

THE TOPEKA LANDMARKS COMMISSION MEETING

**Holliday Office Building
620 SE Madison Ave., Holliday Conference Room
1st Floor**

AGENDA

Thursday, April 9, 2015

6:30 PM

- I. Roll Call**
- II. Approval of Minutes – March 12, 2015 Minutes**
- III. CLGR15-02 by Shawnee County Historical Society**, requesting approval for the placement of a monument sign on the property of the John and Hale Ritchie Homes, 1116 and 1118 SE Madison Street.
- IV. CLGR15-03 by Steve Bowman**, proposing the expansion of an existing addition to a contributing property within the College Avenue National Historic District, located at 1524 SW College Ave.
- V. CLGR15-04 by Steve Bowman**, proposing the construction of a garage to a contributing property within the College Avenue National Historic District, located at 1524 SW College Ave.
- VI. Review and Comment on Submitted National Register Historic District Nominations**
 - 1. South Kansas Avenue Commercial Historic District**
 - 2. Mill Block Industrial Historic District**
 - 3. Church of the Assumption Historic District**
- VII. Presentation of the Secretary of the Interior’s Standards for Rehabilitation, Specific to their Application to Contributing Properties within an Historic District**
- VIII. Update on 2014 Historic Preservation Fund Grant Activities**
 1. Downtown Historic District Nominations
 2. College Hill Historic Survey
- IX. Update on 2015 Historic Preservation Fund Grant Applications**
 1. Downtown Topeka Historic District Design Guidelines
 2. College Hill Historic Survey
 3. Holliday Park National Historic District Expansion
- X. Review and Consideration of Nominations to Topeka Worth Saving Endangered Properties List**

XI. Other Items

XII. Adjournment

ADA Notice: For special accommodations for this event, please contact the Planning Department at 785-368-3728 at least three working days in advance.



MINUTES OF THE TOPEKA LANDMARKS COMMISSION
Thursday, February 12, 2015
620 SE MADISON STREET – HOLLIDAY CONFERENCE ROOM

I. Roll Call:

II. Members Present: Grant Sourk (Acting Chair), Paul Post, Jeff Carson, Bryan Falk, Amber Bonnett, Nelda Gaito, Leon Graves (7)

III. Members Absent: Murl Riedel, David Heit (2)

IV. Staff Present: Tim Paris, Dan Warner, Kris Wagers

II. Approval of February 12, 2015, 2015 Minutes – Mr. Carson moved approval of the minutes as typed, seconded by Mr. Post. **APPROVAL (7-0-0).**

III. Presentation and Consideration of the John Nelson Local Historic Landmark District and Design Guidelines –

Tim Paris presented information about the proposed John Nelson Local Historic Landmark District and the design guidelines

In attendance for the meeting were John Nelson's granddaughter and great-granddaughter and they were introduced by Mr. Paris.

Those in attendance viewed a 7 minute (approx.) silent video filmed in 1926 that included Mr. John Nelson and some of the buildings he built.

Mr. Paris continued to review information about the design guidelines and explained that a neighborhood meeting was held at Potwin Presbyterian Church. Invited were owners of homes within 500' of the proposed Local Historic Landmark District.

Mr. Sourk asked for and received confirmation that the District would consist solely of the three properties located at 417, 419 and 423 SW Taylor.

Mr. Paris explained that the Commission was being asked to make a recommendation. A Local Landmark District is a zoning overlay, which will consist of design guidelines applied to named properties in perpetuity. The Planning Commission is responsible for holding a public hearing regarding the proposed zoning change and can, if they choose, make a recommendation to the City Council. The Governing Body's approval is required for the properties to become and Local Historic Landmark District.

Mr. Carson asked the applicants to describe what's across the street and close to the properties. Ms. Edwards explained that across the street is an infill house built 2 years ago and an empty lot. The rest of the block is mixed with some houses that people are working on and take pride in, others that need work.

Mr. Graves asked what some of the places of interest were on adjoining blocks. Ms. Edwards stated the locations are about ½ block from Sumner Elementary and only about 100' from Hughes Conoco.

Mr. Graves added that there are a couple houses across from the street from the school, one being the Johanson house.

One of these homes is a “sister house” to one of the properties in the proposed district; differing in that it is brick on the first floor and shingles on the second, but it is the same floorplan.

Ms. Gaito asked what impact the district would have on the homes in the neighborhood; would there be restrictions or design guidelines for them? Mr. Paris stated no, the guidelines would only apply to the three properties in the Local Landmark District.

Ms. Bonnett asked if it had been confirmed that Langston Hughes lived in the house. Mr. Paris said it was strongly rumored, and Mr. Graves stated he has been corresponding with people attempting to confirm.

Mr. Sourk stated that while he believes it would be a great addition, it is sufficient that the properties were built by Mr. John Nelson.

Mr. Post moved that the Landmarks Commission make an affirmative recommendation to the Planning Commission regarding the 3 properties being named as a Local Historic Landmark District, seconded by Mr. Carson. **APPROVAL (7-0-0)**

IV. Update on 2014 Historic Preservation Fund Grant Activities –

- 1. Downtown Historic District Nominations** - Mr. Paris reported that reports are being submitted to SHPO and there is no problem meeting deadline for submission. District nominations will be submitted to the Landmarks Commission next month for comments.
- 2. College Hill Historic Survey** – Mr. Paris reported that it is close to being complete the results of the survey will be presented to the neighborhood. He encouraged Commissioners to attend when that is presented.

Mr. Graves asked for and received confirmation College Hill is a multi-part project and this is the first phase of survey.

- #### **V. Update on the Topeka Heritage Tourism Grant Programs** - Mr. Dan Warner stated that the decision regarding what to do with the 1% “bed tax” funds after 2015 still has to be made but the City is moving forward; applications are out and are due by March 27 for both “brick and mortar” and “planning and marketing” grants. The Landmarks Commission will review those applications in April and make recommendations to the Transient Guest Tax Committee.

VI. Update on 2015 Historic Preservation Fund Grant Applications

- 1. Downtown Topeka Historic District Design Guidelines** - Mr. Paris stated that these would help administer changes to the buildings. These will be compatible with and based on the Secretary’s Standards but written expressly for Topeka. The City will be applying for an HPF grant to hire someone to write those design guidelines.
- 2. College Hill Historic Survey** – This will be the 2nd of three phases of the survey project.
- 3. Holliday Park National Historic District Expansion** – There is interest in expanding the district 1 block. There are 27 individual properties and 16 individual property owners. We have consent from 8 of the 16, no consent from 2. Mr. Paris believes we should have 10 to demonstrate strong enough support for the district.

- VII. Other Items** – Mr. Paris stated that he has invited Katrina Ringler to attend the April meeting to instruct the Commission regarding how design guidelines will be applied to contributing properties within the downtown historic districts.
- VIII. Adjournment** - at 6:10PM

Topeka Landmarks Commission

Local Historic Landmark Project Review

Case Number: CLGR15-02

Project Address: 1116 and 1118 SE Madison Street

Historic Landmark: The John and Hale Ritchie Houses

Standards: Secretary of the Interior's Standards for Rehabilitation

Type of work: Erection of a historical narration monument sign

Square Footage: 10+ sq. ft.

Height: 5 feet

Minor Project: [] (staff review)

Major Project: [X] (Landmarks Commission review)

Attachments: Site Plan [] Elevations [X] Arch./Const. Plans [] Pictures [X]

Applicable Issues:

1. **Standard** - Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Evaluation – The proposed sign is not intended to introduce any false sense of historical development. Its design is reflective of the purpose of Freedom's Pathway, and will be constructed of cast metal, and limestone. Its design is not reflective of the time-period nor the architecture of the principle structures on the property, but is deemed compatible and supportive of the history of the homes.

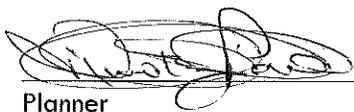
2. **Standard** - New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Evaluation – At the present time, the sign marking the location and history of the John and Hale Ritchie Homes is located within the public right-of-way in violation of City ordinance. The proposed sign is intended to replace the existing sign, but at a scale more in keeping with the size and scale of the homes located on the properties. The placement of the proposed sign will be within the private property boundaries of the two homes, and will be compliant with all other City ordinance and regulations. The design of the sign is intended to reflect the homes and their historical significance, lighting immigrant's passage along Freedom's Pathway.

3. **Standard** - New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Evaluation – Construction of the proposed sign will be free-standing, and if removed, will not negatively affect the historic character or integrity of the property or environment.

Planning Staff recommendation: Based upon a review of the Standards for Rehabilitation, the proposed project will **NOT** encroach upon, damage, or destroy the historical integrity of the principle structures.

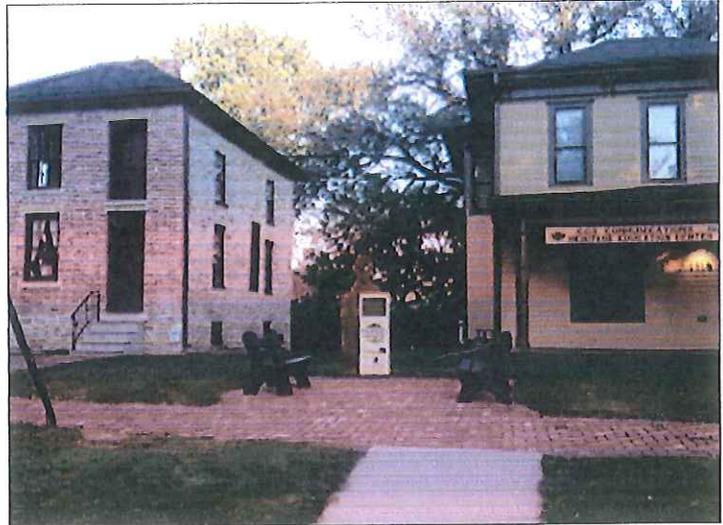

Planner

3-31-15
Date

**CLGR15-02 by Shawnee County Historical Society
1116 and 1118 SE Madison Street**



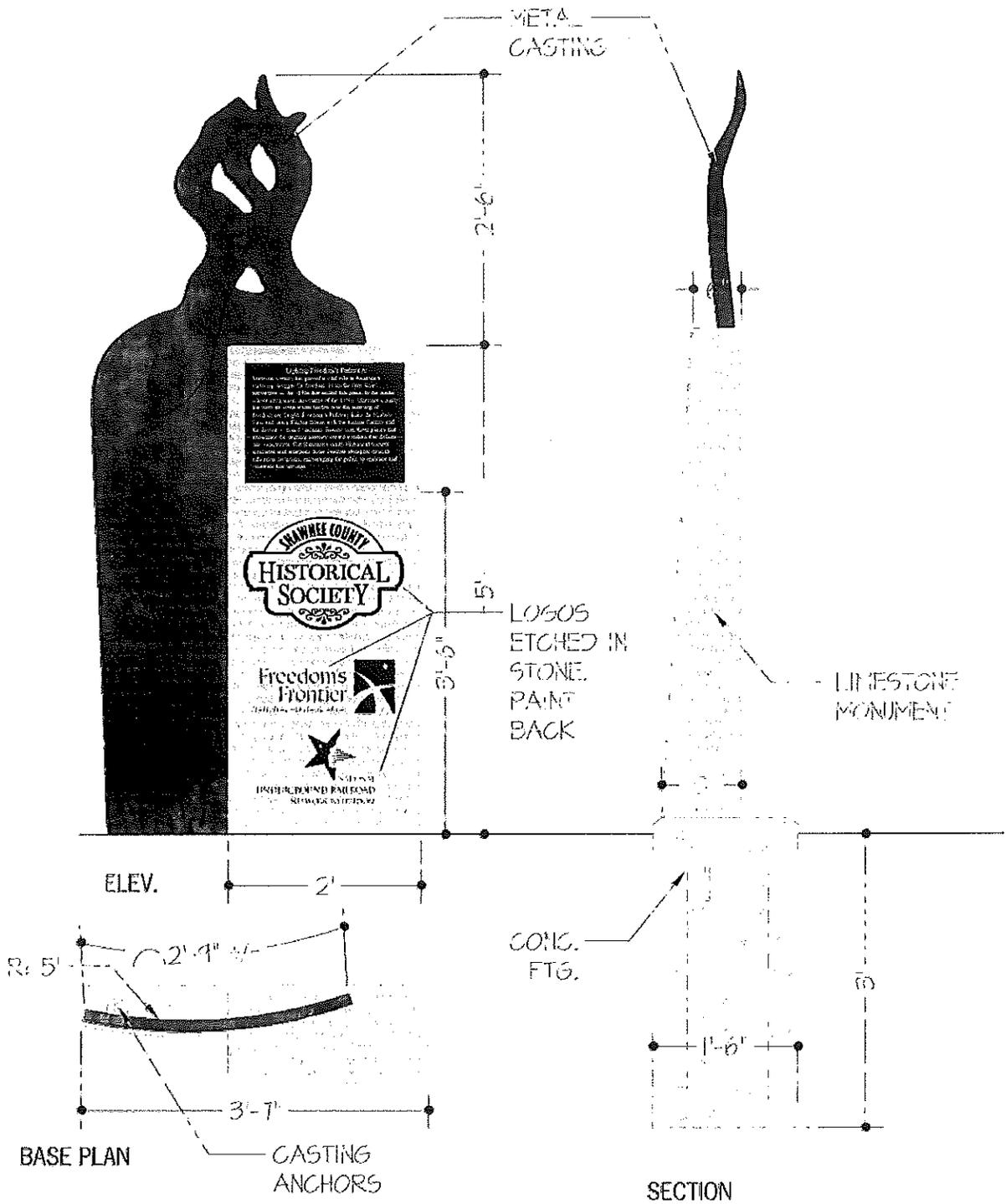
LIGHTING FREEDOM'S PATHWAY MONUMENT



Lighting Freedom's Pathway; Building Heritage Culture

Shawnee County has played a vital role in America's enduring struggle for freedom. From the Free State movement of the 1850s that settled this place, to the public school integration movement of the 1950s, Shawnee County has been an arena where battles over the meaning of freedom are fought. Freedom's Pathway links the Historic John and Mary Ritchie House with the Kansas Capitol and the Brown v. Board National Historic Site, three places that illuminate the ongoing journey toward freedom that defines our community. The Shawnee County Historical Society spotlights and interprets those freedom struggles through education programs, encouraging the public to embrace and celebrate this heritage





LIGHTING FREEDOM'S PATHWAY SIGNAGE

HTK

Topeka Landmarks Commission
Certified Local Government
State and National Historic District Project Review

Case Number: CLGR15-03

Project Address: 1524 SW College Avenue

Historic District: College Avenue National Historic District

Standards: Secretary of the Interior's Standards for Rehabilitation

Type of work: Enlargement of an existing addition onto the north façade of the property.

Square Footage: 312 sq. ft.

Height: 1-Story

Minor Project: [] (staff review)

Major Project: [X] (Landmarks Commission review)

Attachments: **Site Plan** [X] **Elevations** [X] **Arch./Const. Plans** [] **Pictures** [X]

Applicable Issues:

1. **Standard** - The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Evaluation – The design of the addition will greatly mimic the design of the existing addition, but will be slightly larger to accommodate greater use of the interior of the home. There will not be an alteration to the overall historic character of the property.

2. **Standard** - Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Evaluation – The proposed addition will not introduce any false sense of historical development. The current addition can be identified as an addition onto the north façade of the structure. The proposed expansion of this addition will be in keeping with this distinction.

3. **Standard** - New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Evaluation – The proposed project will slightly expand an existing addition, and will maintain the use of existing materials, spatial relationships, and features that characterize the property.

Planning Staff recommendation: Based upon a review of the Standards for Rehabilitation, the proposed project will **NOT** encroach upon, damage, or destroy the historical integrity of the principle structure, or the surrounding historic district.

Planner

Date

CLGR15-03 by Steve Bowman, 1524 SW College Avenue

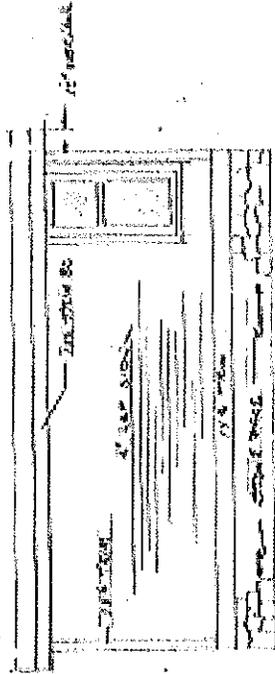


College Ave. First Dist.

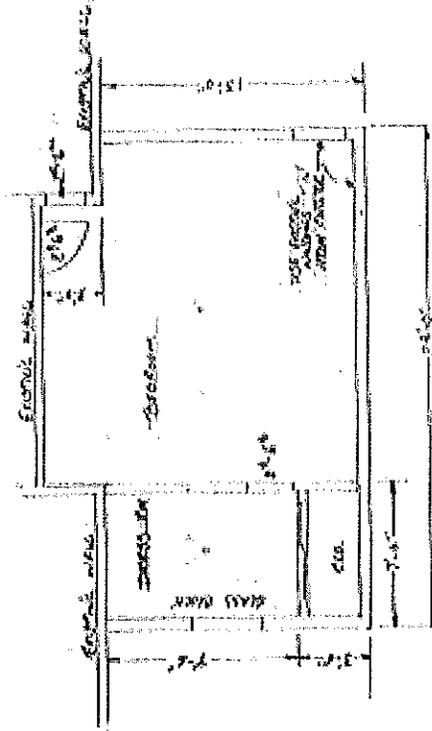
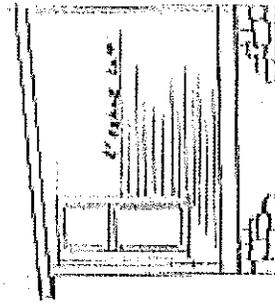
College

16th

WEST ELEVATION



EAST ELEVATION



WEST ELEVATION

EAST ELEVATION





Topeka Landmarks Commission
Certified Local Government
State and National Historic District Project Review

Case Number: CLGR15-04

Project Address: 1524 SW College Avenue

Historic District: College Avenue National Historic District

Standards: Secretary of the Interior's Standards for Rehabilitation

Type of work: Construction of a 2-car, single-story garage

Square Footage: 624 sq. ft.

Height: 1-Story

Minor Project: [] (staff review)

Major Project: [X] (Landmarks Commission review)

Attachments: Site Plan [X] Elevations [X] Arch./Const. Plans [] Pictures [X]

Applicable Issues:

1. **Standard** - The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Evaluation – The design of the garage is typical of garages built within the middle to latter half of the 20th Century, and will be sided with wood-siding in a fashion to compliment the style of the principle structure on the property. The location of the garage will be minimally visible from the street, and will be accessed from the rear of the property, in keeping with the original character of this and surrounding properties. There will not be an alteration to the overall historic character of the property.

2. **Standard** - New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Evaluation – The original garage was demolished prior to the designation of the College Avenue National Historic District. The proposed project will replace an original feature of the property with new construction. The original appearance and architecture of the previous garage is unknown. Therefore, the proposed new construction will not attempt to replicate its appearance, but will be compatible in size, orientation, materials, and scale with the principle structure, and with the surrounding properties.

3. **Standard** - New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Evaluation – Construction of the proposed garage will be detached from the principle structure, and if removed, will not negatively affect the historic character or integrity of the property or environment.

Planning Staff recommendation: Based upon a review of the Standards for Rehabilitation, the proposed project will **NOT** encroach upon, damage, or destroy the historical integrity of the principle structure, or the surrounding historic district.



Planner

3-30-15

Date

CLGR15-04 by Steve Bowman, 1524 SW College Avenue



College Ave. Hist. Dist.

College

16th

103. 1524 SW College Avenue *Eligibility:* Contributing to District
Historic Property Name: Mohler Residence
Style: Queen Anne
Date of Construction: 1902
Number of Stories: 2½
Walls: Clapboard, Decorative Shingle
Roof Shape: Hipped with Lower Cross Gables
Integrity: Good
Photograph Number: 21
Architect/Builder: Unknown

104. 1524A SW College Avenue *Eligibility:* Non-Contributing to District
Photograph Number: N/A



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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

Historic name South Kansas Avenue Commercial Historic District
 Other names/site number N/A
 Name of related Multiple Property Listing N/A

2. Location

Street & number Roughly bounded by 6th Ave, 10th Ave, SW Jackson St, and SE Quincy St

N/A

 not for publication
 City or town Topeka

N/A

 vicinity
 State Kansas Code KS County Shawnee Code 177 Zip code 66603/ 66612

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
 I hereby certify that this X 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 X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:
 national statewide X local Applicable National Register Criteria: X A B X C D

Signature of certifying official/Title Patrick Zollner, Deputy SHPO Date _____
Kansas State Historical Society
 State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.
 Signature of commenting official _____ Date _____
 Title _____ State or Federal agency/bureau or Tribal Government _____

4. National Park Service Certification

I hereby certify that this property is:
 entered in the National Register determined eligible for the National Register
 determined not eligible for the National Register removed from the National Register
 other (explain:) _____
 Signature of the Keeper _____ Date of Action _____

South Kansas Avenue Commercial Historic District
Name of Property

Shawnee County, Kansas
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only **one** box.)

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

<input checked="" type="checkbox"/>	private
<input checked="" type="checkbox"/>	public - Local
<input checked="" type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
63	33	buildings
		sites
		structures
		objects
63	33	Total

Number of contributing resources previously listed in the National Register

7

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/TRADE (all sub-categories)

DOMESTIC: Hotel

GOVERNMENT: City Hall

SOCIAL: Meeting Hall

RECREATION AND CULTURE: Auditorium

TRANSPORTATION: Road-related

Current Functions

(Enter categories from instructions.)

COMMERCE/TRADE (all sub-categories)

DOMESTIC: Hotel

GOVERNMENT: City Hall

SOCIAL: Meeting Hall

RECREATION AND CULTURE: Auditorium

TRANSPORTATION: Road-related

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN: Italianate

LATE VICTORIAN: Romanesque

LATE VICTORIAN: Renaissance

LATE 19TH & EARLY 20TH CENTURY REVIVALS:

Beaux Arts

LATE 19TH & EARLY 20TH CENTURY REVIVALS:

Classical Revival

LATE 19TH & EARLY 20TH CENTURY REVIVALS:

Spanish Colonial Revival

MODERN MOVEMENT: Moderne

Materials

(Enter categories from instructions.)

foundation: STONE

walls: BRICK

TERRA COTTA

roof: ASPHALT

other: TERRA COTTA

CONCRETE

METAL

South Kansas Avenue Commercial Historic District
Name of Property

Shawnee County, Kansas
County and State

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources, if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary

The South Kansas Avenue Commercial Historic District (District) encompasses the commercial core of downtown Topeka, Shawnee County, Kansas. The 49-acre District includes ten city blocks roughly bounded by 6th Avenue on the north, SW Jackson Street on the west, 10th Avenue on the south, and SE Quincy and SE Monroe streets on the west. The jog in the western boundary extends two blocks to the east of South Kansas Avenue to include the Topeka City Hall and Auditorium and the Topeka Savings Association. The eight blocks flanking South Kansas Avenue form the historic primary commercial thoroughfare in the central business district of Topeka. The District's 103 resources include seven buildings previously listed in the National Register, sixty-three contributing buildings, and thirty-three non-contributing buildings. Fifteen of the thirty-three non-contributing resources were constructed outside the period significance, while the remaining fourteen resources have lost integrity due to substantial alterations that compromise their ability to communicate their historic functions. Buildings within the South Kansas Avenue Commercial Historic District date from the late-nineteenth century through the present day. Located adjacent to large scale government and institutional buildings, South Kansas Avenue commercial buildings saw continuous usage over the decades. Consequently, resources along South Kansas Avenue represent the plethora of architectural styles popular during the course of Topeka's history. Buildings vary in scale from one to sixteen stories high and from a narrow city lot to an entire city block in width. For the most part, building frontages form continuous streetwalls.

Elaboration

SETTING

Kansas Avenue runs perpendicular to a flat stretch of the Kansas River (The Kaw). This alignment, rather than true north, orients the orthogonal grid of downtown Topeka. South Kansas Avenue runs on primarily flat terrain though numbered streets to the west slope gently down towards SW Jackson Street. South Kansas Avenue is wide, made up of four driving lanes and angled parking on either side. Wide brick and concrete sidewalks line either side of South Kansas Avenue. The South Kansas Avenue Commercial Historic District includes resources on several smaller side streets just off of the commercial corridor including SE and SW 6th Avenue, SE and SW 7th Street, SE and SW 8th Street, and SE and SW 10th Avenue. SE Quincy Street is a wide, two-way street lined with numerous Modern Movement buildings, some associated with Topeka's Urban Renewal era. SW Jackson Street is one-way street with traffic headed north and lined with a variety of earlier buildings. The terrain is relatively flat.

Beyond the boundaries of the District, the character of the area changes substantially. The six-lane highway I-70, sunken below the street level, runs parallel to Kansas Avenue two blocks east. Large industrial complexes occupy the blocks east of I-70. The blocks north and south of the District have a similar commercial and industrial character with less density. The State Capitol and several state office buildings occupy the blocks immediately west of the District while residential neighborhoods occupy the blocks farther west and south.

South Kansas Avenue Commercial Historic District
Name of Property

Shawnee County, Kansas
County and State

BUILDING TYPES¹

The majority of the buildings within the South Kansas Avenue Commercial Historic District are commercial. These commercial resources exhibit a variety of building forms, ranging from small one-story retail blocks to a fifteen-story office tower. The variety of business concerns housed in these buildings reflects the needs of a functioning metropolis. The functional subcategories they represent include specialty stores, financial institutions, business or office buildings, department stores, restaurants, professional offices, and organizational offices. Several buildings housed multiple functions though the commercial entity is usually the primary user and dictated the design of the building.

Usually sited on one or two lots, older commercial buildings have rectangular plans oriented with the short side facing the street. Two-story designs incorporate public spaces on the first floor and office, residential, meeting, storage, or light industrial spaces on the upper floors. A defining feature of the early commercial property types is a well-defined ground floor “storefront” that distinctly separates itself from the upper stories and reflects a difference in public and private uses. Late-nineteenth and early-twentieth century commercial buildings often have elaborate decorative ornament at the upper stories.

Sources from the Topeka and Shawnee County Public Library and from the Kansas State Archives (such as building permits or newspaper clippings) were first consulted to determine dates of construction for individual resources. Dates were also found in county tax assessor records. When these sources were not fruitful, dates were gleaned or deduced from Sanborn Fire Insurance Maps and city directories. If dates still remained unknown, they were estimated based on available information. Estimated dates are indicated in the database.

Using architectural style to estimate a resource’s date of construction is unreliable. Original facades, particularly in commercial districts, were often replaced in an effort to modernize the building’s appearance. Topeka’s indexed list of building permits from 1880 to 1926 indicates that “New Fronts” were added to many buildings in the early years of the twentieth century. While most of the new facades were simple with little or no ornament, some of the facades reflected architectural styles popular at the time of their construction. Many of these “new” facades have since gained historical significance by virtue of their longevity.

Stylistic treatments for the commercial properties in the District reflect architectural styles popular in the era in which they were built. Typically, commercial properties in the District have a flat roof, although a few have gable roofs behind flat parapets. Depending upon construction date, structural elements include load-bearing stone and brick walls with concrete block or steel members. Similarly, storefronts incorporate various combinations of brick, glass, metal, stone veneer, and wood.

Despite intricate detailing and stylistic treatments, or lack thereof, the organization of the commercial façade can be reduced to simple patterns that reveal major divisions or zones. Due to their functional nature, many commercial buildings exhibit restrained architectural details. The cornice area followed by the first-story storefront are the most prominent and distinctive features of a commercial building. In addition to the storefront, cornice, and parapet, important character-defining elements of commercial buildings include bulkheads, transoms, signs, and doors.

Commercial buildings and the streetscape they create define both the function and visual character of the South Kansas Avenue Commercial Historic District. Dating from the 1900s through the late twentieth century,

¹ Unless otherwise noted, information about building types comes from Elizabeth Rosin and Rachel Nugent, *Downtown Topeka Historic Resources Survey Report*, prepared for the City of Topeka, 2012.

South Kansas Avenue Commercial Historic District
Name of Property

Shawnee County, Kansas
County and State

most of the commercial buildings within the District are simple, one, two-, or three-story structures. The traditional façade material is brick while the secondary elevations of the resources constructed in the late nineteenth and early twentieth centuries are fieldstone. The District contains several tall buildings in addition to the numerous one- and two-story commercial buildings. These are predominantly office towers with concrete or metal/steel structures.

The most abundant commercial building types within the District are the one-part commercial block and the two-part commercial block. Arcaded block, stacked vertical block, two-part vertical block, three-part vertical block, and temple front resources, as defined in Richard Longstreth's *The Buildings of Main Street: A Guide to American Commercial Architecture*, are also present in the District. The one-part commercial block is a simple, one-story cube with a decorated façade. In many examples, the street frontage is narrow and the façade comprises little more than plate glass windows and an entrance topped with a cornice or parapet spanning the width of the façade. Slightly more complex than their one-story cousins, two-part commercial block buildings are typically two- to four-stories in height. They possess a clear visual separation of use between the first-story customer service/retail space and the upper-story office, meeting room, or residential uses. The styling of the first floor focuses on storefront glazing and entrances while the design of the upper stories illustrates the building's architectural influences. The two-part vertical block is a taller version of the two-part-commercial block with a similar visual separation of uses between base, lower stories, and shaft, upper stories. The three-part vertical block is a tall building that contains the distinct zones of base, shaft, and capital. It is common for these buildings to be designed in the Classical Revival style, though some midcentury office buildings exhibit similar façade organization executed in materials and forms reflective of the Modern Movement.

The majority of small commercial buildings within the South Kansas Avenue Commercial Historic District historically housed retail sales or service functions that typify business districts throughout the country, identified broadly as the "specialty store". The specialty store includes any commercial entity where goods are available for purchase. The one- to four-story specialty store buildings were designed for small operations providing wholesale or retail sales involving the receipt and distribution of goods. Goods and services offered in the specialty stores on Kansas Avenue varied from the Palace Clothing store at 709 S. Kansas Avenue to the billiards hall at 106-108 SE 8th Avenue (*Photo 6*). Most specialty store resources were constructed prior to 1960.

Several financial institutions are or were historically located within the South Kansas Avenue Commercial Historic District. These resources exhibit a range of sizes and styles, depending the period during which they were constructed. The concentration of this functional resource type illustrates the importance of this area in the development of the city, as the presence of banking institutions indicates successful commerce. Pre-midcentury financial resources are one or two stories in height and exhibit a variety of architectural styles (*Photo 3*). Later financial institutions exhibit the materials and stylistic features of the Modern Movement, with banded windows and strong horizontal and vertical elements (*Photos 1, 27*). Some of these later financial institutions are much taller than surrounding buildings.

Resources within the South Kansas Avenue Commercial Historic District identified as having business functions do not have first-floor storefronts. These buildings were typically constructed as offices for a single business or as speculative ventures for multiple tenants and embody a variety of architectural styles. Mid- to late-twentieth century buildings often sit with their long side facing the street and present the sleek, unbroken lines of the glass and steel or concrete office tower that became popular after World War II. They also retain public space on the ground floor in the form of a building lobby or leased retail space (*Photo 8*). These

South Kansas Avenue Commercial Historic District
Name of Property

Shawnee County, Kansas
County and State

business buildings typically housed offices for financial institutions or utility companies and provided lease space for small professional businesses.

Two resources within the South Kansas Avenue Commercial Historic District were constructed as department stores. A scattering of other uses, such as restaurants, hotels, civic, organizational, or social spaces exist within the District.

ARCHITECTURAL STYLES

Nationally, after the Civil War, commercial centers became specialized according to administrative, retail, wholesale, industrial, or recreational use. New building types and reinterpretations of traditional building types appeared as styles changed. The concentration of a few distinct architectural styles in the South Kansas Avenue Commercial Historic District illustrates the building booms that defined Topeka's history. The District contains at least one example of nearly all of the formal styles within the National Register categories of *Late Victorian*, *Late Nineteenth and Early Twentieth Century Revivals*, *Late Nineteenth and Early Twentieth Century American Movements*, and *Modern Movement*. A few high-style examples of these architectural idioms mingle with the smaller, simpler vernacular versions, identified as *Other: Minimal Commercial (Early-Mid 20th Century)*, that dominate the survey area. These one- to four-story commercial buildings often have brick façades with ornament concentrated at the windows and cornice, if at all. Though many resources within the District are identified as *Other: Minimal Commercial (Early-Mid 20th Century)*, the most common architectural styles are the Italianate and the Classical Revival.

INTEGRITY

The South Kansas Avenue Commercial Historic District retains sufficient architectural integrity to convey the evolution of Topeka's commercial core during the period of significance. The commercial buildings and the streetscapes they create define the distinct setting and historic visual character of the District. The commercial, social, and transportation-related buildings were constructed over a period beginning circa 1880 through 2009. The dense core of buildings at the center of the District showcases the typical downtown streetscape of an early Kansas commercial district, and is significant as the most intact historic commercial area in Topeka. The inclusion of automobile-related resources, specifically auto dealerships, filling stations, parking garages, and drive-through banks, reflects the influence of transportation on this commercial core. Still in their original location and setting at the center of the city, the resources as a whole form a cohesive downtown business district. The design, materials and workmanship of the resources represent the progression of construction technologies and stylistic trends that shaped the District. As determined by the functional requirements of each building, most late nineteenth and early twentieth century resources are one- and two-part commercial block forms with simple stylistic details reserved for the cornice, entrances, and storefronts. Low-rise free-standing buildings and high-rise office towers reflect the changing aesthetic of the mid-twentieth century. Overall, the District communicates feelings about and associations with the continuum of commercial development that shaped Topeka as well as the social, civic, and transportation-related resources integral to the function of the city from the late nineteenth century to the present day.

Although many of the buildings identified as less than fifty years of age and therefore non-contributing have larger footprints than adjacent earlier buildings, these resources often have façades that align with their historic neighbors, maintaining an unbroken streetscape.

Many of the early commercial resources have experienced some alterations. The most conspicuous alterations reflect the modernization of first-story display windows and entrances or the construction of a new

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façade at the upper stories. Many of these alterations have left the original openings and spatial relationships of the storefront intact. Other changes are more-easily reversible, such as the addition of awnings and installation of wood or metal sheathing over original openings or transoms. Where left exposed, upper stories usually retain their historic integrity and original appearance and are the principal means by which to identify a building's original style. Many changes were designed to maintain the commercial viability of the building within the period of significance and are historic. Eighteen of the thirty-three non-contributing resources lack integrity due to significant alterations that compromise their ability to communicate associations with their historic functions and periods of construction.

The remaining fifteen non-contributing buildings are less than fifty years of age and do not exhibit exceptional significance. Within this subset of non-contributing resources are four financial institutions constructed between 1967 and 1973. They illustrate the continuity of the District as an important local financial center as well as the evolution of Modern Movement architecture as applied to the bank as a property type. The financial institutions constructed outside the period of significance are Fidelity State Bank (600 S Kansas, 1967, Photo 1), Merchants National Bank (800 SW Jackson, 1969, Photo 19), Edward D. Jones (634 S Kansas, c. 1970), and Topeka Savings Association (800 SE Quincy, 1973, Photo 27). These buildings along with the few remaining resources constructed outside the period of significance should be re-evaluated when they reach fifty years of age to determine whether they retain sufficient integrity to contribute to the areas of significance outlined in this nomination.

INDIVIDUAL RESOURCE DESCRIPTIONS

Kansas Avenue

1. 600 S Kansas Ave

Fidelity State Bank

Non-Contributing

1967

Modern/Modern Movement

This freestanding two-story Modern Movement bank is a square building with a flat roof that sits on the southeast corner of 6th Avenue and S Kansas Avenue. A large expanse of aluminum and tinted glass wall is located at the center of the east and west elevations. The rest of the first story is clad in concrete panels with large aggregate. The second story has a continuous band of deeply recessed tinted windows between concrete mullions that project outward from the façade on all elevations. Bands of smooth concrete panels encircle the building above and below the windows. Non-historic metal canopies cover the drive-through ATM and teller windows on the south side of the building. This building was constructed for Fidelity State Bank, still the current occupant, in 1967 during the era of Topeka's Urban Renewal. Though this building is outside of the period of significance, its form conveys the Modern Movement and its association with Urban Renewal relates to broader themes in Topeka's history. National Register eligibility for this building should be reassessed once it reaches fifty years of age.

2. 601 S Kansas Ave

State Savings Bank

Non-Contributing

doc. 1921

Postmodern/Neoelectic

This one-story commercial building at the southwest corner of 6th Avenue and S Kansas Avenue is clad in EIFS panels. An aluminum and glass storefront spans the front façade. An arcade of round-arched windows

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runs along the north façade of the corner building. The front parapet is stepped. A recessed entry stands at the northeast corner of the building. The rear (west) elevation is stucco. The building was constructed in 1921 but the façade was altered in the 1990s. The non-historic alterations compromise the integrity of the building and its ability to convey associations with the period of significance, rendering it non-contributing.

3. 605 S Kansas Ave

Contributing

doc. 1911

Other: Minimal Commercial (Early-Mid 20th Century)

This two-story two-part commercial block has a modified storefront on the first story and brick cladding with stone trim on the second story. The storefront has a recessed entry and multi-light display windows and transoms. The second story has two large window openings filled with non-historic fixed aluminum multi-light windows. Small floral motifs ornament the spandrel area above the windows. Stone ornament and a denticulated stone cornice along with a peaked, stepped parapet cap the building. The rear (west) elevation is stone covered in stucco. Historic arched window openings remain visible. Vegetation covers the rear elevation.

4. 607 S Kansas Ave

Contributing

c. 1888

Other: Minimal Commercial (Early-Mid 20th Century)

This two-story two-part commercial block has a single wood and aluminum storefront. The second story contains three single windows with fixed single-light aluminum sashes. A simple brick beltcourse spans the façade above the windows. The metal cornice has paired decorative brackets. The rear (west) elevation is field stone and retains its historic rectangular window openings with stone sills and lintels. Fixed single panes fill these openings. The exposed south wall has no openings.

5. 611 S Kansas Ave

Non-Contributing

1984

Postmodern/Neoelectic

This three-story office building has concrete walls, bands of aluminum windows, and rounded corners. Vertical and horizontal bands of windows are recessed adjacent to the rounded sections of the building. A winding walkway leads to the primary entrance at the northeast corner. The building has a flat roof. The building was constructed outside the period of significance and is therefore non-contributing.

6. 612 S Kansas Ave

Non-Contributing

1982

Postmodern/Neoelectic

This two-story freestanding professional building has dark brown brick walls and deeply recessed, fixed, tinted windows and balconies. An exterior dogleg stair with curved brick walls stands at the south end of the rear elevation. The building has a flat roof. The building was constructed outside the period of significance and is therefore non-contributing. A landscaped plaza with concrete paths and irregularly shaped planting beds with ground cover, rock walls, and medium-sized deciduous trees occupies the space between the west façade of the building and the public sidewalk.

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7. 618 S Kansas Ave

Non-Contributing

1986

Postmodern/Neoelectic

This two-story freestanding professional building has dark brown brick walls and deeply recessed fixed, tinted windows and cantilevered balconies. The south wall is the original stone wall for the building that stood on the site previously. A portion of the first story is open as a pass-through from the east side of the building to the west. An exterior dogleg stair with curved brick walls stands at the center of the rear elevation. The building has a flat roof. The building was constructed outside the period of significance and is therefore non-contributing. A landscaped plaza with concrete paths and irregularly shaped planting beds with ground cover, rock walls, and medium-sized deciduous trees occupies the space between the west façade of the building and the public sidewalk.

8. 623 S Kansas Ave

Contributing

Hall's Stationary Store

c. 1905, alt. 1910, 1948

Other: Minimal Commercial (Early-Mid 20th Century)

This two-story two-part commercial block has a modified storefront with an inset central entrance, brick bulkheads and aluminum display windows. The second story has a painted brick façade and contains two window openings with square window hoods. Window hoods are glazed terra cotta with an elaborate floral motif. The flat parapet contains simple glazed terra cotta panels and terra cotta coping. The windows are infilled with metal panels. The building is only the north half of the building that was originally built on the site. The historic southern half exhibited the same second story window and façade treatment. The south half of the building was demolished when the F.W. Woolworth Building was constructed in 1948. This alteration was made during the period of significance. The rear (west) elevation is clad in EIFS. The materials of the storefront has been altered, but the historic configuration of recessed entrance and flanking display areas remains intact, clearly communicating the building's historic commercial function.

9. 627-631 S Kansas Ave

Contributing

F.W. Woolworth Building

doc. 1948, alt. c. 1980

Streamlined/Art Modern

This three-story two-part commercial block has three modified storefronts with inset entrances on the first floor and buff brick cladding on the upper stories. Angled walls clad in glazed tile separate the recessed storefronts with their aluminum frames and large display windows. Alterations to the storefronts appear to date to around 1980. Subtle brick pilasters divide the façade into regular bays. The three outer bays each contain a single window. The multi-light windows have hopper and pivot sashes. The center two bays each contain a narrow single window, one pane wide. The punched window openings have concrete sills. The stepped parapet has terra cotta coping. The rear (west) elevation is brick with an exposed concrete frame. Although these modifications alter the storefronts, the configuration of the three storefront entrances remains intact, clearly communicating the building's historic commercial function.

