

WEST HILLS SUBDIVISION: HISTORIC RESOURCES SURVEY



The City of Topeka, Shawnee County, Kansas
July 2021

Prepared by
Jaime L. Destefano, MSHP
JLD Preservation Consulting, LLC

ACKNOWLEDGEMENTS

Mayor Michelle De La Isla

Topeka City Council

Tony Emerson

Michael Lesser

Michael Padilla

Spencer Duncan

Neil Dobler

Sylvia Ortiz

Hannah Naeger

Karen Hiller

Christina Valdivia-Alcala

Topeka Landmarks Commission

Mark Burenheide

Melina Stewart

Dave Frederick

Paul Post

Grant Sourk

Cassandra Taylor

David Heit

Donna Rae Pearson

Christine Steinkuehler

City of Topeka Planning Department

Bill Fiander, Director, AICP

Tim Paris, Planner II

A special thanks to Steve Good, local resident and author of *Prairie to Property*, for taking the time to share his considerable research, photographs, scans, and knowledge of the West Hills Subdivision and its developmental history. His extensive research was invaluable to this survey project.

The survey report has been financed in part with Federal funds from the National Park Service, a division of the United States Department of the Interior and administered by the Kansas Historical Society. The contents and opinions, however, do not necessarily reflect the view or policies of the United States Department of the Interior or the Kansas Historical Society. This program receives Federal funds from the National Park Service. Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination in departmental Federally Assisted Programs on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal assistance should write to: Director, Equal Opportunity Program, U.S. Department of the Interior, National Park Service, P.O. 37127, Washington D.C. 20013-7127.

WEST HILLS

Restricted Home Sites

Beautiful Views Overlooking City and Kaw Valley

- Priced from \$2,000 to \$1,500.
- Lot width 100 feet to 150 feet.
- Lot area one-half acre or more.
- A part of the City of Topeka.
- Paved streets, gas and water lines to be completed soon.

See these home-sites today. Located next to Prospect Hills, most exclusive area, West Hills has been designed by Hare & Hare of Kansas City and Benson & Spencer of Topeka.

For Information Stop at Our Field Office in West Hills

SELSAM, HANNI & CO., INC.

204 W. 6th Ave., Realtors Phone 8-8588

ACKNOWLEDGEMENTS.....	i
LIST OF FIGURES AND CHARTS.....	iv
LIST OF PHOTOGRAPHS.....	iv
SECTION 1: INTRODUCTION & METHODOLOGY.....	6
1.1 INTRODUCTION.....	6
1.2 BACKGROUND RESEARCH	8
1.3 MEETINGS	9
1.4 SURVEY AND RECORDATION.....	9
1.5 ARCHITECTURAL ANALYSIS.....	10
SECTION 2: HISTORIC CONTEXT.....	11
2.1 CITY OF TOPEKA.....	11
2.2 COMMUNITY PLANNING AND DEVELOPMENT.....	12
2.3 TOPEKA’S “ANNEXATION FEVER:” 1945-1975	15
2.3 WEST HILLS SUBDIVISION.....	16
SECTION 3: SURVEY FINDINGS.....	29
3.2 CONSTRUCTION DATES	31
3.3 RESIDENTIAL ARCHITECTURE	31
SECTION 4: RECOMMENDATIONS.....	57
4.1 EVALUATING NATIONAL REGISTER ELIGIBILITY	57
BIBLIOGRAPHY	61
APPENDIX A: SURVEY INVENTORY	63
APPENDIX B: SURVEY MAP	64

LIST OF FIGURES AND CHARTS

Figure 1. City Map Showing West Hills Subdivision Relative to Downtown Topeka.....	7
Figure 2. Google Earth Aerial Photograph Showing the West Hills Subdivision (Shaded Red) Relative to Downtown Topeka	7
Figure 3. Parcel Map of West Hills Subdivision Showing Phase I and Phase II	8
Figure 4. Map Showing Gradual Expansion of City Limits, c.1928, and the area that would later develop as West Hills Subdivision (circled red).....	13
Figure 5. City of Topeka Map, c.1940-1942.....	14
Figure 6. Topeka Corporate Limit Population Changes by Districts 1910-1940	14
Figure 7. Topeka Growth	16
Figure 8. 1898 Map of Mission Township	18
Figure 9. 1956 Aerial Photograph Showing I-70/US 40 and Early Development of West Hills.....	21
Figure 10. West Hills Subdivision (Phase I) Plat Book 12, Page 137, Feb. 7, 1956.....	22
Figure 11. West Hills Subdivision, Phase II, Plat Book 15, Page 64, February 1957	23
Figure 12. West Hills Subdivision No. 2, Addition of Lots 101-107.....	23
Figure 13. Full-Page Advertisement Announcing West Hills, Topeka Daily Capital, August 12, 1956	24
Figure 14. West Hills No. 2, Expansion Brochure, 1960	28
Figure 15. Breakdown of Residences by Date of Construction.....	31
Figure 16. 5000 SW Redbud Lane, Floorplan, 1963.....	35
Figure 17. 5005 West Hills Drive, Floor Plan	36
Figure 18. Mark 58, Scholz Homes, House Beautiful Magazine, 1958	51
Figure 19. Scholz 58, House Beautiful Magazine, 1958.....	51
Figure 20. Breakdown of Resources (Total 161) by Integrity Rating.....	55
Figure 21. Distribution of Resources With Low and Fair Integrity, and Those Less Than 50 Years of Age.....	56
Figure 22. Distribution of Resources Recommended as Noncontributing to a Potential National Register Historic District with Period of Significance Extending to 1979.....	59

LIST OF PHOTOGRAPHS

Photograph 1. Panorama Photograph of Fairfield Farm, farmhouse visible on left, post-1929.....	18
Photograph 2. Prospect Hills Golf Course, 1931	19
Photograph 3. 1948 Aerial Photograph Showing Prospect Hill (Bottom).....	20
Photograph 4. 1954 Aerial Photograph Showing Construction of Highway 40	21
Photograph 5. Franklin House, 4808 SW West Hills Drive (KHRI 177-4911)	26
Photograph 6. Arthur Hanni House, 5016 SW Brentwood Road (KHRI 177-4998).....	26
Photograph 7. Donald Seltsam House, 5017 SW Brentwood Road (KHRI 177-5003)	26
Photograph 8. View along Fairlawn Road with the Cedar Crest Estate to the West.....	29
Photograph 9. Streetscape View along Meadow Lane.....	30
Photograph 10. Streetscape View along SW West Hills Drive.....	30
Photograph 11. 5000 SW Redbud Lane, Interior View of Living Room	35

Photograph 12. 116 SW Meadow Lane (KHRI 177-4974).....	37
Photograph 13. 5016 SW Brentwood Road (KHRI 177-4998).....	37
Photograph 14. 157 SW Meadow Lane (KHRI 177-4980).....	37
Photograph 15. 5010 SW Redbud Lane (KHRI 177-4891).....	38
Photograph 16. 216 SW Fairlawn Road (KHRI 177-5041).....	38
Photograph 17. 4736 West Hills Drive (KHRI 177-4913).....	38
Photograph 18. 4705 SW West Hills Drive (KHRI 177-4951), Aerial Photograph, Shawnee County Parcel Map.....	39
Photograph 19. 4808 SW West Hills Drive (KHRI 177-4911), V-Shaped Form.....	39
Photograph 20. 4712 SW West Hills Drive (KHRI 177-4971).....	39
Photograph 21. 4737 SW West Hills Drive (KHRI 177-4925).....	40
Photograph 22. 4805 SW West Hills Drive (KHRI 177-4955), c.1960	40
Photograph 23. 5037 SW West Hills Drive (KHRI 177-4964).....	41
Photograph 24. 5025 SW Redbud Lane (KHRI 177-4988).....	41
Photograph 25. 5011 SW Brentwood Road (KHRI 177-5002).....	41
Photograph 26. 5000 SW Redbud Lane (KHRI 177-4892).....	43
Photograph 27. 5026 SW West Hills Drive (KKHRI 177-4901)	43
Photograph 28. 4910 SW West Hills Drive (KHRI 177-4907).....	43
Photograph 29. 5034 SW West Hills Drive (KHRI 177-4966).....	44
Photograph 30. 5017 SW Brentwood Road (KHRI 177-5003).....	44
Photograph 31. 240 SW Fairlawn Road (KHRI 177-5044).....	45
Photograph 32. 5035 SW Brentwood Road (KHRI 177-5005).....	45
Photograph 33. 4804 SW Brentwood Road (KHRI 177-4947).....	46
Photograph 34. 157 SW Meadow Lane (KHRI 177-4980).....	46
Photograph 35. 5011 Redbud Court (KHRI 177-4894).....	47
Photograph 36. 5125 SW Redbud Lane (KHRI 177-4988).....	47
Photograph 37. 5116 SW Redbud Lane (KHRI 177-4991).....	48
Photograph 38. Franklin House, 4808 SW West Hills Drive (KHRI 177-4911).....	48
Photograph 39. 4736 SW West Hills Drive (KHRI 177-4913).....	49
Photograph 40. 4730 SW West Hills Drive (KHRI 177-4914).....	49
Photograph 41. 5032 SW Brentwood Road (KHRI 177-4996).....	50
Photograph 42. 150 SW Meadow Lane (KHRI 177-4979).....	50

SECTION 1: INTRODUCTION & METHODOLOGY

1.1 INTRODUCTION

Initiated by the City of Topeka and the Kansas Historical Society (“KHS”), this historic resource survey is part of an effort to identify and survey all properties within the historic West Hills Subdivision, a planned, mid-20th century subdivision located on the southern banks of the Kansas River, just northwest of downtown Topeka. This project strives to document the establishment and subsequent development of the neighborhood within the greater context of Topeka’s patterns of development during the mid-20th century. This project further aims to survey every residential property within the neighborhood and evaluate the subdivision for National Register of Historic Places eligibility as a historic district. In 2020, the City of Topeka contracted JLD Preservation Consulting to conduct the intensive-level survey of the entirety of the West Hills Subdivision. West Hills is a planned, middle-class neighborhood characterized by its curvilinear streets, gently rolling topography, and impressive collection of mid-20th century ranch houses.

The West Hills Subdivision is located approximately 3 ½ miles northwest of the heart of downtown Topeka (Figures 1 and 2). It encompasses a total of 161 residential properties occupying the West Hills Subdivision No. 1 and No. 2, laid out in 1956. The following year, an additional five lots fronting SW Fairlawn Road were added to Phase 2. Figure 3 is a parcel map showing the boundaries of the respective phases of development of West Hills. JLD Preservation Consulting recorded all resources, regardless of age. The highest percentage of residences built within the neighborhood occur between 1955 and 1969, with a handful erected through the mid-1970s. The earliest residence dates to 1906 and associated with Fairfield Farms, a dairy farm once occupying the land upon which West Hills was later developed. Five houses were built between 1983 and 2012. The neighborhood contains a unique collection of sprawling, middle-class ranch houses, adopting a variety of forms distinctive of the otherwise ubiquitous house type. While several houses within the neighborhood lack a distinct architectural style, the majority convey stylistic influences from a range of styles attributed to post-World War II residential design. Among the styles occurring in West Hills include Contemporary, Rustic/Western Ranch, Colonial Revival, and Postmodern. Houses within West Hills are remarkably well-preserved, retaining a high degree of their historic design and materials. Landscaping throughout the neighborhood, including mature shade trees, create a cohesive, picturesque aesthetic further enhanced by the curvilinear street layout - a popular design feature of planned suburban developments following World War II.

Appendix A includes a spreadsheet of all residences within the West Hills Subdivision. The spreadsheet includes the assigned KHS inventory number, address, date of construction, residential type, or form, sub-type (if applicable), architectural style, degree of integrity, and recommended contributing status in the event that West Hills is nominated to the National Register of Historic Places. A thumbnail photograph of each resource is also included on the inventory for convenience purposes.



Figure 1. City Map Showing West Hills Subdivision Relative to Downtown Topeka

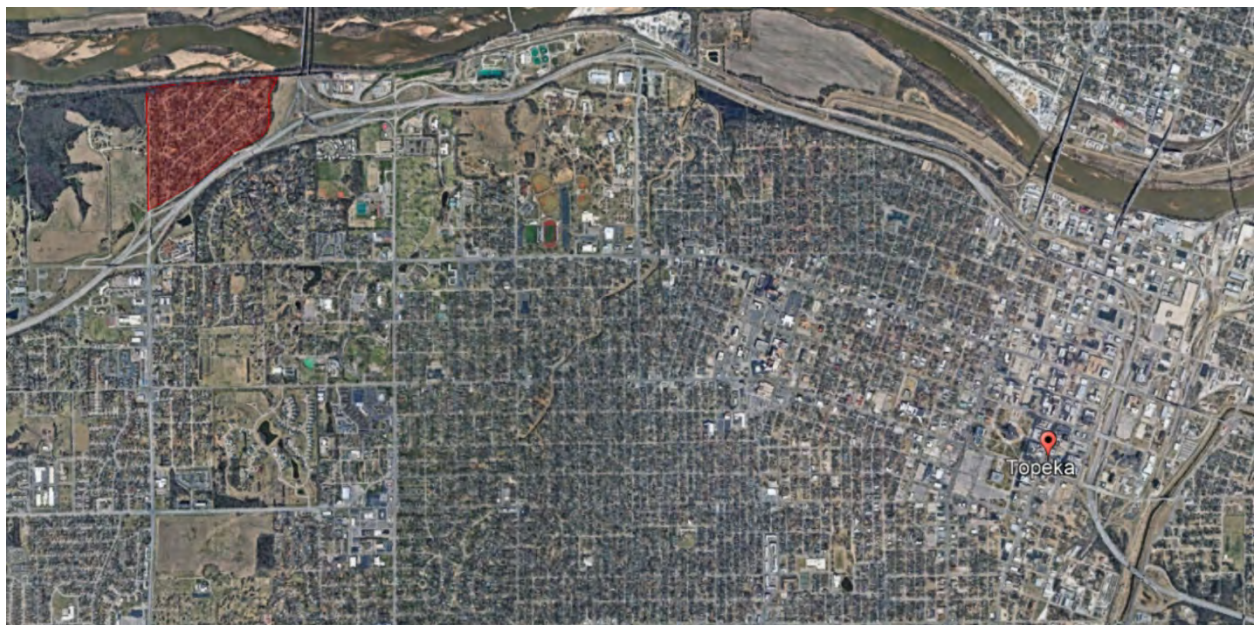


Figure 2. Google Earth Aerial Photograph Showing the West Hills Subdivision (Shaded Red) Relative to Downtown Topeka

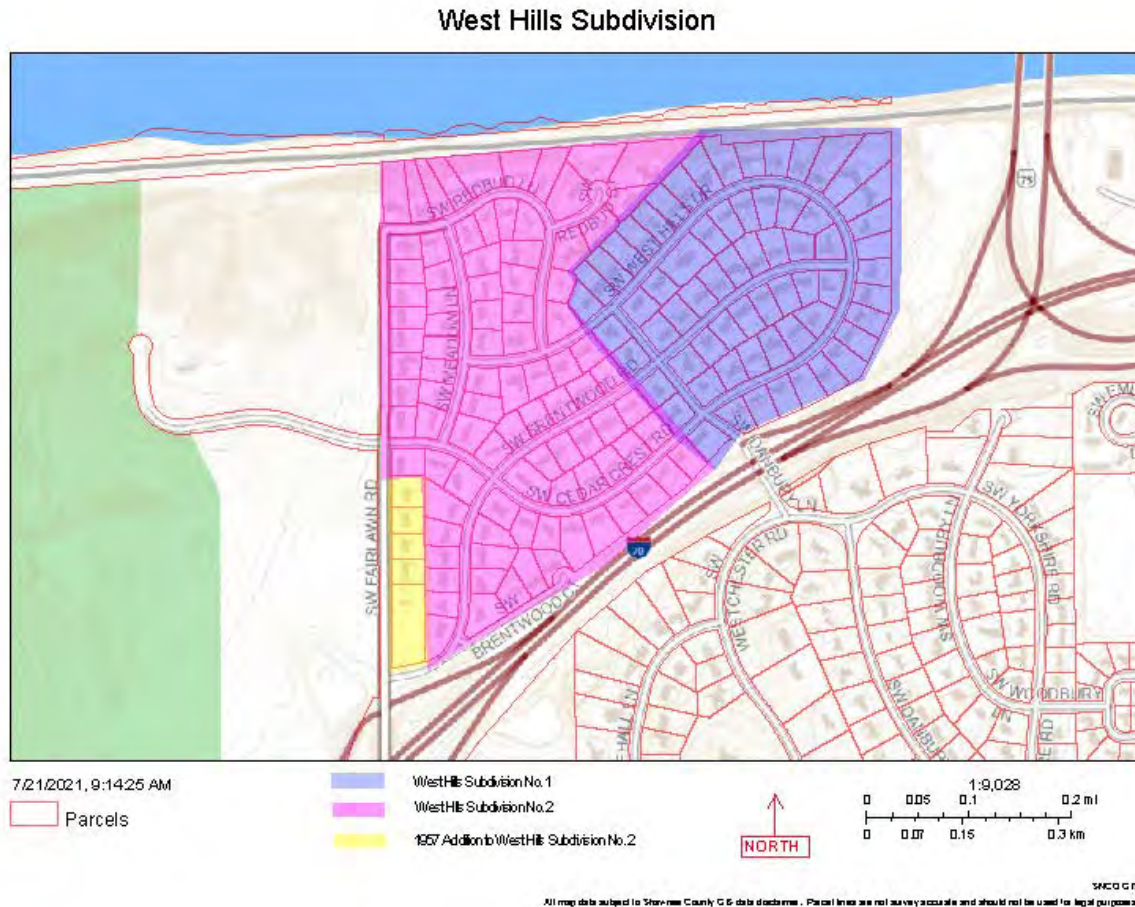


Figure 3. Parcel Map of West Hills Subdivision Showing Phase I and Phase II

1.2 BACKGROUND RESEARCH

Research, documentation, and methods adhere to the requirements outlined in the KHS *HPF Products Manual*, National Register Bulletin 24, *Guidelines for Local Survey: A Basis for Preservation Planning*, and National Register Bulletin 15: *How to Apply the National Register Criteria for Evaluation*. The National Register Bulletin: *Historic Residential Suburbs, Guidelines for Evaluation and Documentation for the National Register of Historic Places*.

