

RECONNAISSANCE SURVEY OF COLLINS PARK

PROJECT REPORT

Prepared for the City of Topeka by
Landmark Preservation Associates

January 2002

Project Overview and Methodology Discussion

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

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

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

Recommendations

Based on the architectural significance, age, and integrity of a majority of the resources in the project area, the KSHS is of the opinion that a large portion of Collins Park has potential for listing in the National Register of Historic Places as a historic district (see map for potential boundaries). National Register listing would confer a number of benefits to residents and to the City. Foremost among these is official recognition of the architectural and historical significance of Collins Park, recognition that can foster public and private-sector appreciation for and protection of historic properties. Certain types of construction and remodeling work within and near a district would be reviewed for architectural appropriateness, as provided for by Kansas state law. The effects of federal undertakings on National Register listed or eligible resources are

reviewed by the KSHS and mitigation of adverse affects are considered. The National Register process is an excellent vehicle for documenting the history and architecture of a given area and the individual buildings within the district.

Also beneficial are federal and state tax credits that are available to property owners who undertake certified rehabilitations of contributing buildings within a National Register historic district or properties that are individually listed in the register. The federal rehabilitation tax credit is available for income-producing properties and amounts to 20% of certified rehabilitation expenses. The 25% state credit is available for both income and non-income producing properties. Rehabilitation work must conform to the Secretary of the Interior's Standards for Rehabilitation and must be certified by the KSHS (for the state credit) and the National Park Service (for the federal credit). For additional information on these programs contact the KSHS at (785) 272-8681. Note: participation in the rehabilitation tax credit programs is voluntary. In addition to the 20% and 25% credits there is a 10% credit that is available only for rehabilitation of certain non-historic commercial buildings (noncontributing buildings in listed National Register historic districts) constructed before 1936.

The survey was designed to generate sufficient descriptive information to support the preparation of a nomination inventory, if National Register listing is pursued. Several sources may be helpful in more accurately determining construction dates for properties. Shawnee County lists construction dates for many if not all of the project area's primary resources on its website, www.co.shawnee.ks.us. (Note: selective comparison of these dates and dates provided by some property owners revealed discrepancies.) Sanborn Map Company insurance maps, if they exist for the project area, would provide information on the existence of primary and secondary resources for a given year as well as other helpful information. City directories; historic maps, photographs, and other graphic sources; the reminiscences of former and present residents; and other sources may be helpful in providing general and property-specific information on the project area.

Reconnaissance Survey of Collins Park Project Report

List of Surveyed Properties

2701 SW 13th St.
2706 SW 13th St.
2707 SW 13th St.
2711 SW 13th St.
2715 SW 13th St.
2716 SW 13th St.
2718 SW 13th St.
2700 SW 15th St.
1311 SW Campbell Ave.
1312 SW Campbell Ave.
1315 SW Campbell Ave.
1316 SW Campbell Ave.
1317 SW Campbell Ave.
1324 SW Campbell Ave.
1330 SW Campbell Ave.
1334 SW Campbell Ave.
1336 SW Campbell Ave.
1339 SW Campbell Ave.
1340 SW Campbell Ave.
1344 SW Campbell Ave.
1347 SW Campbell Ave.
1351 SW Campbell Ave.
1352 SW Campbell Ave.
1400 SW Campbell Ave.
1401 SW Campbell Ave.
1405 SW Campbell Ave.
1406 SW Campbell Ave.
1409 SW Campbell Ave.
1410 SW Campbell Ave.
1411 SW Campbell Ave.
1414 SW Campbell Ave.
1417 SW Campbell Ave.
1418 SW Campbell Ave.
1421 SW Campbell Ave.
1425 SW Campbell Ave.
1426 SW Campbell Ave.
1431 SW Campbell Ave.
1433 SW Campbell Ave.
1434 SW Campbell Ave.
1437 SW Campbell Ave.
1438 SW Campbell Ave.
1441 SW Campbell Ave.
1444 SW Campbell Ave.
1445 SW Campbell Ave.
3006 SW Clark Ct.
3009 SW Clark Ct.
3010 SW Clark Ct.
3013 SW Clark Ct.
3015 SW Clark Ct.
3016 SW Clark Ct.
3017 SW Clark Ct.
3019 SW Clark Ct.
3020 SW Clark Ct.
3021 SW Clark Ct.
3023 SW Clark Ct.
3024 SW Clark Ct.
3026 SW Clark Ct.
3028 SW Clark Ct.
3030 SW Clark Ct.
3032 SW Clark Ct.
3034 SW Clark Ct.
Collins Park (SW Collins Ave.)
1249 SW Collins Ave.
1250 SW Collins Ave.
1251 SW Collins Ave.
1253 SW Collins Ave.
1255 SW Collins Ave.
1258 SW Collins Ave.
1259 SW Collins Ave.
1262 SW Collins Ave.
1266 SW Collins Ave.
1278 SW Collins Ave.
1282 SW Collins Ave.
1283 SW Collins Ave.
1286 SW Collins Ave.
1300 SW Collins Ave.
1307 SW Collins Ave.
1310 SW Collins Ave.
1311 SW Collins Ave.
1317 SW Collins Ave.

