# 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

<table>
<thead>
<tr>
<th>Historic</th>
<th>James and Freda Lippitt House</th>
</tr>
</thead>
</table>

Other names/site number  KHRI #177-4237

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

## 2. Location

<table>
<thead>
<tr>
<th>Street &amp; number</th>
<th>2532 Southwest Granthurst Avenue</th>
<th>N/A</th>
<th>not for publication</th>
</tr>
</thead>
</table>

City or town  Topeka  N/A  vicinity

State  Kansas  Code  KS  County  Shawnee  Code  177  Zip code  66611

## 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:

- **X**  national  ___  statewide  ___  local

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

<table>
<thead>
<tr>
<th>Signature of certifying official/Title</th>
<th>Date</th>
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<td>Missouri Department of Natural Resources</td>
<td></td>
</tr>
<tr>
<td>State or Federal agency/bureau or Tribal Government</td>
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In my opinion, the property  ___  meets  ___  does not meet the National Register criteria.

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<th>Date</th>
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<th>State or Federal agency/bureau or Tribal Government</th>
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## 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:)  __________________________________________

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<tr>
<th>Signature of the Keeper</th>
<th>Date of Action</th>
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The James and Freda Lippitt House
Shawnee County, Kansas

5. Classification

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<th>Ownership of Property</th>
<th>Category of Property</th>
<th>Number of Resources within Property</th>
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<td>X building(s)</td>
<td>contributing 1 Noncontributing 1</td>
</tr>
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<td>public - Local</td>
<td>district</td>
<td>buildings 1 sites 1 structures</td>
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<tr>
<td>public - State</td>
<td>site</td>
<td>objects</td>
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<tr>
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<td>structure</td>
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<tr>
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Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

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<th>Historic Functions</th>
<th>Current Functions</th>
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<tr>
<td>DOMESTIC: Single Dwelling</td>
<td>DOMESTIC: Single Dwelling</td>
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<tr>
<td></td>
<td>DOMESTIC: Secondary Structure</td>
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7. Description

<table>
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<th>Architectural Classification</th>
<th>Materials</th>
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<tr>
<td>LATE 19TH AND 20TH CENTURY REVIVALS:</td>
<td>foundation: CONCRETE</td>
</tr>
<tr>
<td>Colonial Revival</td>
<td>walls: STONE-Limestone</td>
</tr>
<tr>
<td></td>
<td>roof: ASPHALT</td>
</tr>
<tr>
<td></td>
<td>other: WOOD-Weatherboard</td>
</tr>
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</table>

X NARRATIVE DESCRIPTION ON CONTINUATION PAGES
**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.)

- Property is associated with events that have made a significant contribution to the broad patterns of our history.
- Property is associated with the lives of persons significant in our past.
- 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.
- Property has yielded, or is likely to yield, information important in prehistory or history.

**Areas of Significance**

**ARCHITECTURE**

**Period of Significance**

1933

**Significant Dates**

1933

**Significant Person**

(Check all that apply. Complete only if criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Mohler, Ruth (Builder)
L.F. Garlinghouse Company (Architect)

**Criteria Considerations**

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

Property is:

- Owned by a religious institution or used for religious purposes.
- Removed from its original location.
- A birthplace or grave.
- A cemetery.
- A reconstructed building, object, or structure.
- A commemorative property.
- Less than 50 years old or achieving significance within the past 50 years.

**STATEMENT OF SIGNIFICANCE ON CONTINUATION PAGES**

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:**

- x 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):**

<table>
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<td>OMB No. 1024-0018</td>
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The James and Freda Lippitt House
Shawnee County, Kansas

Name of Property

County and State

The James and Freda Lippitt House

Shawnee County, Kansas

Name of Property

County and State

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</tr>
</tbody>
</table>
The James and Freda Lippitt House
Shawnee County, Kansas

10. Geographical Data

Acreage of Property  Less than one acre

Latitude/Longitude Coordinates
Datum if other than WGS84:__________
(enter coordinates to 6 decimal places)

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UTM References
(Place additional UTM references on a continuation sheet.)

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</table>

NAD 1927 or NAD 1983

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
date  August 2019
organization  Rosin Preservation, LLC.
street & number  1712 Holmes
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.
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
Shawnee County, Kansas

Name of Property

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


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, which 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 are 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.