Prior to the start of the survey project, JLD Consulting was provided with a copy of *Prairie to Property: A History of the Ownership of West Hills*, a recent publication authored by resident Stephen E. Good.¹ The book proved invaluable to this survey project and includes a thorough account of the historical development of West Hills, from its early beginnings as rolling hills of prairie, through its years as a dairy farm in the early-20th century, to its eventual establishment in 1955 and its subsequent

¹ Stephen E. Good, *Prairie to Property: A History of the Ownership of West Hills*; Longmont, Colorado: Steuben Press, 2020.

development. The book further documents many of the impressive ranch houses in West Hills, including early advertisements, magazine articles, and open house announcements, among other invaluable primary sources. Stephen Good notes unique facts and stories of West Hills, its residents, and houses. Finally, Good's book includes a chain-of-title, including deed book and page, for every residence within West Hills. Thus, the majority of the historic context presented in this study is attributed to the *Prairie to Property*. Additional research was conducted at the Topeka Room at the Shawnee County Public Library. City directories were reviewed, as well as Shawnee County Tax Assessor Records. Finally, numerous publications pertaining to mid-century residential design were reviewed.

1.3 MEETINGS

In November of 2020, JLD Consulting participated in a virtual meeting with Tim Paris of the City of Topeka, and KHS staff to discuss project expectations and scheduling. In December, JLD Consulting met with author, Stephen Good, to discuss his book and the development of West Hills. Upon completion of the survey project, JLD Consulting will participate in a public meeting with the City and residents of West Hills to present the findings of the survey and recommendations for National Register listing.

1.4 SURVEY AND RECORDATION

During the week of December 1, 2020, JLD Consulting conducted the intensive-level field survey of the 161 residential properties within the West Hills Subdivision. Fieldwork was conducted from the public right-of-way. High resolution digital photographs of each resource and its overall setting were taken during the field survey. Field observations were recorded, focusing particularly on the building materials, architectural types and stylistic elements, and degree of historic integrity. Each resource was assigned a Survey Sequence Number, which was later keyed to the survey map (Attachment B).

Between December 2020 and June 2021, JLD Consulting entered survey information for each resource into a Microsoft Excel spreadsheet provided by KHS. Upon completion of the spreadsheet, the information was uploaded to the Kansas Historic Resources Inventory (KHRI) database. Once the database and spreadsheet were linked, information pertaining to the architectural record of each resource is made available to the public online. In July of 2021, JLD Preservation Consulting uploaded digital photographs, site plans, and historic documentation (if available) for each resource into the database. Residents of West Hills and City Planners can utilize the database for future planning efforts.

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

1.5 ARCHITECTURAL ANALYSIS

An analysis of the survey data was conducted by JLD Consulting to identify trends in development by construction date, building types/forms, architectural styles, and degree of integrity. The results of the analysis are presented in Section 3. Recommendations for future preservation, as well as National Register eligibility as a historic district are presented in Section 4.

SECTION 2: HISTORIC CONTEXT

2.1 CITY OF TOPEKA

The City of Topeka had its beginnings in 1854 when nine men formed the Topeka Town Association, an organization primarily responsible for the establishment and early growth of Topeka. The site for a new town was selected on the south side of the Kansas River. The convenient location on the river was ideal for steamboat transportation, bringing both goods and people, to the new settlement. The small city thrived throughout the mid-19th century. It was incorporated in 1857, and the following year named the county seat of Shawnee County.² Growth slowed during the 1860s as a result of a devastating drought and the Civil War. The city's population in 1862 was only 700.

In the years immediately following the Civil War, Topeka experienced an extraordinary revival and period of growth. Railroad connections significantly fueled this renewal and subsequent economic prosperity. The Union Pacific Railroad constructed lines through Topeka in 1866, followed by the Atchison, Topeka, and Santa Fe Railway in 1868. Across the Kansas River, the small town of Eugene was annexed to Topeka in 1867. By 1870, the population had reached 5,000 and tripled in the following decade, reaching 35,000 by 1890.³ An impressive building boom subsequently occurred throughout the late-19th century within the city. Not only were residences and commercial buildings erected, but city improvement projects also included miles of sewage lines, streetcar lines, paving of streets, and the construction of a new viaduct and power plant.⁴

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

Massive flooding of the Kansas River in 1903 inundated North Topeka, trapping hundreds of people in their homes and resulting in the drowning death of 29 persons. Property damage amounted to more than \$4 million.⁵ Dikes were constructed a few years following the great flood. Despite the flood, growth continued in Topeka and the surrounding area. It was not until the years of the Great Depression that Topeka's economy waned, its population falling dramatically. A drought during the 1930s resulted in an agricultural depression, and the Topeka & Santa Fe Railway relocated their manufacturing facilities, abandoning their rail yards in Topeka. Topeka was no longer the leading rail center within the region and growth stalled with only 3,000 new residents between 1930 and 1940.⁶

The onset of World War II resulted in an economic shift from a railroad, meat packing, and agriculture base to manufacturing and government services. Forbes Air Force Base was established during the War, and the Goodyear Tire & Rubber Company opened a plant in Topeka in 1944.⁷ Both entities

² Topeka Chamber of Commerce, "Topeka History," <https://topekachamber.org/why-topeka/topekahistory/>.

³ Federal Census Records, 1870, 1880, & 1890.

⁴ Topeka Chamber of Commerce, "Topeka History," <https://topekachamber.org/why-topeka/topekahistory/>.

⁵ Topeka Chamber of Commerce, "Topeka History," <https://topekachamber.org/why-topeka/topekahistory/>.

⁶ *Ibid*

⁷ Topeka Chamber of Commerce, "Topeka History," <https://topekachamber.org/why-topeka/topekahistory/>.

contributed to a dramatic economic recovery of the city with the population nearly doubling to 120,000 by 1960.

2.2 COMMUNITY PLANNING AND DEVELOPMENT

Topeka at mid-century was a relatively small city comprised of its historic downtown south of the Kansas River and a handful of annexations that began as early as the 1850s. The community historically known as Eugene was annexed into the City of Topeka in 1857. Throughout the latter years of the 19th century, a number of additional annexations occurred including Young's, Horne's, Ritchie's and Huntoon's Additions.

The history of planning in Topeka has its beginnings circa 1920. Shortly following the first World War, the rapid development of the automobile focused public attention toward the inadequacy of city street systems. It became evident that more street capacity was necessary to accommodate the large number of motor vehicles. In order for Topeka to maintain its leadership among progressive Kansas cities, road widenings and improvements were necessary. A rational plan of development for the entire city was paramount. The 6th Street corridor, which served as a primary transportation route into the city, became US Highway 40. The highway resulted in a tremendous increase in automobile traffic through the city. It was lined with commercial businesses aimed at attracting motorists. Some of America's earliest examples of motor courts and hotels survive along the corridor.⁸

In addition to improved transportation routes, the "automobile brought the filling station and garage, which sometimes sought locations that were destructive to established residential developments."⁹ Zoning during this period was in its infancy and employed primarily as a means to regulate the use of private property. In 1921, Topeka became one of the first cities in the middlewest to adopt a comprehensive zoning ordinance. The zoning ordinance was prepared as a part of a comprehensive City Plan, which included recommendations for major streets, transit, public recreation facilities, railroads, and the grouping of public building. The plan was completed in 1922.¹⁰

The 1921-22 plan included city boundary extensions proposed by Topeka's Planning Board. As planned, annexations would occur along the city's northern, eastern, and western edges. Among those include the neighborhoods of Washburn Park and Collins Park to the west, and the Quintin Heights-Steele neighborhood, located in south-central Topeka, approximately 2 ½ miles south of downtown. The city of Oakland, northeast of Topeka, was annexed on March 1, 1926. By 1930, the city encompassed 10.6 miles with a population of 64,120.¹¹ The following map illustrates the gradual annexations of the City Limits through 1928. The area that would later develop as West Hills remained beyond the city limits.

⁸ East Topeka Community, "East Topeka Neighborhood Revitalization Plan," An Element of the *Comprehensive Metropolitan Plan 2020*, City of Topeka-Shawnee County, Kansas, 2002; pages 2 to 4.

⁹ Harland Bartholomew and Associates, *Comprehensive Plan of the City of Topeka and Shawnee County, Kansas*, (Topeka, KS: 1945); page 9.

¹⁰ Harland Bartholomew and Associates, *Comprehensive Plan of the City of Topeka and Shawnee County, Kansas*, (Topeka, KS: 1945); page 9.

¹¹ Topeka Capital-Journal, "Topeka at 150: Celebrating the Sesquicentennial of the Capital City of Kansas," *Topeka Capital-Journal*, 2004.

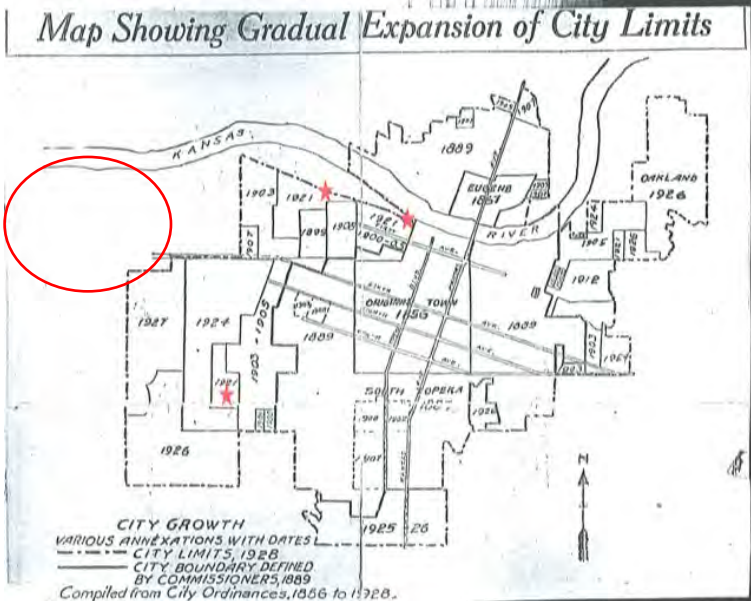


Figure 4. Map Showing Gradual Expansion of City Limits, c. 1928, and the area that would later develop as West Hills Subdivision (circled red)

Source: Kansas State Archives (Shawnee County Clippings)

Non-residential construction in the 1930s and 1940s was mostly limited to government buildings. The lull in downtown development during this time is due largely in part to the Great Depression and America's entering of World War II. By 1940, Topeka had reached an area of 11.6 square miles with a population of 67,833.¹² By 1940, the corporate city limits included North Topeka on the north side of the Kansas River; the Oakland annexation at the northeast corner; the city cemetery at the southeast corner; Quinton Heights to the south; and Washburn College at the southwest corner. The western edge extended to include MacVicar, High, and Summit Avenues. Lowmans Mill was adjacent to the west of the city limits and the State Insane Asylum adjacent to the northwest. Figure 5 shows the city limits c.1940 at which time the land on which West Hills would develop remained outside of the City Limits.

According to a 1945 Comprehensive Plan of Topeka and Shawnee County, the 1940 census revealed a decline in urban growth throughout the 1930s in the county. However, the census confirmed extensive decentralization of cities and towns, with substantial population gains in suburban communities and unincorporated areas adjacent to large municipalities.¹³ The desire to live in the country while continuing to make a living in the City, coupled with systems of taxation and methods of building finance, contributed substantially to this trend in decentralization, which was particularly the case in Topeka. Figure 6 illustrates the growth in population between 1910 to 1940 in districts across the city. As demonstrated, the downtown core experienced a slight decline whereas populations within the adjacent suburbs steadily increased. Thus, suburbanization was well underway

¹² Topeka Capital-Journal, "Topeka at 150: Celebrating the Sesquicentennial of the Capital City of Kansas," *Topeka Capital-Journal*, 2004.

¹³ Harland Bartholomew and Associates, *Comprehensive Plan of the City of Topeka and Shawnee County, Kansas*, (Topeka, KS: 1945); page 10.

by 1940, and would ultimately play a significant role in Topeka's built environment. The numerous planned neighborhoods and subdivisions once recognized as 'suburban' in nature were gradually absorbed into the city limits.

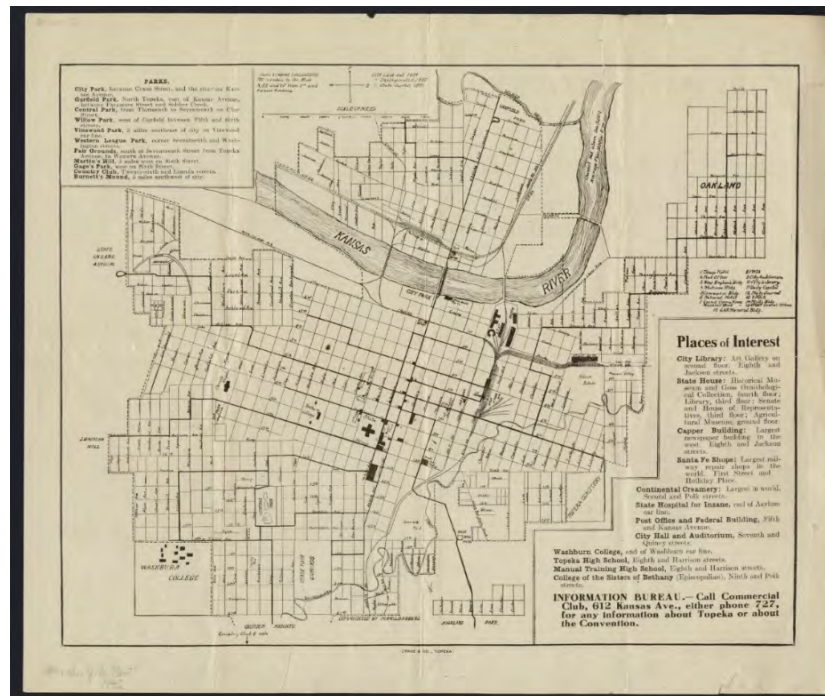


Figure 5. City of Topeka Map, c.1940-1942
Source: Kansas Memory

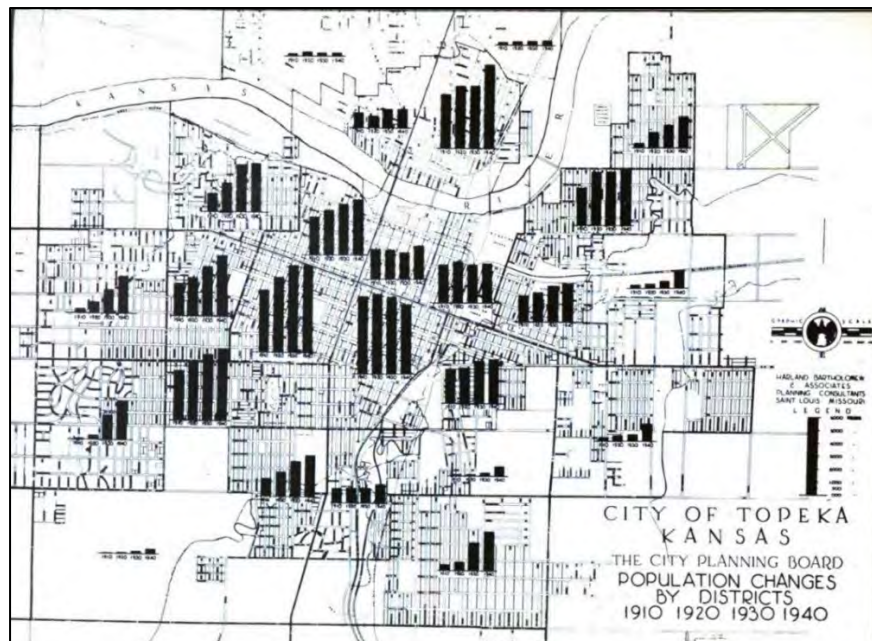


Figure 6. Topeka Corporate Limit Population Changes by Districts 1910-1940

Source: 1945 *Comprehensive Plan*

Among the goals of the 1945 Comprehensive Plan was to establish a plan to control new growth in order to “keep it within an area that can be supplied with public services at a reasonable cost.”¹⁴ Further, the “decadent areas of the cities should be re-planned and rebuilt on a scale sufficiently large to insure them future stability. Those sections, which are not yet slums, but over which blight has spread must be rehabilitated and made more attractive as residential areas.”¹⁵ Thus, the 1945 Comprehensive Plan established a plan for the future growth and development of Topeka throughout the mid-20th century.

