

CITY OF TOPEKA HISTORIC TOURISM COMMITTEE MEETING

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

AGENDA

Thursday, April 9, 2015
5:30 PM

- I. **Roll Call**
- II. **Approval of April 2, 2014 Minutes**
- III. **Review and Consideration of Submitted Heritage Tourism Improvement Grants**
 1. **Shawnee County Historical Society** – Placement of a monument sign between the John and Hale Ritchie Houses
 2. **Friends of the Free State Capitol, Inc.** – Interior Electrical; HVAC; Plumbing; Exterior Roof Insulation
 3. **Charles Curtis House** - Window restoration; exterior painting; interior window carpentry
 4. **Jayhawk State Theater of Kansas** – North marquee replacement
 5. **Topeka Cemetery** – Restoration of historic records vault
- IV. **Review and Consideration of Historic Tourism Planning & Marketing Grants**
 1. **Topeka Planning Department/Downtown Topeka, Inc.** – Downtown Topeka Historic District Nominations
 2. **Topeka Planning Department/College Hill Neighborhood Association** – Historical Survey of the College Hill Neighborhood
 3. **Jayhawk State Theater of Kansas** – Development of Fundraising and Facility Marketing Plan
- V. **Grant Recommendations**
- VI. **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 Historic Tourism Commission
Wednesday, April 2, 2014**

A. Roll call

Present: Jeff Alderman, Bette Allen, Amber Bonnett, Nelda Gaito, Leon Graves, Murl Riedel, Zach Snethen, Grant Sourk, Mark Tyree, and Doug Wallace (10)

Absent: Bryan Caskey and Scott Ringman (2)

Staff Present: Bill Fiander – Planning Director and Chris Wickline – Office Specialist

B. Approval of minutes – January 9, 2014

Grant Sourk moved to approve with recommended change of misspelling of committees in the header, seconded by Murl Riedel. **Approval (9-0-0, Amber Bonnett was absent for the vote.)**

C. Review and Consideration of Submitted Heritage Tourism Improvement Grant Applications–

Zach Snethen outlined the procedures for the grant application process. Mr. Snethen suggested hearing from each applicant, in the order of the agenda, and provide an opportunity for the committee to ask questions. Mr. Snethen suggested five minutes for the applicants to present. Mr. Snethen stated there is a short fall of \$55,000 in the grant fund for meeting all grant application requests.

Mr. Snethen explained that he has interest in some of the applications. Mr. Snethen explained he consulted with Mr. Fiander and was advised by the City of Topeka Legal Department. Mr. Snethen briefed the committee on the criteria that members of the committee must consider prior to voting. Mr. Snethen explained that should a member of the committee meet that criterion, they must abstain from the vote.

Doug Wallace asked the applicants listed on the agenda were the only applicants or if anyone was rejected. Mr. Fiander confirmed that all applications received were forwarded for consideration.

Murl Riedel asked if all funds available for the grant would be gone if not expended or could they be used for 2015. Mr. Fiander stated the funds would remain in the fund.

Bette Allen asked if the total funds available for the grants were an accumulation of funds previous years or funding made available from 2013 only. Mr. Fiander stated he is able to confirm that it is the current fund balance. Mr. Snethen asked how long it took to accumulate the amount. Mr. Fiander stated he was not able to clarify how the funds were collected.

Doug Wallace asked for clarification of the amount. Mr. Fiander stated the number given initially has been updated due to an error on an application and provided the spreadsheet with the new number.

Ms. Allen clarified that the funds are from the Transient Guest Tax and an overage from the money allocated for the Great Overland Station and the historical park. Mr. Snethen explained that it is money set aside specifically for the grants available to the entire community. Mr. Fiander stated the

grant funds have not been available for a couple of years so therefore, the amount is larger than before.

Nelda Gaito asked if any of the applicants have received funding in the past. Mr. Fiander confirmed that Shawnee County Historical Society and the Friends of the Free State Capitol have. Mr. Snethen suggested asking the applicants during their presentation if funds have been previously received through a grant.

Jeff Alderman asked for a time keeper. Chris Wickline agreed to time the presentations.

1. Topeka High School Historical Society – Joan Barker presented the application on behalf of the Topeka High School Historical Society.

Amber Bonnett entered the room

Murl Riedel asked if the applicant has acquired the funds to match. Ms. Barker confirmed.

Grant Sourk asked what the timeline was for the application project to be completed. Ms. Barker stated she was unable to confirm how long it would take.

Bette Allen asked if tours were available to the public. Ms. Barker confirmed.

Zach Snethen asked if the project would take approximately a year or two. Ms. Barker stated the completion of project is contingent on funding. Mr. Snethen asked if the project included work outside to fix the hole in the roof and ceiling. Ms. Barker stated it would be part of it.

Mr. Riedel stated there was wall and roof repair on the application and asked about the display cases. Ms. Barker stated the cost of the furniture would be covered through the match funds from Topeka High School Historical Society.

Mr. Sourk asked for the total cost of the project. Ms. Barker stated it is \$65,943, as indicated in the application submitted.

Ms. Allen asked if any of the projects could be accomplished if the funds were not received through the grant. Ms. Barker stated the project could not be started until the applicant had all of the funds.

Mr. Snethen asked what the time constraints were for completion of a project under the grant guidelines. Mr. Fiander explained that projects funded through the grant must be complete in two years.

Ms. Allen asked how many tours are given. Ms. Barker stated she did not have the tour statistics available but had approximately 50 tours during the week.

Ms. Gaito asked if the applicant has received any grants before. Ms. Barker confirmed and stated the Topeka High School Historical Society received a grant through the Kansas Humanities Heritage Grant. Ms. Gaito asked when that was received. Ms. Barker stated it was received three years ago and contributed to the organization and cataloging.

2. Central Congregational Church – Chauncey Tenbrink presented the application on behalf of the Central Congregational Church.

Grant Sourk asked what the lifespan is for the window coverings and when the existing windows were installed. Ms. Tenbrink stated the previous covers have been there for over 30 years. Mr. Sourk asked if the estimate of how long the windows would last. Ms. Tenbrink stated she was unsure.

Doug Wallace asked if there was anything unique about the stain glass windows, such as subject matter. Mr. Wallace also asked what studio created the windows. Ms. Tenbrink stated there isn't thing specifically unique. Mr. Wallace provided an observation that the windows are not visible during daylight hours. Mr. Wallace added that the only time to see them and appreciate them is during evening hours and would have to be lit. Ms. Tenbrink stated they are lit from inside at night.

Bette Allen asked about a ramp in lieu of the chairlift. Ms. Tenbrink explained the ramp would have to go through the sanctuary and wrap around and would take away from the appearance of the sanctuary.

Mr. Wallace asked if the community building was ADA accessible from outside. Ms. Tenbrink stated it is not. Ms. Tenbrink added that there is an elevator and ramp in the sanctuary building but no elevator in Sheldon building.

Nelda Gaito asked if the Central Congregational Church has previously received grant funding. Ms. Tenbrink stated the church has not.

Zach Snethen asked for amount of campaign pledges. Ms. Tenbrink stated it is \$177,000. Mr. Snethen stated that while not attached to grant, the church has the pledge for capital improvements.

Ms. Allen asked if the campaign pledges were allocated for other projects? Ms. Tenbrink stated they are not but the pledges will assist to make up differences that grant funding cannot cover.

Mr. Snethen stated that a match funding was not part of grant requirements but shows commitment of investment of the applicants. Ms. Tenbrink stated the church does not have cash in hand but could have the funds if needed.

Murl Riedel asked if the members understood the intent of capital campaign. Ms. Tenbrink confirmed.

Mr. Sourk asked if the two year completion requirement would be long enough if the church was given the funds. Ms. Tenbrink confirmed.

Mr. Riedel asked if the project could be done in three phases, adding that the application covers just two phases. Ms. Tenbrink stated the application submitted indicates three phases, but if fewer funds were received, the church could do the projects in two phases.

Mr. Wallace asked for the condition of the windows outside of the protective covering. Ms. Tenbrink explained the deterioration of one window and explained that another window needs

to be re-leaded. Ms. Tenbrink stated all windows needed painting and re-caulked.

Ms. Allen asked for clarification of the bid for windows and the difference in quotes. Ms. Tenbrink explained the bid included separate visits would cost more, whereas if the job was completed during only one visit.

3. Shawnee County Historical Society- George Earnheimer presented the application on behalf of the Shawnee County Historical Society.

Doug Wallace asked if all items listed on the application were for the Ritchie House. Mr. Earnheimer confirmed.

Grant Sourk asked what kind of exterior lights are listed in the application. Mr. Earnheimer explained the exterior, in-ground lights will add security and provide exposure for those traveling on interstate at night.

Mark Tyree asked for clarification of the number of participants in the year to date figure. Mr. Earnheimer explained in 2011, the history camp began and there were 23 participants. Mr. Earnheimer stated that there were 48 in 2012 and 511 participants in 2013. Mr. Earnheimer stated they are expecting 500 or more for 2014 based on booked tours.

Zach Snethen asked if the participants were children. Mr. Earnheimer confirmed and explained that most are received from schools, community centers and home schools. Mr. Earnheimer clarified that the term participant means number of exposures. Mr. Earnheimer stated that exposures are children that have come to camp and participated in camp in the six week period. Mr. Earnheimer added that some children may have come once or the entire six week period.

Mr. Tyree asked if there are any current plans for expansion to reach outlying areas to come to the camp. Mr. Earnheimer stated there are no current plans beyond Topeka. Mr. Earnheimer stated the camp is staffed by volunteers. In order to give a top notch experience, Mr. Earnheimer stated that it is essential to not over extend on expenses. Mr. Earnheimer explained the Ritchie House is not very big and that students who go in the house must be kept to 25 or less. Mr. Earnheimer stated that the Cox Center, which is the education center, can accommodate larger groups.

Bette Allen asked which schools attended the history camp in the summer. Mr. Earnheimer stated there was home school and he did not have the names available. Ms. Allen asked if the 511 participants were based on the number of visitors or the number of students who attended. Mr. Earnheimer clarified that the number of visitors is based on the exposures and the different education segments offered at that time. Mr. Earnheimer stated that the students do not stay all day.

Mr. Wallace stated that education programs, although admirable, are not tourism. Mr. Riedel stated that the applicant is not asking for funds for the program. Mr. Earnheimer added that the Ritchie House has hired a consultant who is keeping track of statistics. Mr. Earnheimer stated that as a result of the school visits and summer camps, the children bring their parents to visit.

Ms. Allen asked what hours the Ritchie House is open. Mr. Earnheimer stated the Ritchie House is open on Mondays and Wednesdays for walk in visits. If a group wishes to visit during another time, Mr. Earnheimer advised they should arrange in advance.

4. Friends of the Free State Capitol, Inc. – Chris Meinhardt presented the application on behalf of the Friends of the Free State Capitol, Inc.

Bette Allen asked how many tours have been done. Mr. Meinhardt stated the building was opened on October 5, 2012. Mr. Meinhardt stated previous grant funds were used to repair the wall and repair the water damage. Mr. Meinhardt stated the second floor could not be traveled on. Mr. Meinhardt stated approximately 600-700 visitors have gone through building. Mr. Meinhardt stated that the building is now open on the first Fridays if seasonal conditions allow.

Ms. Allen asked how many visitors there were in 2013. Mr. Meinhardt stated there were around 280 students in 2013, which was part of the Brown vs. Board of Education and Ritchie House presentation. Mr. Meinhardt stated the building is not ready for touring. Mr. Meinhardt stated the nature of request is to get the building prepared for visitors. Mr. Meinhardt explained that the Constitution Hall was the first stone building in Topeka. Mr. Meinhardt gave a history of the building. Mr. Meinhardt stated there is no interior stairs and would have to build the stairs to meet the code of today's standards.

Zach Snethen asked if structural modifications are permanent. Mr. Meinhardt confirmed and stated he has worked with an architect from the Shawnee County Historical Society and approved the drawings. Mr. Meinhardt stated a historian has been hired that worked on the legislature to restore the capitol. Mr. Meinhardt stated he is very interested in building and is working with them to find the least intrusive method to repair the joists in the building.

Grant Sourk asked if Mr. Meinhardt could provide a list of the MOST urgent needs. Mr. Meinhardt explained that the project is so complex that it is hard to answer. Mr. Meinhardt explained the need to remove the materials but they are supportive of the roof. Mr. Sourk asked if the list could be broke out if each item was dependent of another on the list, and if it would be completed within the two years. Mr. Meinhardt stated the project has been decided upon by the architect and is dependent upon completion as a whole. Mr. Meinhardt stated it is a lot of money, but it is a worthy project as it has national historical significance. Mr. Meinhardt stated there has been a huge increase in construction costs.

Mr. Snethen asked for clarification of the securing of the front wall and what the overall timeline is to be completely open to the public, as it is a very fascinating piece of history. Mr. Meinhardt explained that the applicant has consulted with numerous consultants and the consistent advice is to secure the building and make it safe. Mr. Meinhardt stated the grant will accomplish making the building physically, visibly and historically accessible by the public.

Ms. Allen asked if there were bathrooms. Mr. Meinhardt confirmed there are no bathrooms. Mr. Snethen explained that the Ritchie House does not have restrooms. George Earnheimer clarified that the original house does not have running water or restrooms but the education center does. Mr. Earnheimer explained the majority of work to the Ritchie House has been done to the exterior. Mr. Meinhardt added that the applicant will restore the building but appropriateness of the restrooms is being reviewed during the restoration.

Nelda Gaito asked how much grant money has been received previously by the applicant. Mr. Meinhardt stated \$331,000 which has gone pretty far with renovations.

Murl Riedel asked if the funds were from one grant. Mr. Meinhardt clarified that the funds

covered \$95,000 for purchase and \$33,000 for mothballing process. Mr. Meinhardt explained grants have been received for the purpose of studies, such as a feasibility study and brochures.

Mr. Reidel asked if the cash match was a pledge process or in cash. Mr. Meinhardt stated funds were about half in cash and the rest would have to be raised by those people with strong interest.

5. **Southern Christian Palace Church** – No one was present to discuss or speak in regards to the application on behalf of the Southern Christian Palace Church.

Zach Snethen stated due to no one being in the audience to present the application, he is suggested to move forward with the next two applications. There were no objections.

D. Review and Consideration of Submitted Heritage Tourism Planning & Marketing Grant Applications–

1. **Topeka Planning Department/Downtown Topeka, Inc.** – Tim Paris presented the application on behalf of the Topeka Planning Department/Downtown Topeka, Inc. Vince Frye, President of Downtown Topeka, Inc, spoke in favor of the application. Debra Clayton, former Downtown Topeka, Inc Board President and current volunteer spoke in favor of the application.

Murl Riedel asked what the signatures were in support of or what was signed. Ms. Clayton explained the signatures were on a form that stated the support or non-support of the downtown historic district and the information was clearly articulated. Ms. Clayton stated she spoke to each of the property owners and held small group meetings for those with questions.

Zach Snethen asked if the signatures obtained were from property owners or tenants. Ms. Clayton stated the signatures were from property owners.

Doug Wallace stated that the map submitted indicates that more than a 1/3 of the properties are non-contributing members of the area. Mr. Wallace stated this is a hop, skip and jump of a historic district. Mr. Wallace stated that six to eight properties could merit from being on the state and/or national registry for historic district.

Mr. Paris stated there is a discrepancy between building count and the ground area. Mr. Paris explained there are 72 buildings on the map that have been identified as retaining structural integrity, 39 structures identified as non-contributing. Mr. Wallace stated that there have been considerable alterations on Kansas Avenue within the last 50 years.

Mr. Snethen asked if there is a level of confidence that this is a viable district. Mr. Paris confirmed. Mr. Wallace stated he did not believe so.

Bette Allen asked if it will take three to five years to develop to a historic district, what is promoted to get people to come to the district. Ms. Clayton explained that the historic district encompasses the ambiance of the area, which is what draws people to the area. Ms. Clayton continued there are buildings that are historic that will be given historical significance. Mr. Paris explained it will be up to the property owners to initiate the restoration. Mr. Paris stated the tax credits will reduce the burden and cost. Mr. Paris added that this does not create a redevelopment plan. Mr. Paris stated it enables a financial tool to initiate the restoration.

Ms. Allen asked if the property owners were on board with the initiative. Grant Sourk clarified that 90% of the property owners are. Ms. Clayton added that tax credit will help a lot given the increased cost of construction.

Mr. Frye stated there have been 11 buildings purchased on Kansas Avenue in the past year and one of the first questions asked are about incentives. Mr. Frye explained there are none currently but being a grant recipient would be a great tool.

2. Topeka Planning Department/College Hill Neighborhood Association – Tim Paris presented the application on behalf of the Topeka Planning Department/College Hill Neighborhood Association.

Mark Tyree asked if any past effort by the Planning Department to determine if there is qualified volunteer expertise that could be used for the survey. Mr. Tyree stated he asks this question because he knows there are resources available. Mr. Paris explained that during the College Avenue survey, the neighborhood association self-initiated to do the survey. Mr. Paris explained that the Shawnee Historic Preservation Office has specific requirements for those who can do the survey. Mr. Paris stated that during Holliday park, it was also self-initiated surveying. Mr. Tyree asked why this is not considered as part of the end fund. Mr. Paris explained the nomination of the historic district was accomplished through the grant the city applied for on their behalf. Mr. Paris explained the challenge with that approach is achieving a consistency of quality that is acceptable to the State of Kansas.

Murl Riedel asked how the figures were determined for the consultants. Mr. Paris explained there is a standard per property formula that is recommended by Shawnee Historic Preservation Office and was used for the application. Mr. Paris explained it is \$125 per property and slightly higher for historic districts. Mr. Paris explained that there is a 40 percent match funding requirement for the Historic Preservation Fund grant.

Mr. Riedel asked if the administrative staff would have a challenge with two projects going on at once. Mr. Paris stated it would not be overwhelming, but does present more time spent recording and ensuring the detail of each grant.

Zach Snethen asked if the application for Downtown Topeka was for nomination and if the College Hill application was for the survey to lead up to nomination. Mr. Paris confirmed and clarified that all four areas of the neighborhood would be surveyed in subsequent years.

Mr. Snethen asked what the timeline for the survey completion is. Mr. Paris stated hopefully one year per survey. Mr. Snethen asked what happens after four years. Mr. Paris explained a consultant would be hired to prepare the nomination packet to expand the district.

Amber Bonnett asked if all four areas would be nominated based on the outcome of the survey. Mr. Paris stated that some areas not eligible but would not be identifiable until after survey.

Doug Wallace asked what the application has to do with tourism. Mr. Paris explained the applications are part of the greater whole for Topeka as an attraction. Mr. Paris explained that Washburn University has many out of town visitors and would be very helpful to Washburn University. Mr. Paris continued that visitors would appreciate that the neighborhood is safe and secure.

Mr. Wallace stated that Mr. Paris's explanation has nothing to do with tourism. Mr. Wallace stated that every city has a neighborhood like College Hill and it will not attract people alone. Mr. Wallace stated it is interesting and important to the people in the neighborhood but it is not tourism.

Mr. Tyree clarified that the grants are coming from Transient Guest Tax, also known as "heads on beds" funds. Mr. Tyree stated the marketing is to establish something that draws tourism.

Mr. Snethen stated that the Topeka Visitor's Guide illustrates neighborhoods of Topeka such as College Hill. Mr. Tyree agreed and explained that he likes to visit those neighborhoods in other cities but not everyone does.

Nelda Gaito stated that if we used the logic of "heads on beds", most of the visitor counts from the applications presented are from local schools, which is not promoting tourism. Ms. Gaito stated that if that is the case, none of the applications should be approved.

