

THE TOPEKA LANDMARKS COMMISSION MEETING

Holliday Office Building
620 SE Madison Ave., Holliday Conference Room, 1st Floor

A G E N D A

Thursday, October 10, 2019

5:30 PM

- I. Roll Call**
- II. Approval of Minutes –August 15, 2019**
- III. Announcement of Potential Conflicts**
- IV. CLGR19-21 by Mike Fox**, seeking a Certificate of Appropriateness for the placement of a 6', heavy gauge, decorative aluminum fence along the south and east property lines of property located at 115 N. Kansas Avenue. This property is listed as a "contributor" to the historic integrity of the Mill Block Industrial Historic District.
- V. Review and Comment of National Register Nominations –**
 - 1. Historic Houses of the Garlinghouse Company in Topeka MPDF
 - 2. 116 SW The Drive
 - 3. 2532 SW Granthurst Ave.
- VI. Administrative Approvals**
- VII. Other Items**
- VIII. Adjournment**



ADA Notice: For special accommodations for this event, please contact the Planning Department at 785-368-3728 at least three working days in advance.

TOPEKA LANDMARKS COMMISSION MINUTES

Thursday, August 15, 2019

Holliday Office Building | 620 SE Madison | 1st Floor Holliday Conference Room

Roll Call

Members Present: Cheyenne Anderson, David Heit (Chair), Grant Sourk, Cassandra Taylor, Jeff Carson, Paul Post, Christine Steinkuehler (7)

Members Absent: Mark Burenheide, Donna Rae Pearson (2)

Staff Present: Tim Paris, Dan Warner, Kris Wagers

Chairperson David Heit called the meeting of the **Topeka Landmarks Commission** to order with six members present for a quorum. (Mr. Carson arrived at 5:33PM, after 1st vote)

Approval of Minutes – June 13, 2019

Motion by Mr. Sourk to approve; **second** by Ms. Taylor. **APPROVAL** (6-0-0)

Announcement of potential conflicts – Ms. Steinkuehler stated that she would abstain from voting on action items #4 & 5, CLGR19/18 & CLGR19/20.

CLGR19/18 by David Guadnola and Fay Heazlit, 125 SW Greenwood Ave. – Requesting a Certificate of Appropriateness for the demolition of an existing garage on the property, located within the Potwin Place National Register Historic District.

Mr. Paris presented his staff report and recommendation that the proposed demolition of the garage will damage or destroy the historical integrity of the structure and the surrounding Potwin Place National Historic District. He also noted that the standards speak to allowing removal of historic features when necessary and replacing with something that upholds the general character of the property. The owners are asking to replace the garage, which will be covered in the staff report for CLGR19/20; staff recommendation for that request is approval.

Mr. Heit noted that the owners and architect were in attendance and available for questions. He invited them to speak about the demolition request.

Mr. Guadnola explained that the current garage and its location is inadequate; his pick-up will not fit in it and there is no place to turn around; you must back all the way to the alley. Ms. Guadnola added that because of the location of the garage, the majority of their back yard is behind the garage. She believes that demoing the current building and putting up a new one in a different location will improve the property. She noted that the current structure is falling apart and also that only a small portion of it is visible and then from only a very small portion of the front.

Mr. Sourk asked if the current driveway from the front of the house will remain and Ms. Guadnola stated it will. Mr. Heit asked Mr. Falk (architect for the applicant) if the current structure is beyond repair or simply

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MINUTES

would be too expensive to repair. Mr. Falk stated it could probably be repaired but at great cost and difficulty. He added that by demoing this building and replacing it with a new garage that compliments the property, you're enhancing the district; the main structure (house) is where the architecture is. He believes that, based on existing structural problems, at some point the garage will simply collapse.

There was discussion about when the garage might have been built and it was noted that it is not listed as a contributing feature. Mr. Paris confirmed that some garages are.

Following discussion, it was agreed that because they are so closely linked, a review and discussion of CLGR19/20 would be appropriate prior to voting on CLGR19/18. Mr. Heit introduced CLGR19/20 and Mr. Paris presented the staff report and recommendation for approval.

CLGR19/20 by David Guadnola and Fay Heazlit, 125 SW Greenwood Ave. – Requesting a Certificate of Appropriateness for the construction of a new garage on the property located within the Potwin Place National Register Historic District.

Mr. Heit noted that the applicant and architect has met with the DCR and, based on their recommendations, have revised plans for the pitch of the roof and exterior finish details.

Ms. Taylor stated that she takes no exception to the proposed new structure and suggested that the two cases be voted on together.

Discussion followed and there was a motion by Ms. Taylor to combine action items 4 & 5 (CLGR19/18 and CLGR19/20) into a single action item for approval or denial; second by Mr. Carson. APPROVED 6-0-1 with Ms. Steinkuehler abstaining.

Mr. Heit noted that there is a staff recommendation that the demolition of the existing garage would harm the integrity of the Potwin district, but that the construction of the new garage would not harm or detract from the district.

Regarding CLGR19/18 & CLGR19/20: Motion by Mr. Carson for a finding that the proposed demolition of the garage located to the rear of the main structure on property at 125 SW Greenwood Avenue, and its replacement, consistent with the proposed plans, will not damage or destroy the historical integrity of the structure and the surrounding Potwin Place National Historic District; second by Ms. Taylor. APPROVED 6-0-1 with Ms. Steinkuehler abstaining.

Progress Update on structural stabilization of the Thatcher Building at 112 SE 8th Avenue

Jeff Carson gave an update on and showed pictures of the outcome of measures taken which were required to stabilize the Thatcher Building.

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RFP Review Committee Volunteers

Mr. Paris stated that Donna Rae Pearson and Paul Post have volunteered to serve on the committee to review proposals for the Tennessee Town Survey and the Mid-Century Modern Survey.

Preservation Conference in Dodge City

Three commissioners have signed up to attend the September 19-21 conference: Ms. Pearson, Mr. Heit, and Ms. Steinkuehler.

Adjourned at 6:30 PM

**CERTIFIED LOCAL GOVERNMENT
KANSAS HISTORIC PRESERVATION LAW
PROJECT REVIEW REPORT
TOPEKA LANDMARKS COMMISSION**

CASE NO: CLGR19-21

by: Mike Fox

Project Address: 115 N. Kansas Avenue

Property Classification: *Contributing Properties* to the Mill Block Historic District.

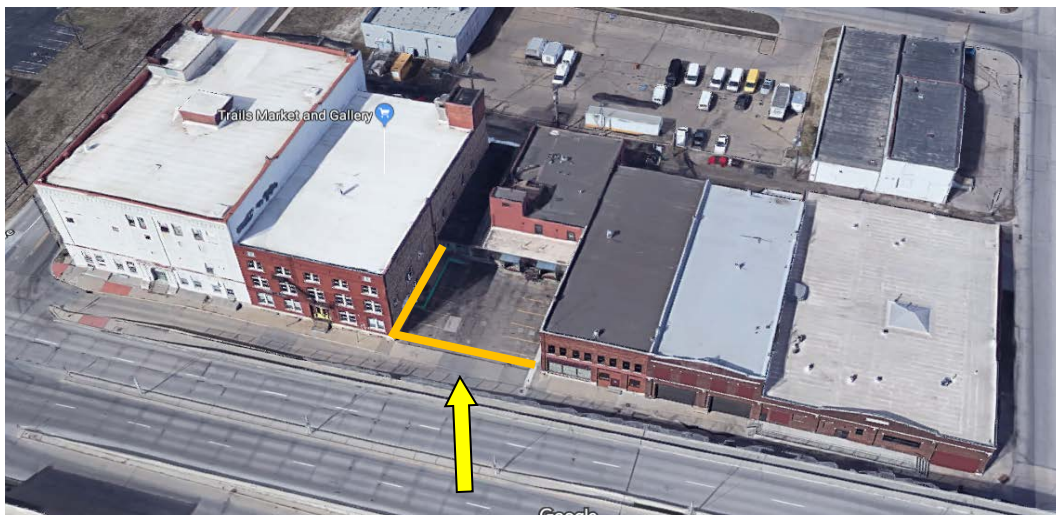
Standards: Secretary of the Interior's Standards for Rehabilitation; Downtown Topeka Historic District Design Guidelines

Attachments: Site Plan [X] Elevations [] Arch./Const. Plans [] Pictures [X]

PROPOSAL: The applicant is proposing to erect a heavy-gauge and decorative aluminum fence along the east property line, parallel to the right-of-way of N. Kansas Avenue, and along the eastern portion of the south property line. This property is designated as a "contributor" to the historic integrity of the Mill Block National Register Historic District.

BACKGROUND: In 2015, The Mill Block Historic District was added to the National Register of Historic Places, followed by the adoption of design guidelines, specifically written for their application to this historic district, in 2016.

115 N. Kansas Ave. is recessed from the street wall established by the remaining buildings within the block. In addition, the building located at 109. N. Kansas Ave. to the south was demolished in the summer of 2019 due to a fire. The area between the building and the street right-of-way had historically been used as a loading area. At some point in the property's history, a chain-link fence had been present across the front of this property to enclose this loading area. The proposed fence will re-enclose this area for use as a secured parking lot for the specific use of this building, and the adjacent building that has been converted for residential uses. The proposed gate for access to this parking area will be placed within the property's frontage along N. Kansas Ave., and will function in the same manner as the access gate to the secured parking area for the Jackson Street Lofts. The Jackson Street Lofts are also listed on the National Register of Historic Places.



REVIEW SUMMARY: The Kansas State Historic Preservation Office requires that all projects occurring on any property listed on the Register of Historic Kansas Places be reviewed for their affect on the listed property and the surrounding district. State law (K.S.A. 75-2724) dictates that the following guidelines for evaluation must be used for any property individually listed or located within an historic district:

Standard 1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

Analysis: This proposal will not change the use of the property, nor the use of the area to be enclosed. The defining characteristics of this property will remain unchanged as a result of this proposal.

Standard 2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

Analysis: The historic character of this property will remain unchanged as a result of this proposal. There is historical evidence of a fence along the frontage of this property. This current proposal seeks to re-enclose this portion of the property, in keeping with the property's historic character, and the Downtown Topeka Design Guidelines. This proposed fence is also consistent with the design guidelines contained within the property's underlying D-3 zoning classification.

Standard 3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

Analysis: This proposal will not introduce a false sense of historical development.

Standard 4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

Analysis: No physical feature of this property is being removed to accommodate the proposed fence.

Standard 5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

Analysis: N/A

Standard 6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

Analysis: N/A

Standard 7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Analysis: N/A

Standard 8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

Analysis: N/A

Standard 9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

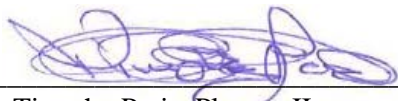
Analysis: No historic materials are being removed to accommodate the proposed fence on this property. The proposed fence is appropriate in terms of its massing, size, scale, and materials, and is deemed to meet the recommendations of the Downtown Topeka Design Guidelines.

Standard 10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Analysis: The proposed fence can be removed without any alteration or damage to the historic integrity of the property at any point in the future.

Staff Recommendation: Therefore, in light of these standards and the preceding analysis, Planning Staff recommends a finding that the placement of a heavy-gauge, decorative aluminum fence along the north and south property lines of the property located at 115 N. Kansas Avenue, as proposed, **will NOT damage or destroy the historical integrity of this property, nor the historic integrity of the surrounding Mill Block Historic District.**

Prepared by:



Timothy Paris, Planner II

APPEAL TO THE GOVERNING BODY: If the Landmarks Commission determines that the proposed treatment will damage or destroy the historic integrity of the property and/or the surrounding historic district, the applicant may appeal to the governing body. It will be incumbent upon the governing body to make a determination, after consideration of all relevant factors, that: (1) there are no feasible and prudent alternatives to the removal of the facade; and (2) that alternatives to the project include all possible planning to minimize harm to the property and the district that may result from those alternatives.

Suitable grounds for appeal under the Kansas Preservation Act include any claim that the project:

- Is a substantial, contributing use of clear public benefit to the revitalization of Downtown Topeka, either as an anchor, or as a small project with minimal negative impact;
- Enhances vitality in the streetscape, and is of benefit to adjacent historic properties;

October 10, 2019

- Emphasizes historic character and, though not in full compliance with the Secretary's Standards, adequately addresses the preservation and appropriate treatment of existing historic fabric;
- Exhibits exceptional design quality;
- Has no negative impacts to the building's primary contributing historic features of high integrity; and
- Mitigates any adverse effects on other historic buildings.



Proposed Fence Line

Cytek Media Systems

N Kansas Ave

JOB SKETCH

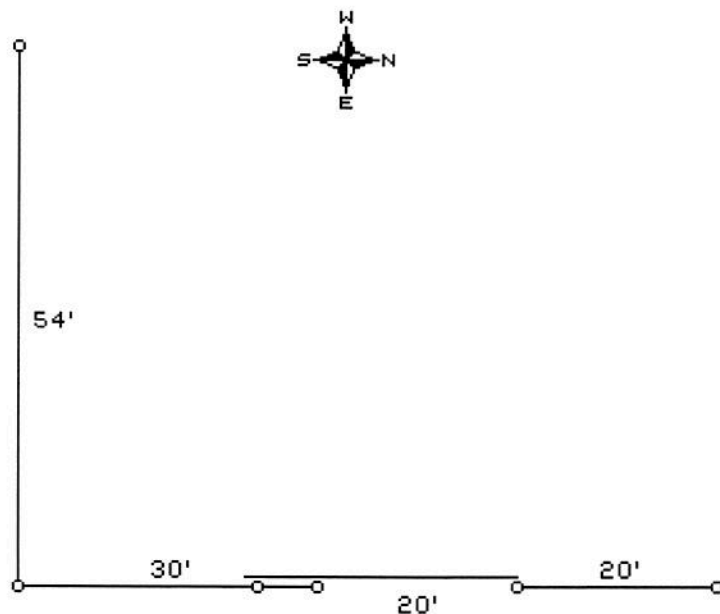
BILL TO:

Mike Fox
115 N Kansas Ave
TOPEKA, KS 66603

SHIP TO:

785-640-8238
mfoxbuilders@aol.com

124' - 72" high 8 GA. BLACK EXT. VINYL (2" Mesh) KK JAMIESON COLOR Fencing



96.5" PANEL ASCOT
3-CH 72" INDUSTRIAL - RACKABLE

ALUMI-GUARD®

DATE: 09/04/2019

PO/JOB NAME:

ITEM: PANEL

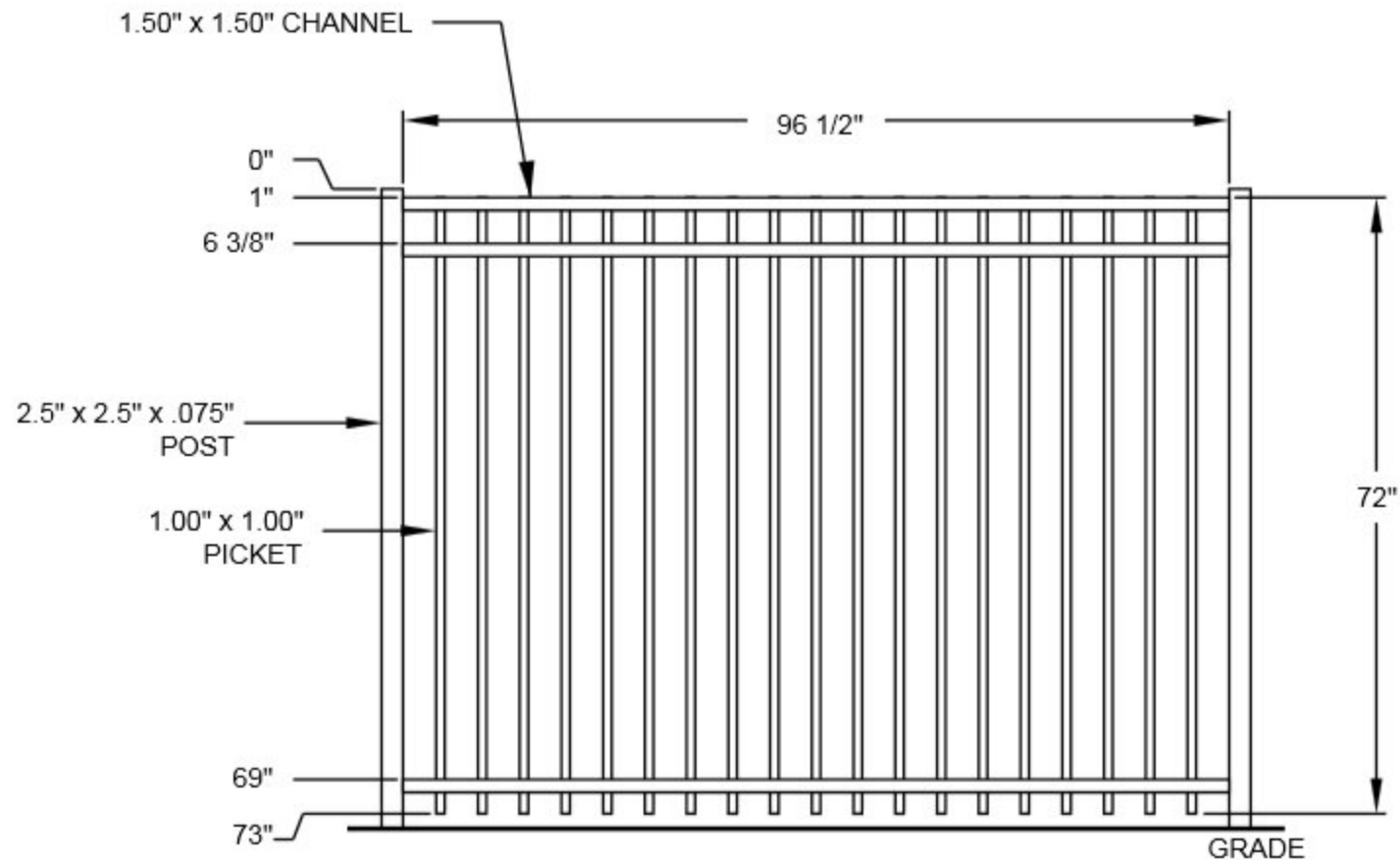
QUOTE NO:

HINGE TYPE: ---

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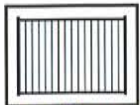
DAYLIGHT OPENING: ---

APPROVAL SIGNATURE (REQUIRED):

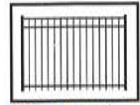


FLAT TOP

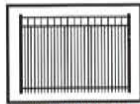
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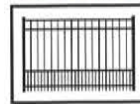
ASCOT 2-CHANNEL



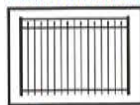
ASCOT 3-CHANNEL



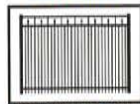
ASCOT ROYALE



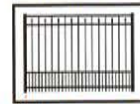
ASCOT PUPPY-PICKET



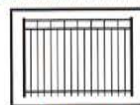
CANTERBURY



CANTERBURY ROYALE



CANTERBURY PUPPY-PICKET



FAIRMOUNT

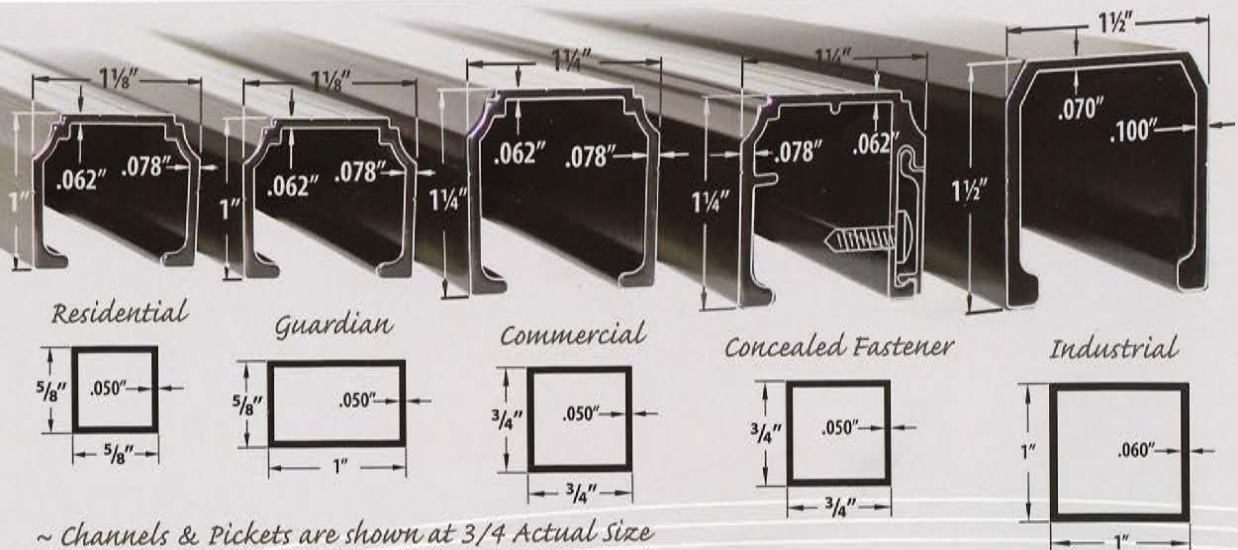
ASCOT • CANTERBURY
FAIRMOUNT

ADVANTAGES:

- CLASSIC AND VERSATILE
- DECORATIVE
- PROPERTY BOUNDARY
- SAFETY BARRIER
- 5 UNIQUE GRADES
- 7 RICH COLORS
- U-FRAME GATES
- BEVELED RAILS FOR STRENGTH
- TRUE HEIGHT PANELS & POSTS



GRADES: CHANNELS & PICKETS



ELEGANCE

VERSATILITY

DURABILITY

SECURITY

PEACE OF MIND



ADVANTAGETM



ALL ALUMI-GUARD PRODUCTS ARE MANUFACTURED
WITH PRIDE IN THE UNITED STATES OF AMERICA

PLATINUM
CERTIFIED



DuPontTM Alestal^{AR}
Powder Coating Applicator

**I. United States Department of the Interior
National Park Service**

DRAFT
10/1/2019

National Register of Historic Places Multiple Property Documentation Form

This form is used for documenting property groups relating to one or several historic contexts. See instructions in National Register Bulletin *How to Complete the Multiple Property Documentation Form* (formerly 16B). Complete each item by entering the requested information. For additional space, use continuation sheets (Form 10-900-a). Use a typewriter, word processor, or computer to complete all items

<u>x</u>	New Submission	<u></u>	Amended Submission
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A. Name of Multiple Property Listing

Historic Houses of the Garlinghouse Company in Topeka

B. Associated Historic Contexts

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

- I. Plan Books in America, c. 1797-1950
- II. The L.F. Garlinghouse Company, c. 1906- c. 2000
- III. Garlinghouse Architectural Styles, c. XXXX-XXXX

C. Form Prepared by

name/title	a)		Emily Lenhausen	
organization	Rosin Preservation		date	April 2019
street & number	b)		816-472-4950	
	1712 Holmes		telephone	
city or town	c)		64108	
	Kansas City		state	zip code
e-mail	emily@rosinpreservation.com			

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation.

(See continuation sheet for additional comments.)

Signature and title of certifying official	Date
--	------

State or Federal Agency or Tribal government

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Signature of the Keeper

Date of Action

NPS Form 10-900-b (Rev. 01/2009) OMB No. 1024-0018
Historic Houses of the Garlinghouse Company in Topeka Kansas
Name of Multiple Property Listing State

Table of Contents for Written Narrative

Provide the following information on continuation sheets. Cite the letter and title before each section of the narrative. Assign page numbers according to the instructions for continuation sheets in National Register Bulletin *How to Complete the Multiple Property Documentation Form* (formerly 16B). Fill in page numbers for each section in the space below.

	Page Numbers
E. Statement of Historic Contexts (if more than one historic context is documented, present them in sequential order.)	E 1-X
Plan Books in America, c. 1797-1950	E 1-X
The L.F. Garlinghouse Company, c. 1906-2000	E X-X
Garlinghouse Architectural Styles, c. XXXX-XXXX	E X-X
F. Associated Property Types (Provide description, significance, and registration requirements.)	F 1-X
G. Geographical Data	G 1
H. Summary of Identification and Evaluation Methods (Discuss the methods used in developing the multiple property listing.)	H 1-X
I. Major Bibliographical References (List major written works and primary location of additional documentation: State Historic Preservation Office, other State agency, Federal agency, local government, university, or other, specifying repository.)	I 1-X
Primary Sources	I 1-X
Secondary Sources	I X-X
Newspapers	I X-X

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

**I. United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number E Page 1

Historic Houses of the Garlinghouse Company in Topeka

In 1906, Lewis Fayette Garlinghouse began his career in Topeka, Kansas. The Garlinghouse Realty Company originally bought and sold area real estate. However, L.F. Garlinghouse soon expanded company operations and developed his first neighborhood, Topeka's Edgewood Park. In 1916, L.F. Garlinghouse published his first plan book based on houses the company constructed in Edgewood Park. The book, *Bungalow Homes*, was widely successful and spawned several subsequent editions. During the following decades, the Garlinghouse Company became a national plan book supplier. As the twentieth century progressed the firm published designs which followed popular architectural trends. Despite a brief sales reduction during the Great Depression, the company remained in business while many competitors dissolved and continues to sell plans worldwide.

