

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

National Register of Historic Places Multiple Property Documentation Form

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

New Submission Amended Submission

A. Name of Multiple Property Listing

Historic Houses of the Garlinghouse Company in Topeka

B. Associated Historic Contexts

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

- I. Plan Books in America, c. 1797-1950
- II. The L.F. Garlinghouse Company, c. 1906- c. 2002
- III. Garlinghouse Architectural Styles, c. 1906-1986

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D. Certification

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

Signature and title of certifying official

Date

Kansas Historical Society

State or Federal Agency or Tribal government

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

Signature of the Keeper

Date of Action

Table of Contents for Written Narrative

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

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

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

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Historic Houses of the Garlinghouse Company in Topeka

In the Kansas territory, Topeka began as a small settlement in the mid-1850s. By the time Kansas became a state in 1861, Topeka was designated the Capital city with a population of around 700 citizens. The next three decades drastically changed the city and its development. By 1890, the population of Topeka was about 35,000 people, and within that period, over sixty-nine, neighborhood additions were platted.¹ Some areas to the west of the business district and Capitol building, like Potwin or Auburndale, were developed. At the turn of the century, there was another small period of growth and stability within the city's infrastructure and industry, and by 1910, over 43,000 people were living in the city.² Between 1920-30 Topeka annexed nine additional communities, and the open areas within city limits was filled with new neighborhood development. In the 1930s development slowed due to the recession and the economy in Topeka waned. It wasn't until the 1940s when Forbes airfield and Goodyear Tire and Rubber Company began that the city regained its footing.³ L.F. Garlinghouse was part of this development with his first planned community called Edgewood in the greater Auburndale area. "By 1945, the company had sold over 600,000 house plans across the country."⁴

In 1906, Lewis Fayette Garlinghouse began his career in Topeka, Kansas. The Garlinghouse Realty Company originally bought and sold real estate in the city and its early suburbs. However, L.F. Garlinghouse soon expanded company operations and developed his first subdivision, Topeka's Edgewood Park. In 1916, L.F. Garlinghouse published his first plan book based on houses the company constructed in the Edgewood Park development. The book, *Bungalow Homes*, was widely successful, which inspired the company to produce several subsequent editions. During the following decades, the Garlinghouse Company became a national plan book supplier. Customers from across the country purchased plans produced in Topeka. As the twentieth century progressed, the firm published designs that followed popular architectural trends, including the Craftsman Bungalow and Colonial Revival styles and the Minimal Traditional and Ranch forms. Despite a brief sales reduction during the Great Depression, the company remained in business while many competitors dissolved. The firm remained a Topeka company until 1986, at which time it relocated to Connecticut. In 1983, Whitney Garlinghouse, grandson of L.F. Garlinghouse, said "his grandfather was a home builder in Topeka and he built about 800 houses here."⁵

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

Plan books are a brochure or magazine that feature various house plans for construction. Often, they contain exterior and interior drawings that represent a particular or popular architecture style and design and are created by an architectural firm or company, like Sears and Roebuck. Instead of commissioning an architect to design a home, the plan book made simplified designs more accessible to the middle and working classes using reproduction and mailing. Early precedent for the plan book in America originates in the builders' handbooks of the mid-eighteenth century. Although popular in England since the mid-seventeenth century, builders' handbooks were not widely utilized in the United States until the mid-eighteenth century.⁶ The handbooks available at the time were European imports and versions were not published in America until the last quarter of the eighteenth century.⁷ These early American publications were reprints of existing English publications or collections of

¹ Rosin Preservation, LLC. (2017). *Auburndale Phase I Historic Resources Survey*. Topeka, Kansas: City of Topeka.

² *Kansas Statistical Abstract, 2013, 48th Edition*. (Lawrence, Kansas: Institute for Policy and Social Research, 2014), 455.; Rosin Preservation, LLC. (2017). *Auburndale Phase I Historic Resources Survey*. Topeka, Kansas: City of Topeka.

³ Rosin Preservation, LLC. (2017). *Auburndale Phase I Historic Resources Survey*. Topeka, Kansas: City of Topeka. p 14

⁴ *Ibid.* p 27

⁵ John Fischer, "Topeka Plans Provide Basis for Home Service." *Topeka Capital Journal* (February 22, 1983):45.

⁶ Dell Upton. "Pattern Books and Professionalism: Aspects of the Transformation of Domestic Architecture in America, 1800—1860." *Winterthur Portfolio*, Vol. 19, No. 2/3 (Summer-Autumn, 1984):109. <https://www.jstor.org/stable/1180972> (accessed 2 April 2019).

⁷ *Ibid.*

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excerpts from them.⁸ The first American-made builders' handbook was not published until 1797 when Asher Benjamin published *Country Builder's Assistant*. Builders' handbooks were written for professional builders and architects. Thus, they assumed the reader possessed, at minimum, basic carpentry, and design knowledge. Topics addressed in Benjamin's *Country Builder's Assistant* included detailed descriptions of classical column orders, complex joinery techniques, and the geometry of elliptical staircases.

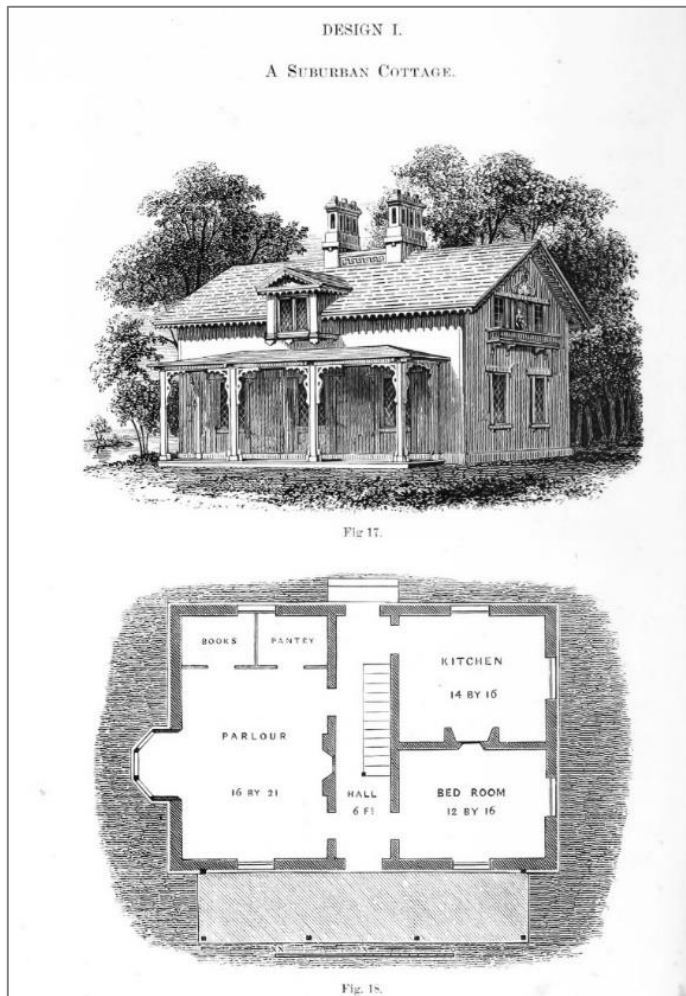


Figure 1: Typical Plate in Cottage Residences. Source: Alexander Jackson Davis and Andrew Jackson Downing, *Cottage Residences*, 1842 (1863 reprint).

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

Like other early pattern books, *Cottage Residences* was not meant to sell detailed, buildable plans but was rather intended to influence popular architectural trends and illustrate possibilities with readers advised to hire an architect to create individual plans. *Cottage Residences* and Downing's subsequent works sparked the widespread popularity of the pattern book in America.

This popularity was due in part to the author's use of imaginary, romantic settings that allowed the reader to envision the design in their specific location. Downing did not create site-specific designs, choosing instead to place them in generic, although romanticized, settings that allowed open possibility without referencing a specific locale. Pattern books remained popular through the antebellum period.

⁸Ibid.

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However, following the Civil War, pattern book popularity waned as authors sought alternative means to address the growing demand for housing, with two means emerging as the most popular. The first attempt was to adapt the earlier builders' handbook format to suit woodworking mill and local builder needs. The new builders' handbooks incorporated detailed designs for architectural components that could be produced using industrial mill technology.⁹ These new books included plans and large-scale detailed plates that could be used as instructional material. Millworkers across the country learned how to create architectural components utilized in published designs. The adapted format provided builders with more comprehensive and detailed views of published plans and elevations, which, when combined with their existing knowledge, facilitated the construction of dwellings increasingly like designs published in pattern books.

Meanwhile, the pattern book format underwent minor alterations, illustrating the second means through which authors attempted to address increased housing construction demands. Post-Civil War pattern books contained many of the same elements as their antebellum precedents. Designs, essays expounding their merits, elevations, and plans remained popular content. However, increasingly complex details and cross sections joined them.¹⁰ While they had served primarily as inspirational and taste-making documents during the antebellum period, pattern books post-Civil War took on an instructional function. They now included technical discussions and specifications which served to guide the homeowner in identifying quality construction. While the homeowner was still required to hire a builder, he could now oversee construction and ensure it matched the desired design. However, despite these new inclusions, pattern books still lacked the complete plans buyers wanted. In response to a growing demand for complete plans, the plan book entered the market.

