NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name ROSS ROW HOUSES

other names/site number

2. Location

street & number 513, 515, 517, 517 1/2, 519, 521 VAN BUREN STREET ☐ not for publication

city or town TOPEKA ☐ vicinity

state KANSAS code KS county SHAWNEE code 177 zip code 66603

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Richard D. Pankratz, DSHPO 5-11-98
Signature of certifying official/Title Date

Kansas State Historical Society
State of Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is: Signature of the Keeper Date of Action

☐ entered in the National Register.
☐ See continuation sheet.

☐ determined eligible for the National Register
☐ See continuation sheet.

☐ determined not eligible for the National Register.

☐ removed from the National Register.

☐ other, (explain:)

ROSS ROW HOUSES
Name of Property

SHAWNEE COUNTY, KANSAS
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- [X] private
- [ ] public-local
- [ ] public-State
- [ ] public-Federal

Category of Property
(Check only one box)

- [X] building(s)
- [ ] district
- [ ] site
- [ ] structure
- [ ] object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
6		buildings
		sites
		structures
		objects
6		Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC: Single dwelling; rowhouse

Current Functions
(Enter categories from instructions)

WORK IN PROGRESS

RECREATION AND CULTURE: Museum

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN: Italianate

Materials
(Enter categories from instructions)

foundation Stone: limestone

walls Stone: Limestone
Brick

roof Asphalt

other Metal: tin

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

ROSS ROW HOUSES
Name of Property

SHAWNEE COUNTY, KANSAS
County and State

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

XX **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.

☐ **B** Property is associated with the lives of persons significant in our past.

XX **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

☐ **A** owned by a religious institution or used for religious purposes.

☐ **B** removed from its original location.

☐ **C** a birthplace or grave.

☐ **D** a cemetery.

☐ **E** a reconstructed building, object, or structure.

☐ **F** a commemorative property.

☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance
(Enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1878-1889

Significant Dates

1878, 1880, 1882

Significant Person
(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

ROSS, WILLIAM WALLACE

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibilography
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67) has been requested
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____

Primary location of additional data:

XX State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other

Name of repository:
KANSAS STATE HISTORICAL SOCIETY

ROSS ROW HOUSES
Name of Property

SHAWNEE COUNTY, KANSAS
County and State

10. Geographical Data

Acreage of Property LESS THAN ONE ACRE

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

	Zone	Easting	Northing
1	15	268465	4226900
2			
3			
4			

☐ See continuation sheet

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title MARTHA HAGEDORN-KRASS, ARCHITECTURAL HISTORIAN

organization KANSAS STATE HISTORICAL SOCIETY date MAY 11, 1998

street & number 6425 S.W. 6th telephone 785-272-8681, ex. 240

city or town TOPEKA state KANSAS zip code 66615

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items
(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