I. Plan Books in America, c. 1797-1950

Early precedent for the plan book in America originates in the builders' handbooks of the mid-eighteenth century. Although popular in England since the mid-seventeenth century, builders' handbooks were not widely utilized in the United States until much later during the mid-eighteenth century.¹ The handbooks available at the time were European imports and versions were not published in America until the last quarter of the eighteenth century.² These early American publications were reprints of existing English publications or collections of excerpts from them.³ The first American-made builders' handbook was not published until 1797, when Asher Benjamin published *County Builder's Assistant*. Builders' handbooks were written for professional builders and architects. Thus, they assumed the reader possessed, at minimum, basic carpentry and design knowledge. Topics addressed in Benjamin's *Country Builder's Assistant* included detailed descriptions of classical column orders, complex joinery techniques, and the geometry of elliptical staircases.

Alexander Jackson Davis's *Rural Residences*, published in 1838, signaled a transition from the builders' guides towards pattern books. Unlike builders' guides, pattern books were published for homeowners rather than carpenters and architects, and their content changed accordingly. Also called style books, pattern books published plates depicting popular trends in architectural design, which typically included elevations and simple floor plans. In contrast to builders' handbooks, pattern books were not utilitarian publications meant for technical applications. Rather, they served an inspirational, artistic purpose. *Rural Residences* emphasized romantic revival architecture in picturesque, semi-rural settings. Plans and elevations for cottages and villas were included, however they were not highly detailed or suitable to guide construction. Rather, they represented an attempt to influence architectural style trends. Essays expounding the stylistic features and benefits accompanied each design. Only four years later, Davis collaborated with his good friend Andrew Jackson Downing to publish *Cottage Residences* (1842). The book combined romantic revival architecture with elements inspired by the English countryside and heavily influenced the popularity of the Carpenter Gothic style (*Figure 1*). Like other early pattern books, *Cottage Residences* was not meant to sell detailed, buildable plans but was rather intended to influence popular architectural trends and illustrate possibilities with readers advised to hire

¹Dell Upton. "Pattern Books and Professionalism: Aspects of the Transformation of Domestic Architecture in America, 1800—1860. *Winterthur Portfolio*, Vol. 19, No. 2/3 (Summer-Autumn, 1984):109. <https://www.jstor.org/stable/1180972> (accessed 2 April 2019).

²Ibid.

³Ibid.

**I. United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number E Page 2

Historic Houses of the Garlinghouse Company in Topeka

an architect to create individual plans. *Cottage Residences* and Downing's subsequent works sparked the widespread popularity of the pattern book in America. This popularity was due in part to the author's use of imaginary, romantic settings that allowed the reader to envision the design in their specific location. Downing did not create site-specific designs, choosing instead to place them in generic, although romanticized, settings that allowed open possibility without referencing a specific locale. Pattern books remained popular through the antebellum period, however following the Civil War their popularity waned as authors sought alternative means to address the growing demand for housing.

Two means of addressing increased housing demands emerged as the most popular. The first attempted to adapt the earlier builders' handbook format to suit woodworking mill and local builder needs. The new builders' handbooks incorporated detailed designs for architectural components that could be produced using industrial mill technology.⁴ These new books included plans and large-scale detailed plates that could be used as instructional material. Millworkers across the country learned how to create architectural components utilized in published designs. The adapted format provided builders with more comprehensive and detailed views of published plans and elevations which, when combined with their existing knowledge, facilitated construction of dwellings increasingly like designs published in pattern books. Meanwhile, the pattern book format underwent minor alterations as well. This illustrated the second means through which authors attempted to address increased housing construction demands. Post-Civil War pattern books contained many of the same elements as their antebellum precedents. Designs, essays expounding their merits, elevations, and plans remained popular content. However, increasingly complex details and cross sections joined them.⁵ While they had served primarily as inspirational and taste-making documents during the antebellum period, pattern books post-Civil War took on an instructional function. They now included technical discussions and specifications which served to guide the homeowner in identifying quality construction. While the homeowner was still required to hire a builder, he could now oversee construction and ensure it matched the desired design. However, despite these new inclusions, pattern books still lacked the complete plans buyers wanted. In response to a growing demand for complete plans, the plan book entered the market.

Modern American Architecture by M.F. Cummings and C.C. Miller (1868) is recognized as one of the first American plan books. The contents included primarily residential designs, the book also included several churches. Although it was published in response to customer demand for details, the illustrations included in *Modern American Architecture* were primarily simple plans and elevations. Room measurements were provided for most plans and in some cases a cornice or similar element was addressed, however the plates otherwise were not highly detailed (*Figure 2*). A skilled carpenter or builder could, using the given measurements and knowledge they already possessed, construct a similar building, however an exact copy was not feasible. Cummings and Miller published their intent when they stated "no details are given in the plates...but the plans and elevation may afford many valuable hints to anyone who proposes to erect a building of similar character

⁴James L. Garvin. "Mail-Order House Plans and American Victorian Architecture." *Winterthur Portfolio*, Vol. 6, No. 4 (Winter, 1981): 310. <https://www.jstor.org/stable/1180871> (accessed 1 April 2019).

⁵Ibid.

**I. United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number E Page 3

Historic Houses of the Garlinghouse Company in Topeka

and dimensions.”⁶ *Modern American Architecture* jumpstarted plan book production with many individuals or firms soon producing their own. Although many plan books were described as “complete,” they did not offer complete buildable plans. Instead, they offered a complete understanding of the design from which the builder could then extrapolate. This would change with the advent of the mail-order plan business.

Catalogs with advertisements for plans or focusing on plans appeared in the late 1860s, however the mail-order plan catalog did not become popular for nearly a decade.⁷ In 1876, George Palliser of Bridgeport, Connecticut published *Palliser's Model Homes for the People*, often considered the first prominent mail-order-plan business catalog.⁸ Like pattern books, *Palliser's Model Homes* contained plans and elevations for dwellings in architectural styles and vernacular forms popular at the time. Brief descriptions, listed benefits, and the estimated construction cost were included with each modest home design, with custom designs offered to the reader. However, Palliser expanded on the pattern book format and advertised full plans for each design, as well as custom plans, for purchase at a cost ranging from three to eighty dollars.⁹ The catalog was well received, and in 1878, Palliser's brother Charles joined the firm when it published its second catalog.¹⁰ Following the success of the Palliser brothers, many architects soon published their own plan books. Robert W. Shoppell published *Artistic Modern Houses of Low Cost* (1881) in cooperation with the Co-Operative Building Plan Association while George F. Barber released *Modern Artistic Cottages*, alternatively known as *The Cottage Souvenir, Designed to Meet the Wants of Mechanics and Home Builders* (c. 1885).

Although *Artistic Modern Houses of Low Cost* generally followed the plan book format established in *Palliser's Model Homes*, it had two significant differences. While Palliser offered custom designs to readers, Shoppell offered complete sets of working plans for any design included in his publication.¹¹ The price for each plan was prominently displayed along with the estimated construction cost and a brief description. Shoppell further differentiated his plan book through price. At twenty-five cents, *Artistic Modern Homes of Low Cost* cost twenty-times less than *Palliser's Model Homes*, which sold for five dollars.¹² This marks a transition where the advertised plan rather than the book became the primary product. Until this point, authors earned most money associated with the plan book from royalties or from architectural services readers purchased after reading it.¹³ The plan book became a catalog from which to select products (plans).

⁶M.F. Cummings and Charles Crosby Miller. *Modern American Architecture*, 1868. [digitized online] available from Internet Archive. <https://archive.org/details/modernamericanar00cumm/page/n10> (accessed 4 April 2019):9.

⁷Margaret Culbertson. “Mail-Order House and Plan Catalogs in the United States, 1876-1930.” *Art Documentation: Bulletin of the Art Libraries Society of North America*, Vol. 11 (Spring 1992). <https://doi.org/10.1086/adx.11.1.27948411> (accessed 2 April 2019):17.

⁸Ibid

⁹Garvin, “Mail-Order House Plans and American Victorian Architecture,” 312.

¹⁰The firm, operating as Palliser, Palliser & Company continued to publish plan books until 1906. Culbertson. “Mail-Order House and Plan Catalogs in the United States, 1876-1930,” 17.

¹¹Daniel D. Reiff. *Houses from Books: Treatises, Pattern Books, and Catalogs in American Architecture, 1738-1950: A History and Guide*. University Park, Pennsylvania: The Pennsylvania State University Press, 2010:110.

¹²Approximately six and one-hundred-twenty dollars respectively in 2019 currency. Garvin, “Mail-Order House Plans and American Victorian Architecture,” 314.

¹³Garvin, “Mail-Order House Plans and American Victorian Architecture,” 314.

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Residential plan books vastly rose in popularity during the late-nineteenth and early-twentieth centuries. While architecture was becoming an increasingly popular profession, it could not keep up with the demand for housing. Furthermore, the average homebuyer could not afford to hire an architect to custom design a house using popular trends of the time. Plan books, with their many designs, low cost, and ready availability were a welcome alternative. They were easily attainable, both physically and financially, and allowed the purchaser to participate in popular architectural trends that otherwise were reserved for the more wealthy or elite. Although plans advertised in plan books were typically modest in both size and complexity, they often incorporated popular architectural elements, although typically in restrained or simplified forms. The designs offered were simple enough for the common homeowner or local builder to construct and plan books were marketed directly to homeowners in many cases. The owner could buy the design and then follow the plans using common tools, materials, methods. These were meant for the everyday common man. As demand grew, many firms entered the plan book market. The Aladdin Company, the Radford Architectural Company, and Sears became major suppliers.

Brothers Otto and William Sovereign founded the Aladdin Company in Bay City, Michigan in 1906. They published their first catalog, *Aladdin Knocked-Down Houses*, two years later. The Aladdin Company marketed its plan books directly to the homeowner and placed a heavy emphasis on easy construction (*Figure 3*). Unlike most other plan books published at the time, Aladdin offered “kits” or packages of plans coupled with pre-cut and milled elements which a homeowner could use to complete construction with ease. In 1908 Aladdin asserted there was “no experience or mechanical skill needed to put together Aladdin” Knocked-Down Houses, and no tool but a hammer.”¹⁴

The Radford Architectural Company in Riverside, Illinois published *The Radford Ideal Homes: 100 Houses* in 1903. As the title suggested, this publication offered one hundred designs for low and mid-priced dwellings each priced at five dollars per set.¹⁵ Savings in money and time were advertised as key Radford plan benefits while the firm also advertised free duplicate plans, specifications, and signed affidavits for use in insurance settlements should a home built using Radford plans be destroyed.¹⁶ Reversed and custom plans were available for an additional fee. Radford Architectural Company plan books remained popular with American home builders for over two decades. However, the firm ceased publication during the mid-1930s.¹⁷

Already a household name, Sears, Roebuck, & Company expanded their product line to include plan books in 1908 with *Book of Modern Homes and Building Plans*. In contrast to many other companies which typically distributed their plan books within a specialized or localized range, Sears distributed their plan books

¹⁴Aladdin Company. *Aladdin Knocked-Down Houses*. Bay City, Michigan: North American Construction Co., 1908. [digitized online] available from Clarke Historical Library, Central Michigan University https://www.cmich.edu/library/clarke/ResearchResources/Michigan_Material_Local/Bay_City_Aladdin_Co/Documents/1908_annual_sales_catalog.pdf (accessed 5 April 2019).

¹⁵ Equivalent to \$143.62 in 2019 currency.

¹⁶ Radford Architectural Company. *The Radford American Homes: 100 House Plans*. Riverside, Illinois: Radford Architectural Co., 1903 [digitized online] available from Hathi Trust <https://babel.hathitrust.org/cgi/pt?id=njp.32101067659027;view=1up;seq=5> (accessed 3 April 2019):8.

¹⁷ Likely as a result hard economic times during the Great Depression.

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nationwide.¹⁸ The plan books were free and each typically offered approximately twenty plans from which the homeowner could choose.¹⁹ Complete plans, including material lists and labor estimates, were available for order and at minimal cost with purchasers offered special price reductions on building materials from Sears.²⁰ In conjunction with plans, Sears also sold the millwork, mechanical systems, and hardware needed to construct its designs. Framing lumber still required local purchase, however this changed in 1911 when Sears acquired lumberyards and mills.²¹ Customers could then order all required building materials from the company. In 1915, Sears introduced "Ready Made Houses," which were advertised as both portable and easy to assemble or disassemble. These houses were small, with only three to five rooms, and marketed as summer or vacation homes.²² Shortly after, in 1918, the company began offering pre-cut and fitted lumber for over half of all Sears house plans.²³ The lumber was numbered and corresponded to annotated plans to facilitate construction. At this time, Sears stopped selling blueprints separately and transitioned from plan books to the "kit house" model it is most known for.²⁴ Sears kit house production remained high until the Great Depression and resulting economic hardship significantly reduced sales. In 1934, the company liquidated the home construction department and left the market completely in 1940.²⁵

Although some plan book companies, including Aladdin and Topeka's Garlinghouse, were able to survive the Great Depression, their sales were significantly reduced in the aftermath. Plan books fell out of wide-spread popularity following World War II, when large scale housing construction increased the available, affordable housing stock.²⁶ The Aladdin Company continued to produce plan books selling their "Redi-Cut" homes through the mid-twentieth century, however sales continually declined, due in part to consumer antipathy towards prefabricated housing. Mid- and late-twentieth century Aladdin catalogs pointedly emphasized their "Redi-Cut" homes were not prefabricated, illustrating the company's attempt to distance itself from negative consumer connotations. However, sales continued to decline, and the firm ceased operations in 1981.²⁷ In contrast, the Garlinghouse firm maintained suitable sales throughout the twentieth century and continues to produce plan books.

¹⁸Amanda Cooke and Avi Friedman. "Ahead of Their Time: The Sears Catalogue Prefabricated Houses." *Journal of Design History*, Vol. 14, No.1 (2001) <https://www.jstor.org/stable/3527272> (accessed 2 April 2019):54.

¹⁹Reiff. *Houses from Books*,185.

²⁰Reiff. *Houses from Books*, 186. Sears offered plans at essentially no cost to induce building material purchases.

²¹*Ibid*, 187.

²²*Ibid*, 189. 189

²³*Ibid*, 190.

²⁴*Ibid*, 191,

²⁵Cooke and Friedman, "Ahead of Their Time: The Sears Catalogue Prefabricated Houses,"68.

²⁶Culbertson. "Mail-Order House and Plan Catalogs in the United States, 1876-1930,"17.

²⁷Clarke Historical Library. "Aladdin Company of Bay City." Central Michigan University (2001).

https://www.cmich.edu/library/clarke/ResearchResources/Michigan_Material_Local/Bay_City_Aladdin_Co/Pages/default.aspx (accessed 5 April 2019).

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II. The L.F. Garlinghouse Company, c. 1906- c. 1986

L.F. Garlinghouse Realty and Development, 1906- c. 1916

Lewis Fayette (L.F.) Garlinghouse was born March 8, 1879 on a farmstead approximately five miles southeast of Topeka, Kansas.²⁸ He attended Baker University in Baldwin City, Douglas County, Kansas for two years before transferring to Washburn University in Topeka where he graduated from Washburn Law School.²⁹ L.F. Garlinghouse married Katherine Fogwell in 1907. The pair had two sons, Wendell and Francis, whom both later served as officers in the Garlinghouse firm. Lewis Fayette Garlinghouse died December 5, 1965 in Topeka, Kansas.

Although L.F. Garlinghouse received a degree in law, he did not establish a law career and instead chose to enter Topeka's real estate industry. In 1906, he opened his first realty office in Topeka, Kansas.³⁰ The young firm operated primarily in the Topeka area at this time with sales both within city limits and the surrounding rural vicinity.³¹ Almost immediately after establishing the Garlinghouse Realty Company (Garlinghouse), L.F. Garlinghouse sought to expand its reach through diversifying its services. Advertisements for the firm published in local newspapers at the time advertised not only realty but building services as well. One 1906 advertisement stated that Garlinghouse will "not only sell you a house but build one too," and represents the early beginnings of the firm's custom design business.³²

L.F. Garlinghouse chose to start his operation at a fortuitous time. During the late-nineteenth century, Topeka experienced a significant growth in population, sparking a building boom. This building boom included the development of several new residential neighborhoods in the city and the Garlinghouse firm was poised to benefit greatly. At the end of the nineteenth century, development expanded westward from the commercial core with multiple new plats created. Garlinghouse Realty Company (Garlinghouse) acquired the Edgewood plat c. 1910 and in 1913 platted thirty-one residential lots bound by 1st Street on the north, Elmwood Avenue on the east, 2nd Street on the south, and The Drive on the west.³³ On these lots Garlinghouse established its first speculative development, Edgewood Park (*Figure 4*). When completed, the neighborhood included forty-five single-family dwellings. The Edgewood Park dwellings were primarily one-and-one-half story bungalows of modest size on uniform lots, a stark contrast to the large Victorian dwellings in the adjacent Potwin Place neighborhood.

The Edgewood Park development marked a significant point in the firm's business operations. Although Garlinghouse had been active in Topeka's real estate market since 1906, Edgewood Park represented the firm's first significant foray into design and construction. Although the firm had offered these services previously, it did so on single customer demand only. In contrast, Edgewood Park was speculative in nature and significantly

²⁸John Daniel Bright. *Kansas: The First Century, Volume III*. New York: Lewis Historical Publishing Co., 1956:239.

²⁹*Who's Who in and Around Topeka*. Kansas City, Missouri: Continental Publishing Co., 1926:89.

³⁰Bright, 239.

³¹*Ibid.*

³²Douglass W. Wallace. "The L.F. Garlinghouse Company: Ordering a Home Through the U.S. Mail," in *Bungalow Homes for the Nation: The L.F. Garlinghouse Co. of Topeka*, ed. Max D. Movosovitz and Jeanne C. Mithen. Shawnee County Historical Society Bulletin No. 83 (December 2008):14.

³³Rosin Preservation. "Auburndale Historic Resources Survey-Phase I." Kansas City, Missouri: Rosin Preservation, 2017:19.

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larger in scale. The development was a showcase for the company's design and construction capabilities. Of the neighborhood's forty-five single-family dwellings, Garlinghouse is credited with the design and construction of thirty-two, or approximately seventy-percent. In addition to homes in Edgewood Park, the Garlinghouse Company designed and constructed homes in several Topeka neighborhoods during the early twentieth century. Many of the designs were featured in the company's first plan book, *Bungalow Homes* (Figure 5).

Garlinghouse Plan Books and the Early Twentieth Century, c. 1916-1945

Published in 1916, *Bungalow Homes* consisted of twenty-five designs spread over forty pages and available through mail order. Most designs were based on dwellings Garlinghouse Realty had already built, including the bungalows in Edgewood Park. Garlinghouse plan books heavily emphasized the designs' suitability, attractiveness, and affordability. The plan book sold for \$1.50 and included reduced blueprints representing interior plans as well as exterior images. Prices ranged from five to ten dollars per design and included complete blueprints, including built-ins when necessary, for the builder's use.³⁴ Duplicate sets were offered at half-price. Just as it had in local newspapers, the firm also used *Bungalow Homes* to advertise its custom-design services. If none of the publication's designs suited a prospective buyer, Garlinghouse offered custom designs by designer Iva G. Lieurance at a cost of five dollars per room.

Iva G. Lieurance (1886-1956) was born November 22, 1886 in Tecumseh, Shawnee County, Kansas. Described as having "a natural gift" for home design, she began working for the Garlinghouse Company on January 1, 1907 where, at only seventeen years old, she was "at once in charge of the design and plan department."³⁵ Lieurance worked as the Garlinghouse firm chief designer throughout her life and was responsible for all designs in the *Bungalow Homes* series as well as other Garlinghouse plan publications. Drawing inspiration from her travels throughout the United States, Lieurance's created designs in multiple architectural styles; however, she used the same method for all her designs.³⁶ The first step in Lieurance's process was to identify an existing building in a desirable style. She then took photographs of the building's primary elevation to serve as reference, with secondary elevations included as needed. When possible, Lieurance and her assistant recorded the building's measurements. When not feasible, she utilized standard element dimensions to extrapolate exterior measurements. She used a similar process to design the building's interior plan. Using typical interior floor plans for a given building size and style, as well as the placement of windows and doors, Lieurance inferred the likely plan. Draftsman then drew the building's exterior while Lieurance drew the floor plan. They did not complete plans until a customer placed an order; once ordered they completed the plans in thirty days or less.³⁷

³⁴ Equal to \$115-\$230 in 2019 currency. Wallace. "The L.F. Garlinghouse Company: Ordering a Home Through the U.S. Mail," 17.

³⁵Garlinghouse Advertisement, *Sunday Capital* (March 22, 1925).

³⁶The following description of Lieurance's design process was provided by former Garlinghouse draftsman Bernard C. Wanner in a 2004 interview with Max Movsovitz and Douglass Wallace. Jeanne Mithven. "Bernard C. Wanner, Garlinghouse Draftsman 1944-1949," in *Bungalow Homes for the Nation: The L.F. Garlinghouse Co. of Topeka*, ed. Max D. Movsovitz, and Jeanne C. Mithen, Shawnee County Historical Society Bulletin No. 83, (December 2008), 65.

³⁷Jeanne Mithven. "Bernard C. Wanner, Garlinghouse Draftsman 1944-1949," in *Bungalow Homes for the Nation: The L.F. Garlinghouse Co. of Topeka*, ed. Max D. Movsovitz, and Jeanne C. Mithen, Shawnee County Historical Society Bulletin No. 83, (December 2008), 65.

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Lieurance's designed primarily modestly sized single-family dwellings, which appealed to a rising middle class due to their affordability, practicality, and simple beauty.³⁸ The success of *Bungalow Homes* in 1916 spurred multiple successive editions. The subsequent editions featured an expanded set of designs, however continued to exhibit the qualities characteristic of Garlinghouse designs including practicality, affordability, and convenience (Figure 7). In *Bungalow Homes: Enlarged Second Edition* (1920) the firm described its designs:

"The bungalows we design are compact and simple. No space is wasted and there is no loss of material or money in needless and impracticable features. We have carefully studied the needs of the home owner, and by long experience in bungalow building we are enabled to combine convenience and economy in the designs which make up this book...Styles for every purse and taste are represented in our selections for this book. In fact, these bungalows meet every requirement of the practical home builder."³⁹

As the early twentieth century progressed, Garlinghouse continued to emphasize the affordability and practicality of its designs while offering an increasingly greater variety. Following *Bungalow Homes*, Garlinghouse introduced designs of different styles including Colonial, Tudor, and Mediterranean/Spanish revivals that were becoming popular with the firm's middle-class customers. As the firm expanded its plan book offerings and became increasingly centered on design services, it scaled back its real estate operation. When the Great Depression threw the nation into financial chaos in 1929, Garlinghouse adapted its business model. In 1932, the firm abandoned its real estate and construction business entirely in favor of its design production department.⁴⁰ Although the firm's business was significantly reduced during the Great Depression, this adaption allowed Garlinghouse to weather the crisis while other firms folded. While most of the increased economic activity was war-related, most areas experienced a housing shortage as defense workers and soldiers returning from war looked for housing. In 1944, the company sold approximately 600,000 plan books and an additional 10,000 complete plan sets.⁴¹ Sales occurred both within the United States and internationally, including shipments to American troops serving overseas.

Garlinghouse Plan Books in World War II and Beyond, c. 1945-2000

The end of World War II ushered in an era of economic prosperity that brought business back for Garlinghouse. The post-war construction boom offered significant opportunities for the firm to capitalize on an increased demand for affordable, middle-class, single-family housing. Garlinghouse publications began to include modern home designs popular with middle-class America including the ranch and split-level. To sell the mid-twentieth century middle-class American dream of home ownership to an increasingly large demographic, the company published plan books such as *De Luxe Small Homes* and *New American Homes*. By offering plans only, rather than kits or assemblies like some of its competitors, Garlinghouse did not shoulder high production costs and could offer its product at a substantially lower rate. With limited costs and a design selection that met consumer demands, the Garlinghouse Company was advantageously situated and Garlinghouse once again expanded its

³⁸Although most designs were for single-family dwellings, Garlinghouse plan books did include small scale apartment and commercial buildings on occasion.

³⁹The Garlinghouse Company. *Bungalow Homes: Enlarged Second Edition*. Topeka, Kansas: The Garlinghouse Company, 1920:1.

⁴⁰Helen Morrison, "Local Firm Nation's Largest Designer of Postwar Homes." Topeka Daily Capital (August 5, 1945).

⁴¹Ibid.

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offerings to take advantage of strong economic conditions. The Garlinghouse Company published plan books for vacation homes, income properties, and lawn and garden design in addition to dwelling designs. Garlinghouse now offered solutions for its customers' every want and need.

