SURVEY REPORT
COLLINS PARK
TOPEKA, KANSAS

Report Completed for the City of Topeka, Kansas by Keenoy Preservation, St. Louis, Missouri
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Introduction

In 2017, the City of Topeka issued a Request for Proposal to conduct an intensive survey of the Collins Park neighborhood. The project was funded by a Historic Preservation Fund (HPF) grant received by the City of Topeka from the Kansas State Historical Society/Historic Preservation Office (KS-SHPO) and the National Park Service. The project was awarded to and completed by Keenoy Preservation (Ruth Keenoy and Terri Foley) of St. Louis, Missouri. The purpose of the survey was to document properties located in the Collins Park neighborhood and to identify properties within the neighborhood that appear eligible for the National Register of Historic Places.

Collins Park is a residential neighborhood that developed during the 1920s-1930s. The neighborhood is located in central Topeka, Kansas (Figure 1). The neighborhood is bounded by SW Huntoon Street (north), SW Oakley Street (west), SW 15th Street (south) and SW Randolph Avenue (east) (Figure 2). Collins Park encompasses 46 acres and includes 186 properties. All but two of the surveyed properties are residential. The remaining two properties include a commercial building at 3025 SW Huntoon Street and a park (Collins Park) that extends north/south through the center of the neighborhood.

The following document provides an historical overview / contextual discussion about the neighborhood's development and growth, an architectural analysis of properties within the survey area and an overview of the survey, including recommendations for a potential historic district within the survey area.
Figure 1. Location Map. Collins Park, indicated by point in red, is in the City of Topeka, Kansas (area identified by yellow). Source: Shawnee County Maps (online database).

Figure 2. Collins Park is identified by the boxed area on the map. Source: Shawnee County Maps (online database).
Methodology

The Collins Park Neighborhood Intensive Survey was initiated in November, 2017, at which time Ruth Keenoy met with the KS-SHPO, conducted the first public meeting with Collins Park residents and began photography and research per the survey project requirements. In November 2017, the consultant (Ruth Keenoy) completed the field inventory of the neighborhood, which included digital photography of all properties within the survey area (Figure 2). Digital photos were uploaded to the Kansas Historic Resources Inventory (KHRI) online database. Survey forms (also on the KHRI database) were completed for each inventoried property as were individual site maps. Photographs were additionally saved in TIFF format per the survey requirements and submitted to the KS-SHPO.

Following the field inventory phase of the survey project, an historical overview was developed to support the assessment of a potential historic district within the survey area. The overview required preliminary historical research, conducted at Topeka Public Library, Kansas State Historical Society and Shawnee County Historical Society. The KHRI database was utilized to gather information about a previous Collins Park reconnaissance level survey (conducted in 2001 - 2002). The database was also used to compare the neighborhood’s inventoried properties with similar resources located in other previously surveyed Topeka neighborhoods. Survey reports prepared for Collins Park in 2002 (Landmark Preservation Associates) and 2004 (Donny Smith, City of Topeka) are provided in Appendix A.

Additional resources utilized to gather information and produce the following report include guidelines/bulletins issued by the National Park Service in relation to National Register evaluation standards, thematic studies and general research regarding early twentieth-century neighborhoods. Activities throughout the project were coordinated with the KS-SHPO and City of Topeka to insure that all available resources/repositories were utilized to support the findings/recommendations of the survey project. The Collins Park Neighborhood Intensive Survey was completed per guidelines provided by the City of Topeka, KS-SHPO’s “Historic Preservation Fund (HPF) Products Manual” and National Register Bulletin 24: Guidelines for Local Survey: A Basis for Preservation Planning.
Historical Overview of Collins Park Neighborhood, Topeka

Collins Park is an early twentieth-century residential neighborhood in the City of Topeka, Kansas. The neighborhood was platted in 1923 by the Kansas Reserve Investment Company as the Holland-Washburn Addition.¹ Located in central Topeka (Figure 1), Collins Park’s original development name (Holland-Washburn Addition) refers to the neighborhood’s previous land use as a large farmstead owned by J.C. Holland and the neighborhood’s proximity to Washburn Park Addition (platted a year prior) and Washburn University (Figure 3).²

As noted, the area developed as Collins Park was previously owned by James C. Holland (1853 – 1919), who served as Kansas State Architect in 1895-1897 (Figure 4). Holland moved to Topeka in 1885 from Ohio, where he had been born, raised and educated. He went on to receive architectural training at Cornell University (New York) and worked in private practice prior to relocating to Topeka. Though Holland’s best known commission in Kansas is the state capitol’s central wing (excluding the dome), he was well known throughout the state for his work designing courthouses, jails, churches, commercial buildings (including the Mills Building in Topeka, which held his office) and many residential properties.³ Following Holland’s death in 1919, his landholdings were sold and subdivided.⁴

The 1920s witnessed a great deal of development for the City of Topeka. Shortly after Holland’s farmstead was subdivided, the City began an active campaign to annex areas that would assist in “straightening” Topeka’s irregular boundaries.⁵ In 1921, five boundary extensions were proposed by Topeka’s Planning Board along the city’s northern, eastern and western edges. This latter area for proposed expansion was the largest and most directly connected to the former Holland property. The proposed annexation area extended “from Munson avenue [sic] down Randolph avenue to Euclid avenue, embracing Miller’s College Park addition and part of Euclid Park addition.”⁶ The convoluted proposal came to a head in September 1921, when arguments ensued over what areas should be added to the city’s tax rolls. Although not all of the proposed areas were annexed in 1921, several subdivision proposals were accepted, including the aforementioned Washburn Park Addition located two blocks north of Collins Park (Figure 5).⁷

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⁴ “Public Sale,” 19; Smith, 1-2.
⁵ “Planning Board Would Add Territory to City Straightening Boundary,” The Topeka State Journal (15 June 1921), 1.
⁶ Ibid.
Figure 3. Map illustrating locations of Collins Park (pin) and Washburn Park / University (stars). Source: Google Maps. Scale: 1" = 200 meters.