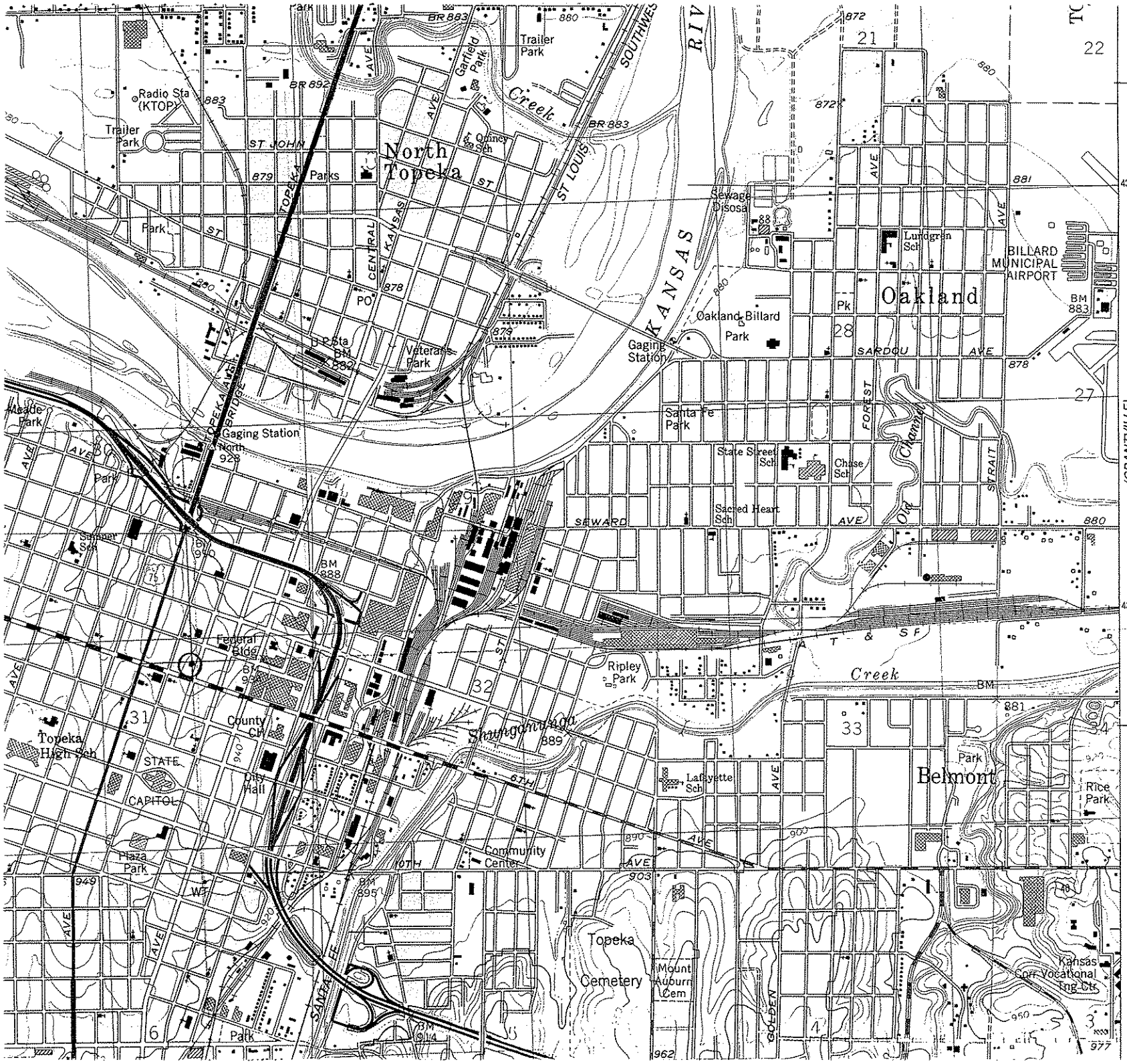
name HISTORIC TOPEKA, INC.

street & number 3127 S.W. HUNTOON telephone 785-354-8982

city or town TOPEKA state KANSAS zip code 66604

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. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.



Ross Rau Houses
Topeka Quad
15/268465/
4226900

The Ross Row Houses (c. 1878-1882) are located at 513- 521 Van Buren Street, Topeka, Kansas. The row houses are examples of the Washington Row House type done in the Italianate style. They are situated on Lots 157, 159, 161, 163, and the north nine feet of Lot 165. The row houses are comprised of six separate units, each with their own entry. The two earliest units are built of rusticated limestone block and stand on limestone block foundations. The later units are built of brick and stand on rusticated limestone block foundations. Each of the units stands on an above grade foundation that is fenestrated and contains its own doorway.

Two rusticated limestone block units stand on lots 157 and 159, comprising 513 and 515 Van Buren Street. These two units were likely constructed in 1878 or 1879. The two brick middle units located on lot 161, comprising 517 and 517 ½ Van Buren Street, were probably built in 1880. Finally, the two most southern units on lots 163 and 165, comprising 519 and 521 Van Buren Street, were built in 1882. The two-story brick portion of the units on lots 157 and 159 were later additions. All of this construction happened prior to 1885 when a building permit was issued for a two-story wood frame addition on the south side of the southern most unit. This addition is non-extant.

The most significant change that occurred to the property after the construction of the two-story house was the replacement of the individual stoop entrances along Van Buren Street with a continuous, wooden front porch. The classically styled, one and two story porch somewhat obscured the Italianate character of the row houses but likely served to visually and physically connect the row houses with the two-story wooden house. The construction of the porch necessitated the removal of the pressed metal cornice above the three most southern units. Constructed sometime between 1896 and 1913, the porch was removed in 1995. Wooden sleeping porches added to the rear of the buildings in the early twentieth century have been removed as well.

