

CITY OF  
**TOPEKA**

**A G E N D A**

# LANDMARKS COMMISSION

**Thursday, April 13, 2023  
5:30 P.M.**

**Zoom Video Conference**

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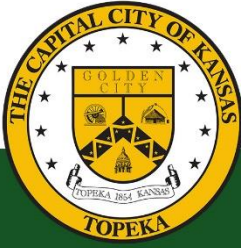
## **MEMBERS OF THE LANDMARKS COMMISSION**

Melina Stewart (2023 Chair)  
Dave Frederick (2023 Vice Chair)  
Donna Rae Pearson  
Mark Burenheide  
David Heit  
Grant Sourk  
Christine Steinkuehler  
Cassandra Taylor

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- The Topeka Landmarks Commission holds a public meeting on the 2<sup>nd</sup> Thursday of each month.
  - The following agenda identifies and describes each proposal to be considered by the Commission.
  - Each item to be considered by the Commission will be introduced by the Planning Division Staff. The Commission will then hear and consider arguments both for and against each proposal.
  - Individuals wishing to address the Commission are requested to state their name and address for the official record.
  - Motions on all matters which require a decision by the Commission, are made in the affirmative. On a roll call vote, Commission members then vote yes, no, or abstain based on the affirmative motion.
  - The owner of the local historic landmark or property owner within the local historic district may appeal the Commission's decision to the City Council by submitting a notice of appeal to the Planning Director within 10 calendar days of the decision.



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



CITY OF  
**TOPEKA**

# LANDMARKS COMMISSION

Agenda for Thursday April 13, 2023

**A. Call to Order**

**B. Approval of Minutes from March 9, 2023**

**C. Announcement of Potential Conflicts**

**D. Action Items**

1. **HL23/01 by Potwin Lofts LLC.** requesting local landmark designation under Topeka Ordinance No. 18420.

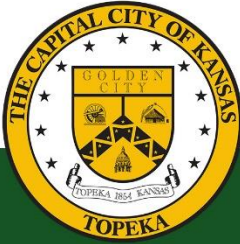
**E. Other Items**

1. NRHP Nomination for the **Kirkpatrick, Hazen L. House (1320 Pembroke Lane)**, to be considered by the Kansas Historic Sites Board of Review on May 6, 2023
2. Update on African American Historic Resources Survey/MPDF

**F. Adjournment**



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



CITY OF  
**TOPEKA**

**MINUTES**

## Landmarks Commission

**Thursday, March 9, 2023**

**5:30PM**

**Members present:** Melina Stewart (Chair), Mark Burenheide, Dave Frederick, Donna Rae Pearson, Grant Sourk, Christine Steinkuehler, Cassandra Taylor (7)

**Members Absent:** David Heit (1)

**Staff Present:** Dan Warner, Planning Director; William Sharp, Planner, Rhiannon Friedman, Interim Planning & Development Director

**Roll Call** – Chairwoman Melina Stewart called the meeting to order with 7 members present for a quorum.

**Approval of Minutes from January 12, 2023 – Motion** by Ms. Taylor; **Second** by Mr. Sourk. **APPROVED** (7-0-0)

**Announcement of Potential Conflicts** – None

**CLGR23/03 by The Beacon**, requesting a review under Kansas State Preservation Law Review [K.S.A. 75-2724] for the placement of a freestanding monument sign on the southwest corner of the lot located at 420 SW 9th St. This building is listed on the National and State Register of Historic Places.

Mr. Sharp presented the staff report and staff's recommendation for approval.

Randy Haas was logged in representing the applicant. He had nothing to add but was available for questions.

**Motion by Mr. Burenheide, second by Mr. Frederick:** Concur with staff's recommendation the proposed freestanding sign located at 420 SW 9th St will NOT damage or destroy the historical integrity of the structure. Approved 7-0-0.

**CLGR23/04 by Aim Strategies Inc.** requesting a revision to approved elevations for 735 S Kansas Ave. (*Project was heard by Topeka Landmarks Commission on July 21, 2022*)

Mr. Sharp presented the staff report and staff's recommendation for approval.

Cory Dehn and Seth Waggoner were logged in representing the applicant. Cory Dehn clarified that the windows will be retractable.

Cassandra Taylor asked about the materials of the CMU. Cory Dehn responded that it will have an appearance of stone.

Grant Sourk inquired about the cornice work and how the new proposal does not show it. Cory Dehn explained this was done for cost and aesthetic purposes.

Motion by Mr. Burenhide, second by Ms. Stewart: Concur with staff's recommendation that the revision to approved elevations for 735 S Kansas Ave will NOT damage or destroy the historical integrity of the structure. Approved 6-1-0.

**Design Review Committee Membership 2023:**

Acton item was tabled until a future meeting.

**Discussion Items**

2023 Kansas Preservation Conference, Mr. Sharp asked commission members who would like to attend the 2023 conference.

Ms. Pearson asked for an update about the ongoing African American Historic Resources Survey. Mr. Sharp responded that he will provide an update next Landmarks Commission meeting.

**With nothing more on the agenda, the meeting adjourned.**

# HISTORIC LANDMARK REPORT

## TOPEKA PLANNING DIVISION

**CASE NO: HL23/01**

**by: Potwin Lofts LLC**

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**APPLICATION CASE:** HL23/01 by Potwin Lofts LLC

**APPLICANT / PROPERTY OWNER:** Mark Burenheide / Potwin Lofts LLC

**PROPERTY LOCATION / PARCEL ID:** 400 SW Washburn Ave / PID 0973601004002000

**PROPOSAL:** Requesting to amend the District Zoning Classification by granting the “HL” Historic Landmark Overlay District to property currently zoned “PUD” Planned Unit Development with X-1 Mixed Use and M-2 Multiple Family Dwelling District use and located at 400 SW Washburn Ave in the City of Topeka, Kansas.

**HISTORICAL SIGNIFICANCE:** The Potwin Presbyterian Church at 400 SW Washburn was built in 1923 for the Presbyterians in Topeka. The Reverend H.L. Nelson was pastor at the time of its opening. In 1959 the church expanded and added an east wing to the building. The church was constructed in late Victorian/ gothic style with some neoclassical features. Which included a raised main level and symmetrical façade. Other architectural features include the cloverleaf details seen in stone on the façade. The church’s 40 stained glass windows are featured on all sides of the building.

The interior contains an open sanctuary with a three sided balcony on the second floor. Two sides of the balcony have been walled off by decorative wood and window panels. The upstairs contains classrooms with the stained glass window work. The church’s basement acts as their Fellowship Hall and includes a kitchen. The eastern wing was constructed in 1959 to expand their education and nursery rooms. In total, 9 rooms were built. The education wing features a flat roof with a slight eave. On the north and south facades, windows span the length of the building on both the first and second floor. Ceramic panels in various shades of blue separate the two floors on the exterior of the building.

The property sits directly southeast from the Potwin Place Historic District which has been a recognized historic district on the State and National Register since its listing in 1979.

**ANALYSIS:** This property qualifies for Landmark designation by virtue of the following factors:

1. The property is more than 50 years old;
2. The property is associated with events that have made a significant contribution to the broad pattern of history of the city, county, state, or nation.
3. Embodies distinctive characteristics of a type, period or method of construction; represents the work of a master builder/architect; possesses high artistic values; or represents a distinguishable entity whose components may lack individual distinction.

**STAFF SUMMARY:** The applicant seeks authorization to designate the property located at 400 SW Washburn Ave as a local historic landmark. Local landmark designation is strictly voluntary and requires the owners to maintain their property in accordance with certain historic standards and prevent them from deteriorating. This designation does not impose any restrictions or limitations on adjoining properties. Principally, landmark designation is a matter of pride to the property owner and demonstrates a commitment to historic preservation.

Prepared by: William Sharp  
Planner I

The applicant has sufficiently satisfied the requirements of the landmark designation process as set out by City of Topeka Ordinance No. 18420.

**RECOMENDATION:** Topeka Planning Division Staff recommends **APPROVAL** of the nomination as a local landmark.



CITY OF  
**TOPEKA**

**PLANNING DIVISION**

## **APPLICATION FOR Historic Landmark Designation**

This process describes the procedure for the nomination of a Local Historic Landmark property in a step-by-step format, and how the City Planning Department will provide assistance during the application process. This is not intended to be inclusive of all possible steps, but to describe the basic framework in which a nomination is considered.

### **STEPS:**

- Property owner or representative schedules a preliminary meeting with City Staff;
- Staff inventories existing conditions for the proposed nomination;
- Following the inventory, the property owner or representative prepares the nomination form for submission to the Planning Department;
- Staff prepares an overview and recommendation for consideration by the Topeka Landmarks Commission;
- Staff schedules the nomination for consideration before the Topeka Landmarks Commission;
- The Topeka Landmarks Commission considers the nomination, and forwards a recommendation to the Topeka Planning Commission for official public hearing;
- Staff and the owner or representative attend Planning Commission public hearing and offer testimony for the nomination;
- Staff schedules and presents the nomination for historic landmark designation to the Topeka Governing Body;
- The owner or representative is encouraged to attend the consideration by the Governing Body, but no public comments will be taken.

### **Landmark Designation Application Checklist**

- Completed Application
- Filing Fee (\$25)
- Legal Description of property
- Copy of the last deed filed for record in the office of the Register of Deeds of Shawnee County, Kansas.
- Photographs, at least one each of the front, rear, and each side, and relevant portions of the interior.
- Additional information to describe historical significance of the property that supports each criteria for eligibility.

**APPLICATION FOR  
HISTORIC LANDMARK DESIGNATION**

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**HISTORIC LANDMARK DESIGNATION  
INDIVIDUAL PROPERTY NOMINATION FORM**

I (We) hereby nominate the following described property to become designated as HISTORIC LANDMARK, as established by Section 18.255 of the Code of the City of Topeka.

ADDRESS: 400 SW Washburn Ave., Topeka, KS 66604  
Street City State Zip Code

Property Legal Description:

Horne's Addition, S36, T11, R15, Lot138+Acres 0.39, Washburn Ave was West St Lots 138- 140- 142 144 Hornes Add

Owner(s): Potwin Lofts, LLC

Address (if different from above): 301 S. Kansas Ave., Topeka, KS 66603  
Street City State Zip

Owner Telephone Number(s): (785) 845-7790

E-mail: loftstopeka@yahoo.com

Historic Name of Property: Potwin Presbyterian Church

Current Name of Property: Potwin Presbyterian Church

Real Estate Tax Identification Number: 089-097-36-0-10-04-002.00-0

Approximate date of (original) construction: 1924

Approximate date(s) of major alterations, if known: 1959 (Education Wing)

Historic Use of Property: Church

Current Use of Property: Church

Builder and/or Architect (if known): Charles D. Cuthbert

Architectural Style: Late Victorian, Gothic

Primary Building Materials:

Wood, Brick and Stone



**APPLICATION FOR  
HISTORIC LANDMARK DESIGNATION**

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Attach all relevant photographs that illustrate past and current architectural and historical significance of the property.

