# 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 name</th>
<th>116 Southwest The Drive</th>
</tr>
</thead>
<tbody>
<tr>
<td>Other names/site number</td>
<td>KHRI #177-4185</td>
</tr>
<tr>
<td>Name of related Multiple Property Listing</td>
<td>Historic Houses of the Garlinghouse Company in Topeka</td>
</tr>
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## 2. Location

<table>
<thead>
<tr>
<th>Street &amp; number</th>
<th>116 Southwest The Drive</th>
</tr>
</thead>
<tbody>
<tr>
<td>City or town</td>
<td>Topeka</td>
</tr>
<tr>
<td>State Code</td>
<td>Kansas KS</td>
</tr>
<tr>
<td>County Code</td>
<td>Shawnee 177</td>
</tr>
<tr>
<td>Zip code</td>
<td>66606</td>
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</tbody>
</table>

## 3. State/Federal Agency Certification

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

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

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

- national
- statewide
- local

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

<table>
<thead>
<tr>
<th>Signature of certifying official/Title</th>
<th>Date</th>
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<tbody>
<tr>
<td>Missouri Department of Natural Resources</td>
<td></td>
</tr>
<tr>
<td>State or Federal agency/bureau or Tribal Government</td>
<td></td>
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</table>

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

<table>
<thead>
<tr>
<th>Signature of commenting official</th>
<th>Date</th>
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<table>
<thead>
<tr>
<th>Title</th>
<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:)

<table>
<thead>
<tr>
<th>Signature of the Keeper</th>
<th>Date of Action</th>
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<tbody>
<tr>
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### Classification

<table>
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<tr>
<th>Ownership of Property</th>
<th>Category of Property</th>
<th>Number of Resources within Property</th>
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<tbody>
<tr>
<td>X private</td>
<td>X building(s)</td>
<td>2 contributing buildings</td>
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<tr>
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<td></td>
<td></td>
</tr>
<tr>
<td>public - Local</td>
<td></td>
<td>0 contributing district</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>public - State</td>
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<td></td>
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<tr>
<td>public - Federal</td>
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#### Number of contributing resources previously listed in the National Register

N/A

### Function or Use

<table>
<thead>
<tr>
<th>Historic Functions</th>
<th>Current Functions</th>
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</thead>
<tbody>
<tr>
<td>DOMESTIC: Single Dwelling</td>
<td>DOMESTIC: Single Dwelling</td>
</tr>
</tbody>
</table>

### Description

#### Architectural Classification

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

#### Materials

- **foundation:** STONE: Limestone
- **walls:** WOOD: Weatherboard  
  WOOD: Shingle
- **roof:** ASPHALT
- **other:**

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.)

- [ ] 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.
- [X] 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.

X 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
- [X] Other

Name of repository: Topeka and Shawnee County Public Library

Historic Resources Survey Number (if assigned): ______________________________________
10. Geographical Data

Acreage of Property  Less than one acre

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

| 1 | 39.062508 | -95.697678 |
| 2 | Latitude: | Longitude: |
| 3 | Latitude: | Longitude: |
| 4 | Latitude: | Longitude: |

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

| NAD 1927 | or | NAD 1983 |
| Zone | Easting | Northing | Zone | Easting | Northing |
| 1 | | | 3 | | |
| 2 | | | 4 | | |

Verbal Boundary Description (On continuation sheet)

Boundary Justification (On continuation sheet)

11. Form Prepared By

name/title  Emily Lenhausen, Historic Preservation Specialist; Rachel Nugent, Sr. Historic Preservation Specialist
organization  Rosin Preservation, LLC.
date  August 2019
street & number  1712 Holmes
telephone  816.472.4950
city or town  Kansas City
state  MO
zip code  64108
e-mail  emily@rosinpreservation.com

Additional Documentation
Submit the following items with the completed form:

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

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

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.
Photographs
Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn’t need to be labeled on every photograph.

Photo Log:

Name of Property: 116 Southwest The Drive
City or Vicinity: Topeka
County: Shawnee  State: Kansas
Photographer: Brad Finch, f-stop Photography
Date Photographed: July 31, 2019

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

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

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

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

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

Figure 4. Photo Map, Exterior.

Figure 5. Photo Map, Interior.