While built over a period of four years, each of the six units maintains the same overall portions and design elements. The two-story block of six units is defined primarily by the projecting rectangular bay that marks each unit. The bay is an important aspect of each rowhouse, as it contains all of the facade fenestration. Each bay is fenestrated on the first, second and basement levels with 1/1 double hung windows. Two windows fenestrate the primary plane of the bay on each level, one window fenestrates each of the projecting planes at each level. Flat limestone lintels surmount and limestone sills underscore these windows.

The doorways for each unit are housed in the recessed plane between the projecting bays. Transomed double doors surmounted by flat limestone lintels and underscored by limestone sills provide entry into each unit at the first level. The wooden doors are fenestrated with a large rectangular pane of glass, a recessed square panel fills the space below. The glass transom above each door is also rectangular. Stairs are needed to span the below grade courtyard space. Single entry doors pierce the second and basement levels. These doors contain two large panes of glass, a recessed square panel stands below each pane. The panes of glass are arched in the basement doors and rectangular in the second level doors.

A pressed metal entablature with deep eaves and large modillion brackets defines the building's roofline for the three northernmost units. The entablature will need to be recreated for the southern three units as it is a character defining element for the Italianate style. The entablature was removed at the turn of the century to accommodate a two-story wooden porch.

The rear elevation faces west and is comprised in an irregular u-shape. Projections extend from both the two northernmost units and the two southernmost units. These projections are brick and stand two-stories high. The projections are fenestrated with 1/1 and 4/4 double hung sash on all elevations and contain doorways on the western elevations for both the first and second levels. Two-over-two double hung sash windows fenestrate a narrow space between the two southernmost projections. The two innermost row house units do not have projections. Their western walls contain 1/1 and 4/4 double hung sash and doorways on both the first and second levels.

The interiors of the row houses are arranged around a narrow side hall that contains the main entry and the staircase. This space is always located to the south of each bay. Each unit has at least two first floor rooms that are accessible from the entry hall. There are at least three rooms on the second floor that are accessible from the hall. In the case of the four units that have rear additions, these rooms extend beyond the halls and contain kitchens and bathrooms. The basement is accesssed by a very steep and narrow staircase at the western end of each entry hall.

With similar floorplans, the row house units differ slightly among one another in matters of size and decoration. The two later units are slightly larger that the four earlier units. The two earliest units have the highest degree of decoration, this is found in the plaster brackets and ceiling moulding that accentuates the scallopped openings for the window bays. The other bays have rectangular openings that are not decorated. In general, the four-panel doors, period hardware,

window and door surrounds, and baseboard trim have survived in most of the units. Many of the fireplace mantles are also intact, although some have been removed for storage. Each unit has flues for two fireplaces, one in the main parlour and one in the bedroom above it. The narrow staircases with the solidly carved newel posts are extant in each unit.

Since 1993, new electrical wiring and plumbing have been installed in the second unit from the north, the other units await new ownership.

The Ross Row Houses (c. 1878- 1882) are being nominated to the National Register for their historical association with the growth and development of Topeka, Kansas and for their architectural significance as an example of Italianate style, Washington Row Houses. The row houses were developed by William Wallace Ross, a Topeka politician and entrepreneur. Ross invested in a number of real estate ventures in Topeka during the late 1870s and early 1880s, foreshadowing the building boom of the mid-to-late 1880s. Today the Ross Row Houses stand as unique examples of nineteenth century row house architecture in Topeka.

William Wallace Ross (1828-1889) came to territorial Kansas in 1855 and settled on a farm near Lawrence. He helped to publish the Topeka Kansas Tribune until 1859, when he and his brother Edmund Gibson Ross, established the Topeka Kansas State Record, which remained in publication until 1861. Both newspapers advocated free-state beliefs.

Ross served as mayor of Topeka from 1865 to 1866. After that time Ross established a dry goods business in Topeka. Between 1868 and 1871 Ross engaged in an orange and sugar plantation venture in Florida, which was unsuccessful. He returned to Topeka for several years, leaving in 1877 to pursue real estate ventures in Washington, D. C., where he also may have practiced as an attorney. In 1879 Ross became involved with mining interests in the Silverton Precinct, Colorado, but claimed Topeka as home.