Modern American Architecture by M.F. Cummings and C.C. Miller (1868) is recognized as one of the first American plan books. While the contents were primarily residential designs, the book also included several churches. Although it was published in response to customer demand for details, the illustrations included in *Modern American Architecture* were primarily simple plans and elevations. Room measurements were provided for most plans, and in some cases, a cornice or similar element was addressed; however the plates otherwise were not highly detailed (Figure 2). A skilled carpenter or builder could, using the given measurements and knowledge they already possessed, construct a similar building; however an exact copy was

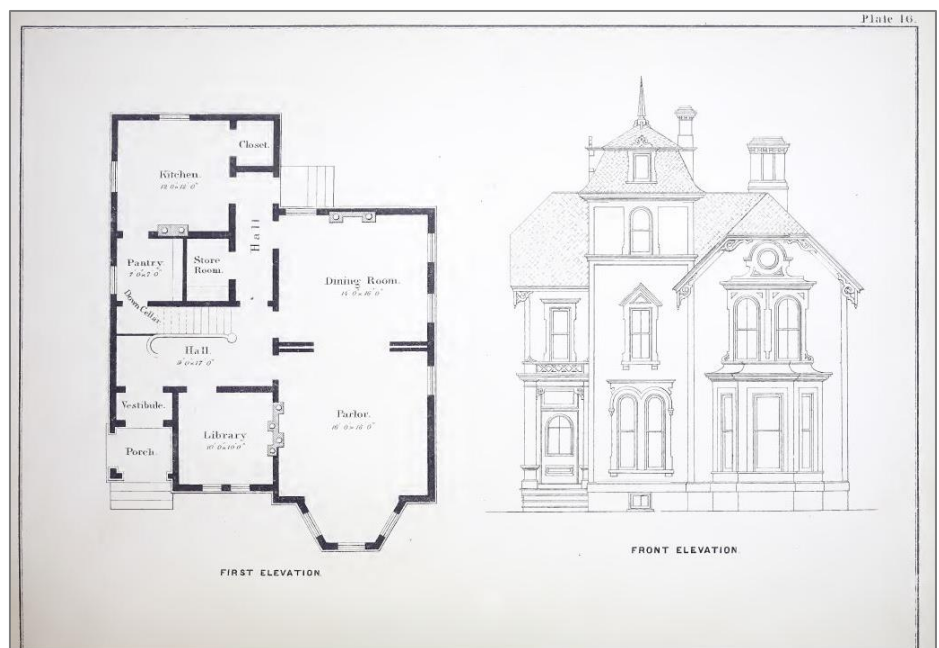


Figure 2: Typical Plate from *Modern American Architecture*. Source: *Modern American Architecture*, Cummings and Miller, 1868.

⁹James L. Garvin. "Mail-Order House Plans and American Victorian Architecture." *Winterthur Portfolio*, Vol. 6, No. 4 (Winter, 1981): 310. <https://www.jstor.org/stable/1180871> (accessed 1 April 2019).

¹⁰Ibid.

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not feasible. Cummings and Miller published their intent when they stated “no details are given in the plates...but the plans and elevation may afford many valuable hints to anyone who proposes to erect a building of similar character and dimensions.”¹¹ *Modern American Architecture* jumpstarted plan book production with many individuals or firms soon producing their own. Although many plan books were described as “complete,” they did not offer complete buildable plans. Instead, they offered a complete understanding of the design from which the builder could then extrapolate. This would change with the advent of the mail-order plan business.

Catalogs with advertisements for plans or focusing on plans appeared in the late 1860s. However, the mail-order plan catalog did not become popular for nearly a decade.¹² In 1876, George Palliser of Bridgeport, Connecticut published *Palliser's Model Homes for the People*, often considered the first prominent mail-order-plan business catalog.¹³ Like pattern books, *Palliser's Model Homes* contained plans and elevations for dwellings in architectural styles and vernacular forms popular at the time. Brief descriptions, listed benefits, and the estimated construction cost were included with each modest home design, with custom designs offered to the reader. However, Palliser expanded on the pattern book format and advertised full plans for each design, as well as custom plans, for purchase at a cost ranging from three to eighty dollars.¹⁴ The catalog was well received, and in 1878, Palliser's brother Charles joined the firm when it published its second catalog.¹⁵ Following the success of the Palliser brothers, many architects soon published their own plan books. Robert W. Shoppell published *Artistic Modern Houses of Low Cost* (1881) in cooperation with the Co-Operative Building Plan Association, while George F. Barber released *Modern Artistic Cottages*, alternatively known as *The Cottage Souvenir, Designed to Meet the Wants of Mechanics and Home Builders* (1885).

Although *Artistic Modern Houses of Low Cost* generally followed the plan book format established in *Palliser's Model Homes*, it had two significant differences. While Palliser offered custom designs to readers, Shoppell offered complete sets of working plans for any design included in his publication.¹⁶ The price for each plan was prominently displayed along with the estimated construction cost and a brief description. Shoppell further differentiated his plan book through price. At twenty-five cents, *Artistic Modern Homes of Low Cost* was priced twenty-times less than *Palliser's Model Homes*, which sold for five dollars.¹⁷ This marks a transition where the advertised plan, rather than the book, became the primary product. Until the late 1880s, authors earned most money associated with the plan book from royalties or from architectural services readers purchased after reading it.¹⁸ The plan book became a catalog from which to select products (plans).

Residential plan books vastly rose in popularity during the late-nineteenth and early-twentieth centuries. While architecture was becoming an increasingly popular profession, it could not keep up with the demand for housing. Furthermore, the average homebuyer could not afford to hire an architect to custom design a house using popular trends of the time. Plan books, with their many designs, low cost, and ready availability were a welcome

¹¹M.F. Cummings and Charles Crosby Miller. *Modern American Architecture*, 1868. [digitized online] available from Internet Archive. <https://archive.org/details/modernamericanar00cummm/page/n10> (accessed 4 April 2019):9.

¹²Margaret Culbertson. “Mail-Order House and Plan Catalogs in the United States, 1876-1930.” *Art Documentation: Bulletin of the Art Libraries Society of North America*, Vol. 11 (Spring 1992). <https://doi.org/10.1086/adx.11.1.27948411> (accessed 2 April 2019):17.

¹³Ibid

¹⁴Garvin, “Mail-Order House Plans and American Victorian Architecture,” 312.

¹⁵The firm, operating as Palliser, Palliser & Company continued to publish plan books until 1906. Culbertson. “Mail-Order House and Plan Catalogs in the United States, 1876-1930,” 17.

¹⁶Daniel D. Reiff. *Houses from Books: Treatises, Pattern Books, and Catalogs in American Architecture, 1738-1950: A History and Guide*. University Park, Pennsylvania: The Pennsylvania State University Press, 2010:110.

¹⁷Approximately six and one-hundred-twenty dollars respectively in 2019 currency. Garvin, “Mail-Order House Plans and American Victorian Architecture,” 314.

¹⁸Garvin, “Mail-Order House Plans and American Victorian Architecture,” 314.

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alternative. They were easily attainable, both physically and financially, and allowed the purchaser to participate in popular architectural trends that otherwise were reserved for the more wealthy or elite. Although plans advertised in plan books were characteristically modest in both size and complexity, they often incorporated popular architectural elements, although typically in restrained or simplified forms. The designs offered were simple enough for the common homeowner or local builder to construct and plan books were marketed directly to homeowners in many cases. The owner could buy the design and then follow the plans using common tools, materials, methods. As demand grew, many firms entered the plan book market. The Aladdin Company, the Radford Architectural Company, and Sears became major suppliers.

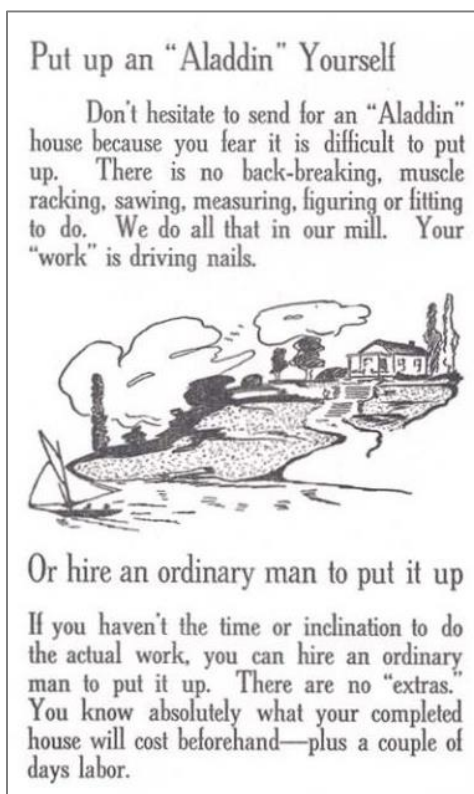


Figure 3: Inside cover of "Aladdin Knocked-Down Houses" advertising the ease of construction. Source: Aladdin Company. Aladdin Knocked-Down Houses. Bay City, Michigan: North American Construction Co. 1908.

Brothers Otto and William Sovereign founded the Aladdin Company in Bay City, Michigan in 1906. They published their first catalog, *Aladdin Knocked-Down Houses*, two years later. The Aladdin Company marketed its plan books directly to the homeowner and placed a heavy emphasis on easy construction (Figure 3). Unlike most other plan books published at the time, Aladdin offered "kits" or packages of plans coupled with pre-cut and milled elements which a homeowner could use to complete construction with ease. In 1908 Aladdin asserted there was "no experience or mechanical skill needed to put together Aladdin Knocked-Down Houses, and no tool but a hammer."¹⁹

The Radford Architectural Company in Riverside, Illinois, published *The Radford Ideal Homes: 100 Houses* in 1903. As the title suggested, this publication offered one hundred designs for low and mid-priced dwellings each priced at five dollars per set.²⁰ Savings in money and time were advertised as key Radford plan benefits while the firm also advertised free duplicate plans, specifications, and signed affidavits for use in insurance settlements should a home built using Radford plans be destroyed.²¹ Reversed and custom plans were available for an additional fee. Radford Architectural Company plan books remained popular with American home builders for over two decades. However, the firm ceased publication during the mid-1930s.²²

Already a household name, Sears, Roebuck, & Company expanded their product line to include plan books in 1908 with *Book of Modern Homes and Building Plans*. In contrast to many other companies that typically distributed their plan books within a specialized or localized range, Sears distributed their plan books nationwide.²³ The plan books were free, and

¹⁹ Aladdin Company. *Aladdin Knocked-Down Houses*. Bay City, Michigan: North American Construction Co., 1908. [digitized online] available from Clarke Historical Library, Central Michigan University https://www.cmich.edu/library/clarke/ResearchResources/Michigan_Material_Local/Bay_City_Aladdin_Co/Documents/1908_annual_sales_catalog.pdf (accessed 5 April 2019).

