

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC
POTWIN PLACE HISTORIC DISTRICT
AND/OR COMMON

2 LOCATION

STREET & NUMBER bounded by Willow on the south, the alley west of Woodlawn on the west, Grove on the north, and generally the alley east of Greenwood on the east
CITY, TOWN Topeka VICINITY OF _____
STATE Kansas CODE 20 CONGRESSIONAL DISTRICT # 2 Jim Jeffries
COUNTY Shawnee CODE 177

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> STRUCTURE	<input checked="" type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> ENTERTAINMENT
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> GOVERNMENT
		<input type="checkbox"/> NO	<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> MUSEUM
			<input type="checkbox"/> PARK
			<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> OTHER

4 OWNER OF PROPERTY

NAME Multiple Ownership (see continuation sheets)
STREET & NUMBER _____
CITY, TOWN _____ STATE _____
VICINITY OF _____

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Register of Deeds
STREET & NUMBER _____
CITY, TOWN Topeka STATE Kansas
VICINITY OF _____

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Historic Sites Survey
DATE 1970, 1978, 1979 FEDERAL STATE COUNTY LOCAL
DEPOSITORY FOR SURVEY RECORDS Historic Preservation Department, Kansas State Historical Society
CITY, TOWN Topeka STATE Kansas CODE 66612

7 DESCRIPTION

CONDITION

EXCELLENT
 GOOD
 FAIR

DETERIORATED
 RUINS
 UNEXPOSED

CHECK ONE

UNALTERED
 ALTERED

CHECK ONE

ORIGINAL SITE
 MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Potwin Place Historic District is an area which derives its distinctive identity from the layout of Greenwood and Woodlawn Avenues, from the deep setback of the residences which line these streets, and from the design character of the buildings themselves.

Both Greenwood and Woodlawn Avenues are wide arteries that run north from Willow to Grove. Where they meet these two termini and where they intersect the three arteries that run through the area from west to east (West First, West Second, and West Third streets) are situated small circular parks around which vehicular traffic must flow. In contrast, the surrounding residential neighborhoods adhere to a simple grid arrangement of streets.

Originally dirt thoroughfares, both avenues were subsequently paved with bricks. Only Woodlawn retains its brick surface as Greenwood's has been asphalted. Brick sidewalks are also found on many blocks in Potwin Place. Many of the curbs in the area are formed with limestone blocks. Also unlike the situation in surrounding neighborhoods is the relatively deep setback enjoyed by most of the residences facing on Greenwood and Woodlawn Avenues (cf photo #44 with photo # 29). To a large degree this has resulted from the relatively generous proportions of the original lots here. Even when divided in half, as has occurred throughout the area, these lots are large in comparison to those occupied by residences on neighboring streets.

The residences in Potwin Place are distinguished from those in surrounding areas by virtue of design character. Unusual for Topeka is the high percentage of 19th century designs which survive along the two main avenues of the district. These are generally two or two and one-half story frame structures with multiple roof gables, varied massing that emphasizes offset projections, and large one story verandahs. It is difficult to assign stylistic designations to these buildings. Much of the detailing is Queen Anne in character--fishscale shingles in the gables, turned posts and balusters, windows with panes of stained glass along the borders--while Shingle Style-inspired features such as pent gables, grouped windows and curved or bowed shingled surfaces are also evident. But regardless of detailing, these residences are predominantly large front gable forms with subsidiary extensions flanking or skirting them. They are, very simply, late Victorian suburban residences.

Some of the very first residences built in Potwin Place (cf photos # 2, # 10, # 11) were clearly Italianate in character, a reflection of mid-Victorian tastes for designs that had clear associational reference to a period or place. But most of the buildings constructed in the area during the 19th century evidence an attraction to the vaguer images of domesticity and commodiousness that belonged to the mid-century's concept of the farmhouse and that in the later decades of the century became an important ideal in Queen Anne and Shingle Style designs.

Early twentieth century development in Potwin Place is evident in large two or two and one-half story frame residences that also possess large front porches. The massing of these is more contained than is that of the 19th century structures and in

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the palladian windows or columnar supports of the porches is an evident taste for classicism--either colonial revival or beaux-arts in sentiment. In the replacement of many 19th century verandahs with the classicized porches of the early 20th century is apparent both the influence of later tastes on the earlier developments and the compatibility of early 20th century classicisms with the formal restraint of the late 19th century designs to be found in Potwin Place.

Complementing these early 20th century front-gable structures are residences evidencing the influence of Prairie School designs. 400 Greenwood (photo # 40) is very much an extrapolation of designs such as the Robie House, but residences such as the Margotte Residence (438 Woodlawn--photo # 1) represent the more common response to the Prairie School evident in Potwin Place --a two and one-half story box-shaped structure whose hipped roof, deep eaves and horizontal proportions share formal affinities with the school's work. The period's taste for classicism is also evident in the details of these designs--i.e., columnar porch supports and classical moldings.

Potwin Place also contains a number of residences dating to the 1920s and 1930s. These evidence a more academic approach to design in the way they mimic historic precedent rather than simply embracing the general spirit or selected details of classical or colonial examples. While these designs, which in Potwin Place are primarily based on colonial prototypes (cf photo # 35), retain the same general scale and amplitude of their older neighbors, they bespeak the social changes which had taken place by this period--e.g. smaller families required slightly smaller accommodations, and a greater desire for privacy made a large front porch undesirable and encouraged the use of rear patios or screened side porches.

What makes the buildings of Potwin Place Historic District a distinctive collection of residences is not simply that there are the above-mentioned types of designs here, but that they are as a totality a harmonious mixture of 19th century and early 20th century designs because of continuities in scale and form that reflect continuities of conditions and taste. Although bound together by distinctive street layout and setback, these structures would in any event sit apart in character from those in the surrounding neighborhoods because of their larger scale, because of the variety of historic periods represented and because of the dominant presence of 19th century elements. In surrounding neighborhoods the development has occurred primarily since the turn-of-the-century and is of small scale and modest character.

Individual descriptions of the properties located within the Potwin Place Historic District are listed below. These descriptions contain an evaluation of each property's historic integrity. Ratings range from excellent down to below-average. The "excellent" category indicates few changes have been made, "above-average" means that the changes have been historic ones or that only minor modern alterations have occurred, "average" indicates that the property's historic character is still dominant but that alterations have significantly

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marred its character, and finally, "below-average" means that the property's historic character is evident but not dominant. Changes in roofing material have not been taken into consideration unless especially evident visually.

The photographs selected provide a cross-section of the types of properties and street scenes to be found in Potwin Place Historic District. Many of these date from March of 1976. Before utilizing these, Historic Preservation Department staff checked to make certain that the photograph accurately depicted the current appearance of the property.

Properties of which a photograph has been submitted are marked by asterisks (*).