Postwar Garlinghouse designs were positively received. On August 5, 1945 the *Topeka Daily Capital* declared "visions of the perfect postwar home...have built a Topeka home-planning firm into the largest in the United States today."⁴² While the firm conducted business internationally, the Topeka area and Kansas City remained its largest markets.⁴³ Among purchased plans, the "rambling ranch" proved to be the most popular architectural style among customers overall, although other styles were preferred in specific localities.⁴⁴ Most plans sold were for medium sized dwellings with five to seven rooms and cost between \$7.50 and \$30.00, reflecting the firms continued popularity with the middle class.⁴⁵

In addition to adapting its design selection to meet customer needs, Garlinghouse also modified its publication methods to better appeal to the modern consumer. Since its inception, the firm's design and plan business operated on a mail-order basis. However, during the mid- to late-twentieth century it modified its practices to include additional methods. By the early 1980s, Garlinghouse customers could access its products in four formats: bound publications of designs called the "Garlinghouse Home Plans Guide" at newsstands, home design books at bookstores, mail order plans in national magazines, and through a syndicated advertising column published in nearly one hundred newspapers nationwide.⁴⁶ Later, as internet access became more common, Garlinghouse began to offer digital orders.

Garlinghouse remained a Topeka-based company until 1986. At this time, the company relocated a significant portion of its operations, including administration and business offices, to Middletown, Middlesex County, Connecticut. Whitney Garlinghouse, grandson to L.F. and at that time president of the Garlinghouse Company, cited a high volume of work in the nearby New York area as the motive for the move.⁴⁷ Although the administrative and business offices were moved, many operations remained in Topeka including the drafting, design, printing, and shipment departments.⁴⁸ It was not until the early 2000s that the company left Topeka entirely. By 2018, the firm again moved, this time to its current location in Beaufort, Beaufort County, South Carolina where it operates as Family Home Plans.

Garlinghouse and the Airplane Bungalow

Resources attributed to the Garlinghouse firm are found throughout Topeka and the surrounding region. The Garlinghouse Company left a unique mark on Topeka's residential architecture through its distinct version of the bungalow dwelling. With its low, horizontal emphasis and simplified exterior, the bungalow was a strong contrast

⁴²Helen Morrison, "Local Firm Nation's Largest Designer of Postwar Homes." *Topeka Daily Capital* (August 5, 1945).

⁴³Ibid.

⁴⁴Examples include the Cape Cod on the Atlantic coast and the California Monterey on the West Coast. Ibid.

⁴⁵This equates to approximately \$107-\$426 in 2019 currency. Ibid.

⁴⁶John Fischer, "Topeka Plans Provide Basis for Home Service." *Topeka Capital Journal* (February 22, 1983):45.

⁴⁷"Home Plans Company Relocates Office." *Topeka Capital Journal* (July 6, 1986).

⁴⁸Ibid.

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to high-profile Victorian-era dwellings which placed emphasis on verticality and a complex exterior. Reduced size and complexity translated to reduced costs while the condensed plan allowed for siting on smaller lots. Consequently, the bungalow was aptly suited to America's working and middle-class neighborhoods. As the bungalow gained popularity, multiple variations emerged. The airplane (formerly "aeroplane") bungalow was first popularized in 1916 on America's west coast, particularly in California where it was widely adopted.⁴⁹ The airplane bungalow retains the character defining features associated with the traditional bungalow with two primary alterations. The airplane bungalow places emphasis on flying eaves and an elevated sleeping porch which extends from the center of the dwelling (*Figure 8*)⁵⁰. Although many firms published designs for the west coast airplane bungalow variety, the variation found in Topeka was rare outside of Garlinghouse publications.⁵¹

The Garlinghouse airplane bungalow is a one-story single-family bungalow style dwelling (*Figure 9*). It has a front gabled or hipped roof and an upper level sleeping porch. Distinct from the west coast version, the Garlinghouse airplane bungalow exhibits a unique *rear* sleeping porch design for which the firm is known. The sleeping porch rises slightly above the primary roofline and is typically full-width. Like the west coast version, the Garlinghouse airplane bungalow sleeping porch historically featured fenestration and screening at all elevations to facilitate ventilation and air flow. The dwelling at 200 Northwest Knox Avenue in Topeka represents a typical Garlinghouse airplane bungalow (*Figure 10*).

Plans for the airplane bungalow appeared in Garlinghouse publications between 1916 and 1936, however the firm constructed several in its Edgewood Park development c. 1915.⁵² Although the type was included in Garlinghouse publications until 1936, few were built past that year. It is around this time that the bungalow fell out of favor nationwide. While the airplane bungalow exists elsewhere, the Garlinghouse variety is rarely found outside Topeka or the city's regional vicinity. It is distinctive to the local firm and communicates associations with its early twentieth century activities as the Garlinghouse Company flourished.

Local Competitors in the Twentieth Century

Garlinghouse was not the only Topeka-based company offering home plans in the twentieth century. Like Garlinghouse, George L. Bailey first entered the Topeka housing market in the early-twentieth century. In 1922, Bailey and his brother L.C. Bailey advertised their Gage Front development in local papers.⁵³ Within ten years, George L. Bailey established another development which he named Elmlawn. At Elmlawn, Bailey constructed

⁴⁹ Clay Lancaster. "Design Elements in American Architecture. *American Quarterly*, Vol. 8, No.3 (Autumn, 1956)<https://www.jstor.org/stable/2710208> (accessed 4 April 2019):214.

⁵⁰Ibid. "Flying" eaves are broad eaves with a slight upward turn and which subtly reference traditional Japanese architecture.

⁵¹Douglass W. Wallace, "The Airplane Bungalow: A Topeka Original" in *Bungalow Homes for the Nation: The L.F. Garlinghouse Co. of Topeka*, ed. Max D. Movosovitz, and Jeanne C. Mithen, Shawnee County Historical Society Bulletin No. 83, (December 2008):53.

⁵²Many of the Edgewood Park airplane bungalows are extant. Examples can be found on Southwest Edgewood Avenue between Southwest 2nd Street and West 1st Avenue.

⁵³ "The Building Wave is Here," *Topeka Daily Capital* (April 2, 1922):6; "Topeka's New Restricted Addition: 'Gage Front'" *Topeka State Journal* (May 10, 1922):11

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approximately forty single-family homes in twelve styles.⁵⁴ These twelve styles were featured in his first plan book, *Heading Homeward*. This book included typical plan book features including elevations, floor plans, and brief descriptions. However, it also included home financing information referencing the newly formed Federal Housing Administration.⁵⁵ Unlike Garlinghouse publications, *Heading Homeward* appeared to gain little traction and did not spawn subsequent editions or publications.⁵⁶

Wilson L. Hadley opened his "Better Homes Store" home furnishing store c. 1940 in Topeka.⁵⁷ The store sold home furnishings including furniture, appliances, and materials such as flooring. Following World War II, the Better Homes Company began publishing plan books in an attempt to capitalize on the active housing market. Their first plan book, *Peacetime Model Homes*, featured single family homes in styles popular with returning soldiers and their families. In 1946, the Better Homes Company introduced *Modern Homeways*, a magazine that included articles on home types, features, and modern conveniences available to home buyers.⁵⁸ An associated publication, *Planning & Financing Your Home*, featured columns advising readers to explore available home financing options as well as advertisements for. Manufacturers, builders, insurance, and mortgage companies. Like Bailey's *Heading Homeward*, these publications were short lived. The Better Homes Company does not appear to remain in the publishing business past the mid-1950s.⁵⁹

⁵⁴ Douglass W. Wallace, "Local Competition: Other Topeka Home Plan Companies," in *Bungalow Homes for the Nation: The L.F. Garlinghouse Co. of Topeka*, ed. Max D. Movosovitz, and Jeanne C. Mithen, Shawnee County Historical Society Bulletin No. 83, (December 2008):67.

⁵⁵ Ibid.

⁵⁶ Ibid.

⁵⁷ No relation to the national magazine *Better Homes and Gardens*. Wallace, "Local Competition: Other Topeka Home Plan Companies": 67-68.

⁵⁸Ibid, 68.

⁵⁹Ibid.

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ASSOCIATED PROPERTY TYPES

I. Associated Property Type: The Garlinghouse Dwelling

Description:

Property types eligible for listing under this Multiple Property Document include dwellings built by the Garlinghouse Company. Many resources may have been built using designs attributed to the Garlinghouse Company, however builder and homeowner alterations to Garlinghouse Company designs were common. It is not currently possible to determine if the builder or homeowner altered a Garlinghouse Company plan and, if so, to what degree. Only those houses verified through building permits as Garlinghouse constructions are eligible.

Dwellings constructed using Garlinghouse designs reflect architectural trends popular during the period of construction including, but not limited to, the Colonial Revival, Craftsman/Bungalow, and Prairie Styles (*Figure 11*). Consequently, their appearance may be highly varied. However, they are typically single-family homes, one to two-and-one-half stories in height and of modest size. The form and plan vary in accordance with the Garlinghouse plan used to construct the dwelling. Approximately 60 percent, or eight-nine of the 148 Garlinghouse dwellings identified in this survey were classified Craftsman/ Bungalow, which includes airplane bungalows. Roughly one-quarter, or thirty-nine dwellings reflect the Prairie Style. *Figure 12* illustrates primary architectural style distribution among the surveyed resources.

The dwellings are frame construction. Typical cladding materials may include wood clapboard, smoothed stucco, or asbestos shingles. Wood clapboard was the most common cladding material surveyed (*Figure 13*). When present, wood clapboard is typically painted. Vinyl, metal, and hardboard siding are common alterations. In some cases, non-historic cladding materials cover historic cladding. Foundations are typically concrete, and roofs are typically asphalt shingle. Gable-front roofs are most common, followed by Side-Gable and Jerkinhead or Clipped Gable roofs (*Figure 14*).

With few exceptions, exterior trim on Garlinghouse constructed dwellings is wood with simple profiles including flat or rolled. Rolled trim and moldings are commonly located above windows in Garlinghouse designs. Additional exterior elements include knee brackets and exposed rafter tails, both most commonly associated with Garlinghouse bungalows.

When present, historic windows are primarily double- or single-hung wood sash. Fixed windows are commonly located in dormers or gable apexes and typically feature multi-light or geometric decorative glazing. Pane arrangement varies between primary architectural styles. Garlinghouse bungalows often incorporate multi-light wood windows, particularly at the first story. Three-, five-, seven, and nine-over-one are common arrangements for these windows. One-over-one windows are typically associated with all other primary architectural styles surveyed. Window replacements are common and typically include one-over-one single-hung vinyl sashes. In some cases, snap-in muntins divide the upper sash. Non-historic metal storm windows are commonly installed over windows.

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Garlinghouse dwelling interiors also vary.⁶⁰ In one- and one-and-one-half-story dwellings, the less private or utilitarian spaces such as living rooms, dens, and kitchens are located in the front portion of the interior while bedrooms are arranged toward the rear. In one-and-one-half-story dwellings additional bedrooms may occupy the upper half-story. In dwellings two stories and greater in height, bedrooms are typically located in the upper story only. Interior finishes commonly include wood flooring and trim. Plaster partitions and wallpaper wall coverings were common features in Garlinghouse plans. Built-in elements such as bookcases, benches, and cabinetry are common in early-twentieth century Garlinghouse dwellings. These are less common during the mid-twentieth century. Fireplaces are typically present, regardless of the date designed, and are typically located in the living room.

Significance:

Resources nominated under this MPDF are significant under Criterion C for Architecture as examples of a type or period. Plan books contributed significantly to American suburban residential development during the nineteenth and twentieth centuries. Their use was widespread and facilitated architectural trend dispersal across the country. It was no longer just the wealthy who had access to professionally designed architectural plans. With affordable and readily available plan books the average person could access professionally designed house plans and complete construction himself or with the help of a local builder. The Garlinghouse Company is significant for its influence on suburban residential architecture in Topeka through the company's prolific construction and design operations, including plan book publications. The Garlinghouse Company formed as the Garlinghouse Realty Company in 1906 and operated within the Topeka environs. In 1913, the company constructed thirty-two dwellings in Edgewood Park, a residential neighborhood which served as a showcase for the company's residential design services.

From the beginning, Garlinghouse incorporated popular architectural modes into its plan book designs. These designs represent the adaptation of prevailing architectural trends to fit the needs, wants, and limitations of the average Garlinghouse customer. Garlinghouse Company plan books were distributed nationwide and, in some cases, internationally. In Topeka, the Garlinghouse Company also constructed dwellings using these designs. While other resources may appear attributable to a Garlinghouse Company design, builder and homeowner alterations to designs as well as similarities between Garlinghouse designs and those published through other plan book companies compromise definitive identification. Consequently, only dwellings designed and built by the Garlinghouse Company are eligible for listing under this MPDF. Accordingly, most will be significant at the local level. Intact examples may be representative of construction methods, the period, and property type.

Registration Requirements:

Resources nominated under this Multiple Property Documentation Form must be Garlinghouse Company constructions. Garlinghouse Company designs incorporated popular architectural styles of the period and include designs in the Craftsman/Bungalow, Prairie, and Colonial Revival styles among others. Eligible properties will retain a majority of their character defining architectural features. They should also retain their historic interior

⁶⁰ Note the survey conducted in support of this MPDF included exteriors only; all interior information is based upon published Garlinghouse plans.

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Historic Houses of the Garlinghouse Company in Topeka

spatial arrangements as shown on available floor plans. The resource must retain its historic location and setting. The historic design and workmanship must not be obscured by incompatible additions, significant material replacements, or other alterations. The resource must retain its historic fenestration pattern and windows will, ideally, be original. If not original, replacement windows are acceptable provided they are early, historic replacements or are replacements that match the configuration of the historic windows. Historic doors enhance the historic character and design of a dwelling and must be retained. The retention of historic cladding is also essential. Original decorative elements including trim, brackets, and moldings must also be retained.

Additions are common alterations. As a family grew or the needs of a dwelling's occupants changed, an increase or alteration in available space was often required. The presence of an addition does not preclude a resource from listing under this MPDF, provided it does not obscure the building's historic form or other character defining features. Furthermore, additions must be complimentary in size, scale, and design to the original building. Additions that are in keeping with the original design located on a secondary or tertiary elevation and compatible in size, scale, massing, and features of the original will not disqualify a property from listing on the National Register. Alterations to the roof material are also common. Typically, dwellings associated with the Garlinghouse firm possess replacement asphalt roofs. However, historic Garlinghouse Company plans indicate this is typically a replacement in kind and thus does not diminish the integrity of the dwelling, provided the replacement roof material does not alter the roof form, pitch, or dimensions.

The retention of character-defining interior features is essential as well. Dwellings constructed using Garlinghouse plans must retain their historic interior arrangement and finishes. Built-in cabinetry, seating, bookshelves, and similar features were commonly included in Garlinghouse plans. These features must remain where present in historic plans. Fireplaces, another common Garlinghouse plan feature, must also be retained. Alterations to kitchens and bathrooms are common and do not preclude a resource from listing under this MPDF, however all other interior spaces and features should be intact, sufficient to communicate the historic function and design.

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Section G. Geographic Data

This Multiple Property Document is limited to the City of Topeka as defined by its current boundaries.

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Section H. Summary of Identification and Evaluation Methods

The Multiple Property Document for “Historic Houses of the Garlinghouse Company in Topeka” is based upon a survey of Garlinghouse dwellings completed by Rosin Preservation for the City of Topeka. The field survey was initially guided by the 2008 Shawnee County Historical Society Bulletin No. 83, “Bungalow Homes for the Nation: The L.F. Garlinghouse Co. of Topeka,” which identified approximately 300 dwellings potentially attributable to Garlinghouse designs. Potential attributions were based on observed similarities between the resource and those in Garlinghouse publications or the inclusion of the specific resource in the publications. Observations were limited to the exterior.

However, only those resources with a proven link to L.F. Garlinghouse or Garlinghouse Company operations were included in this survey. Building permits for each resource were researched in the Topeka Building Permits Index hosted on the Kansas State Historical Society website, “Topeka, Kansas, Building Permits Index, 1880-1925.”⁶¹ Resources with building permits issued to L.F. Garlinghouse, his company, or his known employees were then analyzed.⁶² In addition, those resources which did not have building permits related to Garlinghouse, but which lie within the boundaries of his known real estate development Edgewood Park, a showcase for the company’s designs, and which were included in Shawnee County Historical Society Bulletin Number 83 with an attributed plan number were also analyzed. This analysis identified 148 resources with a proven link to L.F. Garlinghouse or the Garlinghouse Company. Field survey of the 148 resources was conducted January 7th and January 9th, 2019. Survey information was recorded in the Kansas Historic Resources Inventory standard database form. It was then submitted to the Kansas State Historic Preservation Office and uploaded to the Kansas Historic Resources Inventory.

Those resources which did not possess a verifiable link to Garlinghouse were not included in this survey. Research indicates Garlinghouse publications often included photographs and details of dwellings which, while serving as inspiration for Garlinghouse designs, were not produced by the firm. The inclusion of these resources in Garlinghouse catalogs was in keeping with designer Iva Lieurance’s design process, in which she photographed existing dwellings and extrapolated designs from the inspiration dwelling. Given this process, it is not currently possible to definitively prove resources included in, or observed similar to, Lieurance’s Garlinghouse publication designs were constructed utilizing plans supplied from the firm. While this is not currently possible, the challenge presents an avenue for potential future research questions which may further improve understanding of the Garlinghouse Company’s processes, the context within which it operated, and its significance.

This Multiple Property Documentation Form focuses on three historic contexts that discuss the development and use of plan books in America, the history of the Garlinghouse Company, and architectural styles represented in Garlinghouse designs. Both are detailed in Section E of this document. These contexts were developed through

⁶¹Kansas State Historical <https://www.kshs.org/p/topeka-kansas-building-permits-index-1880-1925/13857>

⁶² Known employees include James L. Cottrell and Harry Patrick.

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archival research. Resources were obtained from multiple sources including, but not limited to, various repositories, scholarly publications, and newspaper publications.

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Historic Houses of the Garlinghouse Company in Topeka

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Figures

Figure 1. Typical Plate in *Cottage Residences*. Source: Alexander Jackson Davis and Andrew Jackson Downing, *Cottage Residences*, 1842 (1863 reprint).



Fig 17.

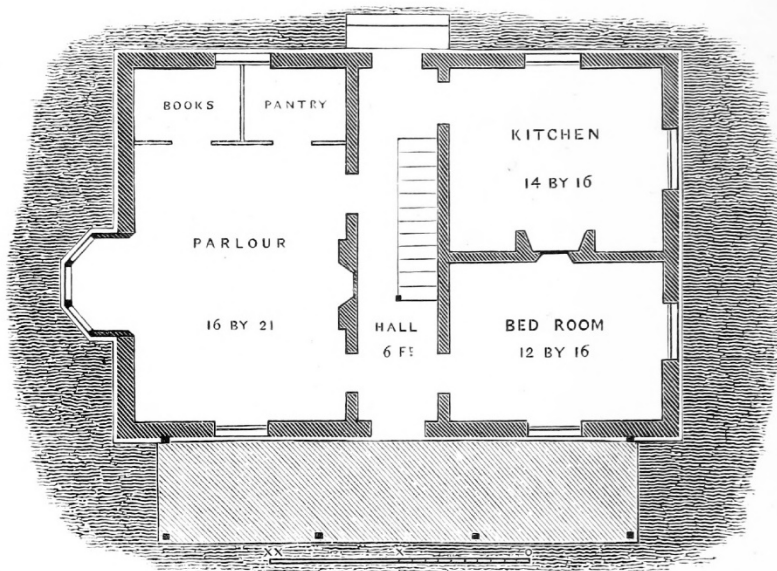


Fig. 18.

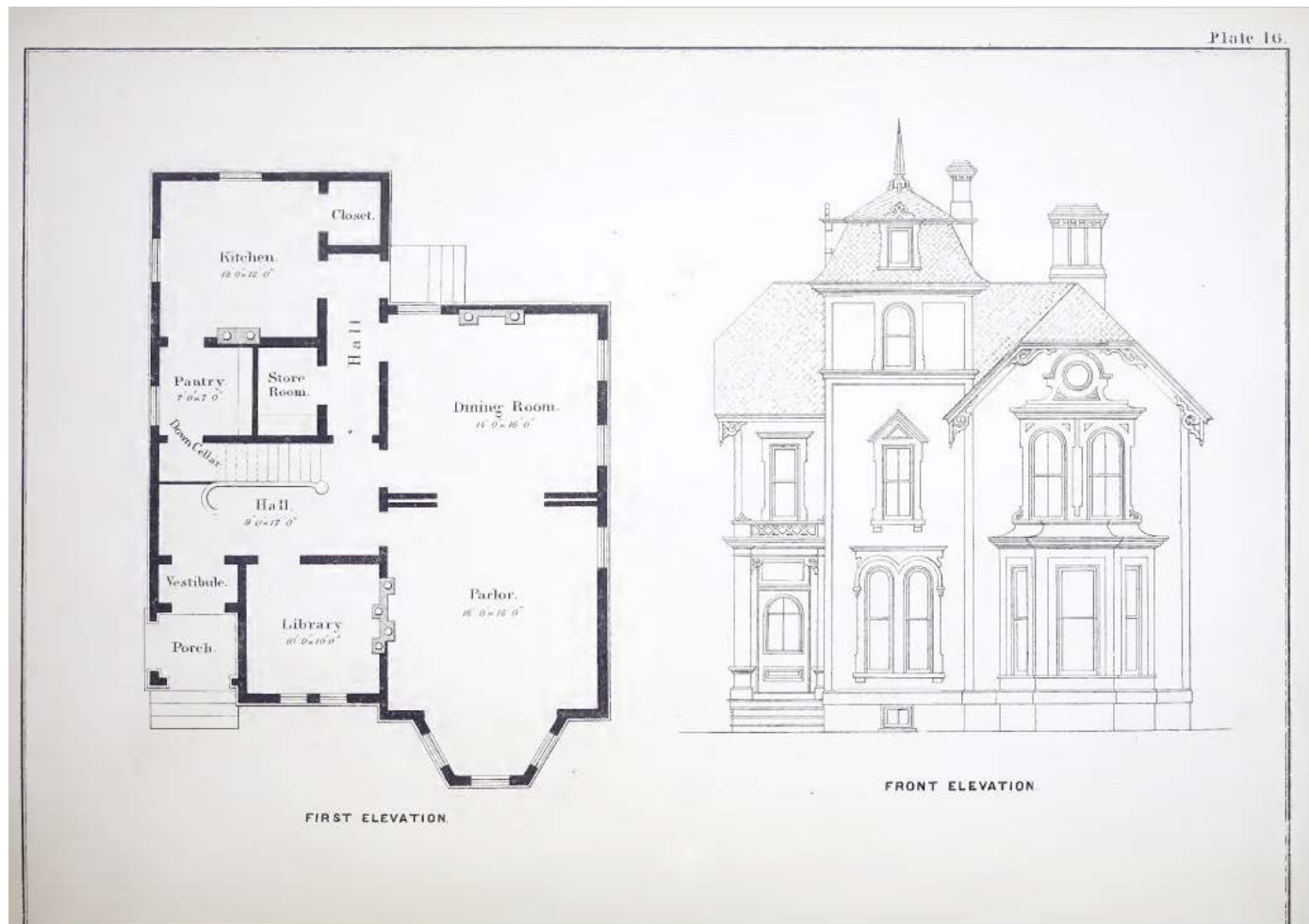
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Figure 2. Typical Plate from Modern American Architecture. *Source: Modern American Architecture, Cummings and Miller, 1868.*



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Historic Houses of the Garlinghouse Company in Topeka

Figure 3. Inside cover of "Aladdin Knocked-Down Houses" advertising the ease of construction. *Source: Aladdin Company. Aladdin Knocked-Down Houses. Bay City, Michigan: North American Construction Co. 1908.*

Put up an "Aladdin" Yourself

Don't hesitate to send for an "Aladdin" house because you fear it is difficult to put up. There is no back-breaking, muscle racking, sawing, measuring, figuring or fitting to do. We do all that in our mill. Your "work" is driving nails.