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10. 628-632 S Kansas Ave

G.W. Stanfield Commercial Building

Non-Contributing

c. 1925, alt. c.1965

Other: Minimal Commercial (Early-Mid 20th Century)

This three-story two-part commercial block has stone side walls and modified east and west walls. The first story contains modified aluminum and glass storefronts, a ceramic tile surround, and a metal canopy. The upper story is clad entirely in polychrome concrete panels. There are no windows on the front elevation. The rear (east) elevation is concrete block with multiple non-historic doors and glass block windows. This building was constructed in 1925 within the north and south walls of an existing building. The alterations to the storefront and façade date to the mid-1960s. While the building continues to communicate its historic commercial function and the materials and the design of the modified storefront are similar to alterations made to other buildings in the District, there is no documentation that these changes were made within the period of significance, rendering the building non-contributing.

11. 633 S Kansas Ave

Contributing

Doc. 1926

Other: Minimal Commercial (Early-Mid 20th Century)

This three-story two-part commercial block contains a wood storefront on the first story and buff brick on the upper stories. The storefront has wood bulkheads and large display windows with a flush central entrance. The upper stories have two window openings at each story each with soldier course brick surrounds and cash stone squares articulating the corners. A soldier course panel spans the façade beneath the paired one-over-one sash windows at the third story. A simple concrete cornice and flat parapet with cast stone coping caps the building. The rear (west) elevation is brick with concrete lintels above the window openings.

12. 634 S Kansas Ave

Edward Jones

Non-Contributing

c.1970

Modern/Modern Movement

This one-story corner building has brick veneer on its lower portion and a wide band of EIFS panels above. The southwest corner of the building is deeply recessed and a wide brick column stands at the outer corner of the recess. The west façade contains large aluminum and glass storefronts. The south façade contains a band of tinted windows with fixed panes. The rear (east) elevation is clad in EIFS panels. This building was constructed outside the period of significance and is therefore non-contributing.

13. 635 S Kansas Ave

Kresge Building

Contributing

doc. 1926

Italian Renaissance Revival

This three-story corner commercial building exhibits restrained Italianate features. The first story contains a single storefront with wood bulkheads and large display windows. The storefront surround is limestone with a stone cornice below the second-story windows. The entrance to the upper stories at the north end of the façade contains a recessed entry with an elaborate Italian Renaissance Revival style arch and decorative metal grille. The buff brick upper stories have stone trim and decorative brickwork. The two-story arched bays contain a single window in each story. 1/1 double hung windows are historic. Rounded arches above the second-story windows contain polychromatic patterned brickwork. An arcade of small, blind round arches

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spans the façade. A brick dentil course runs below the clay tile pent roof. Slightly raised towers articulate the NE, SE, and SE corners of the building. The south elevation exhibits façade ornament and organization similar to the front (east) elevation. The rear (west) elevation is red brick.

14. 700 S Kansas Ave
Capital Federal Building

Non-Contributing
doc. 1961
Modern/Modern Movement

This eight-story steel and concrete office building has concrete, glass, and metal cladding. The south block of the building is clad in concrete panels with a band of windows at the top story. In 2012, the company removed the historic façade composed of bands of fixed windows and spandrel panels of pale blue ceramic tile with vertical metal elements running the full height of the façade to creating narrow bays, characteristic of midcentury Capital Federal design. They installed a metal and glass curtain wall system on the north, south, and east elevations. A wide overhanging eave projects outward above the north block. The first story contains metal and glass curtain walls between concrete clad posts. A covered drive-through with ceramic tile panels is attached to the north side of the building. The removal of the historic façade and installation of the non-historic curtain wall compromises the integrity of the building and its ability to convey associations with the period of significance, rendering it non-contributing.

15. 701 S Kansas Ave
Central National Bank
Architect: Wight & Wight

NR Listed (7/19/1976)
1927
Late 19th & Early 20th Century Classical Revival

This two-story bank building is clad entirely in limestone. The Classical Revival temple-front building has four two-story Ionic columns supporting the entablature over a recessed entry. Carved panels with Classical imagery ornament the building. Fluted pilasters on the secondary, north elevation divide the elevation into bays. Each bay contains a two-story replacement window. Stone entablature, a parapet, and a balustrade line the building above the stone cornice.

16. 705 S Kansas Ave
W.T. Grant Building

Contributing
doc. 1935
Art Deco

This two-story two-part commercial block has a cut stone façade with Art Deco details. The first story contains a recessed, central entry with flanking Chicago Style display windows. The wood storefront features granite bulkheads and painted transom panels. A stone beltcourse runs the width of the façade above the storefront. The second story contains two paired historic double-hung windows and one band of four historic wood double-hung windows. "W.T. Grant Building" is inscribed in the stepped parapet. The parapet contains engaged stone pendants. The rear (west) elevation is brick and retains some historic multi-light metal windows with center pivot sashes.

17. 709-711 S Kansas Ave
The Palace Building
Architect: James C. Holland

Contributing
doc. 1908, alt. 1915
Commercial

This four-story Commercial-style building has glazed terra cotta cladding. A single storefront spans the entire

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first floor and retains its historic configuration and materials. The deeply recessed storefront is clad in black glazed tile and has floor-to-ceiling display windows, pressed tin panels for the ceiling, and an entry floor with blue and white ceramic tile laid to indicate the name of the historic tenant: "The Palace". Three terra cotta pilasters run the full height of the upper three stories, dividing the façade into two bays. Each bay contains a Chicago Style window with narrow double-hung windows flanking a wide fixed window. Terra cotta relief panels with urns and floral motifs ornament the base and capital of each pilaster. A simple terra cotta cornice caps the building. The rear (west) elevation is field stone and brick and retains some of its historic multi-light metal windows. The Palace Clothing Company was issued a building permit for 709 S Kansas in 1895. The company was issued building permit for 709-711 S Kansas in 1908, indicating the construction of the current building. The 1913 Sanborn Map indicates a three-story building at this location. The 1955 Sanborn Map shows a four-story building. A building permit issued for this address in 1915 may have been to construct an additional story and update the façade. The change in materials visible on the west elevation indicates two separate building campaigns while the unified façade reflects early-twentieth-century commercial aesthetic.

18. 712 S Kansas Ave

Non-Contributing

1985

Postmodern/Neoelectic

This four-story office building has brick walls on three elevations and a metal and glass curtain wall on the front (east) elevation. A full-height blank brick wall stands in the center of the façade. The curtain wall to the north extends to the ground. The southern curtain wall is recessed on the lower two stories to accommodate the main entry. The rear (west) elevation has bands of fixed windows on each story and a large, flat canopy covering the entry. This building was constructed outside the period of significance and is therefore non-contributing.

19. 713 S Kansas Ave

Contributing

c. 1895, alt. 1915

Commercial

This three-story building exhibits a simplified commercial style design. The first story contains an aluminum storefront, a recessed entry, and multi-light display windows. A wood sign at the transom spans the storefront in the adjacent building as well. Upper stories feature glazed terra cotta cladding with restrained Classical details. Each story has a single window bay with a Chicago Style window made up of narrow, hung sashes flanking a wide fixed window. Third-story windows have exaggerated keystones above each window. A simple terra cotta cornice and flat parapet cap the building. The rear (west) elevation is field stone with multi-light metal windows with pivot sashes. Building permits indicate that the façade was updated in 1915.

20. 715 S Kansas Ave

Non-Contributing

doc. 1911, alt. c. 1960, c. 2000

Commercial

This three-story building exhibits a simplified Commercial-style design. The first story contains a modified storefront with a recessed entry and multi-light display windows. This probably alteration dates to the mid-2000s. A wood sign at the transom spans the storefront in the adjoining building at 713 S Kansas. The storefront retains its historic decorative cast iron posts at the perimeter. The upper stories are clad in scored concrete. The upper two stories maintain the Chicago Style configuration of the historic windows, but not the

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original size. Replacement double-hung windows and center fixed windows are shorter than the openings seen in historic photographs. Concrete lintels span the window openings. A flat parapet with metal flashing caps the building. It is unclear when these alterations occurred, though based on the materials, it was probably in the late 1990s or early 2000s. The rear (west) elevation is field stone. Each story has cast iron posts set within the wide openings. Openings have been infilled with concrete block. The alterations to the primary façade respect the historic character of the building or its ability to communicate its historic commercial function and thus do not compromise its integrity.

21. 716-718 S Kansas Ave

Contributing
doc. 1910

Late 19th and 20th Century Classical Revival

This three-story two-part commercial block features white glazed brick with white glazed terra cotta trim. The first story has two storefront openings with modified aluminum and glass storefronts. Upper floors contain six individual windows at each story. Each window opening has a non-historic 1/1 hung sashes with glazed terra cotta surrounds. Rectangular window surrounds include quoins and voussoirs with exaggerated keystones. A terra cotta cornice with small dentils caps the second story. The shaped parapet has terra cotta coping. Building address numbers are attached to the stepped portion of the parapet. From above, this resource appears to be two separate buildings with a party wall and shared façade. The rear (east) elevation confirms the separate building configuration. It is painted field stone. Those rectangular window openings that have not been infilled retain their historic wood 1/1 sashes.

22. 719 S Kansas Ave

Non-Contributing
2009

Postmodern/Neoelectic

This six-story commercial and residential building was constructed recently in a contemporary interpretation of the commercial style. The two-part vertical block has a tall, two-story base with concrete cladding. Brick pilasters run the full height of the upper four stories to the concrete cornice. Pilasters divide the façade into regular bays. Each bay contains a Chicago Style window with narrow hung sashes flanking wide fixed panes. The first story contains storefronts while the upper stories feature metal balconies. The rear of the building is concrete with brick cladding and connects directly to the concrete parking garage at 108 SW 8th St. This building was constructed outside the period of significance and is therefore non-contributing.

23. 720 S Kansas Ave

Vacant Lot

The building was destroyed by fire in January 2015, during the nomination process.

24. 722 S Kansas Ave

Contributing
c. 1905, alt. c.1960

Other: Minimal Commercial (Early-Mid 20th Century)

This two-story commercial building has a mid-twentieth century brick façade and a flat roof. Three two-story, round-arched openings run the full height of the façade. The first story contains aluminum and glass storefronts. The second story contains three rectangular window openings set in the stucco façade. Neither the fixed windows nor the configuration of openings are historic. A large canvas awning covers the storefront

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transom. The rear (east) and side elevations are field stone. Tall rectangular openings with brick posts are punched in the rear elevation. This façade was constructed prior to 1965 and is therefore a historic alteration (See Figure 9. Historic Photograph, 1965).

25. 724 S Kansas Ave

Contributing

c. 1905, alt. 1911

Other: Minimal Commercial (Early-Mid 20th Century)

This two-story two-part commercial block has a brick façade and a flat roof. The building is joined with 726 S Kansas Avenue by a party wall. The first story has two non-historic aluminum and glass storefronts set between three historic cast iron posts. A recessed awning covers the transom. A steel beam spans the storefront opening. The second story contains two rectangular window openings with canvas awnings. Multi-light aluminum windows with center pivot sashes are not historic. Brick pilasters at the corners of the building are corbeled at the window sill level. Brick beltcourses form a simple cornice. Two vertical stone projections and narrow rectangular inset panels centered above each window provide the only ornament. This ornament along with the cornice is repeated on the face of 726 S Kansas Avenue. This façade was added in 1911. The rear elevation is painted brick and retains its historic window openings with non-historic replacement windows.

26. 725-727 S Kansas Ave

NR Listed (9/15/1977)

Davies Building

1887

Italianate

This three-story two-part commercial block has a painted brick façade with stone trim. The National Register nomination for this building describes the style as High Victorian Italianate. The first story contains two aluminum and glass storefronts. Carved stone pilasters and brackets flank the center entrance. The south storefront retains its historic, deeply-recessed configuration, terrazzo floor, Vitrolite glass surround, and cove ceiling. The upper stories are divided into three bays. The center bay is a rounded projection with two curved windows on each floor. The outer bays each contain three single windows with brick mullions. Second-story windows have flat lintels with relief carvings in a floral motif. Third-story windows are capped with large segmental arches with soldier course brick and stone keystones. The panels within the arches have patterned brickwork. Patterned brickwork also adorns the spandrel panels above the windows in the curved center bay. The building retains its historic 1/1 wood double-hung windows with multi-light transoms. Third-story windows in the center bay have 3/3 configurations. A denticulated metal cornice following the profile of the façade caps the building. The rear elevation is fieldstone with brick infill between the cast iron posts on the first story. The upper stories retain their historic window openings and some historic wood windows.

27. 726 S Kansas Ave

Contributing

c. 1905, alt. 1911

Other: Minimal Commercial (Early-Mid 20th Century)

This two-story two-part commercial block has a brick façade and a flat roof. The building is joined with 724 S Kansas Avenue to the north by a party wall. The first story has a non-historic aluminum and glass storefront. Wood panels cover the transom. The second story contains two, rectangular window openings with peaked stone window hoods with exaggerated keystones. The multi-light aluminum windows with center pivot sashes are not historic. Brick pilasters at the corners of the building are corbeled at the window sill level. Brick beltcourses form a simple cornice. Two vertical stone projections and narrow rectangular inset panels

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centered above each window provide the only ornament. This ornament, along with the cornice, is repeated on the façade of 724 S Kansas Avenue. This façade was added in 1911. The rear elevation is painted brick and retains its historic window openings with non-historic replacement windows.

28. 728 S Kansas Ave

Contributing

c. 1905, alt. 1911

Late 19th and 20th Century Classical Revival

This two-story two-part commercial block has Classical Revival decorative elements. The first story storefront is wood and retains its historic configuration of a recessed entry with large display windows. Wood panels cover the transom. The buff brick second story has large window openings with buff brick surrounds and exaggerated stone keystones. This façade was added in 1911. The historic openings contain paired multi-light windows with center pivot sashes. Buff brick infill surrounds the non-historic windows in the historic openings. A denticulated stone cornice caps the second story. A brick parapet rises above the cornice and is articulated with squat brick pilasters. The rear (east) elevation is stone. Tall, rectangular window openings in this elevation are infilled with concrete block and/or smaller replacement windows.

29. 729 S Kansas Ave

Non-Contributing

c. 1888, alt. c. 1960

Other: Minimal Commercial (Early-Mid 20th Century)

This two-story two-part commercial block contains two modified aluminum and glass storefronts on the first story. The second story is clad entirely in non-historic concrete panels. There are no windows on the façade. A non-historic cornice with exterior light fixtures caps the building. The rear (west) elevation is brick and retains its historic arched and rectangular window openings. The windows have stone sills and are infilled with brick. Based on the materials of the storefront and the sliver of the building that can be seen in a historic photograph, these alterations occurred prior to 1965, rendering them historic. The building continues to communicate its historic commercial function (*See Figure 9*).

30. 730 S Kansas Ave

Contributing

c. 1905, alt. 1911

Other: Minimal Commercial (Early-Mid 20th Century)

This two-story two-part commercial block exhibits elements of Italian Renaissance Revival design. The first story contains a modified steel, aluminum, and glass storefront set in a non-historic tile surround. Wood signage covers the transom. The buff brick second story contains a blind arcade of three arches above the three window openings. Smaller, non-historic 1/1 windows and non-historic buff brick fill the larger window openings. Soldier course lintels and diamond-shaped raised panels ornament the blind arches. A raised panel with a soldier course border, patterned brick infill, and rowlock arches form the arcade. Stone squares articulate the corners of the raised panels and the spring point of the arches. A denticulated stone cornice caps the façade just below the parapet that is peaked at the corners. The parapet has stone coping. The rear (east) elevation has painted brick walls. Historic masonry openings are infilled with brick and small windows.

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31. 731 S Kansas Ave

Contributing
c. 1888
Italianate

This two-story two-part commercial block has a modified aluminum storefront on the first floor and brick cladding with stone trim on the second story. The storefront has cast iron posts, a recessed central entry, and multi-light display windows with transoms. A modern post-and-beam storefront system spans the opening. The second story contains four tall single windows with non-historic multi-light single-hung sashes with fixed transoms. Peaked lintels cap each window. Stone bands span the façade between the windows at the sill and lintel levels. A denticulated terra cotta cornice and flat parapet cap the building. The rear (west) elevation is brick on the first story and stucco on the upper story. The second story retains its historic arched window openings.

32. 732 S Kansas Ave

Contributing
c. 1905, alt. c. 1950
Other: Minimal Commercial (Early-Mid 20th Century)

This two-story two-part commercial block has a modified storefront and brick façade. The non-historic aluminum and glass storefront has metal enamel panels covering the transom. The buff brick façade at the second story is not original to the building but has become historic since it was added around the 1940s or 1950s. The single window at the center of the façade is Chicago Style with narrow hung sashes flanking a wide fixed window. The majority of the façade is recessed slightly but is capped with corbelled brickwork. The flat parapet has concrete coping. The rear elevation is painted brick with arched openings that have been filled with concrete block.

33. 733 S Kansas Ave

Contributing
c. 1880, alt. 1922
Other: Minimal Commercial (Early-Mid 20th Century)

This two-story two-part commercial block retains its historic wood and cast iron storefront on the first story and buff brick cladding on the second story. The storefront has a recessed entry, wood bulkheads, and a transom with opaque panels. A thin stone beltcourse runs the length of the façade at the sill level of the second-story window. The single Chicago-Style window is centered on the façade with a raised brick surround. Recessed panels and a soldier course band provide the only ornament on this simple building. The stepped parapet has stone coping. This façade was added c. 1922. The rear (west) elevation has field stone walls with stone arches and retains its historic wood 4/1 double-hung windows.

34. 734 S Kansas Ave

Farmer's National Bank/Briman's Leading Jewelry Building

Contributing
c. 1905, alt. 1917-21, 1964
Other: Minimal Commercial (Early-Mid 20th Century)

This two-story two-part commercial block corner building has stucco cladding covering the earlier brick façade on the west and south elevations. The first-story storefront retains its historic recessed configuration with modified bulkhead and display materials. The storefront has polished granite panels and small aluminum and glass display windows. A flat metal canopy projects outward above the storefront and has a large brushed metal column at the southwest corner of the building. Four rectangular window openings pierce the second

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story on the south elevation. The rear (east) elevation is stucco and does not contain any windows. The stucco panels, window openings, and storefront date to a renovation completed in 1964 when Briman's Leading Jewelry moved into the building.

35. 735 S Kansas Ave

Non-Contributing

1960, alt. c. 1980

Other: Minimal Commercial (Early-Mid 20th Century)

This one-story two-part commercial block corner building has an aluminum and glass storefront. Clay tile clads the space above the storefront, a non-historic alteration from the 1980s. A large metal sign is attached to the center of the façade. Storefront windows line the south elevation of the corner building. The rear (west) elevation is brick. The non-historic alterations to the east and south façade materials compromise the integrity of the building and its ability to convey associations with the period of significance, rendering it non-contributing.

36. 800 S Kansas Ave

Non-Contributing

Macy's Department Store

c. 1965

Modern/Modern Movement

This four-story corner building was constructed as a department store c. 1965. The large building spans the length of the block along SE 8th Street and is divided into two sections. One the west half of the building, the first story contains modified aluminum and glass storefronts. The second story contains bands of fixed tinted windows. Wide concrete spandrels and thin concrete pilasters divide the north and west facades into bays on the first two stories. The third and fourth stories are clad entirely in concrete panels. A wall clock and thermometer hang at the south end of the west elevation at the third and fourth stories. The south half of the building is a parking garage clad entirely in concrete panels with no windows. Both sections of the building have parking on the roof. The non-historic c. 1980s alterations compromise the integrity of the building and its ability to convey associations with the period of significance, rendering it non-contributing.

37. 801-805 S Kansas Ave

Contributing

Marks Building

c. 1922

Spanish Eclectic

This two-story two-part commercial block has modified storefronts on the first story and single windows in the buff brick walls of the second story. Second-story windows are multi-light metal casement windows with arched transoms. Decorative sconces attach to the center of ornate terra cotta panels flanking the windows. Spiral terra cotta tiles surround the arched window openings. Pent clay tile roofs with wood brackets span the facades above the second story on the north and east elevations of this corner building. Aluminum and brick storefront materials and configurations are not historic. The rear elevation is painted brick.

38. 807 S Kansas Ave

Contributing

1880, alt. c. 1950

Other: Minimal Commercial (Early-Mid 20th Century)

This two-story two-part commercial block contains a single storefront surrounded by metal enamel panels on the first floor. The second story contains a wide window opening with multi-light metal windows. The second

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story is clad in metal enamel panels. These façade alterations date to the 1950s and are therefore historic alterations. The rear (west) elevation is stone with arched window openings and wood 2/1 hung windows.

39. 809 S Kansas Ave

Non-Contributing
c. 1880, alt. c. 1970
Two-Part Commercial Block

This three-story two-part commercial block has a modified aluminum and glass storefront at the first story. The transom is clad in wood planks. The upper stories are clad entirely in EIFS panels. There are no windows in the upper stories. This façade alteration dates to c. 1970. The rear elevation is stone with brick quoins at the arched window openings. The non-historic alterations compromise the integrity of the building and its ability to convey associations with the period of significance, rendering it non-contributing.

40. 811 S Kansas Ave

Non-Contributing
c. 1895, alt. 1911, c. 1970
Two-Part Commercial Block

This two-story two-part commercial block has a modified aluminum and glass storefront at the first story. The upper story is clad entirely in EIFS panels. There are no windows in the second story. This façade alteration dates to c. 1970. The rear (west) elevation is stone with brick quoins at the window openings. Window openings are filled with glass block. A steel beam spans the first story opening that has been infilled with brick and glass block. The non-historic alterations compromise the integrity of the building and its ability to convey associations with the period of significance, rendering it non-contributing.

41. 813 S Kansas Ave

Contributing
c. 1905
Late 19th & 20th Century Classical Revival

This two-story two-part commercial block has a modified aluminum and glass storefront with cast iron surrounds. The second story is painted brick. Two large window openings have straight stone lintels. Non-historic glass block fills the window openings. The lintels and denticulated stone cornice exhibit simple Classical Revival profiles. The flat parapet has stone coping. The rear (west) elevation is stone with brick quoins at the window openings. A stone loading dock lines the west elevation.

42. 815-819 S Kansas Ave

Non-Contributing
c. 1905
No Style

This two-story building is clad entirely in non-historic stucco, concrete panels, and cementitious plank siding. A paired metal slab door stands in a recess at the south end of the façade. There are no windows or storefronts on this façade. The rear (west) elevation is brick. The non-historic alterations compromise the integrity of the building and its ability to convey associations with the period of significance, rendering it non-contributing.

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43. 818 S Kansas Ave

Kansas Power & Light Company Building

Contributing

1962

Modern/Modern Movement

This twelve-story office tower stands at the center of the block. The first story contains the formal lobby entrance and a glass curtain wall recessed behind concrete support posts. The upper stories have concrete cladding with each story articulated by raised panels and recessed bands. Narrow rectangular punched openings with fixed windows counter the strong horizontal banding on all elevations. A wide overhanging metal eave caps the building. The south elevation contains a circulation and mechanical core clad entirely in concrete panels with no windows.

44. 820 S Kansas Ave

AW Vogel Commercial Building

Contributing

c. 1922

Other: Minimal Commercial (Early-Mid 20th Century)

This two-story two-part commercial block has a modified storefront and buff brick façade. The first story contains a non-historic aluminum and glass storefront and a historic recessed entry to the second story. Metal panels cover the transom. A soldier course lintel spans the storefront opening. A second soldier course lintel spans the second-story window openings. This second story contains two narrow openings flanking a wide center opening separated by wide brick mullions openings. Plywood/engineered wood panels cover the window openings. Square and rectangular brick panels with raised diamond shapes and raised brick borders ornament the parapet. The stepped parapet has concrete coping. The rear (east) elevation has rectangular window openings with brick sills. The openings are filled with concrete block or plywood panels.

45. 822 S Kansas Ave

Contributing

c. 1905

Late 19th & 20th Century Classical Revival

This two-story two-part commercial block has a brick façade with Classical Revival stone ornament. The first story contains a modified storefront with metal panels and aluminum and glass display windows and entries. A large metal canopy spans the façade. Metal siding covers the transom area. The second story is red brick with limestone trim. Fenestration divides the façade into three bays. The outer bays each contain a stone beltcourse and a paired window with a stone still, an elaborate brick hood, and exaggerated keystone. Each of the outer bays is capped with a simple stone cornice with dentils. The flat parapet has stone coping. The center bay has brick pilasters that support a stone entablature that rises above the flat parapet. Two windows in the center bay have stone sills and lintels. Rowlock brick arches, exaggerated keystones, and carved stone panels ornament the blind arches. A stone beltcourse in the outer bays, interrupted by the center bay, continues at the springpoint of the arches. The 1/1 hung windows have aluminum storm windows on the exterior. The rear (east) elevation has EIFS panels and metal siding. The second story contains single punched openings with 2/2 hung sashes.

46. 825 S Kansas Ave

Non-Contributing

2002

Postmodern/Neoelectic

This five-story building has storefronts on the first floor, three floors of parking garage, and offices on the top

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floor. Concrete pilasters run the full height of the building to the flat parapet. Pilasters divide the façade into wide bays. The first and fifth floors have bands of fixed aluminum windows that fill each bay. The middle three stories are brick and have punched openings with concrete sills and lintels. The center bay contains the main entry and a three-story arched, fixed window. The building was constructed outside the period of significance, rendering it non-contributing

47. 826 S Kansas Ave

Contributing

c. 1900

Italianate

This two-story two-part commercial block exhibits simple High Victorian Italianate features. The first story contains a modified aluminum and glass storefront. A large canvas awning covers the transom. The second story painted brick façade contains four tall window openings with segmental arched hoods and stone sills. Stone hoods have exaggerated keystones. Window openings are covered with painted plywood. Elaborate raised and recessed brickwork forms the cornice at the flat parapet. The rear (east) elevation is stone with a one-story brick addition. Rectangular openings on the rear elevation are covered with painted plywood.

48. 830 S Kansas Ave

Contributing

Hotel Kansan

doc. 1924

Architect: Shepard & Wiser

Late 19th & 20th Century Classical Revival

This nine-story corner building was constructed as a hotel in 1923. The U-shaped building exhibits the tripartite base-shaft-capital form typical of the three-part vertical block. The base contains the first story, lined with modified storefronts and clad in stone, and the second story with its carved stone panels and stone beltcourse. Large canopies project outward over the primary entrances to the hotel on the east and south elevations. The six-story shaft contains single and paired window openings with stone sills and brick lintels with stone keystones. A stone beltcourse surrounds the building above the eighth story. The one-story capital has brick pilasters with stone capitals between each window opening. A stone cornice caps the ninth story. The tall brick parapet has stone coping. Carved stone panels ornament the shaped parapets on the south facades of the east and west wings. The south façade also contains balconies that historically were open but are now enclosed with metal screening. The building contains replacement windows. The windows on floors 2-5 are single-pane fixed windows with tinted glass. Windows above the fifth floor are 1/1 aluminum replacements.

49. 900 S Kansas Ave

NR Listed (10/20/2010)

Gordon Building

1911

Architect: Frank Squires

Commercial

This four-story two-part commercial block building exhibits elements of the commercial style. This building was renovated in 2009 in a manner that respects its historic character and features. The first story of this corner building is lined with storefronts. The aluminum and glass storefronts have historically-appropriate configuration with entries, display windows, and transoms. A stone beltcourse divides the first story from the upper stories on all sides. Three-story buff brick pilasters divide the east and north elevations into regular bays. Tripartite 1/1 hung windows fill each bay. Blind segmental arches filled with decorative terra cotta tile cap each bay on the third story. A stone cornice with dentils and ornate engaged pendants cap the building. The stepped parapet has stone coping. The rear (east) elevation is brick and stone.

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50. 901 S Kansas Ave

Mills Building
Architect: James C Holland

Contributing

1912, alt. c. 1950
Late 19th & 20th Century Classical Revival

This eight-story three-part vertical block has brick walls with decorative brickwork and stone trim. Stone beltcourses divide the primary north and east facades at the second and sixth stories into the two-story base, four-story shaft, and two-story capital. The base contains rows of aluminum storefronts on the first floor and polished granite panels on the second floor. The four-story shaft contains brick pilasters that divide the façade into bays. Non-historic windows fill the historic masonry openings of each bay. Spandrel panels contain patterned brickwork. Two-story brick pilasters with polychrome brick patterns distinguish bays on the upper two stories. A stone cornice with dentils and scroll brackets caps the Classical Revival building.

51. 906 S Kansas Ave

Shawnee Federal Savings & Loan

Non-Contributing

1960, alt. 2014
Modern/Modern Movement

This two-story commercial building has a Modern Movement façade with an aluminum and glass storefront. The primary (west) façade is divided into two sections. The south section is clad entirely in polished granite panels. The north section contains the aluminum and glass storefront with a metal canopy. The rear (west) elevation is red brick with punched window openings. Single and paired openings have multi-light metal windows and brick sills. A metal canopy covers the entrance on the west elevation. In 2014, the historic metal screen was removed, revealing a metal panel façade and ribbon windows at the second story. Two-light windows with large upper lights and small lower lights fill the ribbon windows. Three of the windows have lower hopper windows. The 2014 alterations compromise the integrity of the building, rendering it non-contributing. The building is connected to a covered drive-through at 908 S Kansas Ave.

A metal canopy covers a drive-through on the lot south of 906 S Kansas Ave. The one-story façade wall above the canopy has a short parapet clad in metal panels. The 2014 alteration removed the top half of the parapet and its historic cladding.

52. 909-911 S Kansas Ave

Tinkham Veale Building
Architect: WE Glover

NR Listed (1/11/2006)

1923
Late 19th & 20th Century Classical Revival

This two-story two-part commercial block exhibits Classical Revival details. The first story contains two aluminum and glass storefronts with terra cotta surrounds and terrazzo entries. These storefronts flank the main entrance to the upper stories. The second story has brick walls with elaborate glazed terra cotta window hoods with exaggerated keystones, and a glazed, denticulated terra cotta cornice. A flat brick parapet with terra cotta coping and posts rises above the cornice. The rear (west) walls are stone.

53. 912 S Kansas Ave

Contributing
c. 1930
Other: Minimal Commercial (Early-Mid 20th Century)

This three-story two-part commercial block is brick with simple geometric ornament reflecting the Art Deco influence. First story storefront openings are infilled with non-historic brick. A single entry stands at the north

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end of the façade. A soldier course lintel spans the storefront opening. The upper stories contain two bays. Each bay contains a band of four windows and a continuous stone sill. Replacement windows have fixed upper sashes and lower hopper sashes. Patterned brickwork fills the spandrels between the stories. A soldier course border frames both window openings in each bay and stone squares articulate the corners of the border. A simple stone cornice with geometric ornament caps the third story. The stepped parapet has stone coping. The rear elevation is brick with bands of multi-light metal windows with pivot sashes and brick sills.

54. 913 S Kansas Ave

Contributing

1910, alt. c. 1960

Other: Minimal Commercial (Early-Mid 20th Century)

The façade of this two-story two-part commercial block has been altered. The first story is clad in polished marble panels set in a bookend pattern. An aluminum and glass storefront stands at the north end of the façade while an entrance to the second story stands at the south end. The second story is clad entirely in concrete panels with a painted pattern. This façade was added prior to 1965, as seen in a historic photo (See *Figure 10*). There are no windows on the façade. The rear (west) walls are stone, clay tile, and brick. The rear elevation retains historic 2/2 windows.

55. 914 S Kansas Ave

Non-Contributing

1910

No Style

This two-story building is clad entirely in non-historic stucco on the west facade. Three high, narrow horizontal windows pierce the first-story façade while four non-historic, 1/1 windows pierce the second story. The rear (east) elevation is brick with a historic vehicular entrance. The non-historic alterations compromise the integrity of the building and its ability to convey associations with its historic function and the period of significance, rendering it non-contributing.

56. 915-917 S Kansas Ave

Contributing

Pennant Building

1927

Architect: Tinkham Veale & Sam Friedberg

Spanish Eclectic

This two-story two-part commercial block exhibits Spanish Eclectic details. The first story contains two non-historic aluminum and glass storefronts with terracotta surrounds in the form of spiral columns. Ceramic tile panels cap the storefronts. The second story contains two groupings of three window openings. Each opening contains two sets of paired metal casement windows with fixed transoms. Each window has a stone sill and a painted terra cotta panel at the lintel. Spiral terra cotta pilasters separate the window openings. A pent roof with red clay tiles and wood brackets spans the façade above the second story. The rear (west) elevation is stone with brick at the window and door openings.

57. 918-920 S Kansas Ave

Contributing

Kansas Children's Home Society

1914

Architect: Frank Squires

Late 19th & Early 20th Century Classical Revival

This two-story two-part commercial block has brick walls with restrained Classical features executed in stone. The first-story storefront contains brick infill installed prior to 1965, as seen in a historic photo (See *Figure 10*).

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Stone beltcourses cap the first story. The second story contains six rectangular window openings. The center four openings are covered with plywood. Decorative panels above each window are composed of diamond shapes and soldier course borders using a variety of brick colors with stone squares articulating the corners. A stone cornice and wide stone nameplate cap the building. The stepped parapet has stone coping.

58. 919 S Kansas Ave

Contributing
c. 1888
Commercial

This two-story two-part commercial block has a single wood storefront that retains its historic recessed entry configuration, wood bulkheads, and tall multi-light transoms. A steel beam spans the storefront opening. The second story contains two window openings, each with single hung wood sashes and fixed two-light transoms. Corbeled brickwork and recessed brick panels above the windows and at the flat parapet provide the only ornament on this simple commercial building. The rear (west) elevation is brick with arched window openings. The windows are not historic. Cast iron posts support the steel beam above the open first story on the rear elevation. A non-historic aluminum storefront fills these openings.

59. 921 S Kansas Ave

Contributing
c. 1880, alt. 1911
Commercial

This two-story two-part commercial block contains non-historic brick cladding on the first story. The second story contains two window openings that are covered with painted plywood. Corbeled brickwork and recessed brick panels above the windows and at the flat parapet provide the only ornament on this simple commercial building. This new facade was designed in 1911. The rear (west) elevation is stone, brick, and concrete block.

60. 922 S Kansas Ave

Non-Contributing
c. 1900
Two-Part Commercial Block

This two-story two-part commercial block has a brick façade and a flat roof. The first-story storefront is altered with a concrete faux-stone veneer and non-historic brick infill. The second story contains two rectangular window openings with soldier course lintels. The large openings are filled with smaller windows and plywood infill. Soldier course beltcourses ornament the flat parapet. The rear (east) elevation is painted field stone with modified openings. The second story has metal siding. The exterior alterations compromise the integrity of the building and its ability to convey associations with the period of significance and its historic commercial function, rendering it non-contributing.

61. 923-925 S Kansas Ave
C Zahner Commercial Building

Non-Contributing
c. 1910
Two-Part Commercial Block

This two-story two-part commercial block is clad entirely in EIFS panels. Non-historic aluminum and glass storefronts fill the first floor. The parapet is flat. The rear (west) elevation is stone with brick quoins at window and door openings. Concrete lintels span these openings. The exterior alterations compromise the integrity of the building, rendering it non-contributing.

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62. 924 S Kansas Ave

Contributing

1910, alt. c. 1960

Other: Minimal Commercial (Early-Mid 20th Century)

This one-story one-part commercial block was probably built around 1910 but the façade has been c. 1960. The recessed aluminum and glass storefront are historic alterations, as it is seen in a historic photograph (See *Figure 10*). A blue metal screen covers the wall above the storefront. The rear (east) façade is brick and contains a large vehicular entrance.

63. 927-931 S Kansas Ave

Contributing

Minney Building

1888

Architect: Hopkins & Holland

Other: Minimal Commercial (Early-Mid 20th Century)

This two-story two-part commercial block is divided into three storefronts corresponding to three addresses (927, 929, and 931). Each storefront has been altered in materials and/or configuration. The south storefront has a ceramic tile surround. The center storefront is wood, aluminum, and brick. The north storefront has brick and aluminum with metal over the transom. The center storefront retains its historic transoms. A continuous stone beltcourse separates the two stories. Brick pilasters divide the second story into six bays. Each bay contains paired windows with a shared lintel. The two northern bays contain smaller replacement windows surrounded by plywood infill. The four southern bays each contain paired double-hung wood windows with fixed transoms. The parapet in each bay contains brick corbeled dentils and small recessed squares. The flat parapet has stone coping. The rear elevation is brick with arched window openings. The center portion of this elevation retains 1/1 double-hung windows with fixed transom and its historic wood door.

64. 933-935 S Kansas Ave

Contributing

1890, alt. c. 1935

Other: Minimal Commercial (Early-Mid 20th Century)

This two-story two-part commercial block has modified storefronts on the first story and stucco cladding on the second story. Single windows with 1/1 double-hung wood sashes pierce the second story. Brick dentils cap this corner building below the historic pent roof with non-historic asphalt shingles. The rear (west) elevation is painted stone and stucco. The stucco cladding is a historic alteration, applied c. 1935 to address the failing brick, and does not compromise the integrity of the building. The building continues to communicate its historic commercial function with its two recessed entrances and storefront display windows.

SW Jackson St

65. 700 SW Jackson St (117 SW 7th St)

NR Listed (3/11/1982)

Jayhawk Complex: Hotel, Theater, & Walk

1926

Architect: Thomas W Williamson

Late 19th & 20th Century Classical Revival

This eleven-story corner hotel building exhibits the tripartite base-shaft-capital façade configuration typical of the Classical Revival style. The limestone-clad first story has storefront display windows lining the north and west facades. The second story is buff brick and contains tall rectangular window openings with original multi-light wood windows and transoms. Stone lintels and surrounds cap each window opening. A wide stone entablature and beltcourse cap the two-story base. The eight-story shaft portion is red brick with single 1/1 double-hung windows piercing the façade at regular intervals. The top story is brick with stone quoins at the

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windows. A stone cornice encircles the building below the flat brick parapet. A stucco-clad penthouse stands at the southwest corner of the roof. The secondary facades continue the same simple ornament as on the primary elevations.

66. 714 SW Jackson St

Contributing

Eagle Cigar Company

1926

Other: Minimal Commercial (Early-Mid 20th Century)

This three-story building has a unified first story but two distinct facades at the upper floors. The structure was built as two separate buildings at two different times (c. 1900 and c.1926). The facades were connected to each other, to the Jayhawk Hotel on the north, and to the Crosby Brothers Company store to the south in 1926. A large movie theater was added to the rear (west) elevation of these joined buildings. The first story is limestone, similar in style and configuration to the first story of the Jayhawk Hotel. The storefronts are modified with aluminum and glass storefronts. The upper stories of the north building are divided into two bays. Each bay contains three rectangular windows with wide brick mullions and surrounded by a soldier course border. Aluminum 1/1 replacement windows fill the openings. The bays have a continuous stone sill. A rectangular brick panel ornaments the parapet. A stone cornice with dentils caps the building. The flat parapet has a corbelled brick cap. The upper stories of the south building are buff brick with terra cotta trip. Terra cotta pilasters divide the façade into seven bays. Each bay contains a single rectangular punched opening. Non-historic aluminum windows fill the openings. A continuous ornate terra cotta hood caps the windows. The parapet contains ornate terra cotta tiles with a painted flora motif. The stepped parapet has terra cotta coping.

67. 716 SW Jackson St

Non-Contributing

Crosby Brothers Company Building

1873, alt. c. 1910, c. 1960, 1998

Other: Minimal Commercial (Early-Mid 20th Century)

This three-story two-part commercial block has a stone first floor and brick upper stories. The first floor has limestone cladding and a granite base. Historic storefront openings remain with aluminum and glass display windows. A streamlined metal canopy caps the storefronts. Fenestration patterns, architectural ornament, and different colors of brick are used to make it appear that there are two different facades on the same building. The north two-thirds of the façade has dark red or purple brick with orange brick trim. This portion of the façade has four rectangular window openings, each with paired windows and brick mullions. A soldier course border outlines the windows. A two-story raised brick border outlines the two center windows and each of the flanking windows. An orange brick panel outlined in raised purple brick and bronze emblems caps the second story. A denticulated brick cornice caps the building. The south third of the façade is orange brick with purple brick trim. The façade contains two bays with three windows in each bay and a continuous stone sill. A raised purple brick panel ornaments the parapet. A denticulated cornice caps the façade. Windows are 1/1 double-hung wood windows and second-story windows have transoms. Secondary elevations are field stone. The building itself dates to around 1910 but the façade, at least the first story, may have been altered in 1926 when the Jayhawk Hotel and theater were built and connected to this building via an arcade. This was the western half of the Crosby Brothers department store that fronted Kansas Avenue as well. The façade was modified c. 1960 for the Crosby Brothers with modifications to the storefront and the application of a flat façade without fenestration. The Kansas Avenue portion of the Crosby Brothers store was demolished in 2006. The current façade was constructed in 1998. Although this alteration creates a façade that is more compatible with the pre-1960 historic character of the building and communicate its historic commercial function, the recent alterations complicate the building's ability to communicate the era in which it was constructed and modified, rendering it

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non-contributing.

68. 800 SW Jackson St
Merchants National Bank

Non-Contributing
1969
Modern/Modern Movement

This sixteen-story Modern Movement office building has a four-story parking garage base and a twelve-story tower. Narrow vertical concrete bands run the full height of the building, terminating in Gothic-like spires on all elevations. Wider concrete bands divide the facades into regular bays. Concrete spandrels and bands of narrow windows are visible between the vertical elements. The four-story base has a recessed first story with prominent concrete piers and recessed glass curtainwalls. Concrete panels form a screen over the horizontal concrete bands of the parking garage structure. Though this building is outside of the period of significance, its form conveys the Modern Movement and its association with Urban Renewal relates to broader themes in Topeka's history. National Register eligibility for this building should be reassessed once it reaches fifty years of age.

69. 812 SW Jackson St
Southwestern Bell Telephone Company

Contributing
1960; 1972 addition
Modern/Modern Movement

This four-story Modern Movement utility company building has a buff brick façade with concrete trim. Vertical concrete bands divide the façade into regular bays. The third bay from the north contains the main entry. Multi-light windows fill this bay. A flat canopy covers the entry. The rest of the facade does not have any windows. Linear concrete trim ornaments the otherwise plain facade. The secondary elevations are red brick with punched window openings.