Ross appears to have spent his summers in Topeka during the late 1870s and early 1880s. I t during this time that Ross developed several residential properties on Van Buren Street, including the Ross Row Houses. By the late 1880s Ross was living in Coronado Beach, California. At the time of his passing in 1889 his holdings included properties in Washington, D. C., Springfield, Missouri, Los Angeles, California, and Topeka, Kansas, including the "Ross Block on Van Buren street."

The decade of the 1880s saw Topeka's population grow from 15,452 to 50,000. Building and construction activity raged at a feverish pace. Ross likely predicted the trend when he began his residential real estate development projects along Van Buren Street, several blocks north of the State Capitol. Of the projects that have been documented, it appears that Ross invested in only one row house project, the remaining ventures were for single family dwellings.

Since it is known that Ross traveled extensively and lived in Washington, D. C. Prior to the construction of the Ross Row Houses, it may be assumed that Ross was influenced by the row house architecture that predominated the District of Columbia and wanted to build similar structures in Topeka. The Washington Row House is a distinct type identified as being unique to the nation's capital. The distinguishing feature of this type is the square bay that projects into the public space. Additionally, the dog legged floorplans contain a narrow side hall allowing for three large rooms on each level.

The row houses are designed in the Italianate style, a style that dominated urban housing in the decades between 1860 and 1880. Italianate town houses are characterized by being built of masonry, standing two or more stories high and having wide projecting cornices with decorative brackets. Typically tall narrow windows provide light to the interior. The cornice usually conceals a flat or low-pitched roof behind. Porches are almost always present, however, they are usually restrained in design and are typically only one story high. Small entry porches are common.

The Ross Row Houses fit this description of an Italianate styled, Washington Row House. While built over a period of four years, each of the six units maintains the same overall portions and design elements. The two-story masonry block of six units is defined primarily by the projecting rectangular bay that marks each unit. The bay is an important aspect of each rowhouse, as it contains all of the facade fenestration. Each bay is fenestrated on the first, second and basement levels with 1/1 double hung windows. Two windows fenestrate the primary plane of the bay on each level, one window fenestrates each of the projecting planes at each level. Flat limestone lintels surmount and limestone sills underscore these windows.

A pressed metal entablature with deep eaves and large modillion brackets defines the building's roofline for the three northernmost units. The entablature will need to be recreated for the southern three units as it is a character defining element of the Italianate style.

The Ross Row Houses were constructed in a residential neighborhood. The 1889 Sanborn fire-insurance map of Topeka shows single family dwellings on many of the lots facing and surrounding the Ross Row Houses. There are no other row houses shown on this map in the immediate vicinity, although other scattered examples of nineteenth century row house architecture remain extant in Topeka. One such property, the Hicks Block (c. 1888- 1889), was listed on the National Register in 1977.

The Ross Row Houses are located at 513- 521 Van Buren Street, Topeka, Kansas. They are situated on Lots 157, 159, 161, 163, and the north nine feet of Lot 165. It appears that the row houses were built in phases between 1878 and 1882 and were added to and modified early in their life. Information gathered from Sanborn Fire Insurance maps, building permit records, newspapers, photographs, and the physical evidence gathered at the site have guided the interpretation of the construction sequence. Building permits were not issued in Topeka until the fall of 1880.

Two rusticated limestone block units stand on lots 157 and 159, comprising 513 and 515 Van Buren Street. These two units were likely constructed in 1878 or 1879. The two brick middle units located on lot 161, comprising 517 and 517 ½ Van Buren Street, were probably built in 1880. Finally, the two most southern units on lots 163 and 165, comprising 519 and 521 Van Buren Street, were built in 1882. The two-story brick portion of the units on lots 157 and 159 were later additions. All of this construction happened prior to 1885 when a building permit was issued for a two-story wood frame addition on the south side of the southern most unit. This addition is non-extant. What finally ended in a substantial housing complex, most likely started with only modest dwellings.

William W. Ross purchased lots 157, 159 and 161 in 1878 for $700. No record of his purchase of lots 163 and 165 has been found. His father-in-law, A. Whiting, owned lots 163 and 165. It is not known whether Ross purchased them later, they do however, end up included in his estate. It is possible Ross may inherited these lots from his wife's family who had owned them in 1873.

