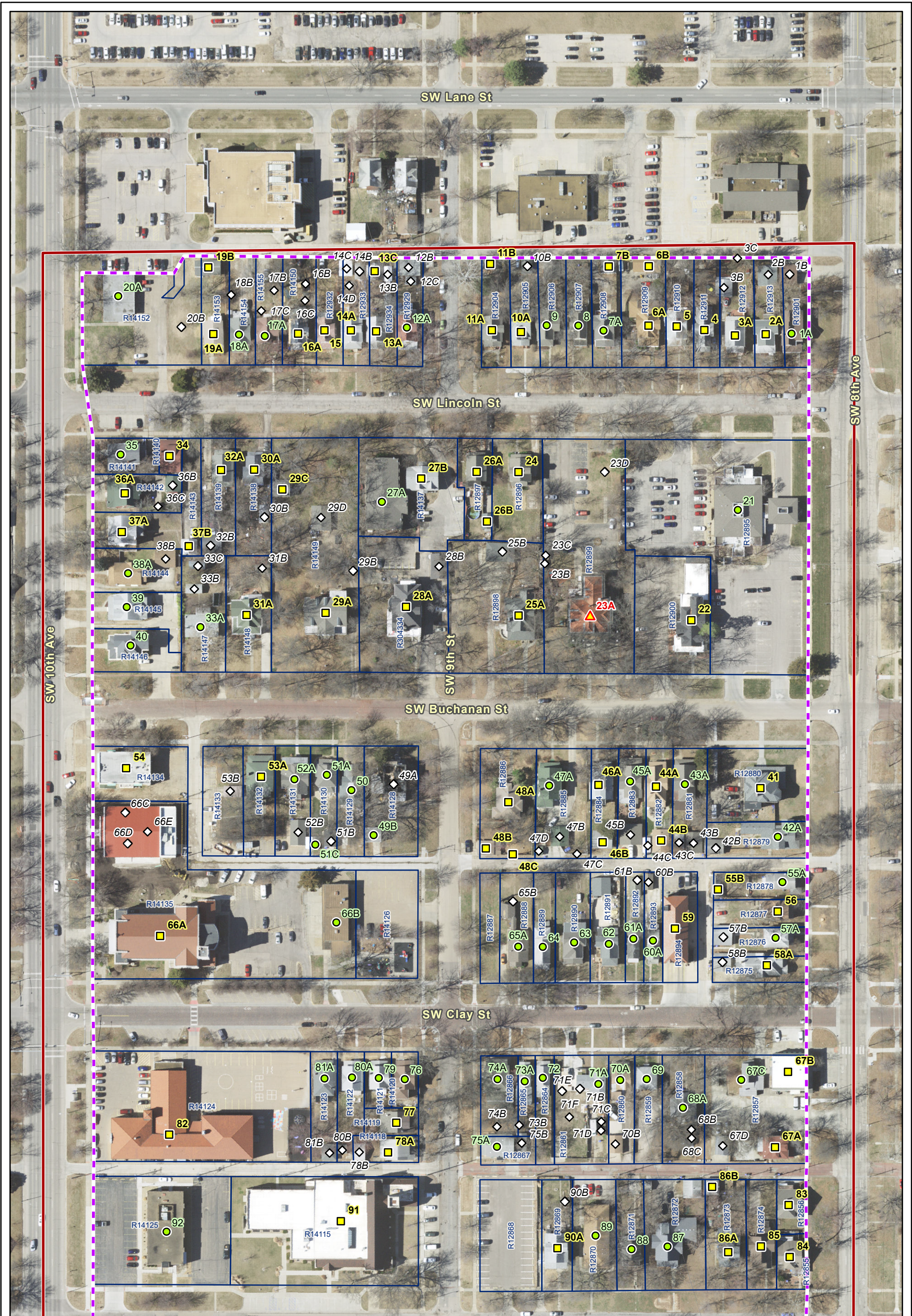
900 SW LINCOLN ST	Domestic - Secondary Structure	Dutch Colonial Revival	1910	Contributing
930 SW LINCOLN ST	Domestic - Single Dwelling	Craftsman/Bungalow	1910	Contributing
801 SW LINCOLN ST	Domestic - Single Dwelling	Queen Anne	1913	No
834 SW LINCOLN ST	Domestic - Single Dwelling	Queen Anne	1914	Contributing
925 SW LINCOLN ST	Domestic - Single Dwelling	Not Applicable/No Style	1917	Contributing
821 SW LINCOLN ST	Domestic - Secondary Structure	Not Applicable/No Style	1920	Contributing
835 SW LINCOLN ST	Domestic - Secondary Structure	Not Applicable/No Style	1920	Contributing
905 SW LINCOLN ST	Domestic - Secondary Structure	Not Applicable/No Style	1920	Contributing
834 SW LINCOLN ST	Domestic - Secondary Structure	Not Applicable/No Style	1922	Contributing
925 SW LINCOLN ST	Domestic - Secondary Structure	Not Applicable/No Style	1930	No
800 SW LINCOLN ST	Health Care - Clinic	Other	1972	No





A.2 SURVEY MAP





- |                           |                                    |
|---------------------------|------------------------------------|
| Survey Area               | <b>Documented Resource</b>         |
| Parcel Boundary           | Contributing/Individually Eligible |
| Recommended NRHP Boundary | Contributing                       |
|                           | Noncontributing                    |
|                           | Other (Demolished or Not Assessed) |