Why is this property historically or architecturally significant?

See attached Timeline of Potwin Presbyterian Church. The church was dedicated on October 5, 1924. There are 40 stained glass windows. At the time of the dedication, the church contained 22 class rooms and an auditorium. The basement contained a gymnasium and also used it as the church dining hall. This church replaced a 1899 wood framed church at the same location. The church held services at Potwin School while the new church was being built.

Provide a list of sources that document the historical or architectural significance of the property.

Topeka State Journal, September 27, 1924  
Topeka State Journal, October 4, 1924  
Topeka Daily Capital, January 25, 1958  
Topeka State Journal, January 21, 1958  
Topeka State Journal, January 28, 1958  
Topeka State Journal, November 8, 1958  
Topeka State Journal, June 13, 1959

Why is Historic Landmark designation being sought?

We are in the process of converting the 1958 Education Wing to six residential lofts. Our goal is to preserve the church and its interior, including its magnificent stain glass windows.

**ELIGIBILITY CRITERIA:** In the designation of buildings, structures and objects as historic landmarks, at least two defined criteria must be met. These criteria are:

1. The property must be fifty (50) years old or older; and
2. The property must possess integrity of location, design setting, materials and workmanship.

In addition to these requisite criteria, at least one of the following standards must also be met. Please indicate the category under which you are submitting this property for designation. (Check all that apply.)

Property is associated with events that have made a significant contribution to the broad pattern of history of the city, county, state, or nation.

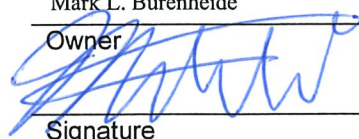
Property is associated with a significant person or group of persons in the history of the city, county, state, or nation.

**APPLICATION FOR  
HISTORIC LANDMARK DESIGNATION**

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- Embodies distinctive characteristics of a type, period or method of construction; represents the work of a master builder/architect; possesses high artistic values; or represents a distinguishable entity whose components may lack individual distinction.
  
- Yields or is likely to yield information important in prehistory or history.

I (We), the owner(s) of the property described herein request that the Topeka Landmarks Commission designate the above described property as a Local Historic Landmark as established by ordinance.

Mark L. Burenheide	
Owner	Owner
	
Signature	Signature
Mark L. Burenheide	
Print Name	Print Name
3/23/2023	
Date	Date

Return this form and requested supportive documentation to:

**Email:** [Planning@Topeka.org](mailto:Planning@Topeka.org)

**Mail:** Topeka Planning Division | 620 SE Madison Ave. Unit 11 | Topeka, KS 66607

**QUESTIONS?** Call: (785) 368-3728

## A Timeline History of Potwin Presbyterian Church

July 5, 1887--The Rev. Neill D. Johnson, a missionary of the Cumberland Presbyterian Church come to the young city of Topeka to establish a church here. He gathered together a group of interested persons and they purchased a lot at Huntoon and Polk Streets for a cost of \$4,200.

February 3, 1889—the first worship service was held at Bennett Flats apartments at 1132 Western and the next Sunday a Sunday School was held there as well.

May 5, 1889—By this date the congregation had grown large enough to justify the organization of an official church and the church came into being as the First Cumberland Presbyterian Church of Topeka. Its first worship service and communion were held on this date. By November of 1889, the first building was built at the Huntoon and Polk location. This building is no longer there.

1900—As the congregation looked around them, they found many churches in their immediate vicinity. They determined that they wanted to move to an area that was underserved by churches, staying true to the concept of evangelism—sharing the good news. In surveying the city they determined that the area that is now Potwin, Kenwood, and Ward Meade needed a new church. The only church in the area at that time was the Swedish Baptist Church at what is now 1008 SW 8<sup>th</sup> Street, and at that time all of their services were held in the Swedish language. (This church is still in existence as West Side American Baptist Church, one of Potwin's mission partners in the neighborhood.) Therefore this area was chosen as the home of the new church.

January 1901—The congregation moved to a new small white frame church at the junction of what was then 5<sup>th</sup> and West Streets, now 5<sup>th</sup>, Washburn and Willow. It was at this time the name was changed to Potwin Presbyterian Church.

September 1924—The church had grown so rapidly over the ensuing years that they needed a larger building. Therefore a fundraising effort was launched to build the building the now stands at the same intersection. The small church was demolished and the red brick building was built on the same footprint at a cost of \$66,000. While the building was being constructed, the congregation met at Potwin Elementary School.

1958—Potwin Church has always had the education and well-being of children at the heart of their mission. They had developed a strong Christian Education program and had reached out to all the children of the neighborhoods around them and invited their participation. This resulted in such a large group of children coming to the church each week that the Session determined that more space for Sunday School classes was needed. It was at this time that the 1958 Education Wing was constructed.

Lawyers Title of Kansas, Inc.  
785-271-9500

CN: 31610

**2022R08691**

Entered in Transfer Record in my office \_\_\_\_\_

**SHAWNEE COUNTY, KANSAS  
REGISTER OF DEEDS  
REBECCA J. NIOCE  
DATE RECORDED:  
05/03/2022 09:01:16 AM**

\_\_\_\_\_  
County Clerk

05/03/2022

*Rebecca J. Nioce*

**CORPORATION WARRANTY DEED (Statutory)**

THE GRANTOR,

**The Presbytery of Northern Kansas of the Presbyterian Church (U.S.A.), Inc.**

a corporation duly organized, incorporated, and existing under and by virtue of the laws of the State of Kansas and having its principal place of business at Salina in the State of Kansas, hereby

CONVEYS AND WARRANTS to

**Potwin Lofts, LLC**

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, for the sum of One Dollar and Other Valuable Consideration, the following described real estate:

**Lots 138, 140, 142 and 144 on Washburn Avenue, Horne's Addition to the City of Topeka, Shawnee County, Kansas.  
AND**

**Lots 146, 148, 150, 152, and the North Half of Lot 154, except the East 45 feet thereof, on Washburn Avenue, formerly West Street, in Horne's Addition to the City of Topeka, Shawnee County, Kansas.**

(Subject to easements, restrictions, and reservations of record, and all taxes and assessments that may be levied, imposed, or become payable hereafter.)

Dated this *28<sup>th</sup>* day of *April* A.D. 2022

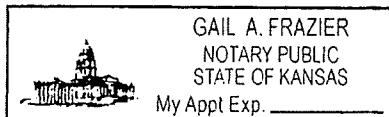
The Presbytery of Northern Kansas of the Presbyterian Church (U.S.A.), Inc.

*Deborah Shetlar*  
BY: Deborah Shetlar, Treasurer

STATE OF KANSAS, COUNTY OF *Saline*

This instrument was acknowledged before me on this *28<sup>th</sup>* day of *April* 2022 by:  
**Deborah Shetlar, Treasurer of The Presbytery of Northern Kansas of the Presbyterian Church (U.S.A.), Inc.**