Mr. Wallace stated that clearly people will visit because of fabulous mansions. Mr. Wallace added that Topeka does not have historic neighborhoods that are unique. Mr. Wallace stated that everyone in the country has a neighborhood like Potwin Place and College Hill. Mr. Wallace added that it is difficult to say that west Lawrence has a real historic allure for visitors. Mr. Wallace stated that Lawrence has more examples of Victorian architecture than Topeka does. Mr. Wallace stated that the bulk of potential residential appeal has been removed. Mr. Wallace stated it is a wonderful neighborhood but there is no specific destination in College Hill open to the public.

Jeff Alderman suggested refraining from this discussion and this discussion should come with a motion with each application.

E. Grant Recommendations –

Zach Snethen stated a motion would need to be made with recommendations to approve. Mr. Snethen explained there is a deficiency of \$55,000 from the first five items on the agenda due to the funds for the survey applications being separate funds. Mr. Fiander stated the available funds are for all seven applications. Ms. Allen stated that the committee can recommend approval for any amount up to the grant amount available and that is not required to reduce the amount by \$55,000. Amber Bonnett asked if the list of applications should be prioritized. Mr. Riedel suggested going through the list in order as presented, hold discussion and make recommendations.

Bette Allen asked if there was a rating scale available. Mr. Snethen explained there isn't one but discussion is encouraged.

Mark Tyree asked if any questions could be asked of applicants if necessary. Mr. Snethen stated it is possible if necessary.

Amber Bonnett asked if all applications were being accepted or if there are any that would be rejected. Mr. Snethen stated it could be done and asked if there were any applications that did not meet the requirements.

1. Topeka High School Historical Society –

Murl Reidel stated he believed the application met the requirements of the grant and has the tourist appeal. Mr. Reidel stated he appreciated the fact that the applicant had match funding to show their seriousness.

Nelda Gaito stated she had reservations about the application because the funding was not being put towards historic preservation but the purchase of display cases and other items that do not address the integrity of the structure. Amber Bonnett stated that she believed the cases were for the preservation of the historic items in storage.

Joan Barker explained the grant funds were not being used to purchase the display cases but the match funds were being used for that.

Grant Sourk moved to approve for requested amount, seconded by Leon Graves. **Approval (10-0-0.)**

2. Central Congregational Church –

Doug Wallace stated that he cannot vote in favor of the applicant because he doesn't understand the historical significance of the church. Mr. Wallace stated that while it is a beautiful building, he does not believe it meets the requirements. Mr. Wallace stated that Charles Sheldon is notable but that isn't enough to draw in tourists.

Mark Tyree added that the book is very popular. Mr. Tyree has never been in the building. Mr. Tyree stated he does not see the tourist draw.

Grant Sourk stated that if a project keeps visitors in Topeka longer, then it does qualify. Mr. Sourk stated he believes the application does meet the requirements.

Leon Graves shared an experience of an African American conference he attended. Mr. Graves stated there was a bus/ walking tours and it stopped at the Central Congregational Church. Mr. Graves stated the church is a stop for other tours as well.

Jeff Alderman stated that the goal of Visit Topeka is to create an inventory that keeps people in town longer and stay over. Mr. Alderman stated that all of the applicants that were presented meet that criteria and are what sells Topeka for meals and overnight accommodations.

Mr. Tyree stated that if the church may have events that bring visitors, so would a church built last year. Mr. Tyree stated that historic tourism must be considered before making that distinction.

Murl Riedel stated that the concern isn't about Charles Sheldon but the design of the organization and dealing with a lot of tourists. Mr. Riedel stated he was concerned that the apparatus to deal with a lot of tours may not be there.

Nelda Gaito stated she has the same concerns as the Topeka High Historical Society application. Ms. Gaito stated that the funds should be spent for keeping the structure intact, as is.

Mr. Wallace added that the ADA modification would be used more by the members of the church, rather than the tourists. Mr. Wallace stated it would be very helpful for the elderly members of the church.

Ms. Gaito stated when making the decision of what to fund and meets the requirement, it might be just the windows that should be funded.

Bette Allen recommended funding of the grant application for the amount requested with reduction of the cost of the chairlift. Ms. Allen stated the proposed grant award would be in the amount of \$34,572.00.

Mr. Graves asked if there were any alternative funding sources to assist with ADA compliance projects. Tim Paris stated he believes there are but he cannot confirm. George Earnheimer clarified that the Ritchie House ADA stairway was added to add safety and security whereas the original stairway was unable to address those issues.

Ms. Gaito agreed that ADA deficiencies need to be addressed but she does not feel confident that the grand funds for this application are appropriate to correct them. Ms. Gaito stated it makes sense to restore what is historically correct rather than correct ADA deficiencies that are not historically correct with the grant funds.

Ms. Allen stated that the Great Overland Station did restoration to the historical look but had to make alterations to meet ADA requirements. Ms. Allen stated the historical restoration isn't always ADA compatible.

Mr. Sourk stated that making an item ADA compliant is directly in relation with making it a tourist site. Mr. Sourk stated he supports the \$10,000 reduction in the request and making the tourist destination better for tourists.

Leon Graves moved to approve application in the amount of \$34,572.00, seconded by Grant Sourk. **Approval (8-2-0, Mark Tyree and Doug Wallace voted No.)**

3. Shawnee County Historical Society –

Doug Wallace stated that the applicant does meet the requirements. Mr. Wallace stated that John Ritchie was a notable and important link to the American Civil war which is part of the tourism link.

Mark Tyree stated there is a large tourism push for sites of the Underground Railroad and the Ritchie House is one.

Grant Sourk stated the applicant is a tourist and education attraction that is currently functioning with tourism as the primary purpose.

Zach Snethen stated that in comparison to all of the submitted applications, this application is the only functioning tourist attraction.

Murl Riedel moved to approve with requested amount, seconded by Leon Graves. **Approval (10-0-0.)**

4. Friends of the Free State Capitol, Inc. –

Doug Wallace stated that the applicant does meet the requirements. Mr. Wallace stated that the Constitution Hall is the only structure that is associated to the American Civil war.

Bette Allen stated there have been a multitude of grants received by the applicant to assist with the progression of restoration. Ms. Allen stated that with the previous grants, now people are able to enter the building. Ms. Allen stated with each funding source, progress has been made.

Murl Riedel stated while it is a significant structure, he is concerned with the amount of grants previously received. Mr. Riedel stated it is a lot of money going to one project. Mr. Riedel stated that there is no indication that this project will be completed in the near future and no guarantee of a return on investment. Mr. Riedel stated the application does meet the requirements.

Mark Tyree stated that the applicant has the largest potential.

Bette Allen moved to approve with requested amount, seconded by Mark Tyree. **Approval (10-0-0.)**

5. Southern Christian Palace Church –

Zach Snethen explained that there was not a representative in attendance to present the information. Mr. Snethen summarized the application.

Grant Sourk stated that the project does not indicate a return on the Transient Guest Tax. Mr. Sourk stated it is extremely important to stabilize the building and preserve the historic landmark. Mr. Sourk stated that the marketing plan does not appear to promote tourism. Mr. Sourk stated he would like to see the applicant receive funds through a grant to assist with preservation but the application does not match the specific grant requirements.

Nelda Gaito stated she is concerned about the future use is of the building. Mr. Sourk concurred and stated the marketing plan does not indicate the future use.

Mark Tyree stated that the owners have promised marketing in the past that have not shown progress. Mr. Tyree stated that he would like to see grant funds assist with stabilization of the building but also agrees that the grant application does not meet the requirements.

Mr. Snethen stated he wants to see the building stabilized but also has hesitation in approving this grant due to lack of indication in the marketing plan.

Mr. Sourk stated the application does not meet the scope of the grant application requirements for the Transient Guest Tax.

Murl Riedel stated he has similar concerns as other commissioners due to the lack of a marketing plan that indicates the requirements of the Transient Guest Tax grant. Mr. Riedel stated the budget for the project did not clearly indicate how the funds would be used.

Doug Wallace stated that the application was not good and that the future use of the school was not clear.

Leon Graves stated he believes it is an important project but due to a lack of a representative, he is uncomfortable with approval. Mr. Graves stated he would have liked to ask questions prior to making a decision regarding the grant application. Jeff Alderman stated he has the same reservations.

Mark Tyree moved to disapprove application due to not meeting the requirements, seconded by Doug Wallace. **Approval (10-0-0.)**

6. Topeka Planning Department/Downtown Topeka, Inc. –

Zach Snethen explained the grant requirements for the applications, which are different than the criteria for the other five applications. Bette Allen stated that the requirements include marketing and surveying for tourism. Mr. Snethen reviewed the requirements with the committee.

Jeff Alderman stated he believes the application meets the grant requirements and would be wonderful as Topeka redevelops Downtown Topeka.

Grant Sourk stated that one of the largest tourist attractions for Topeka is in the downtown area. Mr. Sourk stated it is relevant to study the area from a tourism standpoint.

Murl Riedel stated there is a sense of immediacy to the application due to the current Downtown Topeka renovations and getting the inventory on the historic landmarks registry.

Doug Wallace stated that he questions the validity of the historic significance of the structures in the area.

Bette Allen stated she agrees with the application more so than the application for the City of Topeka/College Hill.

Mr. Riedel stated he agreed with Ms. Allen and stated that he believed the Downtown Topeka, Inc. application is more of a priority in comparison with the City of Topeka/College Hill application.

Mr. Snethen asked if the City of Topeka/College Hill and Downtown Topeka, Inc. applications would be eligible for the Historic Preservation Fund grants if either were disapproved. Mr. Paris confirmed. Mr. Paris stated that the ordinance that establishes the use of the grant sets aside up to 15% of the total fund amount for Planning and Marketing Grants. Mr. Paris stated that would equate to approximately \$34,000 for both Planning and Marketing Grant applications, which have a combined total of \$13,000.

Mr. Snethen stated that both applications are a performance of a reconnaissance of a neighborhood survey which is a requirement for the application.

Mr. Wallace stated he will vote no because he does not believe any funds should go to this application.

Jeff Alderman moved to approve with requested amount, seconded by Amber Bonnett. **Approval (8-1-1, Doug Wallace voted No, Zach Snethen abstained from the vote.)**

7. Topeka Planning Department/College Hill Neighborhood Association –

Jeff Alderman stated he believes the application meets the grant requirements.

Amber Bonnett stated she believes the section proposed is the most viable of the four quadrants of College Hill Neighborhood.

Leon Graves stated that the neighborhood is a part of the Washburn picture, which Washburn is a very important asset of the Topeka community. Mr. Graves stated that it is an important place for tourists to visit. Mr. Graves stated that in addition to the housing area surrounding the campus, the Washburn University campus was donated by John Ritchie. Mr. Graves provided some historical ownership of properties surrounding the Washburn University campus.

Doug Wallace stated that both residences that were owned by John Sheldon in that area are no longer remaining.

Zach Snethen stated that the College Hill NA President asked him to speak on their behalf. Mr. Snethen stated that he believed the College Hill Neighborhood would support the reduction of the application amount, by \$500, and assist with the costs, if needed. Mr. Snethen stated he did not believe the neighborhood could help with \$8,000 but the \$500 was manageable.

Mr. Wallace added that he does not see this project in comparison with any of the other applications presented because this is a survey and suggested reducing the request by \$500.

Ms. Gaito asked if the reduction of the grant award would affect the state grant. Mr. Paris stated it would not if the reduction, \$500, could be acquired through other sources. Ms. Gaito asked if Mr. Paris thought this could be done. Mr. Paris confirmed, either through neighborhood contributions or increase in staff hours.

Mr. Wallace stated he will vote no because he does not believe any funds should go to this application.

Murl Riedel moved to approve application in the amount of \$7,500, seconded by Jeff Alderman. **Approval (7-2-1, Doug Wallace and Mark Tyree voted No, Zach Snethen abstained from the vote.)**

Bill Fiander stated that the recommendations of the Historical Tourism Committee will be presented to the Transient Guest Tax Committee at the meeting on April 11, 2014. Mr. Fiander stated the meeting is at 4:00 pm at City Hall on the third floor. Mr. Fiander stated this is the final stage of the application process.

Mr. Fiander and Mr. Snethen expressed gratitude to the applicants for their time and efforts.

F. Adjournment @ 8:15 pm

2015 Heritage Tourism Improvement Grant Applications

Applicant	Grant Request	Pledged Cash	Match In-kind	Total		Project Description/Committee Recommendation	Eligible Property	Eligible Activity
				Project Budget	Project Budget			
Topoka Cemetery	\$ 15,907	\$ 1,025	\$ -	\$ 16,931		Restoration and improvements to the Cemetery original records vault	Pending*	yes
Jayhawk State Theater of Kansas	\$ 100,000	\$ 10,000	\$ 15,000	\$ 125,000		Replacement of Exterior Marquees	yes	yes
Shawnee County Historical Society	\$ 9,660	\$ -	\$ 8,000	\$ 17,660		Monument sign for the John and Hale Ritchie Houses	yes	yes
Constitution Hall	\$ 142,898	\$ 17,000	\$ 8,415	\$ 168,313		Interior Electrical; HVAC; Plumbing for two toilets; Exterior Face Roof insulation	yes	yes
Charles Curtis House	\$ 10,600	\$ -	\$ -	\$ 10,600		Window restoration; exterior painting; interior carpentry	yes	yes
	\$ 279,065							

*Historic Landmark Application submitted to the Topeka Planning Department, and in progress of completion.

Eligible Property – Properties listed on a local, state, or national register of historic sites that are not private or primarily commercial in nature, unless open, or intended to be open to the public on a regularly scheduled basis.

Eligible Activity - Proposed "improvements" must serve to restore/preserve the eligible site through construction materials and services including reasonable and necessary architectural and other professional services essential to perform the improvement. Interior and exterior building/site improvements are eligible.

2015 Heritage Tourism Planning & Marketing Grants

Applicant	HTP&M Grant Request	External Grant Request	Pledged In-kind Match	Total Project Budget		Project Description	Eligible Activity
				Project Budget	Project Budget		
Topoka Planning Department	\$ 10,000	\$ 20,000	\$ 8,827	\$ 38,827		Downtown Topeka National Historic District Design Guidelines	yes
Topoka Planning Department	\$ 8,750	\$ 20,000	\$ 8,827	\$ 37,577		College Hill Neighborhood Survey	yes
Jayhawk State Theater of Kansas	\$ 4,513	\$ 3,009	\$ -	\$ 7,512		Theater Marketing Plan	yes
	\$ 23,263	\$ 43,009					

Eligible Activity - Providing financial commitment associated with securing grant funding from government of private sources.

	Available Funds	Requested Funds
Historic Preservation Fund balance as of 12-21-14	\$239,000	
Heritage Tourism Improvement Grants	\$ 203,150	\$ 279,065
Heritage Tourism Planning & Marketing Grants	\$ 35,850	\$ 23,263
	\$ 239,000	\$ 302,328

Heritage Tourism Planning & Marketing Grants may be awarded up to 15% of total balance.

**2015 City of Topeka
Heritage Tourism Improvement Grant
Application Form**

RECEIVED

MAR 27 2015

TOPEKA PLANNING
DEPARTMENT

Application No. 1

Date Received _____

(For Official Use Only.)

Date Approved _____

Applicant Organization: Shawnee County Historical Society

Applicant Contact: Bill Wagon

Phone: 785-234-6097

Applicant Address: PO Box 2201, Topeka, Kansas 66601

Email: shawneecountyhistory@gmail.com

Project Address: 1116-8 SE Madison, Topeka, Kansas

Legal Description: RITCHIE'S ADDITION, LOT 374+, MADISON ST LOTS 374-376 RITCHIES AD D LESS THAT PRT TO CITY OF TOPEKA COND 94350 PARCEL 331 SECTION 06 TOWNSHIP 12 RANGE 16

- Is the property a locally designated Historic Landmark? YES
- Is the property listed on the National Registry of Historic Places? NO
- Is the property listed on the Registry of Historic Kansas Places? YES

Historic Significance: Built by John Ritchie, one of Topeka's earliest settlers and town builder sometime between 1856 and 1858, the house stands as a monument to the enduring struggle for freedom associated with "bleeding Kansas" and the end to slavery. Ritchie constructed the house with limestone extracted from his own quarry along the adjacent Shunga Creek and with lime burned in his own kiln situated on the property. Evidence of locally sawn floor joists and rafters are displayed for viewing. Ritchie was a leader in the "Free State Movement", a member of the Wyantdotte constitution convention which resulted in Kansas statehood, a conductor on the Underground Railroad, a major financial donor for establishing Washburn University, and a champion of women's suffrage and temperance. The house is used by the Society in its Heritage Education Program to engage heritage tourists and school tours in understanding the distinctive heritage unfolding locally. For John and Mary Jane Ritchie's role in the underground Railroad, the house is listed on the National Park Service's Network to Freedom and included as a stop on the *From Brown to Brown* cell phone tour sponsored by the NPS. It is also a partner site on Freedom's Frontier National Heritage Area. It is identified as a site on the city of Topeka's wayfarer signage. It is highlighted on the Sesquicentennial Heritage Map for the City of Topeka.

Project Management Plan: the Historic John and Mary Ritchie House is currently used as an artifact of local participation in mid-19th century struggles over the meaning of freedom. It is one of the anchors on "Freedom's Pathway", the collaboration between the Shawnee County Historical Society, the National Park Service's Brown v Board of Education National Historic Site, and the Kansas State Historical Society's tours of the Kansas Statehouse. *Discovering Freedom's Pathway* rotates tourists between these three sites to gain an appreciation of the changing meaning of freedom that unfolds between the struggles over ending slavery in the 19th century and those of the middle 20th century over civil rights. This concept is amplified by the cell phone self-guided tour, *From Brown to Brown*. The Historic John and Mary Ritchie House is regularly opened for heritage tourists on Mondays and Wednesdays at 10 AM and 2 PM and is scheduled by appointment at other times as needed.

The Shawnee County Historical Society acquired the Historic John and Mary Ritchie House as a gift in 1995 and undertook a capital campaign to raise \$1.2 million to preserve the stone house and adapt the frame house next door, built by Ritchie's son, Hale, in 1887, into an heritage education center for conducting classes and engaging tourists. The latter, opened in 2011 as the Cox Communications Heritage Education Center, contains a permanent exhibit devoted to the history of Shawnee County as told through the experiences of young people from the 1850s through the 1950s.

The heritage education programs have generated increasing usage. During 2013 over 2000 visitors participated in programs. In 2014 over 4000 did so. The current year estimates are 5000.

The billboard describing site was erected in 1998 and located in the city park between the street and the sidewalk to facilitate construction work during preservation. That billboard has worn out and been identified by the city's code authorities as not conforming to regulations governing signage. While highly effective in describing the site to tourists, it must be replaced and relocated to conform to code requirements.

Project Work Program: To replace the sign, the Society has asked Zach Snethen of HTK Architects to design a permanent monument that identifies the historical significance of the site and inform tourists of its importance. Incorporating the flame symbol designed by Janet Zobel of ProMark Management Inc., representing the Society's role in lighting freedom's pathway, Snethen has produced an enduring monument to dedicate the site. It includes an aluminum, bronze tented, casting of the flame lighting a limestone slab, denoting the sites connections. Dimensions of the sign conform to city code requirements.

Projected Estimated Costs:

- | | |
|--|---------|
| • Ben Scheiner estimate to create a rebar reinforced foundation | \$900 |
| • Lardner limestone slab with etchings | \$2,300 |
| • ProMark Management sculptured pattern | \$500 |
| • Degginger's Foundry casting of sculpture, finishing and installation | \$5,400 |

- Degginger's Foundry casting of plaque \$560
- HTK architectural design *pro bono*

Total project estimate and request \$9,660

The grant request is to provide fiscal support for the facility necessary to continuing the heritage tourism program. The unspent balance of \$600 remaining of the 2014 grant should be applied to this new request.