(SEE NEXT CONTINUATION SHEET)

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Properties located within the boundaries of the Potwin Place Historic District (unless otherwise noted, all are contributing elements):

1. DR. MARGOTTE OFFICE and RESIDENCE*
(438 Woodlawn Avenue) 1915 (abstract)

Two and one-half story box-shaped residence with stuccoed exterior walls, tiled hip roof and dormers, and one story porch across west facade. Original plans in possession of owner. (Prairie Square--Classical)

Excellent historic integrity: major non-historic alterations confined to interior.

2. 434 Woodlawn Avenue c. 1916 (oral)

Two and one-half story frame residence with front gable roof, and one story gabled porch across west facade.

Above average historic integrity: major non-historic alterations are chimney and rear addition.

3. KNOX / LOOMIS RESIDENCE
(433 Woodlawn Avenue) 1887 (Shawnee County Historical Society Bulletin, 1968)

Two and one-half story frame residence, asymmetrically massed, with front gable and one-story porch/porte cochere on south and east. (Queen Anne/Colonial Revival).

Average integrity: major non-historic alteration is application of cedar shingles to exterior walls, replacing original clap-boarded treatment (historic alteration of original porch to present configuration occurred in early twentieth century).

4. TINKER RESIDENCE
(424 Woodlawn Avenue) c. 1916 (stylistic)

Two and one-half story frame residence with front gable roof and one story gable porch across west facade.

Excellent historic integrity.

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5. CALVIN / McLELLAN RESIDENCE*
(421 Woodlawn Avenue) 1886 (Shawnee County Historical Society Bulletin, 1968)

Two story frame residence with bracketed hip roof, and one story porch on south and east. (Italianate)

Above average integrity: historic alteration of original porch treatment to present configuration occurred in first decade of twentieth century.

6. FRITZ RESIDENCE*
(420 Woodlawn Avenue) 1909 (abstract)

Two and one-half story frame residence with front gable roof, one story gabled porch across west. Gable is treated with fish-scale shingles and contains a simplified Palladian window.

Above average integrity: major non-historic alterations include addition to rear and screened porch.

7. 417 Woodlawn Avenue c. 1900 (stylistic)

Two and one-half story frame residence with front gable roof containing a smaller, offset entrance gable, and one story roof porch across west facade.

Above average integrity: major non-historic alteration is addition to rear.

8. GOBRECHT RESIDENCE
(416 Woodlawn Avenue) 1899 (Shawnee County Historical Society Bulletin, 1968)

Two and one-half story frame residence with front gable intersecting a hip roof. A one story porch with small entrance gable is affixed across the west facades, with small screened porch to the south.

Above average integrity: porch railing removed; screened porch.

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9. GORE RESIDENCE
(414 Woodlawn Avenue) c. 1888 (Shawnee County Historical Society
Bulletin, 1968)

Two story frame residence with intersecting gable roof, front gable dormer and one story porch on west. Fishscale shingles are applied to front gable.

Average integrity: major non-historic alterations include probable alterations to porch and fenestration.

10. CRANE / ANDREWS RESIDENCE
(412 Woodlawn Avenue) c. 1888 (Shawnee County Historical Society
Bulletin, 1968)

Two and one-half story frame residence with intersecting gable roof and one story porch with small entrance gable across west facade. Front gable encloses smaller offset gable.

Average integrity: major non-historic alterations include siding and removal of second story balcony (probable historic alteration of west porch).

11. RIZER RESIDENCE
(411 Woodlawn Avenue) 1886 (Shawnee County Historical Society
Bulletin, 1968)

Two and one-half story frame residence with multiple roof gables (fishscale shingles) and one story porch across east facade. (Queen Anne).

Above average integrity: (probable historic alteration of east porch).

12. BURDGE RESIDENCE*
(407 Woodlawn Avenue) 1888 (Shawnee County Historical Society
Bulletin, 1968)

Two and one-half story frame residence with intersecting roof gables (fishscale shingles) and one story porch with small entrance gable skirting east ell. Historic chimney a notable feature.

Above average integrity: major non-historic alterations are addition of shutters and possible reconfiguration of fenestration on second story (possible historic alteration of porch).

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13. MATTHEWS / HICKEY RESIDENCE
(404 Woodlawn Avenue) 1887 (Shawnee County Historical Society
Bulletin, 1968)

Two and one-half story frame residence with intersecting roof gables and one story porch across west facade. Front gable contains smaller offset gable. (Queen Anne)

Above average integrity: (probable historic alteration of west porch).

14. 401 Woodlawn Avenue* c. 1900 (stylistic)

One and one-half story frame residence with front gable roof (fishscale shingles) and one story porch with small entrance gable wrapping around east and north facades. Notable decorative treatments include palladian window on east, foliate design of porch gable, and the application of a panel containing a broken pediment motif along with heraldic griffins to the northern bay. (Queen Anne/Colonial Revival cottage.)

Above average integrity: change in roofing material quite noticeable.

15. ALLEN RESIDENCE*
(338 Woodlawn Avenue) 1887 (Shawnee County Historical Society
Bulletin, 1968)

Two story frame residence with bracketed hip roof and one story screened porch to south. (Italianate)

Average integrity: major non-historic alterations include replacement of porch, addition of screened porch to south and reconfiguration of windows on the west.

16. McINTOSH RESIDENCE*
(337 Woodlawn Avenue) 1885 (Shawnee County Historical Society
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Two story frame residence with bracketed hip roof and one story screened porch to south. (Italianate)

Average integrity: major non-historic alterations include replacement of porch, addition of screened porch to south and addition of window shutters.

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17. 329 Woodlawn Avenue c. 1900 (stylistic)

Two and one-half story frame residence with front gable roof and one story porch across east facade. Front gable contains smaller offset entrance gable.

Average integrity: major non-historic alterations include siding, rear carport addition and installation of window shutters.

18. FORBES RESIDENCE
(328 Woodlawn Avenue) 1888 (Shawnee County Historical Society
Bulletin, 1968)

Two and one-half story frame residence with intersecting roof gables and one story porch with small entrance pediment across west facade and wrapping to the south.

Above average integrity: major non-historic alterations include rear addition.

19. BUNKER RESIDENCE
(323 Woodlawn Avenue) c. 1887 (Shawnee County Historical Society
Bulletin, 1968)

Two story frame residence with intersecting roof gables, bay to south and gabled entrance porch on east.

Average integrity: major non-historic alterations include application of asbestos siding.

20. BONE RESIDENCE
(320 Woodlawn Avenue) c. 1906 (abstract; directories)

One and one-half story frame residence with side gambrel roof that extends westward to cover a one-story porch, and dormers.

Above average integrity: major non-historic alteration is very apparent application of new roofing material.

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21. 315 Woodlawn Avenue c. 1909 (stylistic)

Two and one-half story frame residence with front gable roof and one story porch with small entrance pediment across east facade.

Average integrity: major non-historic alterations include alteration of front porch, palladian window in east gable, application of window shutters.