2.3 TOPEKA’S “ANNEXATION FEVER:” 1945-1975

Following World War II, Topeka experienced an unprecedented period of population growth and expansion. A number of factors contributed to this dramatic increase. Nationwide, the period from 1945 to 1975 was considered a “boom for single-family residential construction, suburbanization, and the realization of the American dream of home ownership.”¹⁶ Between 1945 and 1954, more than 13 million houses were constructed across the country. Among those, 80% were built in the suburbs of metropolitan areas and only 20% within cities.¹⁷ This housing boom was stimulated in part by affordable mortgages for returning veterans. At the same time, the jump in post-war births, known as the “baby boom,” catapulted the national population. Such is the case in Topeka where its adjacent suburbs continued to strengthen and were absorbed into the City’s corporate limits. In 1944, the city’s economy was given another boost when the Goodyear Tire and Rubber Company built an impressive plant in North Topeka. By 1950, the corporate limits of Topeka encompassed 12.5 square miles with the population reaching 78,791.¹⁸

Another significant factor in Topeka’s population growth following World War II was the operation of Forbes Air Force Base, located approximately 3 miles south of downtown. Following the attack at Pearl Harbor, the United States mobilized its armed forces and civilian workforce. Within 2 weeks, fifteen (15) airfields were activated across Kansas, including the Topeka Army Airfield, located at Pauline, a small town on the south outskirts of Topeka. The base opened on August 22, 1942 and was designed to accommodate 5,000 men.¹⁹ The base became a staging area for Liberator crews sent to Europe and Africa. After the War, it served briefly as headquarters for the army’s Air Transport Command, which lasted only one year. In May of 1947, it was announced that the base would close. However, by late 1948, the base reopened as the Topeka Air Force Base with 4,700 airmen. It was renamed the following year to Forbes Air Force Base. Throughout the 1950s, the base grew with the presence of the Strategic Air Command. In 1959, it became home to nine intercontinental ballistic missiles and by 1961, Forbes Air Force Base “had become the most powerful air force installation in the world; it being the only base with the combination of a strategic

¹⁴ *Ibid.*, 11.

¹⁵ *Ibid.*, 11.

¹⁶ Emily Pettis, et al., *A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing*, Washington, DC: Mead & Hunt for the Transportation Research Board, 2013; p.49.

¹⁷ Kenneth T. Jackson, *Crabgrass Frontier. The Suburbanization of the United States*, New York: Oxford University Press, 1985; p.283.

¹⁸ Topeka Capital-Journal, “Topeka at 150: Celebrating the Sesquicentennial of the Capital City of Kansas,” *Topeka Capital-Journal*, 2004.

¹⁹ Greg Hoots, *Images of America: Topeka*, Arcadia Publishing, 2010; Chapter 5.

reconnaissance wing, a bombardment wing, and an operational missile unit.”²⁰ Operations shifted throughout the 1960s and on September 30, 1973, the base closed for the final time. Today, it is a thriving business park and modern airport.

Year	Area square miles	Pop.
1860	1	759
1870	1	5,790
1880	2	15,452
1890	9	31,007
1900	9	33,608
1910	10.6	43,684
1920	10.6	50,022
1930	10.6	64,12
1940	11.6	67,833
1950	12.5	78,791
1960	36.4	119,484
1970	47.4	125,011
1980	49.5	118,690
1990	57	119,883
2003	58.7	122,377

Figure 7. Topeka Growth

Source Department of Planning

The presence of the Forbes base from the late-1940s through the 1960s contributed substantially to the population growth and renewed expansion and annexation of residential sectors of Topeka. The planning efforts in Post-World War II-era Topeka adopted standards laid out in the *Topeka and Shawnee County Comprehensive Plan* completed in 1945. An “annexation fever” swept across Topeka during the 1950s, more than doubling the area of the City from 12.5 square miles in 1950 to 36.4 square miles by 1960.²¹ Figure 7 reflects the population boom numbers and extent of city expansion beginning in the 1940s. The annexations included areas that were relatively undeveloped and would emerge as cohesive mid-century residential subdivisions such as West Hills.

From the Post-World War II years through the mid-1970s, the physical built environment of Topeka was largely guided by the rapid increase in population growth and large annexations into the corporate limits. This period is recognized for the collection of cohesive mid-century residential sectors and the development of new commercial corridors, government, religious, and educational facilities that resulted from city planning efforts and patterns of development experienced nationwide in and around metropolitan areas.

2.3 WEST HILLS SUBDIVISION

The idea of the West Hills Subdivision was first born in the early years of the 1950s by developers Donald Seltsam and Arthur Hanni. Prior to this time, the land which would become West Hills transitioned from expansive prairie, to farmland, a golf course, and eventually, the planned, middle and upper-class subdivision that we see today.

2.3.1. FROM INDIAN RESERVATION TO DAIRY FARM

The earliest known owners of land upon which West Hills would develop were Potawatomi Indians who received allotments of land within a newly established reservation near the new town of Topeka in the 1860s. These individuals include Margaret Curley James, Elizabeth Bourassa Pappan, and Anthony James. Together, the allotted acreage would later be developed as the Cedar Crest estate (present Governor’s Mansion adjacent to west of West Hills), Prospect Hills (adjacent to the south),

²⁰ *Ibid.*

²¹ Topeka Capital-Journal, “Topeka at 150: Celebrating the Sesquicentennial of the Capital City of Kansas,” *Topeka Capital-Journal*, 2004.

and West Hills. Stephen Good's book, *Prairie to Property*, documents the lives these individuals first known to have ties to the land.²²

Hiram Farnsworth and wife, Harriet were the second owners of the land that would become West Hills. Farnsworth was a U.S. Indian agent in Kansas from 1861 through 1867, working closely with the James family. Hiram and Harriet initially came to Kansas as abolitionists. Hiram operated a grist and sawmill and eventually became the city's 4th mayor, before being assigned as Indian agent in 1861. Farnsworth purchased the land that would become a portion of West Hills from Margaret James and sister, Elizabeth Curley Bourassa. Unfortunately, the land was foreclosed in 1874, transferring to Fry W. Giles, one of the early pioneers of Topeka. Giles' ownership of the land was short-lived. He sold the acreage to J.B. McAfee in 1879.²³

Josiah Breckbill McAfee retained ownership of the land that would become West Hills until 1926. It is during his proprietorship when the land transitioned into a successful farm on the outskirts of a growing city. Prospect Farm raised Clydesdale horses and boasted a dairy operation, and an 80-acre apple orchard. In 1870, McAfee was elected mayor of Topeka, serving only one term.²⁴

J.B. McAfee's son, Henry Wilson McAfee, was largely responsible for the success of Prospect Farm. As manager, Henry transformed the farming operations from one reliant on livestock for field labor to one embracing technological advancement including tractor pulling. Dairy operations thrived, and the apple orchard and cider press grew to become the largest apple press west of the Mississippi River.²⁵

Prospect Farm quickly became a local landmark and social center amongst Topekans. The family hosted numerous social events throughout the year. Henry managed the farm until 1915 when his son, Leland took over management. Prospect farm was particularly noted for its undulating landscape, forest, creeks, and grazing fields.²⁶

²² Good 2020; p.20-35.

²³ Good 2020; p. 37-41.

²⁴ Good 2020; p. 44-46.

²⁵ Good 2020, pages 53-55.

²⁶ Good 2020, pages 53-56.



Figure 8. 1898 Map of Mission Township

Taken from Prairie to Property

The West Hills Subdivision occupies a large portion of Section 27 of the Mission Township. By 1898, J.B. McAfee owned the entire section, with his daughter and son-in-law owning the eastern half of the adjacent Section 28. The latter would become the site of the Governor's Mansion. Prior to his death in 1922, Henry McAfee subdivided a portion of Prospect Farms in Section 27. In 1921, David Gladstone Page (b.1881-d.1949) owned the western 985 feet of Section 27.²⁷

David Page owned the land from 1921 to 1941, as well as several acres to the southwest at the northeast corner of Section 33. Page operated a successful dairy farm that he named Fairfield Farm. He erected a large dairy barn at

the southwest corner of present-day Fairlawn and Sixth within Section 33. Page resided in a dwelling erected in 1906, northeast of the intersection of Fairlawn and Sixth (KHRI 177-5044). The farmhouse is the oldest dwelling within the present-day West Hills Subdivision, and is the only resource attributed to the farming era of the early-20th century. The farmhouse is visible in an early photograph of Fairfield Farm (post-1929). The remainder of the buildings shown in the image are no longer extant.



Photograph 1. Panorama Photograph of Fairfield Farm, farmhouse visible on left, post-1929

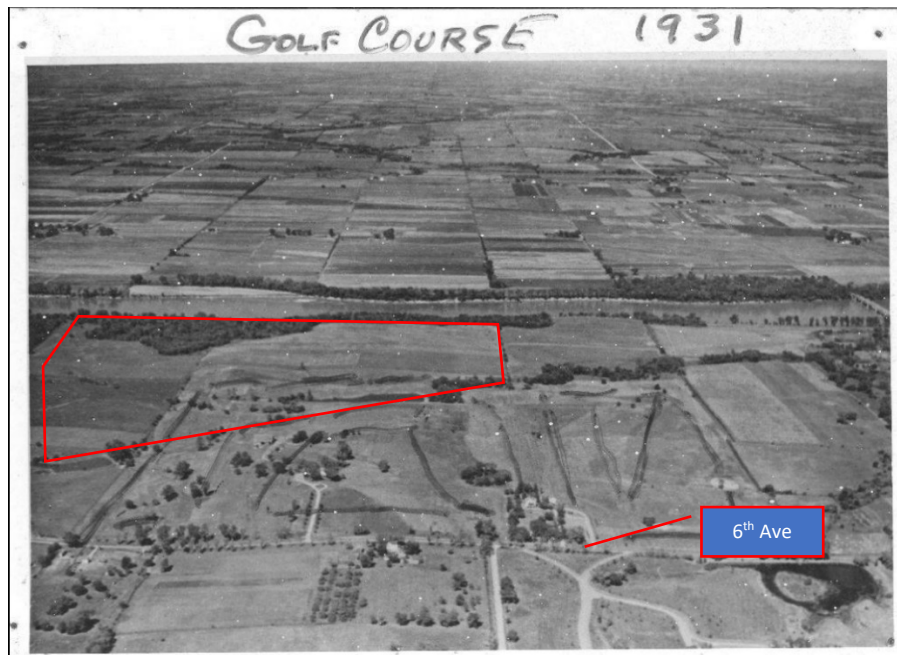
Retrieved from: Prairie to Property, Courtesy of Andrew Day

2.3.2. TRANSITION YEARS

Beginning in the 1930s, the land which will become West Hills began its gradual transition from farmland to a rural area facing suburban development pressure as nearby Topeka expanded outward. In 1930, a portion of the Fairfield Farms in Section 27 was purchased by Charles Benjamin Franklin. During his brief ownership, Franklin turned the farmland into the Prospect Hills Golf Course. The tee for the 18th hole was reportedly located at the present-day 4817 SW Cedar Crest Road (KHRI 177-4928), which is lot No. 1 in West Hills.²⁸

²⁷ Good 2020, pages 53-56.; Map of Mission Township 1921, Shawnee County Atlas.

²⁸ Good 2020; p.69.



Photograph 2. Prospect Hills Golf Course, 1931

Source: Kansas State Historical Society, Item # 213872

The Prospect Hills Golf Course occupied land north of SW 6th Avenue. The majority of the course would later be developed as the Prospect Hills Subdivision. The future site of West Hills is outlined in red in Photograph 2. As reflected in the image, the northwestern corner of the golf course extends into the West Hills area. According to Stephen Good's, *Prairie to Property*, the golf course was watered from a pond near the intersection of present-day Danbury Lane and I-75. A brief drought in 1936 dried the pond and a pipe was laid to the Kansas River to provide water for the course.²⁹

Franklin sold his land, including the Prospect Hills Golf Course in 1937 to Alfred "Alf" Landon, state Governor from 1933-1937. The following year, Landon developed Prospect Hills, a picturesque middle- and upper-class subdivision with residential lots averaging between one and two acres. The subdivision was a restricted community with covenants established to "protect" property owners. One such covenant restricted ownership to only persons of the Caucasian or white race.³⁰

The layout and design of Prospect Hills has its roots in the Twentieth-Century Garden Suburb movement. This trend in suburban residential design strived to "enhance a neighborhood's parklike setting and to reinforce the separation of city and suburb. Entrance ways with plantings and signs reinforced a neighborhood's separation from noisy and crowded arterials and outlying commercial and industrial activity."³¹ Prospect Hills features picturesque curvilinear streets lined with planted trees. The expansive residential lots are enhanced by mature shade trees and houses enjoying deep setbacks. The neighborhood is a dramatic transition from the busy SW 6th Avenue that forms its

²⁹ Good 2020; pages 69-71.

³⁰ Good 2020; page 73.

³¹ David Ames and Linda Flint McClelland, *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*, National Park Service, 2002; p.41.

southern boundary. At the heart of the neighborhood is a large property surrounded by a low stone wall that contains the grand estate built by Alf Landon as his residence.

Development of Prospect Hills was somewhat gradual during war years. A 1948 aerial photograph captures the neighborhood with its curvilinear streets lined with planted trees, and only a small number of houses constructed by that year. Land north of Prospect Park extending to the Kansas River, remained undeveloped farmland. This would quickly change following World War II.



Photograph 3. 1948 Aerial Photograph Showing Prospect Hill (Bottom)

Source: Earth Explorer

Following World War II, plans were underway for the re-routing of Highway 40. The highway was to pass through northwest Topeka just north of Prospect Hills. A 1954 aerial photograph shows the further development of residences within Prospect Hills and the early beginnings of construction of the new four-lane highway. The path of the highway steered the overall design and layout of the future West Hills Subdivision, with the roadway forming its southern boundary. Shortly after the construction US Highway 40, the first section of the nation's new Interstate Highway System was opened to traffic west of Topeka in 1956. It merged with an 8-mile stretch of US 40 between Valencia and Maple Hills Roads.³² Thus, I-70/US 40 travels immediately south of West Hills, with an interchange and bridge crossing to the east of the neighborhood. The highway system played an important role in the suburbanization of Topeka during the mid-20th century, particularly to the west. It further provided an efficient and convenient transportation route from downtown Topeka to the western suburbs, which were relatively remote prior to its construction. Initially, the only access to West Hills was an exit from the highway leading to the south end of Danbury Lane in the neighborhood (Figure 9). When West Hills No. 2 was fully laid out and Fairlawn Road extended to form the west boundary of the neighborhood, a second exit from the highway was built to connect to the new artery.

³² "Eisenhower Highway/Interstate 70," <https://www.kshs.org/kansapedia/eisenhower-highway-interstate-70/16894>; accessed August 2021.



Photograph 4. 1954 Aerial Photograph Showing Construction of Highway 40

Source: Earth Explorer



Figure 9. 1956 Aerial Photograph Showing I-70/US 40 and Early Development of West Hills

Source: Kansas Memory

2.3.3. WEST HILLS SUBDIVISION IS BORN, 1955

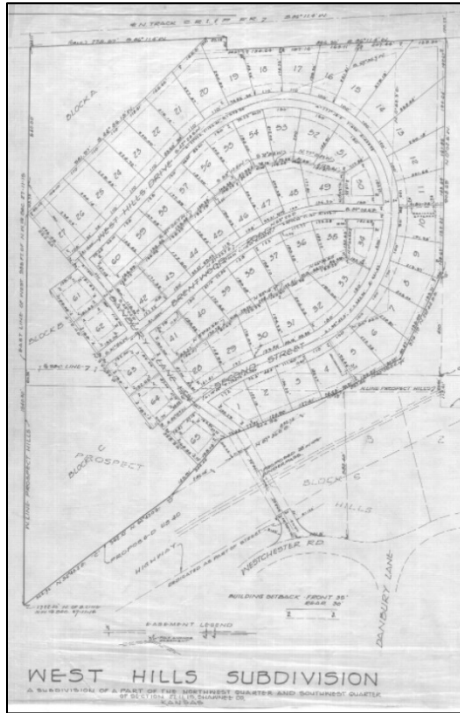


Figure 10. West Hills Subdivision (Phase I) Plat
Book 12, Page 137, Feb. 7, 1956

Beginning in 1955, developers Donald Seltsam and Arthur Hanni approached Landon about developing his land north of Prospect Hills and Highway 40 as a luxury suburban home development. The West Hills, Inc. was formed to include principal stakeholders, with Seltsam-Hanni, Inc. as developer. That year, West Hills Subdivision, including Phase I and Phase II, was surveyed and laid out. Like its neighbor to the south, the design of West Hills adopted a curvilinear street layout with large residential lots. The northern lots particularly taking advantage of the impressive views toward the Kansas River. The lot sizes were not as expansive of those in Prospect Hills. However, houses erected in both neighborhoods were not the tract housing dominating the majority of suburban development nationwide following World War II.³³

³³ Good 2020; page 84.