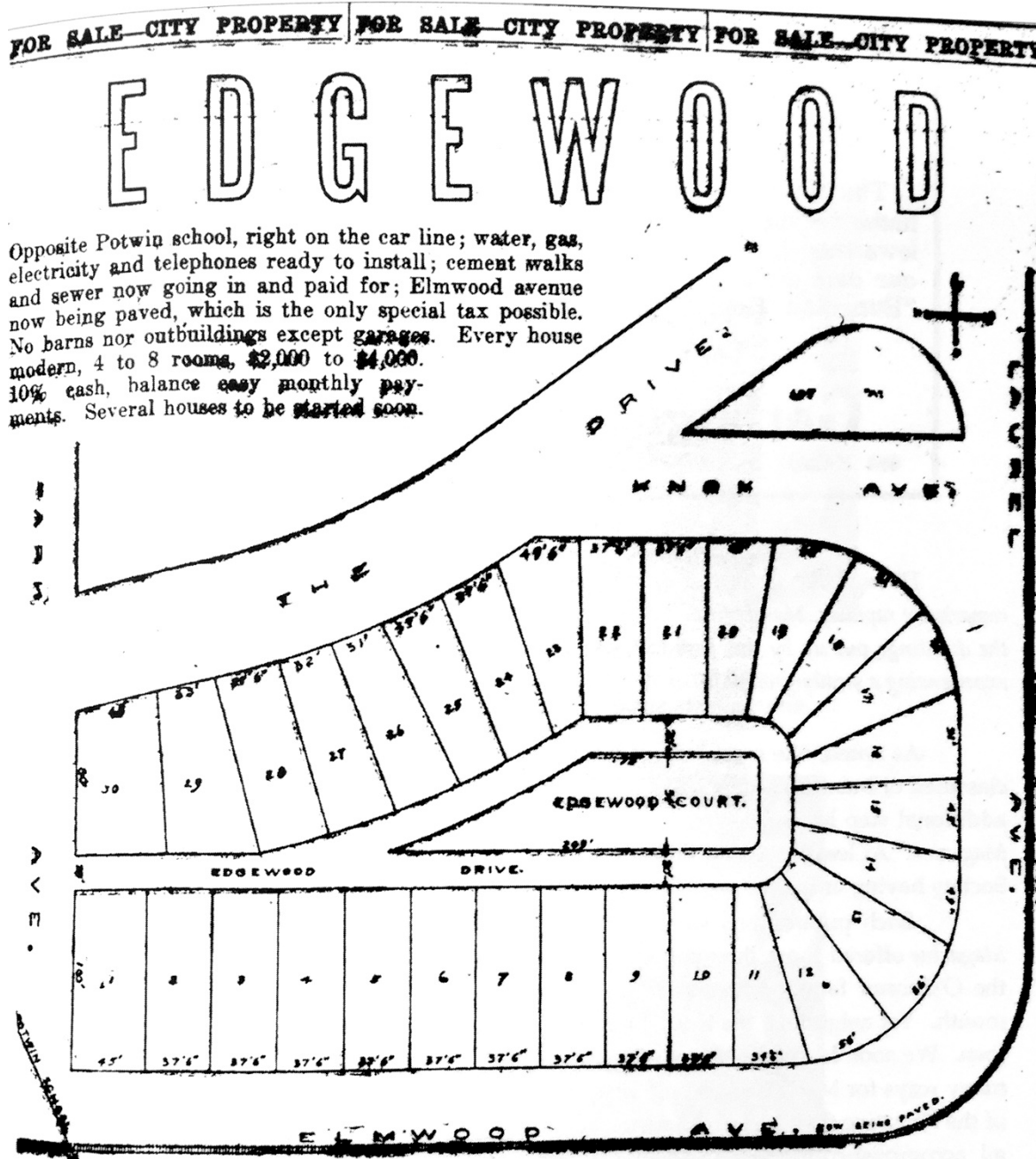


Or hire an ordinary man to put it up

If you haven't the time or inclination to do the actual work, you can hire an ordinary man to put it up. There are no "extras." You know absolutely what your completed house will cost beforehand—plus a couple of days labor.

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Figure 4. Garlinghouse Realty Co. Edgewood Park advertisement. *Topeka Daily Capital* (June 1, 1913).



You can buy a home of us at as low a price and on as easy payments as anywhere in the city or country

CARLINGHOUSE REALTY CO.

PHONE 1606 W

608 KANSAS AVE

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Figure 5. Garlinghouse Realty Co. Edgewood Park advertisement. *Topeka State Journal* (August 26, 1911).



Edgewood

The prettiest residence section of Topeka. Let us build your home facing the beautiful new park. Look at our nifty bungalows then let us design one for you. We take special pride in our new designs. Come and look at our new book of plans, "Bungalow Homes" just published.

Let Us Write Your Fire Insurance

Garlinghouse Realty Co.

608 Kansas Ave. 1606 Phone

Figure 6. Garlinghouse Employees c. 1924. Lieurance, far left. Source: *Bungalow Homes*, 5th Edition, 1924.



BUNGALOW HOMES

M. G. LIEURANCE
DESIGNER

J. RALPH BRUNT-ARCHITECT

G. L. GARLINGHOUSE
FIELD REPRESENTATIVE

E. M. JONES-DRAFTSMAN

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Figure 7. Garlinghouse plans, often emphasized their low cost while highlighting their convenient features. Plan No. 405 features an “artistic” bungalow with a space-saving in-a-dor [sic] bed. Source: *Bungalow Homes, Second Edition* (1920):38.

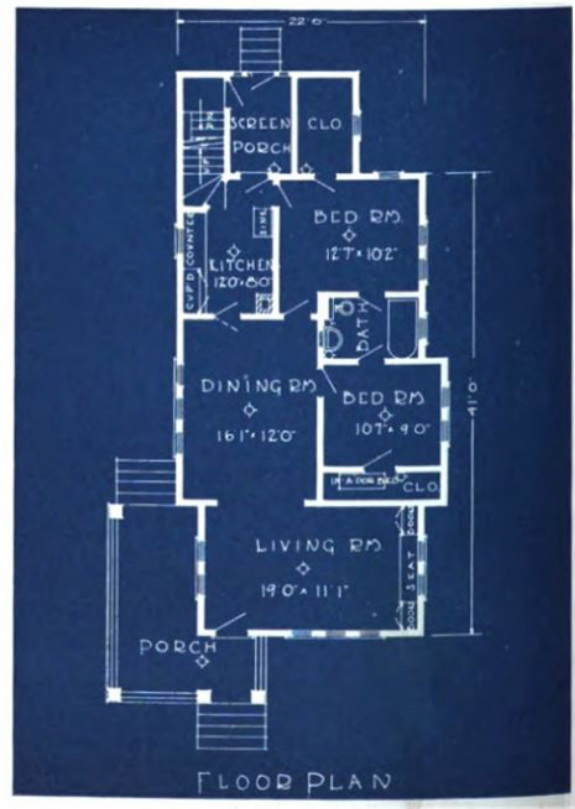
Trouble will meet you half way
 unless you have our detailed plans.



EXTERIOR NO. 405

No. 405. A well designed inexpensive and very artistic bungalow. The in-a-dor bed in the bed room closet makes it quite possible to use this room as a den or sewing room. The roof coming down low over the porch makes a very attractive exterior.

Complete plans as shown or reversed and specifications, \$10.



FLOOR PLAN NO. 405

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Figure 8. Typical west coast? airplane bungalow c. 1916. *Source: Hutchinson News (December 2, 1916):10.*

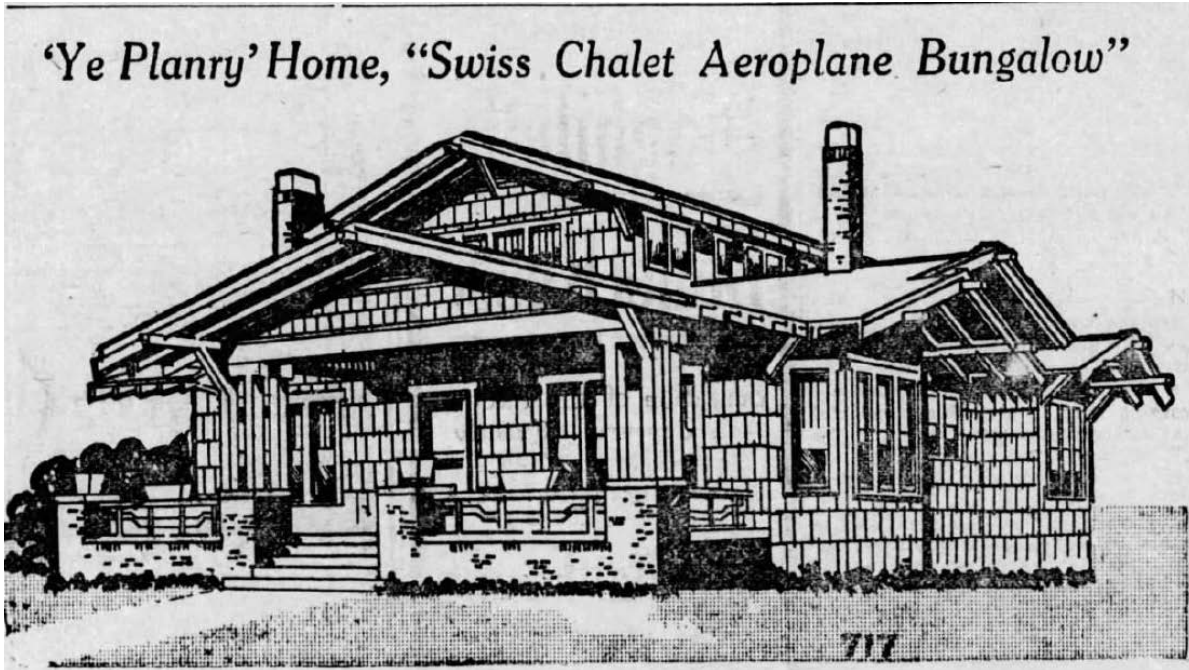
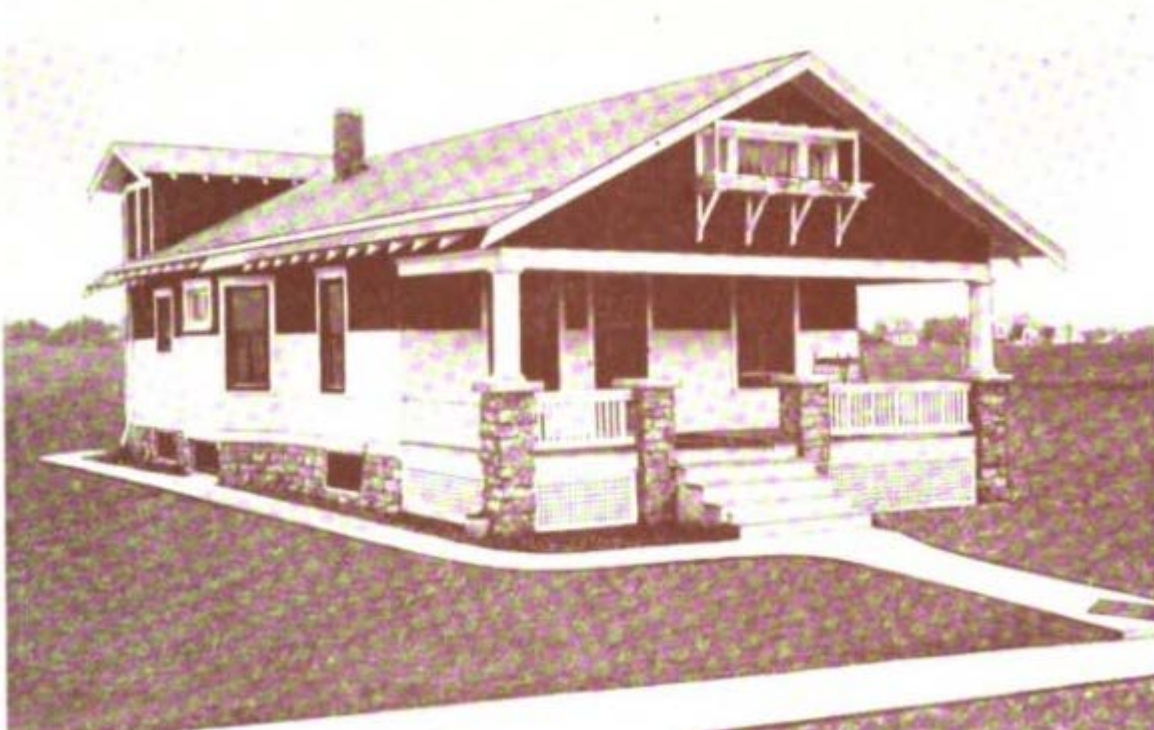


Figure 9. Typical Garlinghouse airplane bungalow plan, 1920. Note the rear sleeping porch. *Source: Bungalow Homes, Second Edition (1920):142.*



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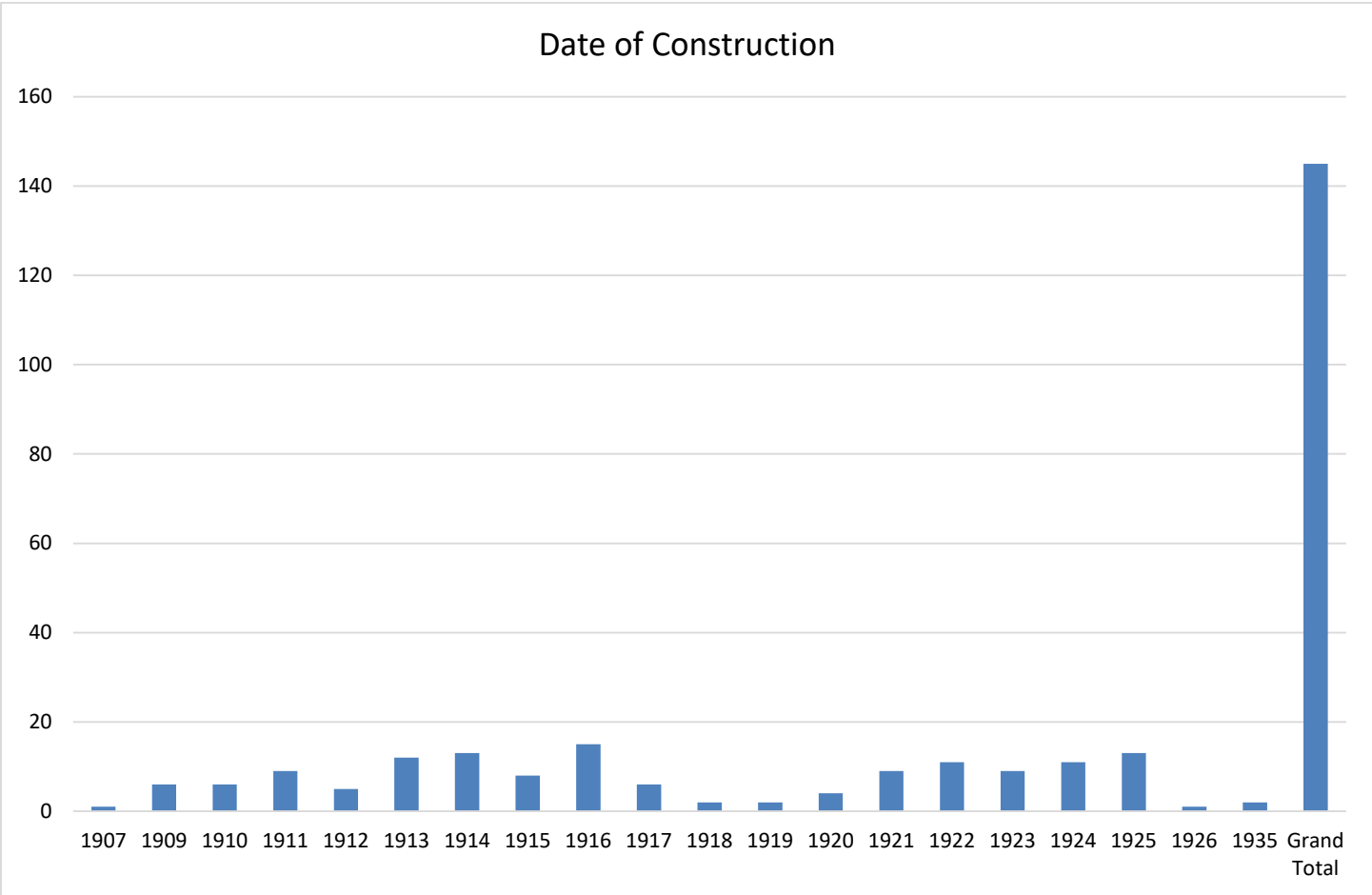
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Figure 20. Typical Garlinghouse airplane bungalow in Topeka, front and rear views. *Source: Brad Finch, 2019.*



Figure 31. Dates of Construction.

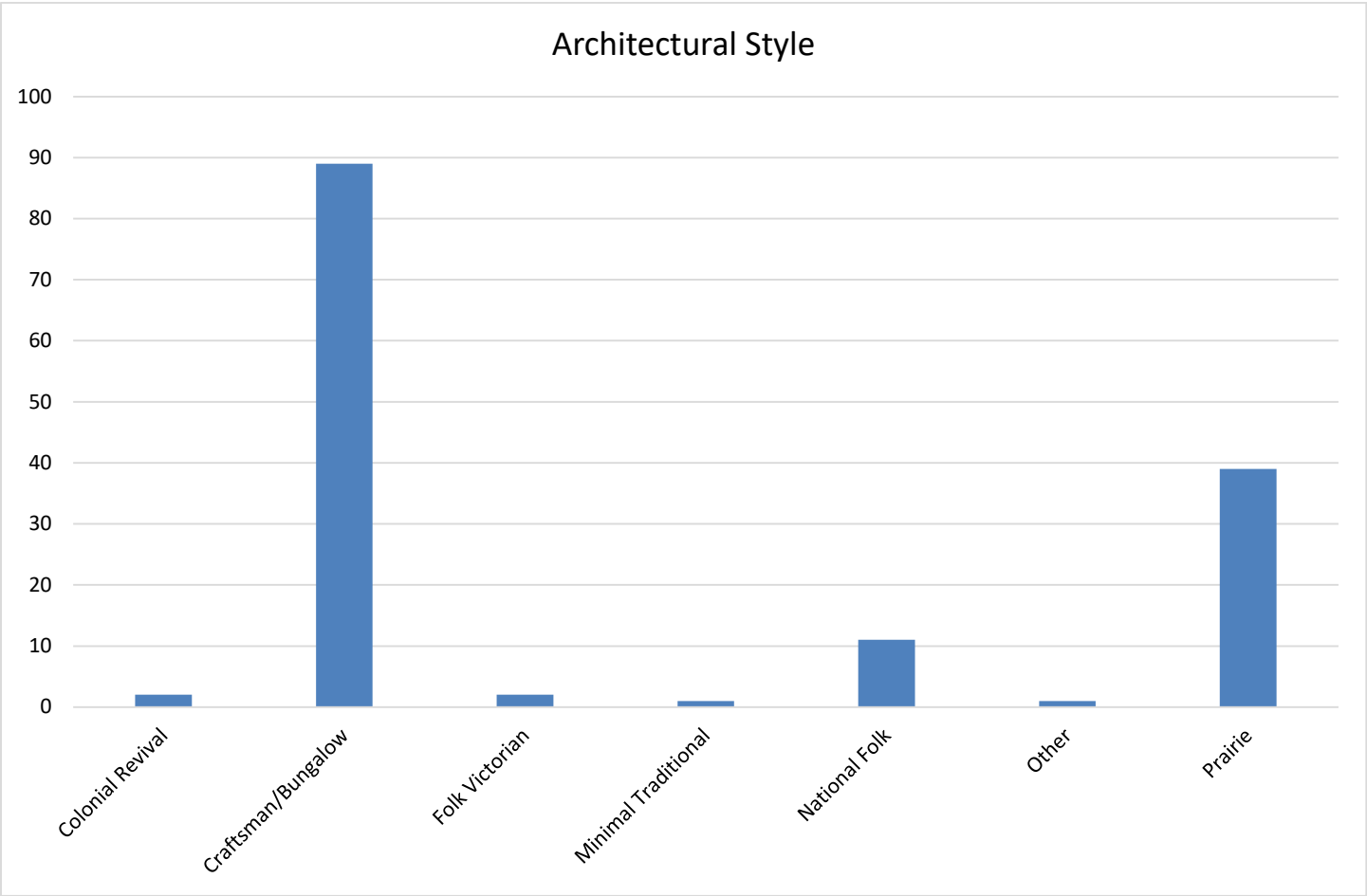


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Figure 42. Distribution of Architectural Styles Surveyed

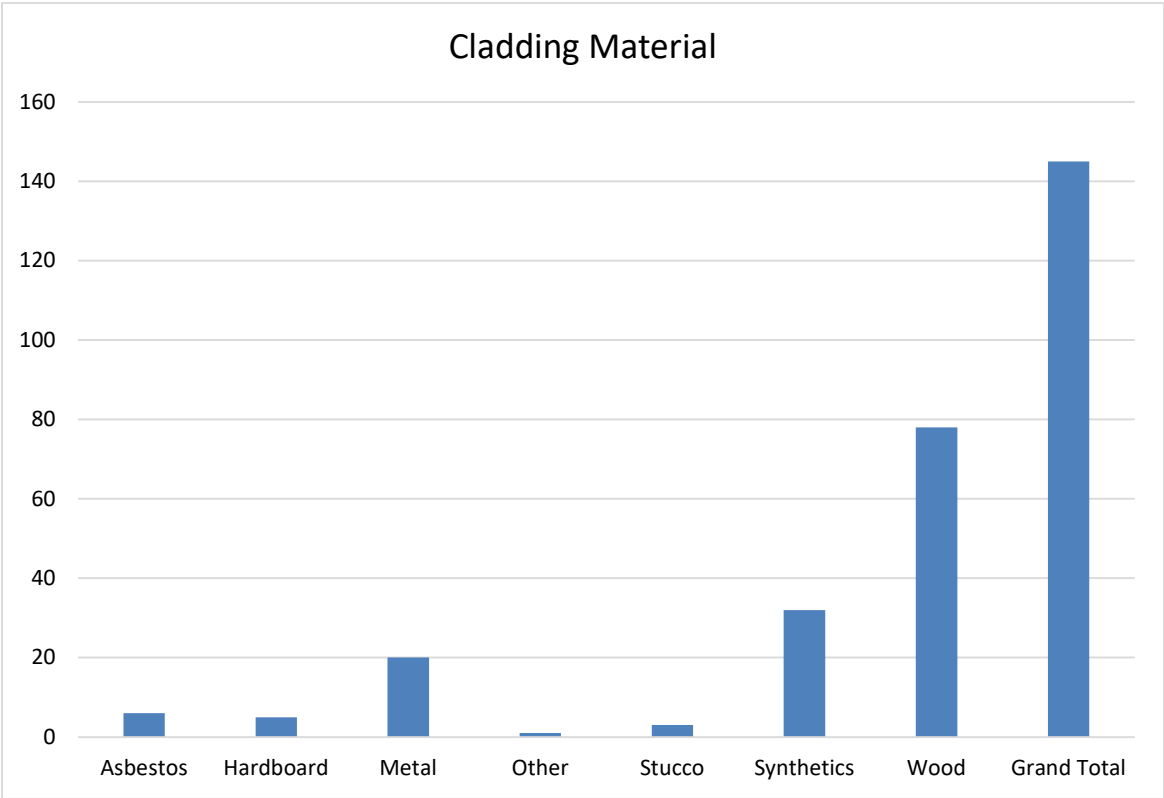


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Figure 53. Cladding Materials of Surveyed Resources



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Figure 64. Roof Forms of Surveyed Resources

Roof Forms	
Form	Count
<i>Cross-gable</i>	17
<i>Gable</i>	1
<i>Gable-Front</i>	62
<i>Gambrel</i>	1
<i>Hip</i>	17
<i>Hip with Lower Cross Gable(s)</i>	1
<i>Jerkinhead/Clipped Gable</i>	19
<i>Jerkinhead/Clipped Gable; Cross-Gable</i>	2
<i>Other</i>	3
<i>Pyramidal</i>	1
<i>Side-Gable</i>	21
Grand Total	145

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National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

Historic name 116 Southwest The Drive

Other names/site number 177-4185

Name of related Multiple Property Listing Historic Houses of the Garlinghouse Company in Topeka

2. Location

Street & number 116 Southwest The Drive

N/A

not for publication

City or town Topeka

N/A

vicinity

State Kansas Code KS County Shawnee Code 177 Zip code 66606

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide ___ local

Applicable National Register Criteria: ___ A ___ B ___ C ___ D

Signature of certifying official/Title

Date

Missouri Department of Natural Resources

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:)

Signature of the Keeper

Date of Action

116 Southwest The Drive
Name of Property

Shawnee County, Kansas
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

Category of Property
(Check only **one** box.)

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
2		buildings
		sites
		structures
		objects
2	0	Total

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC: Single Dwelling

DOMESTIC: Secondary Structure

Current Functions
(Enter categories from instructions.)

DOMESTIC: Single Dwelling

DOMESTIC: Secondary Structure

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE 19th AND EARLY 20th CENTURY
AMERICAN MOVEMENTS: Bungalow/Craftsman

Materials
(Enter categories from instructions.)

foundation: STONE: Limestone

walls: WOOD: Weatherboard

WOOD: Shingle

roof: ASPHALT

other:

☒ NARRATIVE DESCRIPTION ON CONTINUATION PAGES

116 Southwest The Drive

Name of Property

Shawnee County, Kansas

County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A Owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

☒ STATEMENT OF SIGNIFICANCE ON CONTINUATION PAGES

Areas of Significance

ARCHITECTURE

Period of Significance

c.1916

Significant Dates

c.1916

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

The Garlinghouse Company (Architect and Builder)

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67 has been requested)
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____
- ☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☒ Other

Name of repository: Topeka and Shawnee County Public Library

Historic Resources Survey Number (if assigned): _____

116 Southwest The Drive
Name of Property

Shawnee County, Kansas
County and State

10. Geographical Data

Acreage of Property Less than one acre

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1 39.062508 -95.697678 3 _____
Latitude: Longitude: Latitude: Longitude:

2 _____ 4 _____
Latitude: Longitude: Latitude: Longitude:

UTM References

(Place additional UTM references on a continuation sheet.)