Tourism Marketing Strategy: The Historic John and Mary Ritchie House is promoted regularly through the media of Visit Topeka. As a partner site of Freedom's Frontier National Heritage Area, its attraction receives national promotion. The National Park Service advertises the site as a feature of its self-guided cell phone tour, *From Brown to Brown*. The house is included in the city's wayfarer program. The heritage tourism program is regularly celebrated through the quarterly newsletter of the Society, social media and the society's webpage www.shawneecountyhistory.org. The heritage education program director is in regular contact with area school districts and recreation centers to schedule tours.

An example of the heritage events for the public which occur periodically is "Forging Freedom's Frontier". Offered in conjunction with the National Parks Service, it invites the public to take a Ranger led tour from the Ritchie House to the Brown v. Board of Education National Historic Site, encountering along the way historic re-enactors portraying several key persons in the history of freedom's local struggle from the 1850s to the 1950s. The next production is scheduled for April 25, 2015, and is usually offered each spring and fall. Visitors assemble at the Brown site and are transported by bus to the Ritchie House, where they meet Underground Railroad activists, John and Mary Jane Ritchie, then transported to Constitution Hall to hear principals in issues over the free state constitution, then to Buchanan School to meet an Exoduster and a proponent of segregation, concluding back at the Brown site to encounter individuals involved in desegregating Topeka public schools. Such programs are promoted through the local media.

Organizational Structure: The Shawnee County Historical Society, a 501(c)3 organization incorporated by the State of Kansas, was founded in 1946 to preserve and commemorate the history of the County. It has a current membership of approximately 200 and is governed by a 15 member board of trustees. Its officers are David Heinemann, President, George Bernheimer, Vice President, Jill Wolters, Secretary and Bill Wagnon, Treasurer. Joan Wagnon is Financial Secretary and Bookkeeper. Its part-time heritage education program development director, Melinda Abitz, is assisted by volunteers in producing tourism programs.

Financial balance sheets for 2013-4 are attached. The Society's mission is carried out through its programs and maintenance of facilities, financed by membership dues, fund raising events, endowment revenues, and solicitations to foundations and individuals to support its programs and facilities. Its 2015 program and facilities budget is approximately \$20,000 with \$12,000 from foundations and other grant giving entities. Current operating funds have been generously

supported by the Topeka Public Schools Foundation, The Sunflower Foundation, and the Topeka Community Foundation. Site improvements such as the signage replacement obligate the Society to seek additional external funds as well. Fund from the Heritage Improvement Grant would be matching funds for operating the facility and its tourism contribution to the city. The purpose of those funds for improving the site fit the objectives of the city's Heritage Tourism Improvement Grant precisely.

Document of Community Support:

- Letter from Superintendent Brown v Board of Education NHS.
- Letter from KSHS
- Letter from Cox Communications
- Letter from Mayor of Topeka

Authorization:

Property owners):

I/We the undersigned owner(s) of record hereby authorize the filing of this application and declare that all required materials are submitted along with this application and that the information and material is complete and accurate. I/We hereby acknowledge that all appropriate procedures, policies and regulations have been reviewed and also understood that this application will be processed in sequence with respect to other submittals.

Printed Name of Owner(s): Shawnee County Historical Society

Signature(s) of owner(s):  _____

David J. Heinemann, President
Shawnee County Historical Society
PO Box 2201
Topeka, Kansas 66601
shawneecountyhistory@gmail.com
785-234-6097

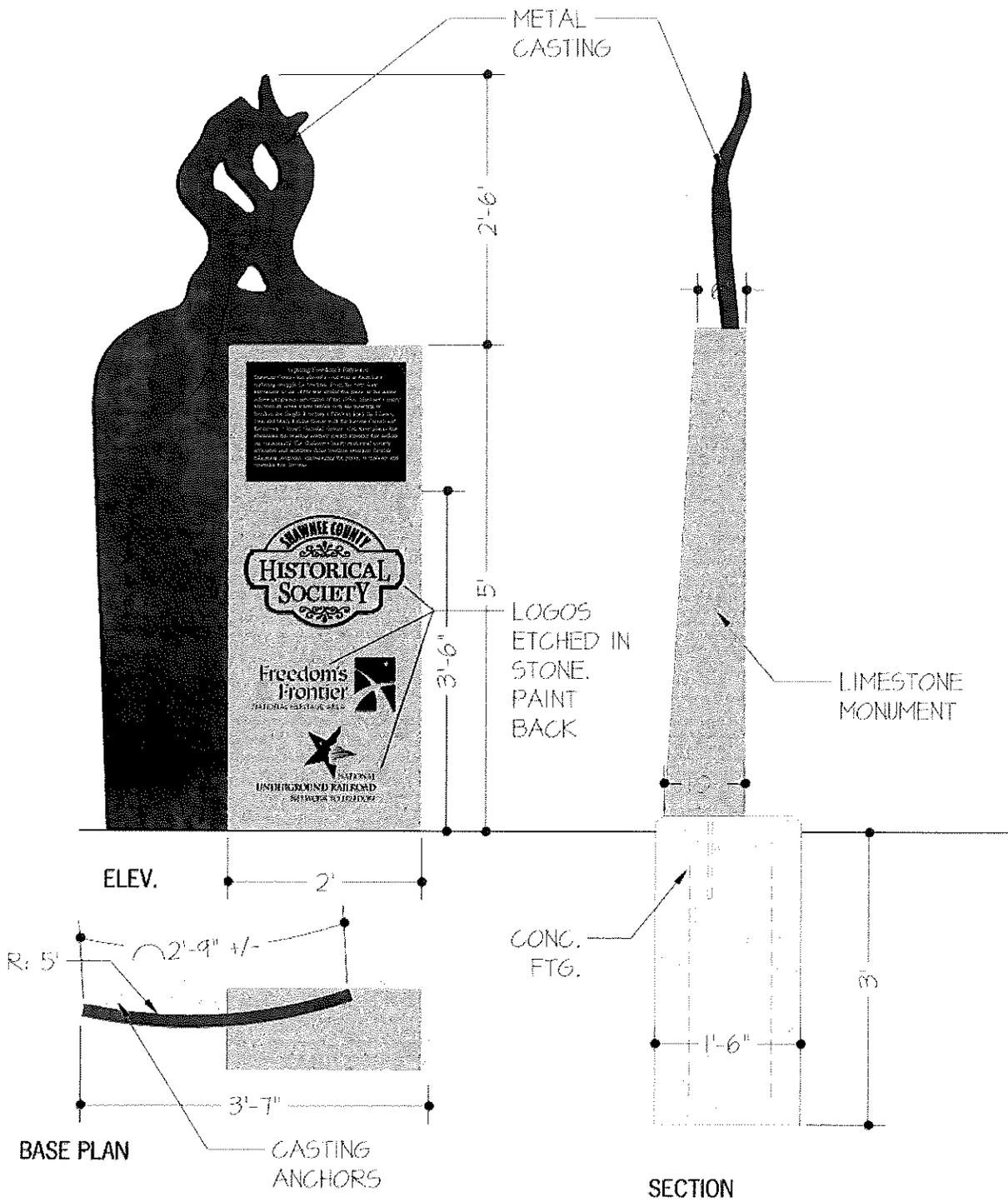
LIGHTING FREEDOM'S PATHWAY MONUMENT



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



CITY OF TOPEKA

Larry E. Wolgast, Mayor
City of Topeka
215 SE 7th Street
Topeka, KS 66603
(785) 368-3895
(785) 368-3850 fax

March 25, 2015

RE: Heritage Preservation Improvement Grant

To whom it may concern:

The Shawnee County Historical Society has embarked on a major program to engage the public in understanding the rich heritage that distinguishes the city and county. As a representative of the City Council I attended the dedication of the Cox Communication Heritage Education Center in the Hale Ritchie House in 2011, which completed the Society's capital campaign to restore and preserve the John and Mary Ritchie House.

The Cox Center gives the Society a facility to conduct heritage tourism programs centered on the preserved stone house of the Ritchies. Since its opening to the public in 2011, the site has attracted increasing numbers of visitors, who depart with a richer understanding of the important role that Topeka leaders played in the enduring struggle for freedom that redefined its meaning in America during the middle of the 19th century.

The increased usage of the site for heritage tourism has resulted in the need for physical improvements to the stone house to sustain its viability as a heritage tourism site for the city.

I support the grant request as an appropriate investment of Heritage Preservation Improvement funds and ask the committee to give the request priority consideration. Thank you.

Sincerely,

Larry E. Wolgast



United States Department of the Interior

NATIONAL PARK SERVICE

Brown v. Board of Education National Historic Site
1515 SE Monroe Street
Topeka, Kansas 66612-1143

IN REPLY REFER TO:
A3815 (6145)

March 24, 2015

Topeka Landmarks Commission
c/o Tim Paris
620 SE Madison St. 3rd Floor
Topeka, KS 66607

Dear Mr. Paris,

As you are well aware, Shawnee County is home to a number of historic sites that illustrate important local and national struggles for civil rights. The National Park Service has worked closely with the Shawnee County Historical Society to better preserve and share these significant stories. We have been delighted to see improvements to the Ritchie House over the past several years and an increased public awareness of the site's importance.

The enabling legislation for Brown v. Board of Education National Historic Site directs the agency "to assist in the preservation and interpretation of related resources within the city of Topeka that further the understanding of the civil rights movement." The Ritchie House preserves an integral part of the story that led to the creation of an African American neighborhood, the establishment of a Monroe Elementary School, and a landscape where the long road to end racial segregation in *Brown v. Board of Education* began. As part of our 2012 Long Range Interpretive Plan, local stakeholders and subject matter experts identified the Ritchie House and the Shawnee County Historical Society as a key partners in telling the local and national story of civil rights.

The National Park Service, through Brown v. Board of Education National Historic Site, has increasingly collaborated with the Shawnee County Historical Society to deliver educational and interpretive programming. As a result, we have jointly offered living history walks programs that link the Ritchie House and Brown v. Board of Education site, collaborated to bring increasing numbers of school groups, and created an interpretive wayside panel, interpretive brochures, and other products that illustrate our shared themes and history. In just a few short weeks, we will jointly offer a living history bus tour that visits the Ritchie House and other sites with the city of Topeka.

I fully support the Shawnee County Historical Society's pursuit of grant funding to invest in the preservation and interpretation of the Ritchie House. The park will continue to seek new opportunities to collaborate and expand programming and access to both our sites, in fulfillment of our mandate to help preserve and interpret these related historical resources in Topeka.

Sincerely,

Sherda Williams
Superintendent

6425 SW 6th Avenue
Topeka, KS 66615



phone: 785-272-8681
fax: 785-272-8682
jchinn@kshs.org

Kansas Historical Society

Sam Brownback, Governor
Jennie Chinn, Executive Director

March 19, 2015

City of Topeka
Heritage Tourism Improvement Grant
620 SE Madison Street
Topeka, Kansas 66607

Dear Grant Review Committee:

I am writing in support of the Shawnee County Historical Society's Heritage Tourism Improvement Grant application for funds to cover the cost of a new monument sign at the John and Mary Richie House.

I am familiar with the work of the Shawnee County Historical Society (SCHS) and the heritage tourism program at the Richie House in my role as executive director and State Historic Preservation Officer (SHPO) at the Kansas Historical Society. As the operator of the new Capitol Visitor Center we are a partner in "Freedom's Pathway," along with the SCHS and the Brown v. Board of Education National Historic Site, a program which gives tourists an appreciation of the changing meaning of freedom in the United States. It has been my observation that the SCHS approaches their mission in a very professional manner.

The history of John and Mary Ritchie encompasses the story of Kansas Territory and the fight against slavery. During the Kansas Sesquicentennial (2011) a group of Kansas historians named the period of "Bleeding Kansas" to be the most significant set of events in the state's history, defining the character of the state well into the future. The Richie House is a critical link in telling this story.

I urge you to give serious consideration to the SCHS proposal.

Sincerely,

Jennie Chinn
Executive Director and State Historic Preservation Officer
Kansas Historical Society
(785) 272-8681 x205
jchinn@kshs.org



901 S. George Washington Blvd.
Wichita, Kansas 67211
316.260.7000 tel
www.cox.com

March 17, 2015

Mr. Bill Fiander, AICP Director
620 SE Madison
Topeka, Kansas 66607

Dear Mr. Fiander,

As a major contributor to the Shawnee County Historical Society's capital campaign to restore and preserve the John and Mary Ritchie Historic House, Cox Communications endorses the Society's application for funds from the city's Heritage Tourism Improvement Grant.

Since this site has been opened to the general public beginning in 2011, annual increases in visitors have demonstrated that the Society's visitation regarding heritage tourism has been justified. An investment at this time by the city's Heritage Tourism Improvement fund would enable the society to build on their important contribution to the cultural assets of the community.

I would respectfully request approval of this grant. If you have any questions, please don't hesitate to contact me.

Best,

Coleen Jennison
Kansas Market Vice President
Cox Communications



In harmony with the Cox Conserves eco-friendly program, we are proud to print on Forest Stewardship Council-certified paper.

Shawnee County Historical Society
Balance Sheet
As of December 31, 2014

Accrual Basis

	Dec 31, 12	Dec 31, 13	Dec 31, 14
ASSETS			
Current Assets			
Checking/Savings			
10005 · Central National Money Market	13,826.94	11,190.27	5,001.15
10007 · CoreFirst checking - Humanities	2,604.90	2,853.73	3,150.00
10008 · CoreFirst Ritchie checking	2,847.36	3,150.00	4,124.46
10009 · Central National Operating	0.00	0.00	1,490.76
Total Checking/Savings	19,279.20	17,194.00	13,766.37
Other Current Assets			
12000 · Undeposited Funds	540.00	-85.00	0.00
Total Other Current Assets	540.00	-85.00	0.00
Total Current Assets	19,819.20	17,109.00	13,766.37
Fixed Assets			
19000 · Buildings	208,350.00	208,350.00	208,350.00
Total Fixed Assets	208,350.00	208,350.00	208,350.00
Other Assets			
18000 · Topeka Community Foundation	72,768.20	72,511.65	73,457.20
Total Other Assets	72,768.20	72,511.65	73,457.20
TOTAL ASSETS	300,937.40	297,970.65	295,573.57
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
25500 · Sales Tax Payable	14.86	19.13	1.21
Total Other Current Liabilities	14.86	19.13	1.21
Total Current Liabilities	14.86	19.13	1.21
Total Liabilities	14.86	19.13	1.21
Equity			
32000 · Net Assets all funds	3,364.38	3,254.91	2,166.08
33000 · Building Fund Balance	208,350.00	208,350.00	208,350.00
34000 · Education Fund Balance	4,168.91	-981.94	0.00
35000 · Oral History Fund Balance	1,489.65	3,150.00	3,150.00
36000 · Community Foundatn Fund Balance	72,768.20	72,511.65	73,457.20
37000 · Ritchie House Fund Balance	3,810.70	2,304.70	5,913.24
38000 · SCHS General Fund Balance	3,346.09	5,333.22	0.00
39000 · Emergency Fund Balance	7,000.00	7,000.00	5,000.00
Net Income	-3,375.39	-2,971.02	-2,464.16
Total Equity	300,922.54	297,951.52	295,572.36
TOTAL LIABILITIES & EQUITY	300,937.40	297,970.65	295,573.57

shawnee County Historical Society

Profit & Loss

January 2012 through December 2014

03/27/15

Accrual Basis

	Jan - Dec 12	Jan - Dec 13	Jan - Dec 14
Ordinary Income/Expense			
Income			
43400 · Direct Public Support	175.00	20.00	0.00
43410 · Corporate Contributions	145.00	2,500.00	0.00
43420 · Unrestricted Donations	0.00	289.74	220.00
43450 · Donations - Capital Expenditure	4,839.89	0.00	1,666.66
43451 · Sustainer Donations	4,040.00	2,604.73	4,688.96
44820 · Grants from City of Topeka	0.00	0.00	22,539.70
44830 · Other Government Grants	0.00	3,150.00	2,500.00
45000 · Investments	0.00	0.00	0.81
45030 · Interest-Savings	33.70	11.62	4.49
45031 · Investment Gains & Losses	2,770.15	4,484.74	5,714.20
46400 · Fund-raising Event Income	4,214.62	1,852.22	138.50
46430 · Other Income	31.14	24.00	0.00
47200 · Program Income	333.50	0.00	165.00
47300 · Membership Dues	7,199.34	6,317.90	7,302.87
47400 · Publication Sales	1,259.36	759.87	441.36
49900 · Facility Use Reimbursements	2,295.00	1,055.00	0.00
Total Income	27,336.70	23,069.82	45,382.55
Gross Profit	27,336.70	23,069.82	45,382.55
Expense			
60000 · Business Expenses			
60900 · Other Business Expense	0.00	0.00	159.99
60910 · Admin/Office	587.27	487.14	508.52
60920 · Business Registration Fees	50.00	40.00	61.00
60930 · Bank Fees	569.54	741.29	1,107.48
60990 · Audit - Bookkeeping	0.00	217.85	0.00
60000 · Business Expenses - Other	46.00	0.00	0.00
Total 60000 · Business Expenses	1,252.81	1,486.28	1,836.99
61000 · Membership-Fund-Raising Expense			
61070 · Fund-raising events expenses	1,484.88	413.16	29.47
61100 · Communication	207.58	189.00	496.00
61110 · Organizational Memberships	355.00	280.00	495.00
61150 · MemberDonor Noticwa	780.61	148.78	86.67
61940 · Membership Expense	655.33	0.00	374.19
Total 61000 · Membership-Fund-Raising Expense	3,483.40	1,030.94	1,481.33
62800 · Property Mgmt Ritchie Site			
62815 · Grounds Upkeep	170.50	321.50	312.50
62820 · Gas & Electric	2,068.22	3,027.05	3,274.41
62825 · Telephone & Internet	1,214.62	1,412.19	1,226.11
62830 · Water-Sewer	123.75	146.25	135.00
62840 · Janitorial Supplies	230.72	86.87	99.06
62850 · Maintenance and Repairs	6,112.19	403.23	1,075.68
62890 · Property Tax	59.18	0.00	0.00
62895 · Security	445.44	838.80	0.00
Total 62800 · Property Mgmt Ritchie Site	10,424.62	6,235.89	6,122.76
62900 · Restoration - Hale Ritchie			
62920 · Subcontractors	200.00	0.00	0.00
62930 · Supplies	28.83	0.00	0.00
62940 · Furnishings & Equipment	2,212.14	1,506.00	0.00
Total 62900 · Restoration - Hale Ritchie	2,440.97	1,506.00	0.00
62950 · Restoration - John Ritchie			
62960 · Supplies for John Ritchie House	0.00	0.00	1,890.60
62980 · General Contractors	0.00	0.00	20,496.00
Total 62950 · Restoration - John Ritchie	0.00	0.00	22,386.60

8:30 AM
 03/27/15
 Accrual Basis

Shawnee County Historical Society
Profit & Loss
 January 2012 through December 2014

	Jan - Dec 12	Jan - Dec 13	Jan - Dec 14
63000 · Expense for Programs			
63005 · Salaries	5,247.64	8,343.91	9,367.97
63006 · Payroll Taxes	417.65	820.47	503.30
63007 · Workers Comp/Unemployment tax	304.00	0.00	0.00
63010 · Education Program Consultant	750.00	0.00	175.00
63015 · Exhibit Development	359.96	0.00	0.00
63020 · Education Program Events	189.31	0.00	377.25
63030 · Program Supplies	695.20	583.46	469.97
Total 63000 · Expense for Programs	7,963.76	9,747.84	10,893.49
65010 · Bulletins/Publications	321.63	1,393.11	1,051.74
65030 · Events, Forums, other activities	0.00	0.00	34.26
65040 · Preservation Suppt/Recognition	0.00	600.00	0.00
65041 · Preservation Awards	1,202.90	150.00	390.00
65050 · Contributions to other programs	1,000.00	1,285.00	1,000.00
65100 · Other Types of Expenses			
65120 · Insurance	2,183.00	2,410.00	2,557.00
65130 · Misc Expenses	298.00	200.00	80.00
Total 65100 · Other Types of Expenses	2,481.00	2,610.00	2,637.00
65190 · Sales Tax	20.50	-1.24	12.54
66900 · Reconciliation Discrepancies	0.00	-2.98	0.00
69800 · Uncategorized Expenses	120.50	0.00	0.00
Total Expense	30,712.09	26,040.84	47,846.71
Net Ordinary Income	-3,375.39	-2,971.02	-2,464.16
Net Income	-3,375.39	-2,971.02	-2,464.16



901 S. George Washington Blvd.
Wichita, Kansas 67211
316.260.7000 tel
www.cox.com

March 17, 2015

Mr. Bill Fiander, AICP Director
620 SE Madison
Topeka, Kansas 66607

Dear Mr. Fiander,

As a major contributor to the Shawnee County Historical Society's capital campaign to restore and preserve the John and Mary Ritchie Historic House, Cox Communications endorses the Society's application for funds from the city's Heritage Tourism Improvement Grant.