Figure 4. James C. Holland. Image is from Holland's obituary published in the Topeka State Journal on May 28, 1919 (Page 1).
Both Washburn Park and Collins Park were planned and developed by large real estate / development companies intending to capitalize on the expansion of (then) western Topeka. In the case of Collins Park, the developers involved in the 1923 venture were J.H. Lee, W.W. Eden and R.P. Sowers (all of which have streets in Collins Park bearing their last names). Two of the three men – Lee and Eden – were principal associates of Kansas Reserve Investment Corporation.\(^8\) Established in 1919, the Kansas Reserve Investment Corporation was headed by J. H. Lee, a cattleman and banker who moved to Topeka from Harveyville, Kansas when offered the position of chief executive officer (Figure 6). At the time, Lee was also a Director of the Kansas Reserve State Bank – parent organization of the new investment company. Initially, Kansas Reserve Investment Corporation was “extensively [engaged] in the cattle loan business.”\(^9\) The company’s earliest real estate transactions appear to have dealt solely with farm-related properties – Collins Park is believed to be the company’s first residential-type development.\(^10\)

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\(^8\) Smith, 1.
\(^9\) Kansas Reserve Investment Co. with $100,000 Capital,” The Topeka State Journal (1 April 1919), 1.
Joining the investment company in 1921 was William W. Eden (b. 1883), who accepted the position when an earlier secretary – George C. Thompson – decided to step down (Figure 6). Eden moved to Topeka from Cleveland, Ohio, in 1918 to manage the city’s Kresge Department Store. He was also a stockholder in the Kansas Reserve State Bank and Kansas Reserve Building and Loan Association. The third member involved in forming the subdivision that became Collins Park was Ralph Porter Sowers (1884 – 1943). Sowers was manager of the Walkover Shoe Store at 731 Kansas Avenue. Most significant is that Sowers married J.C. Holland’s daughter, Lydia, who died in 1923 – the year that Collins Park was platted.

Figure 6. Photo of J.H. Lee (left) published following the announcement of his position with Kansas Reserve Investment Corporation (Source: The Topeka State Journal, 1 April 1919). The sketch of W.W. Eden (right) was published following the announcement of his position as Secretary of Kansas Reserve Investment Corporation (Source: The Topeka State Journal, 6 December 1921).

Collins Park’s plat included deed restrictions, a long-held practice that developers used to protect “real estate values for both home owners and the subdivider, who expected to sell improved lots over the course of many years.” Collins Park’s developers incorporated restrictions not atypical of the time. Dwellings constructed in Collins Park were required to cost a minimum of $4,000 and no business could be located in the subdivision. Also on the list of restrictions was a ban against selling or renting properties to individuals with any “perceptible strain of Negro blood.” Restrictive covenants based on race were ubiquitous in American subdivision planning, particularly during the late nineteenth- and early twentieth-century. Even though the State of Kansas did not support a large number of African-Americans in 1920 (estimated as 3.3%), most

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14 Smith, 2.
lived in the state’s larger cities. This was clearly the case in Topeka, which estimated its African-American population in 1920 as 8.5%.<sup>15</sup> One of Topeka’s largest historic African-American neighborhoods is located approximately 0.1-mile east of Collins Park – Tennessee Town – where freed slaves from Tennessee settled in the 1870s.<sup>16</sup> Racial housing restrictions remained legal until Congress passed the Civil Rights (aka Fair Housing) Act in 1968. However, homeowners had the option to eliminate such restrictions once they reached their original term limits – typically a period of 25 years (<strong>Figure 7</strong>).<sup>17</sup>

Though Collins Park’s deed restrictions were not unique to Topeka, the layout of the neighborhood was another matter altogether. Unlike earlier residential subdivisions such as Potwin Place (1882), Auburndale (1882), Holliday Park (1885) and Washburn Park (1922), Collins Park’s streets did not follow a grid-like pattern.<sup>18</sup> Gridiron planning was generally adopted for two reasons – for one, it was a profitable way to develop and sell lots. Second, until automobiles came into play, suburban neighborhoods relied on streetcars which required aligned streets. By the time that Collins Park was developed, the automobile was popular and becoming more affordable to middle-class families. Also popular by the early 1920s, was the Garden City movement, initiated in 1899 by an English social activist, Ebenezer Howard. Howard introduced a concept of designing circular – rather than grid – patterned cities. Within the inner circles of Howard’s planned city were residential neighborhoods embracing natural landscapes. Commercial properties surrounded the residential sector and beyond this – the outer circles supported industry. In America, the Garden Plan led to the development of residential subdivisions with curved streets. These neighborhoods were void of commercial development and included an open green space used by residents as a public park. These planned features were intended to foster the neighborhood’s overall “sense of enclosure and privacy” – creating a safe, healthy, beautiful environment that protected residents from the ills of the industrial city.<sup>19</sup>

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<sup>17</sup> “Beautiful Washburn Park Now Open;” Ames and McClelland, 32.

<sup>18</sup> City of Topeka Planning Department. Neighborhood Plans, Available at: [https://www.topeka.org/planning/neighborhood-area-plans/](https://www.topeka.org/planning/neighborhood-area-plans/) (Access date: 20 April 2018).

<sup>19</sup> Ames and McClelland, 34, 37, 42-43.
On Tenth Avenue and Munson at Washburn Avenue

**Beautiful Washburn Park Addition NOW OPEN**

WATER, SEWER AND ELECTRICITY RIGHT UP TO ADDITION, TENTH AVENUE PAYED. LOW MAN STREET CAR LINES RUN TO SOUTH CORNER

Opportunity Awaits Topekans Here

These Beautiful Lots are available on the remarkably Easy Terms of

$5.00 Down, Then One Dollar a Week

No interest nor taxes for one year, with 10% Discount for payment of $10.00 or more in advance at any time, and 15% for all cash.

Look at These Prices

$89.00 to $325.00

Payment of $1.00 a Week Carries Any Lot Regardless of Cost

The Biggest and Most Remarkable Sale of Homesites in the History of Topeka

If you are interested in the growth of Topeka, you will note that the opening of WASHBURN PARK ADDITION is the biggest HOUSING DEVELOPMENT in Topeka in many years. Great vista, great vista, great vista, stretching to the horizon, is the picture presented by WASHBURN PARK ADDITION. This development is the first of its kind and is planned to continue until the entire block is covered with the most desirable type of homesites that can be had for the price.

Consider for a Moment these Important Facts:

THAT WASHBURN PARK is safely restricted—this means, accessibility from 10th Avenue, which is only a short drive, and easy of access to Washburn Avenue.

THAT it is one of the highest points in the city of Topeka, affording the most beautiful view of open space and lookout.

THAT it is in the best and most matured part of Washburn Park. The city is growing and most matured part.

THAT it possesses natural beauty, abundant trees, rich ground for gardens, and playgrounds in connection.