Figure 11. West Hills Subdivision, Phase II, Plat Book 15, Page 64, February 1957

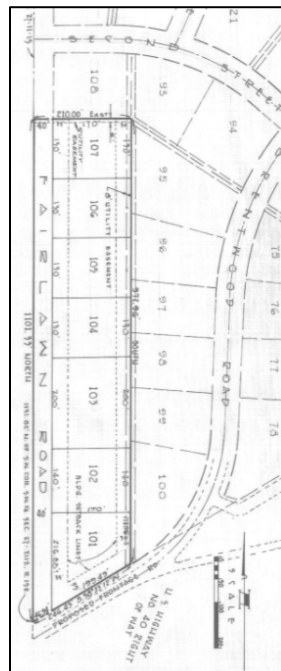


Figure 12. West Hills Subdivision No. 2, Addition of Lots 101-107



Figure 13. Full-Page Advertisement Announcing West Hills, Topeka Daily Capital, August 12, 1956

Retrieved from: *Prairie to Property*

Prior to the surveying of the land, former landowner and proprietor of the Prospect Hills Golf Course, Benjamin Franklin, was aware of plans for the development of a luxury homes subdivision. The Franklins walked the land with Donald Seltsam and selected the most ideal location for the site of their home within the future subdivision.³⁴

By the time West Hills was planned and laid out, the area, including Prospect Hills was annexed into the City of Topeka. When street construction began on West Hills Subdivision No. 1, it became the last neighborhood where the City installed the streets and storm sewers. Developers were now responsible with the task and West Hills Inc. and Seltsam-Hanni Inc., were fully responsible for the construction of streets and amenities in the second phase of West Hills. Development of West Hills No. 1 began in 1956 with the only entrance to the neighborhood being Danbury Lane via an underpass beneath the highway. Fairlawn Road would not be constructed until development of phase II was underway.

The first lot was sold in February of 1956 in West Hills No. 1 (Lot 15). The first house built was 5005 West Hills Drive (KHRI 117-4960) in 1956. The house was a spec home, featured in advertisements and brochures promoting the modern, luxury home subdivision.³⁵ A full-page advertisement of the new development in the Topeka Daily Capital indicates that the

spec home at 5005 West Hills Drive, located in the “exclusive” subdivision, was the first all-gas exhibition home in Topeka. The advertisement identifies Seltsam-Hanni & Co. as the exclusive sales agent of West Hill property. It further identifies A.H. Pashman & Sons as the builders of the “quality built” exhibition home. The neighborhood is promoted as being “High on a Hilltop – with Sweeping Skyline and Valley Views.”

³⁴ Good 2020, Pg. 84-85.

³⁵ *Ibid.*

WEST HILLS SUBDIVISION NO. 1 BROCHURE, 1956

EXHIBITION HOME – 5005 SW WEST HILLS DRIVE



The desirable homesites within West Hills No. 1 were quickly sold. By the close of 1957, eighteen houses were erected in West Hills, followed the next year by an additional 20. Among those completed in 1958 is the sprawling ranch house built for Benjamin and Margaret Franklin on their pre-selected lot overlooking the Kansas River (KHRI-177-4911). Developer of West Hills, Arthur Hanni built his house in 1958 at 5016 SW Brentwood Road where he resided until his death. Hanni's business partner, Donald Seltsam and his wife, Martha, also chose to reside in the subdivision. Their house was completed in 1959 at 5017 SW Brentwood Road (KHRI 177-5003).



Photograph 5. Franklin House, 4808 SW West Hills Drive (KHRI 177-4911)



Photograph 6. Arthur Hanni House, 5016 SW Brentwood Road (KHRI 177-4998)



Photograph 7. Donald Seltsam House, 5017 SW Brentwood Road (KHRI 177-5003)

Historic aerial photographs confirm that by the early-1960s, West Hills No. 1 was nearly fully developed. By 1962, roads to the west were laid out for development of West Hills No. 2. Fairlawn Road was built to access the expansion of the subdivision. In 1960, Seltsam-Hanni began promoting the sale of lots in West Hills No. 2. The 1960 brochure announcing the expansion of West Hills promised “Sweeping Valley Views, High Open Lots, and Wooded Lots.” The 1960 brochure provides great insight into the mindset of Americans during the period and what makes for an ideal suburban neighborhood:

West Hills today awaits the prospective home builder who plans “something different” - a rambling ranch house, a two-story colonial, a French type, and suitable ground to put it on. You can do it in West Hills where the topography is rolling gently and paved streets wind through wooded sections of a quiet outdoorish neighborhood. Here’s the perfect spot for a rambling home. Here you can build a home to suit your own individual taste. Harmony of architecture and a permanence to the section is guaranteed by a planning committee. Nowhere else can lots be duplicated. Much of the thrill in building a fine home is placing it in the right location. West Hills has much to offer the home builder. Homesites are large. Homes are well planned spaces. Protective restrictions, 24-hour police and fire protection, paved streets (paid for by the developers), regular trash and garbage pickup are yours in this excellent neighborhood....Homesites are priced upwards of \$4,300, depending upon location, depth and irregularity of the lot selected. Lots range in size from 125 to 190 average front foot. All have greater depth than usual tracts. You can custom build your home here. It challenges your ideas and vision.³⁶

A recent article published in the *Topeka Magazine* documents the Murphy family's long ties to West Hills. Tom and Marge Murphy arrived in Topeka from New York in the early-1950s, building a house in the West Hills No. 1. As the family grew, it was evident that a larger home was needed. In 1962, the family purchased a wooded lot in West Hills No. 2 at the corner of West Hills Drive and Redbud Lane. A 1959 issue of *Ladies Home Journal* was the inspiration for their new home within a wooded lot at 5026 SW West Hills Drive (KHRI 177-4901). The family obtained the house plans from the publisher, modifying the design only slightly. When completed, it was one of only four or five houses in West Hills No. 2, which remained largely wooded. Daughter Megan Murphy recalls how the older kids were sent out to protect trees from “being needlessly cut down when work crews started in on a new property.”³⁷ Megan recalls the wonderful and adventurous atmosphere of growing up in West Hills during the 1960s. The neighborhood kids would watch the houses being built. Kids from all over the city would come to West Hills to skateboard the gently rolling streets. Children walked to the Governor’s pond in the winter for ice skating, and in the summertime, they would play on the sandbars of the Kansas River.³⁸ West Hills was the idyllic, middle-class suburban neighborhood, epitomizing the American Dream. It continues to be a highly sought-after neighborhood in Topeka.

³⁶ Seltsam-Hanni & Co., West Extension of West Hills, Brochure, 1960.

³⁷ Christine Steinkuehler, “A Dream Landscape for the Generations,” *Topeka Magazine*, March 5, 2020.

³⁸ *Ibid.*

WEST HILLS SUBDIVISION NO. 2, 1960

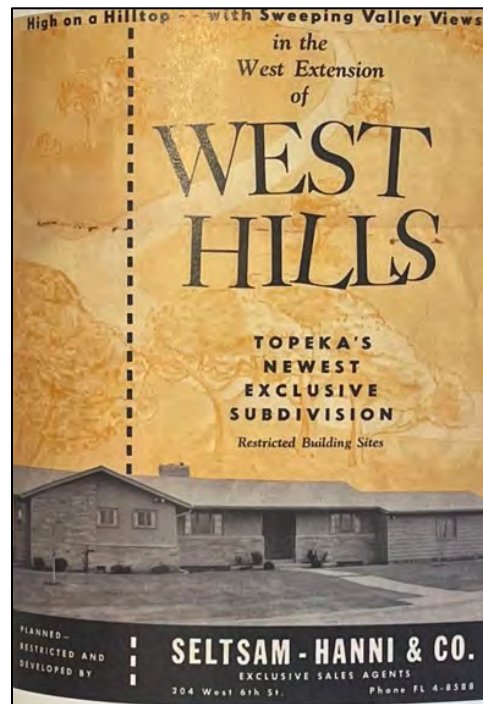


Figure 14. West Hills No. 2, Expansion Brochure, 1960

SECTION 3: SURVEY FINDINGS

3.1 LOCATION AND SETTING

The West Hills Subdivision encompasses approximately 117 acres of land located approximately 3 ½ miles northeast of downtown Topeka. The subdivision is comprised of a total of 161 residences sited on ½ to 1-acre lots. The neighborhood is bordered along the north by the Union Pacific Railway and Kansas River; and to the east by a small field, followed by the interchange of I-70/Highway 40 and Highway 75. The south and southeastern boundary is formed by I-70/highway 40. South of the highway is the Prospect Hills Subdivision. Fairlawn Road forms the western boundary of West Hills. The presence of the multi-lane highway does not hinder the seclusive and picturesque aesthetic of West Hills. It is largely concealed from view by mature trees.

The construction of Fairlawn Road is contemporaneous with West Hills No. 2. The straight road separates West Hills from the expansive grassed lawn of Cedar Crest, the former estate of Frank Pitts MacLennan, editor and owner of the *Topeka State Journal*. The grand residence sited atop a small hill was completed in 1929 at the onset of the Great Depression. The imposing residence and grounds were donated in 1955 to the state of Kansas per MacLennan's Last Will.³⁹ The house now serves as the Governor's Mansion and its expansive grounds, including meandering pathways and small ponds, enjoyed by Topekans and residents of West Hills. Fairlawn Road is the principal artery leading to the West Hills No. 2, and the viewshed toward Cedar Crest enhances the park-like setting of the neighborhood.



Photograph 8. View along Fairlawn Road with the Cedar Crest Estate to the West

The picturesque West Hills landscape is characterized by its gently rolling hills and curvilinear street layout. Well-maintained grassed yards throughout the neighborhood frequently feature mature shade trees, concrete or paved driveways, masonry pathways, foundation hedges, and other decorative landscaping. Lots within the northern section of West Hills No. 2 reflect greater tree coverage with houses sited and designed to integrate with the natural setting. The setback of houses is generally

³⁹ Good 2020; pages 64-65.

consistent street-by-street. The large lot sizes allow for expansive front and rear yards. All houses are single-family.

Among the significant trends in post-World War II residential design was the near instantaneous shift from an emphasis on the integration of the house with the street, to a desire for greater privacy and a focus on the back yard space. Front porches were replaced by rear patios and spacious, landscaped back yards. In many instances, below-ground pools occur in back yards throughout West Hills, with some properties featuring tennis and basketball courts.



Photograph 9. Streetscape View along Meadow Lane



Photograph 10. Streetscape View along SW West Hills Drive

3.2 CONSTRUCTION DATES

Construction dates of the 161 residences within West Hills range from 1906 to 2012 with an overwhelming number built shortly following the sale of lots in West Hills No. 1 beginning in 1956, and West Hills No. 2 in 1960. One house predates the formation of West Hills. Built in 1906, the house located at 240 SW Fairlawn Road at the southwest corner of the neighborhood, is associated with the former Prospect Farm and Fairfield Farms. It survives as a reminder to the area's agrarian past. By the close of the 1960s, the majority of the neighborhood was nearly fully built out, particularly in West Hills No. 1. The 1970s saw the construction of 20 additional residences. Only two houses were erected in the 1980s, and another two in the early-1990s. One residence was recently erected in 2012.

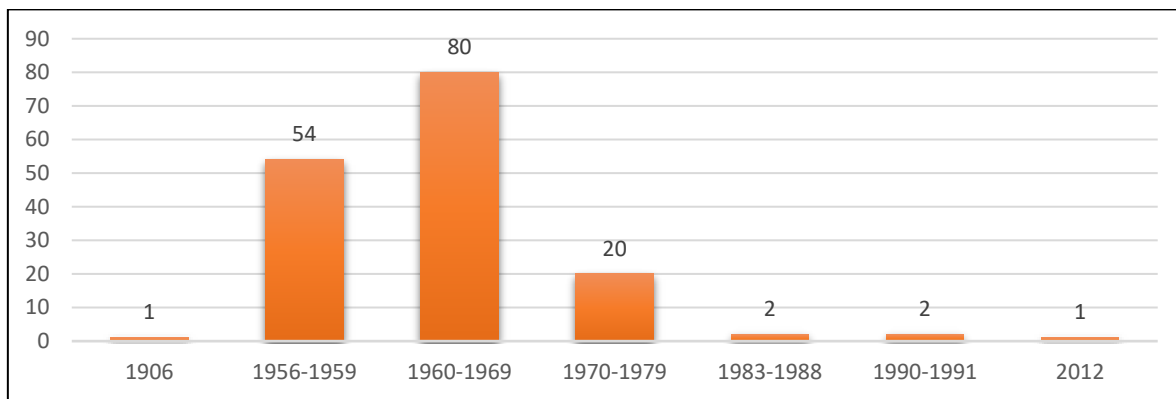


Figure 15. Breakdown of Residences by Date of Construction

3.3 RESIDENTIAL ARCHITECTURE

Residences within West Hills are dominated by one- to one-and-one half story frame buildings with masonry foundations including brick, brick veneer, stone, and concrete. Exterior cladding includes wood, brick veneer, stone veneer, and aluminum and vinyl siding. Frequent wooden siding in West Hills includes traditional weatherboard and beveled clapboard, board-and-batten, and grooved hardboard paneling. Nearly all of the houses feature asphalt-shingled roofs. However, two residences feature slate shingle roofs - 5125 SW Redbud Lane (KHRI 177-4988), and 216 SW Fairlawn Road (KHRI 177-5041). Front porches are rare, but several houses feature patios around the principal entrance, oftentimes covered by overhanging eaves.

3.3.1. HOUSE FORMS, OR TYPES

Residential architecture is often defined by its overall type, or form, and the stylistic embellishments that convey distinct trends in residential design. A building type is the form, or plan, of the building upon which stylistic adornment may be applied. Nationwide, post-War residential housing was dominated by the Minimal Traditional house form and the ranch house.

During and immediately following the Great Depression, the collapse of the home building industry and the rising rate of mortgage foreclosures resulted in a renewed push to further improve the design and efficiency of the American home while lowering its cost. Among the

federal efforts made during this period was a national program to regulate home building practices. House designs were published that “addressed issues of prefabrication methods and materials, housing standards, and principles of design.”⁴⁰ The “American Small House” emerged that attempted to avoid nonessential spaces, picturesque features, and unnecessary items. By the 1940s, a simple, one-story house plan emerged. It was minimal in design yet allowed for a number of variations as rooms were added or extended to increase the interior space. The house type which evolved during this period was a reduced Small House, efficient, cost effective, and flexible in design, which is most often referred to as Minimal Traditional.⁴¹ Minimal Traditional houses were largely constructed in vast numbers in large, concentrated tract neighborhoods. By the end of the 1940s, this compact house type became nearly obsolete as post-war prosperity and easier home-financing allowed for larger, homes, which, ultimately, gave way to the arrival of the ranch house in unprecedented numbers nationwide.

Suburban Ranch House

Nearly all houses within West Hills are classified as ranch houses. When the subdivision was planned, it was intended to be a luxury home community for Topeka’s middle- and upper-class residents. While the ubiquitous ranch house permeates all corners of the United States, West Hills contains an impressive collection ranging from simple, linear designs to larger, rambling forms with multiple projecting wings. The large lots within West Hills allowed for long, horizontal designs. The following section discusses the evolution of the suburban ranch house.

The suburban ranch house of the 1950s reflected modern consumer preferences and growing incomes among Americans. Its emphasis on low and horizontal silhouettes and rambling floor plan is a response to a growing attraction of the informal lifestyle of Californians and evolving functional needs of families.⁴² Beginning in the 1930s, California architects adopted traditional housing of Southwest ranches and Spanish Colonial revival styles to the design of a suburban house suited for middle-income families. The house was frequently built of natural materials and oriented to an outdoor patio that ensured privacy. By the 1940s, popular home magazines bolster the post-war preference for the informality of the ranch house and a desire for zoned interior spaces. Middle- and upper-class builders tended to mimic the architect-designed homes of the Southwest. Added modern features often included sliding glass doors, picture windows, carports, decorative block screen walls, and exposed timbers and beams. On the other hand, buildings of low-cost homes adopted a basic form of the Small House while giving it a ranch-like appearance.⁴³

By the 1950s, growing families frequently moved to larger ranch houses, which provided not only more space but privacy as well. The introduction of the television tended to increase noise levels, which created the need for the separation of activities. Thus, zoned interior space frequently grouped private spaces such as bedrooms and bathrooms at one end of the house, or in a separate wing, with the public spaces such as kitchens and living rooms zoned together. Basements are common, often reserved for a laundry room. One distinctive feature of the ranch house was the integration of the interior space to the outdoors, particularly the private back yard. An emphasis was placed on the

⁴⁰ Ames and McClelland, *National Register Bulletin: Historic Residential Suburbs*, p.61

⁴¹ *Ibid.*

⁴² Ames and McClelland 2002, p. 66.

⁴³ Ames and McClelland 2002; p.66.

sanctuary of the backyard with patios and sliding glass doors.⁴⁴ By the 1960s, horizontal windows often replaced the traditional double-hung sash. Large plate-glass picture windows were employed to open a vista into the living room. Automobile ownership following World War II was significant, particularly among the middle- and upper-class populations. As such, attached garages and carports frequently occur on ranch houses. These may occur beneath the principal roof of the house or are separate projecting wings. The location of garages is not restricted, occurring on either the front, side, or rear elevations.

What Defines a Ranch House?

The ranch house is one of the most significant mid-20th century house types in the United States. It occurs in a variety of forms and shapes yet has distinct design features characterizing it as mid-20th century ranch house. A 2010 context of the ranch house in Georgia is widely accepted by architectural historians, with much of the context not localized to the state of Georgia but applying to ranch house design nationwide.⁴⁵ As outlined in the context, several defining features classify a ranch house.