Since this site has been opened to the general public beginning in 2011, annual increases in visitors have demonstrated that the Society's visitation regarding heritage tourism has been justified. An investment at this time by the city's Heritage Tourism Improvement fund would enable the society to build on their important contribution to the cultural assets of the community.

I would respectfully request approval of this grant. If you have any questions, please don't hesitate to contact me.

Best,

A handwritten signature in blue ink, appearing to read "Coleen Jennison". The signature is fluid and cursive, with a large initial "C" and "J".

Coleen Jennison
Kansas Market Vice President
Cox Communications



In harmony with the Cox Conserves eco-friendly program, we are proud to print on Forest Stewardship Council-certified paper.

2015 City of Topeka Heritage Tourism Improvement Grant Application Form

Application No. _____

Date Received _____

(For Office Use Only.)

Date Approved: _____

Applicant Organization: Friends of the Free State Capitol Inc.

Applicant Contact: Managing Officer **Phone:** _____

Applicant Address:

P.O Box 2551	Topeka	KS	66604
(Street)	(City)	(State)	(Zip)

E-Mail: tour@oldkansascapitol.org

Project Address:
Constituion Hall in Topeka

Legal Description: *(use additional sheets if necessary)*

The South 18 feet of Lot 135 and all of Lot 137 on S. Kansas Avenue (Original Town Plat,) in the city of Topeka, Shawnee County, Kansas

- Is the property a locally designated Historic Landmark? Yes No
- Is the property listed on the National Historic Register of Historic Places? Yes No
- Is the property listed on the Register of Historic Kansas Places? Yes No

(You must answer "yes" to at least one of the above questions to be eligible for funding.)

Using the criteria listed in the "Application Process" as a guide, please provide the following information.

Historical Significance: Describe the historical significance and value of the property, its historical and current uses, proposed use, architectural style, architect or builder (if known), date of construction, building materials, etc..... *(Attach additional sheets if necessary)*

see attached

Project Management Plan: Describe how the completed project will be incorporated within, and support heritage tourism in the City of Topeka. The Management Plan should also include an estimated economic impact benefit analysis. *(Attach additional sheets if necessary)*

see attached

Project Work Program: Indicate the total and itemized project budget, including requested grant funds and level of personal match commitment. There is no minimum matching requirement. However, projects demonstrating match from other revenue sources will be given more consideration. Please indicate the anticipated sources of funding for each phase of the proposed work program. *(Attach additional sheets if necessary.)*

see attached

Tourism Marketing Strategy: Please summarize the strategy for marketing this property to the public and to visitors to the Topeka area. The marketing plan may include components such as public relations, advertising, graphic materials and their distribution, or promotional events. *(Attach additional sheets if necessary.)*

see attached

Organizational Structure: If applicable, please summarize the structure of the organization seeking grant assistance including the applicant's organizational history and its current organizational structure (e.g. staff, Board of Directors, etc.) in order to determine authority for entering into contracts and carrying out the project. This information should include the date of incorporation, organization mission statement, membership of the Board of Directors, financial balance sheets for the previous three years, including all revenues by source, and organizational expenditures. Also include a statement of financial need through

the Heritage Tourism Improvement Grant for the specified work program. (Attach additional sheets if necessary.)

see attached

Documentation of Community Support: Please provide evidence of community and public support for the completion of the project, and its utilization as a heritage tourism destination within the city of Topeka. (Attach additional sheets of necessary.)

see attached

**APPLICANTS MAY BE ASKED TO APPEAR BEFORE THE
HERITAGE TOURISM GRANT REVIEW COMMITTEE
FOR PROJECT PRESENTATION PRIOR TO GRANT AWARD.**

Authorization:

Property Owner(s):

I/We the undersigned owner(s) of record hereby authorize the filing of this application and declare that all required materials are submitted along with this application and that the information and material is complete and accurate. I/We hereby acknowledge that all appropriate procedures, policies, and regulations have been reviewed and also understood that this application will be processed in sequence with respect to other submittals.

Printed Name of Owner(s): Friends of the Free State Capitol Inc.

Signature(s) of Owner(s): by Chris McIninch, Managing Officer

Authorized Agent:

If the owner(s) of record is to be represented by legal counsel or an authorized agent, please complete the following information so that communications and correspondence pertaining to this application may be forwarded to such individual.

Printed Name of Agent: N/A

Signature of Agent: _____

Mailing Address: _____
(Street) (City) (State) (Zip)

Phone Number: _____ **E-mail:** _____

For submittals and more information:
Timothy Paris
Topeka Planning Department,
620 SE Madison St. 3rd Floor, Topeka, Kansas 66607
Tel. (785) 368-3728 or 3013
e-mail: tparis@topeka.org.

1. Historical Significance:

Describe the historical significance and value of the property, its historical and current uses, proposed use, architectural style, architect or builder, date of construction, materials, etc.

From 1855 up to the Civil War, free state Kansas pioneers requested of the federal government their full rights in freedom granted by the Constitution of the United States. In ultimately achieving this, they lived through an extraordinary history in Topeka's Constitution Hall.

In the March 1855 election for the first Kansas Territorial legislature, outside forces prevented free state representation and voting. A "bogus legislature" was established in Lecompton while free state pioneers convened in Topeka to write the "Constitution for the State of Kansas." Its ban of slavery in the future state challenged proslavery forces across the nation.

The free state constitution, also known as the Topeka Constitution, dared the American nation to give Kansas the freedoms America won in the Revolution. This is the charismatic story of Constitution Hall.

Construction

In May 1855, owners John and Loring Farnsworth were forced to abandon the stone foundation laid for their new store building. Proslavery trade embargo against free state settlement had upended town development. Cyrus K. Holliday came forward with financing by the Topeka Town Association. In exchange, the building would serve as the town's convention hall. The Topeka Constitutional Convention met there in the fall. Work over the winter readied the building for the July 4, 1856 meeting of the Free State Legislature. Immediately the town's first meat and tin shops were in storefronts on grade in the back. Inside were Sunday services by five churches, the town council and first schoolroom, the first Thanksgiving and community gatherings from dances to funerals.

Fieldstone from the river ravine (now Jackson Avenue) behind the building forms masonry walls bearing lumber cut from native oak, walnut and cottonwood trees. William Weymouth, a Boston emigrant carpenter, oversaw the construction with mason William Bowker, emigrant of Maine. The marks of Weymouth's axe yet appear among the deep tooth cut by the blade of the Emigrant Aid Society steam saw, shipped from Boston. Free state compatriots including owner Loring Farnsworth, a furniture maker who became Topeka's first mayor, finished the building with farm implements used as knee joists for roof rafters. These methods and materials dramatize the frontier hardships endured by the Topeka's pioneers.

Use

Constitution Hall is a non-profit public historic site attraction in restoration. Visitors tour by appointment and public announcement. Continuing public use of the historic site compares with that of similarly unique historic capitols open around the country. Here in Topeka, visitors see and touch where Topeka was named the state capital under the Free State Constitution; the Topeka Legislature was ordered dispersed by pro-slavery forces, the Jim Lane Trail operated for escapes to freedom and the first Kansas capitol, from 1864-1869, opened on Kansas Avenue.

The National Register of Historic Places cites Constitution Hall-Topeka among the less than 10 percent of all register properties designated for National level significance. Constitution Hall is since 2001 listed by the National Underground Railroad Network to Freedom Program. There is no place in Kansas, nor anywhere else in the nation, more appropriate to interpret nationally important events of the Free State Movement before the Civil War, than where they occurred here in Topeka's Constitution Hall.

2. Project Management Plan:

Describe how the completed project will be incorporated within and support heritage tourism in the City of Topeka. The management plan should also include an estimated economic impact benefit analysis.

The requested project will significantly enhance Topeka's heritage tourism by providing, for the first time in many decades, a habitable occupancy of Constitution Hall. The building would have heating and interior plumbing. Roof insulation, important to sufficiently heating the building, will be applied to the exterior face of the roof and display the physical character of the original of painted canvas. Public use of the second floor requires installed fire suppression sprinklers. Interior lighting will significantly enhance the visitor experience.

Economic impact information awaits completion of building restoration. However, Constitution Hall is, although not ready for full marketing, now a destination featured by VisitTopekaInc. Freedom's Frontier National Heritage Area staff include the historic site in regional programming. Strong partnerships with area historic sites and organizations continue. Among these are the Lecompton Constitution Hall, Kansas Statehouse, Kansas Historical Society Inc., the Ritchie Project and Curtis House. (Additional partnerships cited below in Item 4.)

An important new partnership is for a pocket park by the Downtown Rotary Club in the open lot next to Constitution Hall. This will feature interpretive panels exploring the century in Topeka from 1855 to 1954, of which two landmark buildings stand face to face on Kansas Avenue; Constitution Hall and the former Federal courthouse, site of the existing historic courtroom used in the Brown v. The Board of Education of Topeka trial. The civil rights and freedom history these two buildings symbolize is a unique and great treasure of Topeka heritage.

Constitution Hall compares with the Great Overland Station in the business district north of the Kansas River, but is the unique Topeka historic site attraction on the south side of the river. Constitution Hall is central on Kansas Avenue between the Statehouse and NOTO arts district.

In partnership with VisitTopekaInc. and regional tourism organizations, Constitution Hall will aid in increasing local sales tax by those who stay longer in Topeka. The historic site will help increase transient guest tax funds by convention sales that include marketing of nationally important historic sites. The restored site will aid in marketing for private redevelopment of downtown buildings.

3. Project Work Program:

State the itemized and total project budget including grant and matching funds. There is no minimum match requirement; projects that demonstrate matching funds will gain more consideration.

The requested funding would provide the following steps in site restoration. These are essential for functional visitation and marketing of Constitution Hall. All work is compatible with the Secretary's Standards for the Treatment of Historic Properties.

A. Fire Sprinkler System

First floor	\$6 sf x 2,400 sf	\$14,400
Second floor	6 sf x 2,400 sf	14,400
Basement	6 sf x 2,400 sf	14,400
10% Contingency		4,320
12% Professional fees		<u>5,200</u>
		\$52,720

B. Interior Lighting and Power

First floor	\$4 sf x 2,400 sf	\$9,600
Second floor	\$4 sf x 2,400 sf	9,600
Basement	\$1.75 sf x 2,400 sf	4,200
10% Contingency		2,340
12% Professional fees		<u>2,808</u>
		\$28,668

C. Heating, Ventilation, Dehumidification

System, minimal ductwork, basic controls		\$29,500
10% Contingency		2,950
12% Professional fees		<u>3,540</u>
		\$35,990

D. Toilets

Two toilets		\$31,000
10% Contingency		3,100
12% Professional fees		<u>3,720</u>
		\$37,820

E. Exterior Face Roof Insulation

Applied on the exterior to preserve interior appearance and view of historic framing

Materials		\$3,810
Labor		5,670
General Supplies		<u>1,270</u>
		\$10,750
10% Contingency		1,075
12% Professional fees		<u>1,290</u>
		\$13,115

TOTALS

Project Cost:		\$168,313
Private cash match:		17,000
Private in-kind match		<u>8,415</u>
		25,415
Total Transient Guest Tax Funding Request		\$142,898

4. Tourism Marketing Strategy:

Summarize marketing strategy, which may include public relations, advertising, graphic materials and distribution, and events.

Recent front-page stories in the Topeka Capitol Journal have reported on rediscovery of the lost Topeka Constitution, partnership for a pocket park featuring panels on the events of Constitution Hall, and this March a perspective of its events in tourism of Freedom's Frontier National Heritage Area locales. This was the first feature of a year-long Topeka Capitol-Journal series on the heritage area.

The Freedom's Frontier organization, Visit Topeka and many historic site partners distribute the attached 8-page color brochure for the restoration project.

The building is open when temperatures reasonably permit, including for Topeka First Fridays. Fourteen presentation boards installed in the south first floor room provide historical background. A strategy for visitation when the current phase of restoration is complete, is a major permanent interpretive exhibit on the Free State story from all points of view, including by pro slavery forces.

The organization partners with local historic sites in periodic public tours by Brown v Board of Education led and the Shawnee County Historical Society's Forging Freedoms Frontiers. Visitors meet at Constitution Hall, listening to re-enactors of Senator Jim Lane, Governor Charles Robinson and wife Sara, the national best-selling author, and Colonel E.V. Sumner.

The project is a formal partner of the Brown v. Board of Education National Historic Site (see attached image of the coming wayside.) This does not come with park funding; staff assist with historical tours. Excursion motor coaches visit the site before touring the Kansas Statehouse. Constitution Hall is among historic sites toured with the *From Brown to Brown* cellphone tour. A large public billboard near 4th and S. Kansas Avenue features Constitution Hall in promotion of Topeka's first such tour of historic sites.

An important strategy, exemplified in part by sponsoring the tourism billboard, is the inclusion of partners in heritage tourism endeavors.

5. Organizational Structure:

Summarize organizational history and current structure of authority to enter contracts. Include date of incorporation, mission statement, directors, previous three years in financial reports and statement of need.

Friends of the Free State Capitol Inc. organized in the fall of 1997 to save Constitution Hall from demolition. Articles of incorporation were approved by the Kansas Secretary of State in May 1998. The corporation gained 501 (c) (3) nonprofit status in June 1999.

The all-volunteer organization is a democratic hierarchy. Participants confer over decisions made by those who determine to perform work. Final authority resides with elected officers. Directors are Clarica Mize, Secretary-Treasurer, genealogist and great, great, great granddaughter of builder William Weymouth; June Windscheffel, past-president of the Kansas Historical Society and retired long-time Executive director of Kansas Native Sons and Daughters; Chris Meinhardt, President, an architect and local historian; Don Lambert, Vice-president, a journalist and a historian and Kansas arts consultant; Grant Glenn, a lawyer and a director on the board of the Freedoms Frontier National Heritage Area. Mr. Glenn led in recent efforts to fundraise for the Rotary club's effort to construct the new pocket park and significantly engage the 220 member club in the importance of Topeka preserving this important

historical site. Project operations are funded entirely by private donations. There are no paid staff or directors since founding in 1997. Financial statements are attached.

The mission is interpretation for heritage tourism of the Free State "Topeka Movement" in Constitution Hall, which is both the state's oldest Territorial era capitol, the first Kansas statehouse and Topeka's first stone, or permanent building.

Financial need

Project operations are funded entirely by private donations. Public historic site projects are not qualified for federal historic preservation tax credits and only nominally qualify for state tax credits. To assist such historic sites, the Topeka City Council instated for a limited period, a modest collection of historic sites funding. The applicant requests available transient guest tax funds and any other local assistance that may be appropriate in restoring Topeka's first stone building and town hall.

6. Documentation of Community Support

For completion of the project as a heritage tourism destination.

See these attached items:

- Newspaper "broadside" on the Topeka Constitution p. 13
- 2015 letter of support, Sherda Williams, Superintendent, Brown v. Board of Education National Historic Site. p. 14
- 2015 letter of support, Vince Fry, Executive Director, Downtown Topeka Inc. p. 15
- Statement of the Keeper of the National Register of Historic Places, July 2008. p. 16
- Topeka Capitol Journal, December 5, 2014 front page story. p. 17
- Topeka Capitol Journal, October 22 and October 23, 2013 front page stories. p. 18-21
- 2010 Network to Freedom Program National Conference program cover showing Constitution Hall, central symbol of the Free State movement. p. 22
- View of south first floor room. p. 23
- View of west and south restoration in 2012. p. 24
- Wayside sign to be installed in 2015. p. 25
- 1903 *Daughters of the American Revolution* sidewalk tablet copy. The D.A.R. is called the predecessor of the National Trust for Historic Preservation. p. 26

- Topeka Capitol Journal, March 9, 2015 front page feature. p. 27-29

- Brochures as noted in items 7 and 8.

7. Project brochure with building photographs.

See attached hard copy of this eight-page full color booklet.

8. Kansas Network to Freedom brochure

See attached hard copy of this publication featuring Constitution Hall as headquarters in operation of the Lane Trail to freedom in the north.

9/29

**Friends of the Free State Capitol Inc.
Balance Sheet**

FY 2012*

ASSETS

Cash Balance	15,007.51
Property and equipment	<u>571,672.00</u>
Total Assets	\$586,007.51

LIABILITIES and CAPITAL

Accounts Payable	31.00
Grant funding to be expended	-0-
Reimbursement liabilities	<u>21,500.00</u>
Total Liabilities	21,531.00
 Retained earnings and accumulated income	 565, 148.00
Total Liabilities and Capital	\$586,679.00

** In 2014, Topeka accounting firm Mize Houser & Company P.A. proposed the Accrual method basis for project accounting. Accepted by directors, this is reflected in balance statements.*

**Friends of the Free State Capitol Inc.
Balance Sheet**

FY 2013*

ASSETS

Cash Balance	16,448.00
Property and Equipment	<u>571,672.00</u>
Total Assets	\$588,120.00

LIABILITIES and CAPITAL

Accounts Payable	30.00
Grant funding to be expended	-0-
Reimbursement liabilities	<u>21,500.00</u>
Total Liabilities	21,530.00
Retained earnings and accumulated income	565,590.00
Total Liabilities and Capital	\$588,120.00

** In 2014, Topeka accounting firm Mize Houser & Company P.A. proposed the Accrual method basis for project accounting. Accepted by directors, this is reflected in balance statements.*

11/29

**Friends of the Free State Capitol Inc.
Balance Sheet**

FY 2014

ASSETS

Cash Balance	167,599.00
Property and equipment	<u>571,672.00</u>
Total Assets	\$739,231.00

LIABILITIES and CAPITAL

Accounts Payable	62.00
Grant funding to be expended	125,020.00
Reimbursement liabilities	<u>41,500.00</u>
Total Liabilities	166,582.00
Retained earnings and accumulated income	572, 649.00
Total Liabilities and Capital	\$739,231.00

** In 2014, Topeka accounting firm Mize Houser & Company P.A, proposed the Accrual method basis for project accounting. Accepted by directors, this is reflected in balance statements.*

CONSTITUTION!



THE PEOPLE OF KANSAS TERRITORY

Are requested to assemble at the following times and places, to discuss the merits of the

CONSTITUTION

Framed by the Convention which convened at Topeka on the 23d day of October, A. D. 1855.

TURNOUT

Sovereign Squatters, and hear the arguments!

Wyandott City	Monday, December 3d, at 1 o'clock	p. m.
DeWarc City,	Tuesday, " 4th 1 "	p. m.
Easton,	Wednesday, " 5th 1 "	p. m.
Whitehead,	Thursday, " 6th 1 "	p. m.
Palermo	Friday, " 7th 1 "	p. m.
House of B. Harden,	Saturday, " 8th 1 "	p. m.
Centreville, on Big Stranger,	Monday, " 10th 1 "	p. m.
Dayton,	Tuesday, " 11th 1 "	p. m.
Whitfield,	Wednesday, " 12th 1 "	p. m.
Hickory Point,	Thursday, " 13th 1 "	p. m.