THAT every lot has a chance to be developed to the fullest extent of 100 feet a week, with all the desired improvements on any lot.

THAT if you are interested in the growth of Topeka, you will note that the opening of WASHBURN PARK ADDITION is the biggest HOUSING DEVELOPMENT in Topeka in many years. Great vista, great vista, great vista, stretching to the horizon, is the picture presented by WASHBURN PARK ADDITION. This development is the first of its kind and is planned to continue until the entire block is covered with the most desirable type of homesites that can be had for the price.

**OUR SALE BEGINS TODAY**

Bank of Topeka

The Brosius Investment Co.

W.A. Neiswanger & Co.

Come out today and buy a homesite. Decide now. Do not put it off. Tomorrow may be too late. Remember, home, lot, house, all three for the same price.

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Collins Park grew slowly but steadily during the 1920s. In 1920, 46% of American families owned their own homes – this was a statistic that both the United States government and the housing industry wished to bolster. In Kansas, these numbers were somewhat higher, 56.9%. Housing was expensive and “beyond the reach of most Americans” – even after World War I. To alleviate this problem, a public/private partnership emerged in 1922, known as the Better Homes Movement. The campaign was initially – and effectively – promoted through Butterick Publishing Company’s popular magazine, The Delineator. The Better Homes Movement included national “demonstration weeks,” which encouraged the public to tour model homes and apply for financial assistance. Most lenders, including the Kansas Reserve Investment Corporation, offered homebuyers assistance through installment loans that required small down payments. Such financing, however, required frequent renegotiation of the loan, allowing individuals to carry multiple mortgages. This was a plan that crashed along with the stock market in 1929. The Better Homes Movement also encouraged the sale of catalog housing, which had been introduced in the nineteenth-century. Some companies, such as Sears, Aladdin and Montgomery Ward, promoted prefabricated “kit homes” and offered financing options (Figure 8). Although the L.F. Garlinghouse Company of Topeka did not sell kit homes, the company did benefit from the Better Homes Movement. Nineteen houses in Collins Park have been documented as Garlinghouse Plan dwellings, constructed from 1920 – 1948 (Figure 9).

Lewis Fayette Garlinghouse (1879 - 1965) was a native of Topeka. His father, Lucien B. Garlinghouse (1844-1907) purchased a farm in Shawnee County, south of Topeka, in 1870. Lewis attended law school at Washburn University and in 1906, began working as a realtor. Shortly thereafter, he and his brother, George, entered a partnership and began to build housing and plan subdivisions. Their earliest venture in this capacity was Edgewood Park, located at the western edge of Potwin Place. Edgewood Park was re-platted by the Garlinghouse brothers in 1913 as a 31-lot, horseshoe shaped court with a central green space. It was here that Lewis F. Garlinghouse also resided (231 Edgewood) for 30 years. L.F. Garlinghouse was successful in

21 United States Census Bureau, “Historical Tables of Housing Tables,” Available at: https://www.census.gov/hhes/www/housing/census/historic/owner.html (Access date: 23 April 2018).
22 Ames and McClelland, 29.
23 The National Housing Association. “‘Better Homes’ Campaign,” Housing Betterment (January 1922), 158.
24 Ibid.
large part because his company offered affordable, well-built housing in addition to financing. By the early 1910s, Garlinghouse was building roughly 25% of all homes constructed in Topeka.\footnote{28 "Dark Then Dawn," \textit{The Topeka Daily State Journal} (14 February 1914), 4.}
Duplicate sets with original order . . .  Per set, $5.00

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

Figure 9. 1331 SW Collins Avenue, featured at bottom right, was built using Garlinghouse Plan No. 1103 (Source: Garlinghouse Small Homes Catalog (c. 1940)).
The Garlinghouse Company survived the Great Depression by keeping company costs low – this was more manageable because as noted, Garlinghouse never entered the prefabrication business. Success was further cemented in 1935 when Garlinghouse landed a contract with Henry Ford, who embarked on changing the company town concept by creating a “true village environment, something Americana, with real homes.” Postwar prosperity continued for Garlinghouse, which perpetuated affordability, even when the company began to offer larger, more expensive homes.

Rarely, if at all, could any Garlinghouse plan be called a “mansion.” The firm designed for the middle classes and aspiring working class; few of its residences were ever thought of as “showplaces.” Nevertheless, many catalogs showcased what today would be described as “upscale homes,” places welcomed in the best of neighborhoods.

Following L.F. Garlinghouse’s death in 1965, the company remained headquartered in Topeka and under family control until 1986, when the company relocated to Middletown, Connecticut. The business was eventually absorbed by a media corporation from Virginia, which continues to sell house plans using the Garlinghouse name.

Financing options of the 1920s came to a swift end with the stock market crash in 1929. Federal relief for housing finally arrived in 1934 with passage of the National Housing Act, which created the Federal Housing Administration (FHA). The FHA was a rarity in New Deal legislation in that the program’s success relied not on government expenditures but on the housing industry itself. The FHA redefined home financing by allowing loans for up to 80% of a purchase and capping interest at 5%. Additionally, the span of the loan could be extended up to 20 years (later expanded to 30 years). The FHA provided insurance for private lenders, which meant that if the loan defaulted, the FHA paid insured lenders the remaining balance of the loan. Within three years following the new FHA lending terms, housing sales in the United States more than tripled — from an estimate of 93,000 homes sold in 1933 to 332,000 in 1937. What the FHA failed to do, however, was balance the scales in relation to equal housing opportunities. The agency refused to “underwrite [loans for] houses in areas threatened by the ‘Negro invasion’” and engaged in redlining – an appraisal system that lowered property values for housing in neighborhoods where African Americans resided.

Collins Park holds what is believed to be the first FHA insured dwelling constructed in the State of Kansas. In 1935, Henry Beecroft, a Topeka bank employee, learned about FHA financing.

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29 Ibid, 26-29.
30 Wallace, 35.
33 Ibid, 204-205.
34 Wright, 247.
Encouraged by his supervisor to apply for an FHA loan, Mr. Beecroft and his wife purchased two lots in the Collins Park neighborhood priced at $450 and $350, respectively. The Beecroft’s FHA loan provided them the funds to not only purchase the lots but to hire a building contractor (Sam Shirley) and pay for all of the associated construction costs. Also remarkable is the fact that in 1948, the Beecroft’s house, addressed as 1415 SW Collins Avenue, was purchased by Fred Mann, appointed as Kansas FHA Director in 1955 (Figure 10).  