- One-story, one story with lower level
- Low and long, emphasis on horizontal
- Simple or complex form
- Multiple roof types having projecting overhanging eaves
- Contrasting materials may be used for accent such as granite, other stone, wood, and concrete
- Chimney makes an architectural statement
- Windowless fronts; backs that open into outside living spaces are also common
- Attached garages are common
- Carports are incorporated into. Carport types, when present, are open, one-sided, hidden with brick screen wall or tucked into side of the house
- Zoned living spaces
- Where site topography requires, ranch house may have exposed lower level that is used as a garage or living space
- Integration of existing trees, foundation plantings, and emphasis on lawns
- Driveways common
- Front yards have open quality
- Front yards are public space and backyards are private space
- Planters integrated into house design are common

⁴⁴ Utah State History. "World War II & Post War Residential Building Types," https://issuu.com/utah10/docs/architectural_guide_booklet/s/9400

⁴⁵ Patrick Sullivan, Mary Beth Reed, and Tracey Fedor, *The Ranch House in Georgia: Guidelines for Evaluation*, New South Associates, 2010; page 40.

Virginia McAlester's *Field Guide to American Houses* adds the following identifying features:⁴⁶

- Low-pitched roof without dormers
- Moderate- to -wide roof overhang
- Front entry usually located off-center and sheltered under main roof
- Large picture window usually present
- Asymmetrical façade

Zoned Interior

A zoned interior plan separating group living spaces such as kitchens, living rooms, and children's play areas from private bedrooms and bathrooms is a unique attribute of the ranch house. The zoned interior of a ranch house is either open or closed. The open floor plan generally features a large common area for group activities with unobstructed traffic patterns. The open plan divides the house into two distinct zones characterized by the informal quality of the family living areas and the private, or closed spaces, of bedrooms. Architects frequently used post-and-beam construction to enhance the spaciousness of the open plan, minimized doorways, and used floor-to-ceiling glass walls and clerestory windows to provide greater natural lighting.⁴⁷

The traditional closed plan provides a greater sense of enclosure and privacy than the free-flowing open plan. Like the open plan, the house is separated into two distinct zones for public and private spaces. However, the open plan has partition doorways that divide all interior spaces, including the shared family areas.⁴⁸

The West Hills Survey does not include interior observations of houses. However, architectural drawings of the house at 5000 SW Redbud Lane reveals a zoned interior with an open plan. The split-level house features an open living room, foyer, and kitchen on the main floor, private bedrooms and bath on the upper level, and a large open den at basement level (Figure 15). Constructed in 1963, the house was designed by architect James R. Cushing. The spacious and open living room features exposed beams and large sliding glass doors. A unique design feature is the built-in recessed, octagonal seating "pit" (Photograph 11).

⁴⁶ Virginia Savage McAlester, *A Field Guide to American Houses*, New York: Alfred Knopf, 2017; p.597.

⁴⁷ Patrick Sullivan, Mary Beth Reed, and Tracey Fedor, *The Ranch House in Georgia: Guidelines for Evaluation*, New South Associates, 2010; page 66.

⁴⁸ Patrick Sullivan, Mary Beth Reed, and Tracey Fedor, *The Ranch House in Georgia: Guidelines for Evaluation*, New South Associates, 2010; page 67.

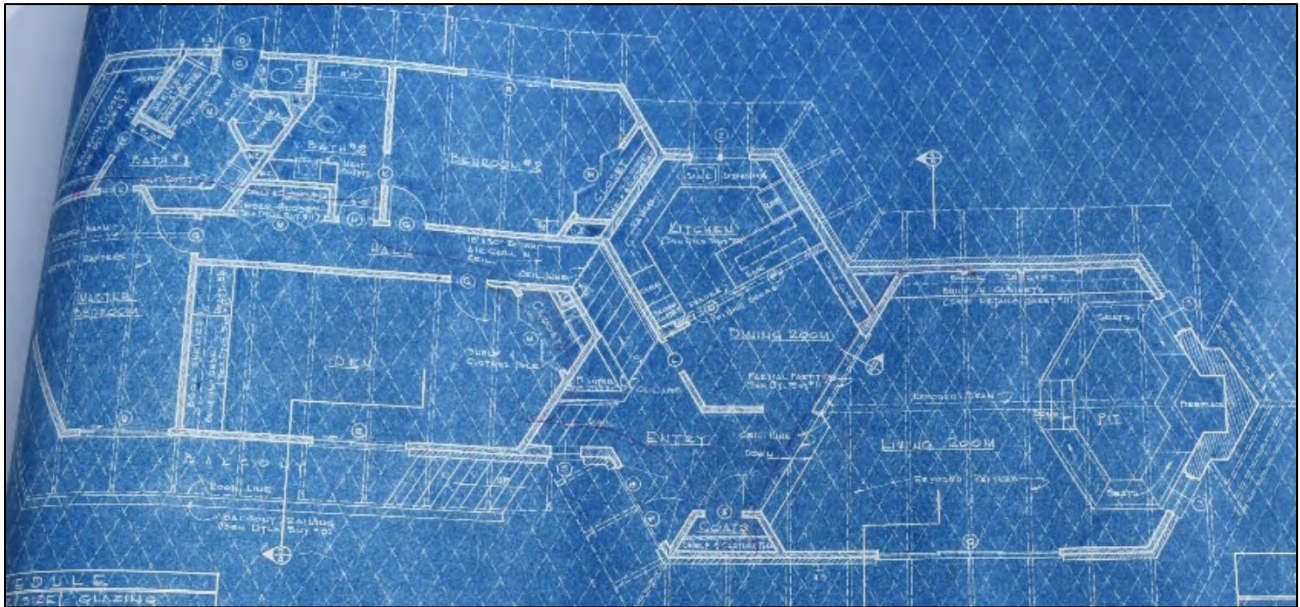


Figure 16. 5000 SW Redbud Lane, Floorplan, 1963



Photograph 11. 5000 SW Redbud Lane, Interior View of Living Room

Provided by Rita Mohr

The zoned floorplan of the West Hills No. 1 exhibition home at 5005 West Hills Drive is another open floor plan with an attached garage. Here, the free-flowing family spaces are centered around an interior chimney (Figure 16).

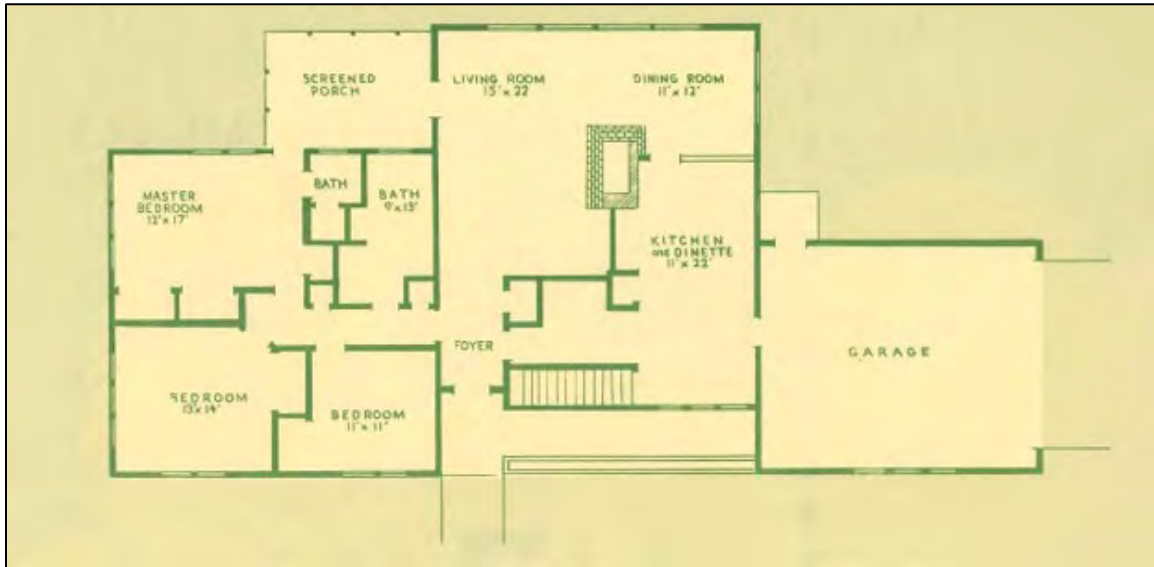


Figure 17. 5005 West Hills Drive, Floor Plan

From: West Hills Brochure, 1956

Ranch House Forms

Ranch houses adopt a range of distinct house forms, or shapes, for which they are often classified. These sub-types are frequently steered by lot size and layout, topography, and available finances. The sub-types include the modest, compact ranch house, linear ranch, linear-with-clusters, half courtyard, courtyard, bungalow ranch, rambling ranch, and alphabet ranch.⁴⁹

The **compact ranch house** is a small and simple form. It is nearly square in form with a length-to-width ratio of less than 2:1. The compact ranch house is often expanded with a carport.⁵⁰ This sub-type might be considered a transition from the earlier post-war Small House, or Minimal Traditional. The compact ranch house is frequently associated with tract neighborhoods and lower middle-class housing. The West Hills Subdivision was planned as a luxury neighborhood with homesites intended for larger, middle- and upper-income houses. As such, the neighborhood contains no compact ranch houses.

⁴⁹ Patrick Sullivan, Mary Beth Reed, and Tracey Fedor, *The Ranch House in Georgia: Guidelines for Evaluation*, New South Associates, 2010; page 44.

⁵⁰ Patrick Sullivan, Mary Beth Reed, and Tracey Fedor, *The Ranch House in Georgia: Guidelines for Evaluation*, New South Associates, 2010; page 44.

The ***bungalow ranch*** is long, low, and as deep as it is wide. It has a square plan and a large hipped roof. This sub-type is typically a modest, compact variation of the ranch and often associated with large tract subdivisions. Like the compact ranch house, the bungalow ranch does not occur within West Hills.



Photograph 12. 116 SW Meadow Lane (KHRI 177-4974)



Photograph 13. 5016 SW Brentwood Road (KHRI 177-4998)



Photograph 14. 157 SW Meadow Lane (KHRI 177-4980)

The ***linear ranch*** is a simply massed house, similar to the compact but longer with a length-to-width ratio of 2:1. The linear ranch often features slight projections or recessed elements, but the overall form is long and rectangular. The linear ranch house is the most prevalent sub-type occurring in West Hills. Houses located at 116 SW Meadow Lane and 5016 SW Brentwood Road are representative of the linear ranch form (Photographs 12 and 13). The ***linear-with-clusters*** sub-type adopts the basic linear form but has clusters of rooms, usually bedrooms, at one end that projects to the front, back, or both. The clusters create a slight “L” or “T” shape but the overall appearance of a linear form dominates. Twenty-eight (28) houses within West Hills are classified as adopting a linear-with-cluster house form. The house located at 157 SW Meadow Lane is a good illustration of this sub-type of ranch house found in West Hills (Photograph 14).

The **courtyard ranch house** contains at least two wings that form a courtyard, typically on the front. Some examples have slight wings that create the appearance of a courtyard. A small collection of houses within West Hills exhibits a courtyard form. Constructed in 1965, the house located at 5010 SW Redbud Lane is an excellent illustration of a courtyard form (Photograph 15). Another good example is located at 216 SW Fairlawn Road (Photograph 16). In both instances, the front courtyard is further enhanced by a low brick balustrade wall with metal gate.



Photograph 15. 5010 SW Redbud Lane (KHRI 177-4891)

The **half courtyard** ranch house is formed by the intersection of two wings of the house, creating an “L” shape. This sub-type is similar to the linear-with-clusters but the projecting wing typically extends further. In both cases, the projecting wing is bedroom space. Nineteen (19) houses within West Hills reflect a half-courtyard form. The house located at 4736 SW West Hills Drive is an exemplary illustration of a half-courtyard ranch house in West Hills (Photograph 17).



Photograph 16. 216 SW Fairlawn Road (KHRI 177-5041)

The **rambling ranch** appears to ‘ramble’ over its lot with at least three setbacks and offsets. Due to their extent, the rambling ranch house features a complex roof system. Only three (3) houses within West Hills exhibit a rambling form. Unless access to a property is permitted, aerial photography and building footprints obtained from property records are useful in classifying a residence as a rambling ranch house. The house located at 4705 SW West Hills Drive best exemplifies the form (Photograph 18).

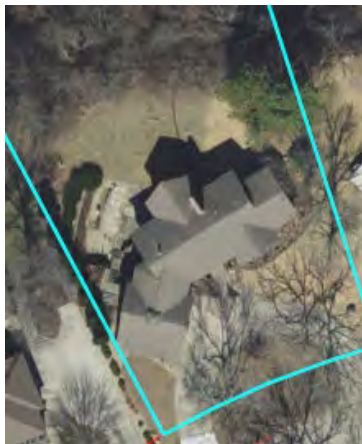


Photograph 17. 4736 West Hills Drive (KHRI 177-4913)



Photograph 18. 4705 SW West Hills Drive (KHRI 177-4951), Aerial Photograph, Shawnee County Parcel Map

Another sub-type of the ranch house best identified by aerial photography is the ***alphabet ranch***. This category is an umbrella term for houses that conform in plan to a letter of the alphabet such as “T” shaped, “Y” shaped, “V” shaped, and “H” shaped. Fourteen (14) houses within West Hills convey an alphabet form. The following aerial photographs depict houses reflecting a “V” and “Y” shape form.



Photograph 19. 4808 SW West Hills Drive (KHRI 177-4911), V-Shaped Form



Photograph 20. 4712 SW West Hills Drive (KHRI 177-4971)

In addition to the sub-types defined in the 2010 *Georgia Ranch House* context, another significant sub-type that rose in popularity during the 1950s and continued through the 1970s is the *split-level* house. While some may consider the split-level as a separate house form from the ranch house, this study classifies the split-level as a sub-type of ranch house. It retains many of the character-defining elements of a ranch house, particularly a long and low emphasis. A split-level house has three or more separate levels that are staggered and separated from each other by a partial flight of stairs rather than a full flight. Split-level houses are primarily tri-level or bi-level. The former has three distinct living stories, each a half-level apart. The bi-level variation has two distinct living stories and a split-entry level staggered in between.⁵¹ The West Hills Subdivision includes twenty-one (21) exemplary representations of the split-level ranch house, occurring throughout both phases of the neighborhood. All but one reflect the tri-level form. Among those include the houses located at 4737 and 4805 SW West Hills Drive are excellent examples of the tri-level variation.



Photograph 21. 4737 SW West Hills Drive (KHRI 177-4925)



Photograph 22. 4805 SW West Hills Drive (KHRI 177-4955), c.1960

Source: *West Hills No. 2 Brochure*, c.1960

⁵¹ McAlester 2017; p. 613.

Only one split-level house adopts a bi-level form. Constructed in 1963, the house at 5037 SW West Hills Drive is an excellent representation of the bi-level house. Here, the main entrance on the front façade is at ground level, between the upper level and raised basement (Photograph 23).



Photograph 23. 5037 SW West Hills Drive (KHRI 177-4964)

Center Block-With-Wings

Although the ranch house predominates throughout the West Hills Subdivision, two houses do not conform to the defining features of a ranch house but adopt a center block-with-wings form. This form is typically comprised of a large central block with smaller flanking wings on either side. The central block is often multi-story, whereas the side wings are one-story. The houses located at 5125 SW Redbud Lane, constructed in 1962, and 5011 SW Brentwood Road, constructed in 1971, reflect this house form.



Photograph 24. 5025 SW Redbud Lane (KHRI 177-4988)



Photograph 25. 5011 SW Brentwood Road (KHRI 177-5002)

3.3.2. ARCHITECTURAL STYLES

In addition to house forms, or types, residential design can also be distinguished by its architectural style. The architectural style is the decoration or ornamentation that is applied to the exterior of the house. The architectural style is also determined by the overall design of the house: the proportion, scale, massing, and symmetry or asymmetry. This is particularly the case with ranch houses. Construction materials may also determine the architectural style of a mid-20th century residence.⁵² Frequently occurring styles occurring within West Hills include Contemporary, Colonial Revival, Rustic/Western, Post Modern, and Plain. Rare examples of Mediterranean, and Swiss Chalet Revival are also represented.

Contemporary

One of the most common styles occurring in West Hills is Contemporary, a distinct mid-century Modernist style. By the mid-1950s, architects were designing boldly shaped, geometrical houses throughout the country. Their designs influenced local architects who designed residences for wealthier clients. Contemporary describes both a type and style. They are designed primarily with an open floor plan with large windows to take advantage of view lots. The house often implements materials like rough wood plank siding and formed concrete walls.⁵³ Identifying features of a Contemporary style residence include a low-pitched gable roof (sometimes flat) with widely overhanging eaves. Roof beams are commonly exposed. Windows are often present in the gable ends, extending into the peak. The entry door may be recessed or obscured. Facades are asymmetrical and often feature a broad expanse of uninterrupted wall surface.⁵⁴

Twenty-one (21) houses within West Hills exhibit elements of Contemporary design. Among the most notable examples include 5000 SW Redbud Lane, constructed in 1963, and 5026 SW West Hills Drive, completed in 1962. Both are integrated into a natural wooded setting, feature board-and-batten siding, and feature low-pitched roofs with wide overhanging eaves (Photographs 26-27). Both examples are tri-level. Constructed in 1968, the house at 4910 SW West Hills Drive features a wood and stone exterior and large windows extending into the gable end peaks.

⁵² Patrick Sullivan, Mary Beth Reed, and Tracey Fedor, *The Ranch House in Georgia: Guidelines for Evaluation*, New South Associates, 2010; page 52.

⁵³ Patrick Sullivan, Mary Beth Reed, and Tracey Fedor, *The Ranch House in Georgia: Guidelines for Evaluation*, New South Associates, 2010; page 52.