The following Speakers will be in attendance:

M. W. Delehay, M. Parrott, David Dodge, G. Cutle, Dr. Davis, T. C. Shoemaker, J. H. Lane, M. Miles Moore, A. Guthrie, S. N. Latta, C. W. Stewart, J. M. Sayle, E. C. K. Garvey, R. H. Crosby, Caleb May, John Landis.

Illustration. *Constitution, The People of Kansas Territory... Turnout*. Broadside, Topeka, Kansas Territory, E.C.K. Garvey & Co., circa 23 October 1855. Gilder Lehrman Collection #: GLC06409.01. The Gilder Lehrman Institute of American History, New York, New York.



United States Department of the Interior

NATIONAL PARK SERVICE
Brown v. Board of Education National Historic Site
1515 SE Monroe Street
Topeka, Kansas 66612-1143

IN REPLY REFER TO:
A3815 (6145)

March 23, 2015

Topeka Landmarks Commission
c/o Tim Paris
620 SE Madison Street, 3rd Floor
Topeka, KS 66607

Dear Mr. Paris,

As you are well aware, Topeka is home to a number of historic sites that illustrate important local and national struggles for civil rights. The National Park Service has worked closely with Constitution Hall to better preserve and share these significant stories. We have been delighted to see improvements to the site over the past several years and an increased public awareness of the site's importance.

The enabling legislation for Brown v. Board of Education National Historic Site directs the agency "to assist in the preservation and interpretation of related resources within the city of Topeka that further the understanding of the civil rights movement." Constitution Hall represents the birth of the Free State Movement and an early chapter in the long road to end racial segregation in *Brown v. Board of Education*. As part of our 2012 Long Range Interpretive Plan, local stakeholders and subject matter experts identified Constitution Hall as a key partner site in telling the local and national story of civil rights.

The National Park Service, through Brown v. Board of Education National Historic Site, entered into a general agreement with the Friends of the Free State Capitol to establish a framework for collaborating on education and interpretive programs in 2012. As a result, we have jointly offered living history programs at the Hall, visits by school groups, and created an interpretive wayside panel. Currently, the National Historic Site is working with Friends of the Free State Capitol and Downtown Rotary to create interpretive content for the pocket park adjacent to the Constitution Hall site. The National Historic Site's high school aged Youth Leadership Advisory Council will assist in creating interpretive content.

The Friends of the Free State Capitol's pursuit of grant funding to invest in the preservation of Constitution Hall will make the structure safer and more accessible to a greater public audience. Be assured, the Brown v. Board of Education National Historic Site will continue to seek new opportunities to interpret Constitution Hall and expand programming and access to site, in fulfillment of our Congressional mandate to help preserve and interpret these related historical resources in Topeka.

Sincerely,

Sherda K. Williams
Superintendent



March 23, 2015

Dear Topeka Landmarks Commission,

I would like to express my support for work to complete the stabilization of Constitution Hall.

A copy of the Topeka Constitution, which was written in 1855 at Constitution Hall, hangs on my office as a reminder of the struggle for freedom that took place in Topeka and throughout the country. As we complete the downtown redevelopment project we realize the importance of Constitution Hall and the old Federal Courthouse in the Main Post Office to our revitalization effort. These two nationally important historic sites will attract new visitors and bring increased tourism that will benefit not only our downtown businesses but the entire community.

It is certain that Constitution Hall will be open to the public as a principal historic site on Kansas Avenue. I hope your committee will recommend its full stabilization.

Sincerely,

A handwritten signature in black ink that reads "Vince Frye". The signature is written in a cursive style with a large, prominent "V" and "F".

Vince Frye
President and CEO

National Register Statement of Significance

Constitution Hall in Topeka is among less than ten percent of all National Register properties possessing national level significance. Of nearly 80,000 listed National Register properties, the majority possess state or local level significance.

Supplementing the National Register nomination approved July 10, 2008, the Keeper of the National Register wrote the following additional record in statement of the building's significance:

“Despite the loss and replacement of the principal street-side façade, there are several reasons Constitution Hall possesses sufficient historic integrity of location, design, materials, workmanship, feeling, and association for National Register listing at the national level.

“The property is importantly associated with well-documented and highly important events of national importance that focused the nationwide attention of slavery proponents and abolitionists on the issue of Kansas sovereignty and territorial law. This issue became one of the nation's leading and most widely debated political crises in the years prior to the Civil War, and this property alone represents the important events related to the free state movement and the drafting of the first anti-slavery constitution that took place in Topeka, between 1855 and 1860.

“The significance of this property is based on historic events and activities that in large part were related to the interior use of the building, thus the condition of the interior space is a more important determinant of historic integrity than the building's external appearance. The building's original construction methods and materials remain visible in the interior spaces of the cellar and first floor. The open, undivided, and roughly finished character of the second story (where the first free state constitution was drafted) remains intact and can be restored by completely removing the partitions that divided the space after the period of significance. In this case, significance is also attached to the west, or service elevation, which distinctly reflects the building's role as a major supply depot.

“It has undergone little alteration since the period of significance, and the original limestone walls, storage functions, and rear entrances that defined this elevation historically, remain intact and vividly recall the period of its association with the free state movement, the Underground Railroad, and James Lane's Trail to Freedom.

Antoinette Lee, PhD
Keeper of the National Register
Washington, D.C.
July 10, 2008



THE TOPEKA CAPITAL-JOURNAL

FRIDAY ■ DECEMBER 5, 2014 ■ \$1.00 ■ CIONLINE.COM



County may reorganize departments



ONLINE
View video from the county commission meeting. cjournal.com

By Aly Van Dyke
alyvandyke@cjournal.com

Shawnee County could have six fewer department leaders next year under a reorganization plan announced Thursday.

The plan involves moving five departments under a new division, giving a 2.5 percent

Plan would eliminate 6 current departmental leadership positions

pay increase to four department heads and instituting a new evaluation process for senior leadership.

The Board of County Commissioners during Thursday's meeting spent more than an hour behind closed doors

before announcing the plan. Commissioner Bob Archer read the memorandum and adjourned the meeting.

"Organizational change is never easy," reads the bottom of a memorandum presented by the commission Thursday.

"The Board of Commissioners respectfully requests your help in making these changes for the betterment of Shawnee County."

The primary proposed change includes creating an Administrative Services Division,

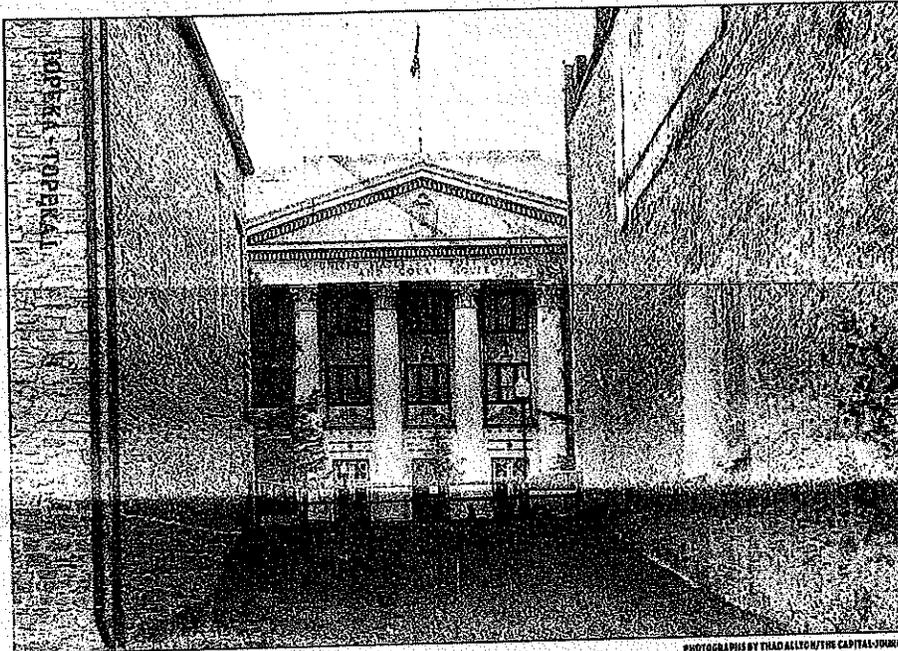
which will be headed by financial administrator Betty Greiner.

The consolidated division will include the audit finance, county counselor, human resources and information technology.

COUNTY continues on 7A

DOWNTOWN TOPEKA

Pocket park to highlight history



The area south of Constitution Hall on S. Kansas Avenue will become a pocket park featuring Constitution Hall historical highlights, facts about the post office across the street and its role in the Brown v. Board of Education decision, and recognition of 100 years of Rotary in Topeka.

PHOTOGRAPHS BY FIELD ALLEN FOR THE CAPITAL-JOURNAL



Gregory Allen, left, outlines the Rotary's plans for a pocket park Thursday.

Plan marks local Rotary Club's 100th year

By Megan Hart
megan.hart@cjournal.com

Topeka will have a new pocket park next summer to commemorate its civil rights history.

The Topeka Downtown Rotary Club announced Thursday it would construct a park on the small strip of land between Constitution Hall, 429 S. Kansas, and the commercial properties next door. The space also sits directly across from the downtown post of-



ONLINE
View video of the announcement and an informational pamphlet about the plans for the Rotary Club pocket park. cjournal.com

ice, where the first arguments in the Brown v. Board of Education case were made when it was a courthouse.

Grant Glenn, who is head of Rotary's civil rights committee, said the park will be a place where the first arguments in the Brown v. Board of Education case were made when it was a courthouse.

PARK continues on 6A

New fire shift code nearly complete

Chief: Officials are reviewing staff comments on plan

By Aly Van Dyke
alyvandyke@cjournal.com

A new policy that would overhaul leaving with substitutions at the Topeka Fire Department should be ready by the first of next year.

Fire Chief Greg Balley on Thursday said the administration received several comments from staff members by Wednesday, which was the two-week deadline for comments on the new standard operating guidelines (SOG).

The administration, he said, is reviewing those comments as it makes its final decisions regarding the new guidelines.

Balley declined to provide specific information about final revisions until after they are shared with fire personnel who would be affected directly by the changes.

"Fire administration has received comments and feedback from several of our personnel," Balley said in a statement. "The information has been reviewed and finalization of the revised guideline is in process. I anticipate the revised version of this particular SOG being ready for implementation by the first of the year."

The fire department on Nov. 14 issued proposed changes to its SOG on leaving with substitutes. The news came three weeks after the Topeka Capital-Journal first reported the issue, which sometimes is referred to as caddyding.

The practice allows employees to take time off — sometimes to work a second job — and accrue

SHIFT continues on 6A

HIGHLIGHTS IN HISTORY

Some of the significant dates that will be commemorated in the Rotary pocket park:

1855
The Topeka constitutional convention was held, and Topeka became the state capital.

JULY 4, 1856
Federal troops acting under orders from President Franklin Pierce dispersed the Legislature meeting in Constitution Hall.

1864-1869
Constitution Hall housed the Kansas Legislature.

OCTOBER 1914
Topeka's first Rotary club met.

1951
The Brown v. Board of Education trial was held in the federal courtroom inside the U.S. Post Office.

WBC seeks to join marriage battle

By Jonathan Shorman
jonathan.shorman@cjournal.com

A federal judge has shot down a previous effort by the church,

U.S. District Judge Daniel Crabtree cleared the way for same-sex



Westboro Baptist Church is seeking to defend Kansas' ban on gay marriage in a lawsuit brought

17



[Join Now](#) [Activate](#) [Sign In](#)

Library program uncovers early Topeka, Kansas history

Topeka Constitution will be unveiled Wednesday

Posted: October 22, 2013 - 4:39pm

By Ann Marie Bush

ann.bush@cjonline.com

Tucked away in Washington, D.C., and not seen for 150 years, the Topeka Constitution will be unveiled during a special program Wednesday at the Topeka and Shawnee County Public Library.

Despite its name, the constitution isn't one for Topeka, but for the state. It is one of four such constitutions to be written before Kansas ultimately was granted statehood.

Wednesday's program, "Connecting to Our Past," will begin at 6 p.m. in Marvin Auditorium of the library, 1515 S.W. 10th Ave., with the explanation of its genealogy services.

Attendees also can view a small patriotic village created by Nedra Spingler, of Topeka. She will include her latest creation, a miniature version of Constitution Hall.

The original Topeka Constitution remains in Washington, D.C., but what will be available Wednesday is a replica.

The event marks the 158th anniversary of the Topeka Constitutional Convention at Constitution Hall, said Don Lambert, of Kansas City, Mo., who is involved with a group trying to preserve Topeka's Constitution Hall, 429 S. Kansas Ave.

R. Crosby Kemper III, chief executive of the Kansas City Public Library, will attend the event to accept a replica of the Topeka Constitution. Kemper is the great-great-grandson of Rufus Crosby, who at age 21 was the youngest signer of the Topeka Constitution at the convention in 1855.

Replicas also will be given to representatives from the office of Gov. Sam Brownback, the city of Topeka and from the Topeka Room of the local library.

The Topeka Constitution, a 26-page handwritten document, was officially called the Constitution of the State of Kansas, Lambert said. Researchers were unable to find the original first of the four Kansas constitutions. The Topeka Constitution was discovered recently at the National Archives in Washington, D.C., as documents were being placed on the Internet, Lambert said.

A copy was given to the Friends of the Free State Capitol, a local organization restoring Constitution Hall.

"We have only known about it for a few months," Lambert said of the discovered document. "It was anti-slavery, which was a very brave stance to have taken on the Kansas Territory. It shaped the state. It allowed Free Staters a voice. I think it was quite remarkable."

The Kansas-Nebraska Act became law on May 30, 1854, Lambert wrote in a news release. Within months, it appeared that pro-slavery Missourians would succeed in making Kansas a slave state. Newly arrived settlers, many from New England, devised "a bold but peaceful plan," Lambert wrote.

"They would write their own state constitution and to form Kansas," he wrote. "They elected 40 delegates to attend a convention lasting three weeks in Topeka. They wrote an anti-slavery constitution. Topeka had a population of 350 at this time, less than a year after town founding."

While it passed the U.S. House of Representatives, pro-slavery forces prevented the vote in the Senate, according to the Constitution Hall website.

18

The constitution stated, "There shall be no slavery in this state." It also granted married women property rights, Lambert said.

The 40 signers included Cyrus K. Holliday, founder of Topeka, Charles Robinson, first governor of Kansas, and James Lane, president of the convention.

Following the Topeka Constitution, there were three other Kansas constitutions, Lambert said. They were the Lecompton (pro-slavery), Leavenworth and the Wyandotte, under which Kansas finally entered the Union as a Free State in 1861.

Construction began on Constitution Hall, a native stone building, a few months after Topeka was founded. It is the city's oldest building, Lambert said. From 1863-1869, it was the first Capitol for Kansas. It is currently being restored by Friends of the Free State Capitol and has been placed on the National Register of Historic Places.

Ann Marie Bush can be reached at (785) 295-1207 or ann.bush@cjonline.com. Follow Ann Marie on Twitter @AnnieScribe.

Back to Top

Sponsored Result

DrOz Anti-Aging Cream SS

Read this special report (on DrOz) on 1 new Wrinkle Cream
antagingworld.org/5DollarCream

Find Angel Investors

\$1.8 billion in startup funding. Get started with your free
www.gust.com

Brain Training Games

Train memory and attention wth scientific brain games.
www.lumosity.com



The Topeka Capital-Journal ©2014. All Rights Reserved.

[User Agreement](#) and [Privacy Policy](#) [About Our Ads](#) [Terms of Service](#) [Copyright Notice](#) [Contact Us](#)



[Join Now](#) [Activate](#) [Sign In](#)

History buffs tell tales on Topeka Constitution, unveil replicas

Great-great-grandson of youngest signer speaks to audience

Posted: October 23, 2013 - 8:54pm

By Corey Jones

corey.jones@cjonline.com

R. Crosby Kemper III related how today's issues surrounding concealed carry are a heated topic to an audience of several dozen history enthusiasts gathered Wednesday evening at the Topeka and Shawnee County Public Library.

The chief executive of the Kansas City Public Library made a comparison to Kansas in the mid-1850s when the state bled and "carry was entirely unconcealed" and "incredibly violent" as the fight raged between slavery advocates and free state supporters.

That bloody disorder spawned the Constitution of the State of Kansas, now better known as the Topeka Constitution, a 26-page handwritten document recently uncovered in the National Archives at Washington, D.C. — lost for 150 years prior.

Three replicas of the Topeka Constitution's front page, with its black handwriting set off by a faded blue background, were revealed toward the end of Wednesday's program, "Connecting to Our Past."

Don Lambert, a member of a group attempting to preserve Topeka's Constitution Hall, presented a framed replica to Kemper, a representative of Gov. Sam Brownback's office and a representative of the local library to hang in its Topeka Room.

"It's really quite beautiful," Lambert said as he gazed at one of the copies.

Topekan Duane Herrmann, 61, staked out a front-row seat for Wednesday's proceedings. As a historian who is retired, Herrmann said he knew of the document but didn't realize it had been lost.

The event was personal for him because he has ancestors who picked up and left for Kansas to settle, build and ultimately help make Kansas a free state rather than vote and vacate.

"That's pretty remarkable," Herrmann said. "They uprooted their lives for that."

Kemper, the great-great-grandson of Rufus Crosby, the youngest signer of the document in 1855 at age 21, shared a bit of his family's story as he recounted details of Bleeding Kansas.

Crosby came to Kansas from Minnesota for opportunity, Kemper said, an idea which is apparent within the text of the Topeka Constitution. While included are such notable pursuits as life, liberty and property, the document also contains the phrase "free pursuits of happiness."

Kemper said it discusses political power as being inherent with the people.

Not only is slavery banned, the document asserts that any person recognized as a slave in another state shall not be deemed as such in Kansas. Married women also were granted property rights.

A lesson Kemper takes from the document is "the difference between democracy and freedom," an important distinction to understand, he said.

Though the Topeka Constitution was given the nod in the U.S. House of Representatives, it ultimately failed when it didn't pass the U.S. Senate.

Lambert, who also addressed the crowd with thoughts on the document and its lore, said the original copy remains on hand in Washington, D.C.

20

While too early to begin discerning avenues in which to possibly bring the document back to the site of its origination at 429 S. Kansas Ave., Lambert said he hopes a future exhibit can be constructed at the site that ultimately would feature the Topeka Constitution.

"So now we're energized," Lambert said of efforts to preserve the building.

Corey Jones can be reached at (785) 295-5612 or corey.jones@cjonline.com.
Follow Corey on Twitter [@JonesingToWrite](https://twitter.com/JonesingToWrite).