A non-historic one-story warehouse addition stands at the south end of the block and is connected to the four-story utility building to the north. Concrete posts divide the facades into regular bays. The bays contain deeply recessed panels of dark brown brick that curves to meet the sidewalk at the bottom. A wide concrete band encircles the one-story building at the parapet.

70. 900 SW Jackson St
Atchison, Topeka, & Santa Fe Railway Building
Swenson Construction Co. (Builder)

Contributing
doc. 1910, add. 1924
Late 19th & 20th Century Classical Revival

This ten-story Classical Revival building has a two-story stone base and upper stories clad in glazed brick and terra cotta. Two-story pilasters divide the north, south, and west facades into regular bays. Each bay on the first story contains three multi-light casement windows. The bays in the upper stories each contain three fixed windows. Cartouches and brackets cap each stone pilaster. A decorative terra cotta band of egg and dart molding runs the length of the primary elevations above the second story. Two balconies flank the projecting central bay on the fourth story. A denticulated cornice caps the building. The rear (east) façade is buff brick. The building was constructed in stages. A ten-story block was constructed at the south end of the lot in 1910, immediately south of the four-story building constructed for the company in 1884. In 1924, an L-shaped ten-story addition was constructed to the north of the 1910 building.

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SE Quincy St

71. 615 SE Quincy St **Non-Contributing**
doc. 1986
Parking Garage

This five-story parking garage has concrete knee walls and a concrete frame. The rest of the façade is open to the sloped-floor garage interior. With the open deck on the top level, the garage has a capacity of about 375 cars. The entrances and exit are both located on SE Quincy Street. A concrete block office enclosure is located at the northeast corner of the building, just inside the entrance.

72. 629 SE Quincy St **Non-Contributing**
doc. 1918
Minimal Commercial (Early-Mid 20th Century)

This two-story, two-part commercial block has a modified storefront and brick upper story. The first story has a non-historic aluminum and glass multi-light storefront and entry. The second story has two large window openings with stone sills and two-pane fixed aluminum replacement windows. Three metal bands frame the facade. The rear (west) elevation is stucco and brick with segmental arched openings filled with glass block. The non-historic alterations compromise the building's ability to communicate the era in which it was constructed.

73. 635 SE Quincy St **Contributing**
1935
Streamlined/Art Modern

This one-story L-shaped building has stucco cladding and brick trim. The curvilinear façade of the building highlights the Streamlined Moderne style and its original function as a service station. The L-shaped footprint follows the north and west edges of the lot, creating an open service area that faces both streets of the corner lot. The pumps have been removed and the storefronts altered with aluminum and tinted glass, but the form remains clear, sufficient to communicate its historic commercial function.

74. 723 SE Quincy St **Contributing**
Capitol Federal Parking Garage
1961
Parking Garage

This four-story parking garage is concrete. The second story has ceramic tile panels while the upper stories have historic painted metal railings. Concrete structural columns are visible from the exterior. The entrance and exit to the garage are located in the two bays at the southeast corner of the building. The entrance occupies the bay at the northeast corner of the building accesses the historic teller windows associated with Capitol Federal Bank. An entrance and exit access the tell windows at the northwest corner of the building from the alley. A non-historic but compatible metal sign with neon letters projects above the sidewalk at the teller entrance. The sloped-floor garage has capacity for roughly 300 cars. Historically, a storefront occupied the center three bays on the east façade. Portions of the concrete wall are extant, though the storefront space has been removed.

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75. 800 SE Quincy St

Topeka Savings Association
Architect: Eicholtz & Groth

Non-Contributing

1973

Modern/Modern Movement

This two-story Modern Movement bank is an excellent example of New Formalist design. The building has a large circular lobby at the northwest corner. Slender two-story columns form an arcade around the glass curtain wall of the domed lobby. A two-story rectangular block clad in concrete panels with large aggregate stands at the southeast corner of the building. Recessed vertical bands contain narrow fixed windows. Though this building is outside of the period of significance, its form and integrity convey the Modern Movement exceptionally well. National Register eligibility for this building should be reassessed once it reaches fifty years of age.

76. 823 SE Quincy St

Southwestern Bell Telephone

Contributing

1951

Modern/Modern Movement

This ten-story Modern Movement office building has strong horizontal bands of buff brick that run the width of the east façade and wrap around to the north and south elevations. Darker brick clads the first story and is used for vertical elements between the horizontal bands except at corners. Banded fixed windows above the first story contribute to the overall horizontality of the building. Taller fixed windows fill the historic openings on the first story. Brick posts support the flat canopy, also clad in dark brick, at the main entrance in the second bay from the south on the east elevation. The south elevation is dark brick with five columns of fixed, tinted windows. Offset small square windows indicate the location of an internal stairwell. At the first story, sets of four small square windows flank a metal slab door. The west elevation has one bay clad in dark brick while stucco clads the rest of the façade. This façade has banded windows with fixed, tinted glazing.

77. 909 SE Quincy St

Non-Contributing

1950, 2012

Two-Part Commercial Block

This three-story commercial building has a modified east façade. EIFS panels cover most of the façade. Ashlar stone veneer forms bulkheads on a portion of the façade. The north elevation is clad in EIFS panels. The rear (west) elevation is brick. The building was constructed c. 1950 but the facade was altered in 2012, though these alterations covered previous non-historic alterations. The non-historic alterations compromise the integrity of the building and its ability to convey associations with the period of significance, rendering it non-contributing.

78. 917 SE Quincy St

Parking Garage

Contributing

1963

This five-story parking garage is concrete. Concrete panels with large dark aggregate form knee walls at each story of the front elevation and one structural bay on the south elevation. The rest of the facades have poured concrete knee walls, above which the wall is open to the garage interior, except on the north elevation, which does not have any openings. A buff brick circulation core projects eastward from the garage structure at the center of the east elevation. A metal blade sign with illuminated squares for each letter to spell out "Parking" is attached vertically to the east side of the circulation core. The parking garage abuts the two-story building at

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909 SE Quincy. The garage, with capacity for roughly 250 cars is an example of a D'Humy Ramp where the parking areas are level and ramps at the north and south ends of the building access the adjacent parking area that are higher or lower by a half level. The entrance and exit are located at the southeast corner of the building.

SE 6th Ave

79. 115 SE 6th Ave

Contributing

1910

Hillmer's Leather Shop

Other: Minimal Commercial (Early-Mid 20th Century)

This two-story two-part commercial block has a brick façade and a flat roof. The first story retains its historic wood storefront and recessed entries. Metal panels cover the transoms. A steel beam spans the storefront opening, supported by brick piers at the outer edges. The second story has a red brick façade with rusticated stone beltcourses. The second story contains two single windows with 1/1 double-hung wood sashes. The parapet has rectangular brick panels outlined in raised brick. Corbeling forms the cornice at the flat parapet. The rear elevation is brick with a wood storefront. A steel beam spans the opening supported by cast iron posts. A wood storefront fills the opening. Metal cut-out letters form the name of the historic entity "Hillmer's" above the storefront display windows, attached in front of the transoms. The west wall of the building is exposed and covered with stucco.

80. 117 SE 6th Ave

Contributing

doc. 1908

Dibble's Grocery

Other: Minimal Commercial (Early-Mid 20th Century)

This two-story two-part commercial block has a wood storefront and buff brick upper story. The first-story storefront has wood bulkheads and non-historic aluminum and glass display windows and entries. The storefront retains its multi-light transoms. A steel beam spans the first story opening. A brick and stone beltcourse runs the length of the façade at the second-story sill level. The second story contains two large window openings. Each opening has a large fixed pane and a smaller transom. Buff brick surrounds the windows. An elaborate red brick border outlines the buff brick surround. A red brick and terra cotta cornice caps the second story. The stepped parapet has stone coping. The rear (south) façade is brick with arched window openings.

81. 119 SE 6th Ave

Contributing

c. 1910

Other: Minimal Commercial (Early-Mid 20th Century)

This two-story two-part commercial block has a modified storefront and dark tapestry brick cladding at the second story. The first story is modified with an aluminum and glass storefront with a faux stone bulkhead. A glazed aluminum entrance with a full sidelight and transom form the entrance at the east end of the storefront. Wood panels cover the transom. A steel beam with ornamental medallions spans the storefront opening. A simple stone beltcourse forms a continuous sill. The second story contains two large window openings. Each opening contains paired 1/1 double-hung wood windows with fixed transoms. Egg and dart molding ornaments the mullion between the operable windows and the transom. The windows have steel lintels with ornamental medallions. Brick corbelling forms the cornice. The stepped parapet has stone coping. The rear (south) façade is concrete block infill and painted brick with an arched window opening.

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82. 121-123 SE 6th Ave
Dibble Building

Contributing
1920

Other: Minimal Commercial (Early-Mid 20th Century)

This two-story two-part commercial block has a modified storefront and brick façade with simple cast stone trim. The wide first-story opening has three storefront bays with aluminum and glass entries, multi-light display windows, and transoms. The historic wood posts between the storefront bays remain. Signage is painted on the brick façade above the storefront. The second story contains three large window openings with cast stone sills and flat arched lintels with exaggerated keystones. The non-historic aluminum windows have lower hopper sashes and multi-light transoms. A cast stone beltcourse with a cast stone shield ornament articulates the parapet. A cast stone beltcourse and stepped parapet with geometric cast stone ornament tops the building. The rear (south) elevation is brick and field stone with segmental arched openings and non-historic windows. Although the storefront is not historic, the building continues to communicate its historic commercial function.

SW 6th Ave
83. 107 SW 6th Ave
(New) Stormont Building

Contributing
doc. 1926

Late 19th and 20th Century Classical Revival

This two-story commercial building has two-story limestone pilasters that divide the façade into eight regular bays. A modified storefront and wide second-story windows fill each bay. The storefronts contain concrete bulkheads and aluminum and glass display windows and entries. The grade slopes downward to the west, lengthening the height of the storefront display windows and concrete bulkheads. The transoms remain at the same level while the bulkheads and entrances step down four times across the façade. The second-story Chicago-style window configuration is not historic, but windows fill the entire opening as paired windows did historically. A simple limestone cornice with wide dentils is beneath a flat stone parapet that caps the building. The north third of the building has a flat roof while the south two-thirds is brick and has a barrel vaulted roof. This southern portion of the building was originally a bus terminal.

84. 117-119 SW 6th Ave
IOOF Hall

Contributing
c. 1921

Late 19th & 20th Century Classical Revival

This three-story commercial building exhibits the tripartite base-shaft-capital façade configuration typical of the Classical Revival style. The brick base contains two storefronts flanking a central entry. The storefronts have brick and stone bulkheads, aluminum and glass display windows, wood doors, and awnings covering the transoms. The central entry has a stone surround ornamented with dentils, scroll brackets, and fluted pilasters. A simple stone beltcourse caps the first story. Paired two-story brick pilasters with stone bases and capitals divide the façade into three bays. Each bay contains a paired 8/8 double-hung, historically-appropriate replacement window at each story. Second-story windows have stone sills and soldier course lintels while third-story windows have soldier course sills. Round-arched openings feature fanlights and stone keystones as well as stones at the spring point of the arches. A wide stone entablature and cornice with large dentils caps the third story. The flat parapet has stone coping. The rear (south) elevation is clad in stucco.

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85. 121-123 SW 6th Ave
Bates Block
Architect: James C Holland

Contributing
doc. 1902
Italian Renaissance Revival

This three-story Italian Renaissance Revival building has a modified first story and brick upper stories. The corner building has a similar façade arrangement and features on the north and west facades. The first-story storefronts have aluminum and glass display windows, non-historic doors, and stucco cladding. The upper stories have red brick facades and large rectangular windows with stone sills and soldier course surrounds. The single and paired 1/1 aluminum windows are not historic. A terra cotta cornice with dentils caps the building. A stone nameplate on the north façade between the second and third stories is carved "19.Bates Block.02". The rear elevation is brick.

SE 7th St

86. 112-114 SE 7th St
Gorbutt Building

Contributing
c. 1880
Other: Minimal Commercial (Early-Mid 20th Century)

This three-story two-part commercial block has a modified first story and brick upper stories. The east storefront is clad entirely in enameled metal panels. The west storefront has aluminum and glass display windows and entry. A flat metal canopy spans the length of the facade above the storefront. Wood panels cover the transom area. The upper stories have seven single windows in each story. The windows have individual stone sills and segmental arched lintels. The historic wood 1/1 double-hung sashes fill the openings but are in poor condition. Brick corbelling caps the building. The north and west facades are field stone with brick surrounds at the segmental arched window openings.

87. 115 SE 7th St

Non-Contributing
c. 1925
Other: Minimal Commercial (Early-Mid 20th Century)

This two-story two-part commercial block has a buff brick façade with terra cotta trim and a modified first story. Non-historic aluminum and plate glass entries and display windows fill the openings between non-historic brick piers. The second story has four wide openings filled with non-historic aluminum fixed windows. A continuous stone sill runs beneath the windows. A simple stone beltcourse and an ornate terra cotta cornice caps the second story beneath a flat brick parapet with stone coping. The stone west wall is exposed and covered with stucco. The rear (south) elevation is painted brick. Historic 3/3 double-hung windows are painted. The non-historic alterations compromise the integrity of the building and its ability to convey associations with the period of significance, rendering it non-contributing.

88. 116 SE 7th St

Contributing
c. 1880
Italianate

This three-story High Victorian Italianate commercial building has a modified storefront at the first story and a brick façade at the upper stories. The storefront retains its historic configuration with recessed entries, brick bulkheads, and wood storefront display windows. The large transom area is covered with painted plywood. The tall rectangular window openings have their historic wood lower sashes while the upper sashes are covered with wood panels. Brick pilasters divide the facade into three bays. The outer bays each contain a

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single window while the center bay contains paired windows with a wide brick mullion. Decorative stone beltcourses run the length of the facade at the lintels. Decorative stone lintels with an inscribed floral motif cap each window. The second-story windows have arched lintels while the third-story windows have peaked lintels. An elaborate stone cornice with carved panels and scroll brackets caps the building. The parapet is peaked at the center of the roofline. The rear elevations are not visible from the public right-of-way. The nameplate at the cornice reads "114" but by 1889, the address of the building is 116. The storefront entry has "116" set in the ceramic tile floor.

89. 118 SE 7th St

Contributing

c. 1888

Italianate

This three-story Romanesque commercial building has a modified storefront at the first story and a brick façade at the upper stories. The first story has a non-historic metal and glass storefront. A steel beam spans the storefront opening. A stone pier stands at the east corner of the storefront. Brick pilasters with corbelled bases divided the upper stories into three bays. The outer bays each contain a single window at each story. The center bay contains paired windows. A blind rounded arch caps the center bay with soldier course voussoirs. The 1/1 wood double-hung windows are in poor condition. The windows have deteriorating stone sills and rusticated lintels. Panels of patterned brickwork cap each story in the outer bays. The second-story windows have single and multi-light transoms. The broken stone parapet has an arcade of blind arches. The east elevation is brick with punched rectangular and arched openings. The rear elevation is not visible from the public right-of-way.

90. 119 SE 7th St

Non-Contributing

c. 1900, alt. c. 1990

Postmodern/Neoelectic

This three-story commercial/office building has non-historic EIFS cladding. The first story has recessed rectangular openings filled with fixed windows and aluminum and glass entries. Bands of non-historic windows at the second and third story wrap around the north and east facades. A large raised panel clad in EIFS caps the third story and extends down to the first story at the southeast and northwest corners. The west elevation of the building is brick with segmental arched openings infilled with brick. The building was constructed c. 1900 but the primary facades of this corner building were probably added in the 1990s. The non-historic alterations compromise the integrity of the building and its ability to convey associations with the period of significance, rendering it non-contributing.

91. 215 SE 7th St

Contributing

Topeka City Hall & Auditorium

doc. 1939

Architect: Ted Greist

Art Deco

This three-story limestone building occupies nearly a full city block. The building stands atop a raised sandstone base. Art Deco motifs of geometric banding and lettering are carved into the smooth limestone facades. The building is composed of two sections. The south section historically contained the municipal auditorium. Its façade contains a projecting entry vestibule with a streamlined curvilinear canopy and stepped marquee. The north section of the building historically housed the Topeka City Hall. The recessed center bay contains the main entry and vertical bands of windows. The wings flanking the entry contain paired and bands of multi-light metal windows.

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SW 7th St

92. 112 SW 7th St

Aetna Building

Architect: James C Holland

Contributing

doc. 1909

Late 19th & 20th Century Classical Revival

This freestanding two-story Classical Revival building has a tall stone base and upper stories clad in buff brick with stone and glazed terra cotta ornament. The main entry at the east end of the façade is flanked by Corinthian columns supporting a stone entablature. The center of the three bays on the façade projects outward slightly from the façade and contains three two-story Corinthian columns supporting a gabled pediment. The outer bays each contain a single window at each story. A terra cotta border surrounds both windows. Terra cotta panels ornamented with swags fill the spandrels between the stories. The gabled pediment and the cornice encircling the building have wide and narrow dentils. A stepped parapet with a blind balustrade and scrolls caps the building. The rear (north) elevation is painted brick.

93. 122 SW 7th St

Elks Club Building

Contributing

doc. 1907

Italian Renaissance Revival

This three-story Italian Renaissance Revival building has a raised limestone base and brick upper stories. Glazed terra cotta trim forms quoins, window and door hoods, and an ornate cornice. The first story contains two tripartite windows with flat and arched hoods. The center entry has a broad lintel with ornate brackets and a nameplate with "B.P.O.E." in relief. The aluminum and glass door is not historic nor are flanking fixed windows. The second story contains large single windows with flat hoods and ornate brackets. The 1/1 aluminum windows have fixed transoms. A terra cotta cornice contains rows of projecting lion heads. The flat parapet has stone coping. This building was listed in the Register of Historic Kansas Places on 12/10/1980.

SE 8th Ave

94. 106-108 SE 8th Ave

Non-Contributing

c. 1900

Other: Minimal Commercial (Early-Mid 20th Century)

This three-story two-part commercial block has modified aluminum and glass storefronts with upper stories clad in blue enameled metal panels. Single and paired rectangular window openings contain 1/1 and hopper-sash aluminum replacement windows. Metal flashing caps the flat parapet. The rear (north) elevation is brick with rectangular punched openings filled with replacement windows. The non-historic alterations compromise the integrity of the building and its ability to convey associations with the period of significance, rendering it non-contributing.

95. 110-112 SE 8th Ave

Thacher Building

Architect: John G Haskell

NR Listed (3/31/1975)

doc. 1888

Richardsonian Romanesque/Romanesque Revival

This three-story Richardsonian Romanesque commercial building has a rusticated stone façade with polychrome beltcourses. The raised first story has three arched openings. The center arch has a deeply recessed entry at the top of a flight of stone steps. Flanking arched openings contain wood storefronts with

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multi-light transoms. Raised basement-level storefronts are accessible by stairs down from the sidewalk. Arch abutments each have three engaged columns with decorative bands at the spring points. Rusticated stone pilasters divide the façade into three bays. Outer bays each contain three single windows. The center bay contains a paired window. Windows are 1/1 double-hung wood sashes with patterned multi-light transoms. Second-story windows are rectangular while third-story windows have round-arched openings. Polychrome stone beltcourses cap each story. A stone balustrade and center nameplate inscribed "Thacher" cap the building. Secondary elevations are field stone with brick outlining the window openings.

96. 114 SE 8th Ave

Contributing

c. 1888, alt. c. 1950

Other: Minimal Commercial (Early-Mid 20th Century)

This one-story one-part commercial block has a historic buff brick façade with an aluminum and glass storefront and a non-historic door. The storefront display windows have a brick sill and a concrete base. A large awning spans the width of the façade above the storefront. The flat brick parapet has cast stone coping. These front façade alterations were probably made in the 1950s. The rear (north) facade is brick and field stone with multi-light wood windows.

97. 116 SE 8th Ave

Contributing

c. 1888, alt. c. 1925

Spanish Eclectic

This two-story building Spanish Eclectic ornamental details. This building appears as the western half of a two-story building (116-118 SE 8th) on the 1889 Sanborn Map. The 1913 Sanborn Map shows the Novelty Theatre (1909) at 120-122 SE 8th. The building was renovated in the 1920s with the construction of the Spanish Eclectic façade. During this renovation, the storefront at 116 SE 8th was widened while 118 SE 8th was narrowed and converted to the entrance to the theatre. Though the 1920s façade unified the buildings visually, 116 SE 8th maintained its autonomy as a separate commercial building unrelated to the function of the theatre. The demolition of the adjacent theatre in 1994 does compromise the integrity of 116 SE 8th and its ability to convey the period in which it was constructed and modified. It continues to communicate its historic commercial function. The first story contains a modified aluminum and glass storefront. EIFS panels fill the remaining space in the wide storefront. The transom above the storefront is infilled with concrete and non-historic fixed windows. The facade surrounding the storefront is buff brick with an inset panel of tapestry brick. A terra cotta beltcourse caps the first story. The second story contains a field of tapestry brick with uniform buff brick forming quoins at the corners and the window surrounds. The two second-story window openings have paired rectangular openings with wide brick mullions and terra cotta lintels. The second story retains its historic 1/1 wood double-hung windows. The projecting bay east of the windows contains a pair of twisted terra cotta columns with ornate capitals. The glazed terra cotta entablature above the second story has an ornate floral and dragon motif. A pent roof with clay tiles caps the building. The east facade is an exposed brick party wall covered in stucco. A tall one-story CMU addition projects northward from the north end of the building. The addition contains vehicular entrances with metal garage doors.

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SW 8th Ave

98. 108-112 SW 8th Ave

Non-Contributing
2009
Postmodern/Neoelectic

This five-story parking garage is concrete with brick veneer. The first story on the façade has cast stone panels with a case stone beltcourse. Upper stories are brick veneer and have flat and arched openings alternating by story. The west end of the building has cast stone panels and a cast stone cornice. Rear and side elevations are cast stone panels. The building was constructed outside the period of significance, rendering it non-contributing.

99. 114 SW 8th Ave

Contributing
c. 1900
Other: Minimal Commercial (Early-Mid 20th Century)

This two-story two-part commercial block has two modified aluminum and glass storefronts with a brick façade above. The storefronts have aluminum and glass display windows and glazed tile bulkheads. Pent roofs with asphalt shingles project out over the storefronts. Historic cast iron posts separate the storefronts from the center entry to the second story. Wood and metal signage panels cover the transom area. Steel lintels with decorative floral medallions span the storefront openings and the second floor entry. The second story contains two large window openings that span most of the façade. Aluminum windows with awning sashes are not historic and do not fill the historic opening. Metal panels span the openings above the windows. Steel lintels with the same floral medallions span the wide openings. Brick corbelling caps the building. The flat parapet has concrete coping. The rear (north) elevation of the two-story building is field stone with arched openings with brick quoins and arches. A one-story brick and clay tile addition projects northward from the east end of the façade.

100. 116 SW 8th Ave

Contributing
c. 1900
Other: Minimal Commercial (Early-Mid 20th Century)

This two-story two-part commercial block has a modified aluminum and glass storefront with brick façade above. A large canvas awning covers the transom above the storefront. The second story contains two wide window openings with stone sills and multi-light replacement windows with lower hopper sashes. Narrow inset panels above each window contain a row of small medallions. A row of wider recessed brick panels runs the length of the façade below the corbelling at the cornice. The flat parapet has standing seam metal coping. The brick façade is painted a variety of colors to highlight different decorative elements. The rear (north) elevation of the two-story building is brick. A one-story CMU addition stands at the north end of the building.

101. 118 SW 8th Ave

Kansas News Paper Union

Contributing
1888
Italianate

This three-story High Victorian Italianate building has a first-story storefront and a limestone façade. The first story contains modified storefront materials set within the stone surround. A large canvas awning covers the transom area. The second story has rusticated stone pilasters with carved capitals that divide the façade into

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three bays. Two outer bays each contain a single narrow window. The center bay contains a paired window. The flat arches have rusticated stone voussoirs. The third story has an identical configuration of pilasters and windows, although on the third floor, the pilasters and lintels are smooth and the windows are shorter. Windows are 1/1 double-hung wood windows. Stone beltcourses with a simple geometric motif cap each of the upper stories. A pressed metal cornice with dentils caps the building between decorative stone end caps. Some of the decorative stonework is spalled. The rear (north) elevation is field stone with brick arched window openings. The second story retains its historic 4/4 double-hung wood windows.

102. 120 SW 8th Ave

Non-Contributing

c. 1900

Other: Minimal Commercial (Early-Mid 20th Century)

This one-story one-part commercial block has two separate storefronts. The east storefront is brick with a modified aluminum and glass storefront. Wood panels cover the transom. The parapet contains a recessed brick panel and a corbelled cornice. The west storefront has a modified façade with faux-stone cladding and wood siding. A pent roof with asphalt shingles caps the building on the south and west elevations. The rear elevations are brick with infilled openings. The east storefront retains integrity. The non-historic alterations compromise the integrity of the building and its ability to convey associations with the period of significance, rendering it non-contributing.

SE 10th Ave

103. 120 SE 10th Ave

Non-Contributing

Cameron Motor Company Building

doc. 1926, doc. 1967

Late 19th & 20th Century Classical Revival

This three-story commercial building has stone walls with restrained Classical ornament. The primary south and east facades have similar materials and façade organization. Stone pilasters divide the façade into regular bays. The two-story recessed bays have ceramic tile cladding and single and paired windows with hopper sashes at each story. Painted urns carved in relief ornament the pilaster caps. Painted inset panels create the appearance of a balustrade above the second story. The third story is a later addition. The two-story building was constructed between in 1926 as a garage and auto showroom. The building façade was altered in 1967 following extensive damage from the 1966 tornado. Interior and exterior renovations converted the building to the Department of Education. The non-historic alterations compromise the integrity of the building and its ability to convey associations with the period of significance, rendering it non-contributing.

SW 10th Ave

104. 120 SW 10th Ave

NR Listed (7/17/1975)

Memorial Building

1914

Architect: Charles Chandler

Beaux Arts

This four-story Beaux Arts building has limestone walls, a flat roof, and Classical stone ornament. The building exhibits the materials and façade organization characteristic of the Beaux Arts style. The façade is symmetrical with a central entry bay. Three deeply recessed entries are flanked by two window openings. The two-story recessed porch at the center of the façade has an ornate balcony and balustrade and six Corinthian columns. Paired window openings on each elevation have 1/1 aluminum hung sashes with fixed transoms. Transoms on the upper stories have starburst muntin patterns. A wide cornice articulated with stone dentils

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encircles the building. An ornate stone parapet caps the building.

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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.)

- 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.
- 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 old or achieving significance within the past 50 years.

Areas of Significance

COMMERCE

ARCHITECTURE

Period of Significance

c. 1880-1965

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Chandler, Charles

Eicholtz & Groth

Friedberg, Sam

Glover, W. E.

Haskell, John G.

Holland, James C.

Sayler, William

Seddon, Herbert

Shepard & Wiser

Squires, Frank

Veale, Tinkham

Wight & Wight

Williamson, Thomas W.

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Period of Significance (justification)

The period of significance begins c. 1880 with the date of construction for the oldest resource and ends in 1965 with the fifty-year closing date for periods of significance where activities begun historically continue to have significance but not more specific date can be determined.

Criteria Considerations (justification)

N/A

Narrative Statement of Significance

(Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Summary

The South Kansas Avenue Commercial Historic District (District) is significant under Criterion A in the area of COMMERCE as an intact example of a commercial corridor that has seen cycles of boom, bust, and reinvention from the founding of the City of Topeka to the present day. The District incorporates all of the commercial, social, and civic functions necessary for the development of a successful urban center, with evidence of specific building booms and the influence of policy changes, such as urban renewal, present in the variety of building types and styles. The patterns of growth and density of the commercial core paralleled the development of the city as it grew mainly south and west from the original town site. Revitalization efforts in the 1960s and 1970s encouraged larger-scale development, and many businesses relocated away from the traditional commercial center. South Kansas Avenue was left with a concentration of banks, restaurants, and offices for government, utilities, and private companies. The South Kansas Avenue Commercial Historic District is also significant under Criterion C for ARCHITECTURE as a representative collection of commercial architectural styles and property types, both high style and vernacular, spanning from the late nineteenth century through the late twentieth century. Property owners updated the façades of late nineteenth and early twentieth century buildings periodically to refresh their properties in an era of changing architectural aesthetics. Despite shifts in architectural tastes from Victorian to historical revivals to Modern Movement, the District retains its definitive commercial character. With few exceptions, new construction in recent decades has successfully maintained the historic streetwall and traditional commercial character of Kansas Avenue.

Elaboration

COMMERCIAL DEVELOPMENT IN TOPEKA

Early Settlement & Statehood

The early history of Topeka and Kansas Avenue is closely tied to the journey of Kansas from territory to statehood. The United States Congress passed the Kansas-Nebraska Act on May 30, 1854, establishing the Kansas Territory at the heart of the Louisiana Purchase. On December 5, 1854, nine pioneering strangers with a common desire to see the Territory admitted to the Union as a free state met in a rude log cabin on the south bank of the Kansas River for the expressed purpose of establishing a town. These nine men, Colonel Cyrus K. Holiday, Frye W. Giles, Daniel H. Horne, George Davis, Enoch Chase, J.B. Chase, M.C. Dickey, C. Robinson, and L.G. Cleveland, formed a Town Company. They selected a site and laid out one-and-a-half

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square miles to be surveyed for a town site and staked claims on the land surrounding the log dwelling.² These men and several others formed the Topeka Association with formal articles of association for the Town Company filed and officials elected less than two weeks later.

The Topeka Association aligned the street grid perpendicular to a relatively straight section of the Kansas River, roughly eighteen degrees east of true north. Narrow lots lined the 160-foot long, rectangular blocks. The hierarchy of streets included east-west avenues at 130 feet wide, north-south streets at one hundred feet wide, east-west streets at eighty feet wide, and alleys at twenty feet wide. Although the main street at the heart of the new town was originally identified as Topeka Avenue, Kansas Avenue near the east boundary of the town site quickly emerged as the primary commercial thoroughfare and was established as the east-west dividing line.³ This off-center location of the new town's primary commercial core set the development pattern of south and westward expansion that continues to define Topeka.⁴

The earliest settlers constructed temporary and semi-permanent wood dwellings, though they quickly discovered an abundant source of limestone and perfected the process of making lime-based mortar with available materials.⁵ Solid masonry structures soon dotted the landscape along Kansas Avenue and Quincy Street from the river south to 6th Avenue, just north of the District.

The population of Topeka increased steadily in the years after its founding, due to the influx of immigrants from other Free States. The first commercial entities established were those necessary to support the growing town, specifically a saw mill, a grist mill, hotels, and a variety of mercantile businesses. The mills were constructed along the banks of the Kansas River, but the commercial businesses lined Kansas Avenue, the path that lead from the river through the heart of the settlement. Masonry buildings (limestone side and rear walls with brick façades) erected throughout the 1850s and 1860s infilled the streetscape of Kansas Avenue.

On January 29, 1861, the US Congress accepted the Wyandotte Constitution which admitted Kansas to the Union as a Free State and named Topeka the temporary capital. The town was immediately named the Shawnee County seat as well.⁶ A statewide special election later that year determined whether Topeka or Lawrence would serve as the permanent state capital. Topeka won with fifty-two percent of the vote.⁷ The selection of Topeka as the capital of Kansas cemented the monetary value of land in this new city as well as the perceived value of the city in the eyes of potential settlers.

Once the county seat and state capital had been located, the development of Topeka more closely resembled that of other nascent cities in the Midwest during the mid-1800s. Settlers established homes and businesses to accommodate daily necessities. Their success attracted more people to the city, perpetuating the cycle. Commercial entities constructed masonry buildings on the narrow lots along Kansas Avenue while home

² Frye W. Giles, *Thirty Years in Topeka: A Historical Sketch* (Topeka, KS: Geo. W Crane & Co Publishers, 1886), 21. Google Books, available at http://books.google.com/books?id=TxcVAAAAYAAJ&printsec=frontcover&dq=frye+giles+thirty+years+in+topeka&hl=en&ei=ftmqTtrdJLsQLy6TyDg&sa=X&oi=book_result&ct=result&resnum=1&ved=0CC0Q6AEwAA#v=twopage&q&f=true (accessed 3 November 2014).

³ Topeka Avenue was historically and remains today primarily residential with some scattered commercial and industrial properties.

⁴ Harland Bartholomew and Associates, *Comprehensive Plan of the City of Topeka and Shawnee County, Kansas*, (Topeka, KS: 1945), 25.

⁵ Giles, 39.

⁶ *Ibid.*, 109.

⁷ *Ibid.*, 253.

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owners constructed dwellings outside this commercial core, though primarily south of 10th Avenue and west of Jackson Street.

The railroad played an integral part in the early success of the Topeka, as it did in many Midwestern frontier towns. The first two major rail lines to service Topeka were the Union Pacific Eastern Division Railroad (Union Pacific), arriving in 1866, and the Atchison, Topeka, & Santa Fe Railway (AT&SF), which began construction both east and west from Topeka in 1868.⁸ Entrepreneurs and manufacturers took advantage of the ability to import and export raw materials and finished products, constructing warehouses and industrial plants with direct access to these rail lines. Retail establishments opened further south on Kansas Avenue.

In addition to constructing the railroad through Topeka, AT&SF also decided, with the assistance of AT&SF executive and town founder Cyrus K. Holliday and some financial incentive from the City, to build its shops and offices in Topeka. This decision meant a great number of jobs for the citizens of Topeka and provided a boost to the local economy. In 1884, the AT&SF railroad constructed a four-story office building at the southeast corner of SW 9th and Jackson streets.⁹ A ten-story building was constructed just south of the original office building in 1910. A north wing and a connecting center block, both ten stories, were added, completing the nearly block-long building at 900 SW Jackson Street in 1924 (*Photo 20*).

Boom and Bust

Although the Civil War effectively halted development, the aftermath brought renewed interest in Topeka, and the population doubled within six months of the war's end.¹⁰ In 1869, with the city firmly established as the state capital and construction of the east wing of the Kansas Statehouse underway, public and private projects greatly improved the appearance of the developing settlement. The City graded Kansas Avenue, laid curbstones from 3rd Street to 8th Avenue, and paved the gutters.¹¹ Roughly five hundred new, permanent houses were constructed that year, and permanent structures were erected for a wide variety of commercial establishments. The Union Pacific and AT&SF railroads, along with the newly-completed iron bridge to North Kansas greatly increased the ability of Topeka's businesses to trade merchandise and materials.¹²

Improvements made during the 1860s and 1870s laid the foundation for the exponential growth of Topeka during the 1880s. The unparalleled expansion of railroads throughout the country connected large cities and small towns in unprecedented ways. The AT&SF railroad, with its office headquarters and maintenance shops in the community, enhanced Topeka's economy with the addition of roughly five thousand jobs.¹³ Gas illumination, introduced in 1870, and electric illumination, introduced in 1882 greatly improved the quality of life for residents.¹⁴ With these opportunities and amenities, Topeka grew rapidly. The streetscapes in the original town site filled in with one- to four-story masonry buildings constructed to house all of the commercial and cultural concerns needed to sustain a modern town. By 1883, grocers (dry goods), druggists, barbers, hardware stores, hotels, jewelry stores, saloons, restaurants, and banks could be found along Kansas Avenue

⁸ Ibid., 280. The Union Pacific Eastern Division was not associated with the more-established Union Pacific railroad company until the 1880s.

⁹ Ibid., 283.

¹⁰ William E. Connelley, "Henry J. Helmers, Sr." *A Standard History of Kansas and Kansans*, (Chicago: Lewis Publishing Company, 1918). Transcribed December 16, 1998 by Kim Wills for the Kansas GenWeb Project.

<http://skyways.lib.ks.us/genweb/archives/1918ks/bioh/helmerhj.html> (accessed 4 November 2014). 813.

¹¹ Giles, 242.

¹² Ibid.

¹³ Connelley, 812.

¹⁴ Giles, 376, 379.

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between 3rd Street and 8th Avenue.¹⁵ Both sides of 5th Street and 6th Avenue were also densely built at this time. City Hall occupied the upper floors of a three-story commercial building at the southwest corner of 7th Street and Kansas Avenue, establishing this civic function in the District early in its history.¹⁶ A grocer and clothing store occupied the first floor of this building in 1883.¹⁷ Property owners continued to construct masonry buildings along Kansas Avenue, specifically limestone rear and side walls with brick façades, though the introduction of iron posts and beams enabled the construction of commercial spaces with wider spans. While the density of commercial buildings on Kansas Avenue and numbered side streets remained high, SE Quincy and SW Jackson streets along with the 900 Block of Kansas Avenue remained predominantly residential. One- and two-story residences are intermittently spaced on these blocks. Large liverys, often associated with nearby hotels, also occupy multiple lots, particularly on SW Jackson Street.¹⁸

Unchecked speculation and interest from outside investors led to a building boom in the 1880s. The Missouri Pacific and the Chicago, Rock Island & Pacific railroads entered Topeka in 1886 and 1887, respectively.¹⁹ In addition to the miles of sidewalk and street pavement laid throughout the city in 1888, three thousand new buildings were erected.²⁰ Their facades reflected the Late Victorian architectural styles popular at the time, specifically the Romanesque Revival, Richardsonian Romanesque, and High Victorian Italianate, which was often used for speculative commercial structures. Some of the high-style resources designed and constructed in that one exceptional year include the Thacher Building at 112 SE 8th Avenue (*Photo 6*) and the Davies Building at 725-727 S Kansas Avenue (*Photo 4*).²¹ The inevitable economic depression that followed such explosive growth hit Topeka in the early 1890s. The population decreased by five thousand persons. The AT&SF railroad had expanded beyond its capacity and could not compete with its rivals in the southwest. The company went into receivership in 1893 when company stock prices dropped eight-five percent.²²

The banking industry played a vital role in the success of Topeka from its earliest beginnings. Leaders in this industry understood the importance of having capital available for establishing the businesses and manufacturing entities necessary for initiating and sustaining growth in the nascent town. As the town grew, so did the city's financial institutions. Economic fluctuations and lack of industry regulations and security created an atmosphere where banks succeeded and failed with great intensity. Through growth and mergers, several of Topeka's earliest financial institutions are extant in some form. Most of these institutions historically and currently operate facilities in the District, though some of these original buildings have been replaced with newer buildings, often in the same or nearby locations. Banks often occupied corner buildings, dominating the intersections of Kansas Avenue with 6th Avenue, 7th Street, and 8th Avenue.

¹⁵ Sanborn Fire Insurance Map. Topeka, Kansas, Sheets 5 and 6, 12. Available online

<http://sanborn.umi.com/proxy.mcpl.lib.mo.us/ks/3094/dateid-000001.htm?CCSI+45n> (accessed 3 November 2014).

¹⁶ This first City Hall building is no longer extant. Central National Bank, constructed in 1927, stands on the site of the former City Hall. Central National Bank was listed in the National Register of Historic Places on 19 July 1976.

¹⁷ Sanborn Fire Insurance Map, Topeka, Kansas, 1883, Sheet 5.

¹⁸ Sanborn Fire Insurance Map, Topeka, Kansas, 1883, Sheets 5 and 6.

¹⁹ Connelley, 814.

²⁰ "Building Boom," *Topeka Capital*, July 1, 1888. Vertical File – Buildings, Kansas Historical Society Library.

²¹ The Thacher Building was listed in the National Register of Historic Places on 31 March 1975. The Davies Building was listed in the National Register of Historic Places on 15 September 1977.

²² The railroad company has remained viable through various mergers over the decades, most recently merging with Burlington Northern to become BNSF in 1995.

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Frye W. Giles, one of the founders of the Topeka Association, established the first banking service in 1864, serving as an express agent in a small, one-story building.²³ Giles partnered with Charles E. Jewell in 1866 and together they founded Topeka National Bank in 1872 and Topeka State Bank in 1878.²⁴ National Bank of Topeka, the city's oldest bank, formed in 1868. Central Bank, established in 1882, occupied buildings at the intersection of 7th Street and Kansas Avenue.²⁵ Cyrus K. Holliday, another founder of the Topeka Association, established the Merchants National Bank in the 600 Block of S Kansas Avenue in 1888.²⁶ These institutions provided relatively stable investment sources for developers, manufacturers, and entrepreneurs growing businesses in the downtown commercial area. The strength of the banking industry in Topeka allowed many of these early banking institutions to survive the recessions and depressions common in the late 1800s as well as the Great Depression of the twentieth century. According to the state banking commissioner, 120 banks in Kansas failed in 1928, though none of the banks in Topeka suffered this fate.²⁷ By 1929, thirteen bank and trust companies, seven building and loan associations, and several mortgage companies had combined assets of over \$100,000,000.²⁸

Twentieth Century Growth

At the turn of the twentieth century, Topeka's economy was growing again but at a much slower pace. Topeka had regained its pre-1890 population with 33,608 persons.²⁹ The state government and railroads, once the AT&SF regained its footing, provided steady employment, which, in turn, attracted private businesses that supported the needs of the city's residents. This relatively stable economy and a location roughly near the center of the country attracted banking institutions and insurance companies, many of whom established headquarters in Topeka.³⁰ The city experienced a relative building boom during the first decade of the new century.³¹

Prior to the turn of the century, the City acquired land at the southeast corner of SE 7th and SE Quincy streets for the construction of a civic building. The L-shaped building contained a large auditorium at the south end. The three-story building anchoring the corner of SE 7th and SE Quincy housed the fire department headquarters as well as city offices. Once completed, City Hall moved from the commercial building at the southwest corner of 7th Street and Kansas Avenue.³² While the expansive auditorium was used for large community gatherings, other buildings in the District provided venues for smaller gatherings of community groups and social clubs. The International Order of Odd Fellows (I.O.O.F. Lodge #40) and the Elks (Lodge #204) constructed buildings in the District specifically for this function. Both organizations had been a part of

²³ "Topeka's Banks are Foundation of All Business," *Topeka Daily Capital*, August 25, 1929. Clippings, Kansas Historical Society Library. This one-story building is no longer extant.