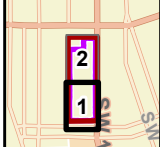
**Survey Results**  
Sheet 1 of 2

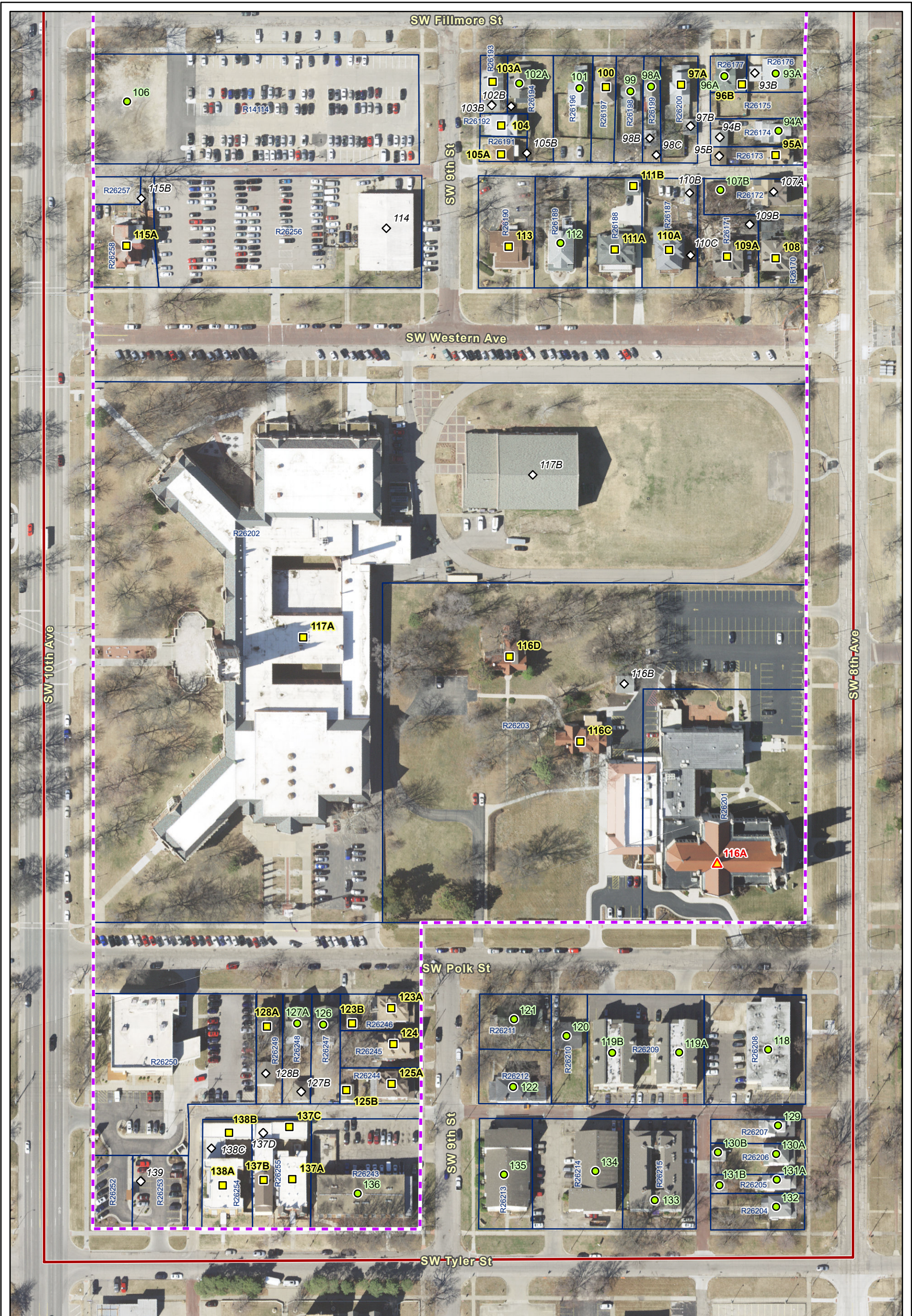
Old Town Topeka  
Historic Resources Survey

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Data Sources:  
CMEC now Stantec (2022),  
City of Topeka (2021)  
Aerial Source: City of Topeka (2021)

0 125 Feet 1 in = 125 feet  
0 30 Meters Scale: 1:1,500  
Date: 11/18/2022





- |                           |                                    |
|---------------------------|------------------------------------|
| Survey Area               | <b>Documented Resource</b>         |
| Parcel Boundary           | Contributing/Individually Eligible |
| Recommended NRHP Boundary | Contributing                       |
|                           | Noncontributing                    |
|                           | Other (Demolished or Not Assessed) |

**Survey Results**  
**Sheet 2 of 2**  
 Old Town Topeka  
 Historic Resources Survey

Path: U:\235300423\03\_data\gis\_cad\gis\OldTown\_Working.aprx - topeka\_old\_town\_survey\_results\_20221118.sgl

Data Sources:  
 CMEC now Stantec (2022),  
 City of Topeka (2021)  
 Aerial Source: City of Topeka (2021)

Scale: 1 in = 125 feet  
 Date: 11/18/2022