Sponsored Result

DrOzs Anti-Aging Cream \$5
Read -- special report (on DrOzs) on 1 new
Anti-Aging Cream
antlagingworld.org/AntiAgingCreams

Lumosky Brain Games
Train memory and attention with scientific brain
games.
www.lumosky.com

1 Trick To Forex Profits?
I Turned \$500.00 Into Growing Monthly Income
With This
markettraders.com



The Topeka Capital-Journal ©2014. All Rights Reserved.
[User Agreement](#) [and Privacy Policy](#) [About Our Ads](#) [Terms of Service](#) [Copyright Notice](#) [Contact Us](#)

CLOSE X

THROUGH

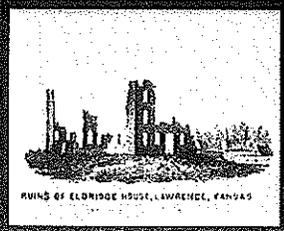
BATTLEGROUND FOR FREEDOM

THE UNDERGROUND RAILROAD ON THE WESTERN FRONTIER



National Park Service, National Underground Railroad Network to Freedom Program Conference

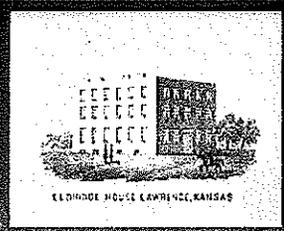
July 28-31, 2010 | Topeka, Kansas



RUINS OF ELDRIDGE HOUSE, LAWRENCE, KANSAS

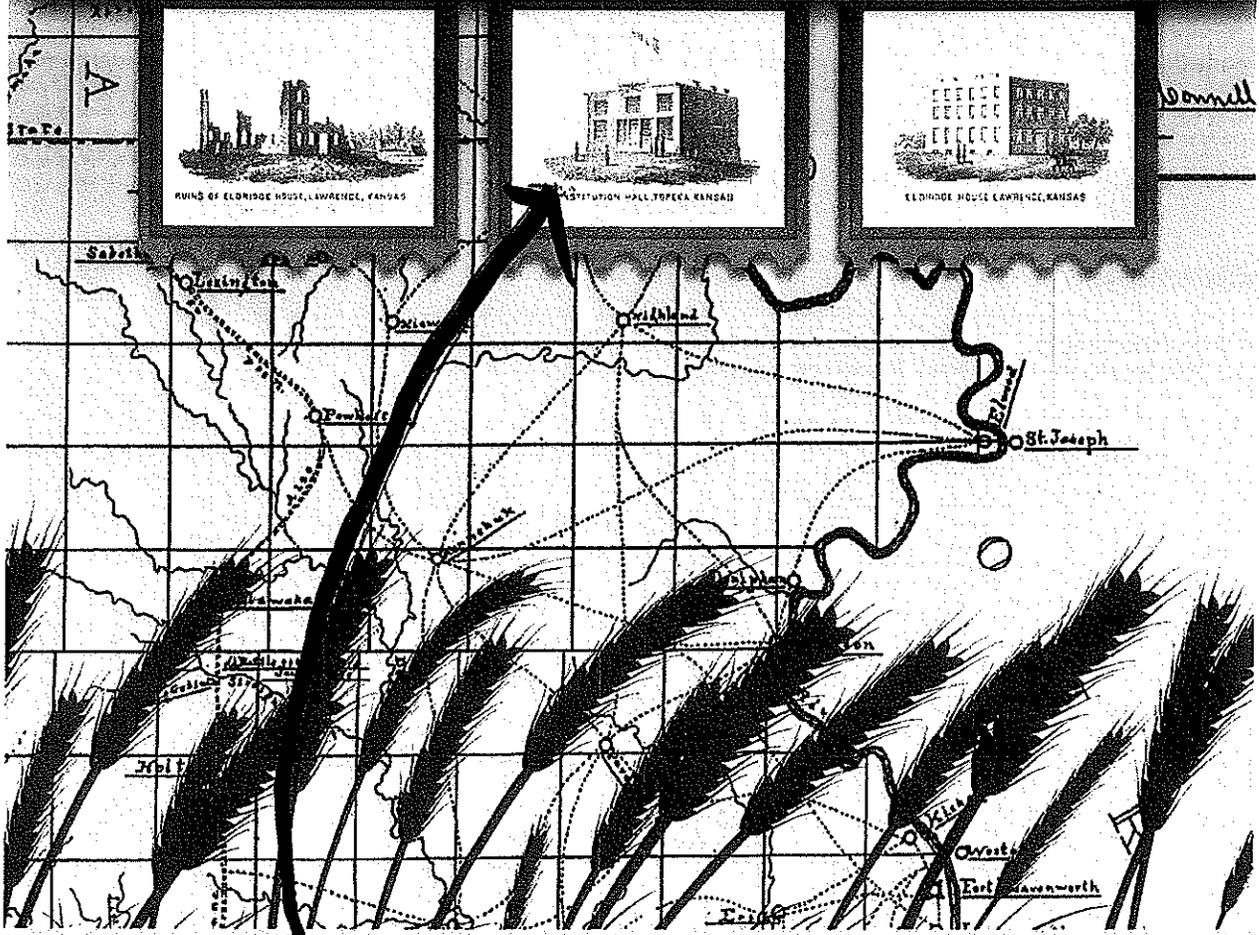


CONSTITUTION HALL, TOPEKA, KANSAS



ELDRIDGE HOUSE, LAWRENCE, KANSAS

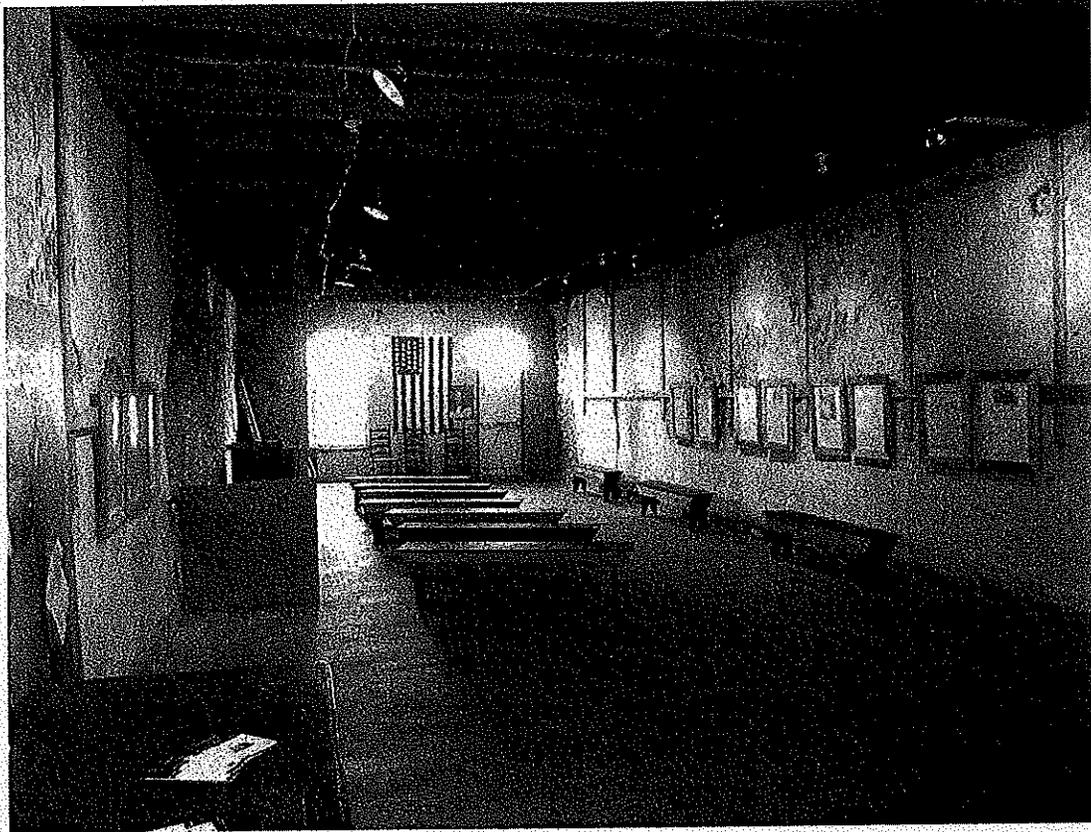
Donnell



CONSTITUTION HALL - TOPEKA

NATIONAL CONFERENCE (22)

BULLETIN

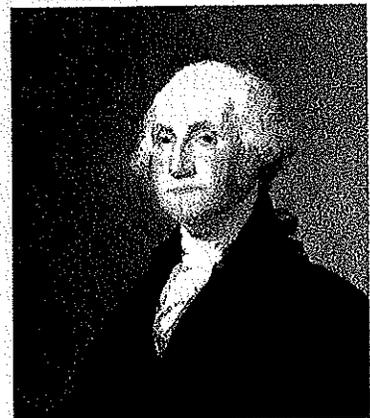


Interior South Room looking west, First Floor. Photograph. 2014. Manuscripts by primary historic figures suggest this room was the House of Representatives of the Topeka Legislature dispersed by Col. E.V. Sumner on July 4, 1856. Today, heritage tourists and students view interpretive panels, use historical bench seating and learn of historical events and heritage, building construction and artifacts including a reproduction portrait of George Washington.

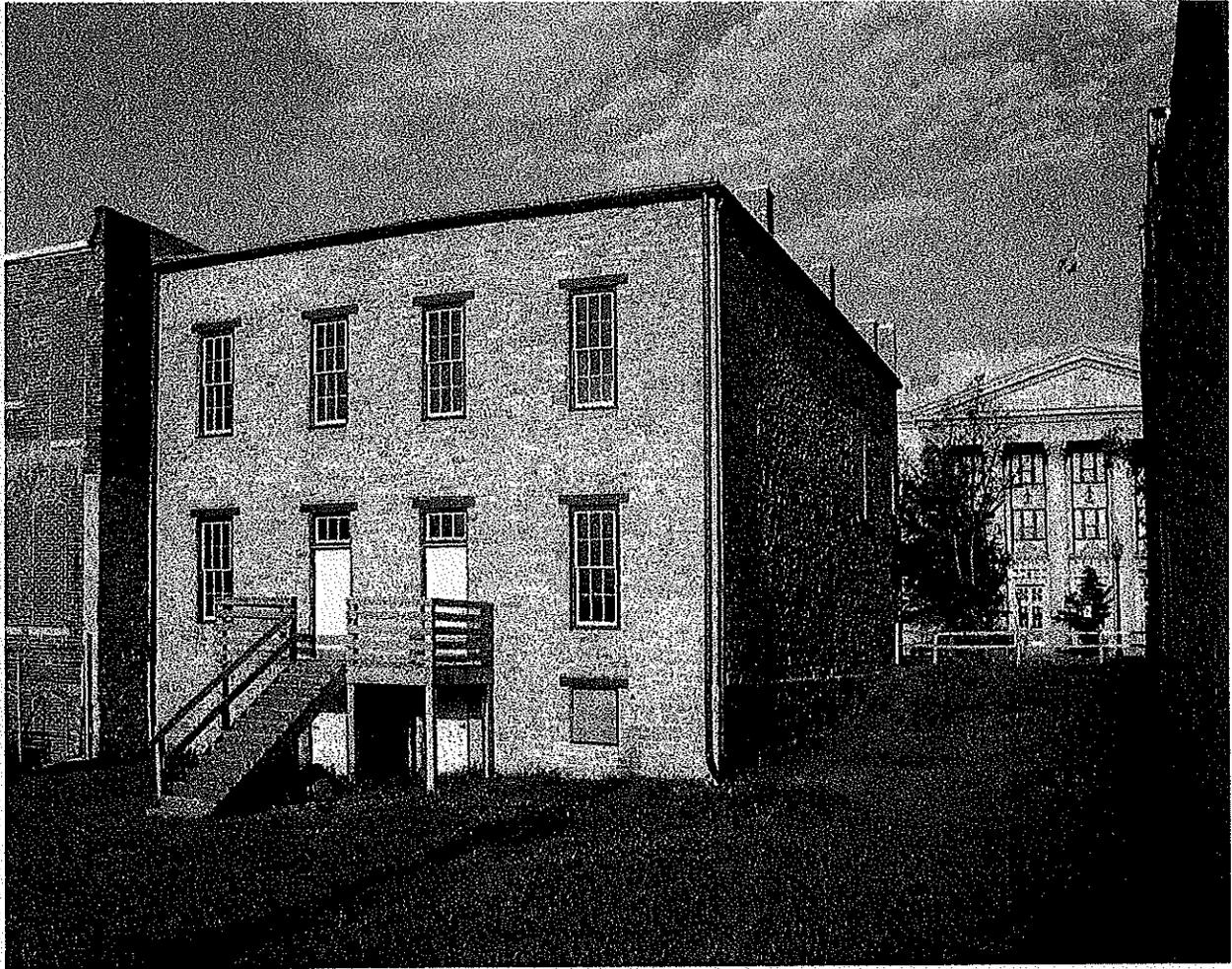
*I placed in Constitution Hall a
portrait of George Washington...*

LORING FARNSWORTH
Owner, Constitution Hall and
Topeka's first Mayor

GEORGE WASHINGTON
C. 2014 Museum of Fine Arts, Boston



The Kansas free state residents who stood against outside forces were inspired by the Declaration of Independence, written just 80 years before the meeting of the Topeka "Free State" Legislature.



Current view looking east, showing stone masonry restoration completed on the west and south sides of Constitution Hall in 2012.

The old federal courthouse and post office building appears in the background

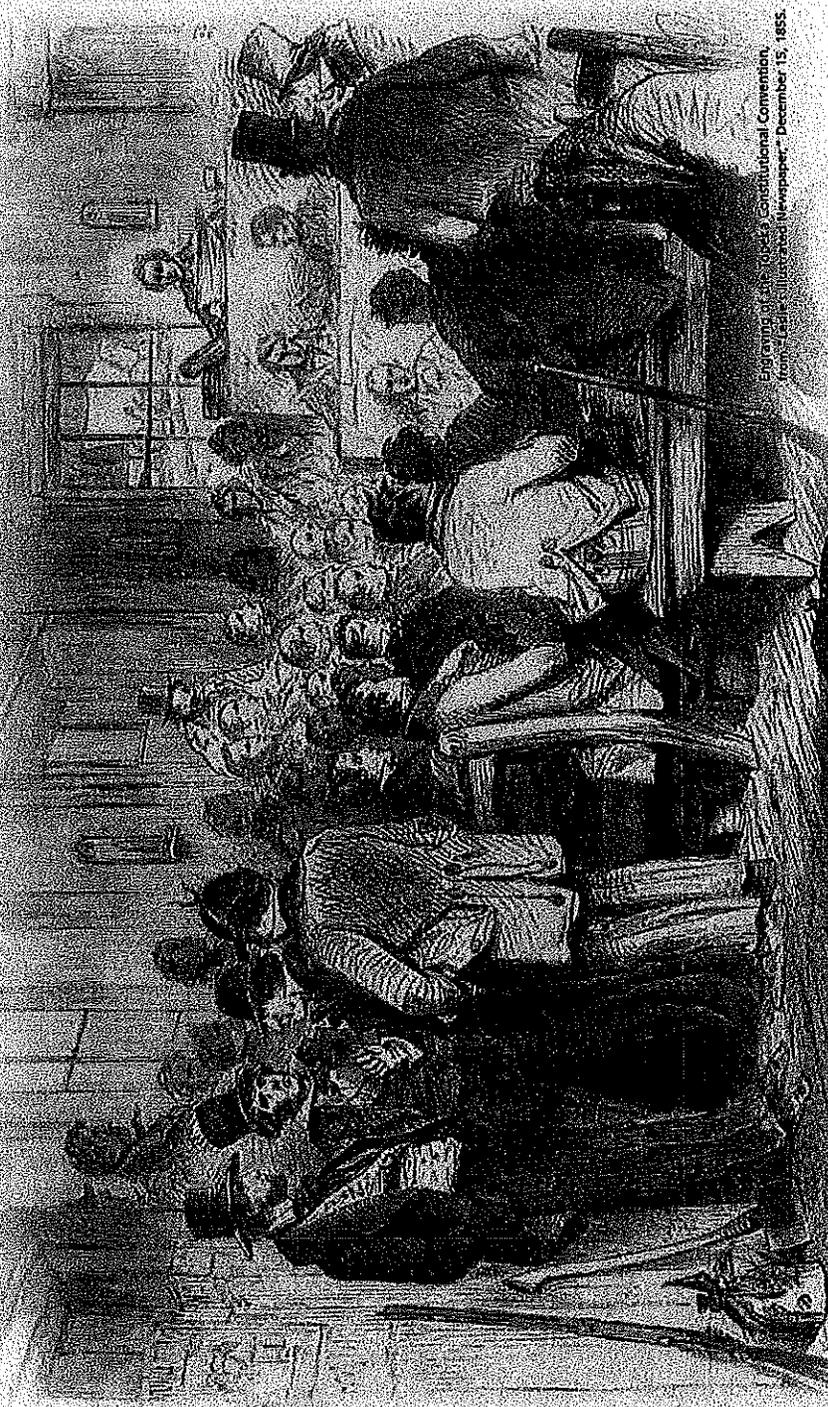
Constitution Hall, the Kansas Free State Capitol

Here in Topeka's first stone building, Free State settlers wrote the first Kansas constitution in 1855. Known as the Topeka Constitution, it boldly proposed, "There shall be no slavery in this state." The year before, Congress passed the Kansas-Nebraska Act, allowing residents to vote for or against slavery in the future state. However, proslavery forces blocked antislavery voting

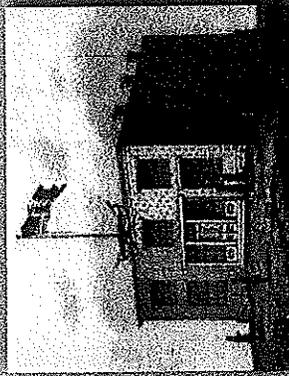
In response, Free state delegates declared: "We find ourselves in an unparalleled and critical condition—deprived of rights guaranteed by the Declaration of Independence, the Constitution of the United States, and the Kansas-Nebraska Bill." The Topeka Constitution was followed by three more constitutions before Kansas entered the Union as a free state in 1861.

Bleeding Kansas

From 1855 through the years before Civil War in 1861, "Bleeding Kansas" described clashes, sometimes violent, along the Kansas-Missouri border. These reflected conflict over slavery between the North and South. Among these, in addition to the Topeka Constitution, was the Dispersal of the Free State Legislature by federal troops here on July 4, 1856. Bleeding Kansas stories are told today in the Freedom's Frontier National Heritage Area in Kansas and Missouri.



Enjoyment of the Topeka Constitutional Convention from the Illustrated Newspaper, December 15, 1855.



Constitution Hall was Topeka's first public gathering place. It was headquarters on the Lane Trail, a northern route used by those escaping slavery. From 1864 to 1869, it was the Kansas Capitol. The building is on the National Register of Historic Places. It is a partner site of the National Underground Railroad Network to Freedom and the Freedom's Frontier National Heritage Area.

CONSTITUTION HALL

WHERE THE
TOPEKA CONSTITUTIONAL CONVENTION
MET IN 1855
AND THE
TOPEKA LEGISLATURE WAS DISPERSED
BY COL. E. V. SUMNER
JULY 4, 1856

USED AS STATE CAPITOL
1864 – 1869

PLACED HERE BY THE DAUGHTERS
OF THE AMERICAN REVOLUTION
JULY 4, 1903

Inscription on the Constitution Hall tablet by the Kansas chapter of the
Daughters of the American Revolution in 1903

To: Topeka City Council Transient Guest Tax Committee and Topeka Landmarks Commission

This March 2015 story by the Topeka Capitol Journal is the opening historic site feature in a one-year news project on historic sites of the Freedoms Frontier National Heritage Area.

Abbreviated here, the full text of the article may be found at cjonline.com

Free or slave Kansas? A decision that split the nation

Slavery question creates two governments, two capitals in Kansas Territory

March 9, 2015



EMILY DESHAZER/THE CAPITAL-JOURNAL

Constitution Hall on Kansas Avenue in Topeka is where free-state and free-soil supporters gathered in October 1855 to write the Topeka Constitution, which would have made Kansas a free state. The constitution was passed by the U.S. House but never made it to a vote in the U.S. Senate.

ABOUT THE SERIES

"Freedom's Struggle" is an ongoing project of The Topeka Capital-Journal about the events that unfolded in the Freedom's Frontier National Heritage Area in eastern Kansas and western Missouri, from pre-Civil War battles to the enduring struggle for freedom.

By [Jan Biles](mailto:jan.biles@cjonline.com)
jan.biles@cjonline.com

It was no secret Sen. Stephen A. Douglas wanted to be president.