My appointment expires: *4.22.2024*



*Gail A. Frazier*  
Notary Public



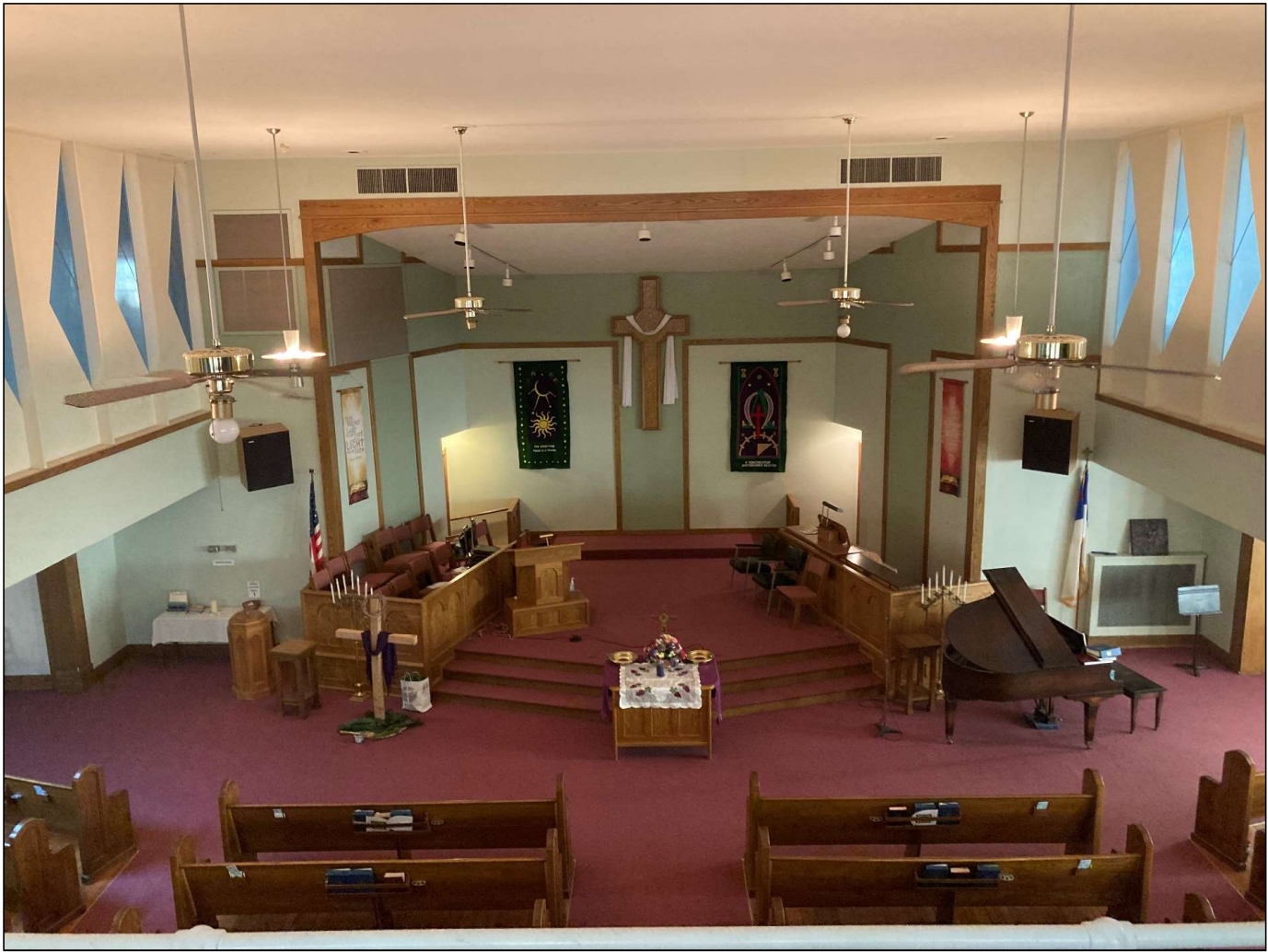


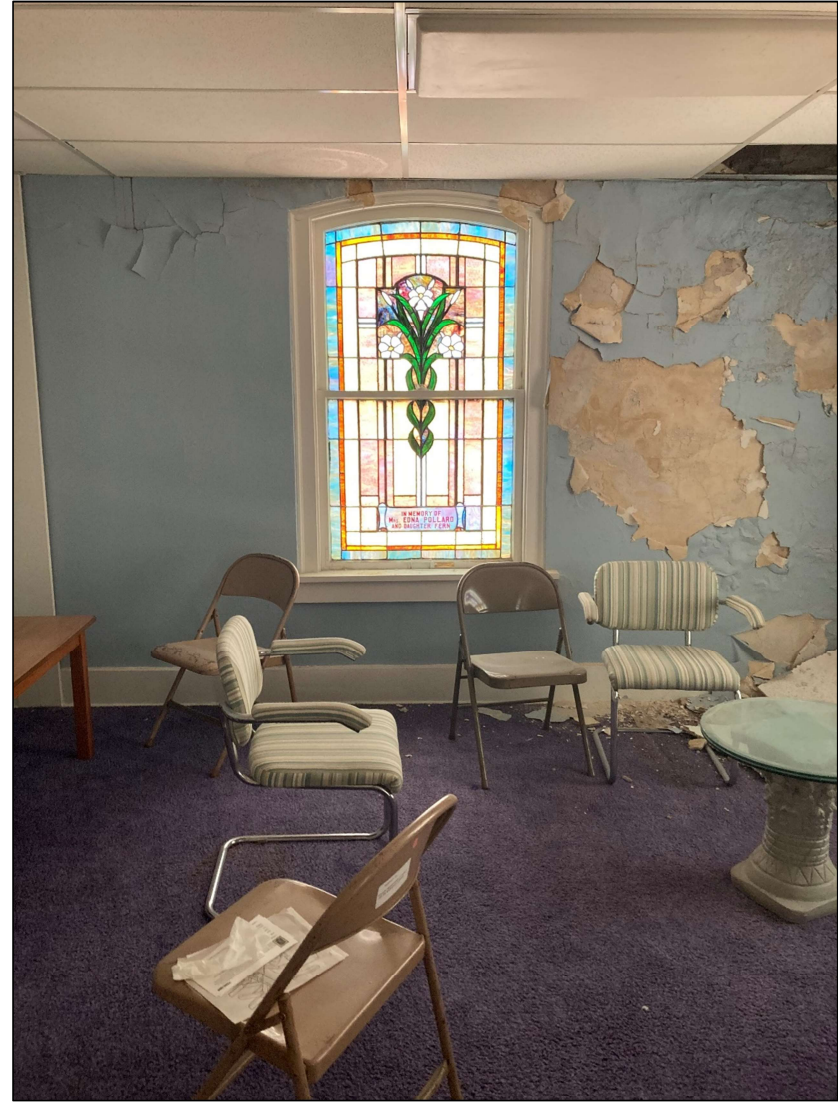
















# A \$61,000 PLANT

New Potwin Presbyterian  
Church Ready for Use.

Dedication Services To Be  
Held October 5.

HAS SEATING CAPACITY OF 840

Total of \$2,800 Was Spent for  
the Windows.

Elaborate Program Arranged  
for the Dedication Week.

Topeka Presbyterianism announces the addition of another new structure to its cause in Topeka with the completion of the Potwin Presbyterian church at Fifth and West streets. The new edifice was built at a cost of \$61,000.

The Rev. H. L. Nelson, pastor of the church will proudly point out to anyone the magnificent architecture and furnishings of the place. On Sunday, October 5, the church's 600 Sunday school and church members as well as many other Presbyterians of the city will assemble for dedication services.

This large edifice facing the west has architectural features new in the cycles of church building in Topeka. The inviting outward appearances do not compare with the style and beauty with which the interior is finished.

Seating Capacity of 840.

Upon entering the church proper the visitor finds himself in an auditorium with a seating capacity of 840. The arrangement of class rooms around the auditorium is a distinct feature, which by merely sliding the class room doors around makes complete the auditorium. With the doors closed the auditorium will seat about 400.

The pulpit facing the west, is an array of beautifully blended and finished in a light buff, is to catch and harmonize the light coming in thru the windows of mosaic glass. All of the woodwork is finished in a golden oak.

There are forty windows in the church, all of mosaic glass. The expense for the windows alone was \$2,800. The three main windows in the church auditorium picture the Light of the World, the Good Shepherd, and the Resurrection. The three windows cost \$500 each. The electric lighting fixtures are a thing of beauty, and of an entirely new design for this city. All of the lights are of the staglight type, of amber colored glass.

Topeka State Journal  
Sept. 27, 1924, p. 5

## Twenty-two Class Rooms.

The first floor of the church includes twenty-two class rooms and the auditorium. In the basement will be found the primary department and more adult class rooms. In the basement is also the gymnasium which is large and well lighted. The room has shower facilities for both the boys and girls. The gymnasium is also used as the church dining room. In connection there is a well equipped kitchen as well as a kitchenette.

Charles D. Guthbert, Topeka, was the architect who designed the building. Construction was started in the fall of 1923 since when the services have been held in the Potwin school building.

Elaborate dedication services for the church have been planned, according to the Rev. Mr. Nelson. All of the Presbyterian churches will dismiss their services on dedication Sunday and their folds will be advised to attend the services at the new building. Both morning and evening services will be dismissed at the first church.

## To Dedicate Church Oct. 5.

As is planned the dedication services will be opened at 11 o'clock Sunday morning, October 5, with an address by the Rev. S. S. Estey, D. D., pastor of the First church. Christian Endeavor services will be held at 6:30 o'clock in the evening, at which time the Rev. George T. Arnold will give an inspirational address. Following this service all of the societies of the Presbyterian churches of Topeka will meet for a union service. The Rev. Walter M. Irwin, D. D., of Denver, Colo., will preach the evening sermon at 7:30 o'clock. The sermon will be followed by the regular dedication ceremony.

## Pastors To Inspect New Building.

On the following Monday a fellowship meeting will be held at the church at 8 o'clock. The purpose of the meeting will be for the pastors of all other churches in the city to inspect the building and extend greetings to the Rev. Mr. Nelson and his fold. On Tuesday evening of the same week the choir of the Potwin church will offer a musical concert at 8 o'clock in the evening.

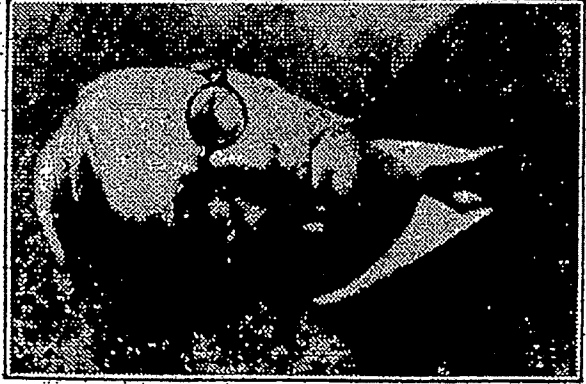
At 8 o'clock Wednesday afternoon a ladies birthday party will be held at the church parlors. The program will be directed by Miss Theo Cobb, harpist. At 8 o'clock in the evening, A. D. Bolton, director of physical education and training at the church, will direct athletic games in the gymnasium. The church banquet will be held Thursday night at 7 o'clock.

An evening of song will be held Friday night at 8 o'clock as a concluding number of the dedication services. The Orient singers, a Masonic organization of a male glee club under the direction of Walter B. Zimmerman, will furnish the music. The concluding program is expected to last for about two hours.

## Dedicate New

## Church Sunday

A week's services in dedication of the new Potwin Presbyterian church, Fifth and West streets, will open Sunday with three meetings in the new church. Dr. S. S. Estey of the First Presbyterian church will preach the dedicatory sermon at 11 o'clock. There will be no church service at the First church in the morning, the congregation also having been invited to attend the dedicatory services.



The Rev. H. L. Nelson, who has been pastor of the Potwin Presbyterian church for the last sixteen years.

Tomorrow will be a sort of all-Presbyterian day at the new church. The union service of the two churches in the morning will be followed by a joint meeting of the Christian Endeavor societies of all the Presbyterian churches at 8:30 p. m., and a church service at 7:30 o'clock, to which all the Presbyterian churches of the city have been invited. The Rev. E. A. Bleck, of the First Presbyterian church of Lawrence will address the young people, and the Rev. Walter

M. Irwin, D.D., of Denver, Colo., will deliver the evening sermon.

### Events of Dedication Week.

The week's events will be as follows: Monday—8:00 p. m. Fellowship meeting. Pastors from other churches and denominations will speak the Potwin Presbyterian choir, led by C. S. Alexander.

Wednesday—3:00 to 5:00 p. m. Ladies birthday party in church parlors. Program directed by Miss Theobald, harpist.

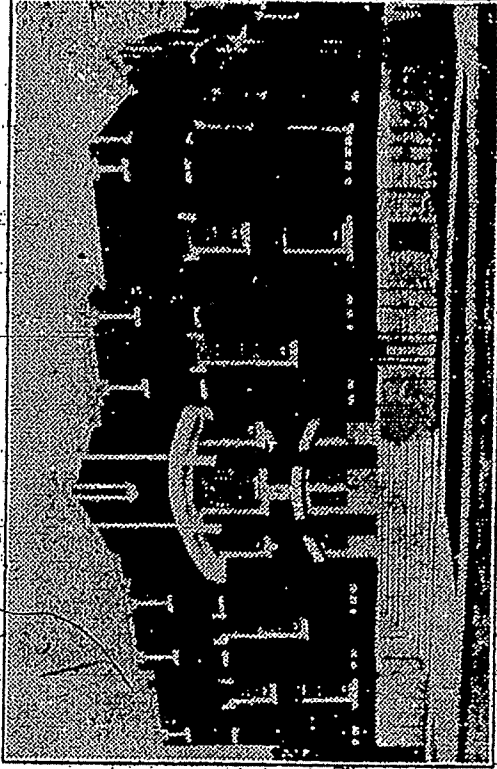
Thursday—7:00 p. m. Dinner in church dining hall which has capacity for 350 plates; 50 cents a plate.