²⁴ Ibid. Topeka State Bank operated at 109 SE 6th Avenue (demolished) until 1905 when it moved to 735 S Kansas Avenue. In 1959, the bank moved to 701 S Kansas Avenue.

²⁵ Central Bank occupied a building at 634 S Kansas (demolished and replaced with Edward Jones), 700 S Kansas (demolished and replaced with Capital Federal Savings Bank), and 701 S Kansas (extant, NR listed). Central Bank merged with National Bank of Topeka in 1957 to form First National Bank. First National Bank of Topeka moved to 535 S Kansas Avenue, just north of the District.

²⁶ "Topeka's Banks are Foundation of All Business." The building that initially housed the bank is no longer extant. The building that currently stands at 605 S Kansas Avenue was constructed in 1911 and is a contributing resource.

²⁷ "Banking Stands in High Places of Topeka Life," *Topeka Daily Capital*, December 16, 1928. Clippings, Kansas Historical Society Library.

²⁸ "Topeka's Banks are Foundation of All Business."

²⁹ Connelley, 815.

³⁰ Richard Kluger, *Simple Justice: The History of Brown V Board of Education and Black America's Struggle for Equality* (New York: Vintage Books, 1977), 374.

³¹ "Near A Boom," *Topeka State Journal*, August 7, 1909, p. 6. Vertical File – Buildings, Kansas Historical Society Library.

³² "TPAC History," Topeka Performing Arts Center website, 2011: <http://www.tpactix.org/tpac-history.html> (accessed 11 December 2014).

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the Topeka community during the nineteenth century, utilizing space on upper stories of commercial buildings for meetings and social events. In 1907, the Elks constructed a free-standing Classical Revival building on the northeast corner of SW 7th and SW Jackson streets (*Photo 16*). In 1929, I.O.O.F. constructed a building near the center of the block on the south side of SW 6th Avenue between S Kansas Avenue and SW Jackson Street (*Photo 15*).

The first decade of the twentieth century marked the fiftieth anniversary of Kansas Statehood. As this anniversary approached, interest in updating the appearance of commercial buildings along Kansas Avenue increased. Simpler brick facades with flat parapets, sometimes incorporating Classical ornament, replaced fussy Victorian facades with peaked cornices. The commercial building at 733 S Kansas Avenue is an excellent example of a building constructed in the late nineteenth century with a façade alteration that dates to the early twentieth century (*Photo 4*).

The 1910s and 1920s saw the construction of buildings taller and larger than their nineteenth century neighbors. New construction filled gaps along established commercial streetwalls and converted previously residential blocks along SW Jackson and SE Quincy streets to commercial functions.³³ These new buildings occupied more of the streetscape than older counterparts and were often sited on prominent corners, like the Mills Building (901 S Kansas Avenue) constructed in 1912. The mid 1920s were particularly productive years in downtown Topeka with the construction of the Hotel Kansan (830 S Kansas, *Photo 8*), the Jayhawk Hotel (700 SW Jackson, *Photo 17*), and a new building for Central National Bank (701 S Kansas, *Photo 3*).³⁴ The Classical Revival bank building with stone columns and pedimented façade was designed to evoke a sense of stability and security on the prominent corner lot. Other banks continued to have a presence on Kansas Avenue, primarily in the 500 Block, just north of the District. Although businesses often changed locations, the same types of commercial establishments existed along Kansas Avenue throughout the early- to mid-twentieth century: banks, grocers, restaurants, offices, retail stores. Larger department stores, such as Palace Clothing Company (709 S Kansas Avenue, *Photo 4*) and the Crosby Brothers Company,³⁵ constructed wider buildings on multiple lots. Early utility companies, including Southwestern Bell Telephone Company established a presence in the District early in the twentieth century.³⁶

Construction in the 1930s and 1940s was limited mostly to government buildings and façade replacement. In the late 1930s or early 1940s, a limestone façade with Art Deco features replaced the simple 1910 façade of 705 S Kansas Avenue. While the Great Depression certainly affected Topeka, the presence of the state government helped to stabilize the city during these tough economic times. The City demolished the existing civic building as well as the remaining dwellings and commercial structures on the block to construct a block-long building at 215 SE 7th Street. The grand limestone structure designed to house the Municipal Auditorium and City Hall was built using PWA funds in 1938.³⁷ The commercial core of Topeka continued to remain strong through the early and mid-twentieth century. The comprehensive plan for the city and county, published in

³³ Sanborn Fire Insurance Map, 1913, Sheets 36, 37, 49, 50, 58.

³⁴ The Capital Federal building at 6th and Kansas Avenues just north of the District was demolished when the new headquarters was constructed at 700 S Kansas Ave in 1961.

³⁵ The Crosby Brothers Company Store Kansas Avenue frontage is no longer extant. The west half of the store fronting SW Jackson (716 SW Jackson, *Photo 17*) is extant.

³⁶ Sanborn Fire Insurance Map, 1913, Sheet 49. The current Southwestern Bell Telephone Building (812 SW Jackson, *Photo 19*) replaced this earlier telephone exchange building, as well as the dwellings and the First Baptist Church that occupied the rest of the block south of the building.

³⁷ "TPAC History," Topeka Performing Arts Center website, 2011: <http://www.tpactix.org/tpac-history.html> (accessed 11 December 2014).

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1945 after five years of preparation and study, examined the growth of the city, specifically the commercial core of which the District is at the heart. When comparing the quantity of types of functional space to the population in 1896 and 1937, the study determined that commercial facilities held steady, increasing at the same rate of growth as the overall population. The percentage of industrial space increased and the percentage of space dedicated to public buildings doubled while vacant land decreased.³⁸ The study also found that the highest property values were consistently concentrated in the blocks flanking S Kansas Avenue between 5th Street and 10th Avenue.³⁹

As automobile use increased in the early 1900s, the landscape of cities changed to accommodate this new machine. New businesses directly related to the sale, maintenance, and fueling of automobiles sprang up at regular intervals throughout urban centers. The Cameron Motor Company Building (120 SE 10th Avenue, Photo 29) housed a Chevrolet dealership from shortly after its construction as a Ford/Lincoln dealership in 1926 until 1967. The irregularly shaped one-story building at the northwest corner of SE 7th and SE Quincy streets was constructed in 1935 as a filling station and garage (635 SE Quincy, Photo 24). The issue of parking and storing vehicles also increased with the prevalence of the automobile, especially in dense, urban areas. Comprehensive planning in Topeka began shortly after World War I in response to the need for more street capacity to accommodate the sharp increase in the number of automobiles traveling to the commercial core from residential areas to the south and west.⁴⁰ Street parking and surface parking lots quickly proved inadequate, giving rise to the development of parking garages. The parking garage as a separate building was not a completely foreign concept. Many early parking garages were converted stables that previously stored horses and carriages.⁴¹ As the number of parking garages grew, the design of these buildings changed to better accommodate vehicles, while continuing to provide an efficient and economic use of space. Early parking garages often resembled adjacent commercial buildings on the exterior.⁴²

As parking garages became ever more prevalent, their design evolved. Many felt the purely functional exteriors of open-deck parking garages were too stark and too unrelated to surrounding buildings. To appease these critics, designers adapted screens as sheathing or panels as interment cladding and minimal ornament for the parking garage. Composed of various materials such as concrete or metal, screens provided an economical way to clad the large surface of the façade, while providing a more visually interesting treatment. Use of a screen also complied with changing code requirements, which focused on providing adequate natural light and ventilation inside garages and preventing motorists from accidentally driving over the edge of upper floors.⁴³ Metal screens grew in popularity through the 1960s. In the 1960s and 1970s pre-cast concrete screens became popular. The two contributing parking garages at 723 SE Quincy Street (Photo 25) and 917 SE Quincy Street (Photo 29) are both open deck garages with applied panels as ornament, ceramic tile and concrete with large aggregate, respectively.

Many retailers understood the need to provide adequate parking for their customers to ensure continued patronage. Banks, in particular, quickly caught on to this concept, and soon parking garages were an

³⁸ Harland Bartholomew and Associates, *Comprehensive Plan of the City of Topeka and Shawnee County, Kansas*, (Topeka, KS: 1945) 29.

³⁹ Ibid.

⁴⁰ Ibid., 9.

⁴¹ Shannon Sanders McDonald, *The Parking Garage: Design and Evolution of a Modern Urban Form*, (Washington D.C: The Urban Land Institute, 2007), 25.

⁴² Ibid. 33.

⁴³ Ibid. 200-201.

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important component in bank development.⁴⁴ When World War II ended, very few financial institutions across the country offered drive-in banking services.⁴⁵ They grew in popularity after the war as American culture became heavily auto-reliant. As automobiles became a more significant part of American life, new services arose to cater to automobile owners. This was particularly the case in the burgeoning suburbs, where drive-in alternatives for banking, dining, movie-watching, etc. offered added convenience to nearby customers. In addition to its suburban application, the drive-in bank was ideally suited to financial institutions located in dense downtown settings where parking was limited. Whether in the suburbs or downtown, banks across the country began to incorporate drive-in banking facilities. This was typically done in one of three ways, by constructing a new building, by modifying an existing building to include teller windows, or by constructing teller kiosks in parking lots.⁴⁶ In 1948, two years after installing ten drive-in teller windows, the Exchange National Bank in Chicago doubled their deposits.⁴⁷ Two financial institutions in the District fully embraced these new amenities on different scales. In 1961, Capital Federal Savings & Loan Association constructed an eight-story home office building at 700 S Kansas Avenue (1961, *Photo 5*) and a large parking garage at 723 SE Quincy Street (1961, *Photo 25*). The garage had blue ceramic tile bands, visually evoking its connection to Capital Federal, and drive-through banking facilities in addition to public parking. Shawnee Federal Savings & Loan operated from a narrow, one-story commercial building at 906 S Kansas Avenue (1960, *Photo 13*) at the center of the block. The company also purchased the adjacent lot at 908 S Kansas Avenue and installed a drive-through that same year. Patrons could conduct their transactions without having to search for a parking space.

Urban Renewal and Downtown Revitalization

Provisions in the Federal Housing Act passed in 1954 enabled state authorities to design redevelopment programs that would accomplish the federal mission of preventing the physical deterioration of good neighborhoods in urban areas as well as addressing blighted neighborhoods through rehabilitation where possible or clearance and redevelopment of areas designated as slums. The goal was to use federal and municipal funds to acquire deteriorated urban areas and encourage and facilitate private redevelopment. City and business leaders developed a program to study the urban core and the federal redevelopment program to determine whether Urban Renewal would benefit Topeka.⁴⁸ By June 1956, the committee unanimously approved a tentative redevelopment program. This approval allowed the mayor to appoint a five-member Urban Renewal Authority (URA) which, under the Federal Housing Act, could develop an Urban Renewal plan and apply for federal funds to support two-thirds of project costs.

The URA initially identified a thirty-seven block area in the northeast corner of downtown, south of the river that they deemed in need of redevelopment. The project area extended from Crane Street to Eighth Avenue, Kansas Avenue to Adams Street. In November 1956, redevelopment of the Keyway Urban Renewal Area was estimated at twenty million dollars.⁴⁹ This area included a number of blocks designated as a path for an interstate highway (I-70) that was still in the planning phase. In March 1961, the URA purchased properties for

⁴⁴ Ibid. 62-63.

⁴⁵ Homer L. Williams, *Building Type Basics for Banks and Financial Institutions*, (Hoboken, New Jersey: John Wiley & Sons, 2010), 33.

⁴⁶ Charles Belfoure, *Monuments to Money: The Architecture of American Banks*. (Jefferson, NC: McFarland and Company, Inc., Publishers, 2011), 263.

⁴⁷ William Young and Nancy Young, *World War II and the Postwar Years in America: A Historical and Cultural Encyclopedia*, Volume 1, (Santa Barbara, CA: ABC-CLIO, 2010), 285-286.

⁴⁸ Gene Byer, "Savings and Loan leader Urges Slum Action," *Topeka State Journal*, 15 March 1956, *City Planning – Urban Renewal 1956-1959*, Vertical File, Topeka Room, Topeka and Shawnee County Public Library.

⁴⁹ "Keyway Renewal 20-Million-Dollar 'Bargain Price,'" *Topeka State Journal*, 20 November 1956, *City Planning – Urban Renewal 1956-1959*, Vertical File, Topeka Room, Topeka and Shawnee County Public Library.

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the interstate highway right-of-way and began clearing the land. During this time, the Urban Renewal Area was reduced to the area between Crane Street and 6th Avenue, just north of the District. When completed, the six-lane sunken highway through this six-block stretch of Topeka effectively divided the more industrial properties to the east from the commercial and governmental entities to the west, solidifying these functional zones.

By the end of 1962, seventy acres within the Keyway Urban Renewal Area, amended to include only the blocks north of 6th Avenue, was made available for private purchase and redevelopment. Thirty-five acres were designated for light industrial uses and twenty-five were designated for commercial uses.⁵⁰ Nearly one hundred local and national companies expressed interest in establishing locations within the redevelopment area.

Throughout the decade beginning in 1964, private companies purchased sites in the Urban Renewal Area and constructed large and small buildings, based on proposals from local and national companies who expressed interest in establishing locations within the redevelopment area. Interested parties were required to submit schematic plans with their proposals. These companies proposed using the sites for wholesale warehousing, light manufacturing, motels, shopping centers, and service stations.⁵¹ The new development changed the scale and character of South Kansas Avenue north of the District. While many of the planned retail and hotel projects never materialized, most the buildings that were constructed were affiliated with the banking industry. The planned development and new construction had an impact on the overall function of the buildings on Kansas Avenue, specifically in the District. Kansas Avenue moved away from being the shopping center for Topeka, especially for home goods or dry goods. Grocers and Department stores, such as Crosby Brothers and Pelletier's, closed or moved to shopping centers in more suburban or residential areas. Of the existing building stock, some of the independent retail storefronts remained intact while other buildings were converted to office use for state governmental departments or affiliated businesses.

Activity within the designated Urban Renewal Area may have inspired development on nearby blocks as a contribution to the city's downtown revitalization efforts. Concurrent new construction on South Kansas Avenue, SW Jackson Street, and SE Quincy Street included the Capital Federal Savings & Loan headquarters at 700 S Kansas Avenue (1961, *Photo 5*); Kansas Power & Light Company Building at 818 S Kansas Avenue (1962, *Photo 8*); Macy's Department Store at 800 S Kansas Avenue (1965, *Photo 8*); Fidelity State Bank at 600 South Kansas Avenue (1967, *Photo 1*) was one such building; Merchant's National Bank at 800 SW Jackson Street (1969, *Photo 19*), and Topeka Savings Association Bank at 800 SE Quincy Street (1973, *Photo 27*). The new buildings were often free-standing commercial blocks employing Modern Movement design features and materials, such as concrete and glass. Although many of these buildings had recessed entrances, they often respected the historic streetwall.

After a decade without any new construction following the completion of the Topeka Savings Association (800 SE Quincy Street), property owners again began constructing new buildings, including four professional office buildings on S Kansas Avenue (611, 612, 618, and 712 S Kansas Avenue) and large parking garages at 615 SE Quincy Street (*Photo 23*) and 612 SW Jackson Street. Typically designed for government or professional offices, the new buildings lacked storefronts and are recessed from the streetwall. The parking garages are

⁵⁰ "For Sale Sign Goes Up on Keyway Land," *Topeka Daily Capital*, 19 December 1962, *City Planning – Urban Renewal 1959-*, Vertical File, Topeka Room, Topeka and Shawnee County Public Library.

⁵¹ "100 Firms Ponder Sites in Urban Renewal Area," *Topeka Daily Capital*, 13 December 1962, *City Planning – Urban Renewal 1959-*, Vertical File, Topeka and Shawnee County Public Library.

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highly utilitarian open deck concrete garages with no ornament. As suburban development expanded the boundaries of the city, primarily south and west of the historic downtown, commercial centers constructed within these developments contained the businesses that commonly supplied everyday needs, such as grocery stores and pharmacies, leaving the commercial core with space for government offices and specialty stores. After another construction hiatus in the 1990s, two mixed use commercial and residential buildings were constructed at 719 and 825 S Kansas Avenue (*Photos 4 and 7*). An additional parking garage with a more traditional brick façade resembling a two-part commercial block was constructed at 108 SW 8th Street in 2009 (*Photo 18*).

ARCHITECTURE

The 103 resources in the District reflect the evolution of architectural styles and building forms commonly found in a central business district from circa 1880 to 2009, with nearly every era represented. The styles and forms present in the District communicate the historic commercial, civic, or social functions of these resources. The majority of resources date to the late nineteenth and early twentieth century, though façade updates commonly date from the 1910s to the 1960s. These alterations to the primary façades also reflect changes in aesthetic tastes while maintaining clear associations with commercial forms and functions. The District reflects evolution of the built environment in Topeka from early stone buildings to Modern high-rises to low-rise free-standing commercial buildings. Some mid-twentieth century forms had direct associations with specific functions, particularly high-rise office buildings and free-standing banks. Nationally, after the Civil War, commercial centers became specialized according to administrative, retail, wholesale, industrial, or recreational use. New building types and reinterpretations of traditional building types appeared as styles changed. The concentration of a few distinct architectural styles in the District illustrates the building booms that defined Topeka's history. The District contains at least one example of nearly all of the formal styles within the National Register categories of Late Victorian, Late Nineteenth and Early Twentieth Century Revivals, Late Nineteenth and Early Twentieth Century American Movements, and Modern Movement. A few high-style examples of these architectural idioms mingle with the smaller, simpler vernacular versions that dominate the survey area. Commercial, social, and governmental resources in the District all exhibit formal architectural styles. While the majority of resources in the District are identified as Minimal Commercial (Early – Mid 20th Century)⁵², the most common formal architectural styles are the Italianate (specifically the High Victorian Italianate) and the Classical Revival.

Commercial Building Forms

Despite intricate detailing and stylistic treatments or the lack thereof, the organization of the commercial façade can be reduced to simple patterns that reveal major divisions or zones. Due to their functional nature, many commercial buildings exhibit restrained architectural details. The cornice area followed by the first-story storefront are the most prominent and distinctive features of a commercial building. In addition to the storefront, cornice, and parapet, important character-defining elements of commercial buildings include bulkheads, transoms, signs, and doors. Commercial buildings and the streetscape they create define both the functional and visual character of the District.

One-Part Commercial Block

The One-Part Commercial Block building is a simple one-story cube with a decorated façade. In many

⁵² Minimal Commercial (Early – Mid 20th Century) is the nomenclature used in the Kansas Historic Resources Inventory (KHRI) to identify commercial buildings with minimal ornament or reference to a specific architectural style.

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examples, the street frontage is narrow and the façade comprises little more than plate glass windows and an entrance with a cornice or parapet spanning the width of the façade (*924 S Kansas Avenue, Photo 13*).

Free-Standing Commercial Block

The Free-Standing Commercial Block, a building form related to the One-Part Commercial Block, is more commonly a late-twentieth century commercial development that occupies a lot independent of the surrounding streetscape (*800 SE Quincy Street, Photo 27*). Examples of the Free-Standing form, house government offices, banks, auto service stations and convenience stores, fast food restaurants, and a variety of retail and professional businesses. In the downtown urban core these resources are often identified as office buildings or specialty stores between one and six stories and do not necessarily have first-floor retail space with discernible storefronts.

Two-Part Commercial Block

Slightly more complex than their one-story cousins, Two-Part Commercial Block buildings are typically two- to four- stories in height. They have a clear visual separation of use between the first-story customer service/retail space and the upper-story office, meeting room, or residential uses (*112 SE 8th Street, Photo 6*). Similar to One-Part Commercial Block buildings, the styling of the first story focuses on the storefront glazing and entrance(s). The design of the upper stories identifies the building's architectural influences.

Two-Part Vertical Block

The Two-Part Vertical Block is a taller version of the Two-Part Commercial Block (over four stories) with a clear visual separation between the first story, or the "base," and the upper stories, or the "shaft" (*900 SW Jackson Street, Photo 20*). The design of the upper stories identifies the building's architectural influences and often uses decorative or structural elements to emphasize the verticality of the building.

Three-Part Vertical Block

The Three-Part Vertical Block is a tall building that contains the same distinct zones of "base" and "shaft" as the Two-Part Vertical Block. The uppermost one to three stories form the third part of the vertical block, becoming the "capital" (*700 SW Jackson Street, Photo 17*). This creates an analogy between the façade organization and the parts of the classical column. It is therefore common for these buildings to be designed in the Classical Revival style or a related style, such as Beaux Arts, although some mid-century office buildings exhibit similar façade arrangements executed in materials and forms that reflect the Modern Movement.

Architectural Styles

Late Victorian

Constructed from circa 1880 to 1926, the Late Victorian resources are identified by a variety of textures and colors. The proliferation of High Victorian Italianate, Richardsonian Romanesque and Romanesque Revival, and Italian Renaissance styles reflects the building boom that occurred in Topeka during the last decades of the nineteenth century. These resources are between two and five stories tall with brick or stone walls and stone or pressed metal trim. The resources identified as *High Victorian Italianate* are two or three stories tall. This style was commonly used for commercial buildings in the 1870s and 1880s. The simple brick facades have carved stone lintels and ornate pressed metal cornices with elaborate brackets and gables (*116 and 118 SE 7th Street, Photo 24*). The shallow segmental arch was a common shape for upper-story window openings and was highlighted by ornate lintels. Historic photographs of streetscapes within the survey area show many

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High Victorian Italianate facades, some of which were replaced with newer facades beginning as early as the 1910s. The *Richardsonian Romanesque/Romanesque Revival* style exhibits classical symmetry and round-arched window openings, rusticated stone facades with ornament composed of terra cotta or stone of a different color, and turrets or other rounded applied features are also common on Richardsonian Romanesque resources (112 SE 8th Street, Photo 6).

Late-Nineteenth and Early-Twentieth Century Revivals

Late-Nineteenth and Early-Twentieth Century Revival styles became popular at the end of the nineteenth century when large architect-designed residences began recreating popular European styles of the past. The general public was alerted to this trend in 1893 at the Columbian Exposition in Chicago, which featured historically accurate interpretations of European styles. The exposition grounds and buildings showcased a variety of historic forms, such as Charles B. Atwood's Neo-Classical design for the Palace of Fine Arts and the Beaux Arts style Administration Building by Richard Morris Hunt. The buildings exposed thousands of visitors to the principles and precedents of Greek, Roman and other European architectural styles.⁵³ Subsequently, classical ideals and designs were adapted to both residential and commercial buildings across the country. Unlike earlier revival movements, this movement was more academically motivated and the resulting buildings more-closely resembled their historic forms. After American soldiers returned from World War I historic English and French European traits entered the architectural vocabulary, joining classical Greek and Roman, Gothic, Federal and Georgian precedents in a stylistic grouping referred to as the late nineteenth and early twentieth century revival styles. These styles remained popular in the United States until the late 1940s and early 1950s.

The various Late-Nineteenth and Early-Twentieth Century Revival styles in the District have facades that date from circa 1910 to circa 1938, although in some cases they are applied to a building that dates to the nineteenth century. The contemporaneous Classical Revival, Gothic Revival, Colonial Revival, Mission/Spanish Colonial Revival, and Beaux Arts styles reflect the influences of historic architecture derived from European and American antecedents. The resources identified as *Classical Revival* have symmetrical façade and simple, classically-inspired ornament executed in stone or terra cotta (728 S Kansas Avenue, Photo 5). Typical of the *Spanish Eclectic* style, the resources in the District that exhibit this style were constructed between 1922 and 1927 with buff brick walls, terra cotta ornament, and red clay tile pent roofs applied at the parapet. The multi-colored terra cotta columns and friezes ornament the facades (801-805 S Kansas Avenue, Photo 7).

Beaux Arts

The grand and dramatic Beaux Arts style is often applied to large-scale commercial or to formal institutional or governmental buildings (122 SW 7th Street, Photo 16). The Soldiers and Sailors Memorial Hall is an excellent example of the Beaux Arts style (120 SW 10th Street, Photo 21). The two resources identified as Beaux Arts are three and four stories tall and were constructed in 1909 and 1914. These buildings have symmetrical stone facades with highly sculptural ornament.

Minimal Commercial (Early – Mid Twentieth Century)

Nearly half of the resources in the District are identified as Minimal Commercial (Early – Mid Twentieth Century), a term used in the KHRI database to define the one- to three-story commercial resources with

⁵³ Marcus Whiffen, *American Architecture since 1870: A Guide to the Styles*, (Cambridge: The MIT Press, 1996), 168.

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generic brick facades and little or no applied ornament. The east side of the 700 Block and the west side of the 900 Block of S Kansas Avenue are two intact collections of such resources (*Photos 5 and 11*). The numbered streets also display streetscapes composed primarily of Minimal Commercial (Early – Mid Twentieth Century) buildings.

Modern Movement

The Modern Movement encompasses the wide variety of architectural styles developed in the twentieth century as a significant break from the historical revival styles that dominated previous eras. Beginning in the 1920s and continuing into the 1970s, architects sought inspiration in the innovations of man and machine rather than in the architecture of the past or in nature. The goal was to create completely new forms that reflected the energy, creativity, and engineering ingenuity of the age. As the first formal style to emerge from the Modern Movement, Art Deco utilized stylized geometric ornament to emphasize modernity and progress. Subsequent styles, such as Streamline Moderne, International, and New Formalism, stripped the building of all formal ornament. Form, construction, and man-made materials became the main components of architectural expression. These later styles were predominantly used for large-scale, free-standing commercial buildings in urban areas.

Art Deco

The Art Deco style gained popularity in the United States after the 1925 L'Exposition Internationale des arts Décoratifs et Industriels Modernes in Paris. While initially decorative in nature, architects embraced Art Deco forms as symbols of modernity. The Topeka Municipal Auditorium and City Hall was constructed in 1938 with the aid of a PWA grant (*215 SE 7th Street, Photo 26*). The nearly block-long building is a grand structure with simple ornament carved into the limestone façade. The W. T. Grant Building at 705 S Kansas Avenue (*Photo 3*) was constructed circa 1910 but a distinctly Art Deco limestone façade was added in the late 1930s or early 1940s.

Streamlined Moderne

Examples of Modern Movement commercial design generally first appeared in the survey area 1930s. At the start of this period, architects began applying the streamlined forms popular in industrial design to commercial buildings. In the 1930s, the Streamlined Moderne style featured cubic and cylindrical forms with a horizontal emphasis, smooth surfaces, curving shapes, and a minimum of ornamentation. The four Streamlined Moderne buildings in the survey area have buff brick walls or stucco walls and aluminum canopies that define their architectural style. The three-story F. W. Woolworth Building at 627-631 S Kansas Avenue was constructed in 1948 (*Photo 2*). Patterned brickwork provides the only ornament in the form of vertical pilasters between the window openings. The one-story filling station (*635 SE Quincy, Photo 24*) has simple, curvilinear features that illustrate their style.

Modern Movement – Other

In the post-World War II period, buildings, especially commercial buildings, got bigger and sleeker. All vestiges of architectural ornament and references to historic styles were removed. Skins of glass and metal replaced traditional veneers of brick and stone. Windows became expansive ribbons of glass rather than punched openings. Twenty buildings of this genre rose in downtown Topeka during the post-war boom and into the early 1970s. Commercial businesses embraced forward-looking Modern Movement architecture to represent their own visions of the future. The 1973 Topeka Savings Association (*800 SE Quincy Street, Photo 27*) is an excellent example of New Formalism, where the most prominent features are the circular form, the wide

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projecting roof slab, and the shaped columnar supports. The Kansas Power & Light Building (1962) illustrates the Miesian subtype of the International Style (*818 S Kansas Avenue, Photo 8*). Features of this style include the recessed ground floor walls and the regular pattern of the façade created by the exposed concrete frame.

CONCLUSION

The South Kansas Avenue Commercial Historic District (District) is significant as an intact example of a dense commercial corridor that reflects the economic and civic development of Topeka from shortly after its founding to the present day, with most of the development occurring in the early to mid-twentieth century. The 103 buildings (sixty-three contributing and seven previously listed) were constructed to house all of the businesses, financial institutions, social halls, and local government offices necessary for the development of a successful urban center. The District is a representative collection of commercial architectural styles and property types, both high style and vernacular, spanning from the late nineteenth century through the late twentieth century. Updated façades of late nineteenth and early twentieth century buildings reflect efforts by owners to refresh their properties in an era of changing architectural aesthetics. Despite shifts in architectural tastes from Victorian to historical revival to Modern Movement, the District retains its definitive commercial character. The District clearly communicates associations with the historic context defined for the commercial, civic, and social function of the area as well as the evolution of popular architectural styles and property types.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Kansas Historical Society
Topeka Room, Topeka, Shawnee County
Public Library, Topeka, Kansas

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreege of Property 49 acres

Provide latitude/longitude coordinates OR UTM coordinates.

(Place additional coordinates on a continuation page.)

Latitude/Longitude Coordinates

Datum if other than WGS84: N/A

(enter coordinates to 6 decimal places)

1	<u>39.052033</u>	<u>-95.674748</u>	3	<u>39.049896</u>	<u>-95.672472</u>
	Latitude:	Longitude:		Latitude:	Longitude:
2	<u>39.051303</u>	<u>-95.671870</u>	4	<u>39.049534</u>	<u>-95.671196</u>
	Latitude:	Longitude:		Latitude:	Longitude:

OR

UTM References

_____ NAD 1927 or _____ NAD 1983

1	_____	_____	_____	3	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing
2	_____	_____	_____	4	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (describe the boundaries of the property)

The boundaries of the South Kansas Avenue Commercial Historic District are 6th Avenue on the north, SW Jackson Street on the west, 10th Avenue on the south, and SE Quincy Street on the east with a jog to SE Monroe Street on the east to include the 700 Block and the southeast corner of the intersection of SE 8th and SE Quincy streets.

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Boundary Justification (explain why the boundaries were selected)

This boundary encompasses the most intact historic commercial core in downtown Topeka as well as City Hall and Municipal Auditorium, which have historically operated within this commercial area. Although some blocks have large lots containing non-contributing resources, these blocks also contain contributing resources with excellent integrity or combined with several other contributing resources create intact streetwalls that successfully communicate the historic contexts within which the District is significant. Financial institutions constructed just outside the period of significance anchor the north and south corners of Kansas Avenue in the 600 Block. These resources, along with several other financial institutions, are resources that should be re-evaluated once they reach fifty years of age. This block also has good contributing resources at the northeast and northwest corners of the block. Although many of the buildings identified as less than fifty years of age and therefore non-contributing have larger footprints than adjacent earlier buildings, these resources often have façades that align with their historic neighbors, maintaining an unbroken streetscape.

11. Form Prepared By

name/title Rachel Nugent, Lauren Rieke, Ellis Mumford-Russell,
organization Rosin Preservation, LLC date March 2015
street & number 215 West 18th Street #150 telephone 816-472-4950
city or town Kansas City state MO zip code 64111
e-mail rachel@rosinpreservation.com

Property Owner: (complete this item at the request of the SHPO or FPO)

name See Continuation Sheets
street & number _____ telephone _____
city or town _____ state _____ zip code _____

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

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Additional Documentation

Submit the following items with the completed form:

Photographs

Submit clear and descriptive photographs. The size of each digital image must be 1600x1200 pixels (minimum), at 300 ppi (pixels per inch) or larger. Key all photographs to a sketch map or aerial map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photograph Log

Name of Property: South Kansas Avenue Commercial Historic District
City or Vicinity: Topeka

South Kansas Avenue Commercial Historic District
Name of Property

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County and State

County: Shawnee County: Shawnee

Photographer: Brad Finch, F-Stop Photography

Date
Photographed: November 2014

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo Log

- 1 of 29: East side of the 600 block of S Kansas Avenue. View southeast.
- 2 of 29: West side of the 600 block of S Kansas Avenue. View northwest.
- 3 of 29: West side of the 700 block of S Kansas Avenue. View southwest.
- 4 of 29: West side of the 700 block of S Kansas Avenue. View northwest.
- 5 of 29: East side of the 700 block of S Kansas Avenue. View northwest.
- 6 of 29: North side of the 100 block of SE 8th Avenue. View northeast.
- 7 of 29: West side of the 800 block of S Kansas Avenue. View southwest.
- 8 of 29: East side of the 800 block of S Kansas Avenue. View northeast.
- 9 of 29: South side of the 100 block of SW 9th Street. View west.
- 10 of 29: West side of the 900 block of S Kansas Avenue. View southwest.
- 11 of 29: West side of the 900 block of S Kansas Avenue. View northwest.
- 12 of 29: East side of the 900 block of S Kansas Avenue. View southeast.
- 13 of 29: East side of the 900 block of S Kansas Avenue. View northeast.
- 14 of 29: South side of the 100 block of SW 6th Avenue. View southwest.
- 15 of 29: South side of the 100 block of SW 6th Avenue. View southeast.
- 16 of 29: East side of the 600 block of SW Jackson Street. View northeast.
- 17 of 29: Southeast corner of the intersection of SW Jackson Street and SW 7th Street. View southeast.
- 18 of 29: North side of the 100 block of SW 8th Avenue. View northeast.
- 19 of 29: East side of the 800 block of SW Jackson Street. View southeast.
- 20 of 29: East side of the 900 block of SW Jackson Street. View northeast.
- 21 of 29: North side of the 100 block of SW 10th Avenue. View northeast.
- 22 of 29: South side of the 100 block of SE 6th Avenue. View southwest.
- 23 of 29: West side of the 600 block of SE Quincy Street. View northwest.
- 24 of 29: North side of the 100 block of SE 7th Street. View northwest.
- 25 of 29: West side of the 700 block of SE Quincy Street. View southwest.
- 26 of 29: East side of the 700 block of SE Quincy Street (215 SE 7th Street). View southeast.
- 27 of 29: 800 SE Quincy Street. View southeast.
- 28 of 29: West side of the 800 block of SE Quincy Street. View northwest.
- 29 of 29: West side of the 900 block of SE Quincy Street. View northwest.

Figures

Include GIS maps, figures, scanned images below.

Figure 1: Contextual Map.

Figure 2: Site Map.

Figure 3: Contributing Properties Map, Photo Map.

Figure 4. 600 and 700 Blocks of S Kansas Avenue, west side, 1934. Courtesy of Kansas Memory online database.

Figure 5. 700 Block of S Kansas Avenue, west side, c. 1935. Courtesy of Kansas Memory online database.

Figure 6. 700 Block of S Kansas Avenue, east side, c. 1935. Courtesy of Kansas Memory online database.

Figure 7. 800 Block of S Kansas Avenue, west side, c. 1935. Courtesy of Kansas Memory online database.

Figure 8. 900 Block of S Kansas Avenue, west side, c. 1935. Courtesy of Kansas Memory online database.

Figure 9. 700 Block of S Kansas Avenue, 1965. Courtesy of Kansas Memory online database.

Figure 10. 900 Block of S Kansas Avenue, 1965. Courtesy of Kansas Memory online database.

Figure 11. 900 Block of S Kansas Avenue, 1965. Courtesy of Kansas Memory online database.

Figure 12. Kansas Power and Light Building, 1962. Courtesy of Kansas Memory online database.

Figure 13. Capital Federal Savings and Loan Association Parking Garage, 1962. Courtesy of Kansas Memory online database.

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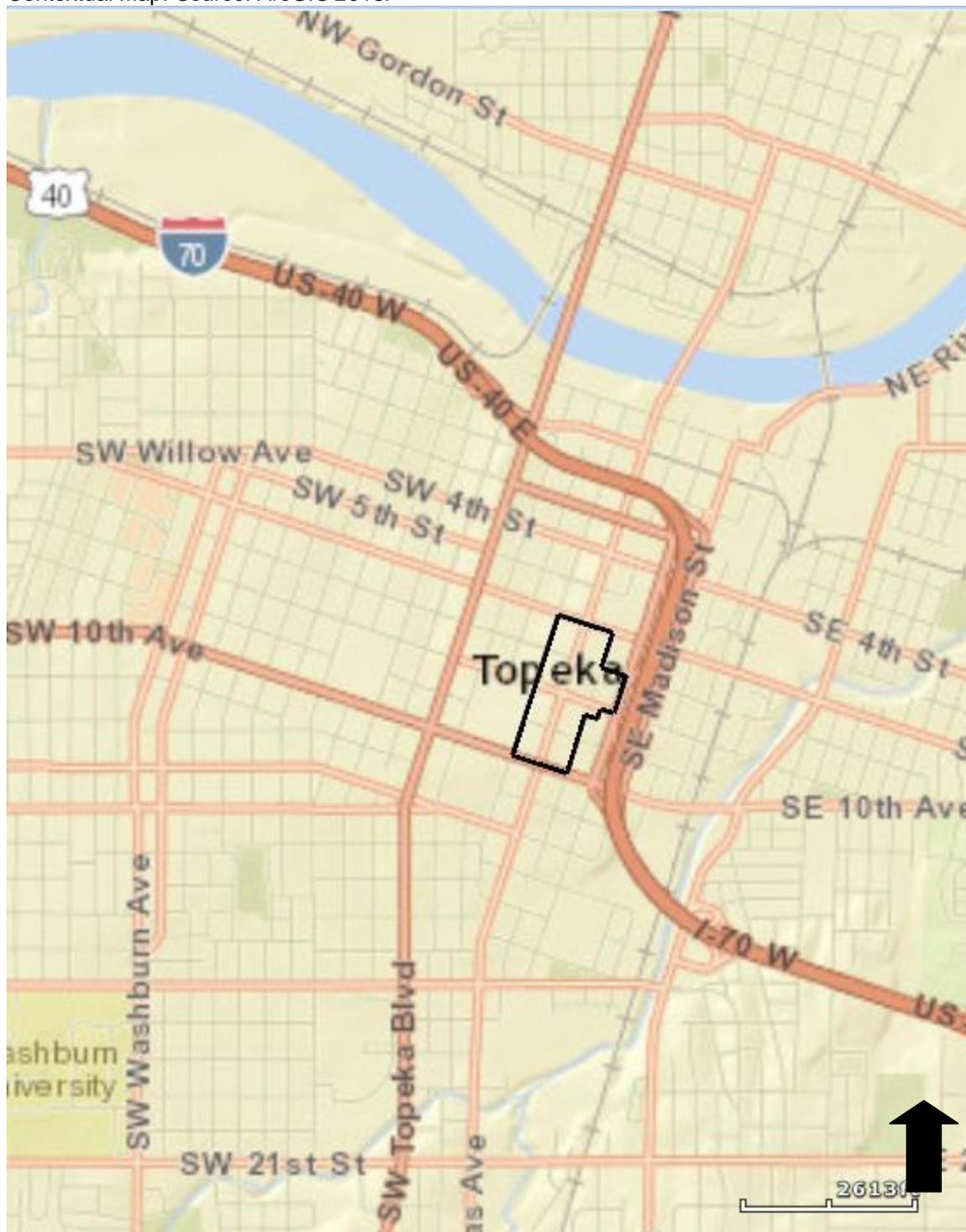
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Figure 1: Contextual Map. *Source: ArcGIS 2013.*



South Kansas Avenue Commercial Historic District (49 acres)

Topeka, Shawnee County, Kansas

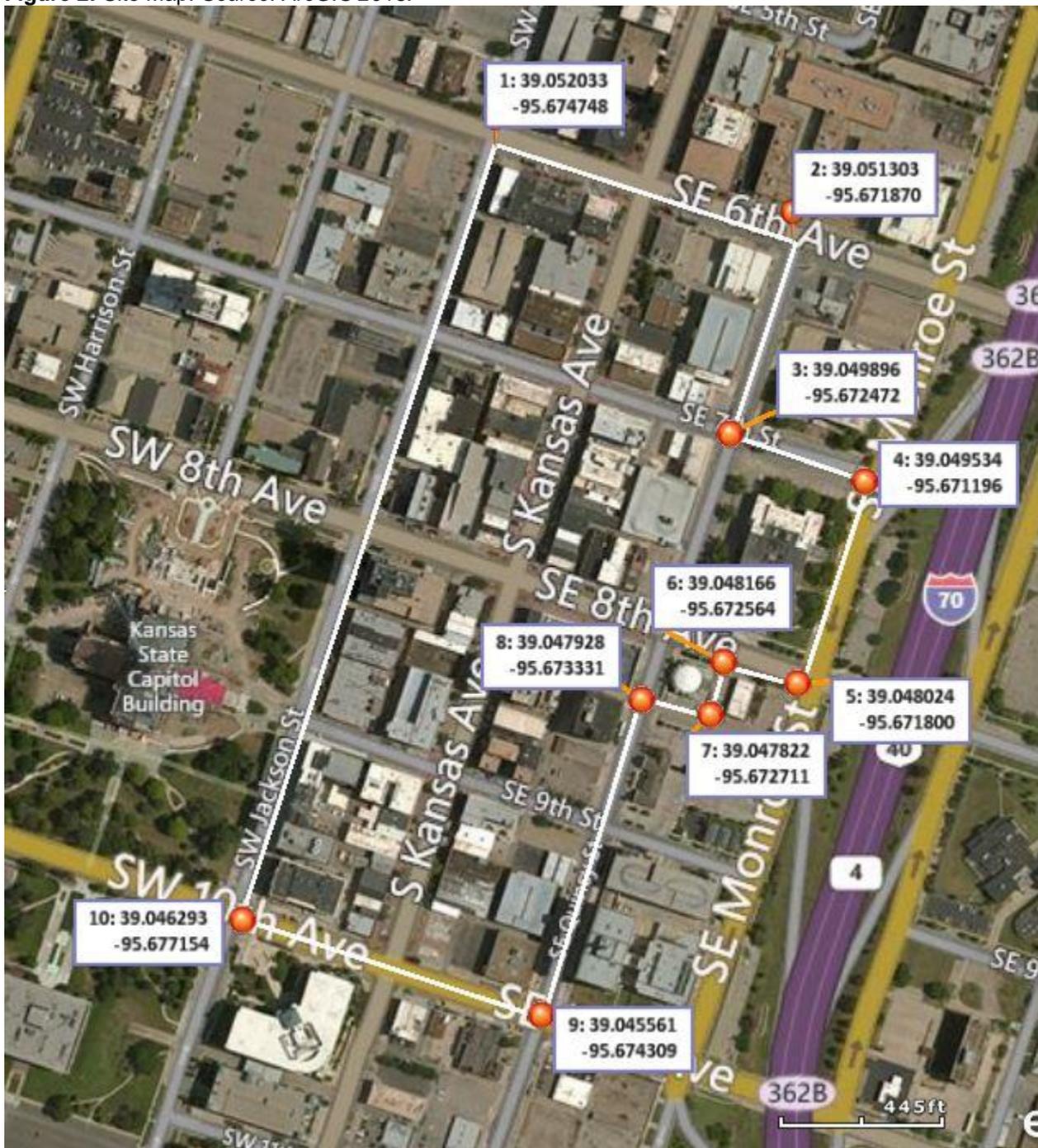
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| 5. 39.048024, -95.671800 | 10. 39.046293, -95.677154 |

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Figure 2: Site Map. Source: ArcGIS 2013.