_____ NAD 1927 or _____ NAD 1983

1 _____
Zone Easting Northing

3 _____
Zone Easting Northing

2 _____
Zone Easting Northing

4 _____
Zone Easting Northing

Verbal Boundary Description (On continuation sheet)

Boundary Justification (On continuation sheet)

11. Form Prepared By

name/title Emily Lenhausen, Historic Preservation Specialist; Rachel Nugent, Sr. Historic Preservation Specialist

organization Rosin Preservation, LLC. date August 2019

street & number 1712 Holmes telephone 816.472.4950

city or town Kansas City state MO zip code 64108

e-mail emily@rosinpreservation.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:**
 - A **USGS map** (7.5 or 15 minute series) indicating the property's location.
 - A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Photographs**
- **Owner Name and Contact Information**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

116 Southwest The Drive

Name of Property

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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log:

Name of Property: **116 Southwest The Drive**

City or Vicinity: **Topeka**

County: **Shawnee** State: **Kansas**

Photographer: **Brad Finch, f-stop Photography**

Date

Photographed: **July 31, 2019**

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 17: Primary (west) elevation, view E
- 2 of 17: Primary (west) and north elevations, view SE.
- 3 of 17: East elevation, view W.
- 4 of 17: West and south elevations, view NW.
- 5 of 17: South and primary (west) elevations, view NE.
- 6 of 17: Living room, view SW.
- 7 of 17: Dining room, view NW.
- 8 of 17: Dining room built-in, south wall, view SE.
- 9 of 17: Kitchen, view SW.
- 10 of 17: Secondary entrance, enclosed porch, view NE.
- 11 of 17: East-west corridor, view W.
- 12 of 17: East bedroom, view SW.
- 13 of 17: Bathroom, view SE.
- 14 of 17: West bedroom, view SE.
- 15 of 17: Historic attic staircase, view E.
- 16 of 17: Historic garage, view NW.
- 17 of 17: Historic garage, view SE.

116 Southwest The Drive

Name of Property

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Figure Log:

Include figures on continuation pages at the end of the nomination.

Figure 1. Location Map. *Source: Google Maps, 2018.*

Figure 2. Context Map *Source: Google Maps, 2018.*

Figure 3. Site Map. *Source: Shawnee County GIS, 2019.*

Figure 4. Photo Map, Exterior.

Figure 5. Photo Map, Interior.

Figure 6. Edgewood Park Advertisement. *Source: Topeka Daily Capital, June 1, 1913.*

Figure 7. 116 Southwest The Drive, c. 1950. *Source: Sanborn 1913-1950.*

Figure 8. Garlinghouse Plan Number 222. *Source: Bungalow Homes: Enlarged Second Edition (1920):15.*

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116 Southwest The Drive

Name of Property

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Historic Houses of the Garlinghouse Company in Topeka

Name of multiple listing (if applicable)

SUMMARY

The house at 116 Southwest The Drive is a one-and-one-half-story Craftsman/Bungalow dwelling in Topeka, Shawnee County, Kansas. The Garlinghouse Company designed and constructed the dwelling in the Garlinghouse Company showcase neighborhood Edgewood Park. Constructed c. 1916, 116 Southwest The Drive corresponds to Garlinghouse plan number 222 published in the Garlinghouse Company plan book *Bungalow Homes: Enlarged Second Edition* (1920). The house was constructed in the Edgewood Park subdivision that Garlinghouse Company platted in 1913 to showcase the company's services. The dwelling features a gable-front roof, historic wood clapboard and shingle cladding, and historic wood windows included in the plan. A wide, open porch spans the primary elevation while an enclosed rear porch is located at the rear. The exterior remains largely unchanged and retains its historic form, materials, and features. The interior largely retains its historic plan, finishes, and character-defining built-in features typical of early-twentieth century Garlinghouse dwellings and included in Garlinghouse plan number 222. The house at 116 Southwest The Drive retains integrity and communicates feelings about and associations with the period of significance.

ELABORATION

Setting

The house at 116 Southwest The Drive is in a historically suburban area of Topeka, approximately two miles northwest of the downtown city center (*Figure 1*). The dwelling is in a residential area bound to the north by Interstate 70 and Auburndale Park; Southwest Quinton Avenue to the east; Southwest Willow Avenue and Southwest 6th Street to the south; and Southwest MacVicar Avenue to the west. The Auburndale, Potwin¹, and Kenwood neighborhoods comprise this trapezoidal area. Streets are arranged primarily along an orthogonal street grid. The grid is oriented on the cardinal directions and contrasts with the surrounding grid which is skewed northwest-southeast to align with the historic commercial center of downtown Topeka. The Drive curves and interrupts the grid. The Drive starts at West 1st Avenue with a northeast-southwest orientation but then hooks around to a southeast-northwest orientation and ends at Southwest 2nd Avenue. The Drive forms the east perimeter of Edgewood Park. The public park measures approximately one-tenth of a square mile and contains tennis courts, playground equipment, and open grassy areas. Mature deciduous trees are present throughout and a narrow stream with concrete culverts spans the east half. The public park shares its name with the historic Garlinghouse plat and speculative development located immediately west.

¹ The Potwin Place Historic District was listed in the National Register of Historic Places on May 1, 1980 and contains roughly eight blocks.

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116 Southwest The Drive

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The Drive forms the western boundary of the historic plat which extends north to West 1st Avenue, east to Elmwood Avenue; and south to Southwest 2nd Street (*Figure 6*).² The triangular island located at the convergence of The Drive, Knox Avenue, and West 1st Avenue was also included in the development. Garlinghouse platted the Edgewood Park subdivision in 1913 and construction began soon after. The subdivision served as a showcase development for the firm's design and construction capabilities. One and two-story single-family residences from the 1890s and 1920s fill the blocks. Small-scale commercial resources are concentrated along the west half of Southwest 6th Street. Large, open grassy areas and two modern dwellings are located on the east side of North Elmwood Avenue on the former Potwin Elementary School site.³ Ornamental grass lawns, garden beds, and mature trees characterize the landscaping. Concrete curbs and sidewalks line most streets.

The house at 116 Southwest The Drive is sited on an irregularly shaped narrow lot and fronts Southwest The Drive and Edgewood Park to the west (*Figure 2*).⁴ A narrow alley at the rear and accesses a historic single car detached garage, short concrete driveway, and a small gravel parking area (*Figure 3*). A concrete walkway bisects the ornamental lawn at the primary elevation and accesses the porch stairs. Mature trees and shrubbery characterize the landscaping. Shrubs and ornamental grasses are concentrated at the foundation lines. A wood fence encloses the rear lawn and obscures it from view.

Exterior

Summary

116 Southwest The Drive is a one-story Craftsman/Bungalow dwelling with a rectangular plan (*Figure 4*). The dwelling fronts Southwest The Drive to the west and has a foundation with rough-cut rectangular limestone blocks set at angles to create a highly textured appearance and a cross-gable roof with asphalt shingles. Historic wood clapboard and shingles clad the dwelling. Painted wood clapboard covers the lower half of the walls on each elevation while wood shingles clad the upper half and gable ends.

West (Primary) Elevation

The west (primary) elevation is three bays wide (*Photos 1 and 2*). Double-hung historic wood cottage windows fill the outer bays. The north window has clear glazing while the south window has decorative stained-glass glazing in the upper sash. The primary entrance defines the center

² West 1st Avenue was formerly Laurel Avenue while Southwest 2nd Street was Park Avenue. The street names were changed c. 1938.

³ Potwin Elementary School was closed in 1996 and demolished shortly thereafter. Two dwellings were constructed on the site in 2008.

⁴ Lots fronting Southwest The Drive are skewed slightly southwest along the curving street. For simplicity, the cardinal directions are used throughout the description.

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116 Southwest The Drive

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bay and contains a historic wood door with four-light glazing and vertical muntins; a non-historic aluminum glazed storm door protects the historic door (*Photo 1*). The bays are recessed under the gable end of the attic to form a full-width open porch. Wood stairs with a simple wood handrail access the porch slightly south of center. The porch has a wood floor and clapboard-clad knee-walls line the perimeter. Groups of three square wood columns support the gable roof from the outer corners of the porch. A historic seven-light fixed wood window with vertical muntins is centered in the gable-end (*Photo 2*).

North Elevation

The north elevation is three-bays wide (*Photo 2*). One-over-one double-hung wood windows fill all three bays. The center bay is smaller in size than the other two. A seven-light historic wood window is centered in the cross-gable. The foundation is exposed at basement level. Two seven-light historic wood windows with wood storm windows pierce the foundation.

East Elevation

The east elevation is four asymmetrical bays wide. A historic one-over-one wood window fills the north bay, which pierces the main portion of the house with the same cladding materials as the other elevations. A shed-roof enclosed porch extends from the elevation and contains the remaining three bays (*Photos 3 and 4*). An entrance defines the south bay and contains a historic wood door with glazing and a non-historic aluminum storm door. Narrow, rectangular windows with stained-glass glazing flank the entrance abut the entrance bay. Historic one-over-one wood windows with non-historic aluminum storm windows fill the center two bays. Brick piers support the three-quarter width porch and vertical wood planks clad the exterior. Non-historic wood latticework fills the space between the piers. A non-historic shallow, open wood porch extends from the entrance. A flat roof shelters the wood porch and a short run of non-historic wood stairs accesses the porch (*Photo 4*). Historic one-over-one wood windows pierce the north and south enclosed porch elevations.

South Elevation

The south elevation is three bays wide (*Photo 5*). One-over-one double-hung wood windows fill all bays. The first and second bays are equal size while the third bay is substantially shorter. A shed-roof bump-out extends between the second and third bays (*Photo 5*). The bump-out abuts the second bay. A seven-light historic wood window is centered in the cross-gable. The foundation is exposed at basement level. Two seven-light historic wood windows with wood storm windows pierce the foundation.

Interior

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Historic interior finishes are retained throughout the dwelling and include narrow plank wood floors, wood doors, and historic plaster walls and ceilings. Historic wood baseboards remain in most locations. Wood trim is largely intact throughout, however has been removed from several doors. The historic wood trim and baseboards feature simple, rectilinear profiles. Historic hardware including hinges and doorknobs remain in most locations. The historic plan does not appear altered and corresponds to Garlinghouse plan number 222. Historic built-ins remain in the living room and dining room and correspond to those depicted in the Garlinghouse plan.

The primary entrance opens to the living room, which is roughly square in plan (*Figure 5, Photo 6*). Low historic wood bookcases visually separate the living room from the dining room (*Photo 7*). Ghost impressions in the shelving tops indicate the locations of wood columns that once supported the large open span between the living room and dining room. The dining room is roughly square in plan with a historic built-in buffet recessed into the south wall (*Photo 8*). The oak buffet features three drawers and cabinets in the lower half. Non-historic glass pulls replace the historic draw pulls and cabinet handles, however, historic hinges remain on the cabinetry. Decorative glazing with vertical muntins ornaments the cabinet doors. Open shelving tops the drawers and cabinetry. A divided mirror backs the bottom shelf while the upper two shelves are painted. Ghost impressions indicate the locations of door hinges, suggesting the buffet shelving was not historically open. A doorway in the east wall opens to a kitchen at the rear (*Photo 9*). The kitchen cabinetry has been removed. However, it retains its historic plan, wood floor, and plaster walls (*Photo 9*). An enclosed porch is positioned to the east and contains the secondary entrance. A historic paneled wood door with single-light glazing fills the secondary entrance opening (*Photo 10*). A short north-south corridor in the north wall of the kitchen access the dwelling's north side (*Figure 5*). A historic wood door in the west corridor wall accesses the basement stairs. The stone basement is unfinished. The short corridor opens to an east-west corridor which accesses two bedrooms and one bathroom (*Photo 11*). Both bedrooms are roughly square in plan and retain their historic finishes including plaster walls and ceilings, wood floors, and historic heating grates. (*Photos 12 and 14*). The bathroom is located between the bedrooms. It retains historic wainscot, plaster walls and ceilings, and a historic claw-foot tub (*Photo 13*). A historic wood door in the northeast corner of the dining room opens to a historic wood staircase which accesses the unfinished attic (*Photo 15*).

Garage

A historic single-car detached garage is in the northeast corner of the lot (*Figures 3 and 4; Photos 16 and 17*). It has a rectangular plan and an asphalt gable-front roof. Historic wood lap clads the exterior. The garage is one bay wide and one bay deep. A non-historic overhead garage door fills the vehicular bay. While non-historic, the garage door fills the historic opening. A one-over-one wood window is centered on the south elevation. A pedestrian entrance defines

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the north elevation bay. A vertical wood plank door fills then entrance and retains historic hardware (*Photo 17*). Although the precise construction date is unknown, it pre-dates 1950. The garage retains integrity and is a contributing resource.

Integrity

The house at 116 Southwest The Drive retains excellent integrity. The dwelling retains its historic exterior elements and interior plan which correspond to Garlinghouse plan number 222 published in in *Bungalow Homes: Enlarged Second Edition* (1920). Historic wood clapboard and shingle cladding, as depicted in the published plan, is intact. Historic windows and doors remain in their historic locations. Character-defining features including the open, full-width front porch, multi-light window with vertical muntins in the gable apex, wood clapboard and shingle cladding, and highly textured limestone foundation remain intact. Exterior alterations include a shed-roof enclosed porch at the rear elevation and the partial removal of drip edges above the historic windows. The rear porch enclosure is likely a historic alteration and is complimentary in size, scale, and design. The MPDF notes that porch enclosure or screening is a common alteration to historic Garlinghouse dwellings. The rear porch enclosure is located at a tertiary elevation and does not significantly alter the historic form, character, or massing of the nominated resource. Consequently, it does not significantly reduce integrity nor impede the communication of significance. While the drip edges were partially removed to apply vinyl siding, which was removed in June 2019, the remaining material communicates the historic size and shape. The asphalt roof is a replacement; however, it is likely in kind with the historic material and does not alter the roof pitch or form. The interior retains its historic plan, as depicted in Garlinghouse plan 222, and finishes with few alterations. The kitchen cabinet removal is the only significant interior alteration. While the cabinets have been removed, the kitchen retains its historic plan, wood floor, and plaster walls and ceiling. Alterations the kitchen are permissible under the registration requirements outlined in the MPDF, which state "alterations to kitchens and bathrooms are common and do not preclude a resource from listing under this MPDF, however, all other interior spaces and features should be intact, sufficient to communicate the historic function and design."⁵ Overall, alterations to 116 Southwest The Drive are minimal and do not obscure the historic design (the plan), materials, workmanship, or feeling. The dwelling remains in its original location and retains associations with the Garlinghouse Edgewood Park development as well as its character defining features. This dwelling consequently retains excellent integrity.

⁵ Ibid.

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Statement of Significance

The house at 116 Southwest The Drive, Topeka, Shawnee County Kansas is significant at the local level under Criterion C in the area of ARCHITECTURE. Listing of the dwelling is proposed under the Multiple Property Documentation Form "Historic Houses of the Garlinghouse Company in Topeka."⁶ The history and significance of 116 Southwest The Drive is associated with the following historic contexts described in the Multiple Property Documentation Form (MPDF): "The L.F. Garlinghouse Company, c. 1906-c.2002," and "Garlinghouse Architectural Styles, c. 1906-1986." The dwelling at 116 Southwest The Drive is architecturally significant within these contexts as in intact example of Garlinghouse plan number 222 and is an early twentieth century bungalow dwelling designed and built by the Garlinghouse Company in Topeka, Shawnee County, Kansas. The nominated resource meets the MPDF registration requirements for listing. Designed and built by local plan book design firm the Garlinghouse Company and constructed c. 1916, the one-story bungalow dwelling corresponds to plan number 222 and the accompanying photograph as published in the Garlinghouse company plan book *Bungalow Homes: Enlarged Second Edition* (1920). It exhibits the character-defining features associated with Garlinghouse Craftsman/bungalow dwellings and included in the Garlinghouse plan 222. The nominated resource retains its historic rectangular plan, cross-gable roof, textured limestone foundation, and wood clapboard and shingle cladding. A full-width open porch, wood door with vertical glazing, and multi-light wood windows with vertical muntins correspond to the Garlinghouse plan. The historic interior spatial arrangement is retained and is in keeping with Garlinghouse plan 222. Historic built-in bookcases and a buffet The dwelling is also significant for its associations with the Edgewood Park plat, a showcase development for the firm's growing design services. The period of significance is c. 1916, the year of construction, and the building retains excellent integrity to communicate its significance.

Elaboration

As explained in the MPDF context "The L.F. Garlinghouse Company, c.1906-c.2002," Topeka experienced significant growth in population during the late-nineteenth century. This dramatic population increase resulted in a building boom which included the development of multiple new residential neighborhoods throughout the city. Taking advantage of the building boom, Topeka resident Lewis Fayette Garlinghouse established the Garlinghouse Realty Company in 1906.⁷ Although the Garlinghouse Company originally offered only realty services, it soon expanded its operations. In 1913, the company platted the Edgewood Park subdivision which included thirty-one residential lots bound by 1st Street on the north, Elmwood Avenue on the east, 2nd Street on

⁶ Emily Lenhausen and Rachel Nugent. "Historic Houses of the Garlinghouse Company in Topeka." National Register of Historic Places Multiple Property Documentation Form. Rosin Preservation, Kansas City, Missouri.

⁷ Lenhausen and Nugent, E5.

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the south, and The Drive on the west (*Figure 6*).⁸ Garlinghouse established its first speculative development on these lots; the company is credited with the design and construction of twenty-one of the twenty-seven single-family dwellings constructed in the Edgewood Park plat.⁹ The dwellings were primarily one and one-and-one-half story bungalows of modest size designed for a rising middle class in Topeka.¹⁰ The Edgewood Park development and other design and construction projects scattered throughout the city signaled a significant transition for the firm. The dwelling at 116 Southwest Drive was constructed within this context in the Craftsman/Bungalow style. When constructed c. 1916, the dwelling demonstrated the Garlinghouse Company design and construction capabilities and was a significant resource within the Edgewood Park showcase development. Many of the Edgewood Park designs, including plan Number 222 based on 116 Southwest The Drive, were soon featured in the company's first plan book, *Bungalow Homes* (1916).

Plan books contributed to suburban development nationwide during the late-nineteenth and twentieth centuries. The Garlinghouse Company contributed significantly to early suburban residential architecture in Topeka through its prolific plan book publications as well as its early-twentieth century construction operations. In the decades following the Edgewood Park development and the first edition of *Bungalow Homes*, the Garlinghouse Company rose to prominent status within the plan book market.¹¹ The firm continued to market its designs to the middle-class, emphasizing such factors as affordability, practicality, and convenience.¹²

The dwelling at 116 Southwest The Drive is eligible for listing in the National Register of Historic Places under Criterion C in the area of ARCHITECTURE under the Multiple Property Documentation Form (MPDF), "Historic Houses of the Garlinghouse Company in Topeka." The Garlinghouse Company constructed the nominated resource c. 1916 in the Craftsman/Bungalow style, one of the firm's signature styles. As outlined in the MPDF, the dwellings the company designed and built were completed in a limited stylistic range.¹³ The Craftsman/Bungalow was most commonly utilized within this range.

The Craftsman/Bungalow grew from the early designs of Charles Sumner Green and Henry Mather Greene, who practiced architecture in California from 1893 to 1914, and was popular in American residential design from c. 1905 through 1930. The Greene's incorporated elements

⁸Rosin Preservation. "Auburndale Historic Resources Survey-Phase I." Kansas City, Missouri: Rosin Preservation, 2017:19. The nominated property was constructed in this development and is highlighted on Figure 6.

⁹ Lenhausen and Nugent, E7.

¹⁰ Ibid.

¹¹ Lenhausen and Nugent, E6-E10.

¹² Lenhausen and Nugent, E7-E8.

¹³ Lenhausen and Nugent, E11-E13.

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inspired from Asian architecture and the English Arts and Crafts movement into designs for simple and elaborate bungalows. Architectural magazine and builder pattern books popularized the style and it became the most popular style for fashionable, smaller houses during the early twentieth century. Character defining features include low-pitched roofs; wide eave overhangs, often with exposed roof rafters; decorative beams or braces under gables; and full- or partial-width porches supported by square or battered piers.

The Garlinghouse Company incorporated many Craftsman/Bungalow designs into its early plan books, including *Bungalow Homes* (1916) and *Bungalow Homes: Enlarged Second Edition* (1920). Garlinghouse plan number 222 incorporates many elements which characterize the style. The simple, rectangular form and cross-gable roof with wide eaves is typical in Craftsman/Bungalow designs. Plan number 222 further exemplifies the style through its pull-width front porch with squared support columns, textured limestone foundation, clapboard and shingle cladding, and wood windows with vertical muntins. The house at 116 Southwest The Drive exhibits these exterior elements as published in *Bungalow Homes: Enlarged Second Edition* (1920). Interior plan elements further typify the style. These elements include a simple interior arrangement, low built-in bookcases, and a built-in buffet recessed into the wall. The nominated resource retains these features and is identifiable as corresponding to plan number 222.

The dwelling is a significant example of an early-twentieth century Garlinghouse Company house, specifically plan 222 and represents associations with the firm's formative years as it established a reputation as a skilled designer and builder. The nominated property is one of several houses the Garlinghouse Company constructed in its showcase subdivision, which served as marketing and promotional tools to illustrate the company's design talents. The ability to feature actual examples of plans executed in contemporary popular architectural styles bolstered the company's design-centric business during and after the Great Depression. While competing firms were unable to retain their position in the plan book market, the Garlinghouse Company emerged as a preeminent plan book publisher. The house at 116 Southwest The Drive is significant at the local level as an excellent intact example of a Garlinghouse Company plan, specifically the Craftsman/Bungalow style plan 222.

The house at 116 Southwest The Drive retains integrity of design, materials, setting, location, workmanship, feeling, and association, allowing the dwelling to illustrate its connection to the historic contexts documented in the MPDF. The history and significance of 116 Southwest The Drive is directly associated with the following historic contexts described in the Multiple Property Documentation Form (MPDF): "The L.F. Garlinghouse Company, c. 1906-c.2000," and "Garlinghouse Architectural Styles, c. 1906-1933." The dwelling meets the registration requirements for eligibility defined on pages 3 and 4 of Section F in the MPDF. As defined,

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resources eligible for listing under this MPDF must be verified Garlinghouse Company-built dwellings or correspond to documented Garlinghouse plans both on the exterior and interior. They must retain a majority of their character defining architectural features in accordance with their historic Garlinghouse design and architectural style. They must also retain their historic interior spatial arrangements as shown on available floor plans.¹⁴

The house at 116 Southwest The Drive was designed and constructed by the Garlinghouse Company in its Edgewood Park showcase development. Platted in 1913, Edgewood Park served as a showcase for Garlinghouse Company designs. Dwellings constructed in Edgewood Park were later featured in the company's first plan book, *Bungalow Dwellings* (1916), and its subsequent editions. 116 Southwest The Drive corresponds to Garlinghouse Plan 222 featured in *Bungalow Homes: Enlarged Second Edition* (Figure 8).¹⁵

Building History

The house at 116 Southwest The Drive is located within the Edgewood Park development. Garlinghouse platted the development in 1913 and construction within Edgewood Park began soon after. The firm was responsible for construction and design of the houses built within the plat. City directories indicate Arthur R. Smith and wife Claribel Smith occupied the dwelling for approximately forty years beginning in 1926.¹⁶ The couple's three children and one son-in-law resided with them in 1940. Arthur R. Smith was employed as bookkeeper for the First National Bank while Claribel did not work outside the home. The resource has remained a single-family dwelling since its construction. Vinyl siding was applied at an unknown date. In June 2019, the owners removed the vinyl siding to reveal the historic wood clapboard and shingle cladding.

Conclusion

The dwelling at 116 Southwest The Drive, Topeka, Shawnee County, Kansas is eligible for listing in the National Register of Historic Places at the local level under Criterion C in the area of ARCHITECTURE. Listing is proposed under the Multiple Property Documentation Form, "Historic Houses of the Garlinghouse Company in Topeka." Constructed c. 1916 in the Edgewood Park development, the dwelling represents the firm's early, formative years as the company designed and built houses in its own subdivision to showcase the depth of its design skills. The Craftsman/Bungalow dwelling is an excellent example of a Garlinghouse Company dwelling, specifically plan 222, designed in the style as outlined in pages E11 and F1-F4 in the

¹⁴ Lenhausen and Nugent, F3-F4.

¹⁵ Garlinghouse Company. *Bungalow Homes: Enlarged Second Edition*. Topeka, Kansas: The Garlinghouse Company, 1920 [digitized online] available from HathiTrust <https://babel.hathitrust.org/cgi/pt?id=nyp.33433071110153>. (accessed June 26, 2019).

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MPDF. The period of significance is c.1916, the year of construction. The dwelling at 116 Southwest The Drive retains excellent integrity to communicate its architectural significance.

¹⁶ Arthur R. Smith was last located in the 1963 city directory. It is unclear how long he or wife Claribel occupied the dwelling past 1963. City directories did not yield information about who, if anyone, lived in the house prior to the Smiths.

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116 Southwest The Drive

Name of Property

Shawnee County, Kansas

County and State

Historic Houses of the Garlinghouse Company in Topeka

Name of multiple listing (if applicable)

BIBLIOGRAPHY

Garlinghouse Company. *Bungalow Homes: Enlarged Second Edition*. Topeka, Kansas: The Garlinghouse Company, 1920 [digitized online] available from HathiTrust
<https://babel.hathitrust.org/cgi/pt?id=nyp.33433071110153>. (accessed June 26, 2019).

Lenhausen, Emily and Rachel Nugent. "Historic Houses of the Garlinghouse Company in Topeka." National Register of Historic Places Multiple Property Documentation Form. Rosin Preservation, Kansas City, Missouri.

Topeka City Directories, 1926-1963.

United States Federal Census, 1930 [digitized online] available from Ancestry.
https://www.ancestry.com/interactive/6224/4584479_00111?backurl=&ssrc=&backlabel=Return (accessed June 26, 2019).