Friday—8:00 p. m. Can evening of songs. Program by the Orient Singers, under direction of Walter Zimmerman. Beginning on Sunday, October 12, evangelistic services will open at the Potwin church under direction of Evangelist Carl E. Kircher.

Tomorrow's services will be the first to be held in the new church edifice. The new building is both attractive in its exterior architecture, with red brick and white stone trimming, and complete in every detail within for a modern church plant. It replaces a frame building which was built in 1899 by the old Cumberland Presbyterian church and was taken over by the Presbyterian church in 1908 when the Rev. Harry L. Nelson, who is still the pastor, was installed. The church now has a membership of 300 and a Sunday school of 350. The new church is especially equipped to accommodate its fast-growing Sunday school, having twenty-two class rooms.

### No Sunday School.

There will be no Sunday school at the Potwin church tomorrow. In preparation for the initial service all the available space will be opened into the main auditorium. This includes many of the class rooms, the partitions of which are portable. For the last year, while the old church was being torn down and the new one built, the church has been holding its Sunday school and other services in the Potwin school house, at Elmwood and Park.



View of the new Potwin Presbyterian Church, which will be dedicated Sunday.

TST Oct 4, 1924, p 8

## Church Seeks

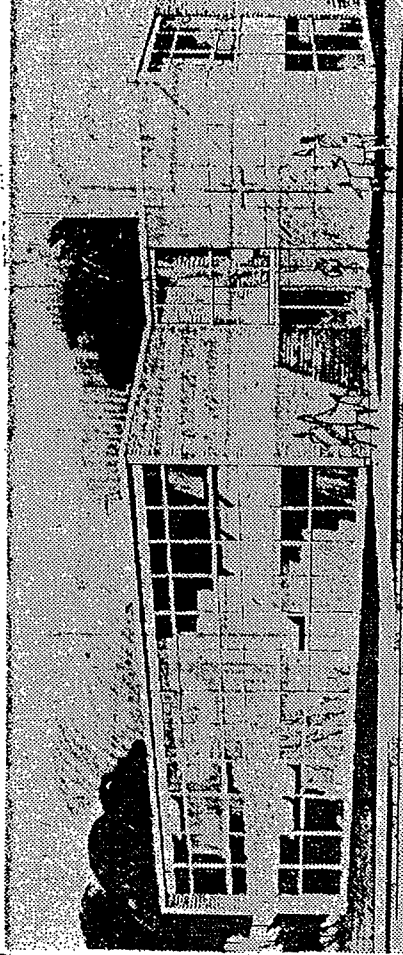
### \$100,000 for Remodeling

*Topika Daily Journal  
Even 2-5-1958*

A campaign for carrying out a \$100,000 improvement program at the Potwin Presbyterian Church will get under way Sunday. Approximately 100 men will conduct an every-member canvass in the afternoon to obtain three-year pledges for the building fund. The plans call for increasing the capacity of the sanctuary, constructing a Sunday school building and air conditioning the church. The Rev. Wilfrid H. Hasbruck, of the national board of missions, will direct the campaign. He will speak at the 11 a.m. services.

V. D. Stoffle is general chairman of the building committee. The financial campaign committee consists of Les Walters, chairman, Howard Phillips, Mrs. R. N. Crockett, Harry McCrae, Glenn James, W. D. Stoffle, Mrs. Henry Wilde, Donald Wilkin, Frank Gentry, treasurer, and Sarah Larimer, financial secretary.

The construction committee includes John Anderson, chairman, Charles Sheetz, Lowell Curry, Lester Hofwolt, Mrs. Ruth Nelson and Don Walters.



This sketch shows the two-story educational unit at Potwin Presbyterian church which will be adjacent to the north side of the present building at 400 Washburn. It will include rooms for nursery, toddlers, kindergarten, primary departments and office and minister's study.

### AT 400 WASHBURN—

*Topika State Journal - June - 28 - 1958*

## Potwin Presbyterians Plan \$100,000 Building Project

A new educational unit and remodeling of the present sanctuary will get under way this fall at Potwin Presbyterian church, the Rev. Donald

P. Evans, minister, announced.

The new unit will be added to the north side of the present structure and will face Willow avenue. A house owned by the church on an adjoining site will be razed.

PLANS also call for the sanctuary to be air conditioned and remodeling of the chancel. The new chancel will feature a divided choir loft.

The sanctuary seating arrangement will be revamped to eliminate balconies. Capacity will remain at about 350 persons, the Rev. Dr. Evans said.

COST OF the project is estimated at more than \$100,000.

V. D. Stoffle of 800 High is project chairman. John Anderson of 2331 Prairie road is chairman of the church building committee.

Other building committee members are Mrs. Harold Nelson of 113 Woodlawn, Les Hofwolt of 1401 College, Don Walters of 736 Rockledge, Lowell Curry of 1148 Boswell and Charles Sheetz of 139 P. North Courtland.

### SEEK \$100,000

*Topika State Journal  
Jan - 21 - 1958*

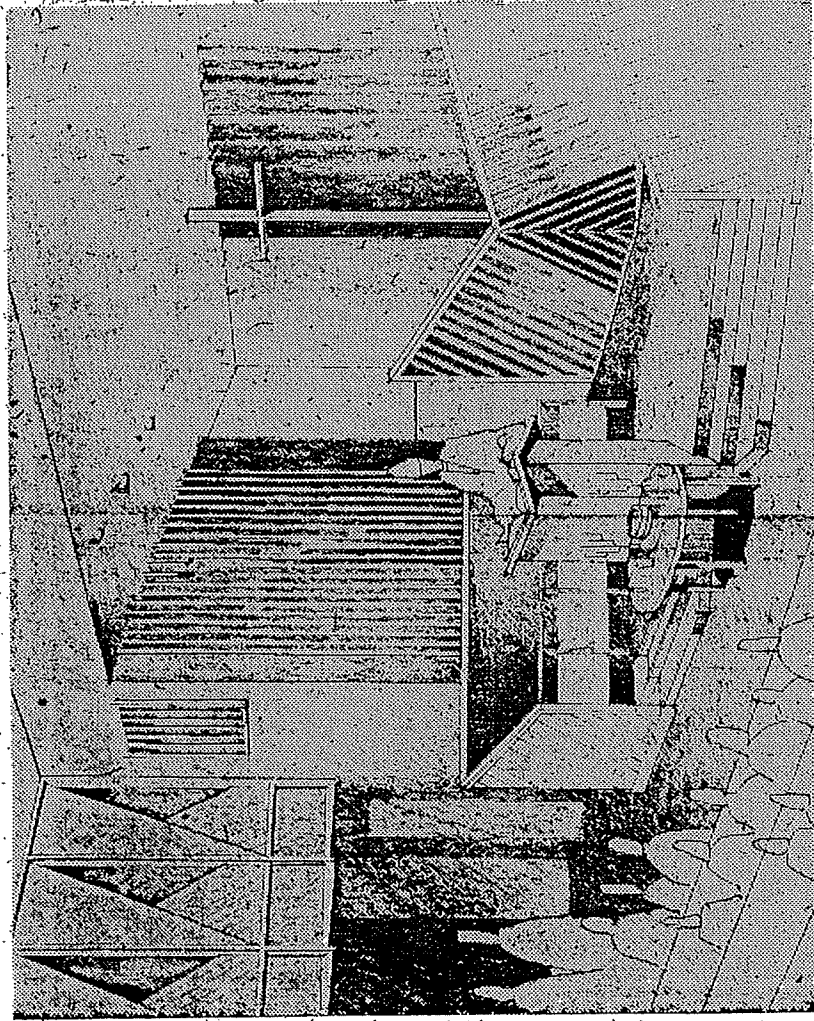
## Presbyterians Campaign To Streamline Building

Members of Potwin Presbyterian church will embark on the campaign Sunday to raise \$100,000 to finance construction of an education unit and remodel and air condition the church at 400 Washburn. According to the Rev. Donald P. Evans, minister, the congregation hopes to begin construction in early 1959 if the upcoming campaign is successful.

THE REV. Wilfrid H. Hasbrouck of New York, a campaign counsellor from the Presbyterian Board of National Missions, has arrived in Toka to help direct the drive. He will speak at 11 am services Sunday when about 100 campaigners will be commissioned to call on church members in the afternoon to obtain contributions and pledges. They will meet at the church 7:30 pm to tabulate results.

Other members of the finance committee include Howard Phillips, Mrs. R. N. Crockett, Harry McCrea, Sarah Larimer, Glenn James, Mrs. Henry Wilde, Donald Wilkin, Frank Gentry and Stoffle.





This sketch shows what the remodeled chancel at Potwin Presbyterian church will look like after completion early in 1959. A new lighting arrangement will fit in with the general plan focusing on a central pulpit and communion table. The deeper chancel features redwood grillwork and paneling with increased seating provided in a divided choir loft. A dark drape will form a background for central cross at the back. Hughes, Knight and Remmele are the architects.

## Potwin Church Starts Project

Construction began this week on an extensive building project at Potwin Presbyterian church at 400 Washburn which will include a new two-story educational unit and an air conditioned remodeled sanctuary.