⁵⁴ McAlester 2017, p.629.



Photograph 26. 5000 SW Redbud Lane (KHRI 177-4892)



Photograph 27. 5026 SW West Hills Drive (KKHRI 177-4901)



Photograph 28. 4910 SW West Hills Drive (KHRI 177-4907)

Colonial Revival

The Colonial Revival style was the dominant style for domestic architecture throughout the country during the first half of the 20th century. It first emerged in the 1880s, growing in popularity by the end of the century. Unlike most revival styles that did not endure World War II, Colonial Revival continued to be used well into the mid-20th century. It continues to be used for many new traditional houses. Following World War II, the style was frequently used for Minimal Traditional and ranch houses. Identifying features include an accentuated front door with classical surround, symmetrical façade, double-hung sash windows with multi-pane glazing, and porches with slender columns. Among ranch houses, common features characterizing the house include entry porticos, shutters, cornice moldings, and columns. Thirty-four (34) houses in West Hills exhibit a degree of Colonial Revival influence. Good examples of Colonial Revival include the split-level house 5034 SW West Hills Drive, constructed in 1964; and the Seltsam House, constructed in 1959 at 5017 SW Brentwood Road.



Photograph 29. 5034 SW West Hills Drive (KHRI 177-4966)



Photograph 30. 5017 SW Brentwood Road (KHRI 177-5003)

Colonial Revival houses with a gambrel roof are generally identified as Dutch Colonial. Two such examples occur in West Hills. The first is the old Fairfield Farmhouse constructed in 1906. A later interpretation of a Dutch Colonial is located at 5035 SW Brentwood Road (KHRI 177-5005), constructed in 1976.



Photograph 31. 240 SW Fairlawn Road (KHRI 177-5044)



Photograph 32. 5035 SW Brentwood Road (KHRI 177-5005)

Rustic/Western

The rustic, or western, style is primarily applied to ranch houses. It has a carpenter-like aesthetic utilizing natural materials. Houses are often clad in board-and-batten siding, or rough-hewn weatherboards. The use of stone is also common. The rustic-styled house often features exposed rafter ends and simple porch posts. Seventeen (17) houses in West Hills are identified as rustic in style. It is best represented by houses located at 4804 SW Brentwood Road, completed in 1963, and 157 SW Meadow Lane, constructed in 1965.



Photograph 33. 4804 SW Brentwood Road (KHRI 177-4947)



Photograph 34. 157 SW Meadow Lane (KHRI 177-4980)

Postmodern

The Postmodern style rose in popularity during the late-1960s. The style blends previous traditional designs with newer materials and forms. Postmodern houses suit “the desire for historic reference, fresh design, or contradictory interpretations.”⁵⁵ The result creates an innovative aesthetic, providing a modern building with a sense of the past. Postmodern houses are typically 1 to 2 stories with both symmetrical or asymmetrical facades. Varied roof pitches are common as are overhanging eaves. Double-hung windows with shutters are common. A variety of exterior materials may be used. Dormers frequently occur, and one- or two-car garages are commonly attached to one end of the

⁵⁵ McAlester 2017, p.664-665.

façade. Within West Hills, eight (8) houses are classified as Postmodern. Constructed in 1974 at 5011 Redbud Court, this 2 ½-story house adopts elements from the earlier Shingle style and employs modern shed roofs, cantilevered porches, and skylights. Another unique example is the house located at 5125 SW Redbud Lane. Here, the design combines elements of the Colonial Revival style with a modern shed-roofed dormer and prominent chimney. A late example of Postmodernism was constructed in 1979 at 5116 SW Redbud Lane (Photograph 37). Here, the design draws upon the Tudor Revival style with a steeply-pitched, modernized gabled entry and windows with multi-light diamond-shaped panes.



Photograph 35. 5011 Redbud Court (KHRI 177-4894)



Photograph 36. 5125 SW Redbud Lane (KHRI 177-4988)



Photograph 37. 5116 SW Redbud Lane (KHRI 177-4991)

Two rare houses within the West Hills Subdivision draw upon the Swiss Chalet Revival style, which was somewhat popular in the United States during the early-20th century. It is associated with the Arts and Crafts Movement and was inspired by the architecture of the Swiss Alps. The American variation of the style featured low-pitched gabled roofs with deep eaves supported by large brackets or knee braces. Rafter ends or purlins are exposed, and sometimes carved. Multi-paned casement windows are common, and floors are often differentiated by a change in cladding. The two rare houses in West Hills reflecting elements of Swiss Chalet Revival might fall under the Postmodern umbrella. The Franklin House, constructed in 1958 at 4808 SW West Hills Drive features a combination of board-and-batten siding and stone veneer. It features exposed rafter ends, decorative brackets, and vergeboard in the gable ends. The house located at 4736 SW West Hills Drive (KHRI 177-4913) features stucco and half-timbering and wide overhanging eaves with gable end brackets. The main level of the house cantilevers slightly above a raised basement that is stone-veneered. Exposed purlins appear to support the cantilever.



Photograph 38. Franklin House, 4808 SW West Hills Drive (KHRI 177-4911)



Photograph 39. 4736 SW West Hills Drive (KHRI 177-4913)

One residence within West Hills draws upon the Mediterranean Style. Constructed in 1974 at 4730 SW West Hills Drive, the house is distinguished by its segmental-arched garage openings featuring decorative tilework. The house features a low-pitched roof with exposed purlins and adopts a courtyard form. Its front courtyard, inset between flanking wings, is enclosed with round-arched brick openings.



Photograph 40. 4730 SW West Hills Drive (KHRI 177-4914)

Plain (No Style)

Seventy-eight houses within the neighborhood do not conform to a defined architectural style. However, this does not necessarily mean that the house lacks stylistic enhancement. Deliberate use of contrasting materials, variety of picture windows, porch elements, prominent chimneys, among other design features distinguish these houses. One such example is the ranch house located at 5032 SW Brentwood Road, constructed in 1960 (Photograph 41). The house is relatively plain in its design but features a large, paneled picture window that enhances its outward appearance. Paneled picture windows occur frequently throughout West Hills. An exemplary example of the “Plain” style is the ranch house located at 150 SW Meadow Lane (Photograph 42), which is characterized by its red brick veneer, recessed entry, low roof line, and picture windows.



Photograph 41. 5032 SW Brentwood Road (KHRI 177-4996)



Photograph 42. 150 SW Meadow Lane (KHRI 177-4979)

3.3.3. NOTED ARCHITECTS/BUILDERS

Many of the houses located within West Hills are architect-designed or built using architectural plans promoted in home journals and magazines. One such dwelling, the O.R. Bennett House located at 4822 West Hills Drive, is one of only 100 “Mark 58” Scholz Homes built nationwide. **Donald J. Scholz** (b.1920-d.2000) founded Scholz Homes in 1946 in Toledo, Ohio. He was not a formally trained architect but was greatly influenced by Modernist architects Mies van der Rohe and Frank Lloyd Wright. His California Contemporary ranch house offered a variety of façade styles to appeal to a broad array of tastes. His plans are spacious and open, with cathedral ceilings and ample windows. His designs placed an emphasis on the backyard with patios often sheltered by an overhanging roof eave.



Figure 18. Mark 58, Scholz Homes, House Beautiful Magazine, 1958

... designed by 30 of the American Building Industry's foremost manufacturers to present their finest new 1958 product developments ... truly a "House of the year".

... available from builders in your community in four exciting plans ranging in price from \$24,000 to \$50,000

The Mark 58 features the latest product developments of the foremost American Building Industry manufacturers.

Aluminum Company of America • American Bitulite Rubber Company • American Telephone & Telegraph Co. • Arcadia Metal Products • Bigelow-Sanford Carpet Company, Inc. • Bird & Son, Inc. • The Colex Corporation • Crane Company • Formica Corporation • Hammond Organ Company • Johns Mansville Corporation • Libbey Owens Ford Glass Company • Lightliner, Inc. • L O F Glass Fibers Company • The Magnac Company, Inc. • Minneapolis-Honeywell Regulator Co. • Nulton, Inc. • Overhead Door Corporation • Pittsburgh Plate Glass Company • Radio Pyral Corporation • Radio Corporation of America • Sargent & Company • A. O. Smith Corporation • The Stanley Works • United States Rubber Company • Westinghouse Electric Corporation • Whirlpool Corporation

America's most exciting homes ... the quality ... the design ... renowned from coast to coast.

SCHOLZ HOMES, INC.

2001 N. Westwood • Toledo, T. Ohio • Phone FR 1601

Figure 19. Scholz 58, House Beautiful Magazine, 1958

In 1958, *House Beautiful* Magazine recognizes the Mark 58 as “House of the Year.” The split-level design features a zoned interior and an intercom system extending to all rooms. The latter considered a luxury at the time. There are reportedly four sizes of the house design. The Bennett House in West Hills is Mode C, the second largest. In an article in the *Topeka Daily Capital*, the house is described as featuring an “extensive use of glass” that “joins outdoors and indoors” and the front door, “set in a wall of glass with planters inside, gives a cherry welcome, and one steps inside to a foyer that is floored in a tile resembling marble.”⁵⁶

The house located at 5000 SW Redbud Lane was designed by architect **James R. Cushing** for Mr. and Mrs. Vance W. Collins. Cushing was a Topeka-based architect recognized for his Modernist residential designs. He is also noted as an architect who designed military housing and other buildings for the U.S. Air Force. At one time, he was lead partner in the Topeka-based firm Cushing, Servis, Van Doren & Hazard.⁵⁷ Cushing’s residential house plan frequently featured post-and-beam construction, open floor plans, vaulted ceilings, and natural materials. Such is the case with 5000 SW Redbud Lane. A particularly unique feature of the house is that the design of the house has no 90-degree angles.

H. Joseph **Pashman** was a prolific general contractor in Topeka throughout the mid-20th century until his retirement in 1994. According to an article in the *Topeka Capital*, Pashman “planned jobs, bought materials and supervised finishing crews as he and his two brothers, Al and John, built homes for Topeka’s post-World War II middle- and upper-class residents.”⁵⁸ The company built numerous houses throughout Topeka, including a number of houses in the West Hills neighborhood. The “Pashman home” was universally recognized as high quality construction, meticulous and well-planned.⁵⁹

3.3.4. ARCHITECTURAL INTEGRITY

The National Register of Historic Places recognizes a property’s integrity through seven aspects, or qualities of integrity: location, design, setting, materials, workmanship, feeling, and association. Properties individually eligible for listing in the National Register must retain sufficient integrity to convey the period of time in which they are significant. To retain historic integrity, a property will always possess several, and usually most, of the seven aspects. The retention of specific aspects of integrity is essential for it to properly convey its significance.⁶⁰ The National Park Service defines each quality of integrity as follows:

⁵⁶ Peggy Green, “New Topeka Home One of Only 100 in Nation,” *Topeka Capital Journal*, 6 July, 1958.

⁵⁷ Lawrence Modern, “When Space homes Landed in Lawrence,” Lawrence Modern, <https://lawrencemodern.com/2012/02/06/when-space-homes-landed-in-lawrence/>, February 6, 2012.

⁵⁸ Jonna Lorenz, “Long-Time Topeka Builder Pashman Dies,” *Topeka Capital*, May 26, 1999.

⁵⁹ Good 2020, p. 84.

⁶⁰ National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, US Department of the Interior, 1990.

Seven Qualities of Integrity

-
- **Location** – the place where the historic property was constructed or the place where the historic event took place
 - **Design** – the composition of elements that constitute the form, plan, space, structure, and style of a property
 - **Setting** – the physical environment of a historic property that illustrates the character of the place
 - **Materials** – the physical elements combined during a particular period of time and in a particular pattern or configuration to form a historic property
 - **Workmanship** – the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory
 - **Feeling** – a property's expression of the aesthetic or historic sense of a particular period of time
 - **Association** – the direct link between an important historic event or person and a historic property
-

Each house within the West Hills Subdivision received an integrity rating of Excellent, Good, Fair, or Poor. Based on field observations and an understanding of evolving methods of construction and materials, these ratings convey the degree of historic integrity of each primary resource. Oftentimes the evaluation of a resource's integrity is subjective. JLD Preservation Consulting took into consideration whether exterior alterations were reversible. For example, if vinyl siding was applied over original weatherboard without altering character-defining design elements (window and door surrounds, stylistic details, etc.), the vinyl siding might be removed, and the historic integrity of the resource restored. This is considered a "reversible" modification. Similarly, buildings age and must be maintained, often requiring the replacement of materials and design elements. JLD Preservation Consulting considered whether exterior alterations are in kind - sharing similar material, methods of construction, and stylistic elements, which would retain the historic qualities of resource and neighborhood. The following criteria was taken into consideration when rating the integrity of an individual resource⁶¹:

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

- The building retains its original form and massing
- The exterior cladding material has not been altered
- Window fenestration and door openings are unaltered

⁶¹ Rosin Preservation, LLC, "Auburndale Phase II Historic Resources Survey," City of Topeka, June 2018; p. 8.

- In the event that openings are altered for maintenance purposes, were the alterations done in a sensitive and appropriate manner using similar materials, profiles, and sizes
- Character-defining decorative elements are unaltered, such as porches and other design elements conveying a specific architectural style
- The building retains its overall character for the time period in which it was erected

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

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

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

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

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

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

An overwhelming number of houses within West Hills are well-preserved, retaining a high degree of historic integrity. The following table provides a breakdown of the 161 resources by their apparent exterior integrity.

INTEGRITY RATING	TOTAL	PERCENT
Excellent	107	66.5%
Good	16	9.9%
Fair	10	0.6%
Poor	5	3.1%
Less than 50 Years of Age	23	14.3%

Figure 20. Breakdown of Resources (Total 161) by Integrity Rating

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

The Kansas Historical Society policy on artificial siding generally requires that such a property not be individually listed on the National Register, or as a contributing resource to a historic district. A small number of residences in West Hills identified as “fair” as a result of the application of a non-historic, or incompatible exterior cladding, are assigned a noncontributing status. Based on this analysis and a Period of Significance extending to the fifty-year marker, a total of 38, or 23.7%, of the total resources within the West Hills Subdivision are recommended as noncontributing to a potential National Register district. The following map shows the distribution of properties with an integrity rating of “fair” and “poor,” as well as those that are less than 50 years of age.

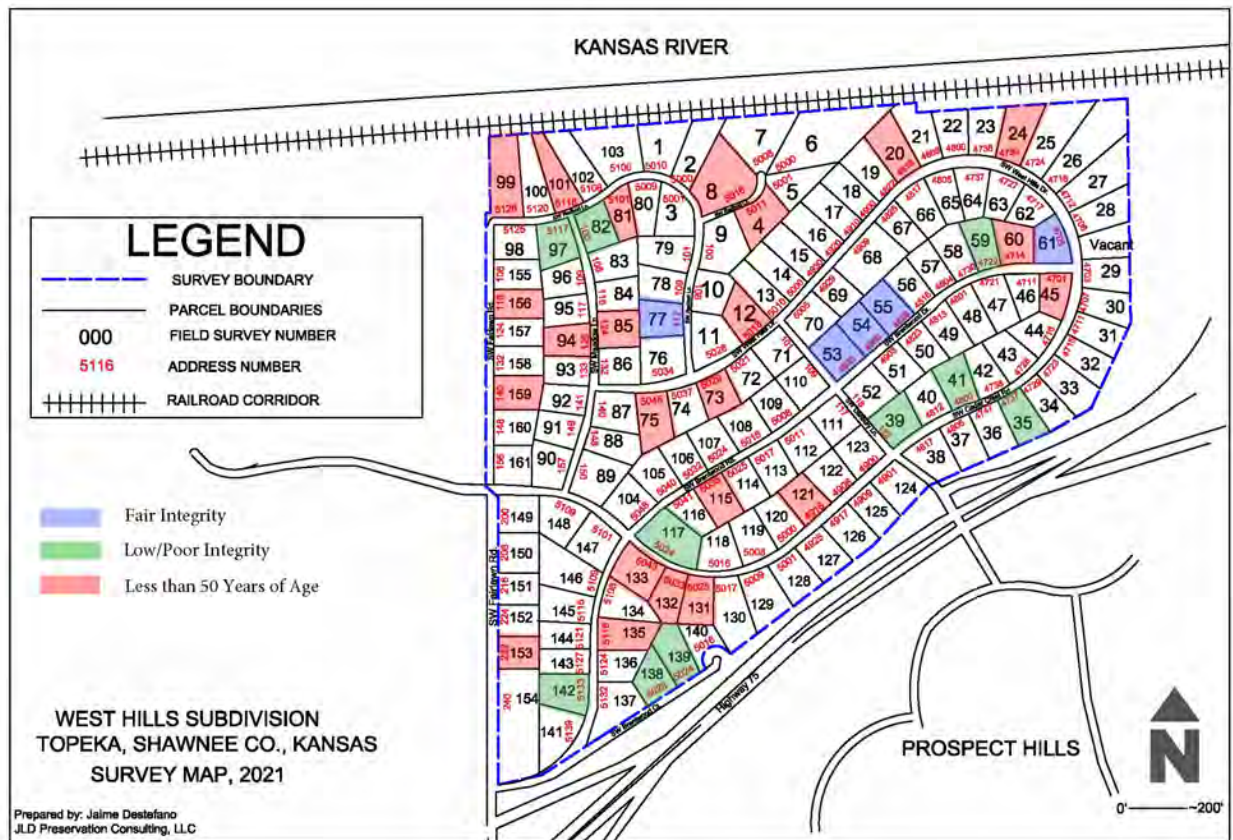


Figure 21. Distribution of Resources with Low and Fair Integrity, and Those Less Than 50 Years of Age

Summary

Throughout the mid-20th century, Topeka experienced an unprecedented period of growth and outward expansion as communities and undeveloped agricultural land were annexed into the city. The land that would become West Hills evolved in a similar fashion as many other neighborhoods in Topeka. As suburbanization skyrocketed following World War II, developers acquired large tracts of land to survey and lay out residential neighborhoods. In most cases, the planned suburban neighborhoods in and around Topeka from the mid-20th century are tract housing, characterized by generally small lots and compact houses. In many instances, the neighborhoods continue to the gridded street layout of downtown. A small number of subdivisions were planned as luxury developments, intended for the city's middle-to upper-class residents. Such is the case with West Hills and the adjacent Prospect Hills. West Hills boasts an impressive collection of sprawling, architect-designed ranch houses, the majority of which are well-preserved. The planned curvilinear streets, large lots, mature trees, and well-maintained yards create a picturesque aesthetic characteristic of planned, middle-class suburban developments following World War II.