22. NEWMAN RESIDENCE*
(314 Woodlawn Avenue) c. 1887 (Shawnee County Historical Society
Bulletin, 1968)

Two and one-half story frame residence with intersecting roof gables and one story porch wrapped around western ell. (Queen Anne)

Above average integrity: (porch is historic alteration)

23. PARKHURST RESIDENCE
(313 Woodlawn Avenue) 1887 (abstract; Shawnee County Historical
Society Bulletin, 1968)

Two and one-half story residence with intersecting roof gables and one story porch with small entrance pediment on east facade wrapping around to the south.

Average integrity: major non-historic alterations include rear additions, and window of front gable (east porch probably an historic alteration).

24. 311 Woodlawn Avenue* 1955-56 non-contributing element

One story stone-faced residence with hip roof.

25. LUX RESIDENCE
(306 Woodlawn Avenue) 1887 (Shawnee County Historical Society
Bulletin, 1968)

Two and one-half story frame residence with front gable roof.

Below average integrity: major non-historic alterations have included removal of west porch, application of asbestos siding and reconfiguration of first story window on west.

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26. WEAR RESIDENCE*
(303 Woodlawn Avenue) 1886 (Shawnee County Historical Society
Bulletin, 1968)

Two story frame residence with intersecting roof gables and one story porch with entrance pediment across the east facade and wrapping around to the south. Front gable contains smaller offset gable. A gable roofed balcony and bay window with stained glass panes adorn the second story of the east facade. (Queen Anne)

Above average integrity: major non-historic alterations include additions to the rear.

27. MILLER RESIDENCE
(300 Woodlawn Avenue) n.d.

Two and one-half story frame residence with front gable roof and two story porch with pediment and columns on west facade.

Integrity not evaluated owing to lack of sufficient information on building history.

28. GORHAM / YATES RESIDENCE*
(238 Woodlawn Avenue) 1887 (Shawnee County Historical Society
Bulletin, 1968)

Two and one-half story frame residence with cross gable roof (fishscale shingles in gables) and one story shed-roof porch on west facade wrapping to the south. (Queen Anne)

Excellent integrity.

29. KENT RESIDENCE
(235 Woodlawn Avenue) 1887-8 (Shawnee County Historical Society
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Two and one-half story frame residence with cross gable roof and one story porch on east facade wrapping to the south.

Above average integrity: historic alteration of porch probable.

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30. 230 Woodlawn Avenue c. 1910 (stylistic)

Two and one-half story box-shaped frame residence with hip roof, hip dormer, and one story porch on west facade. (Prairie Square)

Above average integrity: major non-historic alterations include rear addition and enclosure of a porch.

31. 227 Woodlawn Avenue 1920 (house plans)

Two story frame residence with side gable roof and one story porch on south. (Period House--Colonial)

Excellent integrity.

32. FERGUSON / RANKINE / NOWERS RESIDENCE
(224 Woodlawn Avenue) 1887 (Shawnee County Historical Society
Bulletin, 1968)

Two and one-half story frame residence with cross gable roof, hip side dormers and one story porch on west facade.

Above average integrity: major non-historic alterations confined to window and door treatments.

33. McDERMOTT RESIDENCE*
(223 Woodlawn Avenue) 1914 (abstract)

Two and one-half story frame box-shaped residence with hip roof, hip dormers and one story porch on east facade. (Prairie Square)

Above average integrity: major non-historic alterations confined to an addition on the west.

34. 221 Woodlawn Avenue* c. 1940 (stylistic)

Two story frame residence with side gable roof. (Colonial Revival--20th century)

Average integrity: major non-historic alterations include an evident one story addition to the south.

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35. BROCKETT RESIDENCE*
(220 Woodlawn Avenue) 1888 (Shawnee County Historical Society
Bulletin, 1968)

Two and one-half story frame residence with front gable roof and one story porch on west facade. Front gable contains smaller offset gable. Second story is shingled.

Above average integrity: major non-historic alterations confined to rear addition. Probable historic alterations of porch and windows.

36. CARTLIDGE RESIDENCE
(217 Woodlawn Avenue) 1887 (Shawnee County Historical Society
Bulletin, 1968)

Two and one-half story frame residence with cross gable roof and one story entrance porch.

Average integrity: major non-historic alterations include window shutters, siding. Possible porch alteration.

37. 213 Woodlawn Avenue c. 1910 (stylistic)

Two and one-half story box-shaped frame residence with hip roof, hip dormers and one story hip roof porch on east facade.

Excellent integrity.

38. 212 Woodlawn Avenue* 1910 (abstract)

One and one-half story frame residence with side gable roof, shed roof dormer, and one story porch on west facade. (Bungalow)

Above average integrity: non-historic alteration of roofing evident.

39. 207 Woodlawn Avenue 1915 (abstract)

Two and one-half story frame residence with cross gable roof and one story porch on east facade. Palladian window in front gable.

Average integrity: major non-historic alterations include addition to the south.

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40. 206 Woodlawn Avenue* non-contributing element

One story frame residence with front gable roof and screened porch on west facade.

41. 201 Woodlawn Avenue c. 1915 (abstract)

One and one-half story frame residence with cross gable roof and one story porch on east facade.

Average integrity: major non-historic alterations include screened porch and addition on west.

42. MURRAY / TOMLINSON RESIDENCE
(200 Woodlawn Avenue) 1889 (Shawnee County Historical Society
Bulletin, 1968)

Two story frame residence with intersecting hip roofs and one story porch on west wrapping to the south.

Above average integrity: a fire in 1928 resulted in inconspicuous alterations.

43. 138 Woodlawn Avenue

One and one-half story frame residence with front gable roof and shed dormers.

Below average integrity: major non-historic alterations include removal of porch and rear additions.

44. 135 Woodlawn Avenue

Two story frame residence with front gable roof and one story porch on east facade. (Bungalow)

Average integrity: major non-historic alterations include screened porch, window treatment in gable.

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45. HEERY RESIDENCE
(134 Woodlawn Avenue) 1889 (Shawnee County Historical Society
Bulletin, 1968)

Two and one-half story frame residence with cross gable roof and one story porch on west facade.

Average integrity: major non-historic alterations include wall shingles, addition to north; fire caused damage c. 1900.

46. 133 Woodlawn Avenue

One and one-half story frame residence with broad side gable roof and front gable dormer. Gable extends to cover one story porch on east. (Bungalow)

Average integrity: change in roofing material very evident.

47. 131 Woodlawn Avenue c. 1912 (stylistic)

Two and one-half story frame residence with side gable roof, gable dormer and one story gable porch across east facade. Second story is shingled.

Above average integrity: addition to rear.

48. 130 Woodlawn Avenue c. 1930 (stylistic)

Two story frame residence with side gable roof and symmetrical arrangement of windows and doors. (Period House--Colonial Revival)

Excellent integrity.

49. CHASE RESIDENCE*
(127 Woodlawn Avenue) c. 1910 (stylistic)

Two and one-half story frame residence with front gable roof, hip side bays, and one story gable porch across east facade.

Above average integrity: window shutters added, addition to rear.