![Figure 10. 1415 SW Collins Avenue is believed to be the first FHA-financed home in the State of Kansas. The dwelling was constructed in 1935.](image)

By 1940, Collins Park was almost fully developed – all but 20 of the neighborhood’s 184 houses had been constructed. Most dwellings were constructed in the 1930s and reflected Tudor and Colonial Revival influences, “characteristic of the English garden” (aka Garden Plan) movement that also shaped the subdivision’s curved streets/central park plan. Although the neighborhood’s plat was not formally filed until 1923, Collins Park appears to have had two houses constructed in 1920 – 1406 SW Campbell Avenue (a Garlinghouse Plan dwelling) and 3006 SW Harland Court. The third dwelling constructed in Collins Park dates to 1924, 1352 SW Campbell Avenue. The neighborhood’s most recently constructed home was 1442 SW Oakley Avenue, a Ranch style dwelling constructed in 1960. Collins Park is an exemplary example of the early 20th century neighborhoods developed in central Topeka. Randolph School, constructed in 1927, bounds the eastern edge of Collins Park and remains in use today as a public elementary school. West of Collins Park is Westboro Park, platted in 1926 as another curved street subdivision that

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(unlike Collins Park) includes an original commercial strip. Collins Park is a favorite among Topekans for its Fourth of July parade, which began in the 1970s and is cited as the city’s longest running annual parade.\textsuperscript{36}

\textsuperscript{36} Smith, 2.
Architectural Analysis

Collins Park is largely representative of popular housing styles of the 1920s and 1930s, during which time most of the neighborhood’s housing was constructed. Collins Park’s era of residential construction extends from 1920 – 1960. One commercial building at 3025 SW Huntoon Street was constructed in 1981. Architectural styles within the neighborhood include Colonial Revival (43 properties), Dutch Colonial Revival (15 properties), Tudor Revival (95 properties), Craftsman Bungalow (3 properties), Minimal Traditional (four properties) and Ranch (19 properties). The neighborhood holds one Shingle Style dwelling (influenced by the Colonial Revival style) and three altered dwellings that currently are not consistent with a single architectural style. Collins Park also includes 19 Garlinghouse Plan dwellings. The subdivision’s curved street plan and central park reflect Garden City planning impacts, consistent with the neighborhood’s large collection of Tudor and Colonial Revival style housing. National Register eligibility recommendations based on the neighborhood’s architectural characteristics are discussed in the following section of this document entitled, “Survey Results and Recommendations.

Colonial Revival Style (43 dwellings)

The Colonial Revival style was developed by four architects inspired by the 1876 Philadelphia Centennial celebration of the founding of the United States. In 1877, Charles Fallen McKim, William Mead, Stanford White and William Bigelow toured New England to compile sketches and measured drawings of Colonial-era housing. The architects followed up their tour by introducing modern building designs “inspired by colonial precedents.” Also important to the style’s popularity were the contributions of architect Robert Peabody, who observed that many elements of Colonial Revival housing were shared by the Queen Anne style such as the use of clustered chimneys, molded brickwork and classical detailing. In short, the style was created and promoted by two significant architectural firms: McKim, Meade and White (New York) and Peabody and Sterns (Boston). Its popularity stemmed from the fact that Americans embraced the style’s representation of the country’s historical past.

Architectural pattern books assisted with promoting widespread public appreciation for the Colonial Revival style. Publications such as American Architect and Building News (1890s) and White Pine Series of Architectural Monographs (1910s) were among the widely circulated offerings that increased public awareness of the style. Though reflected in other

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39 Ibid., 36-38
40 McAlester and McAlester, 326; Williams, 37, 40.
design areas such as furniture, painting, sculpture and decorative arts, Colonial Revivalism was most fully articulated through the field of architecture. The style experienced a long period of popularity, 1880 – 1955, particularly in relation to residential design. More affordable building techniques such as balloon frame construction and brick and stone veneers fed the style’s popularity in middle-class housing.

Colonial Revival style housing typically includes the following features:

- **Plan Shape:** Rectangular; sometimes irregular
- **Height:** 1, 2 or 3 stories
- **Façade:** Symmetrical; sometimes asymmetrical
- **Roof Type:** Hipped; side gable
- **Windows:** Double-hung wood sash; adjacent pairs; often flanked by shutters; Palladian window; symmetrical placement
- **Exterior:** Wood siding or brick
- **Porches:** Centered porch, full-width or may have wraparound; usually with columns
- **Doors:** Wood panel with glass; sidelight and transoms; door surrounds with pediments, narrow columns or pilasters
- **Details:** Cornice decorated with dentils or modillions; dormers; porte-cochere; boxed wall junctions with restrained overhanging eaves
- **Chimney:** Tall and wide

The Colonial Revival style is represented on virtually every street in Collins Park. An excellent example is the 1.5-story wood clad dwelling at 3024 SW Clark Court. The dwelling features a side gable roof with gabled dormers. The stoop entrance is flush and sited in a projecting front gable. The windows are six-over-six, flanked with shutters – typical features of the early twentieth-century Colonial Revival style home (Figure 11). Another example is 1268 SW Oakley Avenue, which features half-elliptical windows in the gable field and symmetrical centered entrance featuring a Colonial Revival style surround (Figure 12).

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42 Ibid. 185-186.
Figure 11. 3024 SW Clark Court is an example of a Colonial Revival style dwelling in Collins Park.

Figure 12. 1268 SW Oakley Avenue is another good example of a Colonial Revival style dwelling in Collins Park.
Dutch Colonial Revival Style (15 dwellings)

The Dutch Colonial Revival style is a subtype of the Colonial Revival style and most frequently seen in housing constructed during the early 1900s.\(^{31}\) The style was adapted from the much earlier Dutch Colonial style (1650 – 1840) introduced by settlers in present day New York and New Jersey.\(^{43}\) The Dutch Colonial Revival style is most clearly distinguished by its large gambrel roof, often compared to a barn.\(^{44}\) Dutch Colonial Revival style homes were popular in catalog housing designs. Collins Park holds three Garlinghouse Plan Dutch Colonial Revival style dwellings: 1415 SW Collins Avenue (Plan #149), 1258 SW Collins Avenue (Plan #533) and 3009 SW Clark Court (Plan #533). Streets in Collins Park that support Dutch Colonial Revival style dwellings include SW Clark Court, SW Collins Avenue, SW Eden Court, SW Harland Court, SW Huntoon Street and SW Randolph Avenue.