South Kansas Avenue Commercial Historic District (49 acres)

Topeka, Shawnee County, Kansas

(Datum: WGS84) Lat/Long

- | | |
|--------------------------|---------------------------|
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| 3. 39.049896, -95.672472 | 8. 39.047928, -95.673331 |
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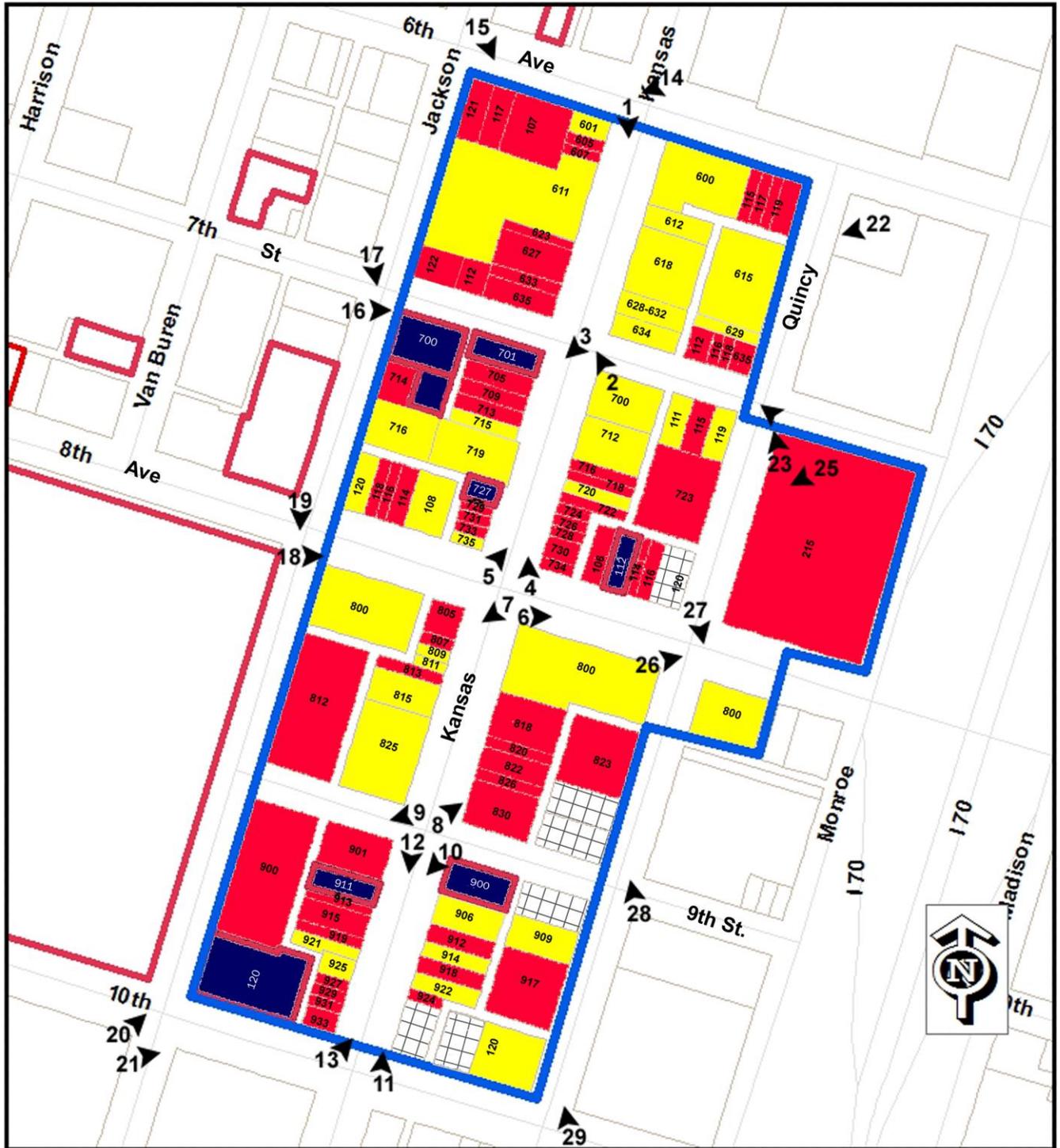
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Figure 3: Contributing Properties Map, Photo Map.

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-  Listed in the National Register
-  Contributing Properties
-  Non-Contributing Properties
-  Vacant Properties/ Parking Lot

South Kansas Avenue Commercial Historic District
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Figure 4. 600 and 700 Blocks of S Kansas Avenue, west side, 1934. *Courtesy of Kansas Memory online database.*

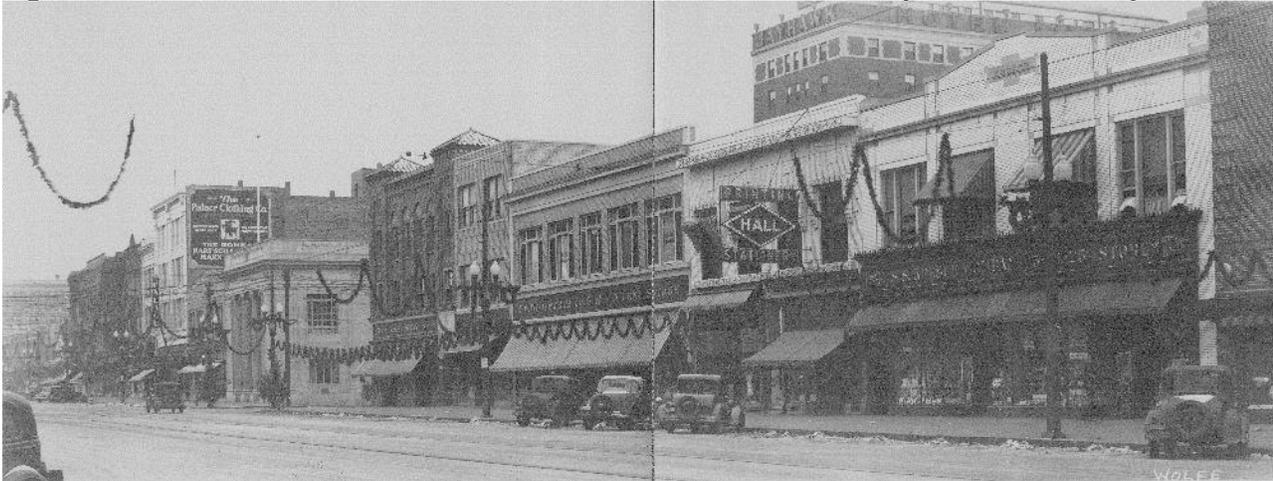


Figure 5. 700 Block of S Kansas Avenue, west side, c. 1935. *Courtesy of Kansas Memory online database.*



Figure 6. 700 Block of S Kansas Avenue, east side, c. 1935. *Courtesy of Kansas Memory online database.*



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Figure 7. 800 Block of S Kansas Avenue, west side, c. 1935. *Courtesy of Kansas Memory online database.*



Figure 8. 900 Block of S Kansas Avenue, west side, c. 1935. *Courtesy of Kansas Memory online database.*



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Figure 9. 700 Block of S Kansas Avenue, 1965. *Courtesy of Kansas Memory online database.*



South Kansas Avenue Commercial Historic District
Name of Property

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Figure 10. 900 Block of S Kansas Avenue, 1965. *Courtesy of Kansas Memory online database.*



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Name of Property

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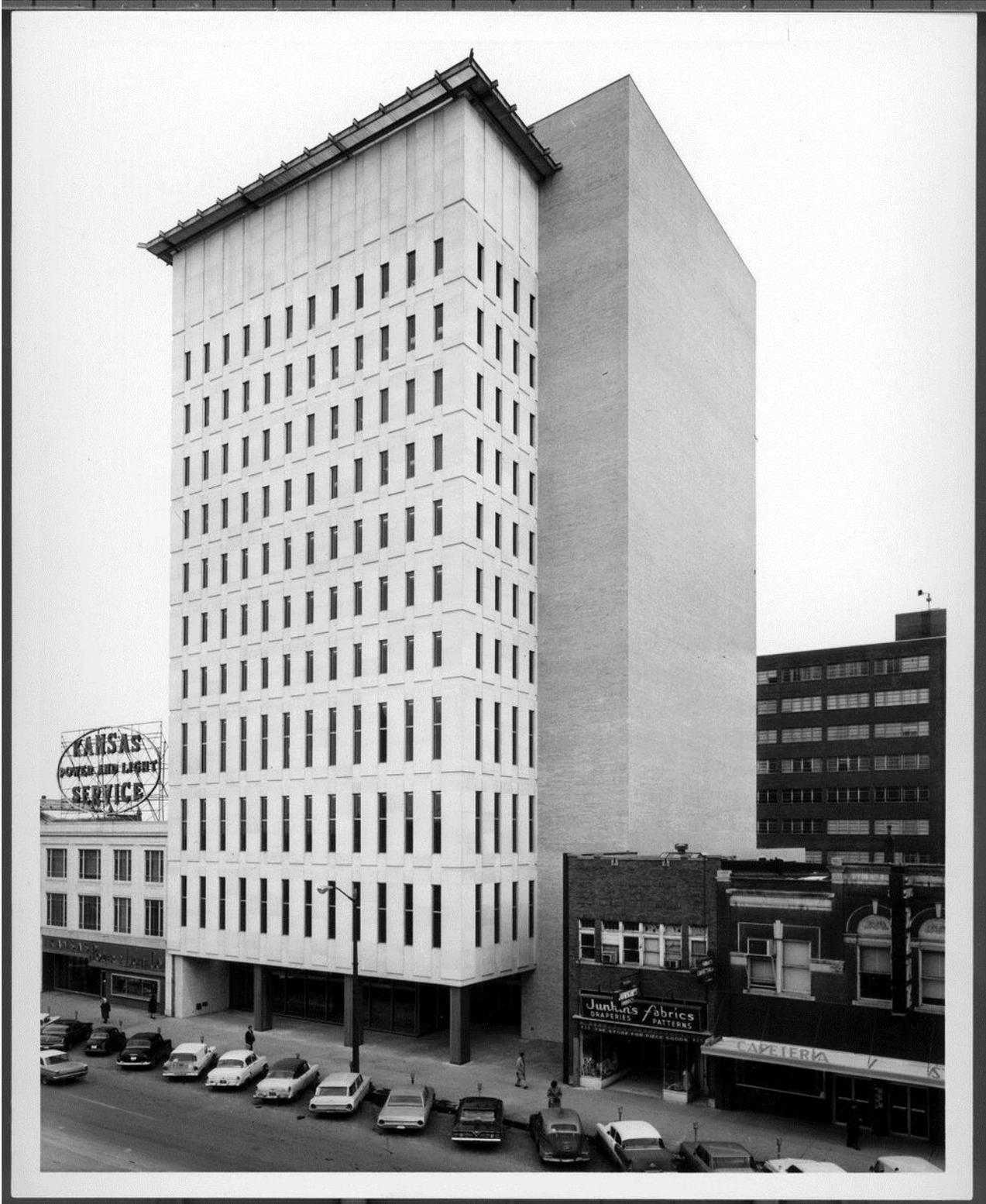
Figure 11. 900 Block of S Kansas Avenue, 1965. *Courtesy of Kansas Memory online database.*



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Figure 12. Kansas Power and Light Building, 1962. *Courtesy of Kansas Memory online database.*



South Kansas Avenue Commercial Historic District
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Figure 13. Capital Federal Savings and Loan Association Parking Garage, 1962. *Courtesy of Kansas Memory online database.*



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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

Historic name Mill Block Historic District

Other names/site number N/A

Name of related Multiple Property Listing N/A

2. Location

Street & number <u>101-129 North Kansas Avenue</u>	<u>N/A</u>	not for publication
City or town <u>Topeka</u>	<u>N/A</u>	vicinity
State <u>Kansas</u> Code <u>KS</u> County <u>Shawnee</u> Code <u>177</u> Zip code <u>66603</u>		

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this X 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 at the following level(s) of significance:
___ national ___ statewide X local Applicable National Register Criteria: X A ___ B ___ C ___ D

Signature of certifying official/Title Patrick Zollner, Deputy SHPO Date _____

Kansas State Historical Society
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:
 ___ entered in the National Register ___ determined eligible for the National Register
 ___ determined not eligible for the National Register ___ removed from the National Register
 ___ other (explain:) _____

Signature of the Keeper _____ Date of Action _____

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5. Classification

Ownership of Property
(Check as many boxes as apply.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

Category of Property
(Check only **one** box.)

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

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

<u>Contributing</u>	<u>Noncontributing</u>	
6	0	buildings
		sites
		structures
		objects
6	0	Total

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCIAL: Warehouse

Current Functions

(Enter categories from instructions.)

COMMERCIAL: Warehouse

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND 20TH REVIVALS: Classical Revival

OTHER: Minimal Commercial (Early-Mid 20th Century)

Materials

(Enter categories from instructions.)

foundation: STONE

walls: BRICK

roof: ASPHALT

other: STONE

CONCRETE

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Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources, if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary

The Mill Block Historic District (District) is a compact, five-building district along Topeka's main commercial street, Kansas Avenue, just north of the central business district. The District occupies a three-acre area on the west side of N Kansas Avenue between W 1st Avenue and NW Crane Street. The alley and rail siding form the west boundary while N Kansas Avenue forms the east boundary. Buildings within the Mill Block Historic District date from the late nineteenth century to the first quarter of the twentieth century. The warehouses range in height from one to four stories. Located adjacent to rail lines and the site of the founding of the City of Topeka, North Kansas Avenue warehouse buildings saw continued usage throughout the period of significance. The five buildings within the district have good integrity as intact examples of early-twentieth century warehouse and light industrial buildings commonly located near rail lines. All five buildings contribute to the Mill Block Historic District.

Elaboration

SETTING

Five contributing buildings comprise the District. The largest building (101 N Kansas Avenue) anchors the south end of the District (*Photo 1*). The buildings get progressively smaller as the District moves north. The adjacent building to the north (109 N Kansas Avenue) is three stories (*Photo 2*). The two center buildings and a recessed addition are two stories (*Photo 3*). The building at the north end of the District is one story (*Photo 4*). The buildings share common characteristics, including masonry construction and simple facades with restrained ornament. The minimal architectural features, including the restrained classical entry at 101 N Kansas Avenue or the stepped parapets at 125 and 129 N Kansas Avenue, clearly convey the era of construction for each of the buildings in the District. Older buildings have limestone secondary walls while relatively newer buildings have brick or concrete walls (*Photo 6*). Early-twentieth century buildings have loading docks adjacent to the areas where railroad sidings were once located. Later buildings incorporate features related to truck transport rather than rail, including loading docks that abut the roadway or provide vehicular entrances or space for parking.

Kansas Avenue runs perpendicular to a flat stretch of the Kansas River (The Kaw). This alignment, rather than true north, orients the orthogonal grid of downtown Topeka. The center four lanes of N Kansas Avenue slope up beginning at W First Avenue and continuing across the Kansas River one block to the north. The street surface is elevated above the sidewalk level of the buildings in the District. Concrete sidewalks and the west lane of Kansas Avenue at grade abut the buildings on the east. A gravel alley, the former location of the railroad siding, abuts the buildings on the west (*Photo 5*). The two-lane W 1st Avenue and the abandoned road bed of the Chicago, Rock Island and Pacific Railroad run parallel to the south boundary of the District. Although the road bed is abandoned, the tracks are extant in that block (*Photo 7*). Warehouses and small light-industrial complexes occupy the west half of the block and surrounding blocks. The surrounding buildings are smaller in scale, constructed later, or have less integrity than the buildings in the District.

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INDIVIDUAL RESOURCE DESCRIPTIONS

1. 101 N Kansas Avenue

Parkhurst Davis Mercantile Building
Photographs: 1, 2, 4, 5, 6, 7

Contributing

1909

Classical Revival

This four-story corner warehouse building is clad in stucco on the east and south elevations. The symmetrical front (east) façade contains two sets of tall paired window openings set in two recessed bays flanking a center bay. The center bay contains the main entry on the first story and paired windows on the upper stories. Evoking references to the Classical Revival style, the stone entry consists of a round arched opening with flanking ionic pilasters supporting an entablature. A stone cornice runs the length of the primary facades above the first story. Brick corbelling and a stone cornice cap the building. The red brick façade is visible in locations where the stucco is cracked. Most of the historic window openings containing one-over-one wood sashes were infilled with smaller non-historic windows or concrete block, but their outlines remain visible beneath the stucco. The north and west elevations are field stone. Standing-seam metal panels clad the north elevation. The seven irregular bays on the west elevation each contain a single window opening with a cut stone sill and brick quoins. Most of the openings on this elevation are infilled with cinder blocks. This elevation has a brick parapet concealing a flat roof. Warehouse buildings have always stood on this site. The five-story building constructed on this site in 1901 was destroyed in a fire in 1904. The four-story building constructed on this site in 1904 was destroyed in a fire in 1909. The current four-story building was constructed after the 1909 fire (*Figure 12*). The building stands on the site of Topeka's first cabin constructed in December 1854, as indicated on a cornerstone dedicated by the Topeka chapter of the D.A.R. and inscribed "This building marks the site of the first cabin in Topeka where the town company was organized. Dec. 5, 1854" (*Figure 10*). The brick façade is visible in historic photographs from the 1960s. The stucco cladding was added after 1965, making it a non-historic alteration. Covering the historic window openings and some of the ornament on this highly utilitarian building does not compromise its integrity as it continues to convey its historic warehouse function and the period in which it was constructed.

2. 109 N Kansas Avenue

International Harvesters of America Building
Photographs: 1, 2, 4, 6, 7

Contributing

1904

Other: Minimal Commercial (Early-Mid Twentieth Century)

The three-story warehouse building has a brick façade and field stone secondary walls. The symmetrical façade has five bays with two large window openings flanking a tall center entry. The segmental arched openings contain paired one-over-one hung replacement windows. The historic windows on the first and second floors were one-over-one double-hung wood sashes with single-light transoms while the windows on the third floor were six-over-six double-hung wood sashes without transoms. The window openings on the first two stories retain their transoms. Corbelled brick courses and recessed brick panels provide minimal ornament on this utilitarian building. The flat parapet with glazed tile coping conceals a flat roof. The secondary north and west elevations contain historic window openings with brick quoins and rowlock brick segmental arches. The secondary elevations have replacement windows as well. A red brick mechanical penthouse rises above the roofline at the northwest corner of the building. A non-historic one-story shed-roofed addition spans the length of the west elevation and is clad entirely in standing seam metal panels. The shed sits atop a concrete loading dock. Three vehicular openings with metal overhead doors and a single pedestrian opening with a metal slab door pierce this elevation. The building shares a party wall with the four-story building to the south.

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3. 121 N Kansas Avenue

Photographs: 1, 2, 3, 4, 5, 6

Two Contributing

c. 1925, 1930

Other: Minimal Commercial (Early-Mid Twentieth Century)

This two-story two-part commercial block is composed of two separate buildings. The north building is brick with modified storefronts. The first story of the front (east) elevation has three irregular bays with one wide storefront opening that occupies the south half of the façade while two narrow fields occupy the north half. The storefronts have steel beams spanning the openings. The glass block in the south storefront appears to be historic as it is visible in a photograph taken prior to 1967. The center wing historically contained a vehicular entrance with an overhead metal door and now contains red brick infill, a pedestrian entrance with a metal slab door and a single multi-light steel window. The north bay historically contained a single pedestrian entrance and now contains red brick infill and single multi-light steel window. Eight regular bays, each containing a single window opening, pierce the second story on the east elevation. The second story contains non-historic one-over-one aluminum replacement windows with concrete sills. Corbelled brick courses and recessed brick panels provide minimal ornament in the flat parapet. The blank south wall is stucco while the rear (west) wall is brick. The south elevation has four irregular bays on the first story with two narrow windows infilled with concrete block flanking two wider entries. The north entry is a pedestrian entrance with a pair of hollow core metal doors. A vehicular entrance with an overhead garage door fills the south entry. The second story has six regular bays, each containing a single opening with non-historic one-over-one aluminum windows and brick sills. The north and south walls are shared party walls, except where exposed and clad in stucco. This building was constructed c. 1925.

The south building attaches to the southwest corner of the north building. The east elevation is brick with an exposed concrete frame, multi-light metal windows with pivot sashes, and no ornament. A one-story concrete loading dock with a metal shed roof and multiple vehicular entrances spans the lot on the east side of the building between 121 N Kansas Avenue and 109 N Kansas Avenue. The loading dock, set back from the street to accommodate freight vehicles, is visible in the 1950 Sanborn map and 1957 aerial photograph (*Figures 9 and 16*). The west elevation is brick with small rectangular multi-light metal windows. This building was constructed in 1930.

4. 125 N Kansas Avenue

Lux Building

Photographs: 1, 3, 4, 5, 6

Contributing

1919

Other: Minimal Commercial (Early-Mid Twentieth Century)

The two-story two-part commercial block has brick walls with stone trim. Brick pilasters divide the first story façade into two bays. While this building was constructed in 1909, the facade was altered to match the facade of 129 N Kansas Avenue when it was built in 1919, replacing the earlier commercial storefronts visible in historic photographs. Each pilaster capital has a geometric stone ornament that resembles a pendant but is flush with the brick. Each bay contains a wide vehicular entrance. Soldier course lintels span the openings. The second story contains four large window openings with soldier course surrounds. Painted concrete block fills the historic openings. Stone squares articulate the corners of the openings in both stories. A stone beltcourse continues across the facade from 129 N Kansas Avenue. A simple stone cornice caps the second story. The stepped and peaked parapet has stone coping that conceals a flat roof. The rear (west) elevation is painted field stone with arched window openings filled with non-historic windows.

5. 129 N Kansas Avenue

Contributing

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Lux Building

1919

Photographs: 1, 3, 4, 5, 6

Other: Minimal Commercial (Early-Mid Twentieth Century)

This one-story warehouse has brick walls and stone trim typical of such utilitarian commercial/industrial buildings of this period. Brick pilasters divide the façade into four bays. Each pilaster capitals has a geometric stone ornament that resembles a pendant but is flush with the brick. The south bay contains a former entrance infilled with concrete block and a window infilled with brick recessed within the opening. The center-south bay contains an entrance with a pair of hollow core metal doors. Small rectangular window openings flank the entrance. The south window is infilled with recessed brick. The north opening has a non-historic aluminum window. The center-north bay has a short band of four non-historic aluminum windows. The north bay has a singular vehicular entrance infilled with concrete block. Stone squares articulate the corners of the masonry openings. A stone beltcourse runs the length of the façade above the windows, continued from 125 N Kansas Avenue. The stepped and peaked parapet has stone coping and a stone nameplate inscribed "1919." The exposed concrete frame with brick fill is painted on the rear (west) elevation.

INTEGRITY

The Mill Block Historic District retains integrity of location, setting, design, workmanship, materials to adequately convey associations with and feelings about its historic function, the area of significance, and the era in which the buildings were constructed. The warehouses of the Mill Block Historic District have retained their historic function and few alterations have been made. The most common changes within the District are window and door replacement and infilling historic openings. Many of these alterations have left the original openings and spatial relationships of the buildings intact. The warehouses within the Mill Block Historic District retain sufficient integrity to convey the evolution of warehousing and distribution in downtown Topeka, from rail transport to road and truck transport.

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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.)

- 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.
- 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 old or achieving significance within the past 50 years.

Areas of Significance

COMMERCE

Period of Significance

1904-1965

Significant Dates

1904

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Period of Significance (justification)

The period of significance begins in 1904 with the construction date of the earliest resource and ends in 1965, the fifty-year closing date for periods of significance where activities begun historically continue to have significance but no more specific date can be defined.

Criteria Considerations (justification)

N/A

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Narrative Statement of Significance

(Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Summary

The Mill Block Historic District (District) is significant under Criterion A in the area of COMMERCE as an intact example of a warehouse and industrial corridor. Five intact industrial warehouses on the west side of North Kansas Avenue (south of the Kansas River) form a cohesive historic district comprised of a single property type. The District contains five contributing resources and no non-contributing resources. These resources reflect the light industrial and commercial warehouse development that occurred along the river at the north end of the downtown commercial core once the presence of railroads was firmly established in Topeka. Constructed between 1904 and 1930 as wholesale warehouse and distribution facilities, the buildings communicate the evolution of this industry from rail to road (truck) transportation. The resources continue to function as warehouses. The massing and functional features of these resources, such as loading docks and vehicular entrances, convey the primary historic function of the District while the minimal architectural features communicate the era of construction for each resource.

Elaboration

COMMERCIAL AND INDUSTRIAL DEVELOPMENT OF THE MILL BLOCK

The history of the Mill Block is closely associated with the early commercial development of Topeka and its reliance on the railroad as it advanced from territorial settlement to state capital. While the buildings date to the first quarter of the twentieth century, the industrial and warehouse character of the block was established more than a decade earlier with the arrival of the Chicago, Rock Island, and Pacific Railroad. The United States Congress passed the Kansas-Nebraska Act on May 30, 1854, establishing the Kansas Territory at the heart of the Louisiana Purchase. On December 5, 1854, nine pioneering strangers with a common desire to see the Territory admitted to the Union as a free state, met in a rude log cabin on the south bank of the Kansas River for the expressed purpose of establishing a town.¹ The newly formed Topeka Association selected a site and laid out one and a half square miles to be surveyed for a town site. They aligned the street grid perpendicular to a relatively straight section of the Kansas River. Eighteen narrow lots lined each side of the long blocks. Beginning at 1st Avenue, the Original Town site extended south to 14th Street (*Figure 11*). The blocks north of 1st Avenue varied in size depending on their proximity to the Kansas River, though the blocks flanking Kansas Avenue retained the same dimensions as the blocks to the south. Located near the east side of the new town site, Kansas Avenue was the primary street at the heart of the new town. On March 20, 1858, the Topeka Association deeded the block on the east side of Kansas Avenue north of 1st Avenue to the Topeka Mill Company, establishing the name of the property as the "Mill Block."²

Settlers arriving in the new town constructed temporary and semi-permanent wood dwellings vital to their initial survival, though they soon discovered limestone as an abundant source of building material. The first

¹ Frye W Giles, *Thirty Years in Topeka: A Historical Sketch* (Topeka, KS: Geo. W Crane & Co Publishers, 1886) 21. Google Books, available at http://books.google.com/books?id=TxcVAAAAYAAJ&printsec=frontcover&dq=fry+giles+thirty+years+in+topeka&hl=en&ei=ftmqTtrdJLLsQLy6TyDg&sa=X&oi=book_result&ct=result&resnum=1&ved=0CC0Q6AEwAA#v=twopage&q&f=true (accessed 5 December 2014). Although the log cabin that qualifies as Topeka's first structure is no longer standing, a cornerstone on 101 N Kansas Ave commemorates the location of the cabin and the date of the town founding (*Figure 11*).

² Quit Claim Deed, Topeka Association to the Topeka Mill Company, March 20, 1858. Item #7540, Franklin Loomis Crane Collection, #320, Box 1 Scrapbook. Kansas Memory online database. <http://www.kansasmemory.org/item/7540> (accessed February 26, 2015).

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commercial entities established were those necessary to support the growing town, specifically a saw mill, a grist mill, hotels, and a variety of mercantile businesses. The mills were constructed along the north and south banks of the Kansas River while the commercial businesses lined Kansas Avenue. Masonry buildings (limestone side and rear walls with brick facades) erected throughout the 1850s and 1860s infilled the streetscape of Kansas Avenue, though the blocks at the north end of the street, the area that included the District, remained underdeveloped through the 1880s.

Development Associated with Railroads

As is common in many pioneer cities west of the Mississippi River, the railroad played an integral part in the early success of the Topeka. The ability to import and export raw materials and finished products provided boundless opportunities for entrepreneurs and manufacturers. The two major rail lines to first service Topeka were the Union Pacific Eastern Division Railroad (Union Pacific), arriving in 1866, and the Atchison, Topeka, & Santa Fe Railway (AT&SF), which began construction both east and west from Topeka in 1868.³ The Rock Island Railroad arrived in 1887 under a contract between Union Pacific and the Chicago, Kansas and Nebraska Railway Company for use of the Union Pacific tracks.⁴ While the Union Pacific rail line did not cross the Kansas River to enter downtown Topeka, the line from the Atchison ended at the newly constructed shops just east of Adams Street. The line then extended north and south, running parallel to Adams Street, six blocks east of Kansas Avenue, and crossing the Kansas River via a railroad bridge. In addition to constructing the railroad through Topeka, the company also decided, with some financial incentive from the City, to build its shops and offices in Topeka. This decision meant a great number of jobs for the citizens of Topeka and provided a boost to the local economy. In 1884, the AT&SF railroad built a four-story office building at the southeast corner of West 9th and Jackson Streets, the site of what would eventually become the ten-story headquarters for AT&SF.

Although the Civil War effectively halted development, the aftermath brought renewed interest in Topeka, and the population doubled within six months of the war's end. In 1869, with the city firmly established as the state capital and construction of the east wing of the Kansas Statehouse underway, public and private projects greatly improved the appearance of the developing settlement. The City graded Kansas Avenue, laid curbstones from Third Street to Eighth Avenue, and paved the gutters. Roughly five hundred new, permanent houses were constructed that year, and permanent structures were erected for a wide variety of commercial establishments. The Union Pacific and Santa Fe railroads, along with the newly-completed iron bridge to North Kansas greatly increased the ability of Topeka's businesses to trade merchandise and materials.

Improvements made during the 1860s and 1870s laid the foundation for the exponential growth of Topeka during the 1880s. The unparalleled expansion of railroads throughout the country connected large cities and small towns in unprecedented ways. The AT&SF railroad, with its office headquarters and maintenance shops in the community, enhanced Topeka's economy with the addition of roughly five thousand jobs. Utilities improved the quality of life in Topeka with the introduction of gas illumination in 1870 and electric illumination in 1882. With these opportunities and amenities, Topeka grew rapidly. The streetscapes in the original town site filled in with one- to four-story masonry buildings constructed to house all of the commercial, industrial, and cultural concerns needed to sustain a modern town.

³ Giles, 274.

⁴ "A Brief Historical Overview of the Chicago, Rock Island, and Pacific Railroad," reproduced from *Yard Clerical Manual* (Rock Island Railroad, 1970), available online through the Rock Island Technical Society: <http://www.rits.org/www/histories/RIHistory.html> (accessed January 26 2015).

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Unchecked speculation and interest from outside investors led to a building boom in the 1880s. In addition to the miles of sidewalk and street pavement laid throughout the city in 1888, several thousand new buildings were erected, including commercial and warehouse buildings along Kansas Avenue and residential dwellings on the surrounding streets. The Missouri Pacific and the Chicago, Rock Island & Pacific railroads entered Topeka in 1886 and 1887, respectively.⁵ The Rock Island line crossed the Kansas River at Topeka Avenue, four blocks west of Kansas Avenue, and traveled east-west through Topeka at 1st Avenue. Access to rail lines allowed businesses to grow significantly, with large mills employing over three hundred people located in North Topeka and mills and packing houses on the east side of Kansas Avenue.⁶ The history of the Mill Block begins in the mid-1880s. The first buildings constructed on the Mill Block appear around the time of completion of these rail lines and their associated spurs. In 1883, the entire east half of the block, the location of the District, was undeveloped land (*Figure 5*). The Topeka Manufacturing Company operated a small complex with an office building, furnace shop, and steam machinery at the northwest corner of the block while three tiny one-story dwellings occupied the remainder of the west half of the block.⁷ By 1885, the Topeka Cracker Company constructed a narrow two-story building at 127 N Kansas Avenue.⁸

The 1889 Sanborn Fire Insurance Map illustrates the distinct change in the block that occurred following the construction of the Rock Island line (*Figure 6*). The Topeka Coal Company and the W.L. Layson lumber yard occupy the west half of the block with multiple railroad spurs curving off the main line at 1st Avenue. A three-story passenger depot for the Chicago, Rock Island and Pacific Railroad occupied the southwest corner of the intersection of 1st and Kansas avenues. In addition to the Topeka Cracker Company Building, one other building occupied lots in the District. The Sells Brothers, capitalists and proprietors of a local circus, invested in the construction of a three-story building at 109 N Kansas Avenue, subsequently named the Sells Building. The Parkhurst Davis Mercantile Company, wholesale grocers, moved to this building from a location on the north side of the river. The warehouse building occupied two narrow lots and had a full-width loading dock across the west elevation, adjacent to the railroad spur. By 1896, Parkhurst Davis Mercantile Company expanded into a three-story addition constructed on the lot adjacent to the north side of the existing building while the rest of the District remained undeveloped (*Figure 7*). In 1901, Parkhurst Davis constructed a building at 101 N Kansas Avenue at the corner of the block. The cornerstone of the building, dedicated by the Topeka Chapter of the D.A.R., indicates that this corner was the location of the 1854 log cabin where the Town Company was first organized (*Figure 10*). When Parkhurst Davis moved next door to its new building, International Harvesters of America, a farm implement storage warehouse, occupied the earlier building. These buildings fully utilized the railroad via the spur that ran the full length of the alley to ship and receive goods stored within the warehouses. The buildings in the District continue to operate as warehouses, maintaining the historic function of the District.

Twentieth Century Growth

In the District, the twentieth century began with significant destruction paired with construction. The warehouse buildings at 101 and 109 N Kansas Avenue stored a wide variety of goods from food and mattresses to chemicals and ammunition. Occasionally the storage of these materials proved dangerous. On February 13, 1904, a devastating fire destroyed the 1901 Parkhurst Davis Mercantile Company Building as well as the

⁵ Giles, 281.

⁶ "North Topeka is Industrial Center" and "Thomas Page Mill Does Big Business," *Topeka Daily Capital*, November 29, 1913, page 13. Microfilm. Topeka and Shawnee County Public Library.

⁷ Sanborn Fire Insurance Map, *Topeka*, 1883, Sheet 2.

⁸ City of Topeka, City Directory, 1885. This narrow building was demolished by 1919 when the Lux Building was constructed on the site in 1919.

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adjacent Sells Building.⁹ The City of Topeka issued owner Joab Mulvane a building permit five months later for the construction of a five-story building at 101 N Kansas Avenue to house the Davis Mercantile Company.¹⁰ The commemorative cornerstone marking the importance of the site was salvaged and installed in the new building. A second building permit was issued to Lewis Hazelbart nearly a year later in 1905 for the building at 109 N Kansas Avenue for International Harvesters.¹¹ Another enormous fire on February 12, 1909 destroyed the five-year-old building at 101 N Kansas Avenue.¹² The adjacent building at 109 N Kansas Avenue was slightly damaged but remained standing. In August of 1909, the City issued a permit to the Davis Mercantile Building for the construction of a four-story building.¹³ The commemorative cornerstone marking the importance of the site was again salvaged and installed in the new building (*Figure 10*).

The buildings at 101 and 109 N Kansas Avenue continued to operate as warehouse for various mercantile companies utilizing the railroad as a shipping method through the first quarter of the twentieth century. The new Davis Mercantile Building had a loading platform spanning the long south elevation. The 1905 International Harvesters building had loading platforms on the north and west elevations. The two-story building constructed at 125-127 N Kansas Avenue, completed in 1909, initially housed a cider press and a wholesale grocer. A loading platform spanned the west elevation of this building (*Figure 8*). By 1913, Capital Broom Works (manufacturer) and W.R. Smith & Sons (oysters and celery wholesaler) occupied the building (*Figure 15*).¹⁴ This was one of the smaller manufacturing and wholesale businesses to occupy space along this stretch of Kansas Avenue, similar to the building stock constructed in North Topeka.

In 1919, the character of the District began to shift slightly to reflect the proliferation of the motor vehicle as both a business and personal tool. Samuel E. Lux, Jr. purchased the two-story building and vacant lots at the north end of the Mill Block. Lux constructed a one-story warehouse at 129 N Kansas Avenue for his mercantile business. During construction of the new building, Lux re-clad the façade of the building at 125-127 N Kansas Avenue to unify and update the façades. Lux operated a small filling station at the recessed northeast corner of his new building. The size of the filling station indicates that it was designed to accommodate small personal vehicles rather than large trucks.

The two buildings constructed at the middle of the block also reflect the evolution of the District towards the greater use of trucks for transporting goods rather than the railroad. The two-story building at 121 N Kansas Avenue, constructed 1925 for the Mosby-Mack Motor Company, is a two-part commercial block with a large vehicular entrance at the center of the front and rear façades. The adjacent building to the south is a two-story loading dock addition, completed in 1930 for the Yellow Cab and Baggage Company and constructed at the west half of the lot. Vehicular entrances line the east elevation of the raised concrete loading dock. The location of this addition was designed to accommodate large trucks (*Figure 9*).

⁹ "Topeka (Kan.) \$490,000 Fire, Parkhurst-Davis Mercantile Company Suffers Loss of Plant and Stock," *The New York Times*, Sunday February 14, 1904, p. 3. The Times Machine online database:

<http://timesmachine.nytimes.com/timesmachine/1904/02/14/101386514.html> (accessed 4 November 2014).

¹⁰ City of Topeka, Building Permit #11430, 23 July 1904. *City of Topeka Building Permits Index*, online database available through the Kansas Historical Society <http://kshs.org/p/topeka-building-permits-index/13857> (accessed 6 January 2015).

¹¹ City of Topeka, Building Permit #11808, 27 April 1905. *City of Topeka Building Permits Index*, online database available through the Kansas Historical Society <http://kshs.org/p/topeka-building-permits-index/13857> (accessed 6 January 2015).

¹² "Parkhurst-Davis Building Burns: One Man Killed," *The Topeka Daily Capital*, February 12, 1909, p. 1. Vertical File - Buildings, Topeka Room, Topeka & Shawnee County Public Library.

¹³ City of Topeka, Building Permit #14431, 12 August 1909. *City of Topeka Building Permits Index*, online database available through the Kansas Historical Society <http://kshs.org/p/topeka-building-permits-index/13857> (accessed 6 January 2015).

¹⁴ Various advertisements, *Topeka Daily Capital*, November 29, 1913, page 12-16.

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The buildings in the District were constructed as warehouses for wholesale companies, primarily grocers and general mercantile businesses. These warehouses stored produce, canned goods, frozen food, and liquor. The buildings maintained this function or related functions for many of the same companies throughout the period of significance. The financial collapse of the Great Depression combined with the reduction in crops due to the Dust Bowl affected the financial stability of the Chicago Rock Island Railway. The company went into receivership in 1933. New management attempted to improve the company by modernizing the equipment, specifically purchasing diesel engines though this it was not enough to save the company.¹⁵ Although freight lines continued to operate into the 1950s, reliance on rail transport began to dwindle in Topeka in the late 1930s, increasingly replaced by the trucking industry.

The Theo. Poehler Mercantile Company, based in Lawrence, operated their Topeka warehouse at 101 N Kansas Avenue from the late 1910s through the 1940s. Seymour Packing Company operated a wholesale food warehouse and office at that location into the 1960s. International Harvesters of America operated a warehouse at 109 N Kansas Avenue into the 1950s. After the company consolidated its operations in a new building on the east side of N Kansas Avenue, Ed Marling operated the warehouse. The Mosby-Mack Motor Company opened a Ford dealership at 121 N Kansas Avenue in 1925. Within five years, the Yellow Cab and Baggage Company occupied the building as a storage facility and constructed the adjacent loading dock. Yellow Cab and Baggage Company operated in this location through the 1940s. Subsequent operations include Hall Lithographing Company in 1950 and Sears Roebuck and Company in 1960. The Lux Mercantile Company operated a warehousing facility at 125-127 and 129-135 N Kansas Avenue from 1919 through the 1950s. The building at 129-135 N Kansas Avenue continued to function as Lux Mercantile Company through the 1960s while the building at 125-127 N Kansas Avenue housed a wholesale fruit company, a frozen food company, a company selling commercial frozen food lockers, and a refrigerator repair shop.¹⁶ Strategically placed loading docks, vehicular entrances, vertical circulation, and open floor plans characterize each of these buildings. Only the minimal architectural details on the façades signify different eras of construction.

The elevated roadway connecting to the Kansas Avenue Bridge was constructed in 1967 when the new bridge replaced the 1898 Melan Arch Bridge, which collapsed in 1965. This new structure may have had negative impacts on the businesses on this block by limiting access from Kansas Avenue, as the road at grade was effectively narrowed to one lane on the west side, although there is accessible space beneath the elevated roadway. The warehousing and distribution businesses located in this block did not have commercial storefront space obscured by the elevated structure.