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 gable 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 wood sills with simple rolled profiles. Shallow gablets pierce the eave above each bay (Photo 4).
Wood clapboard clads the gable 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.

**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 the 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 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 preserve the historic fenestration pattern and meet the requirements set forth on page F-5 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. 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 to 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.”

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.

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3 Ibid.
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.” 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 an 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 as a Plan Book Dwellings post-Depression Era, 1930-1945 property type. 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.

Elaboration

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. 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. 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.

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5 The following is adapted from Lenhausen and Nugent. “Historic Houses of the Garlinghouse Company in Topeka.” 2019.
6 Lenhausen and Nugent, E-7.
dwellings in Edgewood Park. Most of the dwellings are one- and one-and-one-half-story bungalows of modest size designed for a rising middle class in Topeka. 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. The firm continued to market its designs to the middle-class, emphasizing such factors as affordability, practicality, and convenience. 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

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8 Lenhausen and Nugent, E-9.
9 Ibid.
10 Lenhausen and Nugent, E6-E10.
11 Lenhausen and Nugent, E7-E8.
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 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). 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 in Section F, pages 5-6 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. While minor differences exist between the Lippitt House

12 The purpose of this room is not definitely known; however, the plan suggests it may have been a maid’s room.
13 Ibid.
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 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 C in the area of ARCHITECTURE under the Multiple Property Documentation Form (MPDF), “Historic Houses of the Garlinghouse Company in Topeka,” as an example of the Plan Book Dwellings post-Depression Era, 1930-1945 property type. 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

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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 Granhurst in 1938.
16 Ibid.
17 2532 Southwest Granhurst Avenue was not complete for listing in the 1933 directory. No directory was published in 1934.
19 Ibid.
estate began in the early 1920s when her father gifted her two lots on the south side of Topeka’s Central Park. 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 the land sales to construct houses. Her persistence paid off, and in 1925 she received a large loan to purchase the Sells Estate which included 130 lots. On the lots, she constructed single-family homes ranging in price from $7,000 to $12,500. Mohler favored the “English country cottage” and built many houses, including the nominated property, in the Colonial Revival style. 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). 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. 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. It is estimated she constructed between fifty and sixty houses in Topeka during her career.

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,” in the Plan Book Dwellings post-Depression Era, 1930-1945 property type. Constructed in 1933, the Colonial Revival dwelling is an excellent example of a Garlinghouse Company dwelling designed in the style as outlined in pages E-16-17 and F-1-F-6 in the MPDF and represents an intact example of a Plan Book Dwellings post-Depression Era, 1930-1945 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.

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21 Ibid.
22 Ibid.
23 Equivalent to approximately $101,000 to $181,000 in 2019 currency.
24 Ibid.
25 Ibid.
26 Ibid.
27 Ibid.
NPS Form 10-900
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 11

THE JAMES AND FREDA LIPPITT HOUSE

Name of Property
Shawnee County, Kansas

County and State

Historic Houses of the Garlinghouse Company in Topeka

Name of multiple listing (if applicable)

BIBLIOGRAPHY


The James and Freda Lippitt House
Shawnee County, Kansas

County and State
Historic Houses of the Garlinghouse Company in Topeka

Name of Property

Name of multiple listing (if applicable)

Verbal Boundary Description
The boundary of the James and Freda Lippitt House, 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.
Figure 1. Location Map. Source: Google Maps, 2018.
Figure 2. Context Map. Source: Google Earth, 2018.
Figure 3. Site Map. Contributing dwelling in green, non-contributing shed in red. Source: Shawnee County Assessor, 2018.
The James and Freda Lippitt House
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. The Lippitt House, 2532 Southwest Granhurst Avenue, 1950. Source: Sanborn Fire Insurance Map, Volume 2, September 1913-1950, Sheet 132.
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.

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* Osborne House. A favorite residence of the late Queen Victoria, situated near East Coves 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.
The James and Freda Lippitt House
Name of Property
Shawnee County, Kansas
County and State
Historic Houses of the Garlinghouse Company in Topeka
Name of multiple listing (if applicable)