²⁰ Equivalent to \$143.62 in 2019 currency.

²¹ Radford Architectural Company. *The Radford American Homes: 100 House Plans*. Riverside, Illinois: Radford Architectural Co., 1903 [digitized online] available from Hathi Trust <https://babel.hathitrust.org/cgi/pt?id=njp.32101067659027;view=1up;seq=5> (accessed 3 April 2019):8.

²² Likely as a result hard economic times during the Great Depression.

²³ Amanda Cooke and Avi Friedman. "Ahead of Their Time: The Sears Catalogue Prefabricated Houses." *Journal of Design History*, Vol. 14, No.1 (2001) <https://www.jstor.org/stable/3527272> (accessed 2 April 2019):54.

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each typically offered approximately twenty plans from which the homeowner could choose.²⁴ Complete plans, including material lists and labor estimates, were available for order and at minimal cost. Purchasers of the plans were also offered special price reductions on building materials from Sears.²⁵ In conjunction with plans, Sears also sold the millwork, mechanical systems, and hardware needed to construct its designs. Framing lumber still required a local purchase; however, this changed in 1911 when Sears acquired lumberyards and mills.²⁶ Customers could then order all required building materials from the company. In 1915, Sears introduced "Ready Made Houses," which were advertised as both portable and easy to assemble or disassemble. These houses were small, with only three to five rooms, and marketed as summer or vacation homes.²⁷ Shortly after, in 1918, the company began offering pre-cut and fitted lumber for over half of all Sears house plans.²⁸ The lumber was numbered and corresponded to annotated plans to facilitate construction. At this time, Sears stopped selling blueprints separately and transitioned from plan books to the "kit house" model it is most known for.²⁹ Sears kit house production remained high until the Great Depression and resulting economic hardship significantly reduced sales. In 1934, the company liquidated the home construction department and left the market completely in 1940.³⁰

Although some plan book companies, including Aladdin and Topeka's Garlinghouse, were able to survive the Great Depression, their sales were significantly reduced in the aftermath. Plan books fell out of wide-spread popularity following World War II, when large scale housing construction increased the available, affordable housing stock.³¹ The Aladdin Company continued to produce plan books selling their "Redi-Cut" homes through the mid-twentieth century, however, sales continually declined, due in part to consumer antipathy towards prefabricated housing. Post-World War II, a glut of prefabricated housing entered the market. While typically affordable and relatively quick to construct, portions of prefabricated housing often did not meet the standards of durability, size, and style consumers were accustomed to.³² This negative connotation became associated with prefabricated housing in general. By 1946, a *Fortune* magazine survey reported only 16 percent of survey respondents desired a prefabricated house while 33 percent would only choose prefabricated housing if no other suitable options were available.³³ Mid- and late-twentieth century Aladdin catalogs pointedly emphasized their "Redi-Cut" homes were not prefabricated, illustrating the company's attempt to distance itself from negative consumer connotations. However, sales continued to decline, and the firm ceased operations in 1981.³⁴ In contrast, the Garlinghouse firm maintained suitable sales throughout the twentieth century and continued to produce plan books.

²⁴Reiff. *Houses from Books*,185.

²⁵Reiff. *Houses from Books*, 186. Sears offered plans at essentially no cost to induce building material purchases.

²⁶Ibid, 187.

²⁷Ibid, 189. 189

²⁸Ibid, 190.

²⁹Ibid, 191,

³⁰Cooke and Friedman, "Ahead of Their Time: The Sears Catalogue Prefabricated Houses,"68.

³¹Culbertson. "Mail-Order House and Plan Catalogs in the United States, 1876-1930,"17.

³²Cooke and Friedman, 68.

³³Elmo Roper, 'Fortune Survey', *Fortune*, vol. 33, no. 4, April 1946:275.

³⁴ Clarke Historical Library. "Aladdin Company of Bay City." Central Michigan University (2001).

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

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

L.F. Garlinghouse Realty and Development, 1906- c. 1916
Lewis Fayette (L.F.) Garlinghouse was born March 8, 1879, on a farmstead approximately five miles southeast of Topeka, Kansas.³⁵ He attended Baker University in Baldwin City, Douglas County, Kansas for two years before transferring to Washburn University in Topeka where he graduated from Washburn Law School.³⁶ L.F. Garlinghouse married Katherine Fogwell in 1907. The pair had two sons, Wendell and Francis, whom both later served as officers in the Garlinghouse firm. Lewis Fayette Garlinghouse died December 5, 1965, in Topeka, Kansas.

Although L.F. Garlinghouse received a degree in law, he did not establish a law career and instead chose to enter Topeka's real estate industry. In 1906, he opened his first realty office in Topeka, Kansas.³⁷ The young firm operated primarily in the Topeka area at this time, with sales both within city limits and the surrounding rural vicinity.³⁸ Almost immediately after establishing the Garlinghouse Realty Company (Garlinghouse), L.F. Garlinghouse sought to expand its reach through diversifying its services. Advertisements for the firm published in local newspapers at the time advertised not only realty but building services as well. One 1906 advertisement stated that Garlinghouse would "not only sell you a house but build one too," and represents the early beginnings of the firm's custom design business.³⁹ As the Garlinghouse Company sought to expand its design services, it hired its first designer. Early advertisements implored Topeka area residents to "Buy a Garling House [sic]" or to "Let Garlinghouse Build you a home" (Figure 4).



Figure 4: Early Garlinghouse Company advertisement, 1911. Source: Topeka Daily Capital, 10 July 1911.

Iva G. Lieurance (1886-1956) was born November 22, 1886, in Tecumseh, Shawnee County, Kansas. Described as having "a natural gift" for home design, she began working for the Garlinghouse Company on January 1, 1907, where, at only seventeen years old, she was "at once in charge of the design and plan department."⁴⁰ Lieurance worked as the Garlinghouse firm chief designer throughout her life and was responsible for all designs

³⁵John Daniel Bright. *Kansas: The First Century, Volume III*. New York: Lewis Historical Publishing Co., 1956:239.

³⁶*Who's Who in and Around Topeka*. Kansas City, Missouri: Continental Publishing Co., 1926:89.

³⁷Bright, 239.

³⁸*Ibid.*

³⁹Douglass W. Wallace. "The L.F. Garlinghouse Company: Ordering a Home Through the U.S. Mail," in *Bungalow Homes for the Nation: The L.F. Garlinghouse Co. of Topeka*, ed. Max D. Movsovitz and Jeanne C. Mithen. Shawnee County Historical Society Bulletin No. 83 (December 2008):14.

⁴⁰Garlinghouse Advertisement, *Sunday Capital* (March 22, 1925).

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in the *Bungalow Homes* series as well as other Garlinghouse plan publications.⁴¹ Drawing inspiration from her travels throughout the United States as the Garlinghouse Company designer, Lieurance created designs in multiple architectural styles; however, she used the same method for all her designs.⁴² The first step in Lieurance's process was to identify an existing building in a desirable style. She then took photographs of the building's primary elevation to serve as a reference, with secondary elevations included as needed. When possible, Lieurance and her assistant recorded the building's measurements. When not feasible, she utilized standard element dimensions to extrapolate exterior measurements. She used a similar process to design the building's interior plan. Using typical interior floor plans for a given building size and style, as well as the placement of windows and doors, Lieurance inferred the likely plan. Draftsmen then drew the building's exterior while Lieurance drew the floor plan. They did not complete plans until a customer placed an order. Once ordered, they completed the plans in thirty days or less.⁴³

Lieurance's process was like many used in the plan book industry during the early twentieth century. Until 1919, Sears acquired its house designs from individual architects or other plan catalogs. They then modified the designs for inclusion in their own catalogs. The designs were subsequently published under the Sears name.⁴⁴ On at least one occasion, a competitor admitted to using a process near identical to that used for Garlinghouse Company plan books. In their 1919 catalog *West Coast Bungalows*, E.W. Stillwell stated the following:

we have combed the county for the very best designs and have increased the variety of our offerings by including some of these with our own. For those designs not originated by us we have made new and, we believe, better interior floor plans. Exteriors have been carefully kept in complete conformity with the illustrations.⁴⁵

In her analysis of the mail-order house and plan book industry in the United States, Margaret Culbertson notes this practice was especially prevalent during the early twentieth century as entrepreneurs replaced individual architects as the main plan book producers.⁴⁶ In some cases, the same house appeared in catalogs produced in association with entirely separate firms.⁴⁷

⁴¹Bungalow Homes (5th Edition, 1924) (*Figure 7*) lists an architect and draftsman in addition to designer Lieurance. Later interviews state draftsmen drew the plan exteriors; however, the role of the architect is unknown. Lieurance was given all design credit in Garlinghouse publications.

⁴²The following description of Lieurance's design process was provided by former Garlinghouse draftsman Bernard C. Wanner in a 2004 interview with Max Movsovitz and Douglass Wallace. Jeanne Mithven. "Bernard C. Wanner, Garlinghouse Draftsman 1944-1949," in *Bungalow Homes for the Nation: The L.F. Garlinghouse Co. of Topeka*, ed. Max D. Movsovitz, and Jeanne C. Mithven, Shawnee County Historical Society Bulletin No. 83, (December 2008), 65.

⁴³Jeanne Mithven. "Bernard C. Wanner, Garlinghouse Draftsman 1944-1949," in *Bungalow Homes for the Nation: The L.F. Garlinghouse Co. of Topeka*, ed. Max D. Movsovitz, and Jeanne C. Mithven, Shawnee County Historical Society Bulletin No. 83, (December 2008), 65.

⁴⁴Cook and Friedman, 19.

⁴⁵E.W. Stillwell. *West Coast Bungalows*. Los Angeles, California: E.W. Stillwell & Company, 1919:2. Republished as *West Coast Bungalows of the 1920s*. Mineola, New York: Dover Publications, Inc., 2006:1.

⁴⁶Culbertson, 18-19.