CONCLUSION

The five contributing resources of the Mill Block Historic District continue to function as they were historically designed in the early twentieth century. The Mill Block Historic District is significant under Criterion A in the area of Commerce as an intact example of an industrial corridor within the City of Topeka. Built on the original townsite of the City of Topeka, the resources within the District were constructed in conjunction with significant historical events in the city. The resources reflect the light industrial and warehouse development that occurred near the Kansas River adjacent to rail lines that occurred throughout this area of the city. Still functioning today as warehouses, the resources retain excellent integrity and effectively communicate their historic use and the era in which they were constructed.

¹⁵ "A Brief Historical Overview of the Chicago, Rock Island, and Pacific Railroad."

¹⁶ *City of Topeka, City Directories, 1900-1965*. Topeka Room, Topeka and Shawnee County Public Library.

Mill Block Historic District
Name of Property

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Bird, Roy D. and Douglass W. Wallace. *Witness of the Times – A History of Shawnee County*. Topeka, Kansas: Shawnee County Historical Society, 1976.

“A Brief Historical Overview of the Chicago, Rock Island, and Pacific Railroad,” reproduced from *Yard Clerical Manual* (Rock Island Railroad, 1970), available online through the Rock Island Technical Society: <http://www.rits.org/www/histories/RIHistory.html>. Accessed 26 January 2015.

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Connelley, William E. *A Standard History of Kansas and Kansans*. Chicago: Lewis Publishing Company, 1918. Transcribed 2000 by Carolyn Ward for the Kansas GenWeb Project. 2000. <http://skyways.lib.ks.us/genweb/archives/1918ks/toc.html> Accessed 4 November 2014.

Giles, Frye W. *Thirty Years in Topeka: A Historical Sketch*. Topeka, KS: Geo. W. Crane & Co. Publishers, 1886. Google Books, available at http://books.google.com/books?id=TxcVAAAAIAAJ&printsec=frontcover&dq=frye+giles+thirty+years+in+topeka&hl=en&ei=ftmqTtrdJL_sQLy6-TyDg&sa=X&oi=book_result&ct=result&resnum=1&ved=0CC0Q6AEwAA#v=twopage&q&f=true Accessed 5 December 2014.

“Parkhurst-Davis Building Burns: One Man Killed,” *The Topeka Daily Capital*, February 12, 1909, p. 1. Vertical File - Buildings, Topeka Room, Topeka & Shawnee County Public Library.

Sanborn Fire Insurance Map. Topeka, Kansas, 1883, 1889, 1896, 1913, 1950. Available online <http://sanborn.umi.com.proxy.mcpl.lib.mo.us/ks/3094/dateid-000001.htm?CCSI=45n> Accessed 4 November 2014.

“Topeka (Kan.) \$490,000 Fire, Parkhurst-Davis Mercantile Company Suffers Loss of Plant and Stock,” *The New York Times*, Sunday February 14, 1904, p. 3. The Times Machine online database: <http://timesmachine.nytimes.com/timesmachine/1904/02/14/101386514.html>. Accessed 4 November 2014.

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 # _____
 recorded by Historic American Landscape Survey # _____

Primary location of additional data:

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

Name of repository: Kansas State Historical Society
Topeka Room, Topeka, Shawnee County
Public Library, Topeka, Kansas

Historic Resources Survey Number (if assigned): _____

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10. Geographical Data

Acreeage of Property 3 acres

Provide latitude/longitude coordinates OR UTM coordinates.
(Place additional coordinates on a continuation page.)

Latitude/Longitude Coordinates

Datum if other than WGS84: N/A
(enter coordinates to 6 decimal places)

1 39.059664 -95.670403 3 _____
Latitude: Longitude: Latitude: Longitude:

2 _____ 4 _____
Latitude: Longitude: Latitude: Longitude:

OR

UTM References

_____ NAD 1927 or _____ NAD 1983

1 _____ 3 _____
Zone Easting Northing Zone Easting Northing

2 _____ 4 _____
Zone Easting Northing Zone Easting Northing

Verbal Boundary Description (describe the boundaries of the property)

The District is bounded by NW Crane Street on the north, N Kansas Avenue on the east, SW First Avenue on the south and the alley between N Kansas Avenue and NW Jackson Street on the west.

Boundary Justification (explain why the boundaries were selected)

The boundary includes the parcels currently and historically associated with the resource. It encompasses a cohesive group of warehouses and industrial buildings associated with the early industrial history of Topeka.

11. Form Prepared By

name/title Rachel Nugent, National Register Coordinator; Ellis Mumford-Russell, Associate
organization Rosin Preservation date March 2015
street & number 215 West 18th Street #150 telephone 816-472-4950
city or town Kansas City state MO zip code 64111
e-mail ellis@rosinpreservation.com

Property Owner: (complete this item at the request of the SHPO or FPO)

name See Continuation Sheets
street & number _____ telephone _____

Mill Block Historic District
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city or town _____ state _____ zip code _____

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

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Additional Documentation

Submit the following items with the completed form:

Photographs

Submit clear and descriptive photographs. The size of each digital image must be 1600x1200 pixels (minimum), at 300 ppi (pixels per inch) or larger. Key all photographs to a sketch map or aerial map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photograph Log

Name of Property: **Mill Block Historic District**

City or Vicinity: **Topeka**

County: **Shawnee** State: **Kansas**

Photographer: **Brad Finch, F-Stop Photography**

Date

Photographed: **November 2014**

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 7: Southeast corner of District, intersection of North Kansas Avenue and Southwest First Avenue. View northwest.
- 2 of 7: 101-109 North Kansas Avenue, primary (east) elevations. View southwest.
- 3 of 7: 121-129 North Kansas Avenue, primary (east) elevations. View northwest.
- 4 of 7: Northeast corner of District, intersection of North Kansas Avenue and Northwest Crane Street. View southwest.
- 5 of 7: Northwest corner of District. View southeast.
- 6 of 7: 101-129 North Kansas Avenue, west elevations, from Northwest Jackson Avenue. View east.
- 7 of 7: Southwest corner of District, note proximity of railroad tracks. View northeast.

Figures

Include GIS maps, figures, scanned images below.

Figure 1: Contextual Map.

Figure 2: Site Map.

Figure 3: Contributing Properties Map.

Figure 4: Photo Map.

Figure 5: Sanborn Fire Insurance Map, 1883.

Figure 6: Sanborn Fire Insurance Map, 1889.

Figure 7: Sanborn Fire Insurance Map, 1896.

Figure 8: Sanborn Fire Insurance Map, 1913.

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Figure 9: Sanborn Fire Insurance Map, 1950.

Figure 10: Detail of Cornerstone at 101 N Kansas Avenue.

Figure 11. Plan for Topeka, c. 1855, detail of nominated block.

Figure 12. 101 N Kansas Avenue. Historic photograph, c. 1909.

Figure 13. 109 N Kansas Avenue. Historic photograph, c. 1955.

Figure 14. 109 – 121 N Kansas Avenue. Historic photograph, c. 1965.

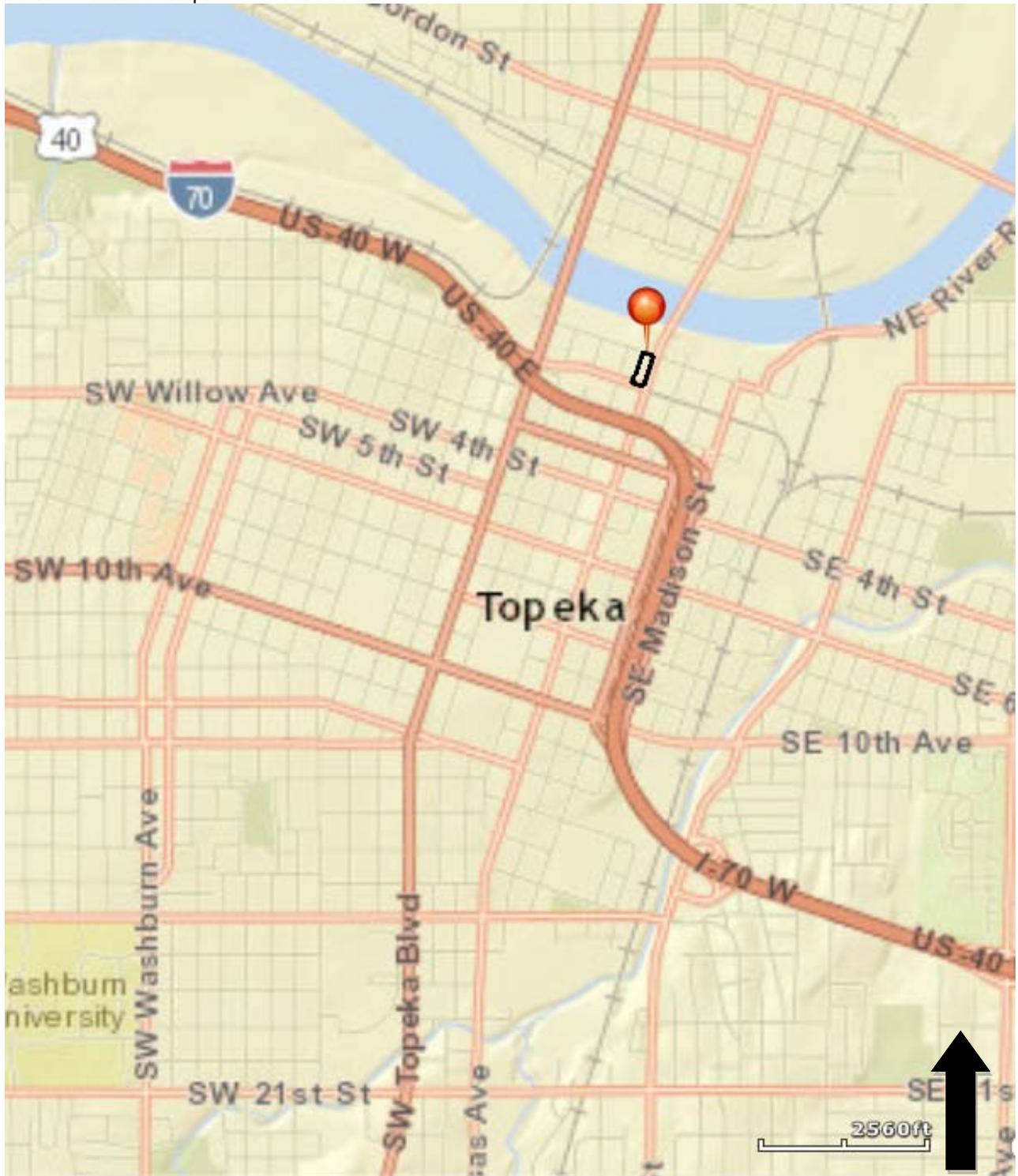
Figure 15. 125 N Kansas Avenue. Historic photograph, 1913.

Figure 16. Aerial photograph, 1957.

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Figure 1: Contextual Map. Source: ArcGIS 2013.



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WGS84
39.059664, -95.670403

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Figure 2: Site Map. Source: ArcGIS 2013.

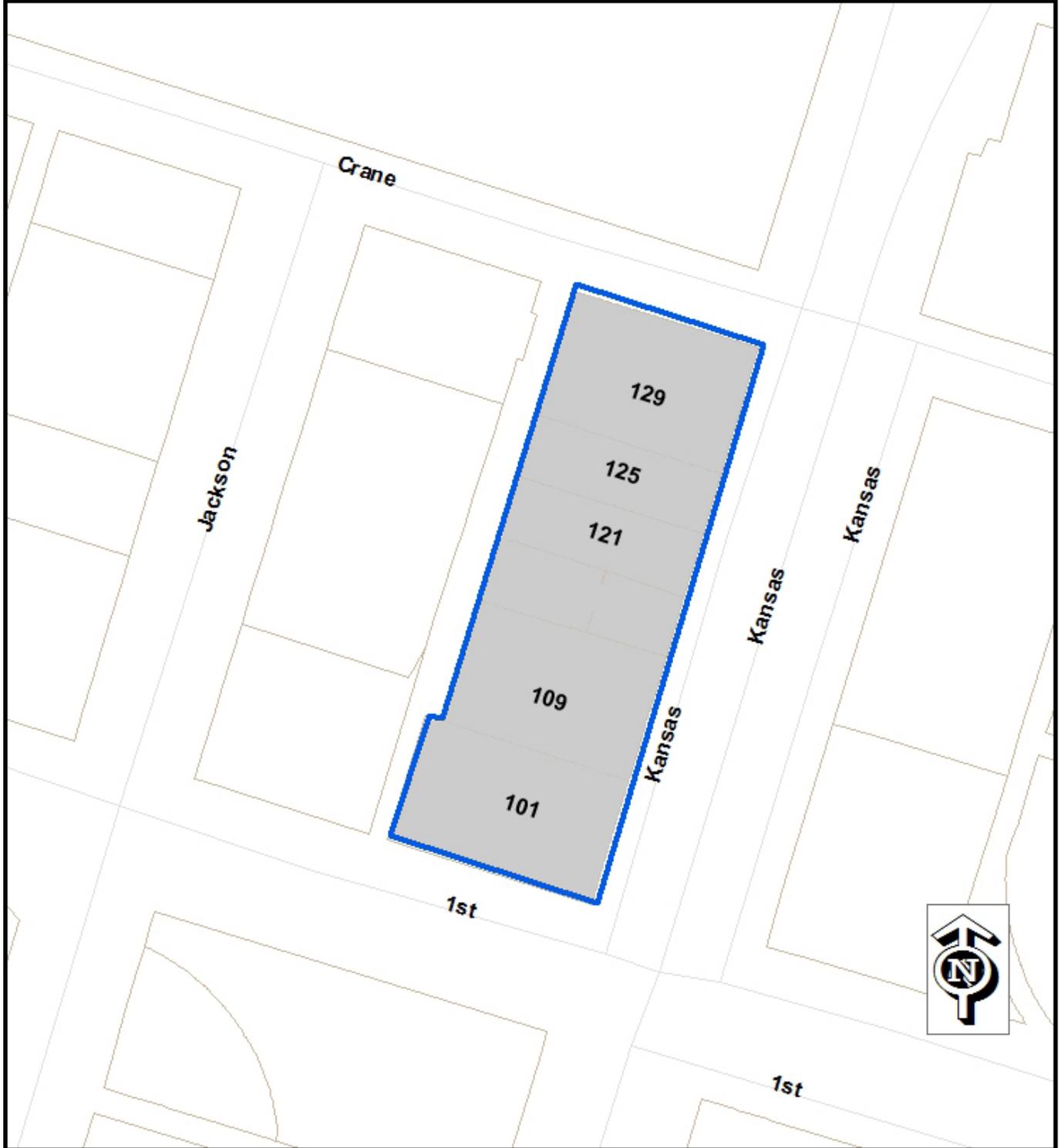


Mill Block Historic District
Topeka, Shawnee County, Kansas
WGS84
39.059664, -95.670403

Mill Block Historic District
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Figure 3: Contributing Properties Map. Source: City of Topeka Planning Department, 2014.



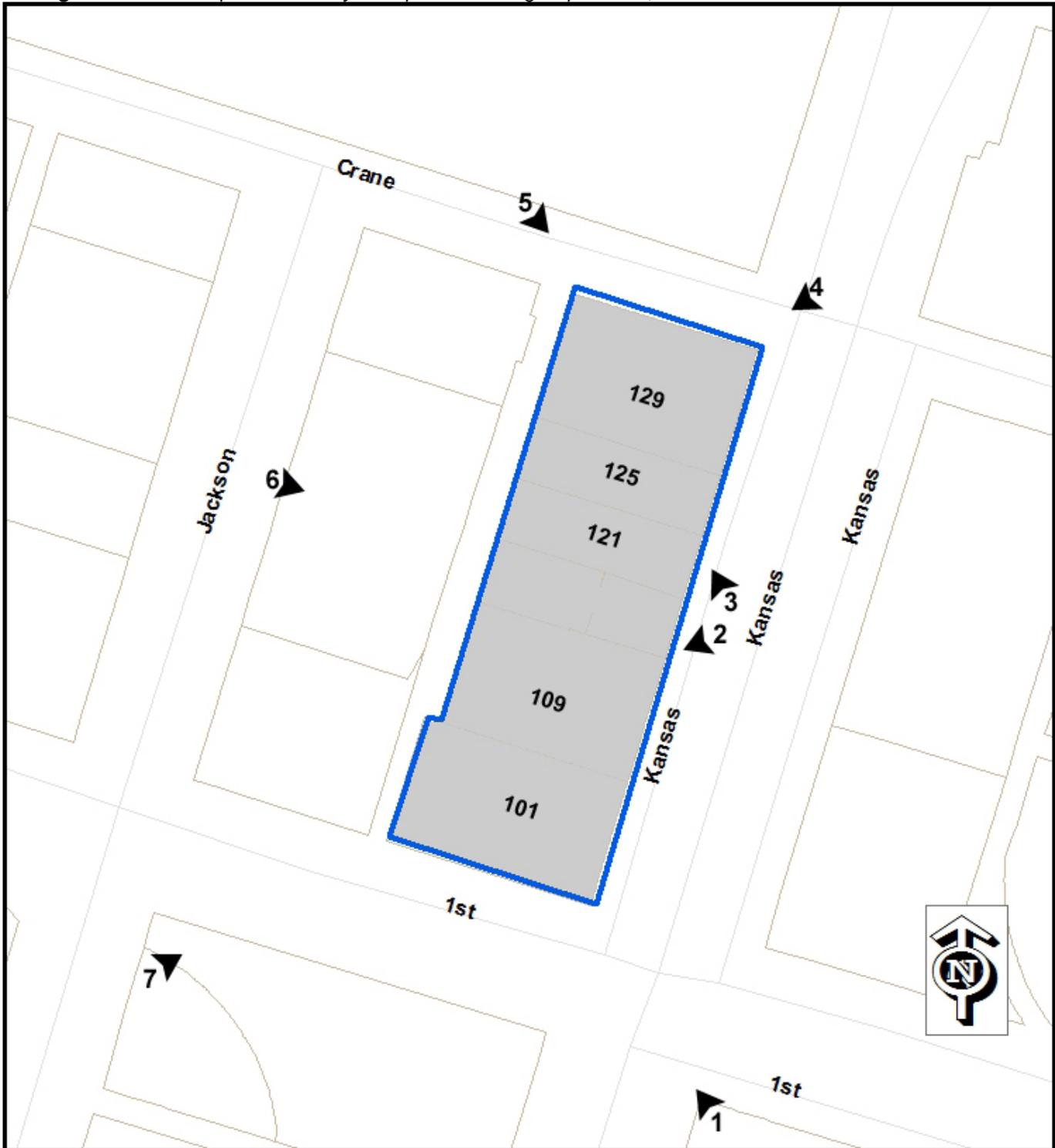
Topeka Planning Department 2014

-  Contributing Properties
-  District Boundaries

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Figure 4: Photo Map. Source: City of Topeka Planning Department, 2014.



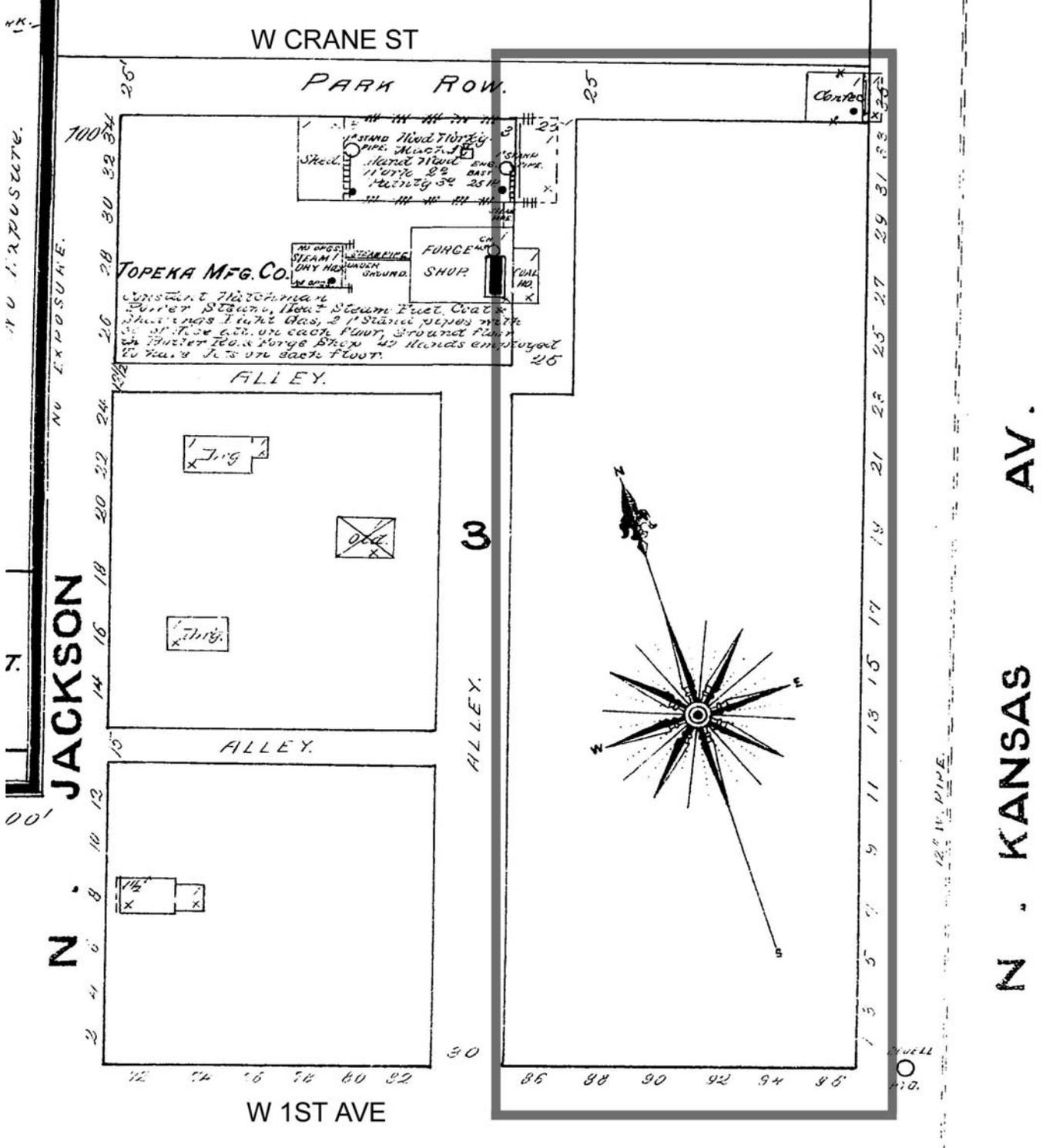
Topeka Planning Department 2014

-  Contributing Properties
-  District Boundaries

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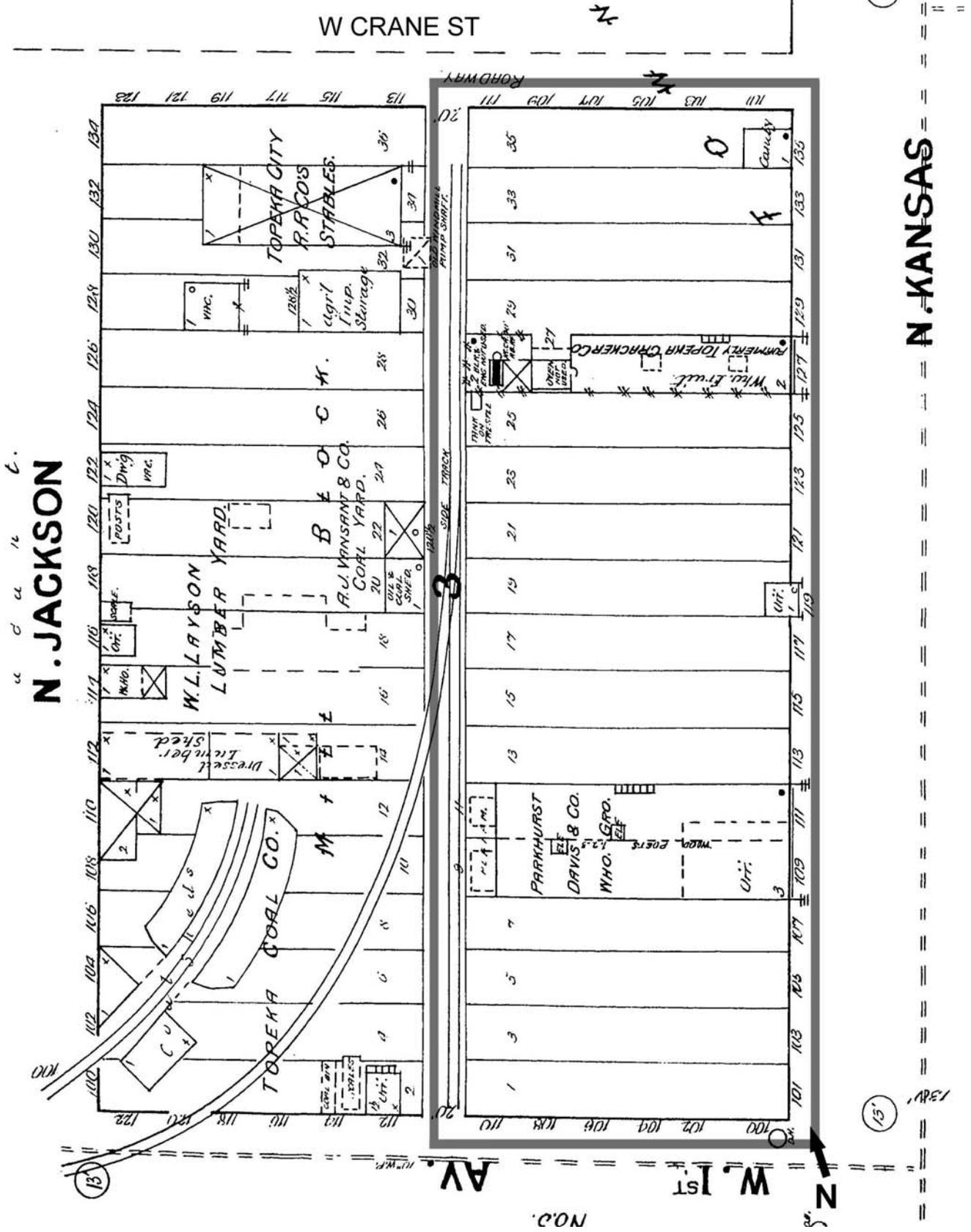
Figure 5: Sanborn Fire Insurance Map, 1883, Sheet 2. Source: Mid-Centent Public Library, online database, 2014.



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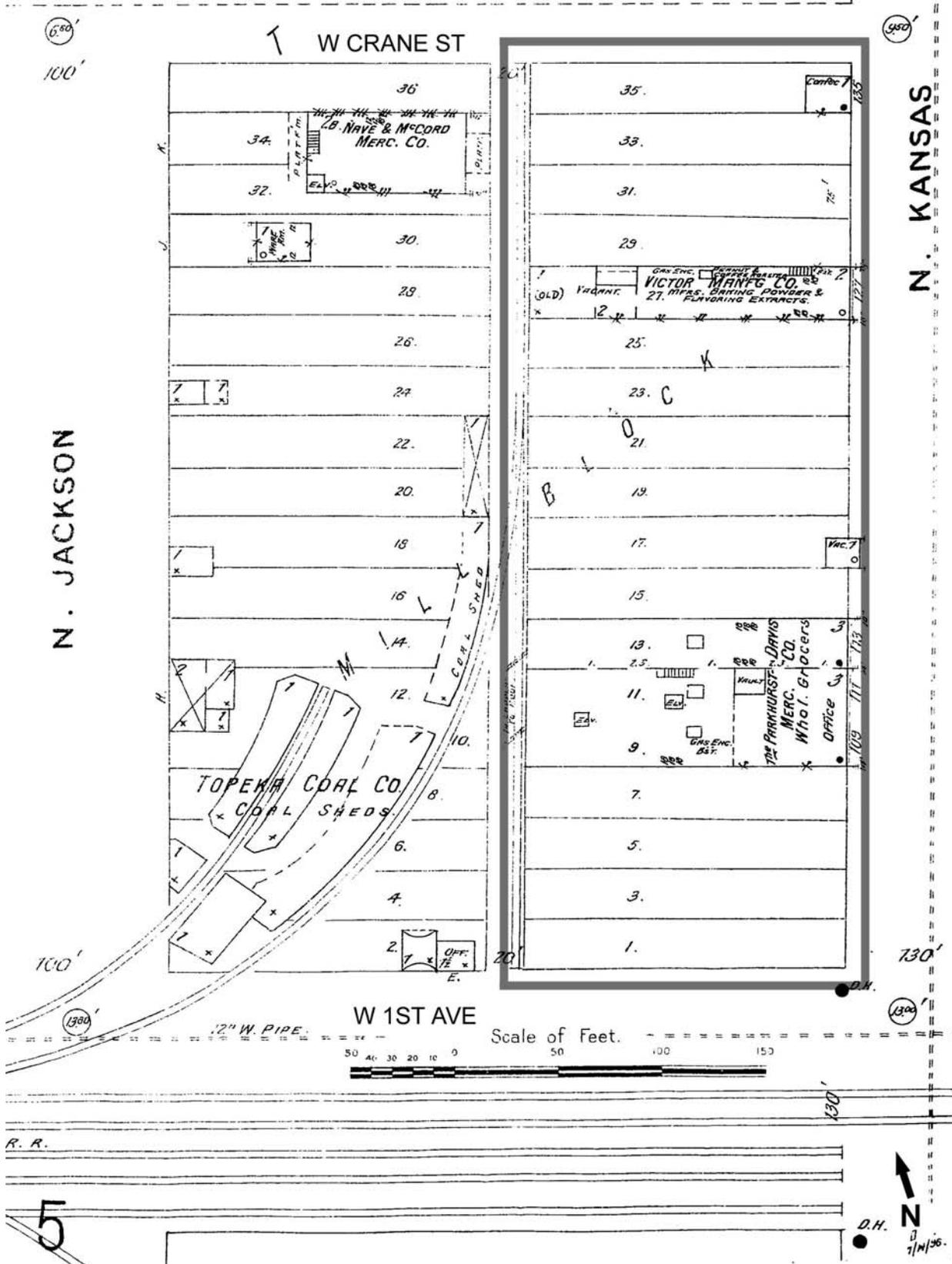
Figure 6: Sanborn Fire Insurance Map, 1889. Source: Mid-Centent Public Library, online database, 2014.



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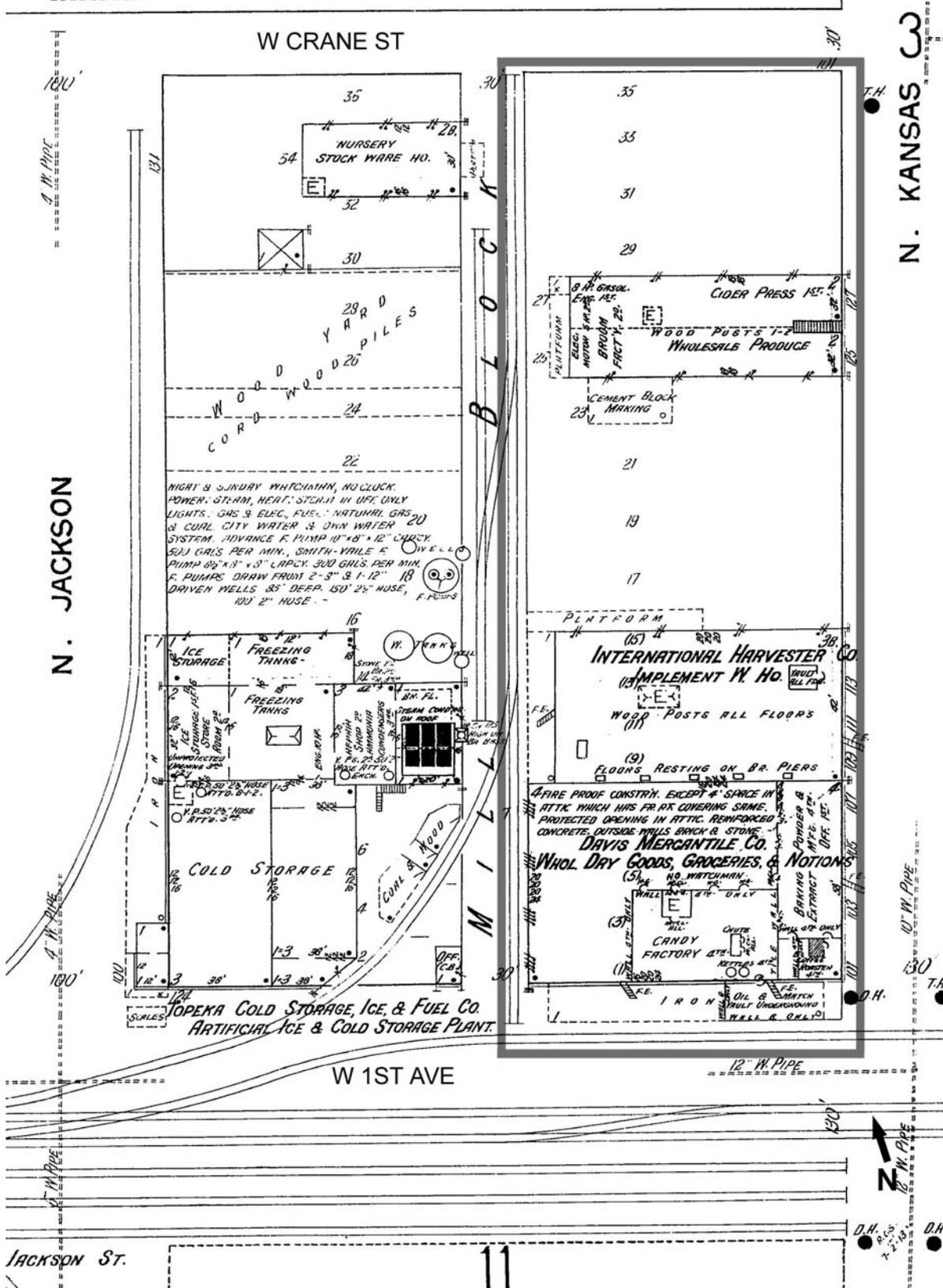
Figure 7: Sanborn Fire Insurance Map, 1896. Source: Mid-Continent Public Library, online database, 2014.



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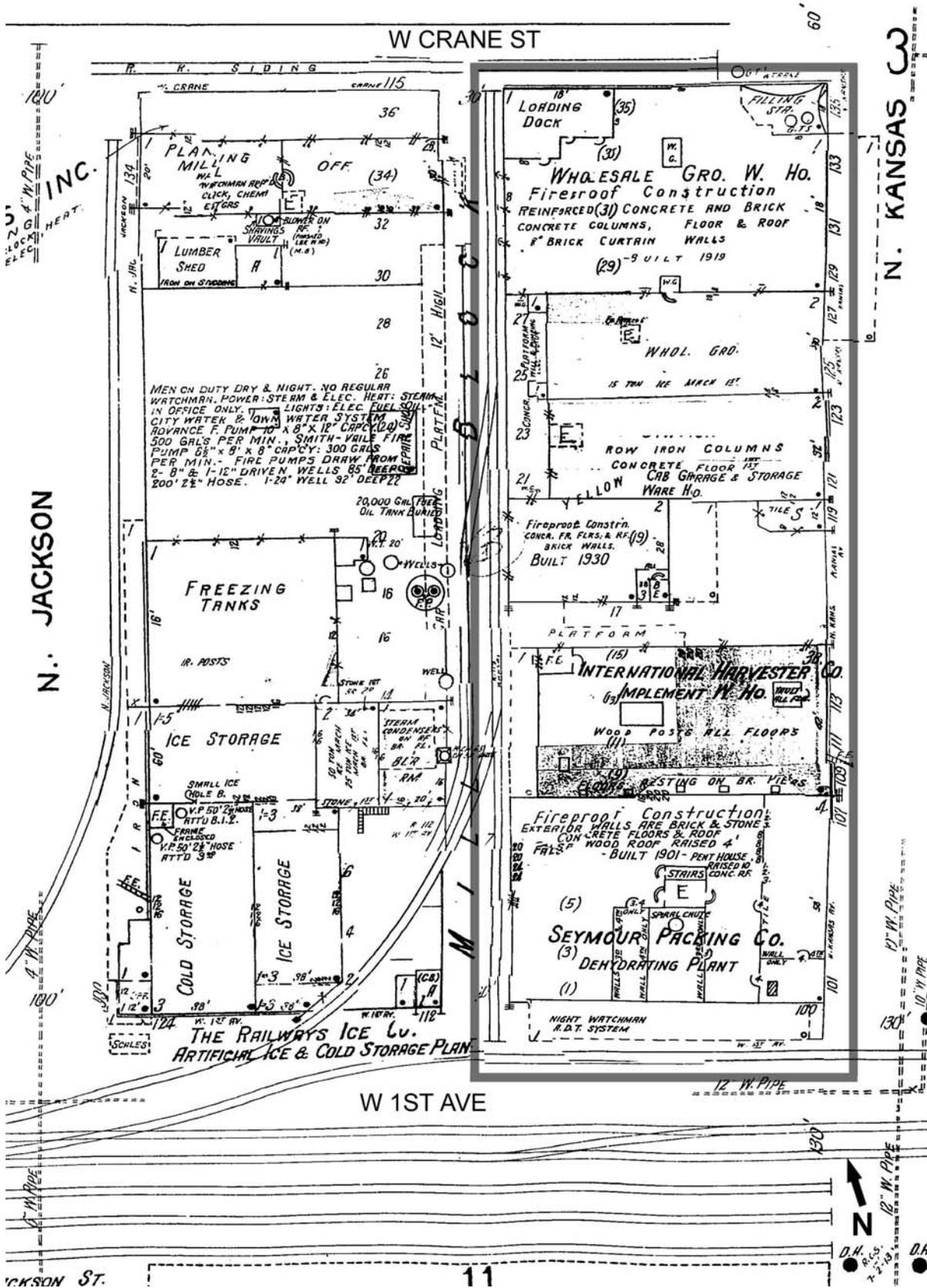
Figure 8: Sanborn Fire Insurance Map, 1913. Source: Mid-Continent Public Library, online database, 2014.



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Figure 9: Sanborn Fire Insurance Map, 1950. Source: Mid-Continent Public Library, online database, 2014.