United States Federal Census, 1940 [digitized online] available from Ancestry
<https://www.ancestry.com/interactive/2442/m-t0627-01261-00028?backurl=&ssrc=&backlabel=Return> (accessed June 26, 2019).

National Register of Historic Places
Continuation Sheet

Section number 10 Page 12

116 Southwest The Drive

Name of Property

Shawnee County, Kansas

County and State

Historic Houses of the Garlinghouse Company in Topeka

Name of multiple listing (if applicable)

Verbal Boundary Description

The boundary of the 116 Southwest The Drive, Topeka, Shawnee County, Kansas nomination corresponds to the current legal parcel boundaries a portion of Lot 24 beginning at the northeast corner of Lot 25 and continue east fifty-seven and one-half feet; approximately thirty feet south; forty feet west; and then forty feet north. The boundary also contains the entirety of Lot 25.

Boundary Justification

The boundary corresponds to the current legal parcel boundaries.

National Register of Historic Places
Continuation Sheet

Section number Figures Page 13

116 Southwest The Drive

Name of Property

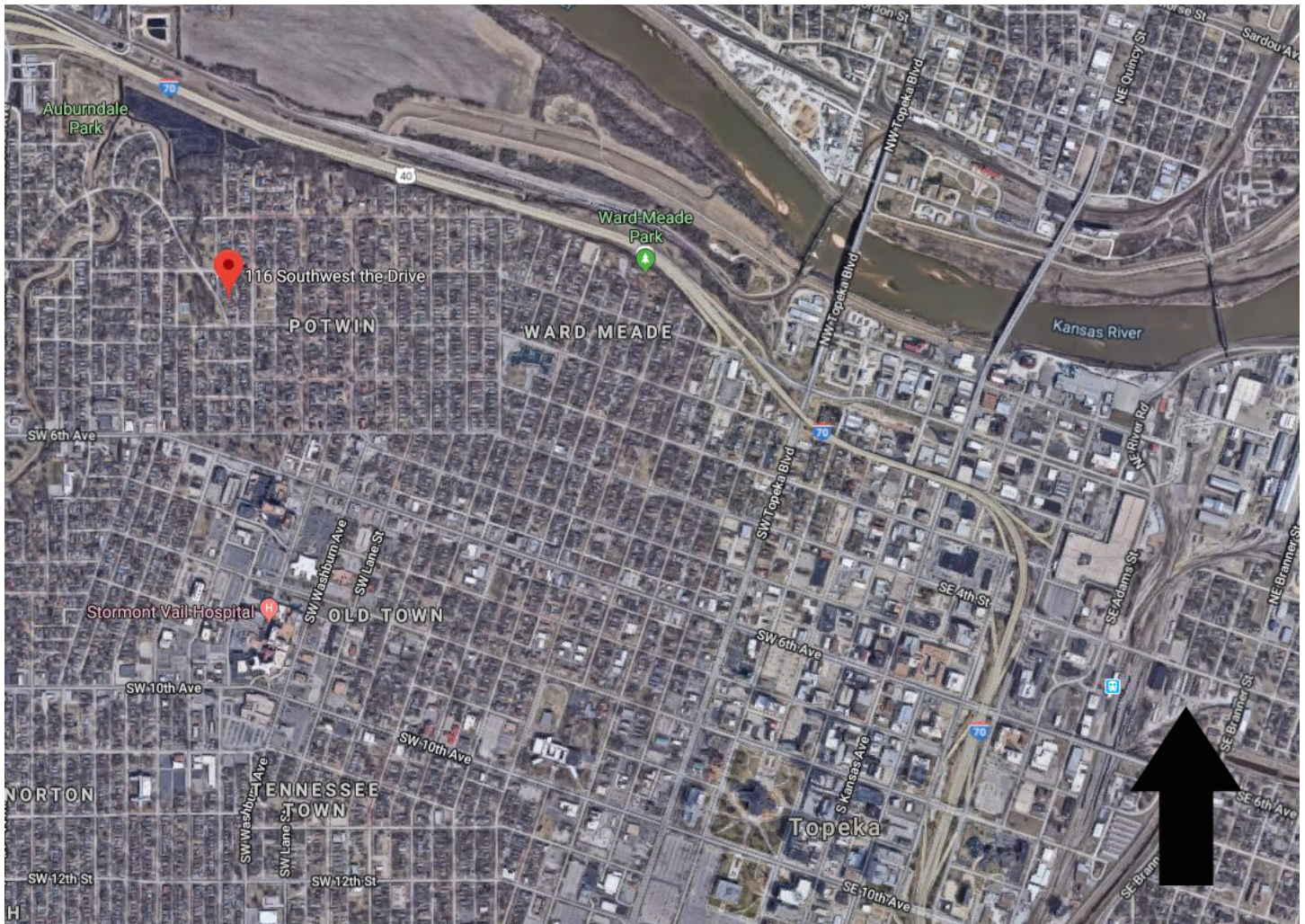
Shawnee County, Kansas

County and State

Historic Houses of the Garlinghouse Company in Topeka

Name of multiple listing (if applicable)

Figure 1. Location Map. *Source: Google Maps, 2018.*



National Register of Historic Places
Continuation Sheet

Section number Figures Page 14

116 Southwest The Drive

Name of Property

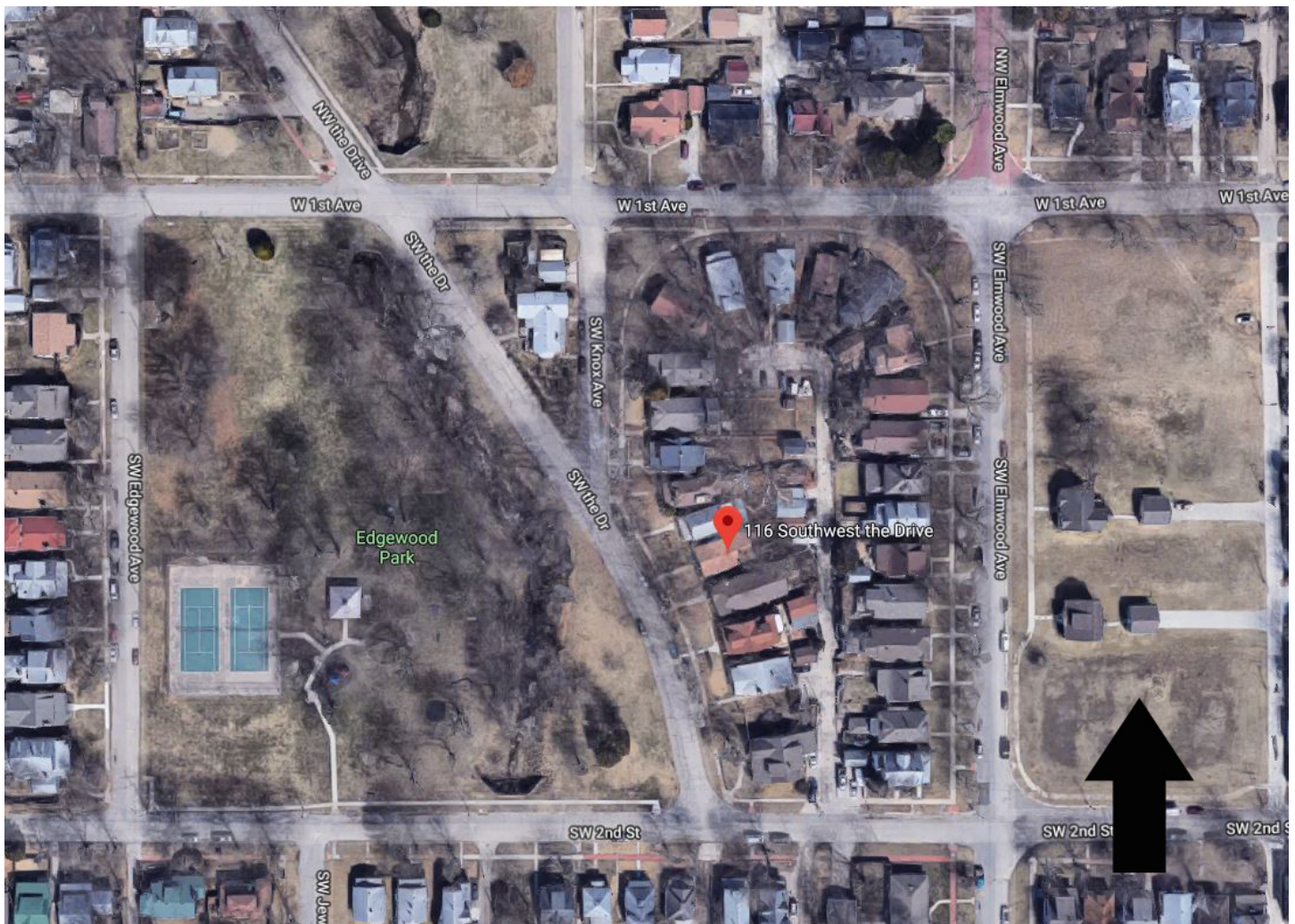
Shawnee County, Kansas

County and State

Historic Houses of the Garlinghouse Company in Topeka

Name of multiple listing (if applicable)

Figure 2. Context Map. *Source: Google Maps, 2018.*



National Register of Historic Places
Continuation Sheet

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116 Southwest The Drive

Name of Property

Shawnee County, Kansas

County and State

Historic Houses of the Garlinghouse Company in Topeka

Name of multiple listing (if applicable)

116 Southwest The Drive, Topeka, Kansas.

39.062508

-95.697678

National Register of Historic Places
Continuation Sheet

Section number Figures Page 16

116 Southwest The Drive

Name of Property

Shawnee County, Kansas

County and State

Historic Houses of the Garlinghouse Company in Topeka

Name of multiple listing (if applicable)

Figure 3. Site Map. *Source: Shawnee County Assessor, 2018.*



116 Southwest The Drive, Topeka, Kansas.
39.062508
-95.697678

National Register of Historic Places
Continuation Sheet

Section number Figures Page 17

116 Southwest The Drive

Name of Property

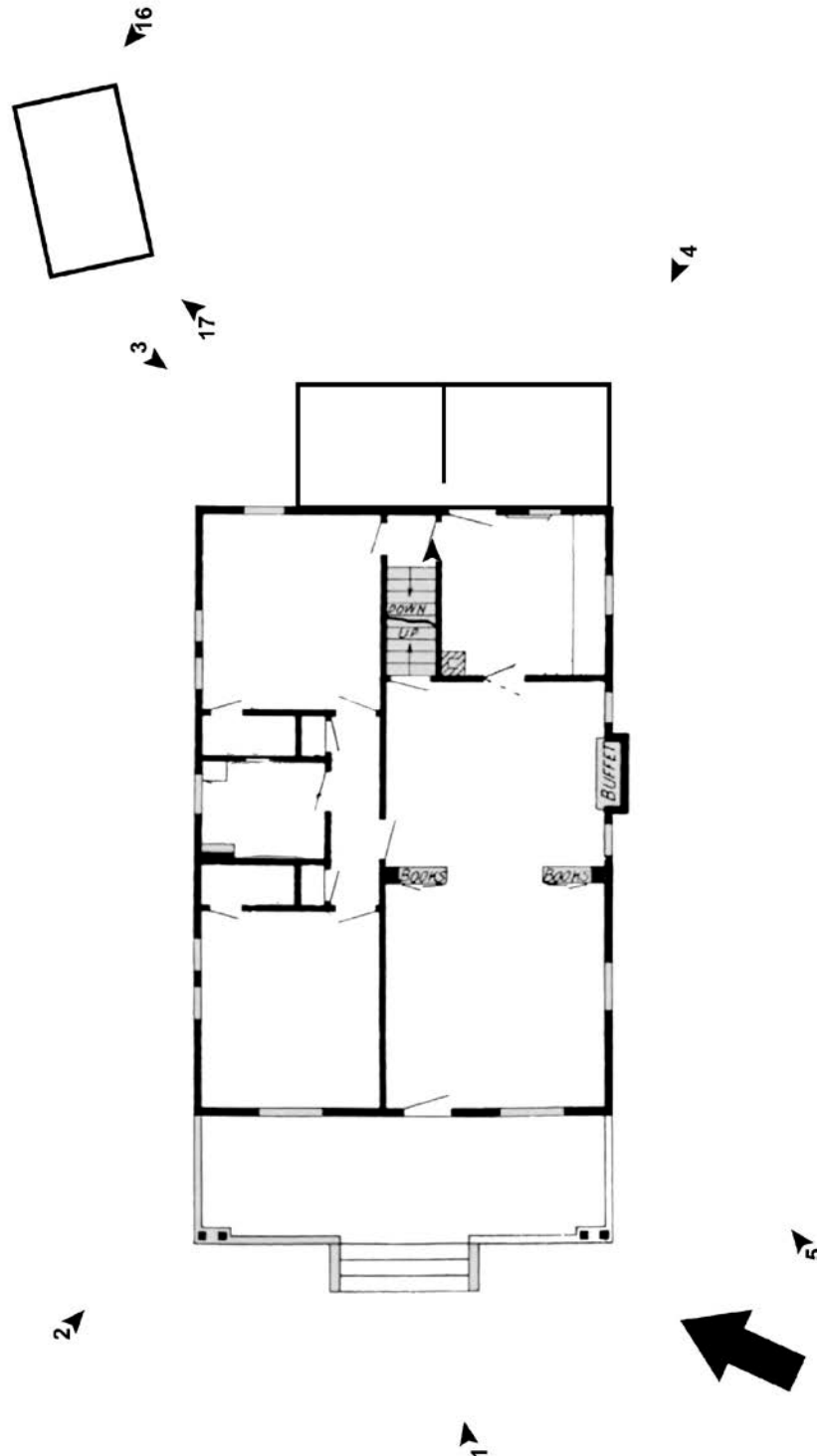
Shawnee County, Kansas

County and State

Historic Houses of the Garlinghouse Company in Topeka

Name of multiple listing (if applicable)

Figure 4. Photo Map, Exterior. Source: *Bungalow Homes, Second Edition* (1920):15. Adapted by Rosin Preservation, 2019.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 18

116 Southwest The Drive

Name of Property

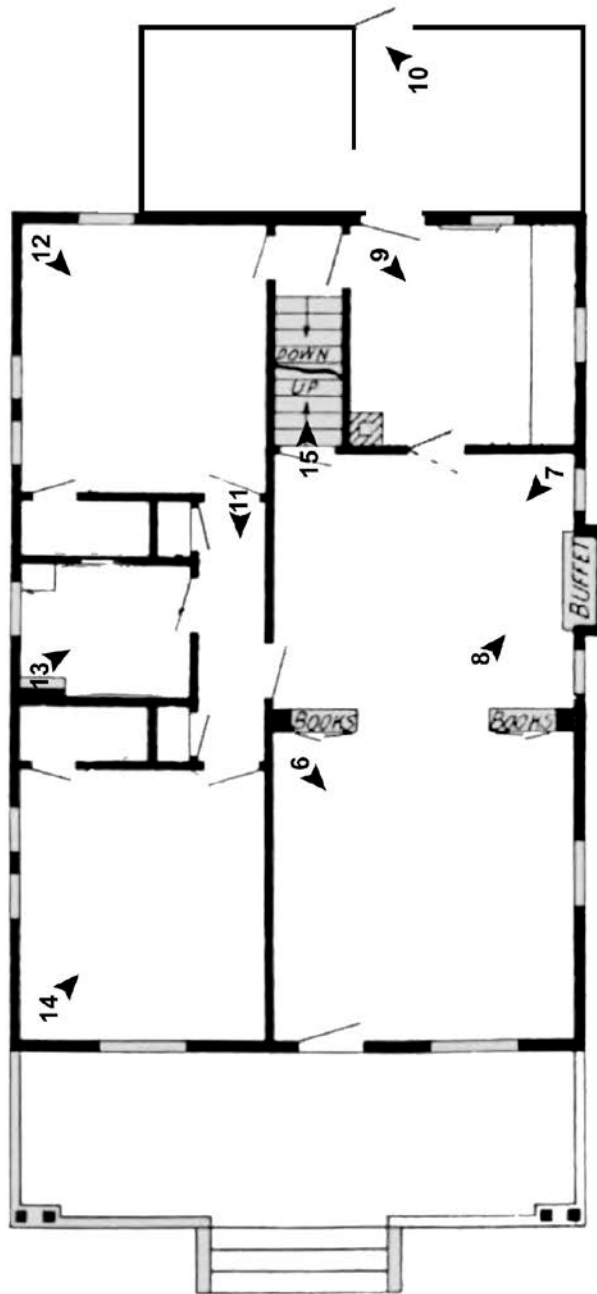
Shawnee County, Kansas

County and State

Historic Houses of the Garlinghouse Company in Topeka

Name of multiple listing (if applicable)

Figure 5. Photo Map, Interior. Source: *Bungalow Homes, Second Edition* (1930):15. Adapted by Rosin Preservation, 2019.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 19

116 Southwest The Drive

Name of Property

Shawnee County, Kansas

County and State

Historic Houses of the Garlinghouse Company in Topeka

Name of multiple listing (if applicable)

Figure 6. 116 Southwest The Drive, 1950. Source: Sanborn Fire Insurance Map, September 1913-1950, Vol.2, Sheet 122.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 20

116 Southwest The Drive

Name of Property

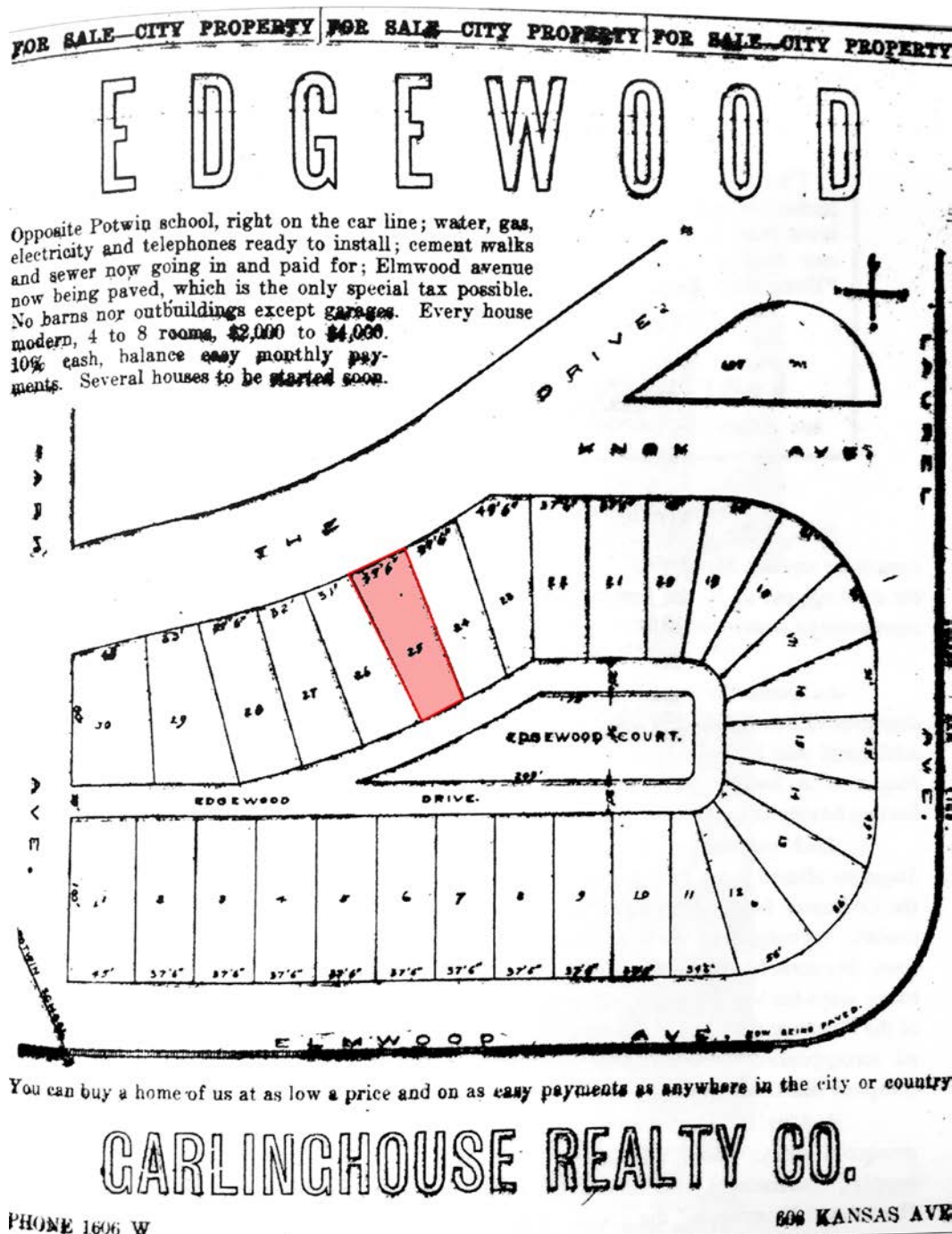
Shawnee County, Kansas

County and State

Historic Houses of the Garlinghouse Company in Topeka

Name of multiple listing (if applicable)

Figure 7. Edgewood Development advertisement, 1913. The lot containing 116 SW The Drive is highlighted in red. Source: *Topeka Daily Capital*, June 1, 1913.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 21

116 Southwest The Drive

Name of Property

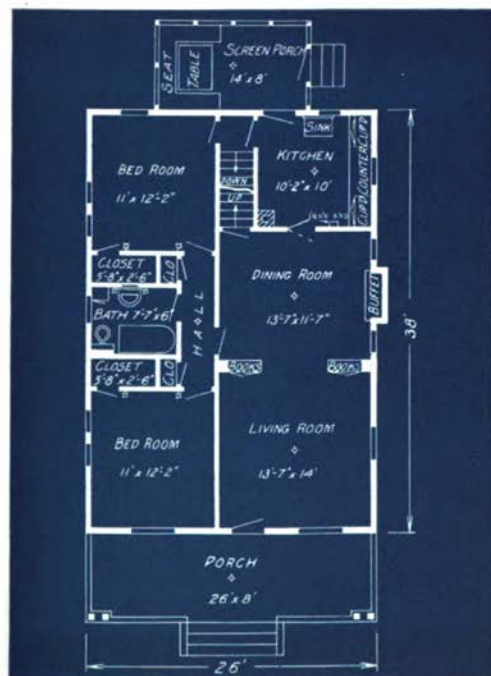
Shawnee County, Kansas

County and State

Historic Houses of the Garlinghouse Company in Topeka

Name of multiple listing (if applicable)

Figure 8. Garlinghouse Plan Number 222, 1920. *Source: Bungalow Homes, Second Edition (1920):15.*



FLOOR PLAN NO. 222



EXTERIOR NO. 222

No. 222. This complete but inexpensive bungalow is simple and attractive. It offers all of the many conveniences of a modern home at the minimum of cost. The plan provides for a combination dining and kitchen porch, which may be used the year round by placing removable sash and screens in the openings.

Complete plans as shown or reversed and specifications, \$7.50.

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

Historic James and Freda Lippitt House

Other names/site number 177-4237

Name of related Multiple Property Listing Historic Houses of the Garlinghouse Company in Topeka

2. Location

Street & number <u>2532 Southwest Granthurst Avenue</u>	N/A	not for publication
City or town <u>Topeka</u>	N/A	vicinity
State <u>Kansas</u> Code <u>KS</u> County <u>Shawnee</u> Code <u>177</u> Zip code <u>66611</u>		

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide ___ local

Applicable National Register Criteria: ___ A ___ B ___ C ___ D

Signature of certifying official/Title _____ Date _____

Missouri Department of Natural Resources
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register	___ determined eligible for the National Register
___ determined not eligible for the National Register	___ removed from the National Register
___ other (explain:) _____	

Signature of the Keeper _____ Date of Action _____

The James and Freda Lippitt House
Name of Property

Shawnee County, Kansas
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

Category of Property

(Check only **one** box.)

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	1	buildings
		sites
		structures
		objects
1	1	Total

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: Single Dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC: Single Dwelling

DOMESTIC: Secondary Structure

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS:

Colonial Revival

Materials

(Enter categories from instructions.)

foundation: CONCRETE

walls: STONE-Limestone

roof: ASPHALT

other: WOOD-Weatherboard

☒

NARRATIVE DESCRIPTION ON CONTINUATION PAGES

The James and Freda Lippitt House

Name of Property

Shawnee County, Kansas

County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.

☐ B Property is associated with the lives of persons significant in our past.

☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

☐ A Owned by a religious institution or used for religious purposes.

☐ B removed from its original location.

☐ C a birthplace or grave.

☐ D a cemetery.

☐ E a reconstructed building, object, or structure.

☐ F a commemorative property.

☐ G less than 50 years old or achieving significance within the past 50 years.