⁴⁷Ibid.

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L.F. Garlinghouse chose to start his operation at a fortuitous time. During the late-nineteenth century, Topeka experienced significant growth in population from approximately 5,000 residents in 1870 to 35,000 in 1890, sparking a building boom of residential resources designed to meet the rising demand for housing.⁴⁸ At the end of the nineteenth century and into the early twentieth century, development expanded westward from the commercial core with multiple new plats filed. Developers and property owners filled these new plats with residential subdivisions. Garlinghouse Realty Company (Garlinghouse) acquired the Edgewood Park plat c. 1910 and in 1913 platted thirty-one residential lots on an irregular block bound by 1st Street on the north, Elmwood Avenue on the east, 2nd Street on the south, and The Drive on the west.⁴⁹ On these lots, Garlinghouse established its first speculative development, the Edgewood Park subdivision (*Figures 5-6*). When completed, the subdivision had twenty-seven residential lots, each containing a single-family dwelling.⁵⁰ The Edgewood Park development dwellings were primarily one-and-one-half story bungalows of modest size on uniform lots, a stark contrast to the large Victorian dwellings in the adjacent Potwin Place neighborhood.⁵¹

The Edgewood Park development marked a significant point in the firm's business operations. Although Garlinghouse had been active in Topeka's real estate market since 1906, the Edgewood Park development represented the firm's first significant foray into design and construction. Although the firm had offered these services previously, it did so on single customer demand only. In contrast, the Edgewood Park development was speculative in nature and significantly larger in scale. The development was a showcase for the company's design and construction capabilities. In addition to houses in Edgewood Park, the Garlinghouse Company designed and constructed dwellings in several Topeka neighborhoods during the early twentieth century. The streets that bound the west and south sides of the greenspace named Edgewood Park, a public park immediately west of the Garlinghouse subdivision of the same name, also contain a large concentration of homes attributed to the Garlinghouse Company. Many of the designs were featured in the company's first plan book, *Bungalow Homes*.

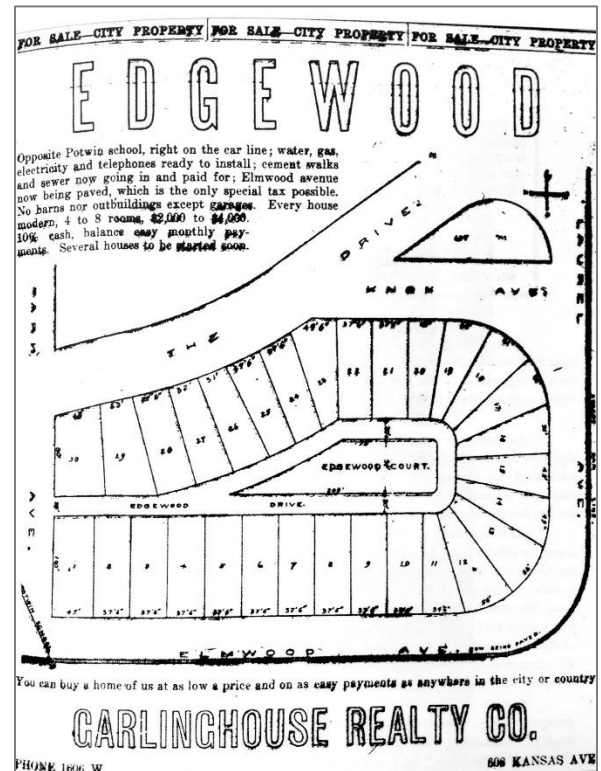


Figure 5: Garlinghouse Realty Co. Edgewood Park advertisement. Topeka Daily Capital, June 1, 1913.

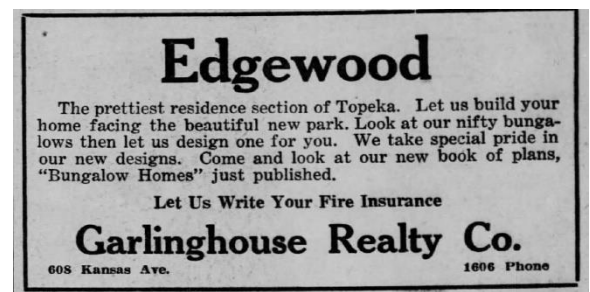


Figure 6: Garlinghouse Realty Co. Edgewood Park advertisement. Source: Topeka State Journal, August 26, 1911.

⁴⁸ Sally Schwenk, Kerry Davis and Cathy Ambler, National Register of Historic Places Nomination Form, "College Avenue Historic District, (Kansas City, Missouri, 2006), 72.

⁴⁹Rosin Preservation. "Auburndale Historic Resources Survey-Phase I." Kansas City, Missouri: Rosin Preservation, 2017:19.

⁵⁰ Although there were originally thirty-one narrow lots, parcel lines were drawn to provide adequate space to construct a dwelling. Thus, there are twenty-seven parcels in the subdivision. Each parcel contains a single dwelling.

⁵¹ The Potwin Place Historic District was listed in the National Register of Historic Places in 1980.

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

Published in 1916, *Bungalow Homes* consisted of twenty-five designs spread over forty pages and available through mail order. Most designs were based on dwellings Garlinghouse Realty had already built, including the bungalows in Edgewood Park. Garlinghouse plan books heavily emphasized the designs' suitability, attractiveness, and affordability. The plan book sold for \$1.50 and included reduced blueprints representing interior plans as well as exterior images. Prices ranged from five to ten dollars per design and comprised complete blueprints, including built-ins when necessary, for the builder's use.⁵² Duplicate sets were offered at half-price. Just as it had in local newspapers, the firm also used *Bungalow Homes* to advertise its custom-design services. If none of the publication's designs suited a prospective buyer, Garlinghouse offered custom designs by designer Iva G. Lieurance at a cost of five dollars per room.

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



EXTERIOR NO. 405

No. 405. A well designed inexpensive and very artistic bungalow. The in-a-dor bed in the bed room closet makes it quite possible to use this room as a den or sewing room. The roof coming down low over the porch makes a very attractive exterior. Complete plans as shown or reversed and specifications, \$10.



FLOOR PLAN NO. 405

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

Lieurance designed primarily modestly sized single-family dwellings, which appealed to a rising middle class due to their affordability, practicality, and simple beauty.⁵³ The success of *Bungalow Homes* in 1916 spurred multiple successive editions. The subsequent editions featured an expanded set of designs, and continued to exhibit the qualities characteristic of Garlinghouse designs including practicality, affordability, and convenience (*Figure 7*). In *Bungalow Homes: Enlarged Second Edition* (1920) the firm described its designs:

The bungalows we design are compact and simple. No space is wasted and there is no loss of material or money in needless and impracticable features. We have carefully studied the needs of the home owner [sic], and by long experience in bungalow building we are enabled to combine convenience and economy in the designs which make up this book...Styles for every purse and taste are represented in our selections for this book. In fact, these bungalows meet every requirement of the practical home builder.⁵⁴

⁵² Equal to \$115-\$230 in 2019 currency. Wallace. “The L.F. Garlinghouse Company: Ordering a Home Through the U.S. Mail,” 17.

⁵³ Although most designs were for single-family dwellings, Garlinghouse plan books did include small scale apartment and commercial buildings on occasion.

⁵⁴ The Garlinghouse Company. *Bungalow Homes: Enlarged Second Edition*. Topeka, Kansas: The Garlinghouse Company, 1920:1.

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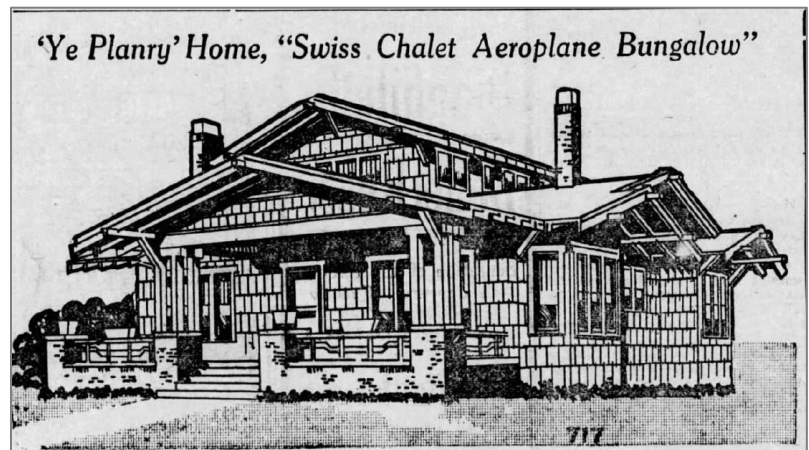
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As the early twentieth century progressed, Garlinghouse continued to emphasize the affordability and practicality of its designs while offering an increasingly greater variety. Following *Bungalow Homes*, Garlinghouse introduced designs of different styles including Colonial, Tudor, and Mediterranean/Spanish revivals that were becoming popular with the firm's middle-class customers. As the firm expanded its plan book offerings and became increasingly centered on design services, it scaled back its real estate operation. When the Great Depression threw the nation into financial chaos in 1929, Garlinghouse adapted its business model. In 1932, the firm abandoned its real estate and construction business entirely in favor of its design production department.⁵⁵ Although the firm's business was significantly reduced during the Great Depression, this adaption allowed Garlinghouse to weather the crisis while other firms folded. While most of the increased economic activity in the later years of the Depression was war-related, many areas experienced a housing shortage as defense workers and soldiers returning from war looked for housing. In 1944, the company sold approximately 600,000 plan books and an additional 10,000 complete plan sets.⁵⁶ Sales occurred both within the United States and internationally, including shipments to American troops serving overseas.

Garlinghouse and the Airplane Bungalow

Resources attributed to the Garlinghouse firm are found throughout Topeka and the surrounding region. The Garlinghouse Company left a unique mark on Topeka's residential architecture through its distinct version of the bungalow dwelling. With its low, horizontal emphasis and simplified exterior, the bungalow was a strong contrast to high-profile Victorian-era dwellings which placed emphasis on verticality and a complex exterior. Reduced size and complexity translated to reduced costs while the condensed plan allowed for siting on smaller lots.