Reconnaissance Survey of Collins Park Project Report

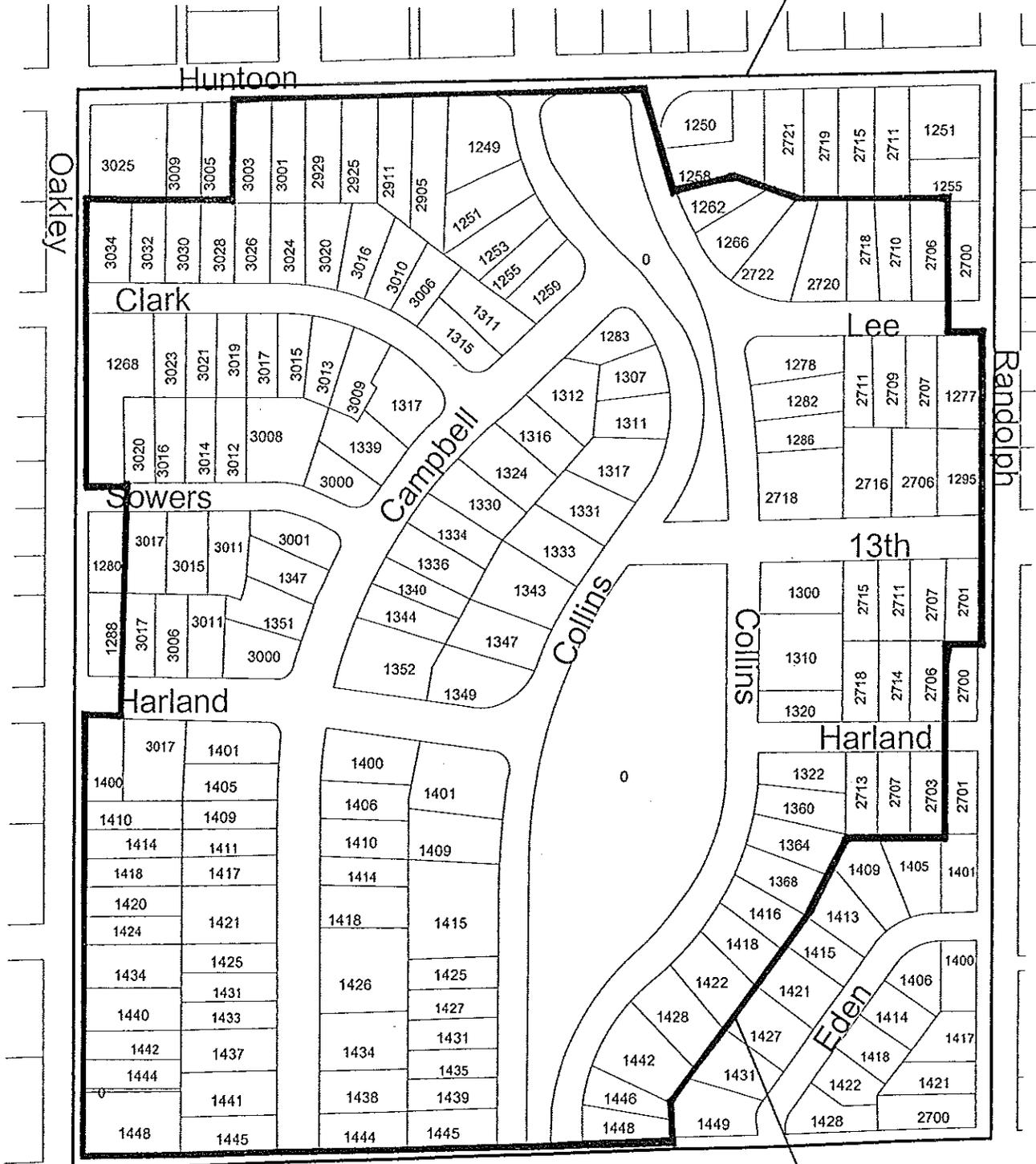
1320 SW Collins Ave.	2701 SW Harland Ct.
1322 SW Collins Ave.	2703 SW Harland Ct.
1331 SW Collins Ave.	2706 SW Harland Ct.
1333 SW Collins Ave.	2707 SW Harland Ct.
1343 SW Collins Ave.	2713 SW Harland Ct.
1347 SW Collins Ave.	2714 SW Harland Ct.
1349 SW Collins Ave.	2718 SW Harland Ct.
1360 SW Collins Ave.	3000 SW Harland Ct.
1364 SW Collins Ave.	3006 SW Harland Ct.
1368 SW Collins Ave.	3010 SW Harland Ct.
1401 SW Collins Ave.	3014 SW Harland Ct.
1409 SW Collins Ave.	3017 SW Harland Ct.
1415 SW Collins Ave.	2711 SW Huntoon St.
1416 SW Collins Ave.	2715 SW Huntoon St.
1418 SW Collins Ave.	2719 SW Huntoon St.
1422 SW Collins Ave.	2721 SW Huntoon St.
1425 SW Collins Ave.	2905 SW Huntoon St.
1427 SW Collins Ave.	2911 SW Huntoon St.
1428 SW Collins Ave.	2925 SW Huntoon St.
1431 SW Collins Ave.	2929 SW Huntoon St.
1435 SW Collins Ave.	3001 SW Huntoon St.
1439 SW Collins Ave.	3003 SW Huntoon St.
1442 SW Collins Ave.	3005 SW Huntoon St.
1445 SW Collins Ave.	3009 SW Huntoon St.
1446 SW Collins Ave.	3025 SW Huntoon St.
1448 SW Collins Ave.	2700 SW Lee Ct.
1400 SW Eden Ct.	2706 SW Lee Ct.
1405 SW Eden Ct.	2707 SW Lee Ct.