☒ **STATEMENT OF SIGNIFICANCE ON CONTINUATION PAGES**

Areas of Significance

ARCHITECTURE

Period of Significance

1933

Significant Dates

1933

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Mohler, Ruth (Builder)

L.F. Garlinghouse Company (Architect)

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67 has been requested)

☐ previously listed in the National Register

☐ previously determined eligible by the National Register

☐ designated a National Historic Landmark

☐ recorded by Historic American Buildings Survey # _____

☐ recorded by Historic American Engineering Record # _____

☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☒ State Historic Preservation Office

☐ Other State agency

☐ Federal agency

☐ Local government

☐ University

☒ Other

Name of repository: Topeka and Shawnee County Public Library

Historic Resources Survey Number (if assigned): _____

The James and Freda Lippitt House
Name of Property

Shawnee County, Kansas
County and State

10. Geographical Data

Acreage of Property Less than one acre

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1 39.024177 -95.685986 3 _____
Latitude: Longitude: Latitude: Longitude:

2 _____ 4 _____
Latitude: Longitude: Latitude: Longitude:

UTM References

(Place additional UTM references on a continuation sheet.)

_____ NAD 1927 or _____ NAD 1983

1 _____
Zone Easting Northing

3 _____
Zone Easting Northing

2 _____
Zone Easting Northing

4 _____
Zone Easting Northing

Verbal Boundary Description (On continuation sheet)

Boundary Justification (On continuation sheet)

11. Form Prepared By

name/title Emily Lenhausen, Historic Preservation Specialist; Rachel Nugent, Sr. Historic Preservation Specialist

organization Rosin Preservation, LLC.

date August 2019

street & number 1712 Holmes

telephone 816.472.4950

city or town Kansas City

state MO

zip code 64108

e-mail emily@rosinpreservation.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:**
 - A **USGS map** (7.5 or 15 minute series) indicating the property's location.
 - A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Photographs**
- **Owner Name and Contact Information**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

The James and Freda Lippitt House

Name of Property

Shawnee County, Kansas

County and State

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log:

Name of Property: **2532 Southwest Granthurst Avenue**

City or Vicinity: **Topeka**

County: **Shawnee** State: **Kansas**

Photographer: **Brad Finch, f-stop Photography**

Date

Photographed: **July 31, 2019**

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 19: Southwest (primary) elevation, view NE.
- 2 of 19: Southwest (primary) and northwest elevations, view SE.
- 3 of 19: Northwest elevation, view SE.
- 4 of 19: Northeast elevation, view W.
- 5 of 19: Southeast elevation, view NW.
- 6 of 19: Southeast elevation screened porch, view E.
- 7 of 19: Primary entrance, view SW.
- 8 of 19: Living room, first floor, view N.
- 9 of 19: Living room, first floor, fireplace, view S.
- 10 of 19: Living room, first floor, built-ins, view E.
- 11 of 19: Dining room, first floor, view N.
- 12 of 19: Kitchen, first floor, view NE.
- 13 of 19: Kitchen, first floor, view S.
- 14 of 19: Staircase, first floor, view N.
- 15 of 19: Central hallway, second floor, view SW.
- 16 of 19: Typical bedroom, second floor, view W.
- 17 of 19: Master bedroom, second floor, view E.
- 18 of 19: Bathroom, second floor, view SW.
- 19 of 19: Non-contributing shed, view N.

The James and Freda Lippitt House

Name of Property

Shawnee County, Kansas

County and State

Figure Log:

Include figures on continuation pages at the end of the nomination.

Figure 1. Location Map. *Source: Google Maps, 2018.*

Figure 2. Context Map. *Source: Google Earth, 2018.*

Figure 3. Site Map. *Source: Shawnee County Assessor, 2019.*

Figure 4. Photo Map, Exterior and First Floor. *Source: The Garlinghouse Company. New American Homes (1938): 56. Adapted by Rosin Preservation, 2019.*

Figure 5. Photo Map, Second Floor. *Source: The Garlinghouse Company. New American Homes (1938): 56. Adapted by Rosin Preservation, 2019.*

Figure 6. 2532 Southwest Granthurst Avenue Sanborn Map, 1950. *Source: Sanborn Fire Insurance Map, Volume 2, September 1913-1950, Sheet 132.*

Figure 7. Garlinghouse Plan Number 1246. *Source: The Garlinghouse Company. New American Homes (1938): 56.*

Figure 8. Detail, Garlinghouse Plan Number 1246. *Source: The Garlinghouse Company. New American Homes (1938): 56.*

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

The James and Freda Lippitt House

Name of Property

Shawnee County, Kansas

County and State

Historic Houses of the Garlinghouse Company

Name of multiple listing (if applicable)

SUMMARY

The James and Freda Lippitt House (Lippitt House) is a two-and-one-half-story Colonial Revival dwelling constructed in 1933 in Topeka, Shawnee County, Kansas. It features a side-gable roof, limestone and wood clapboard cladding, and simple massing. The dwelling corresponds to Garlinghouse Company plan number 1246, published in the *New American Homes.* "Improved ed. (1938) Garlinghouse Company plan book. The exterior remains largely unchanged and retains its historic form, materials, and features illustrated in the plan. While the windows are replacements, they fill historic openings and mimic the configuration and size of the historic windows. The interior retains its historic plan, finishes, and character-defining built-in features typical of early-twentieth century Garlinghouse dwellings. The Lippitt House retains integrity and communicates feelings about and associations with the period of significance.

ELABORATION

Setting

The Lippitt House is in an early suburban residential area of Topeka, approximately two miles southwest of the downtown city center. The residential neighborhood is bound on the east by Southwest Topeka Boulevard, a main commercial thoroughfare; Southwest Merriam Court on the south; Southwest Western Avenue on the west; and Southwest 24th Street on the north. One- and two-story single-family residences dating from the 1930s through the 1950s fill the surrounding blocks. The paved streets are irregular and curving with concrete curbs on both sides. Triangular traffic islands are present at most intersections within the neighborhood. Ornamental lawns and mature trees characterize the landscaping.

The Lippitt House is sited on an irregularly shaped corner lot at the east corner of Southwest Granthurst Avenue and Southwest Merriam Court. A concrete driveway accesses the lot at the northwest corner and extends to the rear. A small stamped concrete walkway connects the drive to an adjacent curved stamped concrete path. The stamped concrete path transverses the lot and extends to the southern boundary of the lot. A matching walkway connects the path to the rear yard. A c. 2009 iron fence with limestone piers encircles the rear yard. The limestone piers are constructed with stone salvaged from the demolition of a rear garage c. 1980.¹ Mature deciduous trees and shrubbery characterize the landscaping. Small shrubs, grasses, and flower beds are concentrated at the foundation. A terraced garden with limestone retaining walls, stamped concrete pathways, a waterfall, and a shallow pond located in the rear yard. A c. 2006 side-gable shed with vertical wood cladding is in the southeast corner of the lot. The shed is not historic and therefore non-contributing.

¹ Karen Ridder. "Old Stone Comes Home." *Topeka Capital Journal* (22 January 2010).

National Register of Historic Places
Continuation Sheet

Section number 7 Page 2

The James and Freda Lippitt House

Name of Property

Shawnee County, Kansas

County and State

Historic Houses of the Garlinghouse Company

Name of multiple listing (if applicable)

Exterior

Summary

The Lippitt House is a two-and-one-half-story Colonial Revival dwelling constructed in 1933 with a rectangular footprint and simple massing. The dwelling features a full basement and measures approximately twenty-four by twenty-six feet with an area of 1,924 square feet. The Lippitt House has an asphalt shingle side-gable roof with shallow eaves. Wood clapboard clads the gable ends while native limestone set in a random rubble pattern clads the remaining exterior. The dwelling is skewed on the lot, with the primary elevation oriented southwest.

Southwest (Primary) Elevation

The southwest (primary) elevation is three bays wide (*Photos 1 and 2*). Non-historic eight-over-eight aluminum-clad wood double-hung windows flank the central primary entrance. A historic six-panel wood and non-historic aluminum storm door fill the bay (*Photos 1 and 7*). The first-story window bays are deeply inset within the stone wall and have historic wood sills with rolled profiles. Simplified crown molding tops the entrance bay. Wood shutters flank all first story bays. Non-historic six-over-six aluminum-clad wood double-hung windows define the outer second-story bays. A small four-over-four aluminum-clad wood window fills the center bay. A semicircular wood medallion with an attached metal eagle ornament extends below the center bay (*Photo 1*). The window openings are flush with the exterior and feature wood sills with simple rolled profiles. Shallow gablets pierce the eave above each second-story outer bay. Wood clapboard clads the gablet ends. A concrete and stone stoop extends below the entrance and abuts the stamped concrete path.

Northwest Elevation

The northwest elevation is two bays wide (*Photos 2 and 3*). Non-historic eight-over-eight aluminum-clad wood double-hung windows fill the first story bays while non-historic aluminum-clad wood six-over-six double-hung windows fill the second-story bays. All bays are deeply inset and feature wide wood sills with simple rolled profiles. A small two-over-four window is centered on the gable end (*Photo 3*). Shutters flank the first-story bays.

Northeast (Rear) Elevation

The finishes and fenestration patterns of the northeast (rear) elevation resemble the primary elevation (*Photo 4*). The rear elevation is three bays wide. A non-historic eight-over-eight aluminum-clad wood double-hung window fills the first bay while an aluminum clad casement window fills the third. A secondary entrance fills the center bay and contains a historic wood door with six-light glazing and a non-historic aluminum storm door. The first and second bays are inset while the third is flush with the wall. Non-historic six-over-six aluminum-clad wood double-hung windows fill all three second-story bays. The bays are flush with the wall and have

National Register of Historic Places
Continuation Sheet

Section number 7 Page 3

The James and Freda Lippitt House

Name of Property

Shawnee County, Kansas

County and State

Historic Houses of the Garlinghouse Company

Name of multiple listing (if applicable)

wood sills with simple rolled profiles. Shallow gablets pierce the eave above each bay (*Photo 4*). Wood clapboard clads the gablet ends. A shallow c. 2008 pergola shelters the entrance which opens to a non-historic wood deck with a matchstick balustrade. The deck spans the rear elevation. The c. 1989-1999 deck replaces a historic attached garage demolished c. 1980. Wood stairs with a matching balustrade access the deck at the south end. Steppingstones connect the deck stairs and the rear garden.

Southeast Elevation

The southeast elevation is two bays wide (*Photo 5*). A secondary entrance fills the first bay while the second bay contains a window. A one-story screened porch spans the southeast elevation and covers the first-story bays (*Photos 5 and 6*). Historic square wood columns frame the mesh screening while a simple wood entablature tops the columns. The porch has a flat roof with a simple metal balustrade (*Photo 5*). The balustrade is a post-1938 alteration and replaces a wood balustrade with geometric ornament. An entrance at the southeast side opens to the rear deck. A secondary entrance defines the first bay on the second story and opens to the porch roof. The bay is inset and contains a historic wood door with multi-light glazing and a non-historic storm door. A non-historic six-over-six aluminum-clad wood double-hung window fills the second bay. A broad native limestone chimney bisects the elevation and extends through the porch roof to pierce the gable. Triangular vents flank the chimney at the gable apex.

Interior

First Floor

The primary entrance opens to a wide, open corridor and the central stair (*Photo 8*). A large living room spans the south half of the first floor (*Photo 8*). The living room retains historic wood paneling, wood floors, and a plaster ceiling. Historic built-in cabinetry spans the northeast wall while a historic limestone fireplace is centered on the southeast wall (*Photos 9 and 10*). A historic wood door immediately south of the fireplace opens to the screened-in porch (*Photos 6 and 9*). The dining room and kitchen are arranged along the northwest wall. The dining room is rectangular in plan and retains historic wood floors and a wood chair rail with a simple profile (*Photo 11*). A wide doorway in the northeast wall contains a historic wood door and opens to the kitchen. The narrow kitchen is rectangular in plan and retains historic wood floors, plaster partitions, and a plaster ceiling (*Photos 12 and 13*). The kitchen cabinetry was replaced c. 2007. A small bathroom abuts the southwest wall of the kitchen adjacent to the stair while a narrow closet fills the space beneath the stair. Bathroom finishes include historic wood floors and non-historic beadboard. The central wood stair that accesses the second floor has a squared newel post and a simple handrail (*Photo 14*). The flat balusters are cut to mimic turned profiles. Historic wood trim, baseboards, and moldings are retained throughout the first floor.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 4

The James and Freda Lippitt House

Name of Property

Shawnee County, Kansas

County and State

Historic Houses of the Garlinghouse Company

Name of multiple listing (if applicable)

Second Floor

Three bedrooms and a full bathroom occupy the second floor. The stair opens to a corridor with non-historic built in bookcases and cabinetry (*Photo 15*). The corridor accesses two bedrooms of roughly equal size to the north. The bedrooms have roughly square plans, historic wood floors, and historic plaster ceilings (*Photo 16*). Closets are positioned along the dividing wall. The master bedroom occupies the south half of the second floor. The large bedroom retains historic wood flooring and a historic plaster ceiling (*Photo 17*). A large non-historic built-in bookcase spans the northwest wall. A non-historic fireplace insert is centered within the built-in. A doorway in the southeast wall accesses the porch roof deck. Two closets are positioned along the northeast wall. A full bathroom is centered on the southwest wall across from the staircase. The bathroom retains historic floor tile in a basket weave motif and historic square tile clads the lower half of the walls (*Photo 18*). Historic plaster partitions, wood baseboards, trim, and doors are retained throughout the second floor.

Integrity

The Lippitt House retains excellent integrity. The dwelling retains its historic exterior elements and interior plan which correspond to Garlinghouse Company plan number 1246 published in the *New American Homes.* "Improved ed. (1938) Garlinghouse Company plan book. Character-defining features, including the symmetrical primary elevation, side-gable roof with gablets, limestone exterior, and historic wood door, are extant. The interior retains its historic plan and finishes throughout. Character-defining features including built-in cabinetry, simple balustrade, and a large limestone fireplace are also retained. There are a few differences between the nominated resource and the published plan, including the fact that the built resource is narrower than the plan indicates it should be. The nominated resource does not have a breakfast room between the dining room and kitchen, nor does it have a maid's room on the second floor. These differences appear to be original builder or owner modifications. The Garlinghouse Company considered them to be sufficiently minor and selected this house to be the representative example of plan number 1246 in its published plan book.

Alterations to the Lippitt House include the demolition of a historic attached garage at the rear elevation c. 1980, the screening and balustrade of the southwest elevation porch, a non-historic rear deck, and the replacement of historic windows with aluminum clad windows. While the demolition of the rear garage c. 1980 alters the historic footprint of the resource, this alteration does not significantly detract from the historic character or appearance of the dwelling. The published plan number 1246 did not include an attached garage. Similarly, the installation of the

National Register of Historic Places
Continuation Sheet

Section number 7 Page 5

The James and Freda Lippitt House

Name of Property

Shawnee County, Kansas

County and State

Historic Houses of the Garlinghouse Company

Name of multiple listing (if applicable)

rear deck between 1989 and 1999 does not obscure the historic form. Although the deck is visible from the right of way, it is unobtrusive and blends with the rear elevation. While the windows are replacements, they fill historic openings and resemble the size and configuration of the historic windows. Thus, they meet preserve the historic fenestration pattern and meet the requirements set forth on page F3 of the MPDF. The alteration date for the southwest porch is unknown. While the mesh screening appears non-historic, this material may replace a historic alteration and does not obscure the historic wood framing. The MPDF notes that porch enclosure or screening is a common alteration to historic Garlinghouse dwellings.² The southeast elevation porch screening is located at a secondary elevation and does not significantly alter the historic form, character, or massing of the Lippitt House. While the balustrade is an alteration, the delicate form recedes from view and consequently has minimal impact. These alterations minimally impact the integrity of the dwelling. While many alterations are material replacements, they are minor; most historic material is extant. Alterations to the interior are largely limited to the kitchen and first-floor bathroom. However, alterations the kitchen and bathroom are permissible under the registration requirements outlined in the MPDF, which state "alterations to kitchens and bathrooms are common and do not preclude a resource from listing under this MPDF, however, all other interior spaces and features should be intact, sufficient to communicate the historic function and design."³ Alterations to the kitchen and bathroom are material updates only. Both spaces retain their historic configurations. Despite alterations, the Lippitt House remains identifiable as a Garlinghouse design and retains features characteristic of Garlinghouse plan number 1246.

² Emily Lenhausen and Rachel Nugent. "Historic Houses of the Garlinghouse Company in Topeka." National Register of Historic Places Multiple Property Documentation Form. Rosin Preservation, Kansas City, Missouri: F3.

³ Ibid.

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Statement of Significance

The Lippitt House located at 2532 Southwest Granthurst Avenue, Topeka, Shawnee County, Kansas is significant at the local level under Criterion C in the area of ARCHITECTURE. Listing of the dwelling is proposed under the Multiple Property Documentation Form "Historic Houses of the Garlinghouse Company in Topeka."⁴ The history and significance of 2532 Southwest Granthurst Avenue is associated with the following historic contexts described in the Multiple Property Documentation Form (MPDF): The L.F. Garlinghouse Company, c. 1906-c.2002," and "Garlinghouse Architectural Styles, c. 1906-1986." The Lippitt House is architecturally significant within these contexts as in intact example of an early twentieth century Colonial Revival dwelling corresponding to a Garlinghouse Company plan in Topeka, Shawnee County, Kansas and meets the MPDF registration requirements for listing. Constructed by local builder Ruth Mohler in 1933, the two-and-one-half-story Colonial Revival dwelling exhibits the character-defining features illustrated in Garlinghouse plan number 1246 published in the *New American Homes, Improved ed.* (1938), including four-over-four and one-over-one windows, a side-gable roof, stone and clapboard cladding, a symmetrical primary elevation, and built-in cabinetry. The dwelling is further notable for its associations with Ruth Mohler, prominent as a female builder in Topeka during the early-twentieth century. The period of significance is 1933, the year of construction; the dwelling retains sufficient integrity to communicate its significance.

Elaboration⁵

During the late-nineteenth century, Topeka experienced a dramatic population increase that spurred a building boom which included the development of multiple new residential neighborhoods throughout the city. Seizing the opportunity generated by the rising demand for new houses, Topeka resident Lewis Fayette Garlinghouse established the Garlinghouse Realty Company in 1906.⁶ Although the Garlinghouse Company initially offered only realty services, it soon expanded its operations. In 1913, the company platted its first speculative development. The Edgewood Park development included thirty-one residential lots bound by 1st Street on the north, Elmwood Avenue on the east, 2nd Street on the south, and The Drive on the west.⁷ The Garlinghouse Company utilized Edgewood Park to showcase its design and construction services and ultimately designed and built twenty-one of the twenty-seven single-family dwellings in Edgewood Park.⁸ Most of the dwellings are one- and one-and-one-half-story

⁴ Emily Lenhausen and Rachel Nugent. "Historic Houses of the Garlinghouse Company in Topeka." National Register of Historic Places Multiple Property Documentation Form. Rosin Preservation, Kansas City, Missouri.

⁵ The following is adapted from Lenhausen and Nugent. "Historic Houses of the Garlinghouse Company in Topeka." 2019.

⁶ Lenhausen and Nugent, E-6.

⁷ Rosin Preservation. "Auburndale Historic Resources Survey-Phase I." Kansas City, Missouri: Rosin Preservation, 2017:19.

⁸ Lenhausen and Nugent, E7.

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bungalows of modest size designed for a rising middle class in Topeka.⁹ The Edgewood Park development and other design and construction projects in the city marked a significant transition for the firm. Many of the designs were soon featured in the company's first plan book, *Bungalow Homes*, published in 1916.

Plan books were an integral component to American suburban development nationwide during the late-nineteenth and twentieth centuries. The Garlinghouse Company contributed significantly to suburban residential architecture in Topeka through its prolific plan book publications as well as its early-twentieth century construction operations. In the decades following the development of the Edgewood Park subdivision and the first edition of *Bungalow Homes*, the Garlinghouse Company rose to prominent status within the plan book market.¹⁰ The firm continued to market its designs to the middle-class, emphasizing such factors as affordability, practicality, and convenience.¹¹ The Lippitt House was constructed within this context in 1933 in the Colonial Revival style.

Architectural Significance

The Colonial Revival style developed during a resurgence of interest in the architectural style of English and Dutch dwellings on the Atlantic Seaboard. The Adams and Georgian styles form the basis of the style. Early colonial style dwellings influenced late nineteenth century Colonial Revival Dwellings while early twentieth century dwellings were typically copies of the preceding interpretations. During the mid-twentieth century, the style further evolved and became more simplified. Character defining features include a simple plan and massing, symmetrical façade, side-gabled or hipped roofs, multi-light windows with shutters, pediments, pilasters, and decorative elements such as dentils, modillions, or pendants.

As outlined in the MPDF, Colonial Revival designs were popular in Garlinghouse Company plan books post-1930. Prior to this time, few Colonial Revival designs were included in company publications. Beginning in the 1930s, Colonial Revival designs dominated Garlinghouse Company plan books. Plan 1246 published in *New American Homes* (1938) typifies the Garlinghouse Colonial Revival plan with its simple massing, side-gabled roof, symmetrical façade, and multi-light windows with shutters. The Lippitt house replicates these elements in its exterior design. Although a photograph of the dwelling was published with the Garlinghouse plan number 1246 in the *New American Homes, Improved ed.* (1938), minor differences between the dwelling and published plan exist. While the rear elevation in plan 1246 is stepped, the Lippitt House has a flat elevation. Further, the published plan does not include the attached garage formerly present at the Lippitt house. The Lippitt House is also marginally narrower than

⁹ Ibid.

¹⁰ Lenhausen and Nugent, E6-E10.

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the published plan. While these differences are deviations from plan 1246, they do not impede identification of the corresponding plan. Furthermore, the Garlinghouse Company purposefully selected the Lippitt House photograph to publish with plan 1246. This selection indicated the company found the dwelling to be representative of the plan.

Similarly, the floorplan of the Lippitt House follows Garlinghouse plan number 1246 with several minor differences that appear to be historic (*Figure 7*). These differences include the absence of a central northeast-southwest central hall and the location of the bathroom on the first floor (*Figures 4 and 8*). On the second floor, the stair and corridor positions mirror those in the published plan (*Figures 4 and 8*). While plan number 1246 includes an additional room adjacent to the master bedroom, this room is absent at the Lippitt House, resulting in a much larger master bedroom that occupies the south half of the second story (*Figures 5 and 8*).¹² Additionally, the master bedroom fireplace depicted on the exterior wall in Garlinghouse plan 1246 is absent in the Lippitt House. These differences are minor deviations from the published plan and do not significantly prevent the house from communicating its associations with the plan. Furthermore, homeowner and builder modifications during the design or construction phase were not uncommon. It is likely differences between the Lippitt House and plan number 1246 reflect such modifications.

The Lippitt House retains integrity of design, materials, setting, location, workmanship, feeling, and association, allowing the dwelling to illustrate its connection to the historic contexts documented in the MPDF. The history and significance of the Lippitt House is directly associated with the following historic contexts described in the Multiple Property Documentation Form (MPDF): The L.F. Garlinghouse Company, c. 1906-c. 2002," and "Garlinghouse Architectural Styles, c. 1906-1986." The dwelling meets the registration requirements for eligibility defined on pages 3 and 4 of Section F in the MPDF. As defined, resources eligible for listing under this MPDF must be verified Garlinghouse Company-built dwellings or correspond to documented Garlinghouse plans both on the exterior and interior. They must retain a majority of their character defining architectural features in accordance with their historic Garlinghouse design and architectural style. They must also retain their historic interior spatial arrangements as shown on available floor plans.¹³ While minor differences exist between the Lippitt House and Garlinghouse plan 1246, these differences do not obscure their association. It is likely these differences represent modifications made during the design or construction phase. Such modifications were not uncommon and do not preclude a resource from listing under the MPDF provided they do not obscure the resemblance between the resource and the published

¹¹ Lenhausen and Nugent, E7-E8.

¹² The purpose of this room is not definitely known; however, the plan suggests it may have been a maid's room.

¹³ Ibid.

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Garlinghouse plan. The Lippitt House exterior photograph was chosen to represent the plan in the Garlinghouse plan catalogs which further links the resource and the published plan despite minor deviations.

The Lippitt House is eligible for listing in the National Register of Historic Places under Criterion in the area of ARCHITECTURE under the Multiple Property Documentation Form (MPDF), "Historic Houses of the Garlinghouse Company in Topeka." Constructed by local builder Ruth Mohler in 1933, the Colonial Revival style dwelling is a significant example of an early-twentieth century Garlinghouse design, specifically plan No. 1246. As outlined in the historic contexts in the MPDF, Garlinghouse dwellings in Topeka are significant for their influence on Topeka's suburban residential building stock during the early- to late-twentieth century.¹⁴

Building History

The City of Topeka issued a building permit for the Lippitt House to Ruth Mohler on August 7, 1933.¹⁵ The permit estimated the completion date as November 30, 1933 and listed the estimated construction costs as \$7,500.¹⁶ The 1935 Topeka city directory listed James N. Lippitt, a bookkeeper for the Hall Lithographic Company, and Freda Lippitt as the occupants.¹⁷ The Lippitt House changed ownership twice between 1938 and the mid-1980s. Residents during this period included Cecil Wiley, an assistant manager at International Harvester Co., and his wife Bertha, and Frank Down, chief clerk at the Atchison, Topeka, and Santa Fe Railroad, and his wife Violet.¹⁸ The dwelling was vacant between 1985 and 1988, however it has remained occupied as a single-family dwelling since 1989.¹⁹

Builder

Ruth Mohler (1881-1956) was notable in Topeka as a female builder and contractor during an era when it was uncommon for women to participate in the industry. Mohler's interest in real estate began in the early 1920s when her father gifted her two lots on the south side of Topeka's Central Park.²⁰ Mohler subsequently sold the lots and used the proceeds to acquire additional lots throughout the city. She continued this pattern and began to use the profits from

¹⁴ Lenhausen and Nugent, F3-F4.