Examples of Dutch Colonial Revival style housing in Collins Park include 1295 SW Randolph Avenue, a two-story front facing gambrel roof Dutch Colonial Revival dwelling. An elliptical style window is featured in the upper section of the gambrel roof and shed dormers are present. The façade has a centered stoop entrance flanked by windows (Figure 13). The dwelling at 1258 SW Collins Avenue is an example of a Garlinghouse Plan No. 533 Dutch Colonial Revival style dwelling (Figure 14).

*Dutch Colonial Revival style housing typically includes the following features:*

- **Plan Shape:** Rectangular or Irregular
- **Height:** 2 to 2.5 stories
- **Façade:** Symmetrical or asymmetrical
- **Roof Type:** Gambrel roof; intersecting gables
- **Windows:** Double-hung wood sash; adjacent pairs; often flanked by shutters
- **Exterior:** Wood siding or brick
- **Porches:** Centered porch, full-width usually with columns
- **Doors:** Wood panel with glass; sidelight and transoms; door surrounds with pediments, narrow columns or pilasters
- **Details:** Flared eaves; projecting eaves; dormers
- **Chimneys:** Tall and wide

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\(^{31}\) McAlester and McAlester, 322, 324.

Figure 13. 1295 SW Randolph Avenue is an example of a Dutch Colonial Revival style home in Collins Park.

Figure 14. 1258 SW Collins Avenue is a Garlinghouse Plan Dutch Colonial Revival style dwelling in Collins Park.
Tudor Revival Style (95 dwellings)

The Tudor Revival style is one of America’s most popular styles of housing. Earliest examples date to the 1890s and, like Colonial Revival housing, the style remained prevalent through the mid-twentieth century.\(^{45}\) Tudor Revival is an adaptation of popular English housing styles from the 16\(^{th}\) and early 17\(^{th}\) centuries.\(^{46}\) It was embraced by the middle class during the early 1900s, once balloon frame construction and brick/stone veneers became widely available. The style’s popularity spiked following World War I, when suburban housing construction boomed and returning servicemen associated the style with their time in Europe. Tudor Revival was heavily promoted through housing catalogs, popular magazines and travel publications featuring Britain and Europe. It was additionally popularized by the Better Homes Movement because it was easily adapted to – and affordable for – modest sized housing.\(^{47}\) The Tudor Revival style is the most dominant form of housing in Collins Park. Its architectural embellishments correlate to the Garden Plan subdivision layout – both inspired by British precedents. Examples in Collins Park range from small to large and vary in details. The style is found on every street within the study area.

The Tudor Revival dwelling at 1368 SW Collins Avenue was featured in the local newspaper while under construction and described as a “New English Home” (Figure 15).\(^{48}\) The house was designed in 1926 by Olga Wallace, who had recently designed a model home for Topeka’s Country Club Place Addition (platted in 1924).\(^{49}\) The exterior design incorporated finishes in “pink stucco with rough-sawed stained Tide-water cypress trim.”\(^{50}\) Plans at the time of construction included an upstairs library with windows overlooking the park, a central air conditioning system, bathrooms on first and second floors and a large brick fireplace with a walnut mantel. Basement plans included a recreation room clad in knotty pine paneling. The house and an associated two-car garage were constructed by Robertson-Shirley Lumber Company (Figure 16).\(^{51}\)

\(^{45}\) McAlester. 354-358.
\(^{46}\) Ibid.
\(^{48}\) “New English Home in Holland-Washburn,” Clipping (unknown source), Available at Topeka Public Library, Houses/Collins Park.
\(^{50}\) “New English Home in Holland-Washburn.”
\(^{51}\) Ibid.
Figure 15. Architect’s sketch of 1368 SW Collins Avenue, c. 1926 (Source: “New English Home in Holland-Washburn,” Topeka Public Library).

Figure 16. 1368 SW Collins, current view – photo November 2017.
Figure 17. 1347 SW Campbell Avenue is an excellent example of a Tudor Revival style dwelling in Collins Park.

Tudor Revival exteriors are embellished with wood, brick and stone or (most frequently) a combination of these materials. The dwelling at 1347 SW Campbell Avenue is an excellent representation of the use of stucco, brick and wood (Figure 17). It is a small house with many stylistic details, including a central tower bay entry. This particular example is reminiscent of English cottage style housing, which fits the neighborhood’s subdivision plan.

_Tudor Revival style housing typically includes the following features:_

- **Plan Shape:** Irregular
- **Height:** 1 to 2.5 stories
- **Façade:** Asymmetrical
- **Roof Type:** Commonly side gable (steeply pitched); less common front gable
- **Windows:** Tall narrow windows; typically, in multiple groups; multi-pane glazing; casement windows
- **Exterior:** Brick, stucco, or wood siding; often half-timbering
- **Porches:** Stoop; arches found in entry porches
- **Doors:** Heavy board-and-batten
- **Details:** Façade dominated by one or more prominent cross gables (steeply pitched); cut stone; rounded arch doorways
- **Chimneys:** Usually large exterior chimneys; front or side of house; tall; multiple shaft or stepped chimneys; decorative chimney pots
Craftsman Bungalow (3 dwellings)

The Craftsman Bungalow became a popular form of housing in the early twentieth century. Introduced in the late nineteenth century during the height of the Arts and Crafts movement, it is largely attributed to residential designs by California architects Charles Sumner Greene and Harry Mather Greene. The Greene Brothers began to design homes in the early 1900s that were simple in plan and “intricately detailed,” receiving a great deal of publicity for their designs in popular magazines and builders’ catalogs.\(^\text{52}\) Despite its spare representation in Collins Park, the Craftsman Bungalow is by far the most widely imitated housing style in the United States. Its open floor plan and attractively designed rustic features reflected simplicity, practicality and proficiency – American middle-class values.\(^\text{53}\)

Craftsman style bungalow housing does not dominate in Collins Park likely because of the neighborhood’s Garden Plan, which relies on Tudor- and Colonial-Revival style designs. There are examples, however, including 1435 SW Collins Avenue, 1251 SW Randolph Avenue and 3017 SW Sowers Court. The dwelling at 1251 SW Randolph Avenue (Figure 18) features a front gabled roof with wide over-hanging eaves and exposed rafters. The partial-width porch is sheltered under a gable roof supported by tapered columns on brick piers. Windows have multi-light vertical panes in the upper sash, which is typical of the style. A more simplistic example of the style is illustrated by SW Collins Avenue (Figure 19), which has exterior wood shingle siding, a stoop entrance and a side porch with wood posts and railings. Windows are six-over-six (reflecting Colonial Revival style influences). The façade retains an original Craftsman style door. The property also features an original Craftsman-influenced single-car frame garage, which imitates the dwelling’s gable-front plan.