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50. MURRAY RESIDENCE*
(125 Woodlawn Avenue) 1888 (Shawnee County Historical Society
Bulletin, 1968)

Two and one-half story frame residence with front gable roof (fishscale shingles), bay on south facade, and one story porch with small entrance pediment across east facade and wrapping to the south. (Queen Anne)

Above average integrity: additions to rear; window shutters added.

51. 117 Woodlawn Avenue 1930s

Two story frame residence with hip roof, hip bay on south, and one story porch across east facade wrapping to south. (Prairie Square)

Average integrity: roofing alteration evident, window shutters added.

52. TOMLINSON RESIDENCE
(113 Woodlawn Avenue) c. 1888 (Shawnee County Historical Society
Bulletin, 1968)

Two and one-half story frame residence with cross gable roof, one story entrance porch on east facade, second story shingles, stained glass panes form borders to upper window lights. (Queen Anne)

Above average integrity: window shutters added, rear additions.

53. KITCHELL RESIDENCE
(112 Woodlawn Avenue)

Two and one-half story frame residence with cross gable roof and one story porch with small entrance pediment across west facade. (Shingle/Queen Anne)

Average integrity: cedar shingles applied to walls, removal of second story balcony, addition to rear.

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54. WALKER RESIDENCE
(109 Woodlawn Avenue)

Two and one-half story frame residence with intersecting roof gables, bay on the south, and one story porch across east facade wrapping to the north. Front gable has decorative shingle and stickwork treatment. (Queen Anne)

Above average integrity: porch is historic alteration.

55. 106 Woodlawn Avenue* c. 1911 (stylistic)

Two and one-half story frame residence with front gable roof, one story gable porch across west facade and palladian window in west gable.

Above average integrity: window shutters added, possible porch alterations.

56. HAMELTON RESIDENCE
(104 Woodlawn Avenue) 1887 (Shawnee County Historical Society
Bulletin, 1968)

Two and one-half story frame residence with front gable roof and one story gable porch across west facade.

Average integrity: porch removed, additions to rear.

57. EBEBY / HICKS RESIDENCE*
(103 Woodlawn Avenue) 1887 (Shawnee County Historical Society
Bulletin, 1968)

Two and one-half story frame residence with intersecting gable roofs, offset hip tower to northwest, one story gable porch on west facade and bracketed gable treatment. (Queen Anne / Shingle)

Above average integrity: alteration of front porch.

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58. GLEED RESIDENCE*
(104 Greenwood Avenue) 1888;1896 (Shawnee County Historical Society Bulletin, 1968)

Two and one-half story frame residence with hip roof and semi-circular bay on the west facade. One story porch on the west, cross gables to rear. (Shingle style)

Above average integrity: extensive exterior restoration work in 1978-79.

59. HAMILTON / WILSON RESIDENCE
(105 Greenwood Avenue) 1886-1887 (Shawnee County Historical Society Bulletin, 1968)

Two and one-half story frame residence with cross gable roof and one story porch across west facade.

Average integrity: screened porch, siding applied, enclosed balcony.

60. WALKER / BARNARD RESIDENCE* *non-contributing - 3/11/02 -*
(111 Greenwood Avenue) 1890 y
NON CONTRIBUTING 3/11/02

Two and one-half story fra *#60* nd
riel to northeast.

Below average integrity: o
east facade.

61. HAMILTON RESIDENCE*
(117 Greenwood Avenue) 1890 (Shawnee County Historical Society Bulletin, 1968)

Two and one-half story frame residence with cross gable roof and one story porch across east facade wrapping to the south. Large front gable contains smaller offset gable ornamented with decorative palladian window. Oval windows adorn gables.

Above average integrity: screened porch, addition to rear.

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7. Description (Continuation Sheet) 17

(Number all entries)

62. BURLINGAME / LITTLEFIELD RESIDENCE
(118 Greenwood Avenue) 1888 (Shawnee County Historical Society
Bulletin, 1968)

Two and one-half story frame residence with front gable roof, one story porch across west facade, gabled bay to south. Front gable contains bay window. (Shingle Style/Queen Anne)

Above average integrity: alterations to rear.

63. BAUER RESIDENCE
(123 Greenwood Avenue) 1887 (Shawnee County Historical Society
Bulletin, 1968)

Two story frame residence with intersecting hip roofs, bracketed cornice and one story porch across east facade. (Italianate)

Excellent integrity.

64. HENDERSON RESIDENCE*
(124 Greenwood Avenue) 1886-1887 (Shawnee County Historical Society
Bulletin, 1968)

Two and one-half story residence with cross gable roof, offset side gables, one story porch with jerkin-head roof across west facade and stick detailing in front gable. Walls are shingled. (Shingle Style)

Above average integrity: probable porch alteration.

65. 125 Greenwood Avenue 1920 (abstract)

Two and one-half story frame residence with front gable roof, one story porch with roof balusters across east facade and half-timber wall treatment.

Above average integrity: awnings added, rear alterations.

66. TROUTMAN RESIDENCE
(131 Greenwood Avenue) 1887 (Shawnee County Historical Society
Bulletin, 1968)

Two and one-half story frame residence with cross gable roof, one story porch with small entrance pediment across east facade and bay on south.

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7. Description (Continuation Sheet) 18

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Above average integrity: window shutters added; change in gable window treatment.

67. McINTIRE / HARDT RESIDENCE*
(134 Greenwood Avenue) 1887 (Shawnee County Historical Society Bulletin, 1968)

Two and one-half story frame residence with cross gable roof, hip dormer to south, eyebrow dormer on west, front gable containing decorative stickwork. Walls are shingled.

Above average integrity: additions to rear; side alteration.

68. 137 Greenwood Avenue c. 1890 (stylistic)

Two story frame residence with cross gable roof (fishscale shingles in gables) one story porch skirting east ell.

Excellent integrity.

69. 138 Greenwood Avenue c. 1915-20 (stylistic)

Two story frame residence with side gable roof, recessed entrance on west facade, shingled walls, exposed roof rafters. (Arts and Crafts/Shingle)

Above average integrity: one story addition to south.

70. GARDENHIRE RESIDENCE
(201 Greenwood Avenue) 1887 (Shawnee County Historical Society Bulletin, 1968)

Two story frame residence with hip roof, octagonal bay at south-east, one story porch across east facade. (Stick Style)

Above average integrity: rear alterations.

71. ANDERSON RESIDENCE*
(204 Greenwood Avenue) 1886 (Shawnee County Historical Society Bulletin, 1968)

Two and one-half story frame residence with cross gable roof, offset gable with larger front gable, one story offset gable roof

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7. Description (Continuation Sheet) 19

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porch across west facade wrapping to north and band of shingles starting second story. Rafters are exposed. (Queen Anne)

Excellent integrity.

- 72. KACZYNSKI RESIDENCE*
(207 Greenwood Avenue) 1888 (Shawnee County Historical Society Bulletin, 1968)

Two and one-half story frame residence with front gable roof and smaller offset entrance gable.

Below average integrity: porch removed, application of asbestos shingles and window shutters, rear alterations.