¹⁵ Topeka Building Permits. A-15294. On file, Topeka and Shawnee County Library. Note the permit lists a Grant Road Address. Grant Road was renamed Granthurst in 1938.

¹⁶ Ibid.

¹⁷ 2532 Southwest Granthurst Avenue was not complete for listing in the 1933 directory. No directory was published in 1934.

¹⁸ Kansas Historical Society. "2532 Southwest Granthurst Avenue." Preliminary Site Information Questionnaire. February 18, 2018. N.p.

¹⁹ Ibid.

²⁰ James H. Ransom, MD. "Building on Her Reputation. From Home-Maker to Home-Builder: A Brief History of Ruth McClintock Mohler." Presented at the Jayhawker Club, Topeka, Kansas. January 21, 1998.

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the land sales to construct houses.²¹ Her persistence paid off and in 1925 she received a large loan to purchase the Sells Estate which included 130 lots.²² On the lots, she constructed single-family homes ranging in price from \$7,000 to \$12,500.²³ Mohler favored the “English country cottage” and built many houses, including the nominated property, in the Colonial Revival style.²⁴ While Mohler primarily built single-family dwellings, she also served as the contractor for the Kappa Sigma and Phi Delta houses on the Washburn University campus (c. 1928-1930).²⁵ Like many Americans, Ruth Mohler experienced financial hardship during the Great Depression. Construction limitations enacted during World War II further exacerbated these hardships and Mohler ended her business before the war’s end.²⁶ Following the war, she continued to build houses on demand, primarily for friends and family, although the extent of her business post-war is unknown.²⁷ It is estimated she constructed between fifty and sixty houses in Topeka during her career.²⁸

Conclusion

The Lippitt House at 2532 Southwest Granthurst Avenue, Topeka, Shawnee County, Kansas is eligible for listing in the National Register of Historic Places at the local level under Criterion C in the area of ARCHITECTURE. Listing is proposed under the Multiple Property Documentation Form, “Historic Houses of the Garlinghouse Company in Topeka.” Constructed in 1933, the Colonial Revival dwelling is an excellent example of a Garlinghouse Company dwelling designed in the style as outlined in pages E12 and F1-F4 in the MPD and represents an intact example of a dwelling corresponding to Garlinghouse plan number 1246. The period of significance is 1933, the year of construction, and the Lippitt House retains integrity to communicate its architectural significance.

²¹ Ibid.

²² Ibid.

²³ Equivalent to approximately \$101,000 to \$181,000 in 2019 currency.

²⁴ Ibid.

²⁵ Ibid.

²⁶ Ibid.

²⁷ Ibid.

²⁸ Ceil Priest. “Grandma’s Life Close to Home.” *Topeka Capital-Journal* (May 7, 1978):3.

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Priest, Ceil. "Grandma's Life Close to Home." *Topeka Capital-Journal* (May 7, 1978).

Ransom, James H., MD. "Building on Her Reputation. From Home-Maker to Home-Builder: A Brief History of Ruth McClintock Mohler." Presented at the Jayhawker Club, Topeka, Kansas. January 21, 1998.

Ridder, Karen. "Old Stone Comes Home." *Topeka Capital Journal* (22 January 2010).

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Topeka Building Permits. A-15294. On file, Topeka and Shawnee County Library.

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Verbal Boundary Description

The boundary of the 116 Southwest The Drive, Topeka, Shawnee County, Kansas nomination corresponds to the current legal parcel boundaries: Block 14, Lot 12+, Block 14 Lot 12 & S 45.3ft Lot 13, Country Club Place, Section 07, Township 12, Range 16.

Boundary Justification

The boundary includes the parcel historically and currently associated with the nominated resource.

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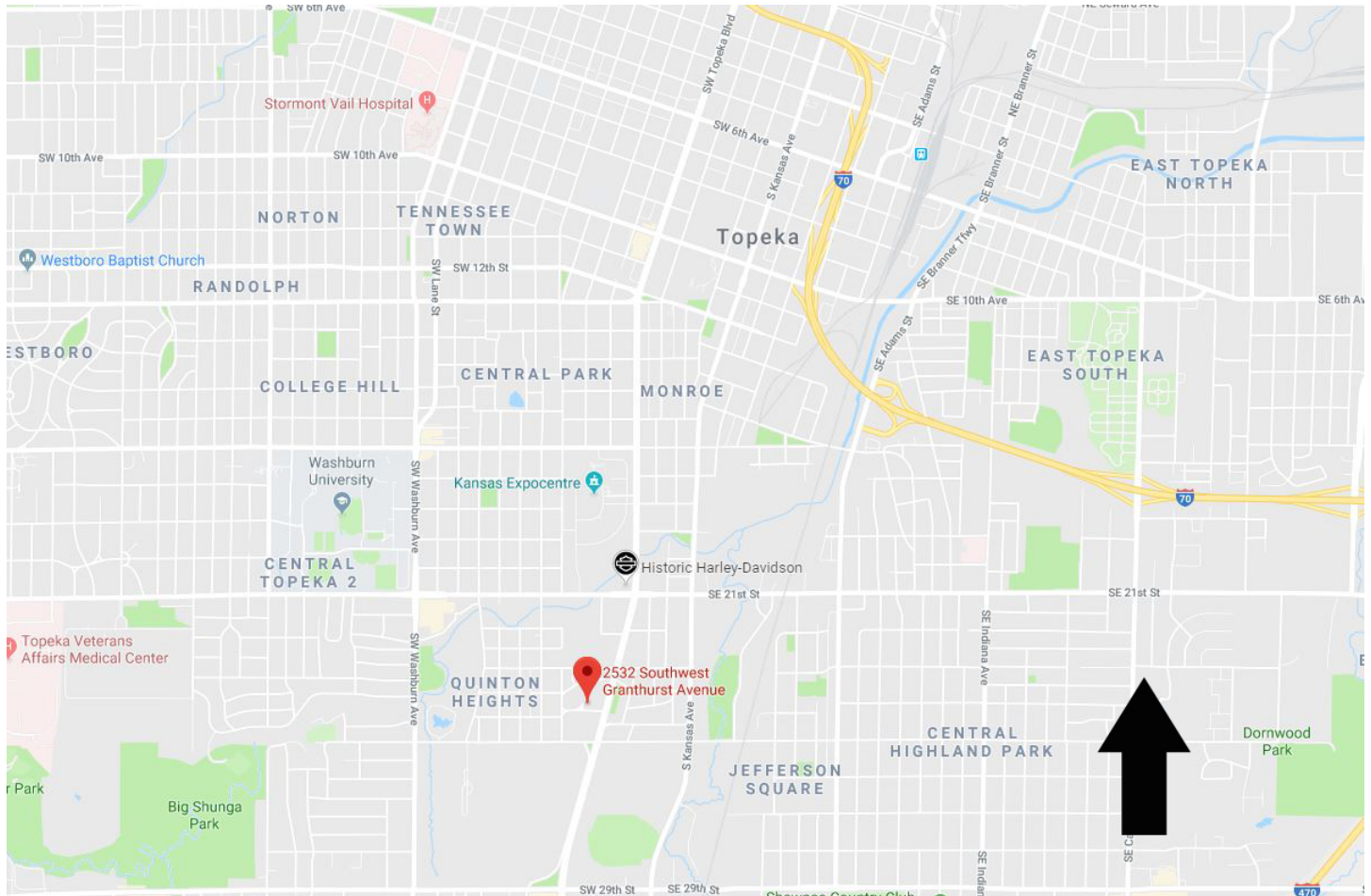
Shawnee County, Kansas

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Figure 1. Location Map. *Source: Google Maps, 2018.*



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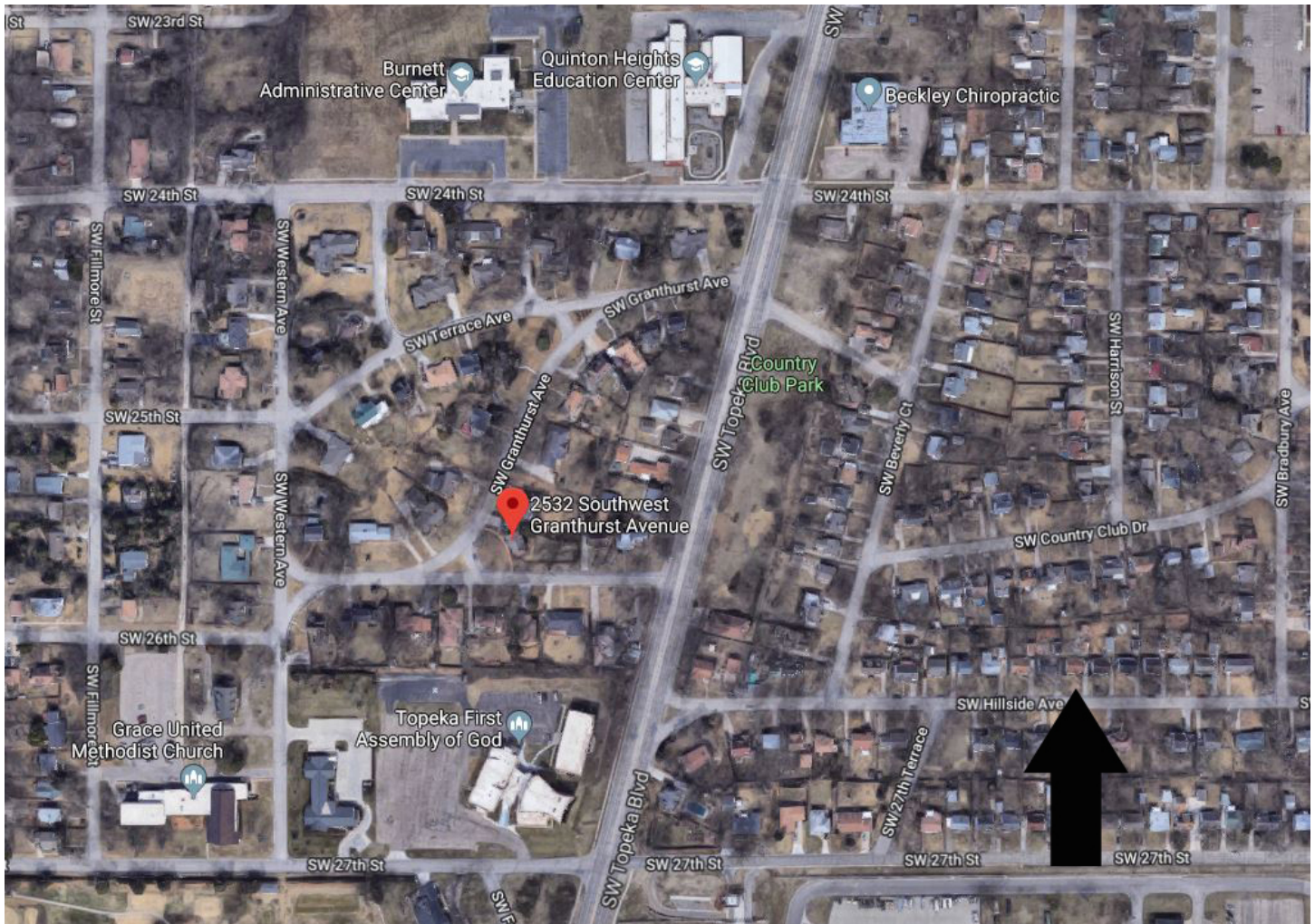
Shawnee County, Kansas

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Figure 2. Context Map. *Source: Google Earth, 2018.*



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Figure 3. Site Map. Contributing dwelling in green, non-contributing shed in red. *Source: Shawnee County Assessor, 2018.*



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2532 Southwest Granthurst Avenue, Topeka, Kansas.
39.024177
-95.685986

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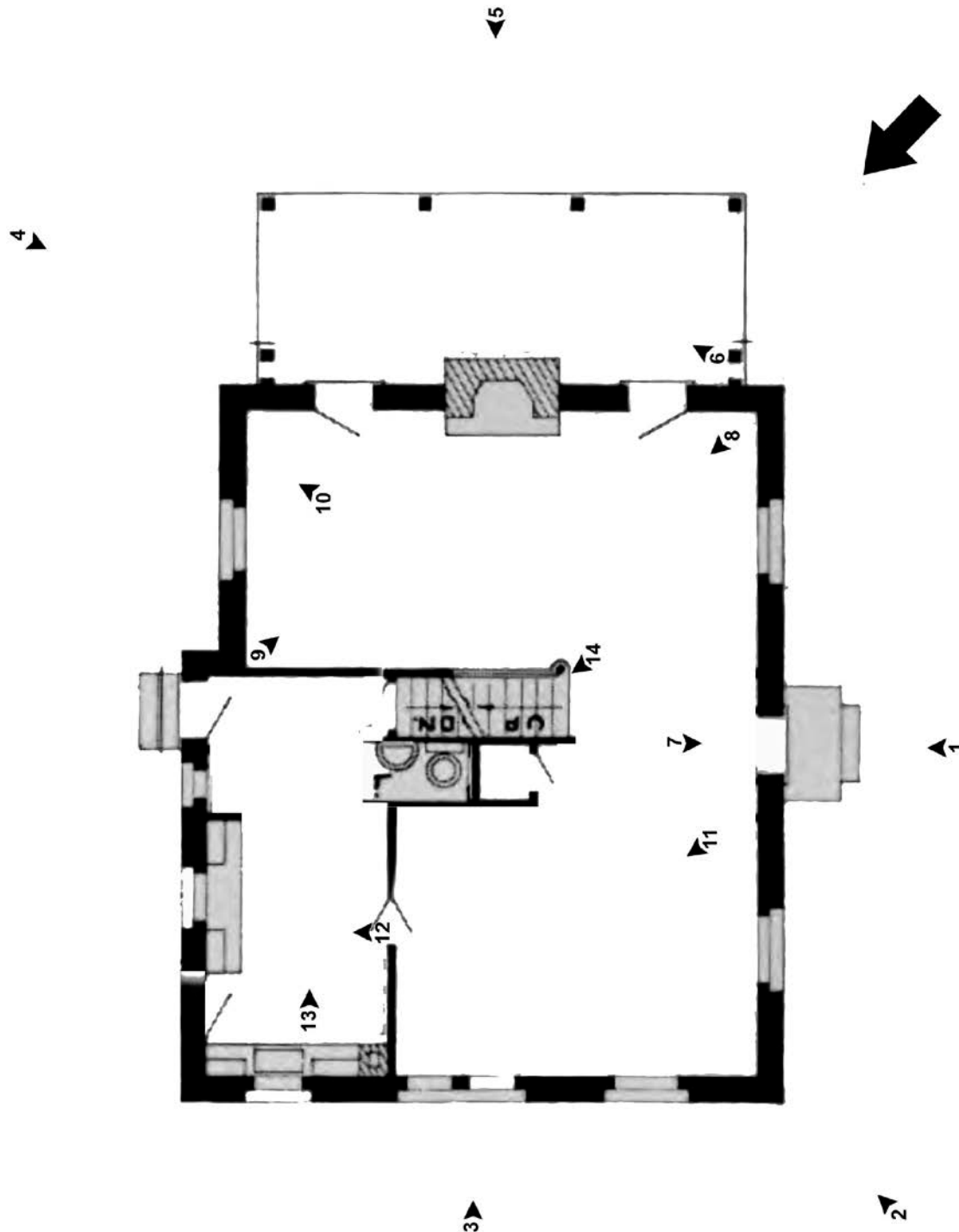
Shawnee County, Kansas

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Figure 4. Photo Map, Exterior and First Floor. Source: L.F. Garlinghouse Company. "New American Homes." Improved ed. Topeka, Kansas: Garlinghouse Company, 1938:56. Adapted by Rosin Preservation, 2019.

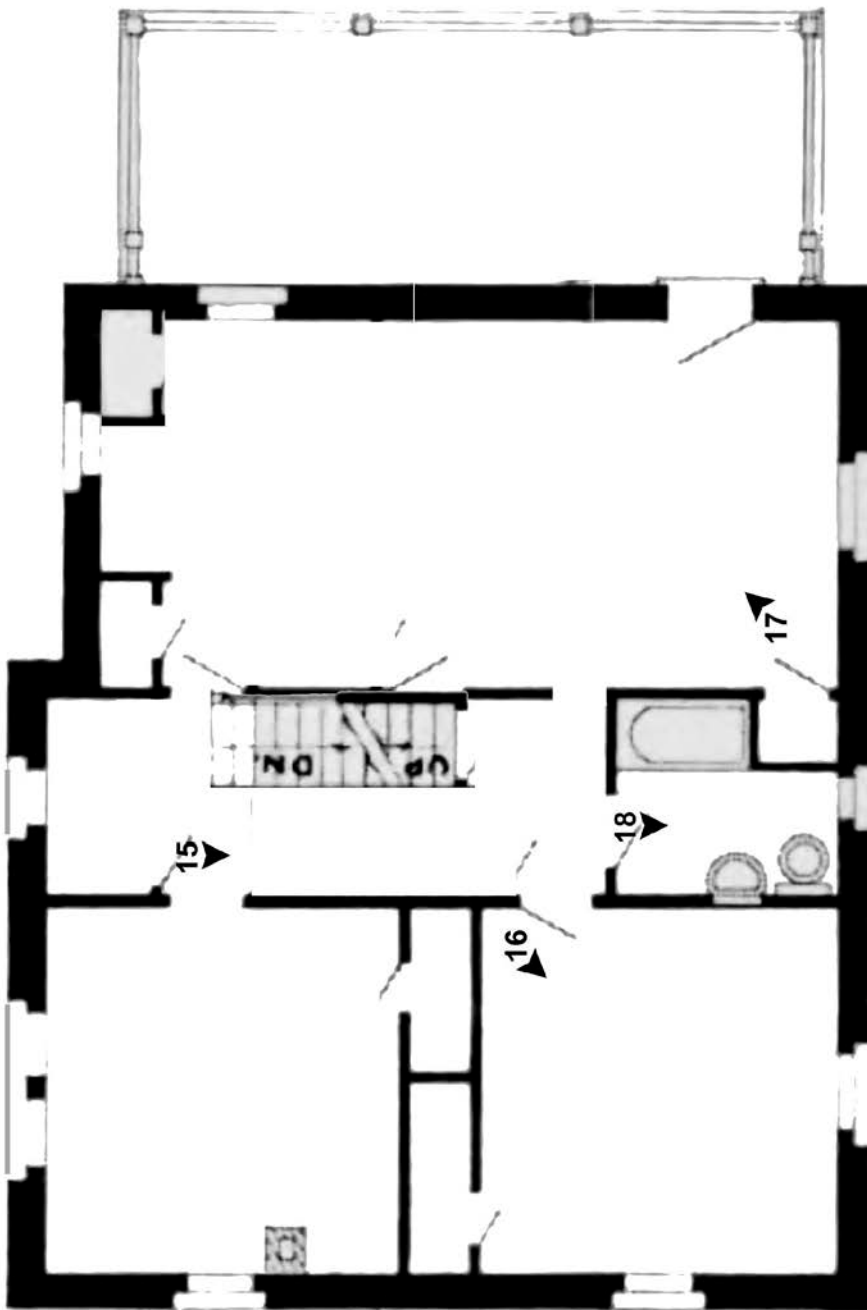


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Figure 5. Photo Map, Interior. Source: L.F. Garlinghouse Company. "New American Homes." Improved ed. Topeka, Kansas: Garlinghouse Company, 1938:56. Adapted by Rosin Preservation, 2019.



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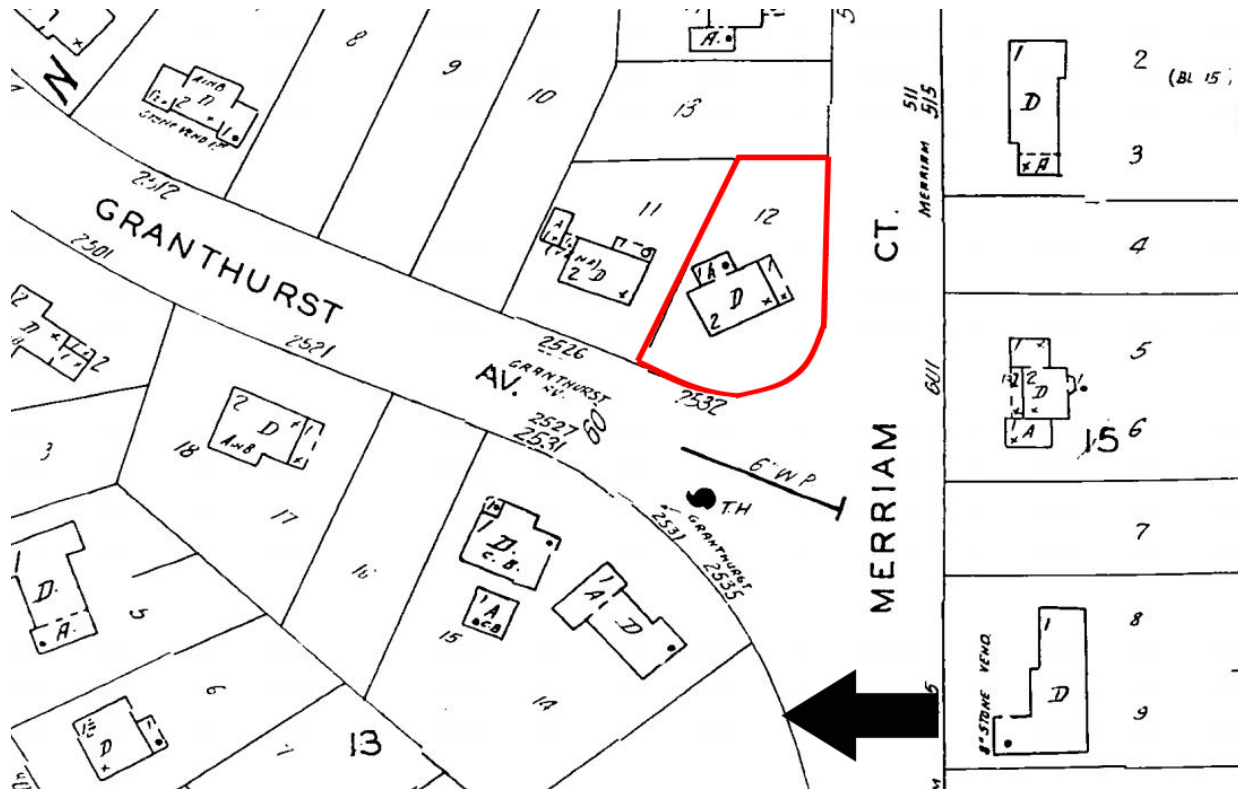
Shawnee County, Kansas

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Figure 6. The Lippitt House, 2532 Southwest Granthurst Avenue, 1950. Source: Sanborn Fire Insurance Map, Volume 2, September 1913-1950, Sheet 132.



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Figure 7. Garlinghouse Plan Number 1246, 1938. Source: L.F. Garlinghouse Company. "New American Homes." Improved ed. Topeka, Kansas: Garlinghouse Company, 1938:56.



No. 1246—An exceptionally charming two-story design with native stone exterior. The fine large living room, the long central hall opening on to the garden in the rear, the excellent arrangement of dining room, breakfast room and closets, make up the convenient first floor, and on the second floor are four bed rooms, bath and ample closet space.

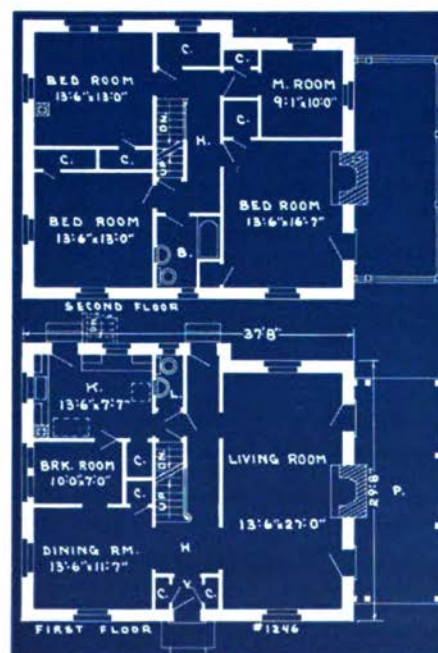
Cubic Feet:

Basement	7,275
First Floor	8,225
Second Floor	8,225
Attic	4,536

Complete plans as shown or reversed, specifications, lumber and mill list . . . \$20.00
Duplicate sets with original order . . . Per set, 5.00

Secure complete plans from your dealer or
L. F. Garlinghouse Company, Topeka, Kansas.

• Osborne House. A favorite residence of the late Queen Victoria, situated near East Cowes on the Island of Wight. In 1840, it was enlarged and beautified at the cost of 200,000 pounds. The estate comprises an area of 5,000 acres. Here Queen Victoria died on January 22nd, 1901.



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Figure 8. Detail, Garlinghouse Plan Number 1246, 1938. Source: *L.F. Garlinghouse Company. "New American Homes." Improved ed. Topeka, Kansas: Garlinghouse Company, 1938:56.*