Consequently, the bungalow was aptly suited to America's working and middle-class neighborhoods. As the bungalow gained popularity, multiple variations emerged. The airplane (formerly "aeroplane") bungalow was first popularized in 1916 on America's west coast, particularly in California where it was widely adopted.⁵⁷ The airplane bungalow retains the character-defining features associated with the traditional bungalow with two primary alterations. The airplane bungalow places emphasis on flying eaves and an elevated sleeping porch which extends from the center of the dwelling in the California examples (*Figure 8*).⁵⁸ Although many firms published designs for the west coast airplane bungalow variety, the variation found in Topeka was rare outside of Garlinghouse publications.⁵⁹

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

⁵⁵Helen Morrison, "Local Firm Nation's Largest Designer of Postwar Homes." Topeka Daily Capital (August 5, 1945).

⁵⁶Ibid.

⁵⁷Clay Lancaster. "Design Elements in American Architecture." *American Quarterly*, Vol. 8, No.3 (Autumn, 1956)<https://www.jstor.org/stable/2710208> (accessed 4 April 2019):214.

⁵⁸Ibid. "Flying" eaves are broad eaves with a slight upward turn and which subtly reference traditional Japanese architecture.

⁵⁹Douglass W. Wallace, "The Airplane Bungalow: A Topeka Original" in *Bungalow Homes for the Nation: The L.F. Garlinghouse Co. of Topeka*, ed. Max D. Movsovitz, and Jeanne C. Mithen, Shawnee County Historical Society Bulletin No. 83, (December 2008):53.

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

Plans for the airplane bungalow appeared in Garlinghouse publications between 1916 and 1936. However, the firm constructed several in its Edgewood Park development c. 1915.⁶⁰ Although the type was included in Garlinghouse publications until 1936, few were built past that year. It is around this time that the bungalow fell out of favor nationwide. While the airplane bungalow exists elsewhere, the Garlinghouse variety is rarely found outside Topeka or the city's regional vicinity. It is distinctive to the local firm and communicates associations with its early twentieth-century activities as the Garlinghouse Company flourished.



Figure 9: Garlinghouse airplane bungalow, 200 NW Knox Avenue, Topeka., front and rear views. Source: Brad Finch, 2019.

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

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

Postwar Garlinghouse designs were positively received. On August 5, 1945, the *Topeka Daily Capital* declared "visions of the perfect postwar home...have built a Topeka home-planning firm into the largest in the United

⁶⁰Many of the Edgewood Park airplane bungalows are extant. Examples can be found on Southwest Edgewood Avenue between Southwest 2nd Street and West 1st Avenue.

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States today.”⁶¹ While the firm conducted business internationally, the Topeka area and Kansas City region remained its largest markets.⁶² Among purchased plans, the “rambling ranch” proved to be the most popular architectural style among customers overall, although other styles were preferred in specific localities.⁶³ Most plans sold were for medium-sized dwellings with five to seven rooms and cost between \$7.50 and \$30.00, reflecting the firm’s continued popularity with the middle class.⁶⁴

In addition to adapting its design selection to meet customer needs, Garlinghouse also modified its publication methods to better appeal to the modern consumer. Since its inception, the firm’s design and plan business operated on a mail-order basis. However, during the mid- to late-twentieth century, it modified its practices to include additional methods. By the early 1980s, Garlinghouse customers could access its products in four formats: bound publications of designs called the “Garlinghouse Home Plans Guide” at newsstands, home design books at bookstores, mail order plans in national magazines, and through a syndicated advertising column published in nearly one hundred newspapers nationwide.⁶⁵ Later, as internet access became more common, Garlinghouse began to offer digital orders.

Garlinghouse remained a Topeka-based company until 1986. At that time, the company relocated a significant portion of its operations, including administration and business offices, to Middletown, Middlesex County, Connecticut. Whitney Garlinghouse, the grandson to L.F. and at that time president of the Garlinghouse Company, cited a high volume of work in the nearby New York area as the motive for the move.⁶⁶ Although the administrative and business offices were moved, some operations remained in Topeka including the drafting, design, printing, and shipment departments.⁶⁷ It was not until 2002 that the company left Topeka, and the state, entirely. The company has since merged, dissolved, or reincorporated in several northeastern states. By 2018, the firm again moved, this time to its current location in Beaufort, Beaufort County, South Carolina where it operates as “Family Home Plans.”

Local Competitors in the Twentieth Century

Garlinghouse was not the only Topeka-based company offering home plans in the twentieth century. Like Garlinghouse, George L. Bailey first entered the Topeka housing market in the early-twentieth century. In 1922, Bailey and his brother L.C. Bailey advertised their Gage Front development in local papers.⁶⁸ Within ten years, George L. Bailey established another development which he named Elmlawn. At Elmlawn, Bailey constructed approximately forty single-family homes in twelve styles.⁶⁹ These twelve styles were featured in his plan book, *Heading Homeward*. This book included typical plan book features including elevations, floor plans, and brief descriptions. However, it also included home financing information referencing the newly formed Federal Housing Administration.⁷⁰ Unlike Garlinghouse publications, *Heading Homeward* appeared to gain little traction, and the company did not produce subsequent editions or publications.⁷¹

⁶¹Helen Morrison, “Local Firm Nation’s Largest Designer of Postwar Homes.” *Topeka Daily Capital* (August 5, 1945).

⁶²Ibid.

⁶³Examples include the Cape Cod on the Atlantic coast and the California Monterey on the West Coast. Ibid.

⁶⁴This equates to approximately \$107-\$426 in 2019 currency. Ibid.

⁶⁵John Fischer, “Topeka Plans Provide Basis for Home Service.” *Topeka Capital Journal* (February 22, 1983):45.

⁶⁶“Home Plans Company Relocates Office.” *Topeka Capital Journal* (July 6, 1986).

⁶⁷Ibid.

⁶⁸“The Building Wave is Here,” *Topeka Daily Capital* (April 2, 1922):6; “Topeka’s New Restricted Addition: ‘Gage Front’” *Topeka State Journal* (May 10, 1922):11

⁶⁹Douglass W. Wallace, “Local Competition: Other Topeka Home Plan Companies,” in *Bungalow Homes for the Nation: The L.F. Garlinghouse Co. of Topeka*, ed. Max D. Movsovit, and Jeanne C. Mithen, Shawnee County Historical Society Bulletin No. 83, (December 2008):67.

⁷⁰Ibid.

⁷¹Ibid.

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Wilson L. Hadley opened his “Better Homes Store” home furnishing store c. 1940 in Topeka.⁷² The store sold home furnishings including furniture, appliances, and materials such as flooring. Following World War II, the Better Homes Company began publishing plan books in an attempt to capitalize on the active housing market. Their first plan book, *Peacetime Model Homes*, featured single-family homes in styles popular with returning soldiers and their families. In 1946, the Better Homes Company introduced *Modern Homeways*, a magazine that included articles on home types, features, and modern conveniences available to home buyers.⁷³ An associated publication, *Planning & Financing Your Home*, featured columns advising readers to explore available home financing options as well as advertisements for manufacturers, builders, insurance, and mortgage companies. Like Bailey’s *Heading Homeward*, Hadley’s publications were short-lived. The Better Homes Company does not appear to remain in the publishing business past the mid-1950s.⁷⁴

III. Garlinghouse Architectural Styles, 1906-1986

Garlinghouse plan books included a variety of architectural styles and forms. Most of the plans published in early editions were versions of the bungalow plan and the American Foursquare or National Folk form plan. In the 1930s, the Garlinghouse Company expanded its plan book portfolio when it introduced a new series. The new series incorporated plans that conformed to national housing trends. Historical Revival styles and Minimal Traditional forms were most common. In the post-war era, Garlinghouse plan books featured Ranch forms. As the twentieth century progressed, Garlinghouse introduced specialty catalogs such as *Masonry Homes* (c. 1955) or *Homes for Narrow Lots* (c. 1955) which focused on specific design elements rather than the style or form as a whole. An architectural analysis of surveyed Garlinghouse resources in the City of Topeka and early published plan catalogs identified several common architectural styles and building forms.⁷⁵ All of the styles below were found within the cultural resources survey, *Historic Garlinghouse Resources of Topeka, KS 1910-1960 (2019, Rosin Preservation)*, and are attributed to Garlinghouse himself, or the Company.

The Craftsman Bungalow

The Craftsman style was popular in American residential design from c. 1905 through 1930. The style evolved from the early designs of Charles Sumner Greene and Henry Mather Greene, who practiced architecture in California from 1893 to 1914. The Greenes designed both elaborate and simple bungalow houses inspired by the English Arts and Crafts movement as well as Asian architecture. Popularized by architectural magazines and builder pattern books, the one-story Craftsman house became popular nationwide during the early decades of the twentieth century as the most fashionable style for a smaller house. Identifying 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. Eighty-nine examples of the Craftsman/Bungalow style were documented in the *Historic Garlinghouse Resources of Topeka, KS 1910-1960* survey (2019), making it the most common style identified. The prevalence of the Craftsman style in Garlinghouse Company designs correlates to its most robust period of construction from 1906 to 1930 and reflects the popularity of the style for purchasers of home plans during the early 1900s.

⁷² No relation to the national magazine *Better Homes and Gardens*. Wallace, “Local Competition: Other Topeka Home Plan Companies”: 67-68.

⁷³Ibid, 68.

⁷⁴Ibid.

⁷⁵ Building forms are used to classify buildings that are not associated with a specific architectural style and are instead classified by their massing and roof type. The following architectural style and form descriptions are adapted from Rosin Preservation, LLC. “Auburndale Historic Resources Survey-Phase I.” Kansas City, Missouri: Rosin Preservation, 2017.