Cost of the project is expected to be close to \$117,000. Target date for completion has been set for early

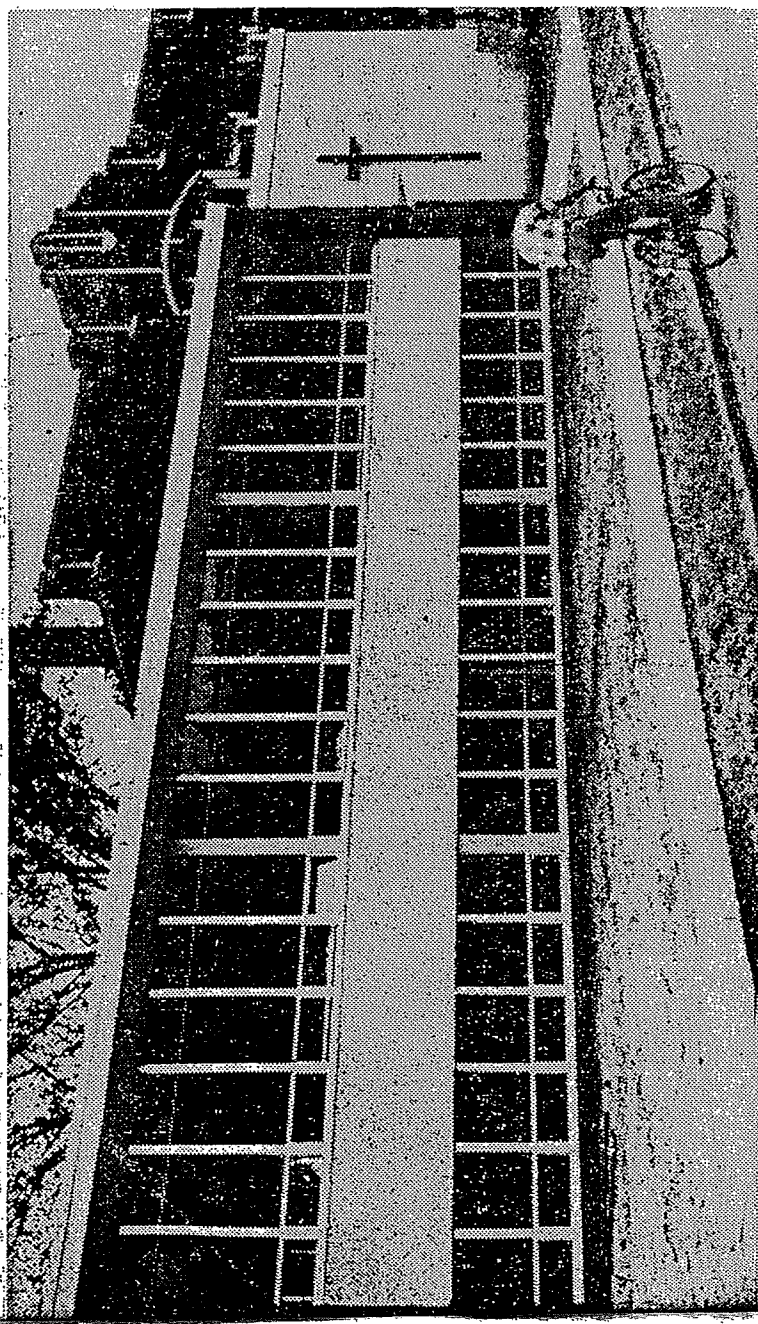
September, 1959. Contracts went to J. A. Lundgren and Son, general construction; Western Plumbing and Heating, and Tucker Electric.

The revamped sanctuary will feature a new organ system adding a front speaker and a deeper, more centralized chancel flanked by a divided choir loft. Sanctuary seating will be rearranged to

eliminate balconies, but will remain at a capacity of about 350 persons.

The educational unit will be added to the north side of the present structure and will face Willow avenue. It will include rooms for nursery, toddlers, kindergarten, primary departments and office and minister's study.

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 sons@online.com



The new two-story educational unit at Potwin Presbyterian Church will be dedicated Sunday. Facing Willow Avenue, the new unit adjoins the newly remodelled church (in the background) at 400 Washburn. The edu-

ational building includes rooms for nursery-age youngsters, toddlers, kindergartners and primary departments as well as a minister's study.

*Topoka State Journal June 13-1959*

## Potwin Church Plans Dedication

A \$126,000 construction project at Potwin Presbyterian Church, 400 Washburn, which includes a new two-story educational unit and remodelled sanctuary, will be formally dedicated at 8:30 Sunday.

The Rev. Robert H. Melly, minister of the Village Church at Prairie Village, moderator of the To-

peka-Highland Presbytery, will be the principal speaker at the 3 p.m. service dedicating the nine-room educational building.

**THE NEW** unit adjoining the sanctuary faces Willow Avenue. Faced in light stone featuring a large redwood cross, the building has ceramic panels in various shades of blue separating the

first and second-floor rows of windows.

The nine rooms in the new building include eight classrooms and a minister's study.

The remodelled sanctuary, which will be dedicated at the 11 a.m. service Sunday, features a new organ system adding a front speaker and a deeper, more centralized

chancel flanked by a divided choir loft.

**SEATING** in the newly air-conditioned sanctuary has been rearranged to eliminate balconies, but remains at a capacity of about 350 persons.

The Rev. Donald P. Evans, minister of Potwin Church, will preside at both of the dedication services.

March 6, 2023

William Sharp  
Topeka Planning Dept  
620 SW Madison St  
Topeka, KS 66607

Re: Hazen K. Kirkpatrick House (1320 Pembroke Lane, Topeka, Shawnee County)


Dear William:

We are pleased to inform you that the *Hazen K. Kirkpatrick House* will be considered by the Kansas Historic Sites Board of Review for nomination to the National Register of Historic Places and Register of Historic Kansas Places at its next meeting on Saturday, May 6, 2023. You are being notified because the property is within the boundaries of Topeka, a Certified Local Government.

Per the requirements of 36 CFR 60-61 and Section IV of the *Procedures for Implementation of Certified Local Governments in Kansas*, we are providing your historic resources commission the opportunity to comment on this nomination. We have included a supplemental checklist to submit with the report. **In accordance with Section IV (C), we request receipt of the commission's recommendation within 60 days or by May 5, 2023.**

The National Register of Historic Places is the federal government's official list of historic properties worthy of preservation. Listing in the National Register provides recognition and assists in preserving our nation's heritage. Should you have any questions about this nomination before the Kansas Historic Sites Board of Review meeting, please contact Jamee Fiore, National Register coordinator, at (785) 272-8681 ext. 216 or at [Jamee.fiore@ks.gov](mailto:Jamee.fiore@ks.gov).

Sincerely,



Jamee Fiore  
National Register Coordinator

enclosure

**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 name Kirkpatrick, Hazen L., House  
Other names/site number KHRI # 177-5087  
Name of related Multiple Property Listing N/A

## 2. Location

Street & number <u>1320 Pembroke Lane</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>66604</u>		

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,  
 I hereby certify that this x 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 x 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 X local Applicable National Register Criteria: x A \_\_\_ B x C \_\_\_ D

Signature of certifying official/Title Patrick Zollner, Deputy SHPO Date \_\_\_\_\_  
Kansas State Historical Society  
 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 \_\_\_\_\_

Hazen L. Kirkpatrick House  
Name of Property

Shawnee County, Kansas  
County and State

**5. Classification**

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

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

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

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

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

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		<b>Total</b>

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions.)

DOMESTIC: single dwelling

**Current Functions**  
(Enter categories from instructions.)

DOMESTIC: single dwelling

**7. Description**

**Architectural Classification**  
(Enter categories from instructions.)

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS

Monterey

**Materials**  
(Enter categories from instructions.)

foundation: CONCRETE

walls: BRICK

roof: SYNTHETICS

other: WOOD, METAL: cast iron

Hazen L. Kirkpatrick House  
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## **Narrative Description**

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### **Summary**

The Hazen L. Kirkpatrick House is a two-story frame, Spanish Eclectic style home with a rectangular plan, multiple hipped roofs and an overhanging balcony on the front and rear facades. The walls are finished with brick veneer and the roof is finished with composition shingles. The foundation is concrete. The chimneys are built of brick. The house is divided into thirds with the middle section inset from the flanking end sections. Above the front porch is a balcony with metal balustrade. The interior of the house reflects Colonial Revival style with tall baseboards, crown molding, built in cabinetry, and plaster walls. The house is located in the Westboro subdivision, a middle-class neighborhood with tree lined streets and 50-foot-wide lots and 30-foot setbacks. The house fronts west onto SW Pembroke Lane and is set behind a cultivated lawn that slopes slightly to the street. The south side façade is set behind a large park-like side yard of cultivated lawn and several mature trees. Behind the house, a brick terrace is enclosed by a brick wall with two metal gates. A garage is set at the southeast corner of the lot and is reached by a straight driveway from the street. The house is in excellent condition and has had an addition built to connect the garage to the house.

Built c. 1935, the house sits on the east side of the street on a corner lot at Pembroke Lane and Canterbury Lane. The two-story, single-family residence portrays the Spanish Eclectic style with Monterey and Colonial Revival elements. The brick structure features a tripart front with two matching ends and an inset middle section featuring a cantilevered balcony with wrought iron railing. Each section is symmetrical: the two end sections are the same with matching second floor and first floor windows; the center section is symmetrical with three windows on the second floor lining up with the window/door/window on the first floor. This central section is recessed from the end sections and features an inset balcony on the second floor. The roof is comprised of a central hipped portion flanked by two smaller hipped roofs. The brick structure retains original features including double hung windows, original paneled front door, wood shutters, iron balconies on the front and rear with a wave pattern cornice piece over the balcony. The original garage exists. Despite the addition that connects the house to the formerly detached garage, the house retains a high degree of architectural and historic integrity on the exterior and the interior. The interior has original wood flooring, iron balustrade, floorplan (excluding the kitchen addition), bathroom tile, tubs, and toilets. The original kitchen was enlarged to connect with the garage.

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## **Elaboration**

### **Setting**

The Hazen L. Kirkpatrick House, built in 1935, was built on Pembroke Lane one of the first two streets built in the Westboro neighborhood. The central Topeka neighborhood is bordered by Huntoon Street on the north, Oakley Avenue on the east, 17th Street on the south and Gage Boulevard on the west. Developed between 1926-1940 by Veale and Linscott, the upper-class neighborhood features a range of early 20<sup>th</sup> century architectural styles and numerous architect designed homes. Architecture styles include English Tudor, French Eclectic, Italian Renaissance, Spanish Revival and Colonial Revival.

The urban design of the neighborhood supports the stately homes with tree-lined curved and meandering streets with common setbacks and detached garages<sup>1</sup>. Located at the corner of Pembroke Lane and

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<sup>1</sup> Detached garages were one of the Westboro design regulations.

Hazen L. Kirkpatrick House  
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Canterbury Lane, the Hazen L. Kirkpatrick house is sited on a large corner lot. The front and south façade feature deep setbacks which creates a park-like feeling.

The Hazen Kirkpatrick House is located in the northeast portion of the neighborhood a block west of Oakley Avenue, two blocks south of Huntoon Street, three blocks east of Gage Boulevard, and three blocks north of 17<sup>th</sup> Street. The driveway, located on Canterbury Lane, provides access to the garage and through a patio to the rear door. A modern concrete and brick walkway leads from Pembroke Lane to the front door. Mature trees line both Pembroke Lane and Canterbury Lanes. Wide lawns between the street and the west and south facades create shallow yards on the north and east facades. The north façade is a fenced in grass lawn and the east façade is a brick patio bordered by a brick wall ranging from 4 to 6 feet tall. Iron gates open to the east lawn, and to the concrete east driveway.