- 73. CROUCH RESIDENCE*
(211 Greenwood Avenue) 1929 (house plans)

Two story frame residence with side gable roof, pedimented entrance portico on east and side porch to south. (Period House--Colonial)

Excellent integrity.

- 74. ANDERSON / BOLMAR RESIDENCE
(212 Greenwood Avenue) 1889 (Shawnee County Historical Society Bulletin, 1968)

Two and one-half story frame residence with cross gable roof,= offset gabled bay and one story porch on west facade.

Above average integrity: rear addition, awnings.

- 75. LARIMER RESIDENCE
(217 Greenwood Avenue)

Two and one-half story frame residence with hip roof, pent gable bays and one story porch with small entrance pediment on east facade wrapping to north.

Above average integrity: siding altered, window shutters applied.

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7. Description (Continuation Sheet) 20

(Number all entries)

76. JOHNSON RESIDENCE
(221 Greenwood Avenue) 1909 (oral)

Two story frame residence with side gable roof and pedimented entrance portico on east. (Period House--Colonial)

Above average integrity: rear alterations.

77. GOBRECT / SMITH RESIDENCE
(222 Greenwood Avenue) 1887 (Shawnee County Historical Society Bulletin, 1968)

Two and one-half story frame residence with intersecting roof gables, offset gable on west facade contains arched window, and one story porch on west wrapping to the south. Bay to the north with pent gable. Shingled bands ornament exterior walls. (Queen Anne)

Above average integrity: historic porch alteration; alterations of rear and side porches.

78. HURD RESIDENCE
(224 Greenwood Avenue) 1907 (abstract)

Two and one-half story frame residence with front gable roof, offset entrance gable and one story porch across west facade.

Average integrity: porch altered, west chimney added, additions to rear.

79. 225 Greenwood Avenue c. 1915 (stylistic)

Two story box-shaped brick residence with hip roof columned portico on east and one story porch with roof railing to south. (Prairie Square)

Above average integrity: entrance doors altered and changes made to rear.

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7. Description (Continuation Sheet) 21

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80. WOLFE / JANSEN RESIDENCE
(234 Greenwood Avenue) 1888 (Shawnee County Historical Society
Bulletin, 1968)

Two story frame residence with intersecting roof gables, polygonal bay on south and one story porch across west facade and wrapping to the south.

Average integrity: siding altered, probably porch alteration.

81. CLARK RESIDENCE
(235 Greenwood Avenue) 1886 (Shawnee County Historical Society
Bulletin, 1968)

Two story frame residence with intersecting hip and gable roofs. Oriel on north, bay angled to southeast. One story porch on east facade.

Average integrity: tower removed, porch altered.

82. VANCE RESIDENCE
(236 Greenwood Avenue) 1887 (Shawnee County Historical Society
Bulletin, 1968)

Two and one-half story frame residence with intersecting and offset roof gables, shingled second story and palladian window in west gable.

Average integrity: alteration of porch.

83. MILLS RESIDENCE
(300 Greenwood Avenue) c. 1915 (stylistic)

One and one-half story frame residence with side gable roof that extends to form one story porch on west. Front gable dormer with collar beam/king post treatment. Walls are shingled. (Bungalow)

Above average integrity: porch steps altered; change in roofing material evident.

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7. Description (Continuation Sheet) 22

(Number all entries)

84. GLEED RESIDENCE
(304 Greenwood Avenue) 1887 (Shawnee County Historical Society
Bulletin, 1968)

Two and one-half story frame residence with intersecting roof gables, one story gable porch to west. Front gable has stickwork treatment. Upper stories are shingled.

Average integrity: probable porch alteration, addition to rear, entrance doors replaced.

85. WOLFE / HUGHES RESIDENCE
(305 Greenwood Avenue) 1886 (Shawnee County Historical Society
Bulletin, 1968)

Two and one-half story frame residence with front gable roof, shingled second story walls. Second story bay below pent gable on east facade. (Shingle Style)

Average integrity: porch removed, addition to south.

86. THOMAS RESIDENCE
(313 Greenwood Avenue)

Two and one-half story frame residence with intersecting roof gables, shed roof entrance extension fills angle between ells. One story porch with small entrance pediment wraps from east to south. Front gable has decorative gable trim and fishscale shingles. (Stick Style/Queen Anne)

Above average integrity: rehabilitation of porch, addition of sleeping porch.

87. 314 Greenwood Avenue post 1895

Two and one-half story frame residence with front gable roof and one story porch with roof railings across west facade.

Above average integrity.

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7. Description (Continuation Sheet) 23

(Number all entries)

88. 317 Greenwood Avenue

Two story frame residence with side gable roof (Period House--
Colonial).

Average integrity: porch addition, kitchen addition.

89. 322 Greenwood Avenue c. 1910 (stylistic)

Two and one-half story frame residence with front gable roof, one
story gable porch across east facade, shed dormer, fishscale
shingles in gable.

Average integrity: alteration to gable windows, additions to rear.

90. BOWMAN / WARD RESIDENCE
(323 Greenwood Avenue) 1887-8 (Shawnee County Historical Society
Bulletin, 1968)

Two and one-half story frame residence with intersecting roof
gables, one story porch on east and offset gabled entrance balcony.

Average integrity: siding altered, rear addition.

91. 327 Greenwood Avenue

Two and one-half story frame residence with side gable roof, shed
dormer and one story porch with roof railings across east facade.

Average integrity: change in roofing material evident, addition
of porch railing, addition on rear.

92. UPDIKE RESIDENCE*
(333 Greenwood Avenue) 1886 (Shawnee County Historical Society
Bulletin, 1968)

Two and one-half story frame residence with intersecting gable and
hip roofs. Polygonal bay with ornamented gabled balcony angled to
southeast. Shingles adorn gables. (Queen Anne/ Stick Style)

Above average integrity: porch alteration, addition on the south.

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7. Description (Continuation Sheet) 24

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93. 400 Greenwood Avenue* 1927-28 (oral)

Two story brick residence with hip roof, stone trim, and one story hip roof porch wings. (Prairie School)

Excellent integrity.

94. UPDIKE RESIDENCE
(407 Greenwood Avenue) 1886 (Shawnee County Historical Society Bulletin, 1968)

Two and one-half story frame residence with intersecting gables (fishscale shingles) and one story pedimented porch across west facade. Offset gabled balcony on second story over entrance.

Above average integrity: probable porch alteration.

95. FISH RESIDENCE*
(411 Greenwood Avenue)

Two and one-half story frame residence with intersecting hip and gable roofs. One story porch with small entrance pediment runs across east facade and wraps to the south. On east wall extends three stories and is capped by jerkin-head gable.

Above average integrity: addition to rear, east door altered.

96. GARLINGHOUSE RESIDENCE
(412 Greenwood Avenue) 1951 non-contributing element

One story modern ranch-style residence.

97. 415 Greenwood Avenue 1920s (stylistic)

One and one-half story frame residence with side gable roof that extends to cover a one story porch across the east facade and front gable dormer.