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

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

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

ELABORATION

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

¹ The Potwin Place Historic District was listed in the National Register of Historic Places on May 1, 1980 and contains roughly eight blocks.
The Drive forms the western boundary of the historic plat which extends north to West 1\textsuperscript{st} Avenue, east to Elmwood Avenue; and south to Southwest 2\textsuperscript{nd} Street (Figure 6).\textsuperscript{2} The triangular island located at the convergence of The Drive, Knox Avenue, and West 1\textsuperscript{st} Avenue was also included in the development. Garlinghouse platted the Edgewood Park subdivision in 1913 and construction began soon after. The subdivision served as a showcase development for the firm’s design and construction capabilities. One and two-story single-family residences from the 1890s and 1920s fill the blocks. Small-scale commercial resources are concentrated along the west half of Southwest 6\textsuperscript{th} Street. Large, open grassy areas and two modern dwellings are located on the east side of North Elmwood Avenue on the former Potwin Elementary School site.\textsuperscript{3} Ornamental grass lawns, garden beds, and mature trees characterize the landscaping. Concrete curbs and sidewalks line most streets.

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

**Exterior**

**Summary**

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

**West (Primary) Elevation**

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

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

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

\textsuperscript{4} Lots fronting Southwest The Drive are skewed slightly southwest along the curving street. For simplicity, the cardinal directions are used throughout the description.
bay and contains a historic wood door with four-light glazing and vertical muntins; a non-historic aluminum glazed storm door protects the historic door (Photo 1). The bays are recessed under the gable end of the attic to form a full-width open porch. Wood stairs with a simple wood handrail access the porch slightly south of center. The porch has a wood floor and clapboard-clad knee-walls line the perimeter. Groups of three square wood columns support the gable roof from the outer corners of the porch. A historic seven-light fixed wood window with vertical muntins is centered in the gable-end (Photo 2).

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

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

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

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

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

**Garage**

A historic single-car detached garage is in the northeast corner of the lot (Figures 3 and 4; Photos 16 and 17). It has a rectangular plan and an asphalt gable-front roof. Historic wood lap clads the exterior. The garage is one bay wide and one bay deep. A non-historic overhead garage door fills the vehicular bay. While non-historic, the garage door fills the historic opening. A one-over-one wood window is centered on the south elevation. A pedestrian entrance defines the north elevation bay. A vertical wood plank door fills then entrance and retains historic hardware (Photo 17). Although the precise construction date is unknown, it pre-dates 1950. The garage retains its integrity and is a contributing resource.
Integrity

The house at 116 Southwest The Drive retains excellent integrity. The dwelling retains its historic exterior elements and interior plan which correspond to Garlinghouse plan number 222 published in *Bungalow Homes: Enlarged Second Edition* (1920). Historic wood clapboard and shingle cladding, as depicted in the published plan, is intact. Historic windows and doors remain in their historic locations. Character-defining features including the open, full-width front porch, multi-light window with vertical muntins in the gable apex, wood clapboard and shingle cladding, and highly textured limestone foundation remain intact. Exterior alterations include a shed-roof enclosed porch at the rear elevation and the partial removal of drip edges above the historic windows. The rear porch enclosure is likely a historic alteration and is complementary in size, scale, and design. The MPDF notes that porch enclosure or screening is a common alteration to historic Garlinghouse dwellings. The rear porch enclosure is located at a tertiary elevation and does not significantly alter the historic form, character, or massing of the nominated resource.

Consequently, it does not significantly reduce integrity nor impede the communication of significance. While the drip edges were partially removed to apply vinyl siding, which was removed in June 2019, the remaining material communicates the historic size and shape. The asphalt roof is a replacement; however, it is likely in kind with the historic material and does not alter the roof pitch or form. The interior retains its historic plan, as depicted in Garlinghouse plan 222, and finishes with few alterations. The kitchen cabinet removal is the only significant interior alteration. While the cabinets have been removed, the kitchen retains its historic plan, wood floor, and plaster walls and ceiling. Alterations the kitchen are permissible under the registration requirements outlined in the MPDF, which state “alterations to kitchens and bathrooms are common and do not preclude a resource from listing under this MPDF, however, all other interior spaces and features should be intact, sufficient to communicate the historic function and design.” Overall, alterations to 116 Southwest The Drive are minimal and do not obscure the historic design (the plan), materials, workmanship, or feeling. The dwelling remains in its original location and retains associations with the Garlinghouse Edgewood Park development as well as its character-defining features. This dwelling consequently retains excellent integrity.

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

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

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7 Lenhausen and Nugent, E-7.
the south, and The Drive on the west (Figure 6). Garlinghouse established its first speculative development on these lots; the company is credited with the design and construction of twenty-one of the twenty-seven single-family dwellings constructed in the Edgewood Park plat. The dwellings were primarily one and one-and-one-half story bungalows of a modest size designed for a rising middle class in Topeka. The Edgewood Park development and other design and construction projects scattered throughout the city signaled a significant transition for the firm. The dwelling at 116 Southwest Drive was constructed within this context in the Craftsman/Bungalow style. When constructed c. 1916, the dwelling demonstrated the Garlinghouse Company design and construction capabilities and was a significant resource within the Edgewood Park showcase development. Many of the Edgewood Park designs, including plan Number 222 based on 116 Southwest The Drive, were soon featured in the company’s first plan book, Bungalow Homes (1916).