A one-story brick garage sits at the northwest corner of the lot. At one time the garage was detached. During a 1988 kitchen remodel, walls were built to connect the garage to the house changing it from a detached garage to a connected garage. Modern windows were placed in the new south wall and over the kitchen sink on the original north wall. A flat roof was added over the new addition and covered the kitchen and garage. This flat roof created a second floor outside area. A door and modern windows were added in the upper northeast bedroom on the east wall. The door created access to the flat roof.

### **Exterior**

Built in 1935, the two-story frame structure has a concrete foundation and brick cladding, painted white, on the exterior. The roof is composed of three low-pitched hipped roofs that correspond to the three sections or wings. A hipped roof with ridge is the central roof and two matching hipped roofs flank it. Originally clad with wood shingles, the roof is covered with asphalt shingles currently. The roofline retains two brick chimneys. The chimney on the south façade corresponding to the basement and first floor living room fireplaces. The chimney on the north façade corresponds to the original boiler in the basement.

The front/west façade is symmetrical with a second-floor cantilevered porch with original cast-iron balustrade as the defining decorative element. The central entrance is below the balcony. The original six-panel wood door is topped with a four-pane transom and flanked with full-length shutters. On each side of the entrance is an original single six-over-six window. The second floor has three original six-over-six windows that line up vertically with the front door and two flanking windows. All windows are distinguished by the original wood shutters. Flanking the inset middle section of the home are identical symmetrical sides. There is a single original six-over-six window on the first floor and a single original six-over-six window on the second floor. These windows are vertically lined up with each other.

The north and south facades differ due to a full depth living room on the south façade and a dining room and kitchen on the north façade. The south façade features the central brick chimney with original window openings flanking the chimney. The six-over-six windows retain their original shutters. There are two windows on the first floor that line up vertically with two windows on the second floor.

The northwest portion of the north façade features a pair of original six-over-six windows on the first floor that line up vertically with a pair of original six-over-six windows on the second floor. The northeast portion of the façade features a replacement casement window on the first floor and a replacement triple window on the second floor. A kitchen remodel extended the kitchen walls to connect with the formerly detached garage. A

Hazen L. Kirkpatrick House  
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flat roof covers the kitchen and the garage. The windows on the northeast portion do not relate symmetrically with the northwest portion.

The east façade has three parts that correspond to the three parts on the west façade. An inset porch forms the middle section that is flanked by two sections, one on the north and one on the south. The middle-inset section features a porch with original decorative iron railing that matches the front railing. It contains a middle door with a six-over-six window in the top and a solid bottom half of the door that opens to the narrow porch. A smaller original six-over-six window is south of the door and an original nine-over-nine window north of the door. All these openings feature original wood shutters. The first floor of the inset middle portion has two six-over-six windows that correspond vertically to the south window and middle door and a door that corresponds vertically to the second floor nine-over-nine window. The southeast section features an original six-over-six window on the second floor and a wood non-historic wood French door. The original shutters flank the upper window and the lower French door. This door was built to the width of the original opening. The north section of the east façade features replacement casement windows on the second floor flanking a replacement door that opens to the flat roof over the kitchen and garage. The first floor features the garage wall with a single original six-over-six window in the center.

The primary exterior modifications are visible on the east façade and the north façade at the northeast corner. The modifications occurred in 1988 with a kitchen remodel that made the garage connect to the house. The east façade was modified on the first floor with the addition of a walled patio that includes a covered porch at the house.

### Interior

The main entrance is from the front door on the west, leading directly into a foyer with a coat closet opposite the entry and a dog-leg staircase opposite and to the north end of the entry. The coat closet features narrow louvered double doors, and the wood stairway has stained and varnished treads and painted risers – all steps are rectangular. The stairway leads to a landing with original nine-over-nine wood window and turns to reach the second floor. An iron balustrade with turned balusters is located on the interior side of the stairway and ends in a curtail on the first floor. A cove ceiling extends the entire length of the foyer. Round arch openings lead to the dining room in the northwest corner, the living room at the southwest corner, and to the library on the east. Living and dining rooms feature original plaster walls and ceilings, hardwood floors, and wood trim. The living room features a fireplace centered on the south wall and an arched entrance leading into the library. The library features the original tongue-and-groove wooden wall paneling and inset bookcase. The dining room features square paneled wainscoting, an inset round arch built-in china cabinet and a round arch with square paneled swinging door that leads into the kitchen. The swinging door and china cabinet have wood trim on their matching arches.

The kitchen, accessed through the dining room and the back hallway, has been remodeled on at least one occasion, but retains some original features including a fur down with a curved portion above the window and over the sink, and an arched opening leading into the back hall and to the dining room. The back hall extends between the library and kitchen. Doors in the hallway lead to a half bathroom, the basement, and a pantry. Opposite the pantry is a small butler's pantry. The original kitchen ended a few inches from the arch to the hallway. The 1988 remodel added 8 feet to connect to the garage (formerly detached) and includes a breakfast nook facing south.



Hazen L. Kirkpatrick House

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The second floor is accessed from the main stair at the entrance. The second floor retains the original floor plan with three bedrooms on the south, and two bedrooms on the north. A hallway connects the bedrooms at the two ends and contains a hall bathroom. The master bedroom is located on the southwest corner and features a small dressing room that provides access to a bathroom. The master bedroom and east bedroom have a door to access the second-floor cantilevered porch. The master bedroom accesses the front cantilevered porch and the east bedroom accesses the rear cantilevered porch.

Original hardwood floors, plaster walls, trim and ceilings are in place throughout the bedrooms; the bedrooms all retain their original closets. The original cast-iron tubs with showers remain in both bathrooms. Original tub and shower fixtures remain in both baths as well. A clothes chute to the basement remains in the northeast bedroom near the entrance door. Door and window casings and baseboards are original throughout with the exception of the northeast bedroom where modern casement windows were added during the 1988 kitchen remodel. A door providing access to the flat roof over the kitchen and garage was added in this remodel as well. Original lighting remains in the second-floor hallway and original hardware remains on all doors and windows with the exception of the northeast bedroom windows and added door to the flat roof. Steam radiators are in place throughout, heated by the original steam boiler in the basement.

### **Integrity**

The original building City of Topeka permit dated June 24, 1935, lists H. L. Kirkpatrick to build a two-story dwelling 53' on the front with frame structure and a shingle roof.<sup>2</sup> The only deviations from this plan were the addition of a garage at a later date and the 1988 Kitchen remodel which included extending the kitchen to the east to connect with the garage.<sup>3</sup> The front and south facades remain intact. The northwest side of the north façade remains unchanged as well as the rear façade minus the northeast portion of the east façade (extended kitchen). From the front and the south, the house is clearly the original. These views face the front street (Pembroke Lane) and the side street (Canterbury Lane) clearly conveying the original corner lot view.

The interior of the house, including most features and finishes, closely matches the original design. With the exception of the 1988 kitchen remodel, c. 1988 cabinet in the bathrooms, French door in the living room, casement windows in the second-floor northeast bedroom, light fixtures in the entry, library, southeast bedroom and southwest bedroom. The first, second, and basement floorplans remain original except for the expanded portion of the kitchen. The structure of the house remains intact with few decorative changes. The house retains original doors and the overwhelming majority of windows, wood trim, plaster walls, tongue and groove paneling in the library and basement living room, light fixtures, and floors.

<sup>2</sup> City of Topeka Building Permits, 1935, 185-186.

<sup>3</sup> D.W. Smart Const., Statement for David & Carol Zacharias, June 4, 1988.

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**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.

**Areas of Significance**

COMMUNITY DEVELOPMENT

ARCHITECTURE

**Period of Significance**

1935

**Significant Dates**

1935

**Significant Person**

(Complete only if Criterion B is marked above.)

**Cultural Affiliation**

n/a

**Architect/Builder**

**Period of Significance (justification)**

The period of significance is the building's construction in 1935. Though the residence is significant for its architecture, it is also significant for being a part of the original historic Westboro neighborhood in Topeka. The neighborhood developed at an important time in development within Topeka and the residence is a reflection of those changes.

**Criteria Considerations (justification)**

N/A

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## Narrative Statement of Significance

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### Summary

The Hazen L. Kirkpatrick House at 1320 Pembroke Lane, Topeka, Shawnee County, Kansas, is being nominated to the National Historic Register under Criterion A for its historic association with the growth and development of Topeka's affluent Westboro Neighborhood, and Criterion C as an example of the Monterrey style with Spanish Revival and Colonial Revival elements.<sup>4</sup> The house, built in 1935 for Hazen L. Kirkpatrick, was built on Pembroke Lane in the Westboro neighborhood developed by partners Tinkham Veale and M. Roy Linscott. The ever-increasing reliance on automobiles and the wealth of the 1920s influenced subdivisions such as the Westboro neighborhood to be built away from the city center. Population growth in Topeka spurred the development of more houses. The developers intended Westboro as a neighborhood that would provide "Topeka citizens of discriminating taste" a complete high-class residential community in a systematic and coordinated unit. Developers emphasized that the cost of homes were within reach of families of moderate means.<sup>5</sup>

The Hazen L. Kirkpatrick home is located at the corner of Pembroke and Canterbury Lanes and located on one of the first two streets developed in Westboro. The neighborhood is characterized by winding tree-lined streets, spacious lots with common setbacks and large architect-designed single-family homes many constructed in the 1920s and 1930s reflecting a number of architectural styles popular in the first half of the twentieth century. The majority of the homes retain their original exterior integrity. The character of the homes and the neighborhood itself are protected by a 2013 Neighborhoods Conservation District designation by the City of Topeka.

The Hazen L. Kirkpatrick house expresses elements of several architectural styles popular in the first part of the twentieth century. A common practice in home building was to combine styles into a unique house. The Hazen L. Kirkpatrick home is the only house that takes this form making it a unique home in Westboro. The simple rectangular form of the house and iron balconettes reflect the hipped roof variant of the Spanish Revival style. The second story balconies are wider than the Spanish Revival style and are reminiscent of the upper floor balconies covered by the main roof as seen in the Monterrey style, however, the delicate iron balconies represent a finer detail as seen in Spanish Revival. The building's symmetry and double hung multi-paned windows are like those seen in the Colonial Revival style hipped roof type. Significant on a local level in the areas of community development and architecture, the period of significance for the Hazen L. Kirkpatrick House is 1935, the year it was built.