Average integrity: change in roofing materials evident, porch has been screened.

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7. Description (Continuation Sheet) 25

(Number all entries)

98. FERGUSON RESIDENCE
(422 Greenwood Avenue) 1888-89 (Shawnee County Historical Society
Bulletin, 1968)

Two and one-half story frame residence with hip roof and gabled bays. One story porch with small entrance pediment runs across west facade. Gables have decorative bargeboarding.

Average integrity: porch alteration.

99. DAY RESIDENCE
(423 Greenwood Avenue) 1889 (Shawnee County Historical Society
Bulletin, 1968)

Two and one-half story frame residence with intersecting hip and gable roofs.

Below average integrity: porch alteration, addition of exterior chimney.

100. BOAL RESIDENCE
(424 Greenwood Avenue) 1886-87 (Shawnee County Historical
Society Bulletin, 1968)

Two and one-half story frame residence with intersecting gable roofs, one story porch and shed roof balcony on east facade.

Average integrity: porch altered.

101. SANDS RESIDENCE
(425 Greenwood Avenue) 1889 (Shawnee County Historical Society
Bulletin, 1968)

Two and one-half story frame residence with intersecting roof gables, and one story porch across east facade. Upper stories are shingled. Gable windows have decorative treatment. (Queen Anne)

Above average integrity: historic alteration of porch.

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7. Description (Continuation Sheet) 26

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102. MARBURG RESIDENCE
(429 Greenwood Avenue) 1887 (Shawnee County Historical Society
Bulletin, 1968)

Two and one-half story frame residence with intersecting gable roofs and peaked-roof tower to southeast. A one story porch with roof railing runs across east facade. Front gable has decorative stickwork treatment. (Queen Anne)

Above average integrity: porch alteration.

103. DYAL RESIDENCE
(430 Greenwood Avenue) 1916-17 (abstract)

One and one-half story brick residence with side gable roof extending to cover one story porch across west facade. Front gable dormer. (Bungalow)

Excellent integrity.

104. 1517 West First Street non-contributing element

One and one-half story frame residence.

105. 1610 West First Street 1928 non-contributing element

Two story box-shaped residence with hip roof. (Prairie Square)

106. 1611 West First Street c. 1924 non-contributing element

One story frame residence with gable roof.

107. 1612 West First Street non-contributing element

One and one-half story frame residence with front gable roof and offset gable porch. (Bungalow)

108. 1617 West First Street 1912 non-contributing element

One and one-half story frame residence with front gable roof and one story gable porch. (Bungalow)

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7. Description (Continuation Sheet) 27

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109. 1619 West First Street non-contributing element
One and one-half story frame residence with front gable roof and one story gable porch. (Bungalow)
110. 1708 West First Street non-contributing element
One story frame residence with gable roof. (Bungalow)
111. 1710 West First Street non-contributing element
One story frame residence with gable roof. (Bungalow)
112. 1711 West First non-contributing element
One and one-half story frame residence with side gable roof. (Bungalow)
113. 1618 West Second Street non-contributing element
One and one-half story frame residence with gambrel roof.
114. 1619 West Second Street non-contributing element
One and one-half story residence. (Period House)
115. 1711 West Second Street non-contributing element
Two story residence with hip roof.
116. 1609 West Third Street non-contributing element
One story residence.
117. 1610 West Third Street non-contributing element
Two story frame residence with gable roof.

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7. Description (Continuation Sheet) 28

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118. 1620 West Third Street non-contributing element
Two story frame residence with gable roof.
119. 1716 West Third non-contributing element
One story residence.
120. 1617 Grove Avenue non-contributing element
One and one-half story residence with intersecting gable roofs.
121. 1600 Willow Avenue non-contributing element
One and one-half story frame residence with gambrel roof.
122. 1610 Willow Avenue non-contributing element
Two story frame residence with gable roof.

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7. Description

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BOUNDARY JUSTIFICATION:

The boundaries selected for the Potwin Place Historic District are ones that identify the portions of Potwin Place that continue today to clearly evidence the dominant historical expression of the area as a prestigious 19th century suburb in dialogue with, and modified by, early 20th century development of similar pretensions but based on different tastes and concerns. Likewise, the properties that have been identified as non-contributing elements are ones that fail to contribute to this historical expression either because they are modern or because their own historical character lacks sufficient meaningful relationship to the other properties in the district to play a role in creating the district's distinctive historic image.

Accordingly, the district's boundaries essentially encompass only the boundaries of the properties which face on Woodlawn or Greenwood Avenues. While six properties, five adorning the lots which round the northeast corner of Willow and Elmwood, and one which faces north on Grove just west of the district, were historically a part of the 19th century Potwin Place development, the historic integrity of these properties is insufficiently complete to enable them to act as clear gateways to the district. While many of the properties within the historic district boundaries have no better integrity in absolute terms, these properties enjoy greater proximity to the properties which set the historical tone of the district, (i.e., those having excellent or above average historic integrity) and thus can be clearly related to them. This encourages recognition of the characteristics they possess which contribute to the historic character of the district. As the six excluded properties cited do not enjoy this relationship to properties of greater historic integrity, they must be able to express on their own the dominant character of the district if they are to be considered important parts of it. This they are unable to do--impeccable historic integrity would be necessary to pull them into the district.

The Stormont-Vail property (332 Greenwood) is also excluded from the boundaries of the district. Historically this property has always been associated with the Stormont Hospital (now Stormont-Vail Hospital), but the building which survives on the lot today fails except by general association to convey this historical fact. The original Stormont Hospital buildings have all been destroyed with only this 1920s structure remaining, used today only for dormitory purposes. The surviving property registers as a visual intrusion into the district by reason of incompatible scale and design character.

The properties which front on West First, West Second, and West Third streets and the two properties facing south on Willow between Greenwood and Woodlawn are by virtue of scale, physical orientation, and, in many cases, character, collectively elements that do not contribute to the district's distinctive historic image. While subdividing lots occurred in Potwin Place from the beginnings of its development, and in four instances already cited 19th century buildings were constructed facing on Grove and Willow, 19th

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(boundary justification)

century development was largely confined to Woodlawn and Greenwood. All the properties oriented to the cross streets, therefore, are 20th century developments which do not visually take up any dialogue with the 19th century buildings. As this dialogue is a crucial aspect of the district's historic character, areas developed in the early 20th century which do not possess this image of dialogue with the 19th century Potwin Place do not visually read as part of it. Along West First and West Second streets, moreover, the design character and scale of the properties is quite different from the contributing 20th century development along Woodlawn and Greenwood. Like the non-contributing properties there, these are largely one and one-half story bungalows or one story modern designs that have little to do with the dominant historic theme of the district. While several of the bungalows have sufficient historic integrity to make them recognizable expressions of distinctive historic circumstances and design values, their modest character in both scale and detail is contrary to the dominant theme in Potwin Place, both during the 19th and 20th centuries, of residential development that reflects wealth. With these buildings modesty is clearly not an affectation.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Through its physical features Potwin Place Historic District clearly evidences a distinctive aspect of suburban development in Topeka, Kansas, during the late 19th and early 20th centuries.