SECTION 4: RECOMMENDATIONS

Among the objectives of the West Hills survey project is to provide recommendations for listings in the National Register of Historic Places, considering both independent resources and potential historic district; to make recommendations for potential locally-designated historic districts and landmark buildings; and to offer suggestions for future planning opportunities.

4.1 EVALUATING NATIONAL REGISTER ELIGIBILITY

Individual Property Evaluation

In order to meet National Register requirements, the property must be a minimum of 50 years of age and retain sufficient integrity to convey the period of time in which they are significant. To retain integrity, the property should possess several and usually most, of the seven aspects outlined in Section 3.3.4. Based on the survey results, the majority, if not all, of the historic (50 years of age) resources retain qualities of location, setting, feeling, and association.

For those properties that were observed to have retained the majority of these qualities, an evaluation of their significance based on the National Register criteria was then undertaken. To be considered eligible for the National Register, the property must not only retain integrity, but must possess significance at the local, state, or national level in relationship with similar properties within a specific historic theme, period, or geographic region.⁶² To be eligible, the property must meet one of the four criteria. The four criteria are:

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

Based on the field survey, evaluation of integrity rating of individual resources, and analysis of architectural patterns, the following properties are known to retain historic integrity and possess architectural significance at the local level. Therefore, they may be individually eligible for National Register listing pending interior observations and additional research, including an analysis of comparable properties that may exist in the City of Topeka. This preliminary recommendation is based on exterior observations only. Review and concurrence

⁶² Beth Savage and Sarah Dillard Pope, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, National Park Service, US Department of the Interior, Washington DC, 2009.

by the Kansas Historical Society would be required in order to formally be determined eligible for the National Register.

- 5000 SW Redbud Lane – significant as an exemplary representation of Contemporary ranch house design within a planned, middle-class residential subdivision in Topeka
- 4822 West Hills Drive is the only known “Mark 58” Scholz Home in Kansas, and an intact representation of ranch house design in Topeka

Evaluation of Potential National Register-Eligible Historic District

A historic district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. A historic district must be significant, as well as being an identifiable entity. As such, it must meet one of the four National Register criteria addressed above. A historic district is defined geographically by boundaries based upon a shared relationship among the properties contributing to the district. District boundaries can encompass resources that lack integrity or association with the established significance of the district. These resources are considered noncontributing elements and must account for less than 50% of all resources within a district in order for National Register considerations.⁶³ Generally, resources that were not constructed during the period of significance, and those exhibiting a high degree of loss of integrity are considered noncontributing elements. Evaluation of the integrity of individual resources within a district is not typically held to the same standards as when evaluating for individual National Register eligibility.

Based on background research and the evaluation of historic significance and integrity presented in Section 3.3.4, properties identified by a rating of “poor” and those less than 50 years of age considered noncontributing elements to the potential historic district. Those identified as “fair” due to the application of non-historic cladding are also considered noncontributing elements. As such, noncontributing primary resources account for 38, or 23.7% of the total number of resources. The distribution of resources lacking integrity do not appear to be confined to a specific area, and are generally scattered throughout the Survey Area. The majority of those that are less than 50 years of age occur within West Hills No.2, though some are located within the first phase of the neighborhood. As such, it is recommended that the entirety of the West Hills Subdivision is eligible for listing in the National Register under Criterion A in the areas of Community Planning and Development as an intact, cohesive representation of a mid-20th century planned luxury suburban neighborhood. It is also recommended eligible under Criterion C for its impressive collection of ranch houses and architectural styles attributed to post-World War II residential design. The majority of ranch house neighborhoods developed in Topeka are characterized by modest compact ranch houses lacking distinct architectural styles. The ubiquity of this type of ranch house is considerable, whereas houses within West Hills embrace a diverse array of architectural stylistic influences and ranch house forms.

⁶³ *Ibid.*

The National Register defines the Period of Significance as 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.”⁶⁴ Ordinarily, properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, under criteria Consideration G, such properties will qualify if they are integral parts of districts that do meet the criteria. As such, it is recommended that the West Hills Subdivision meets National Register criteria consideration G. The Period of Significance of the West Hills Subdivision extends beyond the 50-year marker to 1979 to account for its continued development through the 1970s and the distinctive, middle-class Postmodern houses constructed during this decade. In doing so, the status of eighteen (18) of the twenty-three (23) houses built after 1971, which would typically be considered noncontributing, would be classified as contributing to the architectural significance of the West Hills. The following map shows the distribution of recommended noncontributing resources within the neighborhood should the Period of Significance extend to 1979.

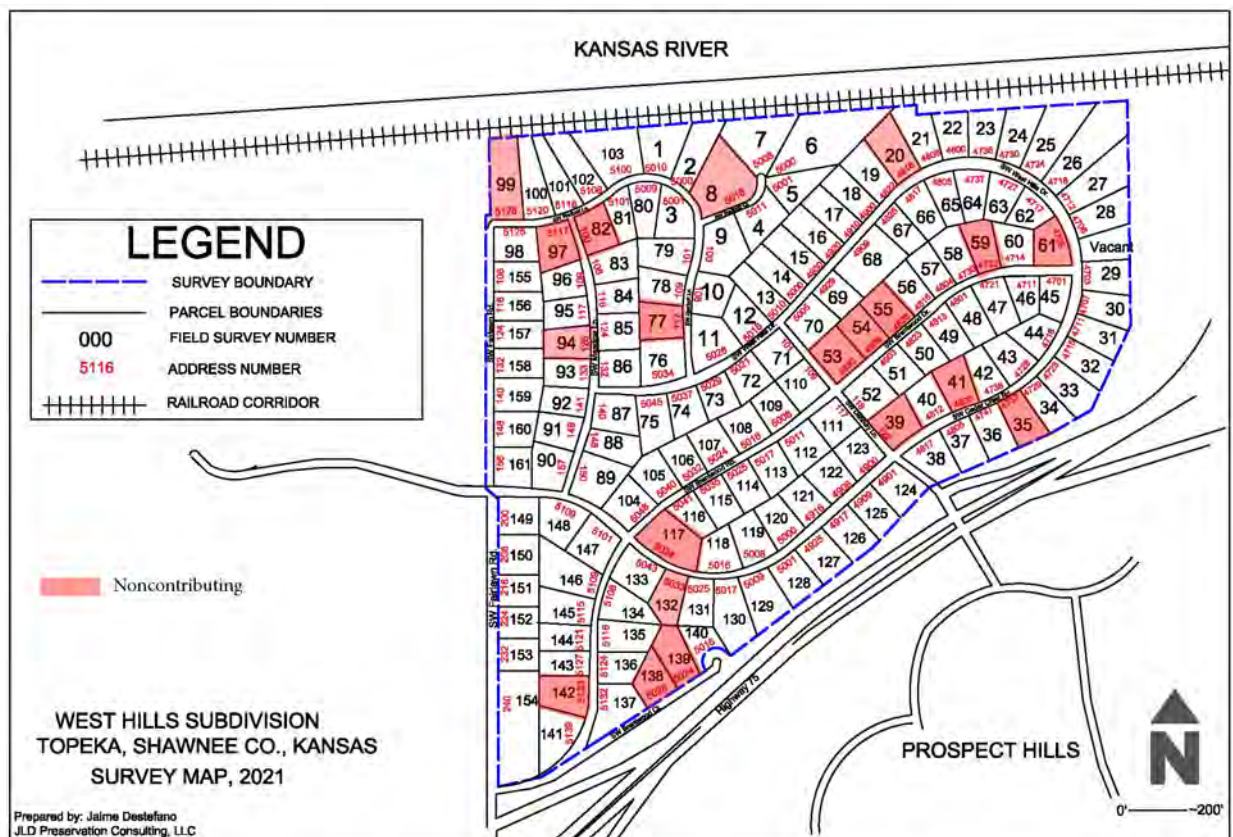


Figure 22. Distribution of Resources Recommended as Noncontributing to a Potential National Register Historic District with Period of Significance Extending to 1979

⁶⁴ *Ibid.*

Kansas Register of Historic Places

The same general criteria as the National Register are used to assess the eligibility of a property for inclusion in the state register, but more flexibility is allowed in the interpretation of the criteria for eligibility. Ten (10) resources within West Hills are identified by a fair integrity rating, and an additional 5 as poor. In many instances, the application of vinyl siding or incompatible exterior siding contributes substantially to this rating. However, if the removal of certain materials will restore that specific aspect, its rating of integrity might increase. In these instances, the Kansas Register is more flexible in considering eligible properties than that of the National Register of Historic Places. Among the benefits of listing in the Kansas Register is access to rehabilitation tax credits for individual homeowners. The State Historic Rehabilitation Tax Credit is available to individual properties listed on the National Register and/or the Kansas Register, as well as those identified as contributing to a listed historic district. Unlike Federal rehabilitation tax credits, the 25% state credit is offered to both income-producing and non-income producing properties, as well as private residences. Proposed rehabilitation projects must meet the Secretary of Interior's *Standards for Rehabilitation* and must be pre-approved by the Kansas State Historic Preservation Office.⁶⁵

⁶⁵ Kansas Historical Society, "State Historic Rehabilitation Tax Credit," Kansas Historical Society, <https://www.kshs.org/p/state-historic-rehabilitation-tax-credit/14666> (accessed June 2019).

BIBLIOGRAPHY

Ames. David and Linda Flint McClelland, *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*, National Park Service, 2002.

East Topeka Community, "East Topeka Neighborhood Revitalization Plan," An Element of the *Comprehensive Metropolitan Plan 2020*, City of Topeka-Shawnee County, Kansas, 2002.

Good, Stephen E. *Prairie to Property: A History of the Ownership of West Hills*; Longmont, Colorado: Steuben Press, 2020.

Green, Peggy. "New Topeka Home One of Only 100 in Nation," *Topeka Capital Journal*, 6 July, 1958.

Harland Bartholomew and Associates, *Comprehensive Plan of the City of Topeka and Shawnee County, Kansas*, (Topeka, KS: 1945).

Hoots, Greg. *Images of America: Topeka*, Arcadia Publishing, 2010; Chapter 5.

Jackson, Kenneth T. *Crabgrass Frontier. The Suburbanization of the United States*, New York: Oxford University Press, 1985.

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

Lawrence Modern, "When Space homes Landed in Lawrence," Lawrence Modern, <https://lawrencemodern.com/2012/02/06/when-space-homes-landed-in-lawrence/> February 6, 2012.

Lorenz, Jonna, "Long-Time Topeka Builder Pashman Dies," *Topeka Capital*, May 26, 1999.

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

Pettis, Emily et al., *A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing*, Washington, DC: Mead & Hunt for the Transportation Research Board, 2013.

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

Seltsam-Hanni & Co., West Extension of West Hills, Brochure, 1960.

Steinkuehler, Christine. "A Dream Landscape for the Generations," *Topeka Magazine*, March 5, 2020.








Sullivan, Patrick, Mary Beth Reed, and Tracey Fedor, *The Ranch House in Georgia: Guidelines for Evaluation*, New South Associates, 2010.










Topeka Capital-Journal, "Topeka at 150: Celebrating the Sesquicentennial of the Capital City of Kansas," *Topeka Capital-Journal*, 2004.










Topeka Chamber of Commerce, "Topeka History," <https://topekachamber.org/why-topeka/topekahistory/>.







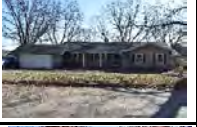


Utah State History. "World War II & Post War Residential Building Types," https://issuu.com/utah10/docs/architectural_guide_booklet/s/9400










APPENDIX A: SURVEY INVENTORY










WEST HILLS SUBDIVISION SURVEY INVENTORY											
TOPEKA, SHAWNEE COUNTY, KANSAS											
2020-2021											
Field Survey Number	Assigned KHRI Number	Address	Street	Direction	Date of Construction	Residential Type	Form (Subtype)	Architectural Style	Integrity	Recommended Contributing Status	Photograph
1	177-4891	5010	Redbud Lane	SW	1965	Ranch House	Courtyard	No Academic Style	High	Contributing	
2	177-4892	5000	Redbud Lane	SW	1963	Ranch House	split-level	Contemporary	High	Contributing	
3	177-4893	5001	Redbud Lane	SW	1968	Ranch House	split-level	Plain-Style Ranch	High	Contributing	
4	177-4894	5011	Redbud Court	SW	1974	Ranch House	Contemporary	Post Modern	High	Contributing	
5	177-4895	5001	Redbud Court	SW	1965	Ranch House	Alphabet	No Academic Style	High	Contributing	
6	177-4896	5000	Redbud Court	SW	1969	Ranch House	Courtyard	Rustic/Western	High	Contributing	
7	177-4897	5008	Redbud Court	SW	1969	Ranch House	Clustered Ranch	colonial revival	High	Contributing	










8	177-4898	5016	Redbud Court	SW	1988	Ranch House	Rambling Ranch	No Academic Style	High	Noncontributing (age)	
9	177-4899	100	Redbud Lane	SW	1964	Ranch House	Rambling Ranch	colonial revival	High	Contributing	
10	177-4900	108	Redbud Lane	SW	1966	No defined form		colonial revival	High	Contributing	
11	177-4901	5026	West Hills Drive	SW	1962	Ranch House	Contemporary	Contemporary	High	Contributing	
12	177-4902	5018	West Hills Drive	SW	1974	Ranch House	split-level	Post Modern	High	Noncontributing (age)	
13	177-4903	5010	West Hills Drive	SW	1959	Ranch House	Linear	Contemporary	High	Contributing	
14	177-4904	5000	West Hills Drive	SW	1961	Ranch House	Linear	colonial revival	High	Contributing	
15	177-4905	4930	West Hills Drive	SW	1960	Ranch House	Contemporary	Contemporary	High	Contributing	
16	177-4906	4920	West Hills Drive	SW	1957	Ranch House	Linear	Rustic/Western	High	Contributing	








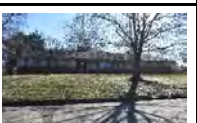

17	177-4907	4910	West Hills Drive	SW	1968	Ranch House	Contemporary	Contemporary	High	Contributing	
18	177-4908	4900	West Hills Drive	SW	1958	Ranch House	linear	Contemporary	High	Contributing	
19	177-4909	4822	West Hills Drive	SW	1957	Ranch House	Half Courtyard	Contemporary	High	Contributing	
20	177-4910	4816	West Hills Drive	SW	1991	No Distint Form		Post Modern	High	Noncontributing (age)	
21	177-4911	4808	West Hills Drive	SW	1958	Ranch House	Alphabet	Swiss Chalet Revival	High	Contributing	
22	177-4912	4800	West Hills Drive	SW	1958	Ranch House	Alphabet	Contemporary	High	Contributing	
23	177-4913	4736	West Hills Drive	SW	1961	Ranch House	Half Courtyard	Swiss Chalet Revival	High	Contributing	
24	177-4914	4730	West Hills Drive	SW	1974	Ranch House	Courtyard	Mediterranean	High	Noncontributing (age)	
25	177-4915	4724	West Hills Drive	SW	1960	Ranch House	linear	Rustic/Western	High	Contributing	










26	177-4916	4718	West Hills Drive	SW	1959	Ranch House	Alphabet	No Academic Style	High	Contributing	
27	177-4917	4712	West Hills Drive	sw	1957	Ranch House	Alphabet	No Academic Style	High	Contributing	
28	177-4918	4706	West Hills Drive	SW	1956	Ranch House	Half Courtyard	Plain-Style Ranch	High	Contributing	
29	177-4919	4703	Cedar Crest Road	SW	1958	Ranch House	Half Courtyard	Rustic/Western	High	Contributing	
30	177-4920	4707	Cedar Crest Road	SW	1963	Ranch House	Linear	Plain-Style Ranch	High	Contributing	
31	177-4921	4711	Cedar Crest Road	SW	1957	Ranch House	Half Courtyard	Plain-Style Ranch	High	Contributing	
32	177-4922	4715	Cedar Crest Road	SW	1959	Ranch House	Clustered Ranch	Plain-Style Ranch	High	Contributing	
33	177-4923	4723	Cedar Crest Road	SW	1958	Ranch House	Linear	Rustic/Western	High	Contributing	
34	177-4924	4729	Cedar Crest Road	SW	1958	Ranch House	linear	Plain-Style Ranch	High	Contributing	