Ross placed mortgages on lots 161 and 159 in 1880 and 1881. These mortgages were likely made to finance the construction of the two middle units and the southern units. Multiple mortgages are strong evidence that the row houses were constructed in phases. The only newspaper account recording the construction of the row houses occurs in 1882.

> *Mr. Ross is about to commence the erection of two brick houses on lots Nos. 163 and 165 Van Buren street. (Topeka Daily Capital, October 5, 1882)*

In May 1881 Ross applied for four building permits to construct four, two-story, stone and brick barns on lots 161, 159, 157 and 155 Van Buren Street. These barns measured 18 by 20 feet and were roofed with metal. Each barn cost $300 to construct. The estimated date of construction completion for the barns is listed as July 1881 on the permit record. Though the barn on lot 155 was never constructed, the barns on lots 161, 159 and 157 appear on the 1889

Sanborn Map of Topeka, which is the first map showing buildings on this block. It can be assumed that since lots 161, 159 and 157 are the lots where the row houses were built, the barns were to complement the row houses. The barns are non-extant.

In 1885 Ross initiated his last phase for the rowhouses and also his last project on Van Buren Street. He applied for a permit in April 1885 to build a two-story, frame addition to the southern end of the row houses. The 34 by 50 foot dwelling was built with four flues and a tin roof at a cost of $2,500. The building was completed in September 1885.

The earliest map for this block dates from 1873 and shows a single family dwelling located on the lots adjacent to the north and two single family dwellings located on the lots adjacent to the south. Lots 157 through 163 were undeveloped lots at this time. A single family dwelling owned by A. F. Whiting, Ross' father-in-law, stood on lot 165 in 1873. This structure was subsequently removed in the 1880s to make way for the construction of the row houses.

By 1885 the block bounded by Van Buren Street on the east, Harrison Street on the west, Sixth Street on the south, and Fifth Street on the north contained ten framed buildings, eight stone buildings, seven brick buildings and ten barns.

The earliest Sanborn Map showing the row houses in more detail dates from 1889. This map clearly shows that all six row houses are in place, the frame addition to the south has been constructed and the three stone and brick barns behind units have been built. This map also shows that each unit had a one-story porch on the back and simple open stoop entrances on the Van Buren side for each unit.

The most significant change that occurred to the property after 1889 was the replacement of the individual stoop entrances with a continuous, wooden front porch. This change necessitated the removal of the pressed metal cornice above the three most southern units. This porch has been removed. Wooden sleeping porches added to the rear of the buildings in the early twentieth century have been removed as well.

In addition to the row house project the record also indicates that Ross built two other houses along Van Buren Street in the early 1880s. Ross applied for a building permit for a dwelling house on lots 135 and 137, Van Buren Street in October 1880. The location places the property north into the next block. The $4,000 project was estimated to be completed in July 1881.

In July 1882, Ross completed another substantial building on lots 61 and 63 on Van Buren Street but did not apply for the building permit until September. The $7,000 project resulted in a two-story, brick house with a tin roof and six flues, measuring 34 by 36 feet.

In the early years of residency it appears that Ross sold or mortgaged some if not all of the row houses to residents. City directories provide an interesting glimpse into residency patterns over the years. Ross himself is shown residing at 159 Van Buren Street in the 1882 Radges' City Directory. In this directory Ross is listed as being in the mining business. Two years earlier Ross resided at the 5th Avenue Hotel and listed his occupation as a capitalist. Ross is listed at living at 157 Van Buren in the 1885-1886 Polk City Directory, listing his profession as a real estate agent. E. E. Burdick, a stock dealer, is also listed as living at 159 Van Buren in 1882. James L. Rankine, a clerk, is listed as living at 161 Van Buren. There are no other entries.

The row houses were occupied by many people through the years. The 1902 Radges' City Directory includes entries for all of the six row houses. The directory lists a conductor, two mechanics, milliner, clerk, livery stable manager, dressmaker, machinists, carriage dealer, miller, bookkeeper, clothier, boilermaker, teamster, salesman and two widows living at the Ross Row Houses.