Charles Wolcott Potwin, a banker from Zanesville, Ohio, purchased 70 acres of land located west of Topeka from S.K. Cross in 1869. This purchase was one of many land deals that Potwin was involved with in Kansas at this time.

It was not until 1882 that Potwin platted out the 70 acres into 80 lots each 122½ feet wide and 205 feet deep. These lined two wide (100 foot) avenues running north and south, Woodlawn and Greenwood, and were divided into blocks by three narrower (50 foot) east-west arteries called Ashland, Park and Laurel Avenues. Thoroughfares running east-west formed boundaries at north and south. Lots also lined an 80 foot street, Elmwood Avenue, which ran along the addition's west edge. The area was called Potwin Place.

At the intersections of the avenues, circular parks were laid out, a treatment which departed from the usual grid street arrangement of most additions in and around Topeka at this time. Reportedly, two hundred elms were also planted along Woodlawn and Greenwood, perhaps to give some credence to the leafy allusions of the street names.

In the autumn of 1885 the lots in Potwin Place became available for purchase. Potwin exercised considerable control over their disposition in an evident attempt to attract a prosperous clientele by creating an atmosphere of exclusiveness. No lot was sold unless the purchaser agreed that the house would be constructed within six months and that it would cost at least \$2000 to build. Moreover, Potwin withheld the deed to the property until construction began, probably as a measure to both avoid speculation and create a secure image of growth as a means of attracting other buyers.

Six houses were built during the autumn of 1885 at an average cost of \$5000. The first house to be constructed was that at 337 Woodlawn (photo # 11), a venture of Potwin's to set the tone for future development.

It was common practice for purchasers of lots to sell off half the lot as a site for another residence. Possibly Potwin had initially contemplated larger scale development occurring in the area. Yet, early residents of the area were an assortment of lawyers (e.g., Mr. Loomis of 433 Woodlawn; Mr. Murray of 125 Woodlawn; Mr. Troutman of 131 Greenwood; Mr. Gleed of 304 Greenwood), businessmen (e.g., Mr. Crane, banker, of 412 Greenwood; Mr. Henderson, banker, of 124 Greenwood; Mr. Fish, importer, of 41 Greenwood; Mr. Forbes, real estate agent, of 328 Woodlawn), politicians (e.g., Mr. Wilson

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8. Significance (Continuation Sheet) 1

(Number all entries)

of 105 Greenwood) and other professional types able to afford commodious dwellings.

Many of the houses were built by developers. Operating in the area with some frequency were Kitchell & Marburg, Martin Gobrecht, Mahlon Updike, Milton Council and Henry S. Allen. Allen was responsible for two and possibly all three of the Italianate residences built on Woodlawn at 338, 337 and 421 (photos #10, #11, and #2). Council, Marburg, Kitchell, Updike and Allen also owned homes of their own in Potwin Place. The designs of the new residences were probably based on patterns widely available through handbooks published in the period by such men as Bicknell and Palliser. (see General Description)

By the end of 1888 the Topeka Capital reported that not one of the houses that had been built had cost only the minimum figure. Most had represented an investment of considerably more. Potwin's scheme to create a prestigious suburb seemed to have proven successful. On January 1, 1889, the Capital noted that the population of Potwin Place was "increasing rapidly both from immigration and natural causes, and wealth keeping pace with the new arrivals; bright, progressive, prosperous Potwin."

On June 4, 1888, Potwin Place was incorporated as the City of Potwin Place along with another small tract. This action took place as the city of Topeka developed plans to annex a large area of suburban territory, including Potwin Place, that had been growing up around the city. As Potwin Place was a prosperous area, resentment over the incorporation ran high on the part of citizens who felt that the Potwinites were making their money in the city but not spending it there as well.

With its own utilities and a streetcar line making convenient runs into the city, it was felt that Potwin Place enjoyed "all the advantages and none of the disadvantages of a metropolis."

In 1890, Potwin Place annexed some neighboring suburban additions, though ultimately, in 1899, it succumbed itself to annexation by Topeka. It continued to develop as a prosperous neighborhood during the early decades of the twentieth century. During this period, adjacent developments filled up with inexpensive bungalows and in some cases further divisions of Potwin Place lots afforded sites for this type of housing, but these fronted primarily on the east-west avenues.

Currently, residents of Potwin Place Historic District operate an active neighborhood association which is highly involved with efforts to maintain the distinctive historic character of the neighborhood. Historic preservation-minded rehabilitation activities are evident. The neighborhood association initiated this nomination.

(The statements made here reflect current understanding of the facts concerning this district's historic character and may be subject to amendment.)

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See Continuation Sheet

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 57

QUADRANGLE NAME Topeka

QUADRANGLE SCALE 1:24,000

UTM REFERENCES

A

1,5	2,6,7,0,9,6	4,3,2,7,2,4,2
ZONE	EASTING	NORTHING

B

1,5	2,6,7,0,8,0	4,3,2,6,5,4,6
ZONE	EASTING	NORTHING

C

1,5	2,6,6,7,5,6	4,3,2,6,5,5,0
ZONE	EASTING	NORTHING

D

1,5	2,6,6,7,6,2	4,3,2,7,2,5,0
ZONE	EASTING	NORTHING

E

ZONE	EASTING	NORTHING

F

ZONE	EASTING	NORTHING

G

ZONE	EASTING	NORTHING

H

ZONE	EASTING	NORTHING

VERBAL BOUNDARY DESCRIPTION

see continuation sheet (last)

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Julie A. Wortman, Architectural Historian

ORGANIZATION

Kansas State Historical Society

DATE

12-27-1979

STREET & NUMBER

120 West Tenth

TELEPHONE

913 296-5294

CITY OR TOWN

Topeka

STATE

Kansas 66612

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Joseph W. Sull

TITLE Executive Director, Kansas State Historical Society

DATE 12-27-79

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

KEEPER OF THE NATIONAL REGISTER

ATTEST:

DATE

CHIEF OF REGISTRATION

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

STATE Kansas	
COUNTY Shawnee	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

9. and 10.

(Continuation Sheet) 1

(Number all entries)

9.

BIBLIOGRAPHY

"From Nightmare to Dreamhouse," Topeka Capital-Journal, May 20, 1977.

McLellan, Charlotte, "History of Potwin," Bulletin of the Shawnee County Historical Society, Topeka, Kansas, Nos. 27, 28, 30 (April, 1957; September, 1957; July, 1958).

McLellan, Charlotte, and John W. Ripley, Potwin Place: Its History and Traditions, Bulletin of the Shawnee County Historical Society, Topeka, Kansas, No. 45 (December, 1968).

"Residents Ask to Keep Brick Streets," Topeka State Journal, September 12, 1979.

Topeka Daily Capital, September 8, 1887.

10.