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

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

The Craftsman/Bungalow grew from the early designs of Charles Sumner Green and Henry Mather Greene, who practiced architecture in California from 1893 to 1914, and was popular in

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8 Rosin Preservation. “Auburndale Historic Resources Survey-Phase I.” Kansas City, Missouri: Rosin Preservation, 2017:19. The nominated property was constructed in this development and is highlighted on Figure 6.
9 Lenhausen and Nugent, E-9.
10 Ibid.
11 Lenhausen and Nugent, E-9-E-14.
12 Lenhausen and Nugent, E-10-E-11.
13 Lenhausen and Nugent, E-14-E-20.
American residential design from c. 1905 through 1930. The Greene’s incorporated elements inspired from Asian architecture and the English Arts and Crafts movement into designs for simple and elaborate bungalows. Architectural magazine and builder pattern books popularized the style and it became the most popular style for fashionable, smaller houses during the early twentieth century. Character defining features include low-pitched roofs; wide eave overhangs, often with exposed roof rafters; decorative beams or braces under gables; and full- or partial-width porches supported by square or battered piers.

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

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

The house at 116 Southwest The Drive retains integrity of design, materials, setting, location, workmanship, feeling, and association, allowing the dwelling to illustrate its connection to the historic contexts documented in the MPDF. The history and significance of 116 Southwest The Drive is directly associated with the following historic contexts described in the Multiple Property Documentation Form (MPDF): “The L.F. Garlinghouse Company, c. 1906-c.2000,” and “Garlinghouse Architectural Styles, c. 1906-1933.” The dwelling is an example of the *Edgewood*
Park Neighborhood Dwellings property type and meets the registration requirements for eligibility defined in Section F, page 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.  

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

Building History

The house at 116 Southwest The Drive is located within the Edgewood Park development. Garlinghouse platted the development in 1913 and construction within Edgewood Park began soon after. The firm was responsible for construction and design of the houses built within the plat. City directories indicate Arthur R. Smith and wife Claribel Smith occupied the dwelling for approximately forty years beginning in 1926. The couple’s three children and one son-in-law resided with them in 1940. Arthur R. Smith was employed as a bookkeeper for the First National Bank while Claribel did not work outside the home. The resource has remained a single-family dwelling since its construction. Vinyl siding was applied at an unknown date. In June 2019, the owners removed the vinyl siding to reveal the historic wood clapboard and shingle cladding.

Conclusion

The dwelling at 116 Southwest The Drive, Topeka, Shawnee County, Kansas is eligible for listing in the National Register of Historic Places at the local level under Criterion C in the area of ARCHITECTURE. Listing is proposed under the Multiple Property Documentation Form, “Historic Houses of the Garlinghouse Company in Topeka,” property type Edgewood Park Neighborhood Dwellings. Constructed c. 1916 in the Edgewood Park development, the dwelling

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14 Lenhausen and Nugent, F3-F4.
16 Arthur R. Smith was last located in the 1963 city directory. It is unclear how long he or wife Claribel occupied the dwelling past 1963. City directories did not yield information about who, if anyone, lived in the house prior to the Smiths.
represents the firm’s early, formative years as the company designed and built houses in its own subdivision to showcase the depth of its design skills. The Craftsman/Bungalow dwelling is an excellent example of a Garlinghouse Company dwelling, specifically plan 222, designed in the style as outlined in pages E11 and F1-F4 in the MPDF. The period of significance is c.1916, the year of construction. The dwelling at 116 Southwest The Drive retains excellent integrity to communicate its architectural significance.
BIBLIOGRAPHY


Topeka City Directories, 1926-1963.


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

Boundary Justification
The boundary corresponds to the current legal parcel boundaries.
Figure 1. Location Map. *Source: Google Maps, 2018.*
Figure 2. Context Map. Source: Google Maps, 2018.

116 Southwest The Drive, Topeka, Kansas.
39.062508
-95.697678
Figure 3. Site Map. Source: Shawnee County Assessor, 2018.

116 Southwest The Drive, Topeka, Kansas.
39.062508
-95.697678
**Figure 4.** Photo Map, Exterior. *Source: Bungalow Homes, Second Edition (1920):15. Adapted by Rosin Preservation, 2019.*
**Figure 5.** Photo Map, Interior. *Source: Bungalow Homes, Second Edition (1930):15. Adapted by Rosin Preservation, 2019.*
Figure 7. Edgewood Development advertisement, 1913. The lot containing 116 SW The Drive is highlighted in red. Source: Topeka Daily Capital, June 1, 1913.

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

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