The short but dominant Democrat from Illinois, nicknamed "Little Giant," lost his first bid for the presidency in 1852, when he failed to get his party's nomination because he lacked the backing of Southern states.

At the time, the nation was firmly divided over the issues of slavery and the opening of new territories for settlement. The states were equally divided as pro-slavery or anti-slavery. The U.S. House opposed slavery, while the U.S. Senate supported it. However, the passage of the Fugitive

Slave Act stoked fears among Northern abolitionists that the needle on the country's moral compass was turning south.

Under the Fugitive Slave Act of 1850, all escaped slaves were to be returned to their masters; law enforcement officers could be fined \$1,000 if they didn't arrest runaway slaves; and citizens who aided a runaway slave by giving them food or shelter could be subject to a \$1,000 fine and imprisonment.

Douglas knew if he ever were to grab the presidential golden ring, he would have to please the pro-slavers and retain the backing of Northerners.

His strategy: The Kansas-Nebraska Act of 1854, which would create the Kansas and Nebraska territories and open the land for settlement.

But the proposed legislation didn't stop there. Douglas had written into the act the provision of popular sovereignty, giving white male inhabitants the power to determine whether the territories would enter the Union as free or slave states.

"He wanted people to decide slavery at the ballot box," said Tim Rues, site administrator at Constitution Hall State Historic Site in Lecompton.

The Kansas-Nebraska Act also allowed for the negation of the Missouri Compromise of 1820, which prohibited slavery north of 36 degrees, 30 minutes latitude, with Missouri as the exception. Douglas' act meant slavery could conceivably reach as far west as the Pacific Ocean. ...

Fraud at the polls

Even before Congress enacted the Kansas-Nebraska Act, outsiders started coming to the Kansas Territory to try to influence the statehood vote.

New England abolitionists, who believed slavery was immoral, migrated west, settling in Lawrence, Topeka, Manhattan, Osawatomie and other towns. Free-soilers, who argued free men on free soil was a better economic system than slavery, rallied with the abolitionists.

At the same time, pro-slavery factions from Missouri tried to show they had roots in the Kansas Territory to justify their voting in upcoming elections. ...

Missourians flooded across the border, ensuring the election of a pro-slavery congressman. Protests by free-staters went unheeded; their fears proved well-founded the following spring.

During the first legislative election on March 30, 1855, in pro-slavery Lecompton, an estimated 5,000 Missourians showed up at the polls. ...

"There were twice as many votes cast as there were people. There were 3,000 white males (in Kansas Territory) and 6,000 votes were cast," Rues said. "The first legislature was outrageously fraudulent."...

"After the summer of 1855, we had competing governments 20 miles apart," Rues said. "Mirror governments were set up — two governors, two legislatures and two constitution halls, all to control Kansas."

Battle over constitutions

... Free-staters wanted to write an anti-slavery state constitution and get its approval by Congress before their counterparts would submit a pro-slavery document.

Forty free-state delegates gathered on Oct. 23, 1855, in Topeka at an unfinished Constitution Hall to piece together a constitution.

... the final draft took a hard line on slavery, declaring the practice illegal in Kansas and refusing to recognize any person as a slave, including those in other states.

"That was illegal, [to have banned slavery] and they had to know that," Lambert said. "Their actions were commendable given the country was pro-slavery at the time."

The Topeka Constitution passed in the U.S. House by two votes on July 3, 1856, but was prevented from coming to a vote in the Senate, in part due to Douglas' political maneuvering and its denouncement by President Pierce. ...

Collateral damage

Skirmishes between free-state and pro-slavery forces had turned bloody by the time Kansas was admitted as the 34th state on Jan. 29, 1861. Abolitionist John Brown, who had killed pro-slavers in Kansas and Missouri, had been hanged at Harpers Ferry, Va. Missouri ruffians continued to threaten free-staters along the border shared with Kansas.

"It was the first time in history that white men were dying in Kansas over the issue of slavery," Rues said. ...

The ramifications of Douglas' presidential ambitions came to bear as the national Democratic Party splintered and the Republican Party was born. Douglas gained the 1860 presidential nomination for the Northern Democratic Party and was defeated by Republican Abraham Lincoln, an anti-slavery congressman from Illinois. ...

"Fort Sumner was the first battle of the Civil War officially," Rues said, "but to men and women in eastern Kansas and western Missouri it began on May 30, 1854, with the passage of the Kansas-Nebraska bill."

TIMELINE: A FREE STATE IS BORN *abbreviated*

1820: Congress enacts the Missouri Compromise, prohibiting slavery north of 36 degrees, 30 minutes latitude.

May 30, 1854: Kansas-Nebraska Act signed by President Franklin Pierce; established Kansas and Missouri territories, inhabitants to vote Kansas as free or slave state.

Oct. 23, 1855: Topeka Constitution Convention opens in Constitution Hall in Topeka to establish free-state government and constitution.

July 3, 1856: U.S. House passes Topeka Constitution; Senate prevents final vote.

July 4, 1856: Federal troops break up the Topeka legislature in Constitution Hall.

29/
29

2015 City of Topeka Heritage Tourism Improvement Grant Application Form

Application No. _____	Date Received _____
(For Office Use Only.)	Date Approved: _____

Applicant Organization: Charles Curtis House Museum

Applicant Contact: Nora Cottrell **Phone:** 785-597-5380

Applicant Address: 734 Cottrell Lane Perry Kansas 66073
(Street) (City) (State) (Zip)

E-Mail: _____

Project Address: 1101 Topeka Boulevard Topeka, Kansas 66612

Legal Description: *(use additional sheets if necessary)*
Topeka Ave., Lots 361-363-365 Except W. 46 1/2 ft. thereof

Subdivision original town lot 361 block commonly known as 1101 SW Topeka Boulevard,
 Topeka, Kansas, County parcel I.D. No. 109310301 900 1000

- Is the property a locally designated Historic Landmark? Yes No
- Is the property listed on the National Historic Register of Historic Places? Yes No
- Is the property listed on the Register of Historic Kansas Places? Yes No

(You must answer "yes" to at least one of the above questions to be eligible for funding.)

Using the criteria listed in the "Application Process" as a guide, please provide the following information.

Historical Significance: Describe the historical significance and value of the property, its historical and current uses, proposed use, architectural style, architect or builder (if known), date of construction, building materials, etc..... *(Attach additional sheets if necessary)*

see sheets I

Project Management Plan: Describe how the completed project will be incorporated within, and support heritage tourism in the City of Topeka. The Management Plan should also include an estimated economic impact benefit analysis. (Attach additional sheets if necessary)

The Topeka Heritage Tourism Grant will restore four of the front stained glass panels in the Curtis House. One of the panels has been restored. Without restoration, we could lose these windows as they are in very bad condition. We also need to paint the trim on the outside of the house. Considering the style and size of the house we need help.

Project Work Program: Indicate the total and itemized project budget, including requested grant funds and level of personal match commitment. There is no minimum matching requirement. However, projects demonstrating match from other revenue sources will be given more consideration. Please indicate the anticipated sources of funding for each phase of the proposed work program. (Attach additional sheets if

I have completed many work projects on the Curtis House. I know how to get the best people to do the work. I stay on the job site.

Tamra Yancy of Creations Unique will restore the four stained glass windows: \$1,975.00

Sterbenz and Co. will do the painting. They have painted a lot of houses in the Potwin area. I have checked their work and it is very good. I will be on the job site: 7,575.00

10% Contingency: Some carpentry work will be needed on the windows and any unforeseen problems: 1,050.50

Total Grant request: 10,600.00

We have had numerous rehabilitation projects on the Curtis House: In 1994, structure work, stone bearing walls, pillars for portico, rebuilding south bay windows, and repointing the brick started. In 1995, replaced cement porch, started to repoint brick on north of house, knives were made to reproduce wood for house trim that was missing. Trim was painted, work ran through June of 1997: \$76,058. In September 1997, the new roof for the Curtis House was started at a cost of \$58,575. Heritage Trust Grant was for \$46,500. We paid \$12,075. In 1998, interior plaster, paint repairs: \$2,100. In 1999, floor supports, floor work, paint: \$3,718. In 2000, interior paint, bathroom remodeling: \$7,126. We have spent \$106,993, not including the \$46,500 grant or the many hours we have worked on the house as well as miscellaneous expenses not kept track of.

In 2006, we spent \$4,205 to repair front entrance hall and paint. In 2007, \$1,176.64 was spent on repairs. In 2008, \$534.75 was spent on repairs. I did not look up the repairs for years 2001, 2002, 2003, 2004, and 2005. *I also have not added expenses from year 2009 till 2014.*

Because of our current income and not using the house as our home, we would not be able to secure a loan for this project. We do not have the income to pay payments and the expense of keeping up the Curtis House. The house is used exclusively and continuously for non-profit educational and cultural purposes as an historical site to commemorate its former owner Charles Curtis, Native Americans, the history of Kansas and Topeka, and to promote tourism for our city.



Tourism Marketing Strategy: Please summarize the strategy for marketing this property to the public and to visitors to the Topeka area. The marketing plan may include components such as public relations, advertising, graphic materials and their distribution, or promotional events. *(Attach additional sheets if*
This grant will help us finish the house preservation. We have worked on this house since 1993. Almost immediately, the house was open for tours. We have advertised in the Topeka Visitor's Guide for many years. We have a Curtis House website (www.charlescurtishousemuseum.com). Our email address is curtishousemuseum@embarqmail.com.

The Curtis House is a five star attraction.

The Curtis House was voted one of the Eight Wonders of Topeka.

The Curtis House is open every Saturday and at other times for group and bus tours. We are open many times when other attractions are closed. We have worked very hard to promote Topeka and all of the other attractions in our capital city. Your grant will truly be appreciated. The Curtis Story and House is a treasure of Topeka. We had the book "From Kaw Teepee to Capitol" printed to honor Charles Curtis and the State of Kansas.

I have worked with Visit Topeka and have been a paying member since 1993. I have put ads in Topeka Kansas Travel Guide, Kansas Official Visitor's Guide, Kansas/Nebraska Travel, Kansas City Kansas Visitor's Guide, and Leavenworth Visitor's Guide. I spent over \$1,000 in year 2014 for advertising.

Organizational Structure: If applicable, please summarize the structure of the organization seeking grant assistance including the applicant's organizational history and its current organizational structure (e.g. staff, Board of Directors, etc.) in order to determine authority for entering into contracts and carrying out the project. This information should include the date of incorporation, organization mission statement, membership of the Board of Directors, financial balance sheets for the previous three years, including all revenues by source, and organizational expenditures. Also include a statement of financial need through

the Heritage Tourism Improvement Grant for the specified work program. *(Attach additional sheets if*

The Curtis House is of a unique residential architecture and still catches the attention of those who drive by. With new paint and the stained glass window restored, the house will be even more beautiful. It truly is a treasure of Topeka and more people will want to see the house.

I have completed many work projects on the Curtis House. I know how to get the best people to do the work. I stay on the job site.

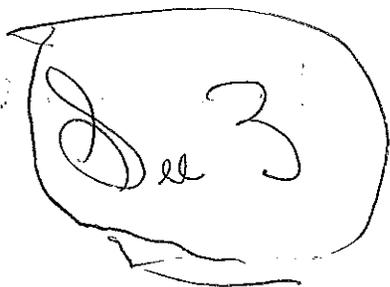
Tamra Yancy of Creations Unique will restore the four stained glass windows: \$1,975.00

Sterbenz and Co. will do the painting. They have painted a lot of houses in the Potwin area. I have checked their work and it is very good. I will be on the job site: 7,575.00

10% Contingency: Some carpentry work will be needed on the windows and any unforeseen problems: ~~4,450~~ 1,050.00

Total Grant request: \$10,600.00

Documentation of Community Support: Please provide evidence of community and public support for the completion of the project, and its utilization as a heritage tourism destination within the city of Topeka. (Attach additional sheets of necessary.)



**APPLICANTS MAY BE ASKED TO APPEAR BEFORE THE
HERITAGE TOURISM GRANT REVIEW COMMITTEE
FOR PROJECT PRESENTATION PRIOR TO GRANT AWARD.**

I will be glad to

Authorization:

Property Owner(s):

I/We the undersigned owner(s) of record hereby authorize the filing of this application and declare that all required materials are submitted along with this application and that the information and material is complete and accurate. I/We hereby acknowledge that all appropriate procedures, policies, and regulations have been reviewed and also understood that this application will be processed in sequence with respect to other submittals.

Printed Name of Owner(s): Donald and Nova Cottrell

Signature(s) of Owner(s): Donald Cottrell Nova Cottrell

Authorized Agent:

If the owner(s) of record is to be represented by legal counsel or an authorized agent, please complete the following information so that communications and correspondence pertaining to this application may be forwarded to such individual.

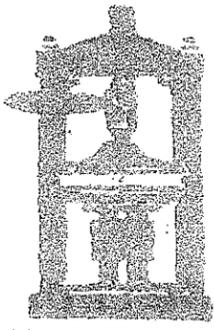
Printed Name of Agent: Nova Cottrell

Signature of Agent: Nova Cottrell

Mailing Address: 2341 Cottrell Lane Peru Kansas 66073
(Street) (City) (State) (Zip)

Phone Number: 1-785-597-5380 E-mail: _____

For submittals and more information:
Timothy Paris
Topeka Planning Department,
620 SE Madison St. 3rd Floor, Topeka, Kansas 66607
Tel. (785) 368-3728 or 3013
e-mail: tparis@topeka.org.



Independent

Published Every Thursday

Official Jefferson County Newspaper, Oskaloosa, Kansas

"Six Months Older Than The State Of Kansas"

Curtis legacy lives through Perry couple

by Dennis Sharkey

Thanks to a Perry couple's love of history and determination, a whole generation of people can learn about one of Kansas' biggest pieces of history.

Nova Cottrell used to drive by the house that former Vice President Charles Curtis called home for 30 years on Topeka Boulevard wishing that she could just see the inside of the house.

In 1993 a local real estate agent told Cottrell that the house was on the verge of being demolished by the city of Topeka and that she should look at the house. Cottrell talked about it with her husband, Don, but he was reluctant to even go look at the house.

Weeks later on a rainy Saturday afternoon Nova convinced Don to get in the car and go to Topeka to look at the house.

"He told me 'We are not buying that house,'" Nova said.

When they arrived at the house most of the paint was peeling off the outside and some of the window glass had been replaced with boards. Inside the front door a trash can collected water from the leaking roof. The antique light fixtures were caked in dirt and the hardwood floors bowed.

Nova said she was heartbroken and had seen enough. She went out onto the front porch sick at her stomach.

"I was hoping Don would hurry up," she said.

While she was outside Don made an offer.

"I just felt that demolishing it was ridiculous," Don said. "Plus she loved the house."

Seventeen years later Don admits that he had no plans of buying the house let alone restoring it to immaculate condition. Don said his original plans were to fix the house and sell it.

The house was originally completed in 1879 by former Topeka mayor Joseph Wilson. In 1880 Wilson sold the house to Emma Redden, who added the copper Moorish domes and ornamental plaster to the inside of the house.

Charles Curtis bought the house in 1907 when he was first elected to the U.S. Senate. He lived in the house until his death in 1937.

After Curtis died the house was sold to a church that turned it into an orphanage. In 1941 the orphanage closed and a young woman bought the house and ran a tea house until the house was purchased in 1949 by an insurance broker from Clay Center. At that time the new owner did

not want to be troubled with repairing the back half of the mansion and it was demolished. The back half housed the servants' quarters.

From 1949 until 1993 the house served as an office for the insurance broker and other professionals until the Cottrells purchased the house.

Nova said the former owners had no knowledge of building restoration along with a lack of desire combined with apathy.

Although \$14,000 had been spent on the roof the year before, Nova said the house was still leaking. Some of the house's decorative moldings upstairs could not be saved because of the roof condition.

After three tries the couple received a grant and spent more than \$60,000 restoring the roof including the copper domes.

Since then Nova has continued to sell antiques and has used the money from the sales and revenues from tours to continue the restoration efforts.

The house is nearly complete but Nova said a couple of back bedrooms are not finished. She thinks those projects will be completed by next summer.

The house is fully furnished with items from the era that Curtis lived in, including many items from the Curtis estate. Since opening the house Nova has had correspondence with some of Curtis's family or people with Curtis items that have been donated. Nova also has some items like a horn ashtray that were found under a blanket of dust in the attic.

The House is open to tours on Saturdays and the couple hosts groups during other times on appointment.

The House is not the only thing the Cottrells have restored concerning Curtis. Nova has spent hours upon hours researching Curtis' history.

Soon after buying the house Nova agreed to let a lady hold tea parties in the house for two weeks to raise money for a cause.

Nova said the woman planned for about 40 people to show up but rather had a flood of people that numbered more than 150 according to Nova's estimates.

Distraught with what to do, Nova told the woman to host the people in the dining room while she escorted the overflow throughout the house to give a tour.

After that episode Nova decided that she needed to brush up on some of the Curtis history which she admits she knew little about.

After many tours a couple of years ago a local history teacher brought



photos by Dennis Sharkey
Above: For 30 years Charles Curtis listed 1101 Topeka Blvd. as his address while serving as a U.S. senator and Vice President. Today the house is a museum dedicated to Curtis.

The Charles Curtis House

Open Saturdays from 11 a.m. to 3 p.m. \$5 admission

group and private tours by appointment

785-597-5380 or 785-357-1371

charlescurtismuseum.com

her class through for a tour. After the tour the teacher went to the Topeka Public Library to search for books about Curtis so she could teach her students.

The teacher returned to the Curtis House and said she could not find one book about Curtis.

"I was almost in shock," she said. Nova realized at that point that something needed to be done. One of Nova's daughters had found the book

"From Kaw Teepee to Capitol" that was published in 1928 and bought it off of Ebay for \$90.

Last year Nova also began attending meetings in Topeka called by the local convention and visitor's bureau to celebrate the upcoming 150th anniversary of the state. At the same time Curtis' 150th birthday was approaching.

Don suggested to Nova that she take the writings she developed for



Right: The original print of "From Kaw Teepee to Capitol" is on display next to the 2010 version at the Curtis House. The original version was purchased online for \$90.

the museum and do something with them.

Nova then decided that she would republish the book by Don C. Seitz and supplement it with her research.

Nova then began collaborating with a former co-worker at Jostens to begin developing the book that was eventually published this year.

The book was printed in a limited 200 editions that are numbered and the first four copies went to the To-

peka Library. Currently there are about 50 copies left of the book that retails for \$50.

Nova has also become one of Curtis' biggest fans and advocates. She notes that Curtis never wanted to become Vice President but rather

See Curtis Page 9

Curtis...

(Continued from page 1)

aspired to be President. However, she said Curtis was picked to run along side Herbert Hoover in 1928 because of his outstanding reputation.

Nova compares a lot of the problems Hoover and Curtis faced to the problems that President Obama faces today. In 1932 Hoover and Curtis received much of the blame for the factors that led the country into the Great Depression. However, like Obama, Nova believes Hoover and Curtis, who were Republicans, were blamed for factors that were created by the Calvin Coolidge administration.

Nova also believes that Curtis was one of the county's, let alone the state of Kansas', greatest letamen.

"It wasn't things that made him a lot of money," she said. "It was things that benefit people. He put up laws that benefit the public."

Curtis passed the Kansas Bar at the age of 21 without a formal education. Soon after passing the bar he was elected county attorney for Shawnee County. In 1883 he was elected to Congress where he served until 1907 when he was elected to the U.S. Senate.

Nova said state officials used gerrymandering tactics to get Curtis out of office in 1912 but he was reelected back to the Senate in 1914.

Curtis served as Senator from Kansas until 1928 when he was elected to the office of Vice President.