VERBAL BOUNDARY DESCRIPTION

Potwin Place Historic District is bounded by Willow street on the south, beginning at the alley one-half block east of Greenwood. The boundary runs west on Willow to the alley one-half block west of Woodlawn. From that point it runs north four blocks to Grove and then east to the alley one-half block east of Greenwood. The boundary then runs south down the alley to the beginning point on Willow, with the exception of the south approximately 230 feet of the block bounded on the north by West Second and on the south by West Third. That area is excluded from the district.

SHAWNEE COUNTY

POTWIN HISTORIC DISTRICT

177-5400-0175

438 Woodlawn Ave.	177-5400-0226
434 Woodlawn Ave.	177-5400-0227
433 Woodlawn Ave.	177-5400-0262
424 Woodlawn Ave.	177-5400-0225
421 Woodlawn Ave.	177-5400-0249
420 Woodlawn Ave.	177-5400-0248
417 Woodlawn Ave.	177-5400-0247
416 Woodlawn Ave.	177-5400-0244
414 Woodlawn Ave.	177-5400-0245
412 Woodlawn Ave.	177-5400-0246
411 Woodlawn Ave.	177-5400-0243
407 Woodlawn Ave.	177-5400-0251
404 Woodlawn Ave.	177-5400-0250
401 Woodlawn Ave.	177-5400-0242
338 Woodlawn Ave.	177-5400-0241
337 Woodlawn Ave.	177-5400-0240
329 Woodlawn Ave.	177-5400-0253
328 Woodlawn Ave.	177-5400-0239
323 Woodlawn Ave.	177-5400-0252
320 Woodlawn Ave.	177-5400-0254
315 Woodlawn Ave.	177-5400-0238
314 Woodlawn Ave.	177-5400-0237
313 Woodlawn Ave.	177-5400-0236
311 Woodlawn Ave.	177-5400-0560 NC
306 Woodlawn Ave.	177-5400-0255
303 Woodlawn Ave.	177-5400-0235
300 Woodlawn Ave.	177-5400-0233
238 Woodlawn Ave.	177-5400-0234
235 Woodlawn Ave.	177-5400-0282
230 Woodlawn Ave.	177-5400-0193
227 Woodlawn Ave.	177-5400-0281
224 Woodlawn Ave.	177-5400-0280
223 Woodlawn Ave.	177-5400-0194
221 Woodlawn Ave.	177-5400-0279
220 Woodlawn Ave.	177-5400-0195
217 Woodlawn Ave.	177-5400-0278
213 Woodlawn Ave.	177-5400-0196
212 Woodlawn Ave.	177-5400-0197
207 Woodlawn Ave.	177-5400-0198
206 Woodlawn Ave.	177-5400-0559 NC
201 Woodlawn Ave.	177-5400-019

SHAWNEE COUNTY CONT.

POTWIN HISTORIC DISTRICT

200 Woodlawn Ave.	177-5400-0200
138 Woodlawn Ave.	177-5400-0277
135 Woodlawn Ave.	177-5400-0201
134 Woodlawn Ave.	177-5400-0276
133 Woodlawn Ave.	177-5400-0202
131 Woodlawn Ave.	177-5400-0203
130 Woodlawn Ave.	177-5400-0275
127 Woodlawn Ave.	177-5400-0204
125 Woodlawn Ave.	177-5400-0205
117 Woodlawn Ave.	177-5400-0274
113 Woodlawn Ave.	177-5400-0206
112 Woodlawn Ave.	177-5400-0207
109 Woodlawn Ave.	177-5400-0208
106 Woodlawn Ave.	177-5400-0209
104 Woodlawn Ave.	177-5400-0211
103 Woodlawn Ave.	177-5400-0210
104 Greenwood Ave.	177-5400-0273
105 Greenwood Ave.	177-5400-0272
111 Greenwood Ave.	177-5400-0271
117 Greenwood Ave.	177-5400-0212
118 Greenwood Ave.	177-5400-0213
123 Greenwood Ave.	177-5400-0214
124 Greenwood Ave.	177-5400-0215
125 Greenwood Ave.	177-5400-0270
131 Greenwood Ave.	177-5400-0216
134 Greenwood Ave.	177-5400-0217
137 Greenwood Ave.	177-5400-0218
138 Greenwood Ave.	177-5400-0269
201 Greenwood Ave.	177-5400-0219
204 Greenwood Ave.	177-5400-0220
207 Greenwood Ave.	177-5400-0268
211 Greenwood Ave.	177-5400-0221
212 Greenwood Ave.	177-5400-0267
217 Greenwood Ave.	177-5400-0266
221 Greenwood Ave.	177-5400-0222
222 Greenwood Ave.	177-5400-0223
224 Greenwood Ave.	177-5400-0265
225 Greenwood Ave.	177-5400-0224
234 Greenwood Ave.	177-5400-0264
235 Greenwood Ave.	177-5400-0263
236 Greenwood Ave.	177-5400-0229

SHAWNEE COUNTY CONT.

POTWIN HISTORIC DISTRICT

300 Greenwood Ave.	177-5400-0261
304 Greenwood Ave.	177-5400-0260
305 Greenwood Ave.	177-5400-0259
313 Greenwood Ave.	177-5400-0230
314 Greenwood Ave.	177-5400-0258
317 Greenwood Ave.	177-5400-0257
322 Greenwood Ave.	177-5400-0231
323 Greenwood Ave.	177-5400-0232
327 Greenwood Ave.	177-5400-0256
333 Greenwood Ave.	177-5400-0191
400 Greenwood Ave.	177-5400-0284
407 Greenwood Ave.	177-5400-0283
411 Greenwood Ave.	177-5400-0192
412 Greenwood Ave.	177-5400-0556 NC
415 Greenwood Ave.	177-5400-0290
422 Greenwood Ave.	177-5400-0289
423 Greenwood Ave.	177-5400-0288
424 Greenwood Ave.	177-5400-0287
425 Greenwood Ave.	177-5400-0189
429 Greenwood Ave.	177-5400-0286
430 Greenwood Ave.	177-5400-0285
1517 West First St.	177-5400-0541 NC
1610 West First St.	177-5400-0542 NC
1611 West First St.	177-5400-0543 NC
1612 West First St.	177-5400-0190 NC
1617 West First St.	177-5400-0544 NC
1619 West First St.	177-5400-0545 NC
1708 West First St.	177-5400-0546 NC
1710 West First St.	177-5400-0547 NC
1711 West First St.	177-5400-0548 NC
1618 West Second St.	177-5400-0549 NC
1619 West Second St.	177-5400-0550 NC
1711 West Second St.	177-5400-0551 NC
1609 West Third St.	177-5400-0552 NC
1610 West Third St.	177-5400-0553 NC
1620 West Third St.	177-5400-0554 NC
1716 West Third St.	177-5400-0555 NC
1617 Grove Ave.	177-5400-0557 NC
1600 Willow Ave.	177-5400-0558 NC
1610 Willow Ave.	177-5400-0228 NC