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Figure 10: 308 SW Elmwood Avenue, Topeka, Kansas.
Source: Brad Finch, 2019



Figure 11: 900 SW Lindenwood Avenue, Topeka, Kansas.
Source: Brad Finch, 2019

The bungalow at 308 SW Elmwood Avenue, built c. 1916, exemplifies the Craftsman style through its side-gabled, low-pitched roof with deep eaves, full-width front porch with cobblestone piers, square columns, exposed rafter tails, historic oak entry door, and the prominent cobblestone chimney (*Figure 10*). Another good example of the Craftsman style is seen at 900 SW Lindenwood Avenue (c. 1921); the style is reflected in its jerkinhead roof with deep eaves and knee brackets, historic double-hung windows with vertical upper muntins, and front porch with stone piers topped with squared wood columns (*Figure 11*). The Garlinghouse Realty Company is credited with popularizing the “airplane bungalow,” a dwelling that featured a raised sleeping porch in the center or rear of the building. Before automatic air conditioning, the sleeping porch provided a cool, airy respite from the heat during summer. An excellent example of the “airplane bungalow” is seen at 200 NW Knox Avenue (c. 1917). The raised sleeping porch at the rear is visible from nearly all elevations, and the many windows communicate its intended benefits.

Prairie Style

The Prairie style is a uniquely American architectural style that originated with Frank Lloyd Wright and other Chicago architects at the turn of the twentieth century. Pattern books and mail-order catalogs, such as those offered by the Garlinghouse Realty Company, spread the style throughout the Midwest and the nation during the early decades of the twentieth century. Prairie style houses typically have a two-story square or rectangular mass featuring a low-pitched hipped or gabled roof with deep eaves, details that create a horizontal emphasis, and prominent partial or full-width porches with large supports.⁷⁶ The American Foursquare form is the most common subtype of the Prairie style. It features a two-story square or rectangular mass with a symmetrical façade, a visible entrance, and a full-width front porch. The front-gabled subtype of the Prairie style was commonly used for vernacular dwellings on narrower, rectangular lots. There are thirty-nine identified examples of the Prairie style within the *Historic Garlinghouse Resources of Topeka, KS 1910-1960* surveyed resources, making it the second most-common style. All of those identified in the survey were built between 1909-1925, with the bulk constructed before 1916 and reflecting the company’s early focus on housing construction. Nearly all feature a front-gabled roof and a thin rectangular mass, conforming to the narrow lot. While this Prairie style subtype was exceedingly popular throughout the nation, it was not proportionally common in Garlinghouse plan books. Only eleven plans, approximately eleven percent, in *Bungalow Homes* (second edition, 1920) were of the subtype. None were included in later Garlinghouse plan book series as the subtype fell out of favor nationwide.

⁷⁶Virginia McAlester. *A Field Guide to American Houses*. New York: Alfred A. Knopf, Inc., 2014: 439-41.

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Figure 12: 1730 SW 3rd Street, Topeka, Kansas.
Source: Rosin Preservation, 2019.



Figure 13: 215 SW Elmwood Avenue, Topeka, Kansas.
Source: Brad Finch, 2019.

The example at 1730 SW 3rd Street, constructed c. 1910, features a front-gabled roof with boxed cornice returns, differing exterior cladding in the gable, a symmetrical façade, and a full-width front porch (Figure 12). The dwelling's ornamentation is also influenced by the Colonial Revival style, seen in its dentilated Palladian window. The Madison-Steinart house, constructed c. 1913 at 215 SW Elmwood Avenue, reflects the Prairie style with its shallow hipped roof with deep overhanging eaves and wide front porch that emphasizes the dwelling's horizontal lines; Craftsman-style influence is also seen in the first story and dormer windows with vertical muntins (Figure 13).

Colonial Revival & Dutch Colonial Revival

The term "Colonial Revival" refers to the resurgence of interest in the styles of early English and Dutch houses on the Atlantic Seaboard. The Georgian and Adams styles, often combined, form the backbone of the revival styles. Character-defining features include a simple plan and massing, symmetrical façade, side-gabled or hipped roofs, multi-light windows with shutters, pediments, pilasters, and decorative elements such as dentils, modillions, or pendants. Those built in the late nineteenth century were interpretations of the earlier colonial style, while those built from about 1915 to 1930 were more exact copies of the earlier adaptations. As the Colonial Revival style evolved during the mid-twentieth century, it became more simplified.⁷⁷ The



Figure 114: 331 SW Broadmoor Avenue. Topeka, Kansas. Source: Brad Finch, 2019.

two-story dwelling at 331 SW Broadmoor Avenue, built c. 1922, has a gambrel roof, a hallmark of the Dutch Colonial Revival style (Figure 14). The Garlinghouse Company built few known Colonial Revival dwellings.

⁷⁷ McAlester, 234-36.

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However, Colonial Revival designs featured prominently in many Garlinghouse Company catalogs post-1930. Although early catalogs, including the *Bungalow Homes* series, offered few plans in the style, Colonial Revival designs dominated subsequent plan books including the widely popular *New American Homes* series and aptly titled *Colonial Homes*. The inclusion of these plans reflected the popularity of revival styles with home plan buyers at the time.

National Folk

Throughout the nation's history, its citizens erected modest dwellings constructed of locally available materials without stylistic embellishments. The early colonists brought with them the building traditions of Europe and, using locally available materials, adapted them to their new communities. Frame buildings constructed of hewn timbers and covered with thin wood siding dominated the early folk building in New England, where massed plans more than one room deep became the norm. In the early settlements of the Tidewater South, frame houses that were one room deep became common. As settlement expanded to the West, the Midland tradition of log buildings evolved from blending the two Eastern traditions (Figure 15).



Figure 15: 1819 SW 2nd St. Topeka, Shawnee County, Kansas. View SE. 01/09/2019. Source Brad Finch.

The character of American folk housing changed significantly as the nation's railroad network expanded in the decades from 1850 to 1890. Builders of modest dwellings no longer relied on local materials. Instead, railcars could rapidly and cheaply move mass-manufactured construction materials (pre-cut lumber, nails, window and door frames, and ornamental details) from distant plants. It was not long until vernacular houses of the light balloon or braced framing replaced hewn log dwellings. Despite the change in building technique and materials, the older folk house shapes persisted. The resulting houses were simple dwellings defined by their form and massing but lacking strong stylistic characteristics. Even after communities became established, folk house designs remained popular as an affordable alternative to more ornate and complex architectural styles.⁷⁸ These traditional prototypes and new innovative plans comprise distinctive families of residential forms that dominated American folk building through the first half of the twentieth century. The Garlinghouse resources surveyed but not associated with a specific architectural style generally have simple forms and little or no ornamentation. Roof form, massing, and era of construction are the primary characteristics used to classify these resources. Nearly all were constructed in the early twentieth century and are among the earliest identified Garlinghouse houses. The National Folk form resources have been further classified by their roof type.

Gable Front

The Gable Front sub-type of the National Folk form was popularized in two separate waves. The first iterations of the type were popularized in the latter half of the 1800s and were inspired by the Greek Revival movement of the 1830s-1850s. These examples were reminiscent of temple forms and were typically narrow one- to two-story houses with steep roofs, well-suited for narrow rectangular lots. An example can be seen in the Survey Area at 701 SW College Avenue, constructed c.1913 (Figure 16). Between 1910 and 1930, the Gable Front form evolved to reflect influences of the popular Craftsman style. These houses were typically one- to one-and-one-half-stories with wide, sometimes flared, eaves and a full-width front porch, as illustrated by the residence at 322 SW

⁷⁸ McAlester, 89-90.

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Elmwood Avenue, constructed c. 1914 (*Figure 17*). Although the Gable Front form was uncommon in Garlinghouse catalogs, designs in the form were featured until at least the 1960s. Gable-Front designs were often incorporated into the company's specialty catalogs like *Budget Homes* (1945) and *Economy Houses* (1949). The Garlinghouse Company typically utilized the Gable-Front form in designs produced for the budget-conscious consumer.



Figure 16. 701 SW College Avenue, Topeka, Kansas. Source: Brad Finch, 2019.



Figure 17. 322 Southwest Elmwood Avenue, Topeka, Kansas. Source: Brad Finch, 2019.

Cross-Gable

The Cross-Gable sub-type gained popularity in small towns and rural areas as settlers brought with them earlier stylistic influences such as Greek Revival, Gothic Revival, and Victorian. In this form, a secondary side-gable block placed perpendicular to the main gable-front gives the house a distinctive L-shaped massing. Architectural ornamentation is minimal. Both the one-story and two-story forms became common in the Midwest in the late nineteenth century. A good one-story example of a cross-gabled National Folk dwelling is plan number 1202 featured in *Bungalow Homes* (Second Edition, 1920) (*Figure 18*).⁷⁹ Similar to the Gable Front form, Cross-Gable plans were frequently included in catalogs featuring small or less costly dwellings.



Figure 18. Garlinghouse Plan 1202. Source: *Bungalow Homes: Enlarged Second Edition*, 1920.

⁷⁹ Garlinghouse Company. *Bungalow Homes: Enlarged Second Edition*. Topeka, Kansas: The Garlinghouse Company, 1920 [digitized online] available from HathiTrust <https://babel.hathitrust.org/cgi/pt?id=nyp.33433071110153> (accessed June 6, 2019);75.

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Post-War Forms⁸⁰

Following World War II, housing shortages, public and private support for homeownership, and a general feeling of prosperity propelled a surge in suburban residential development. New housing forms were developed in response. Like their predecessors, affordable mass-produced or prefabricated building components and modest size made them affordable and, consequently, immensely popular with the Garlinghouse Company target demographic. Minimal Traditional and Ranch forms, including variations such as the Transitional and Raised Ranch or the Split-Level, featured prominently in post-war Garlinghouse Company plan books (*Figure 19*).



Figure 19. Typical Post-War Garlinghouse Catalog Examples.
Source: The Garlinghouse Company, c. 1955.