1406 SW Eden Ct.	2709 SW Lee Ct.
1409 SW Eden Ct.	2710 SW Lee Ct.
1413 SW Eden Ct.	2711 SW Lee Ct.
1414 SW Eden Ct.	2718 SW Lee Ct.
1415 SW Eden Ct.	2720 SW Lee Ct.
1418 SW Eden Ct.	2722 SW Lee Ct.
1421 SW Eden Ct.	1268 SW Oakley Ave.
1422 SW Eden Ct.	1280 SW Oakley Ave.
1427 SW Eden Ct.	1288 SW Oakley Ave.
1428 SW Eden Ct.	1400 SW Oakley Ave.
1431 SW Eden Ct.	1410 SW Oakley Ave.
1449 SW Eden Ct.	1414 SW Oakley Ave.
2700 SW Harland Ct.	1418 SW Oakley Ave.

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1420 SW Oakley Ave.
1424 SW Oakley Ave.
1434 SW Oakley Ave.
1440 SW Oakley Ave.
1442 SW Oakley Ave.
1444 SW Oakley Ave.
1448 SW Oakley Ave.
1251 SW Randolph Ave.
1255 SW Randolph Ave.
1277 SW Randolph Ave.
1295 SW Randolph Ave.
1401 SW Randolph Ave.
1417 SW Randolph Ave.
1421 SW Randolph Ave.
3000 SW Sowers Ct.
3001 SW Sowers Ct.
3008 SW Sowers Ct.
3011 SW Sowers Ct.
3012 SW Sowers Ct.
3014 SW Sowers Ct.
3015 SW Sowers Ct.
3016 SW Sowers Ct.
3017 SW Sowers Ct.
3020 SW Sowers Ct.

Collins Park Reconnaissance Survey Project Area

project area boundary



Oakley

Huntoon

Clark

Sowers

Harland

Campbell

Collins

Lee

13th

Harland

Eden

Randolph

15th

boundary of potential National Register district