\(^{52}\) McAlester and McAlester, 454.

Figure 18. 1251 SW Randolph Avenue is an example of a Craftsman Bungalow in Collins Park.

Figure 19. 1435 SW Collins Avenue is a Craftsman Bungalow that retains its original Craftsman style garage.
Craftsman Bungalow housing typically includes the following features:

Plan Shape: Rectangular or irregular
Height: Typically 1-1.5 stories
Façade: Usually asymmetrical
Roof Type: Gable (low-pitched), sometimes hipped
Windows: Double-hung wood sash; typically, 3/1 or 4/1 usually vertical panes; small square windows; sometimes stained-glass windows
Exterior: Wood siding or brick; occasionally stucco
Porches: Typically full-or-partial-width with roof supported by square or tapered columns on brick piers
Doors: Craftsman style door; wood panel with lights in upper portion
Details: Wide unenclosed eave overhang; roof rafters usually exposed; decorative beams or braces under gables
Chimneys: Typically exterior; brick or stone
Minimal Traditional (4 dwellings)

The Minimal Traditional style, introduced in the 1930s, gained popularity after World War II when housing was typically more modest. Recovering from economic hard times (the Great Depression) and materials shortages (World War II), the style's name is derived from its stripped down appearance — in contrast to earlier styles such as the Tudor Revival and Craftsman Bungalow. The style's modest size, lack of ornate detailing and large porches reduced construction expenses and allowed houses to be finished swiftly and inexpensively.\textsuperscript{54} Minimal Traditional housing was common through the 1950s, by which time the Ranch style was more popular. From 1946 to 1949, the majority of houses constructed in the United States reflected the Minimal Traditional style.\textsuperscript{55} Examples in Collins Park often incorporate Colonial Revival details, such as 1427 SW Collins Avenue (Figure 20) and 1421 SW Campbell Avenue (Figure 21).

![Image of houses](image)

Figure 20. 1427 SW Collins Avenue is a good example of a Minimal Traditional style house in Collins Park. Six-over-six windows with faux shutters reflect Colonial Revival influences.


\textsuperscript{55} Ibid.; McAlester and McAlester, 478.
Figure 21. 1421 SW Campbell Avenue is another Minimal Traditional style dwelling in Collins Park that incorporates Colonial Revival detailing.

*Minimal Traditional style housing typically includes the following features:*

- **Plan Shape:** Rectangular or irregular
- **Height:** Typically 1 to 1.5 stories
- **Façade:** Asymmetrical or symmetrical
- **Roof Type:** End gable
- **Windows:** Double-hung wood sash; picture windows
- **Exterior:** Wood siding or brick; less frequently stone; asbestos shingles
- **Porches:** Typically stoop or partial-width with roof supported by decorative iron or slender wood posts
- **Doors:** Wood panel, often with lights in upper portion
- **Details:** Usually void of decorative details, minimal overhanging eaves
- **Chimneys:** Typically exterior; brick or stone
Ranch Style (19 dwellings)

As noted, by 1950 the Ranch style was on its way to becoming the most popular form of housing in the United States, surpassing previous styles, including the Bungalow.\textsuperscript{56} Credited with introducing the earliest example is Cliff May, a California architect who designed a one-story Ranch house in 1931 featuring Spanish Colonial Revival detailing and an integrated garage on the façade. May designed over 50 Ranch style dwellings in 1931–1937. He continued to refine and expand the definitions of his style through the 1940s, which captured the attention of other architects and soon became a national trend.\textsuperscript{57}

Prior to the 1950s, the Ranch house was small and generally had a one car garage. By 1950, the style often featured two-car garages or carports attached at one end of the façade. Garages and carports symbolized the necessity of the automobile, particularly for those residing in a suburban subdivision.\textsuperscript{58} Ranch style dwellings in Collins Park include 1405 SW Campbell Avenue, 1250 SW Collins Avenue, 2718 SW Lee Court, 3005 SW Huntoon Street and 1280 SW Oakley Avenue. The survey identified 19 Ranch style dwellings in Collins Park, including 2911 SW Huntoon Street, a Garlinghouse Plan (No.1735) residence constructed in 1948 (Figures 22 and 23). The Ranch style dwelling at 1416 SW Collins Avenue (Figure 24) was constructed in 1957 and unlike the earlier example at 2911 SW Huntoon Street, features an attached garage wing instead of a detached garage. The dwelling is sited low to the ground, has a partial-width porch, a large chimney and a picture style window.


\textsuperscript{57} Emily Pettis et al, \textit{A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing} (Washington, D.C.: Mead & Hunt for the Transportation Research Board, 2013), 49.

Figure 22. 2911 SW Huntoon Street is a Garlinghouse Plan No. 1735 Ranch style house.
Figure 23. Garlinghouse Plan No. 1735 was used for 2911 SW Huntoon Street (Source: Garlinghouse Small Homes, c. 1940).
Ranch housing typically includes the following features:

Plan/Shape: Rectangular
Height: 1-story
Siding: Brick, stone, wood siding, and aluminum/steel siding
Entrance: Sheltered under the main roof, may be located on flat façade or recessed; stoop or partial-width porch, doors are solid or paneled, small rectangular windows can be found in the top third of the door
Roof: Side gable, hipped, cross hipped, front gable to side gable with overhanging eaves; low-pitched, single or double doors
Windows: Double-hung (wood or metal), casement, awning, sliding, large picture windows and occasionally bay windows; shutters are common
Chimney: Brick or stone, large and usually off-center, may be perpendicular with facade
Garage: One- or two-car, commonly attached at one end of the façade and integrated into the form of the house

Figure 24. 1416 SW Collins Avenue is a good example of a Ranch style dwelling in Collins Park.
Other Types of Housing in Collins Park (4 dwellings)

There are a few houses within the Collins Park survey area that cannot be defined by a single architectural style or that fall into a category defined by a single dwelling. These include the dwelling at 1439 SW Collins Avenue and 1417 SW Campbell Avenue, both of which have been extensively modified since their construction. Defined as “vernacular” by the survey, the dwelling at 1320 SW Collins Avenue (Figure 25) is a gabled ell plan dwelling that appears to have been added on to over the years. An outstanding and sole example of a Shingle Style dwelling is located at 1317 SW Campbell Avenue (Figure 26). The Shingle Style is a subtype of both the Queen Anne and Colonial Revival styles. In the case of Collins Park, the style reflects Colonial Revival influences.