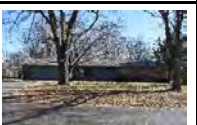
35	177-4925	4737	Cedar Crest Road	SW	1958	Ranch House	split-level	Plain-Style Ranch	Moderate	Noncontributing (alterations)	
36	177-4926	4747	Cedar Crest Road	SW	1957	Ranch House	linear	Plain-Style Ranch	High	Contributing	
37	177-4927	4805	Cedar Crest Road	SW	1957	Ranch House	Clustered Ranch	No Academic Style	High	Contributing	
38	177-4928	4817	Cedar Crest Road	SW	1959	Ranch House	Clustered Ranch	Contemporary	High	Contributing	
39	177-4929	122	Danbury Lane	SW	1956	Ranch House	Half Courtyard	colonial revival	Moderate	Noncontributing (alterations)	
40	177-4930	4812	Cedar Crest Road	SW	1959	Ranch House	Clustered Ranch	Plain-Style Ranch	High	Contributing	
41	177-4931	4800	Cedar Crest Road	SW	1958	Ranch House	Alphabet	Contemporary	Moderate	Noncontributing (alterations)	
42	177-4932	4738	Cedar Crest Road	SW	1956	Ranch House	Linear	Rustic/Western	High	Contributing	
43	177-4933	4728	Cedar Crest Road	SW	1958	Ranch House	Clustered Ranch	Plain-Style Ranch	High	Contributing	










44	177-4934	4716	Cedar Crest Road	SW	1957	Ranch House	Clustered Ranch	Plain-Style Ranch	Good	Contributing	
45	177-4935	4701	Brentwood Road	SW	1974	Ranch House	Half Courtyard	Plain-Style Ranch	Good	Noncontributing (age)	
46	177-4936	4711	Brentwood Road	SW	1971	Ranch House	split-level	Plain-Style Ranch	Good	Contributing	
47	177-4937	4721	Brentwood Road	SW	1969	Ranch House	Clustered Ranch	Plain-Style Ranch	Good	Contributing	
48	177-4938	4801	Brentwood Road	SW	1958	Ranch House	Clustered Ranch	Contemporary	Good	Contributing	
49	177-4939	4813	Brentwood Road	SW	1958	Ranch House	linear	Plain-Style Ranch	Good	Contributing	
50	177-4940	4823	Brentwood Road	SW	1957	Ranch House	Half Courtyard	Plain-Style Ranch	Good	Contributing	
51	177-4941	4903	Brentwood Road	SW	1959	Ranch House	split-level	Plain-Style Ranch	Good	Contributing	
52	177-4942	118	Danbury Lane	SW	1957	Ranch House	Linear	colonial revival	Good	Contributing	










53	177-4943	4930	Brentwood Road	SW	1960	Ranch House	Clustered Ranch	colonial revival	low	Noncontributing (alterations)	
54	177-4944	4906	Brentwood Road	SW	c1957	Ranch House	Half Courtyard	Plain-Style Ranch	low	Noncontributing (alterations)	
55	177-4945	4826	Brentwood Road	SW	1957	Ranch House	Linear	No Academic Style	low	Noncontributing (alterations)	
56	177-4946	4816	Brentwood Road	SW	1958	Ranch House	Linear	No Academic Style	Good	Contributing	
57	177-4947	4804	Brentwood Road	SW	1963	Ranch House	Alphabet	Rustic/Western	Good	Contributing	
58	177-4948	4730	Brentwood Road	SW	1960	Ranch House	Linear	Plain-Style Ranch	Good	Contributing	
59	177-4949	4722	Brentwood Road	SW	1963	Ranch House	Courtyard	Plain-Style Ranch	Moderate	Noncontributing (alterations)	
60	177-4950	4714	Brentwood Road	SW	1973	Ranch House	Linear	Plain-Style Ranch	Good	Noncontributing (age)	
61	177-4951	4705	West Hills Drive	SW	1959	Ranch House	Rambling Ranch	Plain-Style Ranch	low	Noncontributing (alterations)	










62	177-4952	4717	West Hills Drive	sw	1956	Ranch House	Half Courtyard	Contemporary	High	Contributing	
63	177-4953	4727	West Hills Drive	SW	1958	Ranch House	Linear	Plain-Style Ranch	High	Contributing	
64	177-4954	4737	West Hills Drive	SW	1958	Ranch House	split-level	colonial revival	High	Contributing	
65	177-4955	4805	West Hills Drive	SW	1956	Ranch House	split-level	colonial revival	High	Contributing	
66	177-4956	4817	West Hills Drive	SW	1958	Ranch House	Linear	Rustic/Western	High	Contributing	
67	177-4957	4825	West Hills Drive	SW	1957	Ranch House	Linear	Plain-Style Ranch	High	Contributing	
68	177-4958	4909	West Hills Drive	SW	1960	Ranch House	Clustered Ranch	colonial revival	High	Contributing	
69	177-4959	4929	West Hills Drive	SW	1957	Ranch House	Linear	Rustic/Western	High	Contributing	
70	177-4960	5005	West Hills Drive	SW	1956	Ranch House	Linear	No Academic Style	Good	Contributing	










71	177-4961	101	Danbury Lane	SW	1958	Ranch House	Half Courtyard	colonial revival	High	Contributing	
72	177-4962	5021	West Hills Drive	SW	1963	Ranch House	Linear	Plain-Style Ranch	High	Contributing	
73	177-4963	5029	West Hills Drive	SW	1974	Ranch House	Clustered Ranch	Plain-Style Ranch	High	Noncontributing (age)	
74	177-4964	5037	West Hills Drive	SW	1963	Ranch House	Bi-Level	Contemporary	High	Contributing	
75	177-4965	5045	West Hills Drive	SW	1975	No Distint Form	Linear	Contemporary	High	Noncontributing (age)	
76	177-4966	5034	West Hills Drive	SW	1964	No Distint Form	Linear	colonial revival	High	Contributing	
77	177-4967	117	Redbud Lane	SW	1963	No Distint Form	Alphabet	No Academic Style	low	Noncontributing (alterations)	
78	177-4968	109	Redbud Lane	SW	1971	Ranch House	Linear	Contemporary	High	Contributing	
79	177-4969	101	Redbud Lane	SW	1963	Ranch House	Alphabet	Contemporary	High	Contributing	








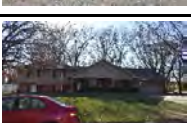

80	177-4970	5009	Redbud Lane	SW	1964	Ranch House	Half Courtyard	Rustic/Western	High	Contributing	
81	177-4971	5101	Redbud Lane	SW	1976	No defined form	Courtyard	Contemporary	High	Noncontributing (age)	
82	177-4972	100	Meadow Lane	SW	1966	Ranch House	split-level	Contemporary	Moderate	Noncontributing (alterations)	
83	177-4973	108	Meadow Lane	SW	1964	Ranch House	Clustered Ranch	colonial revival	High	Contributing	
84	177-4974	116	Meadow Lane	SW	1961	Ranch House	Linear	colonial revival	High	Contributing	
85	177-4975	124	Meadow Lane	SW	1974	No defined form	Linear	Post Modern	High	Noncontributing (age)	
86	177-4976	132	Meadow Lane	SW	1963	Ranch House	split-level	No Academic Style	High	Contributing	
87	177-4977	140	Meadow Lane	SW	1963	Ranch House	Linear	Plain-Style Ranch	High	Contributing	
88	177-4978	148	Meadow Lane	SW	1963	Ranch House	Linear	Plain-Style Ranch	High	Contributing	



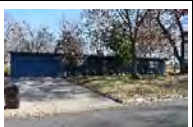






89	177-4979	150	Meadow Lane	sw	1962	Ranch House	Clustered Ranch	Plain-Style Ranch	High	Contributing	
90	177-4980	157	Meadow Lane	SW	1965	Ranch House	Clustered Ranch	Rustic/Western	High	Contributing	
91	177-4981	149	Meadow Lane	SW	1965	Ranch House	Clustered Ranch	colonial revival	High	Contributing	
92	177-4982	141	Meadow Lane	SW	1962	Ranch House	Half Courtyard	Plain-Style Ranch	High	Contributing	
93	177-4983	133	Meadow Lane	SW	1960	Ranch House	linear	Plain-Style Ranch	High	Contributing	
94	177-4984	125	Meadow Lane	SW	2012	Ranch House	Clustered Ranch	No Academic Style	High	Noncontributing (age)	
95	177-4985	117	Meadow Lane	SW	1961	Ranch House	split-level	Plain-Style Ranch	High	Contributing	
96	177-4986	109	Meadow Lane	SW	1967	Ranch House	Clustered Ranch	Plain-Style Ranch	High	Contributing	
97	177-4987	5117	Redbud Lane	SW	1961	Ranch House	split-level	Plain-Style Ranch	Moderate	Noncontributing (alterations)	










98	177-4988	5125	Redbud Lane	SW	1962	Center Block with Wings		Post Modern	High	Contributing	
99	177-4989	5128	Redbud Lane	SW	1990	No defined form	Clustered Ranch	No Academic Style	High	Noncontributing (age)	
100	177-4990	5120	Redbud Lane	sw	1965	Ranch House	Courtyard	Rustic/Western	Good	Contributing	
101	177-4991	5116	Redbud Lane	SW	1979	Ranch House	split-level	Post Modern	High	Noncontributing (age)	
102	177-4992	5108	Redbud Lane	SW	1965	Ranch House	Clustered Ranch	Plain-Style Ranch	High	Contributing	
103	177-4993	5100	Redbud Lane	SW	1962	Ranch House	Clustered Ranch	colonial revival	High	Contributing	
104	177-4994	5048	Brentwood Road	SW	1967	Ranch House	linear	colonial revival	High	Contributing	
105	177-4995	5040	Brentwood Road	SW	1964	Ranch House	split-level	No Academic Style	High	Contributing	
106	177-4996	5032	Brentwood Road	SW	1960	Ranch House	Clustered Ranch	No Academic Style	High	Contributing	










107	177-4997	5024	Brentwood Road	SW	1960	Ranch House	Linear	colonial revival	High	Contributing	
108	177-4998	5016	Brentwood Road	SW	1959	Ranch House	Linear	Plain-Style Ranch	High	Contributing	
109	177-4999	5008	Brentwood Road	SW	1958	Ranch House	Linear	Plain-Style Ranch	High	Contributing	
110	177-5000	109	Danbury Lane	SW	1958	Ranch House	Clustered Ranch	No Academic Style	High	Contributing	
111	177-5001	117	Danbury Lane	SW	1957	Ranch House	Alphabet	Plain-Style Ranch	Good	Contributing	
112	177-5002	5011	Brentwood Road	SW	1971	Center Block with Wings	Courtyard	Post Modern	High	Contributing	
113	177-5003	5017	Brentwood Road	SW	1959	Ranch House	Linear	colonial revival	High	Contributing	
114	177-5004	5025	Brentwood Road	SW	1959	Ranch House	Linear	colonial revival	High	Contributing	
115	177-5005	5035	Brentwood Road	SW	1976	Dutch Colonial	Linear	colonial revival	Good	Noncontributing (age)	


116	177-5006	5041	Brentwood Road	SW	1961	Ranch House	Clustered Ranch	No Academic Style	Good	Contributing	
117	177-5007	5024	Cedar Crest Road	SW	1959	Ranch House	Linear	No Academic Style	Moderate	Noncontributing (alterations)	
118	177-5008	5016	Cedar Crest Road	SW	1966	No defined form	Linear	colonial revival	High	Contributing	
119	177-5009	5008	Cedar Crest Road	SW	1961	Ranch House	split-level	No Academic Style	High	Contributing	
120	177-5010	5000	Cedar Crest Road	SW	1962	Ranch House	linear	Rustic/Western	High	Contributing	
121	177-5011	4916	Cedar Crest Road	SW	1974	Ranch House	linear	Plain-Style Ranch	High	Noncontributing (age)	
122	177-5012	4908	Cedar Crest Road	SW	1960	Ranch House	split-level	No Academic Style	High	Contributing	
123	177-5013	4900	Cedar Crest Road	SW	1958	Ranch House	Half Courtyard	Plain-Style Ranch	High	Contributing	
124	177-5014	4901	Cedar Crest Road	SW	1968	Ranch House	Linear	colonial revival	High	Contributing	

125	177-5015	4909	Cedar Crest Road	SW	1963	Ranch House	split-level	colonial revival	High	Contributing	
126	177-5016	4917	Cedar Crest Road	SW	1961	Ranch House	Clustered Ranch	No Academic Style	High	Contributing	
127	177-5017	4925	Cedar Crest Road	sw	1962	Ranch House	Linear	colonial revival	High	Contributing	
128	177-5018	5001	Cedar Crest Road	sw	1960	Ranch House	Linear	No Academic Style	Good	Contributing	
129	177-5019	5009	Cedar Crest Road	SW	1958	Ranch House	Linear	No Academic Style	High	Contributing	
130	177-5020	5017	Cedar Crest Road	SW	1958	Ranch House	Half Courtyard	Contemporary	High	Contributing	
131	177-5021	5025	Cedar Crest Road	SW	1975	Ranch House	Half Courtyard	No Academic Style	High	Noncontributing (age)	
132	177-5022	5033	Cedar Crest Road	SW	1983	Ranch House	split-level	colonial revival	High	Noncontributing (age)	
133	177-5023	5043	Cedar Crest Road	SW	1972	Ranch House	Courtyard	colonial revival	High	Noncontributing (age)	

134	177-5024	5108	Brentwood Road	SW	1964	Ranch House	Linear	No Academic Style	High	Contributing	
135	177-5025	5116	Brentwood Road	SW	1972	Ranch House	Half Courtyard	colonial revival	High	Contributing	
136	177-5026	5124	Brentwood Road	SW	1959	Ranch House	Linear	Rustic/Western	High	Contributing	
137	177-5027	5132	Brentwood Road	SW	1956	Ranch House	Clustered Ranch	Rustic/Western	High	Contributing	
138	177-5028	5028	Brentwood Court	SW	1963	Ranch House	Linear	No Academic Style	Moderate	Noncontributing (alterations)	
139	177-5029	5024	Brentwood Court	SW	1964	Ranch House	split-level	No Academic Style	Moderate	Noncontributing (alterations)	
140	177-5030	5016	Brentwood Court	SW	1963	Ranch House	Linear	Contemporary	High	Contributing	
141	177-5031	5139	Brentwood Road	SW	1960	Ranch House	Clustered Ranch	Rustic/Western	High	Contributing	
142	177-5032	5133	Brentwood Road	SW	1960	Ranch House	Linear	No Academic Style	Moderate	Noncontributing (alterations)	

143	177-5033	5127	Brentwood Road	SW	1964	Ranch House	Linear	No Academic Style	High	Contributing	
144	177-5034	5121	Brentwood Road	SW	1963	Ranch House	Linear	Rustic/Western	High	Contributing	
145	177-5035	5115	Brentwood Road	SW	1961	Ranch House	Half Courtyard	No Academic Style	High	Contributing	
146	177-5036	5109	Brentwood Road	SW	1962	Ranch House	Linear	Plain-Style Ranch	High	Contributing	
147	177-5037	5101	Cedar Crest Road	SW	1962	Ranch House	Clustered Ranch	Plain-Style Ranch	High	Contributing	
148	177-5038	5109	Cedar Crest Road	SW	1960	Ranch House	Alphabet	Contemporary	High	Contributing	
149	177-5039	200	Fairlawn	SW	1962	Ranch House	split-level	No Academic Style	High	Contributing	
150	177-5040	208	Fairlawn	SW	1966	Ranch House	Linear	colonial revival	High	Contributing	
151	177-5041	216	Fairlawn	SW	1963	Ranch House	Courtyard	colonial revival	High	Contributing	

152	177-5042	224	Fairlawn	SW	1966	Ranch House	Half Courtyard	colonial revival	High	Contributing	
153	177-5043	232	Fairlawn	SW	1975	Ranch House	Linear	No Academic Style	High	Noncontributing (age)	
154	177-5044	240	Fairlawn	SW	1906	Dutch Colonial		colonial revival	High	Contributing	
155	177-5045	108	Fairlawn	SW	1964	Ranch House	Linear	No Academic Style	High	Contributing	
156	177-5046	116	Fairlawn	SW	1972	No defined form	Alphabet	No Academic Style	High	Noncontributing (age)	
157	177-5047	124	Fairlawn	SW	1966	Ranch House	Linear	colonial revival	High	Contributing	
158	177-5048	132	Fairlawn	SW	1960	Ranch House	Linear	No Academic Style	High	Contributing	
159	177-5049	140	Fairlawn	SW	1975	Center Block with Wings		Post Modern	High	Noncontributing (age)	
160	177-5050	148	Fairlawn	SW	1961	Ranch House	Alphabet	colonial revival	High	Contributing	

161	177-5051	156	Fairlawn	SW	1963	Ranch House	Linear	No Academic Style	High	Contributing	
-----	----------	-----	----------	----	------	-------------	--------	----------------------	------	--------------	---

APPENDIX B: SURVEY MAP

KANSAS RIVER

LEGEND

- SURVEY BOUNDARY
- PARCEL BOUNDARIES
- 000 FIELD SURVEY NUMBER
- 5116 ADDRESS NUMBER
- RAILROAD CORRIDOR

WEST HILLS SUBDIVISION TOPEKA, SHAWNEE CO., KANSAS SURVEY MAP, 2021

Prepared by: Jaime Destefano
JLD Preservation Consulting, LLC