Minimal Traditional

Minimal Traditional dwellings evolved from the Tudor Revival and Colonial Revival styles. The simplified version that evolved during and after the Depression typically retained the dominant side gable form and the dormered roof while compacting the massing, tightening the eaves, and removing most of the decorative ornament. The resources have symmetrical façades often with small side additions. Minimal Traditional resources often exhibit overt Tudor Revival details, such as wood and stucco false half-timbering or decorative stone elements that highlight this architectural influence. While compact in plan, these dwellings often incorporate an attached garage (*Figure 20*).



Figure 20: 700 SW Park Ln. Topeka, Shawnee County, Kansas. View ENE.
01/09/2019. Finch, Brad.

⁸⁰ The following architectural style and form descriptions are adapted from Rosin Preservation, LLC. "Auburndale Historic Resources Survey-Phase II." Kansas City, Missouri: Rosin Preservation, 2018.

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Transitional Ranch

As explained by the name, the Transitional Ranch bridges the design gap between the Minimal Traditional dwelling and the true Ranch form. Also known as the Compact Ranch, this form has a small footprint and lack of ornamentation similar to the Minimal Traditional house paired with fenestration types and eaves similar to the Ranch. Common features include a compact but linear floor plan and large picture window.

Ranch House

The basic Ranch House is a low, wide one-story building with moderate to wide eaves. The low-pitched roof may be gabled or hipped; the façade may be symmetrical or asymmetrical, with the latter being far more common; and the plan may or may not include an integrated garage. These simple dwellings have shallow roofs, asymmetrical facades; aluminum, vinyl, or asbestos shingle siding with brick or stone veneer, a variety of window types and sizes, and an attached garage or carport.

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ASSOCIATED PROPERTY TYPES

I. Associated Property Type and Subtypes:

The Garlinghouse Dwelling

The Garlinghouse Realty Company construction, 1906-1915

Edgewood Park Neighborhood Dwellings

Plan Book Dwellings pre-Depression Era, 1916-1930

Plan Book Dwellings post-Depression Era, 1930-1945

Plan Book Dwellings modern designs, 1945-1986

Historic District

II. Descriptions:

The Garlinghouse Dwelling - Descriptions

The property type eligible for listing under this Multiple Property Submission includes Garlinghouse dwellings which match published Garlinghouse plans, or are verified Garlinghouse Company constructions within the City of Topeka, Kansas. The exterior and interior must correspond to a published plan with an assigned plan number. Alternatively, a resource may be a verified Garlinghouse construction, as indicated on building permits. Resources verified as Garlinghouse-built dwellings represent the firm's early twentieth century operations before it left the construction industry during the Great Depression.

Dwellings built according to Garlinghouse designs reflect architectural trends popular during the period of construction, including, but not limited to, the Colonial Revival, Craftsman/Bungalow, and Prairie Styles and post-war forms such as the Ranch and split-level. Consequently, their appearance may be highly varied. However, they are typically single-family homes, one to two-and-one-half stories in height and of modest size. The form and plan vary in accordance with the Garlinghouse plan used to construct the dwelling.

Garlinghouse dwellings are typically frame construction. Typical cladding materials may include wood clapboard or shingles, smoothed stucco, brick or stone veneer, or asbestos shingles. As the twentieth century progressed aluminum and vinyl cladding were also included as primary façade materials in Garlinghouse designs. Wood clapboard was the most common cladding material surveyed in the *Historic Garlinghouse Resources of Topeka, KS 1910-1960* survey report. When present, wood clapboard is typically painted. Vinyl, metal, and hardboard siding are common alterations. In some cases, non-historic cladding materials cover historic cladding.

Foundations are typically brick, concrete, or stone and roofs are typically asphalt shingle. Common early Garlinghouse dwelling roof forms include Gable-Front, Side-Gable, and Jerkinhead or Clipped Gable. As new designs were introduced, Side-Gable, Hipped, Flat, and Cross-Gable became more common. Among the surveyed Garlinghouse resources, Gable-Front roofs are most common, followed by Side-Gable and Jerkinhead or Clipped Gable roofs.

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

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

Garlinghouse dwelling interiors also vary.⁸¹ In one- and one-and-one-half-story dwellings, the less private or utilitarian spaces such as living rooms, dens, and kitchens are typically located in the front portion of the interior while bedrooms are arranged toward the rear. In one-and-one-half-story dwellings, additional bedrooms may occupy the upper half-story. In dwellings two stories and greater in height, bedrooms are typically located in the upper story only. Interior finishes commonly include wood flooring and trim. Plaster partitions and wallpaper wall coverings were common features in early Garlinghouse plans while drywall partitions were increasingly common in later plans. Built-in elements such as bookcases, benches, and cabinetry are common in early-twentieth century Garlinghouse dwellings. Fireplaces are often present, regardless of the date designed, and are typically located in the living room.

Subtype: The Garlinghouse Realty Company construction, 1906-1915

Constructed prior to the first expansion of the company into plan book designs, dwellings of this type were built between 1906-1915, and reflect Garlinghouse's first endeavors into new home construction. Buildings associated with this subtype will feature a historic building permit that directly states Garlinghouse or his staff on the permit; some may include the associated plan number as well. Dwelling styles under this period vary but follow standard simple variations and trends at the turn of the twentieth century: Craftsman and/or Bungalow, "Aeroplane" bungalow, Prairie style, Colonial Revival and Dutch Colonial Revival. Examples of this type may be found in the early-twentieth-century developments of Topeka.

Subtype: Edgewood Park Neighborhood Dwellings

Constructed as part of a speculative venture by Garlinghouse to expand into subdivision development, dwellings of this type were built between 1915-1917. These properties acted as the base for Garlinghouse's next venture into plan book designs. Buildings associated with this subtype are located within the bounds of the historic plat

⁸¹ Note the survey conducted in support of this MPDF included exteriors only; all interior information is based upon published Garlinghouse plans.

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for the Edgewood Park neighborhood. They will feature a historic building permit that directly states Garlinghouse or his staff on the permit; some may include the associated plan number as well. Dwelling styles under this period vary little, but generally follow Garlinghouse's interpretation of the Bungalow type and "Aeroplane" or airplane bungalow style and design. Examples of this type are found in the Edgewood Park development of Topeka and were a popular design.

Subtype: Plan Book Dwellings pre-Depression Era, 1916-1930

Constructed during the company's expansion into plan book designs, dwellings of this type were built between 1916-1930. During the Great Depression, the realty and construction market faltered, and the Garlinghouse Company, like others in the industry, slowed their building construction. However, the plan books associated with this period continued to sell and plans from these books contributed to the stability and success of the company through the Depression-era. Buildings associated with this subtype might feature a historic building permit that directly states Garlinghouse or his staff on the permit, while some may or may not include the associated plan number as well. Dwelling styles under this period vary but follow standard simple variations and trends at the turn of the twentieth century, such as Craftsman and/or Bungalow, "Aeroplane" or airplane bungalow, Prairie style, Colonial Revival and Dutch Colonial Revival, National Folk: gable front or cross gable design. Examples of this type may be extensively found in the early-twentieth-century developments of Topeka.

Subtype: Plan Book Dwellings post-Depression Era, 1930-1945

Constructed after the Great Depression, dwellings of this type were built between 1930-1945, after the Garlinghouse Company discontinued the construction portion of their operations. This period of development was slow during the earlier years. However, after World War II began and the establishment of the Forbes airfield and Goodyear Tire and Rubber Company, Topeka's regional economy had largely stabilized. The plan books associated with this period continued to sell and the plans from these books contributed to the stability and success of the company through the Depression-era. Buildings associated with this subtype might have a building permit that states Garlinghouse or his staff on the permit; some may include the associated plan number as well, but that is not common. Typical home plans at this time were purchased directly from Garlinghouse, but the buildings were not constructed by the Garlinghouse Company. Dwelling styles under this period vary but follow standard simple variations and trends at the mid-twentieth century, such as, Airplane bungalow, Prairie style, Colonial Revival and Dutch Colonial Revival, National Folk: gable front or cross gable design. Examples of this type may be found in the mid-twentieth-century developments of Topeka.

Subtype: Plan Book Dwellings Modern Designs in Topeka, post-1945

Constructed after World War II, dwellings of this type were built post-1945. This period of development within Topeka's history greatly accelerated as a result of the establishment of the Forbes airfield and Goodyear Tire and Rubber Company. The plan books associated with this period continued to sell and plans from these books contributed to the stability and success of the company. Typical home plans at this time were purchased directly from Garlinghouse, but the buildings were not constructed by the Garlinghouse Company. Dwelling styles under this period vary but follow standard simple variations and trends at the mid-twentieth century, such as, Airplane bungalow, Prairie style, Colonial Revival and Dutch Colonial Revival, National Folk: gable front or cross gable,

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Minimal Traditional, Transitional Ranch, and Ranch House design. Examples of this type may be found in the mid-twentieth-century developments of Topeka ending in 1986.

Historic District

When evaluating Garlinghouse dwellings in Kansas, it is important to consider the potential for a concentration of Garlinghouse resources, and these should be considered as a historic district – either for a single property (house and garage) or multiples (like the Edgewood Park neighborhood). Historic districts include any number of resources with more than one of the same or various property type(s): buildings, structures, objects, and sites. The Garlinghouse Company offered plans for more than a standard house and included garages, sheds, outbuildings, and so forth. When evaluating a property, the non-dwelling buildings should also be reviewed and determined if they are Garlinghouse products. For this context, a historic district is defined as a single-property with three or more resources, or multiple-properties containing more than one resource. It is possible to see a grouping or collection of multiple Garlinghouse resources in a given area. Under these circumstances, the properties will be evaluated as a potential district, and the relationship between the properties should be considered in the evaluation process.

Within a defined district, a limited number of non-Garlinghouse properties would not deem the district ineligible for listing and should be considered. As with any district, there are some allowances for alterations and historic integrity if the whole of the district is intact and can convey its character-defining features and association with the context. Possible historic districts should be considered on a case-by-case basis to determine the historic integrity of the concentration. It is not necessary for contributing resources within the district to be individually eligible for listing, or retain sufficient integrity to be individually eligible. The evaluation of a potential district should focus on the integrity and significance of the overall concentration of properties and not the individual contributing resources. With the loss or infill of surrounding properties, the district would not be deemed ineligible, but those resources/properties should be considered in the overall ability of the district to represent its significance. Historic districts could include any sub-type of Garlinghouse dwelling listed in the associated property types and styles discussed in the context.