Figure 25. 1320 SW Collins Avenue is a gabled ell plan dwelling that does not fit the definitions of a true architectural style in its current form.

59 McAlester and McAlester, 290.
Figure 26. 1317 SW Campbell Avenue is a Shingle Style dwelling influenced by Colonial Revival detailing.
Survey Results and Recommendations

The Collins Park neighborhood was evaluated in 2017 – 2018 during an intensive architectural inventory conducted by Keenoy Preservation of St. Louis, Missouri. The survey identified 185 buildings constructed between the years 1920 – 1981. All buildings within the survey area are residential, with exception of 3025 SW Huntoon Street, a commercial building constructed in 1981. The remaining 184 residential properties were constructed c. 1920 – c. 1960. Also within the survey area is a public park (Collins Park). A total of 186 properties were inventoried for the survey project.

Table 1 (pages 36-40) is sorted by construction date. Based on these dates, it is clear that Collins Park developed steadily during the 1920s, picked up pace in the 1930s and was nearly completely developed by 1940. A large number of dwellings have detached garages, which are noted in Table 1. Most of the housing (as noted in the previous section) was designed in the Tudor Revival style and to a lesser degree, Colonial Revival style.

Sixty-four (64) of the inventoried properties would not contribute to a proposed National Register District because of alterations, primarily the addition of non-historic exterior siding. These buildings comprise roughly one-third of the inventoried properties. The survey map (Figure 27, page 40), illustrates that most non-contributing properties are along the outer edges of the neighborhood and on Eden Court (southeast corner of Collins Park). The neighborhood’s park is a contributing feature located near the center of the neighborhood. The recommended district boundaries encompass the entire surveyed area, which also reflects the neighborhood’s historic subdivision boundaries.

Based on the findings of the 2017 – 2018, it appears that Collins Park supports an area eligible for the National Register of Historic Places as a district. The recommended district includes 186 properties, 64 of which (roughly 30%) would not contribute to the district. The remaining 122 properties (70%) would contribute to the district.

Of note, the district recommendations do not include contributing/non-contributing outbuildings and garages. This is due to the fact that survey accessibility was restricted to the street, which did not allow for a full evaluation of outbuildings. If plans proceed for a National Register district, these buildings would be included in the contributing/non-contributing property count. Based on the survey findings, it is anticipated that the addition of garages and outbuildings will either boost the percentage of contributing properties or allow the estimates to remain about the same.

Collins Park exhibits a strong sense of its era of development and illustrates locally significant impacts that shaped the neighborhood. These impacts include Topeka’s expansion during the 1920s, the popularity of automobiles among middle class residents and Garden Plan influences that shaped subdivision planning. It is possible that Collins Park is the earliest example of the
latter in the City of Topeka. The neighborhood contains a large number of exceptional Tudor and Colonial Revival style dwellings. The neighborhood is recommended (within the boundaries illustrated in Figure 27) as a historic district under Criterion A: Community Planning and Development and Criterion C: Architecture.

**Table 1. Surveyed Properties, Collins Park**

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Figure 27. Map of the Survey Area (includes all numbered parcels illustrated above) for Collins Park.
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RECONNAISSANCE SURVEY OF COLLINS PARK

PROJECT REPORT

Prepared for the City of Topeka by
Landmark Preservation Associates

January 2002

Project Overview and Methodology Discussion

In 2001 the City of Topeka (the City) was awarded a survey and planning grant from the Kansas State Historical Society (the KSHS) to undertake a reconnaissance-level survey of the Collins Park neighborhood in Topeka, Kansas. Landmark Preservation Associates, a preservation consulting firm based in Lexington, Virginia, provided the City products and services towards the completion of the survey. The project was administered by the Topeka-Shawnee County Metropolitan Planning Department, represented by Dan Warner, Planner I, and Robert Beardsley, AICP, Planner II, and conducted by J. Daniel Pezzoni and Leslie A. Giles of Landmark Preservation Associates.

The project area was the residential neighborhood known as Collins Park, bounded by Huntoon and 15th Streets and Oakley and Randolph Avenues in the southwest quadrant of the city. The Collins Park neighborhood, initially developed in the 1920s, is characterized by curvilinear streets, a central park (Collins Park), and a relatively complete and well-preserved assemblage of houses dating mostly to the late 1920s and 1930s and primarily Tudor Revival and Colonial Revival in style.

Fieldwork was conducted in November 2001 and resulted in the survey of all primary resources within the project area and the partial completion of 186 Kansas Historic Resources Inventory Reconnaissance Forms. In addition, secondary resources such as garages and sheds that were visible from public thoroughfares were recorded. The information gathered on primary and secondary resources included architectural style, basic building form, height, roof material and type, wall material and type, foundation material, chimney/flue material (if applicable), front porch characteristics (if applicable), and the noting of features such as dormers, wings, other porches, notable decorative details, and so forth. During the survey phase, on November 14, 2001, Warner, Beardsley, and Pezzoni made a presentation on the project to Collins Park residents. Also in November, KSHS Architectural Historian Martha Hagedorn-Krass evaluated the project area for its National Register of Historic Places potential.