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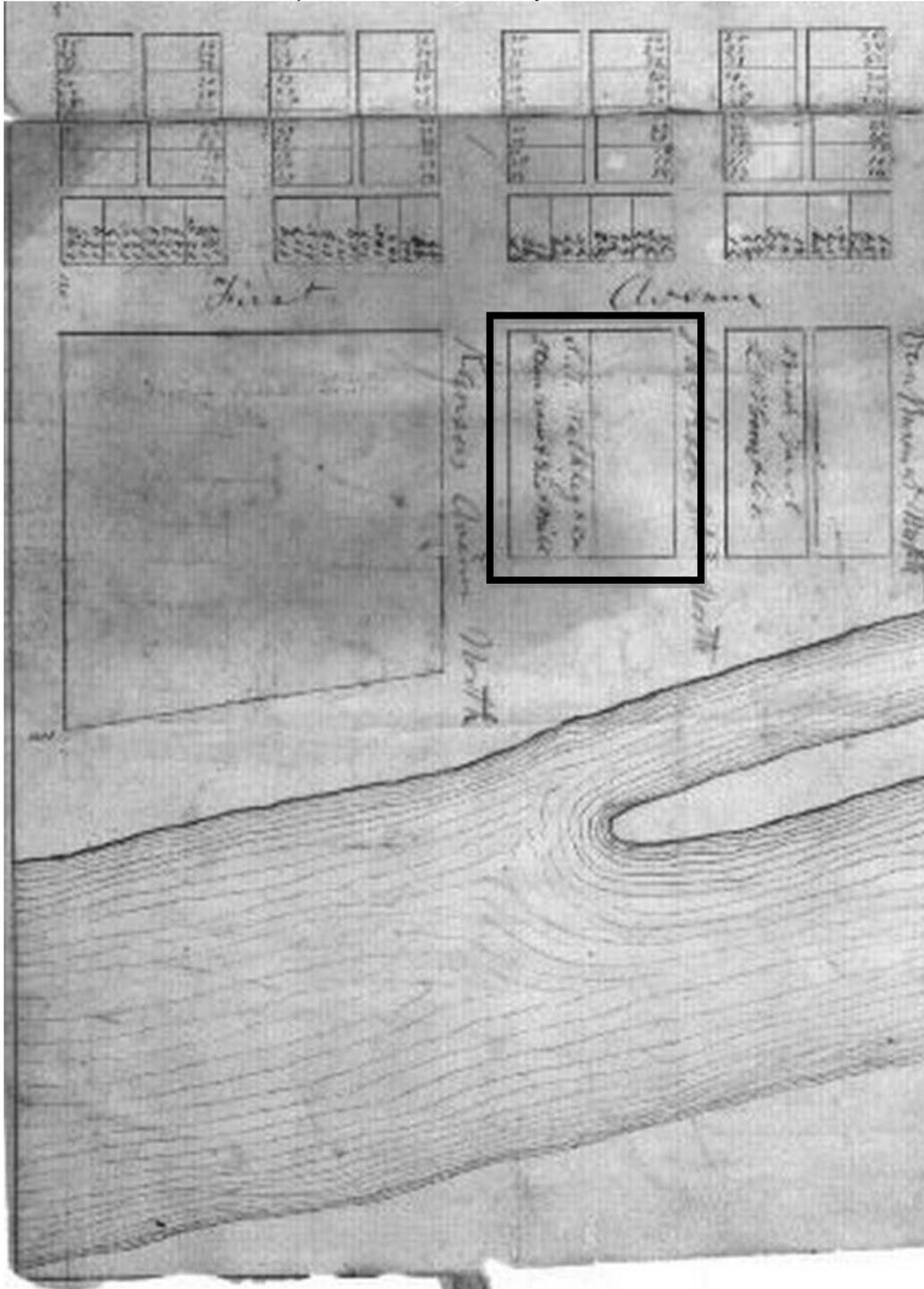
Figure 10: Detail of Cornerstone at 101 N Kansas Avenue. *Source: Brad Finch, f-stop photography, 2012.*



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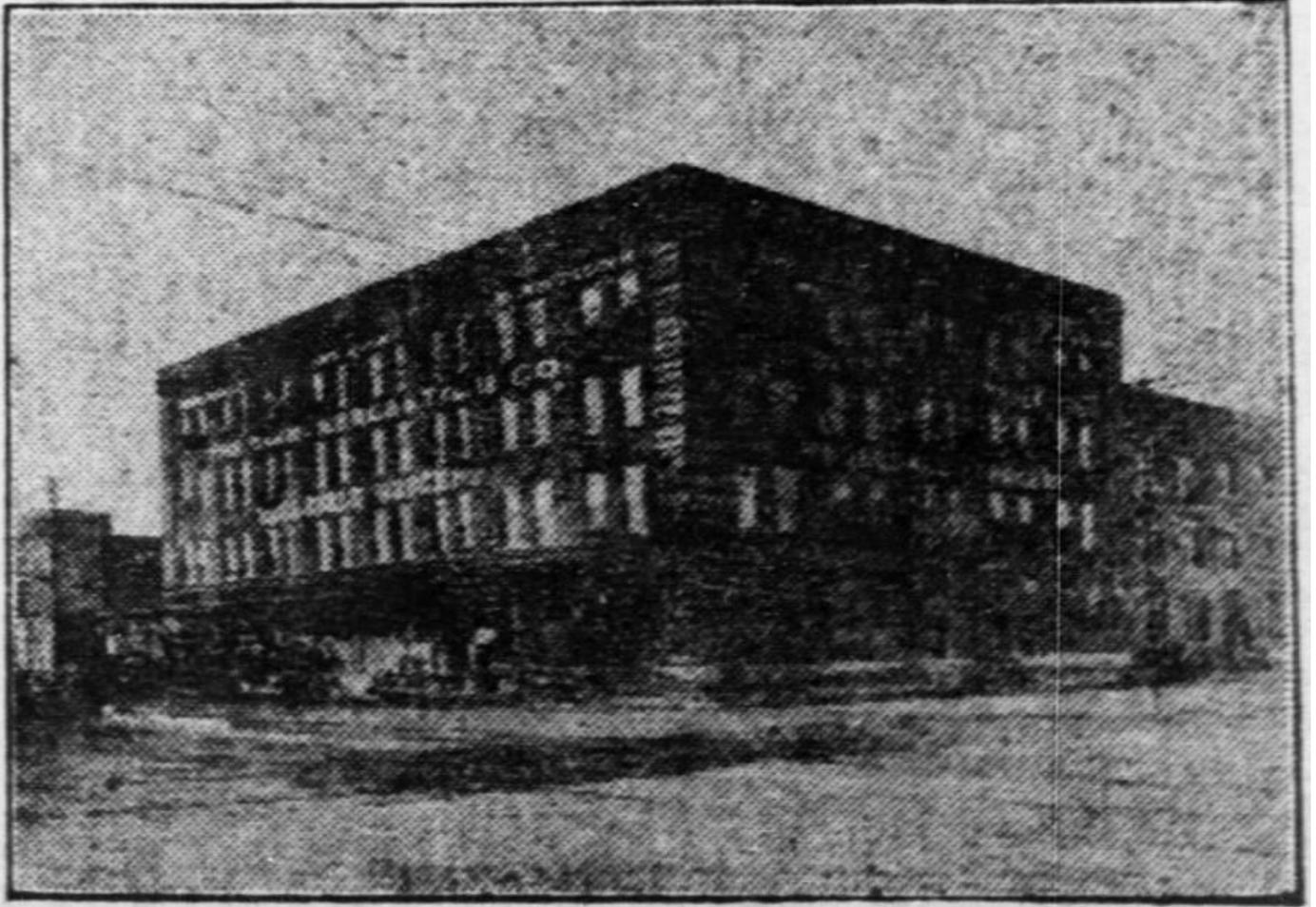
Figure 11. Plan for Topeka, c. 1855, detail of nominated block. Source: Item #90758, Franklin Loomis Crane Collection, #320 Box 1 Scrapbook, Kansas Memory online database.



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Figure 12. 101 N Kansas Avenue. Historic photograph, c. 1909. *Source: Kansas Historic Resources Inventory, Inventory #177-5400-01920.*



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Figure 13. 109 N Kansas Avenue. Historic photograph, c. 1955. *Source: Kansas Historic Resources Inventory, Inventory #177-5400-01922.*



Figure 14. 109 – 121 N Kansas Avenue. Historic photograph, c. 1965. *Source: Kansas Historic Resources Inventory, Inventory #177-5400-01922.*



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Figure 15. 125 N Kansas Avenue. Historic photograph, 1913. Source: "Capital Broom Works" advertisement, Topeka Daily Capital, November 29, 1913, page 13, Microfilm, Topeka and Shawnee County Public Library.



Figure 16. Aerial photograph, detail. 1957, Photo 22. Source: Item #209999, Kansas Department of Transportation, Kansas Memory online database.



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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

Historic name Church of the Assumption Historic District
 Other names/site number Church of the Assumption and Rectory; KHRI # 177-5400-00009
 Name of related Multiple Property Listing N/A

2. Location

Street & number <u>204 & 212 SW 8th Avenue and 735 SW Jackson Street</u>	N/A	not for publication
City or town <u>Topeka</u>	N/A	vicinity
State <u>Kansas</u> Code <u>KS</u> County <u>Shawnee</u> Code <u>177</u> Zip code <u>66603</u>		

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
 I hereby certify that this X 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 X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local Applicable National Register Criteria: X A B C D

Signature of certifying official/Title Patrick Zollner, Deputy SHPO Date _____

Kansas State Historical Society
 State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:
 entered in the National Register determined eligible for the National Register
 determined not eligible for the National Register removed from the National Register
 other (explain:) _____

Signature of the Keeper _____ Date of Action _____

Church of the Assumption Historic District
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5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only **one** box.)

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

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
2	0	buildings
		sites
		structures
		objects
2	0	Total

Number of contributing resources previously listed in the National Register

3

6. Function or Use

Historic Functions

(Enter categories from instructions.)

RELIGION: Religious Facility

RELIGION: Church-Related Residence

RELIGION: Church School

Current Functions

(Enter categories from instructions.)

RELIGION: Religious Facility

RELIGION: Church-Related Residence

COMMERCE/ TRADE: Business

VACANT

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19 & 20 CENTURY REVIVALS: Italian Renaissance

LATE 19TH & 20TH CENTURY REVIVALS: Mission/Spanish Colonial Revival

MODERN MOVEMENT

Materials

(Enter categories from instructions.)

foundation: CONCRETE

walls: BRICK; STONE; CERAMIC TILE

TERRA COTTA: hollow clay tile

roof: ASPHALT; METAL

other: ASBESTOS

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Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources, if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary

The Church of the Assumption Historic District (District), at the northwest corner of Southwest 8th Avenue and Southwest Jackson Street, Topeka, Shawnee County, Kansas, amends the original nomination to create a Historic District that includes Hayden High School and Assumption School, two school buildings adjacent to the church that were historically associated with the Parish.¹ The District occupies three parcels just west of the downtown commercial core, located opposite the Kansas Statehouse on Southwest 8th Avenue. All five of the buildings in the District have similar massing, size, and buff brick cladding with architectural styles respective of their periods of construction. The three previously listed resources include the church (1924), the rectory (1929), and the garage (1954), anchoring the southeast corner of the District. West of the church, Hayden High School (1939) is a three-story building with a concrete foundation, buff brick cladding and a standing seam metal side-gable roof. It has a four-story tower, arched openings and decorative brickwork that express the Mission Revival style, echoing the style of the church. The building now functions as a commercial office building. North of the church, Assumption School (1954) is a two-story L-shaped building with a concrete foundation, buff brick cladding, and a flat roof. It has clean lines, geometric forms, and refined ornament expressive of the Modern Movement aesthetic. The building is currently vacant. Overall, the District has experienced few alterations since the period of significance and retains all aspects of integrity sufficient to convey associations with its historic function and the period in which the resources were constructed.

Elaboration

Setting

The 1.6 acre District is located in downtown Topeka.² The Kansas Statehouse and grounds are located immediately south of the District (*Figure 1*). The commercial core of downtown is located one block to the east. Public and private buildings of various sizes, styles, and dates comprise the surrounding neighborhood (*Photo 10*). The major thoroughfare of Interstate 70 runs to the north and east. The Kansas River flows one mile to the north (*Figure 2*).

The L-shaped District fills the southeast corner of the block bounded by Southwest Jackson Street on the east, Southwest 8th Avenue on the south, Southwest Van Buren Street on the west and Southwest 7th Street on the north (*Figure 4*). Each component of the District occupies a separate parcel under different ownership. Anchoring the southeast corner of the District is one parcel containing the 1924 Mission Revival-style Church of the Assumption, 1929 Renaissance Revival-style rectory and 1954 garage. The 1939 Mission-style Hayden High School occupies the parcel west of the church. The 1954 Modern Movement Assumption School occupies a parcel at the northeast corner of the District.

The church, rectory and Hayden High School face south toward the Kansas Statehouse (*Photos 1, 3*); Assumption School faces east. The garage faces west. Paved surface parking lots are located east of Assumption School and north of Hayden High School. A brick wall spans the north side of the Assumption School; an L-shaped alley lines the interior corner of the District (*Photo 5*); public sidewalks span the east and south and west sides of the District. Narrow grass lawns line the south and east sides of the rectory at the southeast corner of the District. Narrow concrete walkways separate each building.

¹ The Church of the Assumption and Rectory was listed in the National Register of Historic Places in 2008.

² The downtown Topeka street grid is oriented roughly 18° to the northeast. To avoid confusion, the orthogonal grid is referenced in the description.

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Individual Building Descriptions

Church of the Assumption
204 Southwest 8th Avenue
J. Maurice Carroll (Architect)

1924
NR-listed (2008)

The church has not been altered since it was listed in the National Register in 2008. A complete description of the building can be found in the original nomination. The following is a brief summary of its appearance.

The church is rectangular in massing, with exterior elevations that exhibit symmetry along a north-south axis. The building has a front-gabled roof, which was historically covered with green clay tile, with copper gutters and downspouts. The principal exterior material is buff brick, accented with Carthage limestone. The main windows are arch-topped openings filled with stained glass. The south (primary) elevation is divided into three bays – a central step-gabled bay flanked by two bell-tower bays. The towers are four stories in height and are topped by domed roofs. The most striking feature of the central bay is its two-story arch-topped stained glass window.

Rectory
204 Southwest 8th Avenue
Walter E. Glover (Architect)

1929
NR-listed (2008)

The rectory has not been altered since it was listed in the National Register in 2008. A complete description of the building can be found in the original nomination.

The rectory is hollow clay tile construction clad in buff brick with Carthage limestone details. Like the church, the residence is symmetrical along a north-south axis. It has rectangular massing with a low-pitched hipped roof, historically clad with green clay tile – now with green composition shingles. The windows are original multi-pane steel casements. Renaissance Revival details include wide overhanging eaves supported by brackets, stone lintels, wrought-iron, arched portico, and sturdy turned railings.

Hayden High School
212 Southwest 8th Avenue
J. Maurice Carroll (Architect)
M.W. Watson Construction Company (Builder)

1939
Contributing

The three-story building has a concrete foundation, buff brick cladding and a standing seam metal cross-gable roof. A four-story tower rises at the intersection of the gables on the south elevation. A flat-roof wing projects from the east end of the north elevation. Mission Revival-style elements include the four-story tower, arched openings, and decorative brickwork. Unless otherwise noted, non-historic fixed aluminum windows with muntin grids forming a variety of geometric arrangements fill each window opening in each elevation.

Four blocks organize the primary (south) elevation (*Photo 2*). The slightly projecting Block 1 at the west end of the building has three bays and a front-gable roof. Brick pilasters with copper caps rise between each bay and at each end of the block. A continuous stone sill spans the length of the façade beneath the first-story windows. Second-story windows have individual stone sills. Third-story windows have individual stone sills with decorative brickwork below and soldier course brick lintels. Decorative arched brickwork ornaments the roofline. A stone medallion ornaments the gable end.

Block two is a four-story tower with a pyramidal roof. This block has three bays. Block 1 covers the first bay from the through the third stories. Brick pilasters rise on each side of the block. A limestone entrance with a recessed arched opening and restrained ornament fills the first story. A pair of replacement fully-glazed aluminum doors with a three-light

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arched transom fills the entrance. A narrow brick pilaster divides the two narrow bays on the second and third stories. A perforated stone panel fills the spandrel between these stories. Three recessed narrow arched windows with a stone sill and decorative brickwork fill the fourth story on each side of the tower. Historic eight-light metal casement windows fill the openings. A cornice with corbelled brick brackets ornaments the roofline on each side of the tower. A decorative metal cross rises at the peak.

A single side-gable roof covers Blocks 3 and 4. Block 3 has nine bays and similar ornament as Block 1. Brick pilasters rise between each bay and at each end of the block. A continuous stone sill spans the length of the façade beneath the first-story windows. Second-story windows have individual stone sills. Third-story windows have individual stone sills with decorative brickwork. A cornice with corbelled brick brackets and dentil molding ornaments the roofline.

Block 4 has three bays. From the first through the second stories, brick pilasters rise between each bay and at each end of the block. A continuous stone sill spans the length of the façade beneath the first-story windows. Second-story windows have individual stone sills with decorative brickwork below. Decorative arched brickwork, similar to Block 1 spans this block above the second-story windows. Third-story windows have continuous stone sill with decorative brickwork below.

Three bays organize the west elevation (*Photo 3*). Brick pilasters rise between each bay and at each end of the elevation. The stone sill from the south elevation continues across this elevation. In Bay 1, an entrance set in a stone frame with dentil molding and inscribed ornament fills the first story. A pair of replacement fully-glazed aluminum doors accesses the building. Non-historic fixed aluminum windows with stone sills fill the second and third stories of Bay 1. Bay 2 is devoid of fenestration. A single non-historic window with a stone sill fills the third story of Bay 3. A round opening filled with a louvered vent pierces the gable end. Corbelled brick ornaments the roofline.

Three blocks organize the north elevation (*Photo 4*). The projecting Block 1 has buff brick cladding and a flat roof. A concrete window well spans the length of this block at the basement level. Concrete stairs with a metal rail accesses the well on the west. Six bays organize this block. Brick pilasters rise between each bay and at each end of the elevation. Non-historic aluminum windows with stone sills fill each bay on each story.

The slightly projecting Block 2 has synthetic stucco cladding. Wide bands of synthetic stucco define the floor line of each story. A narrow elevator tower with a hip roof rises slightly above the roofline at the west end of the block. This block is nearly devoid of fenestration. Three arched louvered vents pierce the top of the tower above the third story.

Block 3 has synthetic stucco cladding from the first to the second stories with wide bands at each floor level. Buff brick clads the third story. This block is devoid of fenestration.

Two blocks organize the east elevation. Block 1 has a front-gable roof and three bays. A stone stringcourse, continuing from the south elevation, spans the length of this block beneath the first story windows. From the first to the second story, Bays 1 and 2 are devoid of fenestration. A single opening fills each bay on the third story. A slightly projecting entrance with a brick frame and a pair of doors fills Bay 3 on the first story. Single windows fill this bay on the second and third stories. Corbelled brick ornaments the roofline.

Block 2 has a flat roof and two bays. Non-historic fixed windows with stone sills fill each bay on each story.

Assumption School
735 Southwest Jackson Street
Williamson, Loeb sack and Associates (Architect)
Bowers Construction Company (Builder)

1954
Contributing

The two-story building has a concrete foundation, buff brick cladding and a flat roof. Two blocks, constructed concurrently in 1954, comprise the L-shaped mass. The long, rectangular Block A is oriented north-south. The short, L-shaped Block B attaches to the northeast corner of Block A. The Modern Movement building, constructed in 1954, has simple geometric

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forms, banded fenestration, and minimal ornament. Historic windows and exterior cladding materials are extant on each elevation.

Block A

The primary (east) elevation has a continuous band of windows surrounded by a projecting concrete frame on the first story (*Photos 8, 9*). A metal frame within the larger concrete frame creates twenty-seven three-part window openings. A Cemesto panel fills the bottom part of each opening;³ a stacked pair of metal hopper windows fills the center; and a fixed one-light transom fills the top. Below the first story, a continuous concrete window well covered with a metal grate accesses the basement windows. Seven regular bays pierce the second story. Two pairs of historic single-light metal casement windows fill each bay. The openings have rowlock brick sills. Window air-conditioning units fill some of the windows on each story.

The south elevation has a single continuous bay that rises from the first to the second story (*Photo 9*). Paired non-historic metal doors fill the first story; a corrugated Alsynite panel fills the spandrel.⁴ A single historic two-light metal window pierces the second story. Particle board fills the upper sash of the window.

The west elevation has asymmetrical fenestration on each story (*Photo 6*). The first story has a wide band of openings offset on the south side and surrounded by a concrete frame. A metal frame divides the band into eight openings. Four Cemesto panels set in metal frames fill the bottom quarter of each opening; four short single hopper windows fill the center; a continuous band of glass block fills the top half. Window air-conditioning units fill some of the center window openings. Below the first-story windows, a continuous concrete window well with a metal pipe rail accesses the basement windows.

On the second story, six bays are centered above the six southernmost window openings of the first story; a balcony covers the two northernmost openings. Two pairs of historic metal one-light casement windows fill each of the southern bays. A window air-conditioning unit projects from each opening. A projecting concrete frame surrounds the balcony, and a metal pipe rail spans the front of the opening. A pair of historic metal casement windows and a single metal door pierce the south end of the wall within the frame. A single door metal door pierces the wall at the north end. A single bay pierces the second story just north of the balcony. It has a single pair of historic metal casement windows on one side and an air conditioning unit and plywood panel on the other side.

The north elevation of Block A is flush with Block B (*Photos 6, 7*). It has a continuous band of windows with a projecting concrete frame on the first story, similar to the east elevation of this block. A metal frame within the concrete frame creates fourteen three-part window openings. A Cemesto panel fills the bottom part of each opening; a stacked pair of metal hopper windows fills the center; and a fixed one-light transom fills the top. Below the band of windows, a continuous concrete window well with a metal rail accesses the basement windows. Four bays pierce the second story. Two pairs of historic one-light metal casement windows with rowlock brick sills fill each bay.

Block B

The north elevation of Block B is flush with Block A (*Photo 7*). It has four bays on each story, each filled with a pair of historic metal casement windows. The second story windows have stained glass sashes.

The east elevation of Block B has asymmetrical fenestration (*Photo 8*). At the south end of the wall a continuous opening rises from the first story to the second story. A pair of non-historic metal doors fills the first story; an opaque panel fills the spandrel; a single historic two-light metal window fills the second story. At the north end of this elevation, three clustered openings pierce the second story. A pair of historic stained glass metal casement windows with rowlock brick sills fills each opening. Metal bars cover all window openings on this elevation of Block B.

³ Cemesto is a composite building material comprised of a water- and fire-resistant core with asbestos and cement facing.

⁴ Alsynite is a translucent polycarbonate fiberglass material.

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The south elevation has a single band of fenestration offset on the west end (*Photo 9*). The east end is devoid of fenestration. Concrete stairs access the recessed main entrance on the first story. It has paired metal doors with glazing in the upper half and a single transom on the right side, and paired fixed one-light windows with a single transom on the left side. A canopy with two square cut-outs over the entrance continues south into the concrete frame of Block A. Three four-light windows with operable center sashes fill the second story. They have Cemesto panels below the windows and metal spandrels above and below the opening.

Garage
204 Southwest 8th Avenue
Walter E. Glover (Architect)

1954
NR-listed (2008)

The garage has not been altered since it was listed in the National Register in 2008. A complete description of the building can be found in the original nomination. The following is a brief summary of its appearance.

A blond brick three-car garage lies north of the rectory. The garage is rectangular in massing with a hipped roof whose ridge runs north-south. The primary elevation, which faces west, has three garage door openings. The rear (east) elevation has two multi-pane steel windows. The north elevation has no fenestration. The south elevation has one multi-pane steel window. The garage was designed with a clay-tile roof to match that of the house. Today, it is topped with composite shingles.

INTEGRITY

The Church of the Assumption Historic District has sustained few alterations since the construction of its resources and retains all aspects of integrity. The District remains in its historic location and setting in the heart of downtown Topeka, forming a unified complex opposite the Kansas Statehouse. The design, materials, and workmanship of the District remain intact, illustrating the respective eras of construction for each building. The restrained Mission Revival style of Hayden High School reflects the high-style architecture of the church, while the simple, geometric form of the Modern Movement Assumption School is stripped of ornament and utilizes modern materials. Alterations to the District have been minimal and are limited to the removal of the gymnasium and replacement of the windows and roof at Hayden High School. All changes at Hayden High School began around 2008 to increase the functionality of the building when it was converted to office use and do not compromise the integrity of the District. The church, rectory, and garage have not been altered since they were listed on the National Register in 2008. The District communicates feelings about and associations with the development of Catholic education in Topeka as it evolved during the twentieth century.

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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.)

- 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.
- 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.

Areas of Significance

EDUCATION

Period of Significance

1924-1965

Significant Dates

1924, 1929, 1939, 1954

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 old or achieving significance within the past 50 years.

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Carroll and DeFoe

Glover, Walter E.

Carroll, J. Maurice

Williamson, Loeb sack and Associates

Period of Significance (justification)

The period of significance begins in 1924 with the construction of the Church of the Assumption, as defined in the original nomination. This nomination extends the end date to include the educational significance of the schools. It ends in 1965, the fifty-year closing date for periods of significance where activities begun historically continue to have significance but no more specific date can be determined.

Criteria Considerations (justification)

The Church of the Assumption Historic District (Amended) meets the requirements for *Criterion Consideration A: Religious Properties* because the primary significance for the additional resources derives from their contributions to the development of the Catholic educational system in Topeka. The property does not derive its primary significance from associations with religious doctrine.

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Narrative Statement of Significance

(Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Summary

The Church of the Assumption Historic District amends the original nomination to include Hayden High School (1939) and Assumption School (1954), two buildings historically associated with the Church of the Assumption (Parish). The previously listed buildings are significant under Criterion C for ARCHITECTURE. The amended nomination adds Criterion A for EDUCATION as an area of significance for the additional resources that reflect one of the long-standing and fundamental components of the Church of the Assumption as an organization, providing primary and secondary education to the city's children. The District is an excellent intact example of a parochial campus with multiple educational facilities and associated religious buildings. Cladding materials, specifically buff brick, unify the resources, creating a cohesive district. The forms of the individual resources communicate their respective functions. The District reflects associations with the oldest catholic institution in Topeka, with a 149-year history of providing primary and secondary education to its parishioners. The Church of the Assumption established the first Catholic elementary school and high school in Topeka. The high school was the only Catholic secondary school in the city during most of the period of significance. Although Hayden High School served all of the Catholic parishes in the city, the location and design communicate strong associations with the Church of the Assumption. As demand for a Catholic education grew in Topeka, these programs required additional space and modern amenities. The long history of the District demonstrates the evolution of the Catholic school system in Topeka as it followed national trends in increased enrollment in parochial schools and the construction of updated facilities. These trends illustrate how this variation on educational practice became a recognized piece of the nationwide system along with public education. Hayden High School, constructed in 1939, illustrates the growth of secondary Catholic education following the Progressive Era educational reforms of the previous decades. Assumption School, constructed in 1954 at the height of the Baby Boom, illustrates the rapid expansion and growth of Catholic education after World War II. The style and materials of the resources in the District illustrate the relationship between devotional and educational components of the property.

Elaboration

Catholic Education in America

Catholic education in the United States dates to 1792 when John Carroll, the first Catholic bishop in the country, pursued the education of young children as a way to instill religious beliefs in the next generation of Catholics. The need for Catholic schools increased beginning in the 1830s with the introduction of public schools, many of which had a Protestant lean that concerned some Catholics. Catholic schools offered students, mostly parishioners of the associated church, specialized religion classes, which instructed students in the Catholic faith. Many Catholic schools utilized religious orders to instruct students and required students to attend daily or weekly mass in the adjacent church. As greater numbers of Catholic immigrants entered the country during the nineteenth century, many Catholics wanted their children to attend Catholic schools to ensure continued devotion and following among the lay community.⁵ After the Civil War, many parents began to view public schools as a detriment to the faith and upbringing of their children, enhancing the need for Catholic Schools.⁶ In 1866, leaders in the American Catholic Church deemed Catholic schools the duty of parish priests.⁷

In 1880, 405,334 students enrolled nationally in Catholic schools, primarily at the elementary level.⁸ The first secondary Catholic school in America, the Catholic High School of Philadelphia opened in 1890.⁹ However, some leaders in the

⁵ Christy Davis, *National Register of Historic Places Nomination Form*, "The Church of the Assumption," (Topeka, Kansas, 2008), 8-11.

⁶ Thomas Hunt, "Catholic Education, History of," in *Encyclopedia of the Social and Cultural Foundations of Education*, eds. Eugene Provenzo and John Renaud, (Thousand Oaks, California: Sage Publications, 2009), 106.

⁷ Marvin Lazerson, "Understanding American Catholic Educational History," in *History of Education Society 17:3* (Autumn 1977), 303.

⁸ Hunt, 107.

⁹ James T. Fisher, *Communion of Immigrants: A History of Catholics in America*, (New York: Oxford University Press, 2002). Google Books:

<https://books.google.com/books?id=wflWlonMs5QC&pg=PT65&dq=catholic+high+secondary+schools+in+america+history&hl=en&sa=X&ei=m7i2VOag>

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Church disagreed with the idea of separate Catholic schools; American Catholic bishops made the Church's position in favor of Catholic schools official in 1884 with two decrees. One ordered that each parish establish a Catholic school within two years; the other required that all Catholic parents send their children to Catholic schools. The decrees had little effect on the actual number of Catholic schools per parish, which rose only four percent from forty to forty-four percent of all parishes in the following decade.

At the turn of the twentieth century, Catholic schools gained renewed importance across the United States as immigrants flooded the country and the number of Catholics rose from 6,143,222 in 1880 to 1,735,553 in 1920.¹⁰ Those in support of Catholic education saw schools as a natural outgrowth of family life, religious duties, and part of the overall work of the Church.¹¹ Still seen as vital to the strength of the American Catholic Church, several factors advanced Catholic education during this time, including the implied responsibility of the Church to preserve the ethnic heritage of immigrant groups; a feeling of otherness felt by many Catholics who perceived America as ungodly; and an unwillingness from the public school system to work with minority ethnic groups.¹² Additionally, orders of nuns from various European countries relocated in America and taught for subsistence pay, which reduced operating costs and eased immigrants' assimilation into American culture. These circumstances greatly enhanced the influence of the Catholic school system and by 1920 over 1.7 million students attended Catholic schools throughout the country.¹³

The concept of Catholic schools as a haven for ethnic culture changed during World War I. Like many institutions across the country, the Catholic Church sought to conform to American standards, such as instructing entirely in the English language and adopting the organizational structure of primary and secondary schools. The American Catholic education system received support from Church hierarchy in 1929 when Pope Pius XI released an encyclical stating that education "must be God centered and...[a]ttendance at a Catholic school was the ideal for all Catholic children."¹⁴ By 1936 enrollment in Catholic elementary schools in the United States had increased to 2.1 million students and enrollment in Catholic secondary schools exceeded 280,000.¹⁵

High schools became an integral part of the public and private education system in the early decades of the twentieth century. Leaders in education saw secondary schools as "people's colleges," a way for students to pursue their education at a time when few Americans attended college.¹⁶ Attitudes about high schools shifted following World War I. This grew from state-level compulsory attendance laws requiring adolescents to attend school full-time until the age of sixteen; an increasing focus on college preparatory education; and an overall belief that education would improve the country. *Cardinal Principles of Secondary Education* reformed the curriculum to focus on a college preparatory program, a business program, a vocational and home economics program, and a terminal program.¹⁷ With increasing urbanization and focus on secondary education, the high school eventually became an established piece of the Catholic and public education system.

Following World War II and the subsequent Baby Boom, the number of Catholics in the United States rose from 24 million in 1940 to 42 million in 1960.¹⁸ Consequently, enrollment in Catholic schools more than doubled from just over two million in 1949 to 4.2 million at the end of the 1950s.¹⁹ Similarly, from 1945 to 1962 Catholic schools saw a 129 percent rise in attendance, while public school saw only a sixty-nine percent increase.²⁰ However, this unprecedented growth would not come without consequences. Although this increase aided the mission of Catholic schools, it left many facilities

[O8mtyATMnoKoAg&ved=0CDIQ6AEwAA#v=onepage&q=catholic%20high%20secondary%20schools%20in%20america%20history&f=false](https://www.google.com/search?q=catholic%20high%20secondary%20schools%20in%20america%20history&f=false), (accessed January 14, 2015), no page.

¹⁰ Hunt, 107.

¹¹ Lazerson, 298

¹² Lazerson, 298-299.

¹³ Hunt, 107.

¹⁴ Hunt, 108.

¹⁵ Hunt, 108.

¹⁶ Fisher, no page.

¹⁷ William H. Jeynes, *American Educational History: School, Society, and the Common Good*, Thousand Oaks, CA: Sage Publications, 2007), 202.

¹⁸ Wallach, 170.

¹⁹ Wallach, 170.

²⁰ Wallach, 176.

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overcrowded and underfunded. Adding to the difficulties were the decreasing numbers of Catholic nuns who served as teachers, forcing schools to rely on lay teachers that required higher salaries.²¹ As a result, schools were obliged to reject countless numbers of students due to inadequate physical capacity, funds, and educators.²² Others had to increase tuition to control enrollment, or like Hayden High School and Assumption School, construct new buildings to provide better facilities and alleviate overcrowding.

Despite these issues, the American Catholic school system sustained this pattern of dramatic growth, peaking at 5.6 million students (eighty-seven percent of non-public attendance) in 1965-1966.²³ After this period, however, enrollment in Catholic schools rapidly declined across the United States due to several factors including increased tuition and operating costs and an overall doubt in the need and success of the Catholic school system, among others.²⁴

The 1980s brought stability to the Catholic education system across the country and a renewed faith in the value of Catholic schools. The dramatic drop in enrollment ceased, though numbers continued to slowly decline throughout remainder of the twentieth century.

Catholic Education in Topeka

Missionaries from a Potawatomi Mission in St. Mary's, Kansas established The Church of the Assumption Parish (Parish) in downtown Topeka in 1862. Soon the Parish constructed the first Catholic Church building in Topeka. In 1866, leaders in the American Catholic Church deemed Catholic schools the duty of parish priests.²⁵ That same year, Rev. James Defouri, the first priest of the Church of the Assumption, established a preparatory seminary on the parish grounds as the first Catholic School in Topeka. The model for Catholic education in Topeka advanced just three years later in 1869 when the Sisters of Charity from Leavenworth, Kansas founded Assumption School as the first parochial elementary school in the city.²⁶ Catholic education continued to grow in Topeka during the 1880s. Although still part of a nascent parish, by the early 1880s (Old) Assumption School served around 200 students from a total of 1,762 parishioners.²⁷ By the early 1880s, they had outgrown their original church building. When a new church was completed near the original site in 1882, the former church was repurposed as a school building (*Figure 5*).²⁸ St. Joseph's Parish, established in 1887 due to overcrowding at Assumption Parish, opened the second elementary school in the town shortly after its founding. At this time, the (Old) Assumption School had six teachers instructing 240 students.²⁹ The Sisters of Charity established a Catholic School for African-American children in 1882. This school closed in 1889, after which time, the students attended (Old) Assumption School.³⁰ It is unknown if classes were segregated within the building.

The Parish continued to grow and expand their facilities into the early 1900s. Restricted by its downtown location, the Parish continually constructed, remodeled, and repurposed the buildings. They renovated the school and constructed a new addition in 1906. After the seminary on the site closed, the parish constructed a convent along Southwest Jackson Street in 1907. The location of the convent on the church grounds was common to most Catholic parishes at this time. Several other parishes in Topeka, including St. Joseph parish, had convents on church grounds. Assumption Catholic High School, located in the District boundaries, opened in 1911 as the first Catholic high school in the city.³¹ Open to students from all parishes, the high school's central, downtown setting was convenient for the elementary feeder schools. Classes were held in a new two-story brick building at the northwest corner of the property (*Figure 6*).³² The high school opened with an enrollment of seventeen students. The first graduating class in 1915 had five students.

²¹ Hunt, 108.

²² Wallach, 176.

²³ Hunt, 109.

²⁴ Wallach, 186-187.

²⁵ Marvin Lazerson, "Understanding American Catholic Educational History," in *History of Education Society 17:3* (Autumn 1977), 303.

²⁶ Frank K. Tiffany, "For 69 years a credit to the city," *Topeka Daily Journal*, October 30, 1935. Vertical File: Schools-Private-Church Schools- Catholic. Topeka and Shawnee County Public Library, Topeka, Kansas. It is unknown where classes were initially held.

²⁷ Christy Davis, *National Register of Historic Places Nomination Form*, "The Church of the Assumption," (Topeka, Kansas, 2008), 8-12.

²⁸ Davis, 8-11 – 8-12.

²⁹ Tiffany, "For 69 years a credit to the city."

³⁰ Tiffany, "For 69 years a credit to the city." It is unknown whether classes were segregated or integrated within the building.

³¹ The original high school building was demolished after 1955.

³² This was renamed Capitol Catholic High School in 1939, and renamed Hayden High School in 1946.

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In 1914, due to the growing population of Catholics in Topeka, the Parish divided into two separate parishes. Roughly half of the parishioners formed the new Holy Name Parish and elementary school west of downtown. As with other churches across the country, two ethnic churches opened schools in 1920 to preserve the heritage of their congregations- the Mexican parish of Our Lady of Guadalupe, and the Volga-German parish of Sacred Heart.³³

The Parish and schools continued to grow throughout the 1920s and 1930s. The Parish erected the new church building in 1924 and a rectory in 1929.³⁴ Assumption School retained 216 students and five teachers in 1938. Around 750 students had graduated eighth grade from the school throughout its history up to that date, the highest number of graduates from any Catholic School in the city.³⁵ In keeping with national trends, Topeka's five Catholic elementary schools and one high school educated almost 2,000 students by 1938.³⁶

In 1929, 190 students attended the high school, and by 1935, it had graduated a total of 564 students.³⁷ With an enrollment of 370 in 1938, the rapidly growing high school was in need of additional space. For temporary relief of overcrowding, classes were held in two rooms of the (former) Assumption School building.³⁸ In 1935, four parishes had purchased a site just west of the Church of the Assumption for \$25,000 for the construction of a new high school building.³⁹ The two existing buildings on the site were temporarily used as classroom and library space, until they were demolished to clear the site for the new building. The building was completed in 1939 (*Figures 7, 9*).⁴⁰ Four parishes- Assumption, Holy Name, St. Joseph and Sacred Heart- contributed funds for the \$124,000 building. Assumption and Holy Name Parishes contributed the greatest amount, at \$40,000 each. Architect Maurice Carroll, known for his work with the Community College in Leavenworth, Kansas, designed the building.⁴¹ M.W. Watson Construction Company served as general contractors; Sheahan-Degan completed the plumbing and heating work. The three-story buff brick building complemented the adjacent Mission Revival church in size, scale, and materials and subtly evoked the same Mission Revival style with the four-story tower, arched openings and decorative brickwork. Classes opened in September 1939 under the new name of Capitol Catholic High School. A Solemn High Mass led by Fr. Daniel Conway S.J. and an official dedication by Bishop Paul C. Shulte on occurred on October 1, 1939.⁴² After the 1911 building was vacated, sisters from the overcrowded convent moved into portions of the building, while other spaces were used as a Parish hall.⁴³

The high school was renamed Hayden High School in 1946 in memory of the Very Rev. Francis M. Hayden, who helped establish the Catholic education system in Topeka. Construction of a new high school gymnasium began in August 1947, with \$117,000 in funds contributed from five local parishes.⁴⁴ As with construction of the main school building, Assumption Parish contributed the greatest amount at \$65,000. The one-and-one-half-story rectangular addition connected to the northwest corner of the building. By 1950, enrollment at the Hayden High School reached 430 students. School facilities improved with new equipment in the biology and physics laboratories in the same year.⁴⁵

³³ Bill Blankenship, "Area's Catholic schools to celebrate rich history," *The Topeka Capital Journal*, February 3, 1986, pg. 5. Vertical File: Schools-Private-Church Schools- Catholic. Topeka and Shawnee County Public Library, Topeka, Kansas.

³⁴ The school/former church and convent are no longer extant. The Assumption Church (1924) and Rectory (1929) are extant and were listed in the National Register of Historic Places on July 2, 2008.

³⁵ Tiffany, "For 69 years a credit to the city."

³⁶ Jeanne Gamilowski, "Now 6 Schools," *Topeka Daily Journal*, September 5, 1938. Vertical File: Schools-Private-Church Schools- Catholic. Topeka and Shawnee County Public Library, Topeka, Kansas. The school was renamed Hayden High School in 1946.

³⁷ Tiffany, "For 69 years a credit to the city."

³⁸ Gamilowski, "Now 6 Schools."

³⁹ Tiffany, "For 69 years a credit to the city."

⁴⁰ Gamilowski, "Now 6 Schools."

⁴¹ Marie Brinkman, *Emerging Frontiers: Renewal in the Life of Women Religious: Sisters of Charity of Leavenworth, 1955-2005*, (Mahwah, New Jersey: Paulist Press, 2008), 209-210.

⁴² Assumption B.V.M. Parish Centennial Celebration, 1862-1962. (Topeka, Kansas, Assumption Parish, 1962), 31.

⁴³ "Razing of Old Grade School Underway," *Topeka Daily Capital*, February 12, 1954. Vertical File: Schools-Catholic-Assumption, Topeka and Shawnee County Public Library, Topeka, Kansas.

⁴⁴ *Ibid*, 34.

⁴⁵ Anna Murphy, "Parochial Schools to Start Sept. 5," *Topeka Daily Capital*, August 22, 1950. Vertical File: Schools-Catholic, Topeka and Shawnee County Public Library, Topeka, Kansas.

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The number of students in Topeka's Catholic schools increased dramatically during 1950s as a result of the Baby Boom following World War II. At the beginning of the decade, the five Catholic elementary schools and Hayden High School educated around 1,800 students.⁴⁶ By 1959, eighty-three instructors taught 3,096 students. Two parishes established elementary schools during this period- Most Pure Heart of Mary west of the downtown center in 1947 and St. Matthew's School southeast of downtown in 1958. Reflecting the numbers across the country, roughly one-fifth of school-aged children in Topeka attended the ten parochial schools in the city in 1959.⁴⁷ The city's Catholic schools were not immune to the nationwide problems of overcrowding, inadequate financial resources, and fewer religious teachers. An increasing mix of religious and lay teachers instructed the students at each school; and many altered their tuition rates. The parishes experienced inadequate facilities; some schools even had to turn students away due to limited facilities.⁴⁸ One elementary school had to switch to half days for certain grades due to lack of space and also converted the school gymnasium to four classrooms.⁴⁹

The Church of the Assumption needed to expand its school facilities to house growing numbers of students. The convent building had also reached capacity and was in need of additional space. The density of the surrounding blocks, as seen on Sanborn Maps from 1913 and 1950, limited the possibilities for expansion (*Figures 6 and 7*). To solve these issues, the Parish hired the architecture firm of Williamson, Loeb sack and Associates to design a unique combined elementary school and convent on the Parish grounds. The firm was renowned throughout the state for their excellence in public school design and their innovative approach, which involved researching each community's specific needs before designing a new school. By incorporating the convent into the school building the parish could reduce the footprint of the buildings on their limited property, as well as consolidate construction and maintenance costs. The nuns living in the convent instructed students at Assumption School and Hayden High School.

The simple Modern Movement design of the school minimized construction costs, and was in keeping with stylistic trends for elementary schools. Numerous public schools erected in the suburban developments around Topeka at this time exhibit the same style, thus the building gave the Parish an impression of modernity and progress. When the Parish announced the project, only \$60,000 was available in the building fund. A fundraising campaign for the new building began in 1950. Assumption parishioners and members of other city parishes generously contributed the capital needed to erect the \$350,000 building.⁵⁰ The school continued to grow during the fundraising and planning stages for the new building, reaching an enrollment of 328 in 1952, an increase from 300 students the previous year.⁵¹

Bowers Construction Company began work on October 13, 1952. Sheahan-Degan completed the plumbing and heating, and Jordan Electric installed the electrical infrastructure. Assumption School opened in January 1954, with classes beginning on February 1 (*Figures 8, 10, 11*).⁵² Over 800 people attended a formal dedication ceremony on February 28, 1954. Seventy-five priests and sixty nuns attended the event. Archbishop Edward J. Hunkler spoke about the importance and value of Catholic education and blessed each room in the new building.⁵³

Anticipating future growth, Assumption School was built with capacity for 400 students.⁵⁴ The architects designed the building to accommodate two more floors, although this plan never came to fruition.⁵⁵ The buff brick exterior

⁴⁶ Anna Mary Murphy, "Parochial Schools to Start Sept. 5," *Topeka Daily Capital*, August 22, 1950. Vertical File: Schools-Private-Church Schools-Catholic. Topeka and Shawnee County Public Library, Topeka, Kansas.