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<sup>4</sup> Virginia Savage McAlester, *A Field Guide to American Houses*. New York: Alfred A. Knopf. 2013, 419, 524, 532, 539.

<sup>5</sup> Westboro Homeowners Association, *Westboro*, pamphlet.

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## Elaboration

*This section is from Section 8 Elaboration in the Shannon Brown House, Topeka, Shawnee Co. National Register nomination, pp. 8-11, NRIS # 100007707.<sup>6</sup>*

### Development of an Affluent Residential Neighborhood Outside the City Center

By 1920, Topeka, Kansas, was a bustling town of just over 50,000 residents, having added more than a third of its population in the first two decades of the twentieth century. The population growth drove a construction boom that lasted through the decade and included four auto garages in downtown doubling the number of parking spaces (1920) and \$2M in construction of new apartment houses near the city center (1928). During this era Topeka expanded as nine annexations increased the city limits nearly three miles south and west of the city's historic business district. Downtown Topeka, like every other growing American city, had become clogged with automobiles in the 1920s, driving middle- and upper-class homeowners outside the city's core. New neighborhood development had begun in Topeka in the 1890s in College Hill, followed by Elmhurst in 1909, and Gage Front in 1922. Gage Front (fronting Gage Park) filled with single family homes west of downtown in the early 1920s, while Elmhurst and College Hill experienced new construction and renovation of existing buildings in the same decade. Elmhurst, nestled between SW Tenth Street and SW Huntoon, became known for its abundance of Prairie and Craftsman bungalows and remained a popular address through the 1920s and early 1930s. Local developers recognized the potential for further residential development and turned to the farmland surrounding the city.

In 1925, a Topeka native began to consider developing a new upscale neighborhood outside of town. The grandson of two Topeka pioneers, Tinkham Veale (1884-1966), a lawyer and Shawnee County Attorney (1921-1925), discussed his idea with friends, two of whom suggested partnering with a man they knew from their time in Kansas City. Veale met Melville Roy Linscott (1880-1965) and the two quickly recognized their shared interest in a neighborhood development of their own design. Linscott had worked as a planner for J.C. Nichols for fourteen years, helping to plan and develop Nichols' Country Club Plaza shopping district and Country Club District residential area in Kansas City, Missouri. Veale and Linscott acquired the 160-acre Henry B. Cowles farm from siblings Alice M. and Henry B. Cowles, Jr. in 1926, then located at the extreme southwest edge of Topeka. They platted the neighborhood and filed their new residential development with the City of Topeka on August 2, 1926, and named the new neighborhood Westboro. Veale and Linscott planned and oversaw development of the area that included numerous designs and building

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<sup>6</sup> Though the neighborhood could be eligible as a historic district, there is no interest from the community at the time of listing either the Shannon Brown House or Hazen Kirkpatrick House.

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regulations to which the neighborhood still adheres. Linscott's Colonial Revival "Pennsylvania farmhouse" residence at 3155 Shadow Lane was the first in the Westboro neighborhood, followed by Veale's Mediterranean Revival home at 1525 Pembroke Lane.

Tinkham Veale had turned to Topeka architect W. E. Glover to design his downtown office building at 909-911 S. Kansas Avenue in 1923 (NR, 2006). The partnership continued with Veale's and his sister's Westboro homes at 1535 Pembroke Lane and 3127 Shadow Lane, as well as The Pennant Building at 915 S. Kansas Avenue downtown. Glover designed numerous other residences in the Westboro neighborhood including 3130 Shadow Lane, 3314 Westover Rd, 3126 Canterbury Lane, and at least sixteen other homes between 1926 and 1940. He also designed the West Mart including additions through the 1960s. Some of Glover's home designs were used as models in the Garlinghouse Catalog of Homes.

Tinkham Veale and Roy Linscott had a shared vision for Westboro. When they filed the plat in 1926, the plan restricted all residences to private single-family homes that cost between \$5,000 and \$15,000. The front footage ran from 50' to 95' depending on the location and all outbuildings were to be constructed in a corresponding style and architecture to the residence. No ornamental structures such as front fences or pergolas were allowed. Initially, all residences were two story and could not take up more than eighty percent of the lot. Tinkham Veale's vision relied on good neighborhood relations where the lawyer across the street would draw up your will and the banker on the corner financed your mortgage. Even through the Great Depression, Westboro homes continued to be constructed with the 1938 Shawnee County assessor records showing that seven of the twelve highest valued homes in Topeka were in Westboro.

While a majority of Westboro homes were built between 1926 and 1940, the neighborhood saw new construction each decade for the next fifty years. The varied architectural styles of the early homes characterize the neighborhood and area homeowners have long worked to protect and preserve their distinguished neighborhood. In 2013, the Westboro Homeowners Association submitted a Neighborhood Conservation District application to Topeka's City Council. The goal was to "protect the established character and property values of the Westboro neighborhood" by providing guidelines to allow homeowners to "upgrade and modernize their homes for long-term marketability, thus ensuring that the Westboro neighborhood remains desirable for future generations." Westboro homeowners highlighted the scarcity of Topeka neighborhoods developed in the 1920s and 1930s that have maintained their integrity. In the wake of population boom following World War II many of Topeka's neighborhoods including Elmhurst, Holliday Park, and Bethany Square succumbed to re-zoning of single-family to multi-family housing. Westboro fought the pressure and maintained Tinkham Veale and Roy Linscott's 1926 vision of

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their community. Westboro's application explained that the "architecturally detailed houses, combined with the street space defined by the house placement on the lots and the meandering street lanes, create an inviting and interesting environment for pedestrians and visitors." Topeka City Council agreed and approved Westboro's Conservation District on December 16, 2013.

In 1935 Roy Linscott sold his share of the Westboro development to Veale and moved to California. Tinkham Veale established his private law practice after resigning as Shawnee County Attorney in 1925 and continued to practice law in conjunction with his development projects. Veale was associated with two prominent Kansas political cases: the Governor Jonathan Davis bribery trial in 1925 and the Finney Bond Scandal in 1933-34 (defending State Treasurer Tom Boyd). Veale also argued a lesser-known civil rights case in 1941 that is believed to be the precursor to the more famous *Brown v. Board of Education* case – *Graham v. Topeka*, which went to the U.S. Supreme Court. The Kansas Bar Association presented Veale with a 50-year award in 1960 for his "long and valued contribution to the legal profession." Upon his death the association wrote a memorial for the lawyer and developer. In it they stated that Veale's development work was "pioneering," required mettle to maintain through the Great Depression, and sustain for more than thirty years. Veale maintained his law office in his building at 909-911 S. Kansas Avenue, still owning the building at the time of his death in 1966. He and his wife lived in their house at 1535 Pembroke Lane until their deaths less than three weeks apart in 1966. Veale was known for his vigilance in maintaining the high standards of his and Linscott's original ideas for the Westboro neighborhood. While a homeowners' association was included in the original deeds to Westboro homes, it was not formed until 1977.

Walter Earl Glover was born on May 29, 1889, in Terre Haute, Indiana, and his family moved to Topeka when he was fourteen. After attending Kansas State University, he transferred and graduated from the University of Illinois with a Bachelor of Science in Architecture in 1915. He worked for the Atchison, Topeka & Santa Fe (ATSF) Railroad from 1915 to 1918; followed by work with the architectural department of the U.S. Navy during World War I. After the war he married Mary Louise Pontius. The couple would raise three children in the College Hill neighborhood where they would reside until Glover's death in 1969. W. E. Glover was a member of the American Institute of Architects, serving as the organization's president 1935-36. Additionally, he was actively involved in numerous Topeka civic organizations including the Civitan Club, Chamber of Commerce, and the Rotary Club.

Glover established his architectural practice in Topeka in 1919, later partnering with Edwin Newcomb. Glover's influence can be seen throughout Westboro, in other Topeka neighborhoods, in downtown Topeka, and in cities around the state. At least six buildings he designed are listed in the National or State

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Register including the Chi Omega Sorority House (University of Kansas) in Lawrence (State Reg., 1983); East Topeka Junior High (2004); Agra Consolidated School (2005), Houses within the Holliday Park Historic District I (2002); the J.A. Shoemaker House (2009); the Tinkham Veale Building in downtown Topeka (2006); and the Wabaunsee County Courthouse (2002). Other Glover commissions include Westmoreland High School, Disney School, Topeka's Fire Stations No. 6 & 7, Shawnee State Bank Building, the original Security Benefit Administration campus (that became Menninger Clinic), the Life Insurance Building, the Charles M. Sheldon Community House, the Stormont Hospital, and the 1937 home of Kansas Governor Alfred M. Landon. New Deal Works Programs kept many architects including Walter Glover employed during the Depression. Known public school buildings designed by Glover in the 1930s include: Tecumseh School District No. 7, Weir High School Gym, Centralia School, Hillsboro High School, Wabaunsee High School, Vermillion School Gym, Courtland School and Seneca Grade School and Junior High. Glover and Newcomb continued to design public school buildings in the 1940s and 1950s including: Axtel High School, Perry Elementary School, Clifton Rural High School, Rochester District 43 School in Topeka, and Berryton Elementary and High School.

Along with a number of Westboro residences, Glover designed Westboro's shopping area called Westboro Mart in 1931. Resembling Kansas City's Country Club Plaza, the area housed retail, service and professional offices including Glover and his partner Edwin Newcomb's architecture office from the mid-1940s until Glover's death in 1969.<sup>32</sup> In addition to W. E. Glover, other Topeka architects designed Westboro's homes including Cuthbert & Suehrk, Ralph Scammell, Frank Squires, Thomas Williamson, while many were constructed by builders Clyde Smalley and Robert Settle. Some Westboro homes would be featured in L.F. Garlinghouse Company home catalogs. Garlinghouse, a Topeka relator, sold floor plans via annual catalogs throughout the United States. The Westboro neighborhood features a variety of housing styles including Dutch Colonial, English Tudor, French Eclectic, English Cottage, and American and Georgian Colonial Revival. The curved streets are lined with mature trees and carry British names such as Canterbury Lane, Pembroke Lane, York Way, and Avalon Lane, reinforcing the image of an English village.<sup>7</sup>

### The House at 1320 Pembroke Lane

The Hazen L. Kirkpatrick House is an example of Monterey style with Colonial Revival and Spanish Revival style influences. It represents a custom house made to the preferences of the owner and not a textbook example of one architectural style. It embodies identifying features of the Monterey style including a two-story massed plan of three rectangles with low-pitched hipped roofs featuring a dominant second-story cantilevered balcony covered by the principal roof. The cantilevered balcony is a variant version with columns and

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<sup>7</sup> Spencer, Brenda and Michelle Spencer. *Shannon Brown House*. National Register nomination file, February 28, 2022. State Historic Preservation Office, Topeka, Kansas, 10-13.