Between 1913 and 1926 the neighborhood surrounding the Ross Row Houses changed from primarily residential to commercial. The change in the neighborhood demographics probably influenced residency patterns and ownership patterns at the Ross Row Houses.

By 1924 the row houses were occupied by renters. The 1924 Hall's City Directory lists five, two-story, six or eight room units at 513, 515, 517, 519 and 521 Van Buren. The renters included a traffic inspector and his wife, who had lived at 513 Van Buren since 1889, a restaurant proprietor and his wife, who had lived at 515 Van Buren since 1918, a real estate agent and his wife, who had lived at 517 Van Buren since 1921, a telephone company repairman and his wife, who had lived at 519 since 1920, and a dressmaker, a clerk for Santa Fe, and a switch board operator who had lived at 521 Van Buren since 1924.

Later city directories indicate that some of the row houses were occupied by owners. Anna Batemate, a widow and cook at the Quality Lunch (504 Kansas), owned 513 Van Buren and shows this as a residence from 1929 until at least 1942. Olive Larking, a dressmaker, owned 521 Van Buren and shows this as a residence from 1924 until at least 1935. In 1948, Joseph Price and his wife Ann are listed as owning Anna Bateman's row house at 513 Van Buren. The Larkin row house at 521 Van Buren is vacant. Renters between 1929 and 1948 include a policeman, a barber, a chemist, a business manager, a stenographer, a clerk and a roofer. These records of

residences indicate that at least after 1924 the row houses provided housing for a variety of middle class occupations.

The row houses became rental units over the years, falling into a greater and greater state of neglect and disrepair. The buildings were finally condemned In the early 1990s. Several local groups including Cornerstone and Historic Topeka, Inc. fought their demolition. In February 1993, Historic Topeka acquired the row houses at no cost, using a state law that allows counties to waive back taxes and donate property to non-profit groups for community development, economic development and moderate-income housing.

Since 1993 Historic Topeka has sought out grants and private contributions and utilized much volunteer time and labor to preserve the row houses. The organization has been fortunate to receive a $75,000 Heritage Trust Fund grant from the Kansas State Historical Society, two $40,000 Community Development Block grants from the City of Topeka, and a $1,000 Preservation Services Fund grant from the National Trust for Historic Preservation to assist with the property's needs. From these monies it was possible to construct a new roof for the row houses and repair, repoint and paint masonry. Volunteer efforts and additional donations have resulted in the habitability of 515 Van Buren Street, which will become the new offices for Historic Topeka. The remaining row houses will be sold for commercial and residential purposes.

BIBLIOGRAPHY

Markley, Walter M. Builders of Topeka, 1956: Who's Who in the Kansas Capital. (Topeka: Capper Printing Company, 1956).

Massey, James C. and Shirley Maxwell. "Rows and Rows of Row Houses." Old House Journal. Volume XXI, Number 2. March/April 1993.

McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred Knopf, 1984.

Polk City Directory. Topeka, Kansas. 1885-86, 1899-1900, 1927-28, 1940.

Radges' City Directory. Topeka, Kansas. 1872-73, 1882.

Sanborn Fire Insurance Maps. Topeka, Kansas. 1889, 1896, 1913, 1926.

Shawnee County Register of Deeds. Topeka, Kansas. Record of all deeds, warranties and other transactions relating to lots 157, 159, 161, 163 and the north 9' of lot 165 and the west 100 3/4' of the south 4' of the north 13' of lot 165.

Topeka City Directory. 1902.

Topeka Daily Capital, October 5, 1882 (p. 8); October 15, 1882 (p. 5).

VERBAL BOUNDARY DESCRIPTION

The nominated property stands on the west side of the 500 block of Van Buren Street in Topeka, Shawnee County, Kansas on lots 157, 159, 161, 163 and the north 9' of lot 165 and the west 100 3/4' of the south 4' of the north 13' of lot 165. The nominated property is bounded to the east by Van Buren Street, to the north and south by adjacent property lines, and to the west by an alley.

BOUNDARY JUSTIFICATION

The boundary includes most of the property that was historically associated with the row houses. A frame addition to the south has been removed and replaced with a parking lot, this land is under different ownership and is excluded from the nomination. The three stone and brick barns behind the row houses have been removed but the land that they stood on is included in the boundary.