⁴⁷ Please note that the ten parochial schools include the eight Catholic, as well as a Missouri-Synod Lutheran and Seventh Day Adventist schools.

⁴⁸ Bill Wright, "Catholic Schools Pinched," *The Topeka Daily Capital*, April 30, 1964. Vertical File: Schools-Private-Church Schools-Catholic. Topeka and Shawnee County Public Library, Topeka, Kansas.

⁴⁹ "Classes at Catholic Schools Scheduled to Start Aug. 31," *The Topeka State Journal*, August 23, 1961. Vertical File: Schools-Private-Church Schools-Catholic. Topeka and Shawnee County Public Library, Topeka, Kansas.

⁵⁰ Assumption B.V.M. Parish Centennial Celebration, 1862-1962, 35-36.

⁵¹ "Assumption School Project Scheduled to Begin in October." Vertical File: Schools-Catholic-Assumption, Topeka and Shawnee County Public Library, Topeka, Kansas.

⁵² Assumption B.V.M. Parish Centennial Celebration, 1862-1962, 35-36.

⁵³ "Archbishop Rebuffs Critics of Schools," *Topeka Daily Capital*, March 1, 1954. Vertical File: Schools-Catholic-Assumption, Topeka and Shawnee County Public Library, Topeka, Kansas.

⁵⁴ "Assumption School Project Scheduled to Begin in October."

⁵⁵ "Assumption School Project Scheduled to Begin in October."

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complemented the adjacent Church of the Assumption. On the interior, the first floor held eight classrooms, a music room, reception area and office, while the basement housed the cafeteria and "recreation facilities." The second floor convent had twenty-five sleeping rooms, a kitchen, a dining room, a community room, a housekeeper's suite, and a chapel. From the exterior, only the fenestration patterns distinguish the interior functions. When it first opened, the Assumption School convent was home to nineteen nuns who worked at Assumption School and Hayden High School. Although convents were common to Topeka's Catholic parishes at this time, the District is unique as the only parish that appears to have had a combined school and convent. Convents at other parishes with larger grounds were in separate buildings on or near the church property. This distinct aspect of the building's function was due, primarily, to its downtown location and site constraints.

Assumption School and Hayden High School continued their educational mission through the remainder of the decade. After construction of the 1954 building, the parish demolished the former convent and grade school to create space for parking and a playground and to provide better access to the new building.⁵⁶ The former high school building was demolished sometime after 1955. Around forty students graduated from Assumption School in 1956,⁵⁷ and forty-four students graduated in 1959. To relieve overcrowding at Hayden High School, an addition with two new classrooms was constructed in 1955. Six parishes contributed funds for a total of \$46,000 in construction costs and furniture, with Assumption again contributing the greatest amount of funds.⁵⁸

The 1960s brought many changes to the Parish and to Assumption School. The Parish celebrated its Centennial Anniversary in 1962. Enrollment at the high school continued to increase, surpassing the capacity of the building. The local parishes and Forbes Air Force Base raised money to construct a new high school building to relieve the overcrowding. When classes started in the Fall of 1962, freshmen and sophomores remained at Hayden High School (Hayden East), with a total of 500 students, while juniors and seniors, with a total enrollment of 400 students, attended the new building (Hayden West) constructed near 6th Street and Gage Avenue, approximately three miles northeast of the District.

Topeka's Catholic school enrollment peaked around 1964 with 2,785 students attending elementary schools and 980 students at Hayden High School.⁵⁹ In a final effort to suspend enrollment numbers, a diocesan-wide policy put into effect in 1968 capped class size at just forty students. This new policy, coupled with increased tuition and decreasing family contribution, created an overall decrease in enrollment in Topeka's Catholic schools. The Church of the Assumption's schools likewise felt these issues. The city's urban renewal efforts displaced many parishioners from their downtown homes. This, coupled with an exodus of families to new residential suburbs and the newly-established Forbes Air Force Base, changed the demographics of the Parish and decreased school enrollment. In 1967, only 265 students attended the school.⁶⁰ Due to decreasing numbers at its own school, St. Joseph elementary school merged with Assumption School in 1970. The total number of Catholic students in Topeka dropped to just 2,381 in 1977.⁶¹ In that same year, enrollment at Assumption School dropped to just 219 students, and enrollment at Hayden High School (both buildings) dropped to 840 students.⁶²

Despite the overall decline in enrollment in Catholic schools across the country, attendance at Assumption School and Hayden High School remained steady over the following decades. In 1983, the remaining nuns living in the second floor

⁵⁶ "Razing of Old Grade School Underway," *Topeka Daily Capital*, February 12, 1954. Vertical File: Schools-Catholic-Assumption, Topeka and Shawnee County Public Library, Topeka, Kansas.

⁵⁷ "Shawnee Parochial Schools Announce 8th Grade Exercises," *The Topeka State Journal*, May 10, 1956. Vertical File: Schools-Catholic, Topeka and Shawnee County Public Library, Topeka, Kansas.

⁵⁸ Assumption B.V.M. Parish Centennial Celebration, 1862-1962, 37.

⁵⁹ "Catholic Schools See Big Enrollment," *Topeka State Journal*, August 12, 1964. Vertical File: Schools-Private-Church Schools- Catholic, Topeka and Shawnee County Public Library, Topeka, Kansas.

⁶⁰ "Parochial Schools Cut to 40-Pupil Classes," *Topeka Journal*, September 20, 1967. Newspaper Clippings, Kansas Historical Society, Topeka, Kansas.

⁶¹ "Parochial celebration," *The Topeka State Journal*, February 4, 1977, pg. 15. Vertical File: Schools-Private-Church Schools- Catholic. Topeka and Shawnee County Public Library, Topeka, Kansas.

⁶² "Parochial celebration."

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convent of Assumption School moved to a new location in Topeka.⁶³ In 2006 the Parish merged with Holy Name Parish to form the new Mater Dei Parish and School. Kindergarten through fifth grades attended classes at the former Holy Name school, located approximately one mile to the west at Southwest 10th and Clay streets, and grades 6 through 8 remained at Assumption School. By 2012 all grades were moved to the former Holy Name school building. Assumption School has been vacant since this time. Hayden High School functioned as a high school until the late 1980s when classes moved to the existing west campus at 401 SW Gage Boulevard. In 1997 developer H.T. Paul purchased the building. Around 1999, the developer demolished the gymnasium on the northwest corner and renovated the building into office space, a function it serves to the present day.

CONCLUSION

Throughout Topeka's history, Catholic schools remained a small, but important aspect of the city's educational system. They allowed Catholic families to provide both secular and religious instruction for their children. The District greatly contributed to the Catholic education system in Topeka with the construction of both primary and secondary schools. Through the support of the larger institution of the Church of the Assumption and the downtown location, which provided a consistent enrollment, the schools in the District were able to thrive. During the period of significance, the District remained a cohesive, unified complex, supported by its unique downtown location. Hayden High School was the only Catholic high school in Topeka until 1962, and Assumption School remains the only Catholic grade school in the downtown area, enhancing their educational importance in the city.

⁶³ Sister Pierre Cavanaugh, "Parishioners prepare new convent for Assumption nuns," *The Leaven*, September 30, 1983. Vertical File: Churches-Catholic-Assumption, Topeka and Shawnee County Public Library, Topeka, Kansas.

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9. Major Bibliographical References

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"Parochial Schools Cut to 40-Pupil Classes," *Topeka Journal*, September 20, 1967. Newspaper Clippings, Kansas Historical Society, Topeka, Kansas.

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<http://www.kshs.org/kansapedia/thomas-williamson/16884>, (accessed 15 September 2014).

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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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: Topeka & Shawnee County Public Library
Kansas Historical Society

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acree of Property 1.6 acres

Provide latitude/longitude coordinates OR UTM coordinates.

(Place additional coordinates on a continuation page.)

Latitude/Longitude Coordinates

Datum if other than WGS84: N/A

(enter coordinates to 6 decimal places)

1	<u>39.049780</u>	<u>-95.676291</u>	3	_____	_____
	Latitude:	Longitude:		Latitude:	Longitude:

2	_____	_____	4	_____	_____
	Latitude:	Longitude:		Latitude:	Longitude:

OR

UTM References

_____ NAD 1927 or _____ NAD 1983

1	_____	_____	_____	3	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing

2	_____	_____	_____	4	_____	_____	_____
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Zone Easting Northing

Zone Easting Northing

DRAFT

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Verbal Boundary Description (describe the boundaries of the property)

Three parcels comprise the District:

Church and Rectory: 204 Southwest 8th Avenue- Original Town, Section 31, Township 11, Range 16. Lots 62 through 72 (even) on 8th Avenue except part of Lot 62 defined as follows: west 2 feet, north 52 feet, south 75 feet, and also Lots 229 thru 239 (odd) on Jackson and the vacant alley adjacent to Lots less tract defined as follows, beginning at the northeast corner of lot 229 Jackson St Original Town thence southerly 79.59 feet, southwest 36.06 feet, easterly 150 feet to point of beginning, southerly 49.16 feet, westerly 124.5 feet, northeasterly 154.25 feet.

Hayden High School: 212 Southwest 8th Avenue- Original Town, Lots 50 thru 60 (even) and the west 2 feet of north 52 feet south 75 feet of Lot 62 on 8th Avenue and the south 5 feet, west 100 feet of the vacant alley. Section 31 Township 11 Range 16.

Assumption School: 735 Southwest Jackson Street- Original Town, Section 31, Township 11, Range 16, beginning at the northeast corner of lot 229 Jackson Street Original Town thence southerly 79.59 feet, southwest 36.06 feet, southerly 49.16 feet westerly 124.5 northeasterly 154.25 feet easterly 150 feet to the point of beginning.

Boundary Justification (explain why the boundaries were selected)

The District boundaries include the parcels currently and historically associated with the resources. The boundaries include the church, rectory, and garage associated with the Church of the Assumption, listed in the National Register in 2008, as well as the two educational resources historically associated with the Church: Hayden High School and Assumption School.

11. Form Prepared By

name/title Rachel Nugent, National Register Coordinator; Lauren Rieke, Associate
organization Rosin Preservation date February 2015
street & number 215 West 18th Street telephone 816-472-4950
city or town Kansas City state MO zip code 65108
e-mail lauren@rosinpreservation.com

Property Owner: (complete this item at the request of the SHPO or FPO)

name See Continuation Sheets
street & number _____ telephone _____
city or town _____ state _____ zip code _____

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

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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Additional Documentation

Submit the following items with the completed form:

Photographs

Submit clear and descriptive photographs. The size of each digital image must be 1600x1200 pixels (minimum), at 300 ppi (pixels per inch) or larger. Key all photographs to a sketch map or aerial map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photograph Log

Name of Property: Church of the Assumption Historic District (Amended)
City or Vicinity: Topeka
County: Shawnee County: Shawnee
Photographer: Brad Finch, F-Stop Photography
Date Photographed: September 2014

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 10: Church of the Assumption and Hayden High School, primary (south) elevations. View northwest.
- 2 of 10: Primary south elevation. View north.
- 3 of 10: Hayden High School and Church of the Assumption, primary (south) elevations. View northeast.
- 4 of 10: Hayden High School, north elevation. View south.
- 5 of 10: Assumption School, west elevation and Hayden High School, north elevation. Note Kansas Statehouse dome in background. View south.
- 6 of 10: Assumption School, northwest corner. View southeast.
- 7 of 10: Assumption School, north elevation. View south.
- 8 of 10: Assumption School and Church of the Assumption, east elevations. View southwest.
- 9 of 10: Assumption School, primary (east) elevation. View northwest.
- 10 of 10: Contextual view, Assumption School. View north

Figures

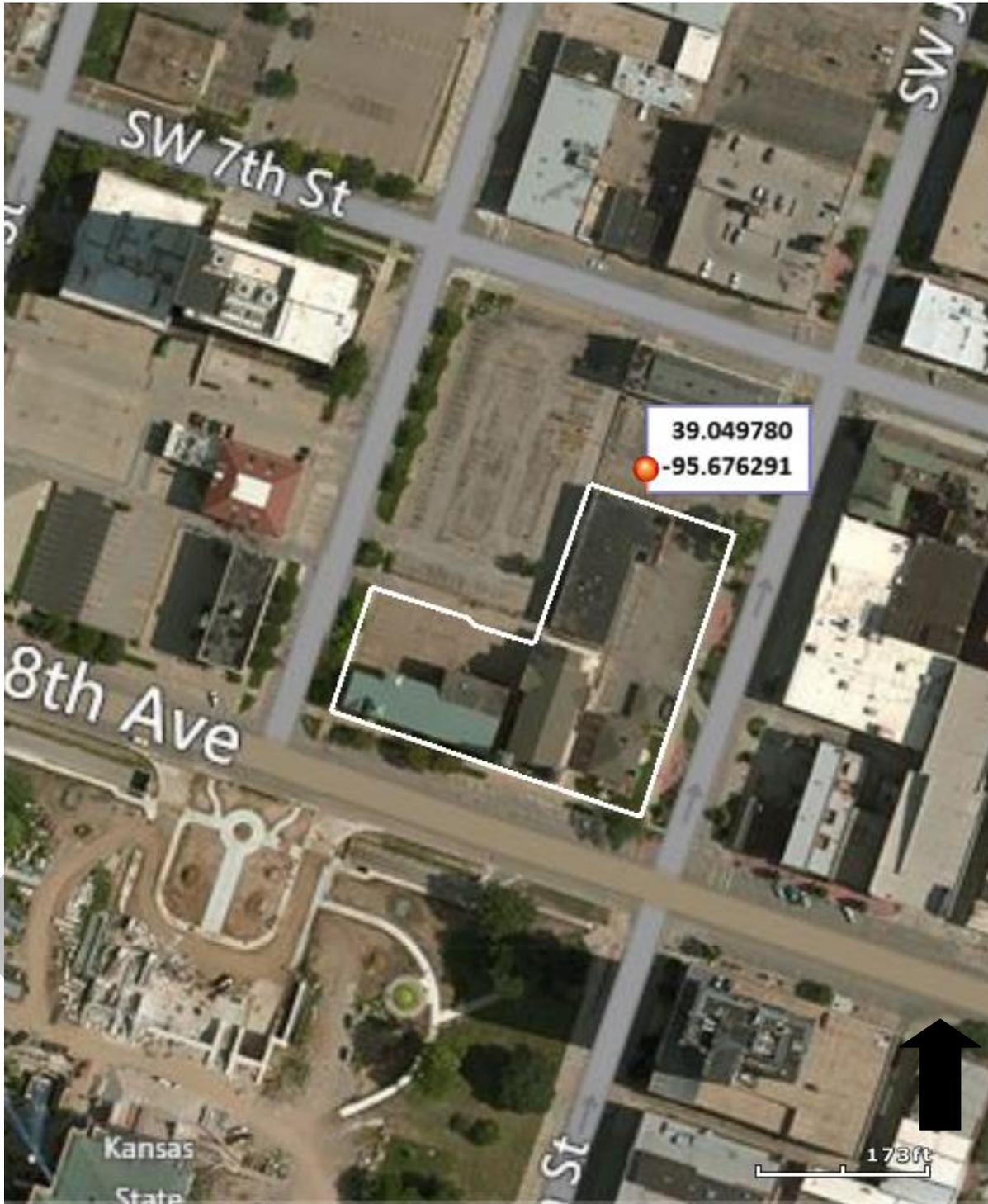
Include GIS maps, figures, scanned images below.

- Figure 1:** Site Map. *Source: ArcGIS 2013.*
- Figure 2:** Contextual Map. *Source: ArcGIS 2013.*
- Figure 3:** Photo Map.
- Figure 4:** Construction Date Map.
- Figure 5:** Sanborn Fire and Insurance Map, 1883.
- Figure 6:** Sanborn Fire and Insurance Map, 1913.
- Figure 7:** Sanborn Fire and Insurance Map, 1950.
- Figure 8:** Sanborn Fire and Insurance Map, 1955.
- Figure 9:** Historic photograph, Hayden High School, 1962.
- Figure 10:** Historic Photograph, Assumption School, 1954.
- Figure 11:** Historic Photograph, Assumption School, 1954.

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Figure 1: Site Map. Source: ArcGIS 2013.



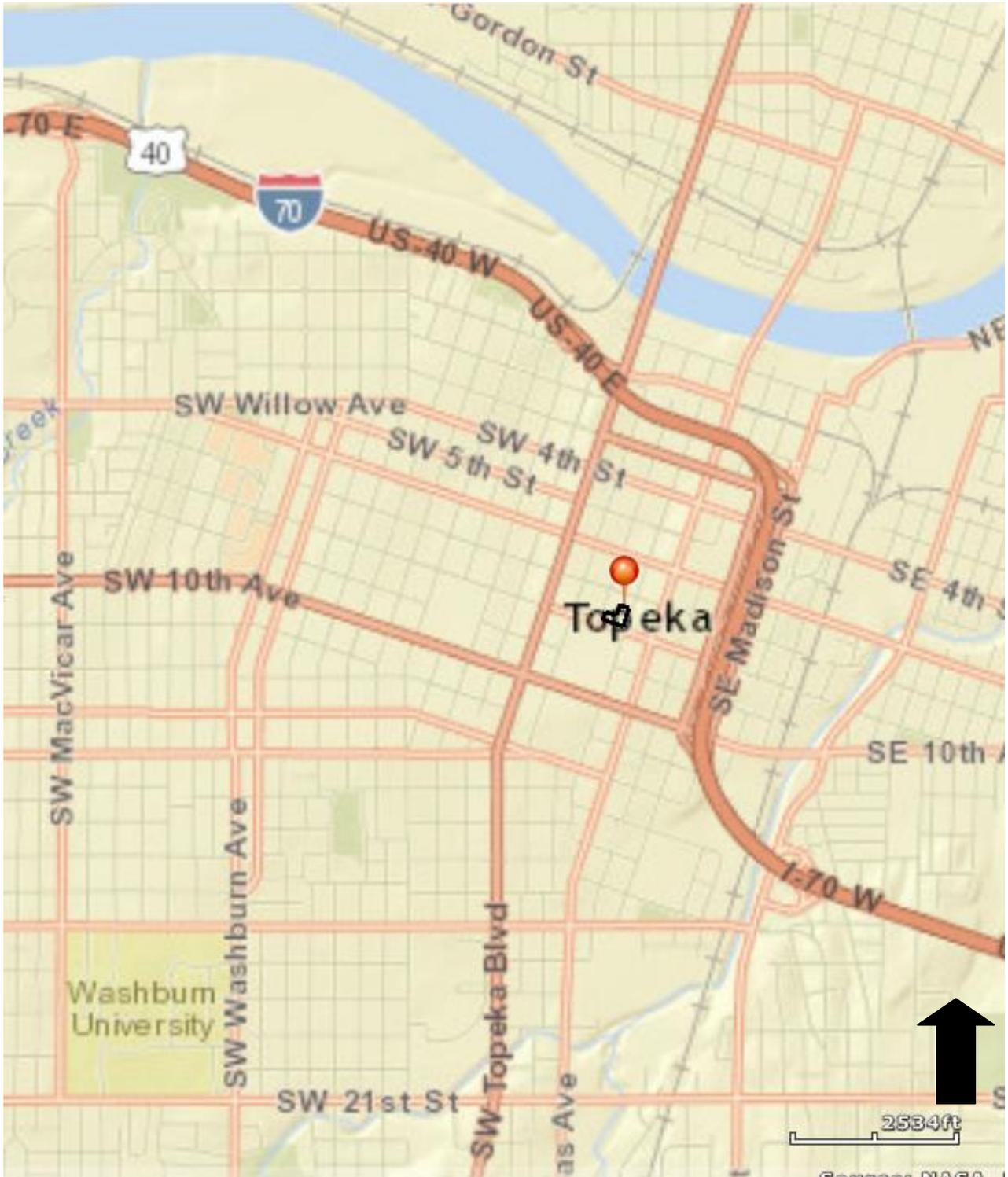
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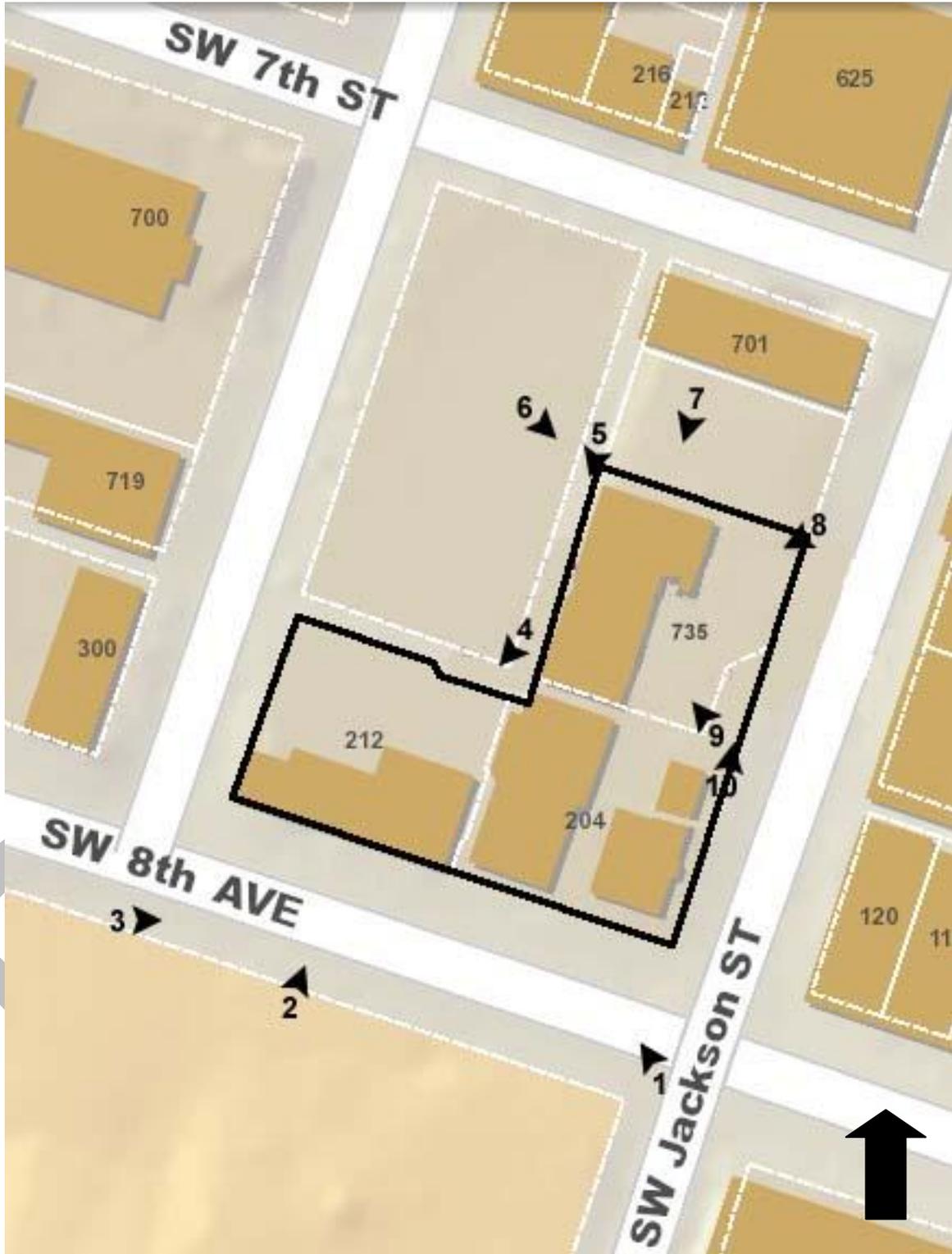
Figure 2: Contextual Map. Source: ArcGIS 2013.



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Figure 3: Photo Map.



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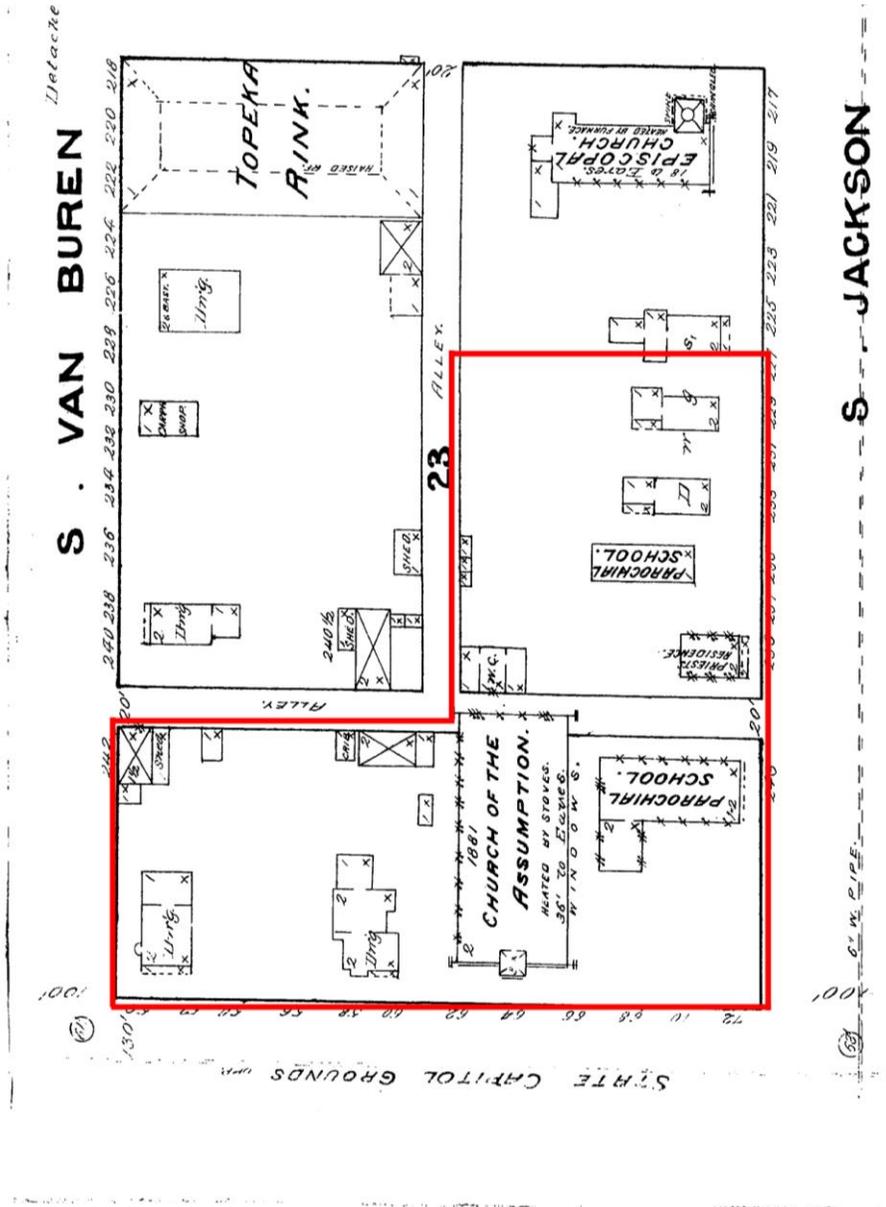
Figure 4: Construction Date Map.



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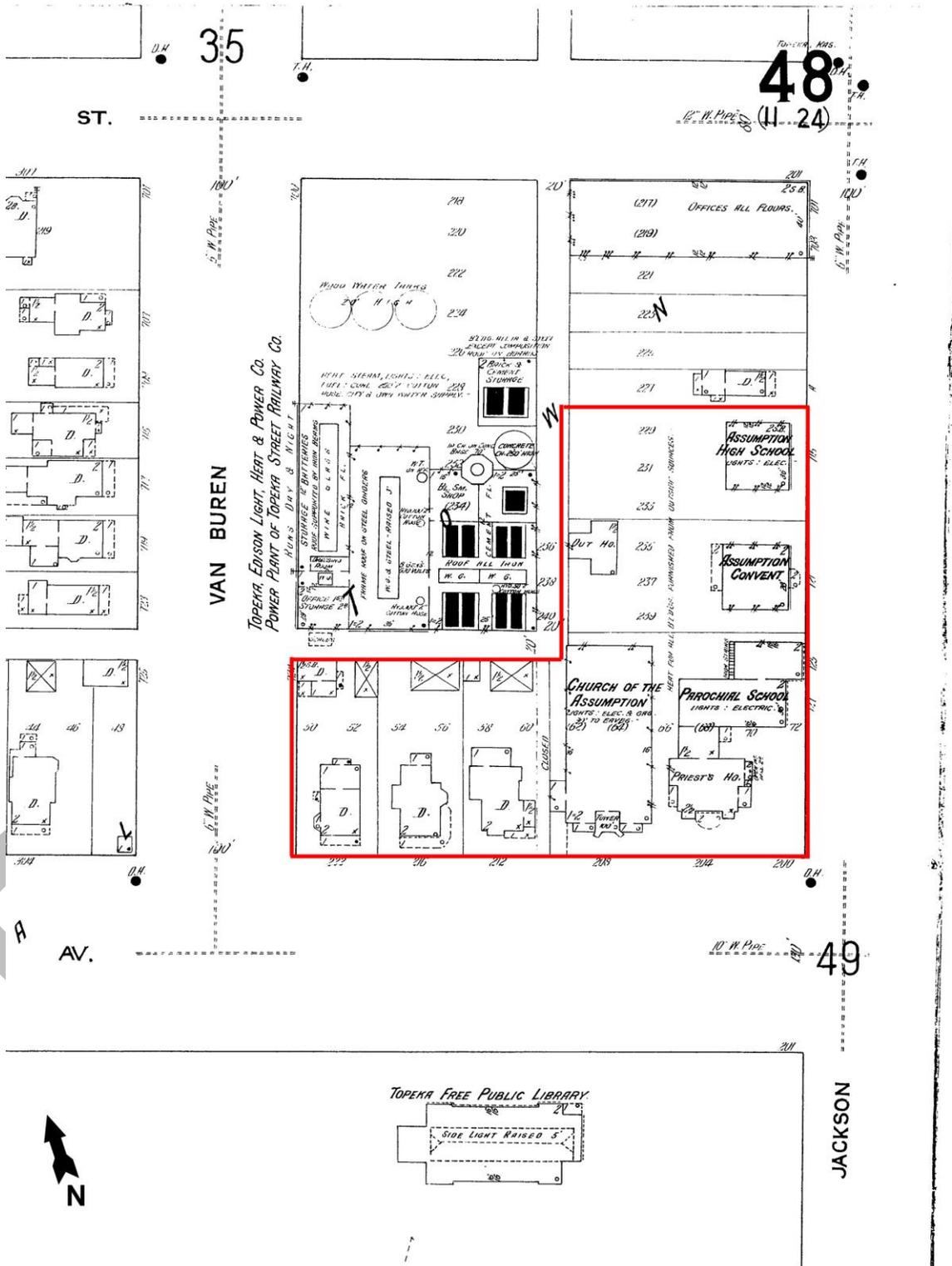
Figure 5: Sanborn Fire and Insurance Map, 1883.



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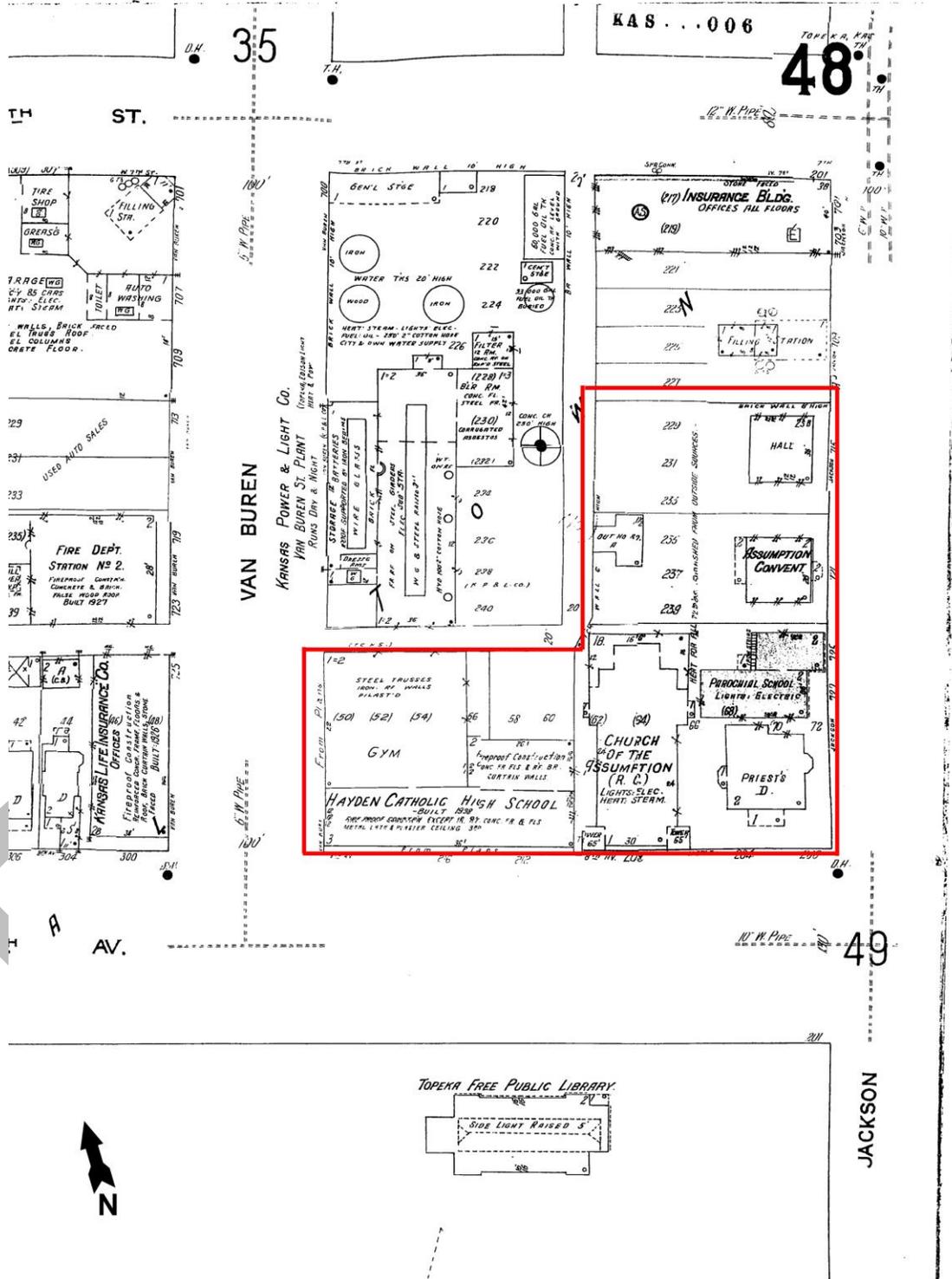
Figure 6: Sanborn Fire and Insurance Map, 1913.



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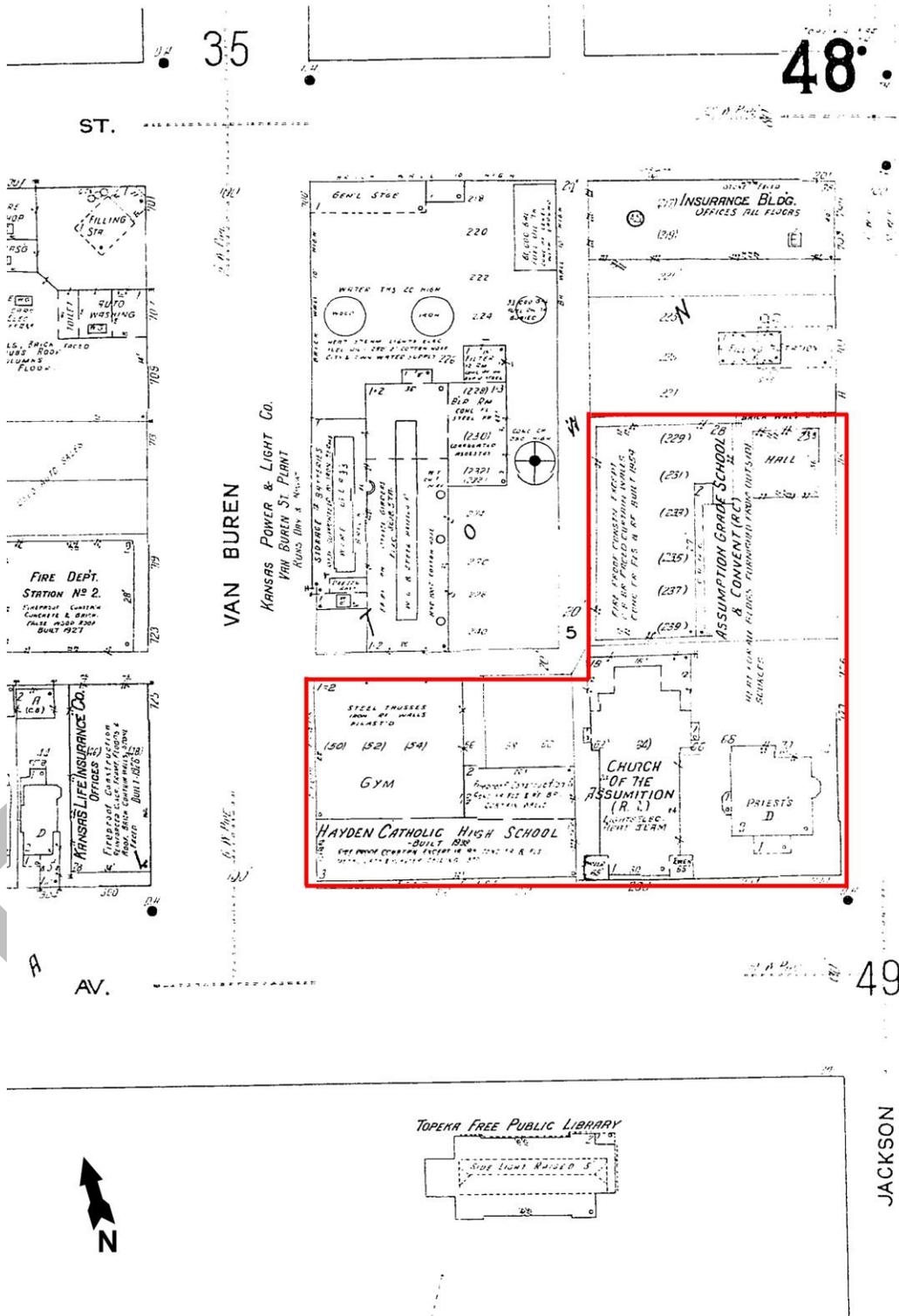
Figure 7: Sanborn Fire and Insurance Map, 1950.



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Figure 8: Sanborn Fire and Insurance Map, 1955.



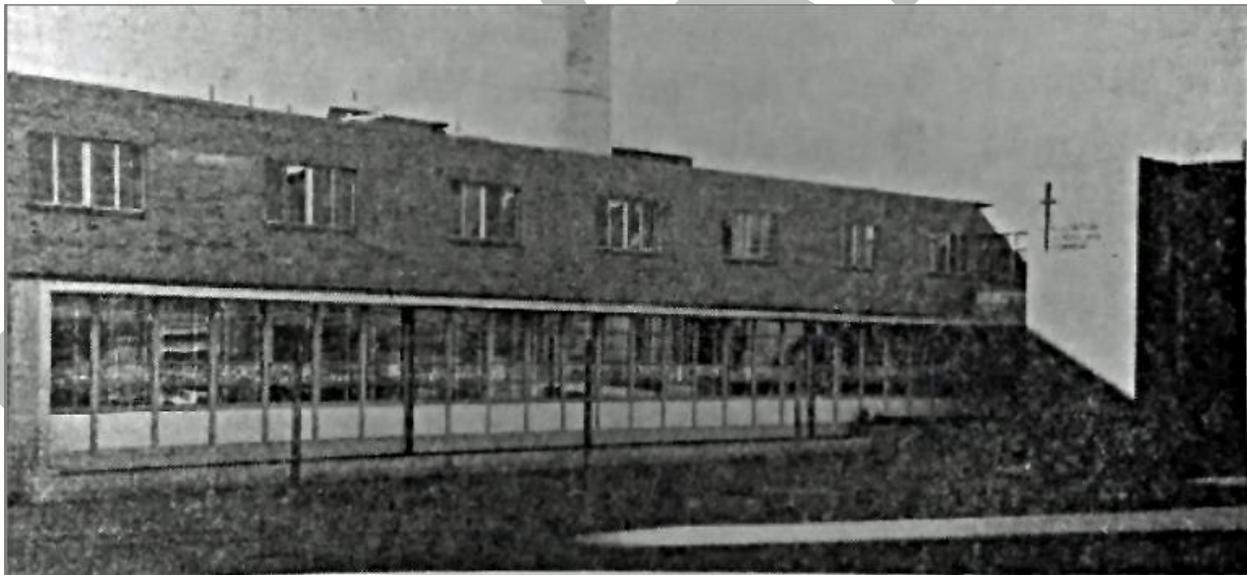
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Figure 9: Historic photograph, Hayden High School, c. 1962.



Figure 10: Historic Photograph, 1954. *Source: Assumption B.V.M. Parish Centennial Celebration, 1862-1962.*



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Figure 11: Historic Photograph, 1954. *Source:* Topeka State Journal, *February 1, 1954.*



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OWNER INFORMATION:

204 Southwest 8th Avenue-
Mater Dei Parish/Kansas City Archdiocese
204 SW 8th Avenue
Topeka, KS 66603

212 Southwest 8th Avenue-
Kansas Health Institute
212 Southwest 8th Avenue
Topeka, Kansas, 66603

735 Southwest Jackson Street-
Mark Burnheide, Jackson Street Lofts, LLC
301 South Kansas Avenue
Topeka, KS 66603

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