Based on the *Historic Garlinghouse Resources of Topeka, KS 1910-1960 (Rosin Preservation 2019)* survey report limited scope, there may be potential collections or districts that were not documented in the study. Also, the survey report focused on only dwellings, so other property types that meet the historic context should be explored and added as needed.

III. Significance:

The Garlinghouse Company is associated with over 800 properties within the City of Topeka. He also planned and built homes himself. These properties are connected to the growth and expansion of Topeka neighborhoods that were influenced by Garlinghouse designs. Resources nominated under this MPDF are significant under

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Criterion C for ARCHITECTURE. Properties are eligible as representations of the plan book movement and the desire, availability, and accessibility of the middle-class becoming homeowners in the twentieth century. Moreover, the impact that the Garlinghouse Company continued to have during their time in Topeka with the issuing of more than 1,500,000 million copies throughout the country and over 10,000 blueprints sold.⁸² Also, properties are eligible as examples of a type or period reflected through the subtypes and styles that were depictions of the Garlinghouse Company between 1906-1986.

The Garlinghouse Company is significant for its influence on suburban residential architecture in Topeka through the company's prolific construction and design operations, including plan book publications. The Garlinghouse Company formed as the Garlinghouse Realty Company in 1906 and operated within the Topeka environs. In 1913, the company constructed thirty-two dwellings in Edgewood Park, a residential neighborhood which served as a showcase for the company's design services. Many of these designs were incorporated into the company's first plan book, *Bungalow Homes* (1916). This plan book, and subsequent editions, were published and distributed nationally. Customers, either builders or individual property owners, from across the country purchased plans directly from the Garlinghouse Company and built houses according to those plans. Topeka provides the largest concentration of houses either constructed by the Garlinghouse Company or built from Garlinghouse Company plans. The Edgewood Park development, which contains twenty-one houses designed and built by the Garlinghouse Company served as a physical advertisement for the company's services and showcase its design skills.

Plan books contributed significantly to American suburban residential development during the nineteenth and twentieth centuries. Their use was widespread and facilitated the spread of architectural trends across the country. It was no longer just the wealthy who had access to professionally designed architectural plans. With affordable and readily available plan books the average person could access house plans designed by a professional architect and complete construction himself or with the help of a local builder. From the beginning, Garlinghouse incorporated popular architectural styles into its plan book designs. These designs represent the adaptation of prevailing architectural trends to fit the needs, wants, and budgets of the average Garlinghouse customer. Garlinghouse Company plan books were distributed nationwide and, in some cases, internationally. Customers from across the country could purchase the house plans of their choosing. In Topeka, the Garlinghouse Company also constructed dwellings using these designs, and has been importance to the city.

Exterior analysis alone cannot definitively identify a Garlinghouse Company design. There are resources designed by other architects or builders that employ architectural styles and details similar to the Garlinghouse Company. It is also possible that the homeowner or builder purchased a Garlinghouse Company plan and substantially modified it to suit their needs. Therefore, analysis of the interior and the documented connection to a specific Garlinghouse Company plan are necessary to express the significance of the property under this MPDF. Only dwellings with exterior features and interior configurations that correspond to documented Garlinghouse Company plans or are verified through original custom Garlinghouse drawings or building permits

⁸² Morrison, Helen. "Local Firm Nation's Largest Designer of Postwar Homes." *Topeka Daily Capital*, August 5, 1945.

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as Garlinghouse Company constructions are eligible for listing under this MPDF if they retain their historic integrity. Resources will be significant at the local level. Intact examples may be representative of construction methods, developmental area, the period, and property type.

The potential period for properties eligible under this MPDF begins with 1906, the year Garlinghouse operations began, and ends in 1986, when the Garlinghouse Company operations left Topeka. Properties less than fifty years old that retain their historic integrity, meet the significance of the context, and fit an associated property type, would still qualify under this context as warranted.

Registration Requirements:

Resources nominated under this Multiple Property Documentation Form must correspond to documented Garlinghouse Company plans published in the company's plan books or custom architectural drawings. When permits are not available or do not have Garlinghouse listed, the physical house needs to closely match a specific plan by Garlinghouse. Exterior elevations must match those of the published plan. Interior arrangements must also correspond to the published plan or original custom drawings in possession of the nominator. The interior and corresponding exterior elevations must remain intact sufficient to identify the published plan number or resemble the original custom plans. Minor builder/owner modifications, such as the relocation or elimination of secondary spaces, that appear to be original to the resource are acceptable deviations from the published plan. Alternatively, a resource may be verified through building permits as a Garlinghouse construction, designed and built by the company.

Garlinghouse Company designs incorporated popular architectural styles of the period and includes designs in the Craftsman/Bungalow, Prairie, and Colonial Revival styles, among others. Eligible properties will retain a majority of their character-defining architectural features, like their original form, cladding materials, porch configuration and materials, and roof shape. They should also retain a majority of their historic interior spatial arrangements, as shown on available floor plans. Still, some expansions to kitchens, bathrooms, etc. that do not significantly alter or overpower the historic character of the space may be evaluated on a case-by-case basis. The resource must retain its historic location and setting. The intent of the historic design and workmanship should not be significantly obscured by large additions, significant material replacements, or other alterations. Some interior changes are acceptable if they do not permanently alter the intended original character of the space. Acceptable changes could include carpeting over wood floors, or fixture replacements, which should be evaluated on a case-by-case basis. The resource must retain its historic fenestration pattern and original windows. If not original, replacement windows are acceptable provided they are early, historic replacements that have gained significance, and may or may not match in design, or are replacements that match the configuration of the historic windows. Historic doors enhance the historic character and design of a dwelling and must be retained. The retention of historic cladding is also important. Original decorative elements, including trim, brackets, and moldings should be retained in sufficient quantities to communicate the historic design and architectural style or form. The original materials are preferred, and alterations can cause cumulative impacts to the properties, so each property will be evaluated on a case-by-case basis to ensure an acceptable percentage of historic materials remain.

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Additions are common alterations. As a family grew or the needs of the occupants changed, an increase or alteration in available space was often required. The presence of an addition does not preclude a resource from listing under this MPDF, provided it does not obscure the building's historic form or other character-defining features. Additions must be complementary and compatible in size, scale, and design to the original building. Additions that are in keeping with the original design, located on a secondary or tertiary elevation, and compatible in size, scale, massing, and features to the original will not disqualify a property from listing on the National Register of Historic Places.

Similarly, porch enclosure or screening was commonly utilized to acquire increased space without the expense associated with additions. Porch enclosures or screening will not preclude a dwelling from listing, provided they do not significantly alter the historic form, character, or massing and are located on a secondary or tertiary elevation. Front porches are character-defining features, and alterations to them must be closely evaluated. The enclosure of a historically open front porch significantly alters the primary elevation; however, screening that does not wholly obscure the primary elevation may be permissible. Alterations to the roof material are also common. Typically, dwellings associated with the Garlinghouse firm possess replacement asphalt roofs. Historic Garlinghouse Company plans indicate this is typically a replacement in kind and thus does not diminish the integrity of the dwelling, provided the replacement roof does not alter the form, pitch, or dimensions of the roof.

The retention of character-defining interior features is essential as well. Dwellings constructed using Garlinghouse plans must retain their historic interior arrangement and finishes. Retention of the historic interior configuration is essential to positively identifying the corresponding Garlinghouse plan. Garlinghouse plans typically included built-in cabinetry, seating, bookshelves, and similar features. These features must remain where present in historic plans. Fireplaces, another common Garlinghouse plan feature, must also be retained. Small discrepancies between the published plan and the nominated property that appear to be original to the house will not render the property ineligible. Alterations to the finishes and fixtures in 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, design, and correspondence with a documented Garlinghouse Company plan.

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Section G. Geographic Data

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

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Section H. Summary of Identification and Evaluation Methods

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

Only those resources with a verifiable link to L.F. Garlinghouse or Garlinghouse Company operations were included in this survey. Those resources which did not possess a verifiable link to Garlinghouse were not included. Interior access was not available during this survey, and thus many resources listed in the Shawnee County Bulletin could not be definitively linked to documented Garlinghouse Company plans. Many of the surveyed resources were identified as Garlinghouse Company resources through archival research and analysis of building permits.

Historic building permits were integral to confirming associations with L.F. Garlinghouse or the Garlinghouse Company. Building permits for each resource were researched in the Topeka Building Permits Index hosted on the Kansas State Historical Society website, “Topeka, Kansas, Building Permits Index, 1880-1925.”⁸³ Resources with building permits issued to L.F. Garlinghouse, his company, or his known employees were then analyzed.⁸⁴ In addition, those resources which did not have building permits related to Garlinghouse, but which lie within the boundaries of his known Edgewood Park real estate development, a showcase for the company’s designs, and which were included in Shawnee County Historical Society Bulletin Number 83 with an attributed plan number were also analyzed. This analysis identified 148 resources with a proven link to L.F. Garlinghouse or the Garlinghouse Company. Field survey of the 148 resources was conducted on January 7 and January 9, 2019. Survey information was recorded in the Kansas Historic Resources Inventory standard database form. It was then submitted to the Kansas State Historic Preservation Office and uploaded to the Kansas Historic Resources Inventory.

This Multiple Property Documentation Form focuses on three historic contexts that discuss the development and use of plan books in America, the history of the Garlinghouse Company, and architectural styles represented in Garlinghouse designs. All are detailed in Section E of this document. These contexts were developed through archival research. Resources were obtained from multiple sources including, but not limited to, various repositories, scholarly publications, and newspaper publications.

⁸³Kansas State Historical Society, Topeka Building Permits Index, 1880-1925. <https://www.kshs.org/p/topeka-kansas-building-permits-index-1880-1925/13857>.

⁸⁴ Known employees include James L. Cottrell and Harry Patrick.

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