Recommendations

Based on the architectural significance, age, and integrity of a majority of the resources in the project area, the KSHS is of the opinion that a large portion of Collins Park has potential for listing in the National Register of Historic Places as a historic district (see map for potential boundaries).
1400 SW Campbell Ave.
1401 SW Campbell Ave.
1405 SW Campbell Ave.
1406 SW Campbell Ave.
1409 SW Campbell Ave.
1410 SW Campbell Ave.
1411 SW Campbell Ave.
1414 SW Campbell Ave.
1417 SW Campbell Ave.
1418 SW Campbell Ave.
1421 SW Campbell Ave.
1425 SW Campbell Ave.
1426 SW Campbell Ave.
1431 SW Campbell Ave.
1433 SW Campbell Ave.
1434 SW Campbell Ave.
1437 SW Campbell Ave.
1438 SW Campbell Ave.
1441 SW Campbell Ave.
1444 SW Campbell Ave.
1445 SW Campbell Ave.
3006 SW Clark Ct.
3009 SW Clark Ct.
3010 SW Clark Ct.
3013 SW Clark Ct.
3015 SW Clark Ct.
3016 SW Clark Ct.
3017 SW Clark Ct.
3019 SW Clark Ct.
3020 SW Clark Ct.
3021 SW Clark Ct.
3023 SW Clark Ct.
3024 SW Clark Ct.
3026 SW Clark Ct.
3028 SW Clark Ct.
3030 SW Clark Ct.
3032 SW Clark Ct.
3034 SW Clark Ct.
Collins Park (SW Collins Ave.)
1249 SW Collins Ave.
1250 SW Collins Ave.
1251 SW Collins Ave.
1253 SW Collins Ave.
1255 SW Collins Ave.
1258 SW Collins Ave.
1259 SW Collins Ave.
1262 SW Collins Ave.
1266 SW Collins Ave.
1278 SW Collins Ave.
1282 SW Collins Ave.
1283 SW Collins Ave.
1286 SW Collins Ave.
1300 SW Collins Ave.
1307 SW Collins Ave.
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1333 SW Collins Ave.
1343 SW Collins Ave.
1347 SW Collins Ave.
1349 SW Collins Ave.
1360 SW Collins Ave.
1364 SW Collins Ave.
1368 SW Collins Ave.
1401 SW Collins Ave.
1409 SW Collins Ave.
1415 SW Collins Ave.
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1439 SW Collins Ave.
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1445 SW Collins Ave.
1446 SW Collins Ave.
1448 SW Collins Ave.
1400 SW Eden Ct.
1405 SW Eden Ct.
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2700 SW Harland Ct.
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2703 SW Harland Ct.
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2713 SW Harland Ct.
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2718 SW Harland Ct.
3000 SW Harland Ct.
3006 SW Harland Ct.
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2715 SW Huntoon St.
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2721 SW Huntoon St.
2905 SW Huntoon St.
2911 SW Huntoon St.
2925 SW Huntoon St.
2929 SW Huntoon St.
3001 SW Huntoon St.
3003 SW Huntoon St.
3005 SW Huntoon St.
3009 SW Huntoon St.
3025 SW Huntoon St.
2700 SW Lee Ct.
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2722 SW Lee Ct.
1268 SW Oakley Ave.
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3000 SW Sowers Ct.
3001 SW Sowers Ct.
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3014 SW Sowers Ct.
3015 SW Sowers Ct.
3016 SW Sowers Ct.
3017 SW Sowers Ct.
3020 SW Sowers Ct.
HISTORY CONTEXT REPORT

FOR THE

COLLINS PARK NEIGHBORHOOD

TOPEKA, KANSAS

Prepared by the

TOPEKA PLANNING DEPARTMENT

Donny Smith, Historic Preservation Intern

2004
Collins Park Neighborhood

Location: The Collins Park Neighborhood of Topeka, Shawnee County, Kansas, lies southwest of Downtown Topeka and the Kansas State Capitol Building. The neighborhood includes the entire area from Huntoon Street on the northern edge to 1.5th Street on the southern edge and Oakley Avenue on the west to Randolph Avenue in the east.

Setting: Collins Park consists of one hundred and eighty-six houses and one park. The neighborhood is comprised of moderately-sized, single-family, residential homes with many secondary resources such as detached garages and sheds accompanying the houses. The neighborhood also displays a change in subdivision layouts that was occurring on a national level in the early 20th Century. Previously, subdivisions throughout much of the United States had used the traditional grid system to layout the streets and homes. Collins Park displays a more modern subdivision technique that was being developed at the time, with curving streets and home layouts. This new technique was used by developers to make their developments appear more natural by following existing land contours and other topographical features.

The general character of Collins Park is that of a well-preserved residential neighborhood. Most homes were built within a twenty-year period and are primarily of the Tudor Revival and Colonial Revival styles. Additionally, the neighborhood maintains a high level of architectural significance, age and integrity in its houses.

Additional unique features of the neighborhood include a central park and the adjacent upscale Westboro Shopping Center. The central park, named Collins Park, is the focal open space in the neighborhood, in which the streets and homes were both designed around and also gives the neighborhood its unique curvilinear appearance. Westboro Shopping Center is a stylish Mission-style retail area that adds additional architectural character to the neighborhood.

History: The Collins Park Neighborhood was originally platted in June of 1923 as the Holland-Washburn Addition. The addition was platted by the Kansas Reserve Investment Corporation operated by J.H. Lee (President), W.W. Eden (Secretary) and R.P. Sowers. Three of the streets in Collins Park were named after these men. Although platted in 1923, the addition would not be fully developed until later in the 1930s. The addition’s name was derived from the Holland family, who were previous owners of the property. James C. Holland was a local prominent architect who designed many structures in Topeka and throughout Kansas, including several homes on the 900 Block of Buchanan Street between the years of 1900 and
1910. The neighborhood's joint name, Washburn, comes from its close proximity to Washburn University. The neighborhood originally had several restrictive covenants in 1923 that placed certain restrictions on the residents, but many of these covenants were outlawed in later years. One of the covenants forbade the sell, transfer, or lease of any of the properties to people "...with a perceptible strain of Negro blood". Other unique restrictions included, all dwellings had to cost more than $4,000, and no dwelling could be used for business purposes.

The homes built in this neighborhood were almost exclusively designed in either the Tudor Revival or Colonial Revival style. Both architectural styles were extremely popular during Collins Park's development in the 1920s and 1930s.

In 1927, architect Thomas Williamson (a locally well-known architect), designed and built the Randolph School, a local landmark for its age and architecture. Randolph School was built adjacent to Collins Park and is still in use today. The school is a great addition to the fine architecture found in this neighborhood.

The neighborhood is significant to the City of Topeka because it signifies a change in architecture, street layout and Topekans' style of living. Collins Park was a very modern subdivision in its day. The homes, along with the adjacent school and shopping center were more lavish and modern looking than many of the other neighborhoods in the city.

Today, Collins Park remains well intact. The homes, park and streets have all been well maintained. The neighborhood has traditionally been close-knit and they hold several neighborhood events, such as annual Fourth of July parades. The neighborhood is a great contributor to the history of Topeka. Its distinctive architecture, the park and overall charm found within Collins Park all set it apart from the other neighborhoods and adds to Topeka's uniqueness.