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balustrade of cast iron referred to as French Creole. The balcony is the primary decorative feature on the house and is the full width of the wing indicative of the Monterey style.

Colonial Revival style influences, typical of the Anglo-Spanish influence of the Monterey style, appear in the window and door symmetry, double-hung six-over-six and nine-over-nine windows, and six paneled front door with four pane transom window over the door. Working shutters flank each window and the front door. There are two brick chimneys one on either side of the home.

Westboro neighborhood had begun development of more and more homes when H. L. Kirkpatrick applied for a building permit on June 24, 1935, for a dwelling. The proposed house was listed as 53' front, 27' deep, and two stories. The front wall and side and rear walls were frame, and the roof was shingle. The estimated date of completion was November 30, 1935, for an estimated cost of \$10,000.<sup>8</sup>

Clarice and Hazen L. Kirkpatrick lived in the house through 1948. Hazen L. Kirkpatrick was a physician with his office at the Mills Building, Suite 705. The Kirkpatricks and following homeowners are doctors or work in the medical industry. Christina and Clarence Munns purchased the house in 1950 and lived there until 1953. Clarence Munns was president of the Munns Medical Supply Company. Freda and Abraham Arthur Fink purchased the house in 1954. Abraham Arthur Fink was a physician who officed in the Mills Building Suite 618. In 1955 he became part owner of the Lattimore and Fink Laboratories. Freda and Abraham Arthur Fink lived in the house through 1971. In 1972, JoAnn and Walter Cole, Jr. purchased the house. Walter Cole, Jr. was co-owner of Beechcroft, Cole and Co., an investment firm. They lived in the house through 1974. In 1977 Carol and David Zacharias purchase the home and live there for the next 40 years; Carol until 2006 (her death) and David until 2017 (his death).<sup>9</sup> Dr. Zacharias was a pathologist at Stormont Vail Hospital.<sup>10</sup> The Zacharias were known for their hospitality and many dinners they cooked for family and friends. Their cooking hobby landed them an article in the Capital Journal for homemade bratwurst and Bon Appetit. Both articles have photos that show the couple cooking in the kitchen and entertaining on the terrace.<sup>11</sup>

### Conclusion

The Hazen L. Kirkpatrick House at 1320 Pembroke Land, Topeka, Shawnee County, Kansas, is eligible for its historic association with the growth and development of Topeka's affluent Westboro Neighborhood. The house was built in 1935 and located on the corner lot at Pembroke Land and Canterbury Lane in the Westboro neighborhood that was being developed by partners Tinkham Veale and M. Roy Linscott. The Westboro neighborhood is an excellent example of a development that reflects the city's growth and, specifically the move toward residential neighborhoods outside of the city center primarily driven by owning a personal automobile and the thriving economy of the 1920s. The Hazen L. Kirkpatrick House is in an upper-class neighborhood with winding tree-lined streets, spacious lots with common setbacks, and large architect-designed, single-family homes many constructed in the 1920s and 1930s. Although there is no historic district designation, the Westboro neighborhood is distinguished by its level of historic and architectural integrity. The Kirkpatrick house is an excellent example of the character of the neighborhood and its residences which are

<sup>8</sup> Record of Building Permits Issued 1935, City of Topeka, p. 185-186.

<sup>9</sup> Carol E. Zacharias obituary, Legacy.com, <https://www.legacy.com/us/obituaries/cjonline/name/carol-zacharias-obituary?id=26119804>, David Zacharias obituary, Legacy.com, <https://www.legacy.com/us/obituaries/cjonline/name/david-zacharias-obituary?id=11228447>.

<sup>10</sup> Polk's City Directory for Topeka, Kansas City: R. L. Polk 1937 – 1987.

<sup>11</sup> Soddors, Lisa M., "The Best of the Wurst", *The Capital-Journal*, September 24, 1987, p. 1-B, 5-B. and Hauser, Nao, "An American Oktoberfest", *Bon Appetit*, October 1987, p. 93-97.



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well-preserved and protected with a 2013 Neighborhood Conservation District designation by the City of Topeka.

The Kirkpatrick House is also an excellent example of the Monterey style of single-family homes outside of California and Texas. The style is an interpretation of the Spanish Colonial houses of northern California which combined Spanish adobe construction with pitched-roof, massed-plan English shapes. However, homes built in the southeastern United States, the Caribbean, and the Bahamas influenced the style-distinguishing cantilevered balcony.<sup>12</sup> The Monterey style is characterized by two stories with a low-pitched gabled roof (occasionally hipped), and a dominant second-story balcony, cantilevered and covered by the principal roof that extends the full width of the house or the full width of the wing. Architect Roland E. Coate, Sr. brought the style to the attention of professionals and the public by writing about the style, designing homes in the style, and winning the prestigious Better Homes in America Award. Monterey-style houses are scattered throughout America in the second quarter of the 20<sup>th</sup> century, but most examples are found in California and Texas.

The Kirkpatrick House is an excellent example of the style distinguished by its dominant second-story cantilevered balcony graced with cast iron columns and balustrade, a variant of the typical wooden cantilevered balcony. These are sometimes called Creole French houses. Brick wall cladding, a Colonial Revival style door, and windows flanked with working shutters seen on the Kirkpatrick House are common to the style. Significant on a local level in the areas of community development and architecture, the period of significance for the Kirkpatrick House is 1935 – 1973. It is the only Monterey House in the Westboro neighborhood and perhaps a rare example in the region.

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<sup>12</sup> Virginia McAlester, *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2013, 537, 540. Virginia McAlester's note that the style is most common in California and Texas.

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**9. Major Bibliographical References**

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

Carol E. Zacharias obituary, Legacy.com, <https://www.legacy.com/us/obituaries/cjonline/name/carol-zacharias-obituary?id=26119804>., David Zacharias obituary, Legacy.com, <https://www.legacy.com/us/obituaries/cjonline/name/david-zacharias-obituary?id=11228447>.

City of Topeka Building Permits, 1935, 185-186.

D.W. Smart Const., Statement for David & Carol Zacharias, June 4, 1988.

Polk's City Directory for Topeka, Kansas City: R. L. Polk 1937 – 1987.

Record of Building Permits Issued 1935, City of Topeka, p. 185-186.

Sodders, Lisa M., "The Best of the Wurst", *The Capital-Journal*, September 24, 1987, p. 1-B, 5-B. and Hauser, Nao, "An American Oktoberfest", *Bon Appetit*, October 1987, p. 93-97.

Spencer, Brenda and Michelle Spencer. *Shannon Brown House*. National Register of Historic Places nomination, February 28, 2022. NRIS # 100007707.

Virginia Savage McAlester, *A Field Guide to American Houses*. New York: Alfred A. Knopf. 2013.

Westboro Homeowners Association, *Westboro*, pamphlet.

**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: \_\_\_\_\_

Historic Resources Survey Number (if assigned): \_\_\_\_\_

**10. Geographical Data**

**Acreeage of Property** Less than one

**Provide latitude/longitude coordinates OR UTM coordinates.**

(Place additional coordinates on a continuation page.)

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_  
(enter coordinates to 6 decimal places)

- |   |                               |                                 |   |                    |                     |
|---|-------------------------------|---------------------------------|---|--------------------|---------------------|
| 1 | <u>39.041015</u><br>Latitude: | <u>-95.717299</u><br>Longitude: | 3 | _____<br>Latitude: | _____<br>Longitude: |
| 2 | _____<br>Latitude:            | _____<br>Longitude:             | 4 | _____<br>Latitude: | _____<br>Longitude: |

**Verbal Boundary Description** (describe the boundaries of the property)

The boundary consists of the entire parcel approximately 120 ft frontage on Pembroke, 114 ft frontage on Canterbury, and 103 ft deep. Located in WESTBORO, BLOCK 5, Lot 8, WESTBORO ADD; Township 12, Range 15, Section 02.

**Boundary Justification** (explain why the boundaries were selected)

The nominated boundary reflects the entire parcel historically associated with the property.

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**11. Form Prepared By**

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name/title Tiffany Tuley Grassmuck/homeowner  
organization \_\_\_\_\_ date 2/6/2023  
street & number 1320 Southwest Pembroke Ln. telephone 214-991-2195  
city or town Topeka state KS zip code 66604  
e-mail tiffanygrassmuck@gmail.com

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**Property Owner:**

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name Tiffany and Greg Grassmuck  
street & number 1320 Southwest Pembroke Ln. telephone 214-991-2195  
city or town Topeka state KS zip code 66604

**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 100 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.

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**Additional Documentation**

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Submit the following items with the completed form:

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**Photographs**

Submit clear and descriptive photographs. The size of each digital image must be 1600x1200 pixels (minimum), at 300 ppi (pixels per inch) or larger. Key all photographs to a sketch map or aerial 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.

**Photograph Log**

**Name of Property:** Hazen L. Kirkpatrick House  
**City or Vicinity:** Topeka  
**County:** Shawnee State: Kansas  
**Photographer:** Tiffany Grassmuck  
**Date Photographed:** July 2022

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

Photo Number	View	Description
#1	S	Front (NW) elevation and side (NE) elevation
#2		Close up of front entrance
#3		Close up of doors
#4	E	Front (NW) elevation and side (SW) elevation
#5	N	Rear (SE) elevation and side (SW) elevation
#6	NW	Rear (SE) elevation
#7	NE	Side (SW) elevation
#8		Close up of rear balcony
#9		Interior, entry
#10		Interior, living room
#11		Interior, living room
#12		Interior front room
#13		Interior, stairs
#14		Interior, bathroom
#15		Interior, hall
#16		Interior, hall
#17		Interior, hall
#18		Interior, close up
#19		Close up of iron railing

**Figures**

Include GIS maps, figures, scanned images below.

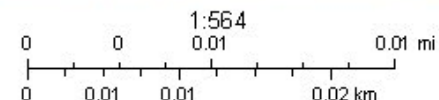
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Parcels



SNCO GIS

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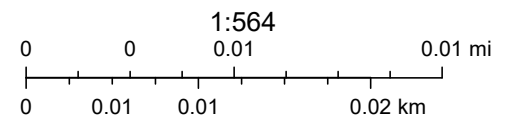
All map data is subject to Shawnee County GIS data disclaimer. Parcel lines are not necessarily accurate and should not be used for legal purposes.

# Property Map



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 Parcels



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