Curtis is the only Kansan to serve in that office and the only person with native American heritage. Curtis was one-eighth Kaw Indian and grew up with Indian relatives until the age of



photo by Dennis Sharkey

Looking down from the top of the staircase into the entry area of the Curtis House one can take in the custom wood carvings and imported Italian ceramic tiles used around the houses four fire places. Many of the house's light fixtures were once gas. Upstairs in one bedroom there are dual gas and electric lights.

10. Curtis is most notably known for being one of the first legislators to support women's suffrage. But Nova also points out that Curtis also sponsored legislation for Indian rights, farmers rights to transport cargo on trains, pensions and benefits for veterans and child labor laws.

Nova sometimes thinks about the

possibility that the house was just weeks away from facing the wrecking ball. Although things turned out for the better, the situation still worries her.

"Whenever we think about tearing down things like this we're tearing down our heritage," Nova said. "We need to be thinking about what do we need to do to save this for our community."

Nova said that a house like the Curtis mansion shouldn't be owned by private individuals like Don and her. She thinks buildings like the Curtis Mansion should be a priority of the public.

"I feel like we need to take care of these type of places because they can't be built again," Nova said. "We feel like it's one of the jewels of Topeka."

CHARLES CURTIS HOUSE MUSEUM

Historic Kansas Landmark in Topeka, KS • National Register of Historic Places

1101 SW Topeka Blvd. • Topeka, Kansas 66612

785-397-1571 • 785-397-5980 • charleshouseandmuseum@gmail.com

www.charlescurtishousemuseum.com



The Charles Curtis House Museum, 1101 SW Topeka Boulevard, one block south of the Kansas State Capitol, is in full view from the south steps of the Capitol.

The house is listed on the National Register of Historic Places and the Register of Historic Places in Kansas. In 2004, the house received Historic Landmark Designation for Topeka Kansas.

In 1993, the house was on the endangered list when purchased by the Cottrell family. After many work projects by the Cottrells, in 2000 the house was taken off the endangered list. As owners of the historic home for the last thirteen years, we wrote the grant we received from the Heritage Trust Fund (State of Kansas) for the \$60,000 new copper roof. We have contracted many work projects for the house. We received the Historic Topeka Preservation Award in 2001. In 2005, we received the Shawnee County Historical Society Preservation Award.

The house is held in trust and will only be used to promote the history of Charles Curtis and his forefathers. The Board of Directors are Donald G. Cottrell, Nova L. Cottrell, Patty Dannenberg, and Holly Colbert.

*These
pages are extra
thanks*

Board votes to preserve Curtis' home

By MICHAEL RYAN
Capital-Journal staff writer

TJ May 27, 1984 p. 1

If historian Jim French had his way, Charles Curtis would be a household name in Kansas.

But as it stands now, French would be glad if just one Kansas household could bear the Curtis name for history's sake.

French, 66, an Olathe man with western Kansas roots, is by most standards an expert on the life of native Kansan Charles Curtis, the late statesman who was vice president of the United States from 1929-33 for then-President Herbert Hoover.

Although the stories he tells are the stuff of legends, French deeply believes in them and the heroic, historic image of Curtis.

And he believes the Curtis legacy should live on at 1101 Topeka Ave., the house Curtis lived in for some 30 years.

Saturday, French won a major victory when the Kansas Historic Sites Board of Review voted 5-4 to recommend to Gov. John Carlin and the Kansas Legislature that the state purchase and "stabilize" the Curtis house for an estimated \$500,000. The purchase of the Curtis house would make it the 19th state-run historic place in Kansas.

Joe Snell, director of the Kansas Historical Society and a member of the board of review, said that board members thought the \$500,000 figure was probably lower than what it would actually take to purchase the house and halt the deterioration of time. But he said he felt satisfied with the board's decision, which came after several hours of public comment and board discussion. Four people spoke for the acquisition of the house.

"I think they did a good job of deliberation," Snell said of the board.

The board will submit its recommendation to the state by July 19.

The house had to overcome the argument that most of the current 18 historical places need extensive

maintenance, plus the fact that it may need substantial work itself.

But current owner Gordon Toedman, whose father Neil bought the house in 1952, has been running an insurance agency in the house and has kept it in reasonably good shape, members were told. Toedman is now in the midst of spending more than \$5,000 on a leaky roof.

The 1879 house has been home to Toedman Insurance Agency since 1952, Toedman said. Another insurance agency has found a home there too, and Toedman's mother, Marjorie, lives upstairs.

Before the vote Saturday, the board of review, an 11-member, independent, governor-appointed panel, toured the Curtis home. After the tour, French suggested to the board that the life of Charles Curtis demands recognition.

"Absolutely," French said outside the board meeting. "(Alf) Landon was just coming onto the scene when Curtis was already king."

Curtis' unfinished, unpublished autobiography now is in the hands of French, and the man can recite much of it by memory. Curtis' mother was Kaw Indian, and his father's family gave away land that helped the first railroad enter Topeka, French says.

Although he had one year of high school, Curtis became a lawyer and later was the prosecutor for Shawnee County (French says Curtis lost only three of 400 cases). He served in the House of Representatives from 1893-1907, and except for one term, served in the U.S. Senate until he became vice president in 1929.

French says that the year Curtis lost a term in the Senate, he failed to carry a majority of the state's legislative districts, which was then necessary for victory. Curtis did carry the majority in the popular vote, which was enough to win in the next election.

French also credits Curtis with keeping Fort Riley and Fort Leavenworth open after World War I, helping the 19th Amendment to pass (giving women the right to vote) and with doing such small chores as claiming the flagpole off the U.S.S. Constitution and bringing it to Topeka. French says the flagpole stands today at Topeka High School.

Yet, many Kansans don't know the name of Curtis.

"Several years ago, the president of the Kansas Historical Society wrote me a letter and said he had passed by the Curtis home dozens of times and didn't know what it was," French said.

Also at the board meeting Saturday, president-elect Marjorie Schnacke of Historic Topeka Inc. threw her support behind a state purchase of the house. She suggested restoration could be spread over time, that the Topeka volunteer community could be "cultivated" and that the house could eventually be a combination small museum/office space.

Schnacke said a lot of Topeka's history had already slipped through the cracks.

"We've lost so much," she said.

CHARLES CURTIS HOUSE MUSEUM

Historic Kansas Landmark in Topeka, KS • National Register of Historic Places

1101 SW Topeka Blvd. • Topeka, Kansas 66612

785.337.4371 • 785.337.4380 • charlescurtishousemuseum@topeka-ks.com

www.charlescurtishousemuseum.com



The home is significant for its association with Charles Curtis. Charles Curtis owned the home from 1907 to 1939; it was sold after his death. He served as Vice President from 1929 to 1933 and was the only Native American to serve in the Vice Presidency. Curtis was born in North Topeka on the then Kaw reservation. He served in the House of Representatives from 1893 to 1907, and, except for one term, served in the U.S. Senate from 1907 to 1929 when he became Vice President. The property has historical significance in that during the time he was not in Washington, the other was spent in Kansas. Many of the issues of the era were discussed in his house. In those days, such office holders used their home for their office. In all the years Curtis spent in Washington, he listed this home as his official address. This site represents that history and provides a site for educational and cultural activity not only of state, but also of national significance.

The location of the Curtis House is also significant. Those elite who lived there called it The Boulevard, even though it was officially Topeka Avenue. The city's grandest houses lined the street within view of the State Capitol building. In the early years of this century, this residential district was home to the state's two senators, the city's two newspaper publishers and other prominent Topekans. Today only the Charles Curtis House remains at 1101 Topeka Boulevard.

The Curtis House is of a unique residential architecture, incorporating bulbous domes, Romanesque arches, and Renaissance massing. It is an early example of eclecticism in Kansas building, and still catches the attention of those who drive by.

Charles Curtis House Museum and "Freedoms Frontier National Heritage Area" (FFNAA) is a region defined by a story that unifies the places together. The primary story surrounds settlement of Kansas Territory and the battles that took place between Kansas and Missouri residents over whether Kansas would be brought into the Union as a free or slave state. Charles Curtis' story is tied to this.

The Charles Curtis House Museum was one of the first Topeka attractions to send in a "Visitor Readiness Partner Site Designation Application" in May 2007. I have had several meetings to promote this (~~see attached pages~~). The Curtis House attraction is tied to other Topeka FFNHA attractions.

In 2007 "Rails to Trails", a nationally circulated magazine, featured the Curtis House. Winter 2009 Kansas Traveler had a large story about Curtis and the house. Spring 2009 Kansas City paper had a very large story about Curtis and the house.

The ultimate goal of the Cottrell's is that the house become a museum to promote Charles Curtis, our Native American heritage, Topeka's National Heritage Area and the State of Kansas which will ultimately increase tourism to our city and state.

for page 5 sheets 11

TOPEKA/KANSAS

Steve Swartz, State Editor 295-1194; e-mail state@cjonline.com Fred Johnson, Topeka Editor 295-1181; e-mail fjohnson@cjonline.com

Monday, April 26, 1999

THE TOPEKA



CAPITAL-JOURNAL

WWW

Blueprint lends map to Davis' life work

By SCOTT R. GREENBERG
The Capital-Journal

Mike DeBernardin cleaned out the closet in his apartment, then headed to the attic to store his belongings.

He stood near a tall bookcase, looking out the window to the landscape below. It was then he noticed a sheaf of papers peeking out of the crawl space just above the bookcase's top shelf.

What he found were blueprints dating back to 1885 or 1886.

"I thought it was a cool find," said DeBernardin, customer service manager for the state of Kansas at Galaxy Cablevision.

For Doug Wallace, a Topeka historian, that was the understatement of the year.

"This is a significant historical find in Topeka," Wallace said.

The blueprints, drawn up by Seymour Davis, a regionally famous architect of the 1880s and 1890s, are designs of the Topeka Cemetery office, then the home of Dr. Franklin Loomis Crane, a city founder.

Construction on the house began in

April 1855 and was completed in the 1880s. Two paper blueprints were found, both fragile, age crumbling their edges. One is of the south elevation, the other is the first-story plan. Both are signed "Seymour Davis, architect."

Davis came to Kansas in 1883 from the Philadelphia area after apprenticing under John G. Haskell, who operated out of Topeka and Lawrence.

In 1886, Davis opened his own practice in Topeka, and he returned to Philadelphia in 1896. That same year, he opened an office there with his younger brother, Paul A. Davis III, and the two partnered in the firm they called Davis & Davis.

The firm designed scores of high schools and courthouses, Wallace said. Seymour Davis worked at the firm until 1915, and he died in 1923.

"He was very much a progressive architect," Wallace said. "Some of his designs predate Frank Lloyd Wright. He was very advanced, very modern for that period."

Davis was named Kansas state architect in 1893 and 1895. Among the buildings he designed were the Crawford Building at S.W. 5th and Jackson, the Columbian Building at 114 S.W. 6th, the John Frost House at S.W. 10th and Western.

He remodeled what is now known as the Curtis House at S.W. 11th and Topeka after buying the structure in 1907. Charles Curtis was vice president of the United States from 1929 to 1933. Davis also designed the old governor's mansion in about 1887. It since has been torn down.

Wallace said Davis left many questions about his life.

"He was probably born in 1859 not 1869" as historical material has claimed, Wallace said. "He came to Kansas in his early or mid-20s as an apprentice. But there are lots of mysteries we haven't solved about Seymour Davis."

The blueprints are significant because they were designed for "one of the older houses in Topeka," said Lowell B. Manis,

Architect helped build Topeka in late 1800s.

manager-superintendent of the Topeka Cemetery Association, as he sat inside the cemetery office, a picture of Crane hanging on the wall behind him. "No other blueprints exist (for the house). It makes them rare."

Wallace said Davis was an important figure during Topeka's 1888 building boom.

"He was such an important part of the growth of Topeka," he said. "This is a chance find here. That makes it very special. We now have an idea of what the building looked like."

When construction began, the blueprints' double doors for the entrance to the building were scrapped in favor of a single door, Manis said. Otherwise, the floor design is very much the same.

"I felt really pleased when they found it; it's a major find," said Sarah McNeive, chairwoman of the cemetery's board of directors. She said it is a significant discovery "probably because this is the last house standing belonging to a founder.

The house cost \$65.33 to build in 1855. This complex is a really historical spot. It's unique to Topeka."

A

Charles Curtis House Museum

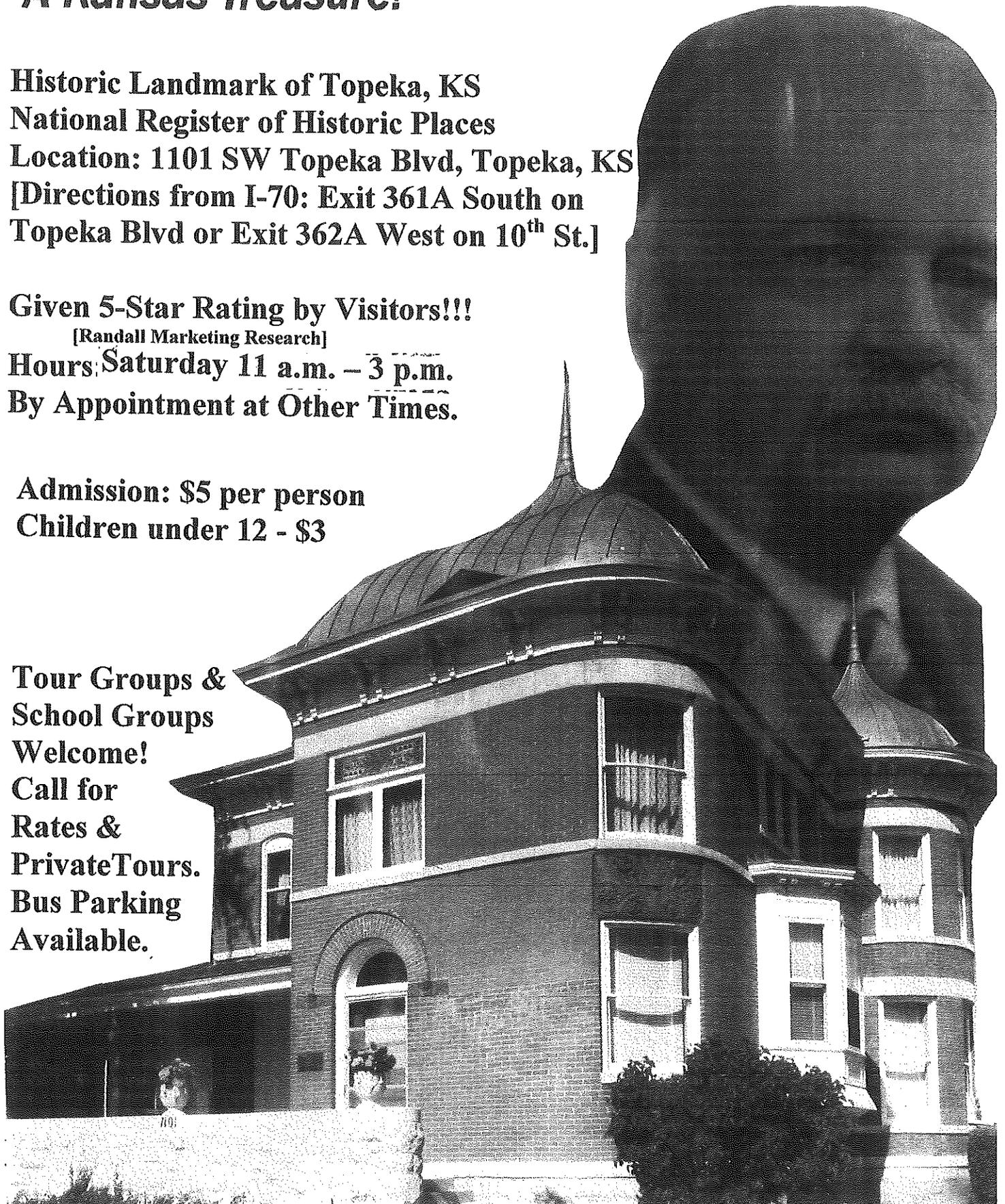
A Kansas Treasure!

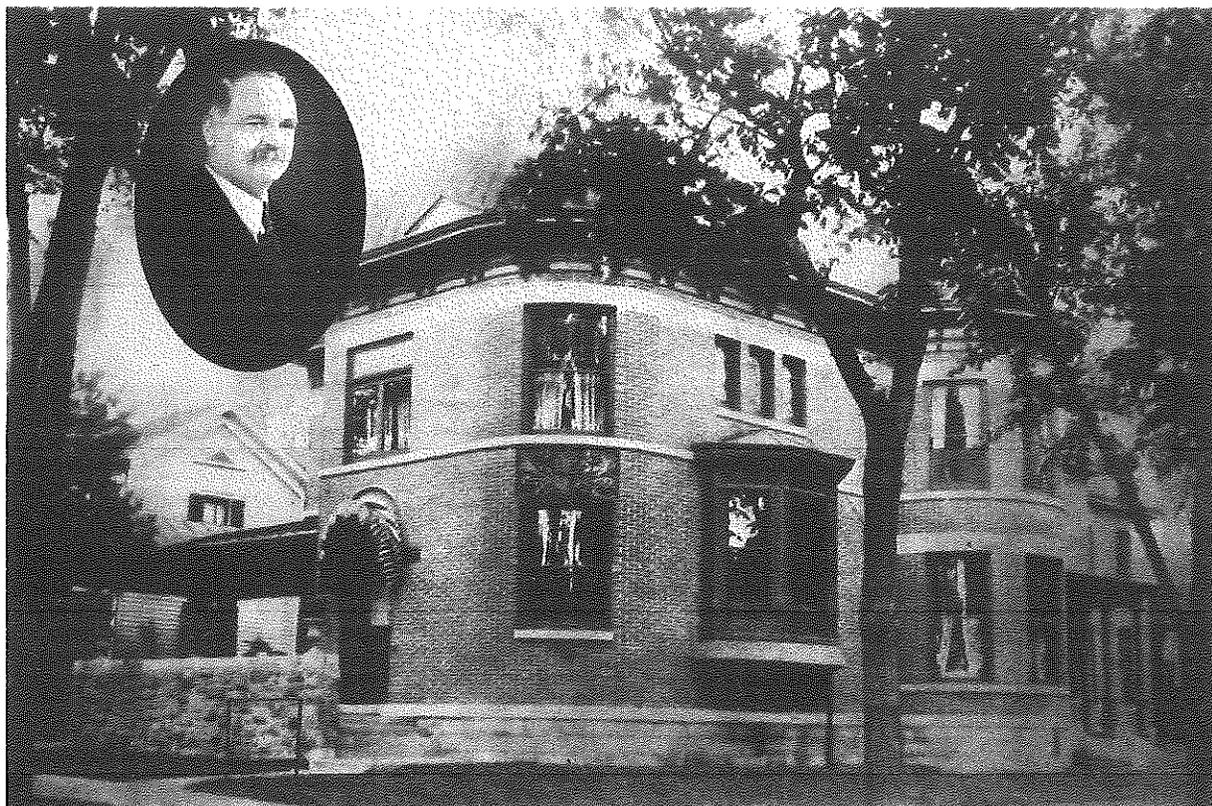
Historic Landmark of Topeka, KS
National Register of Historic Places
Location: 1101 SW Topeka Blvd, Topeka, KS
[Directions from I-70: Exit 361A South on Topeka Blvd or Exit 362A West on 10th St.]

Given 5-Star Rating by Visitors!!!
[Randall Marketing Research]
Hours: Saturday 11 a.m. – 3 p.m.
By Appointment at Other Times.

Admission: \$5 per person
Children under 12 - \$3

**Tour Groups &
School Groups
Welcome!**
**Call for
Rates &
Private Tours.**
**Bus Parking
Available.**





- PUBLIC INVITED -

To The 151st birthday celebration of

Charles Curtis

31st Vice-President of the United States

will be celebrated Saturday, January 22,

11 am till 4 pm

at the Curtis House Museum

1101 SW Topeka Blvd.

Topeka, Kansas

150

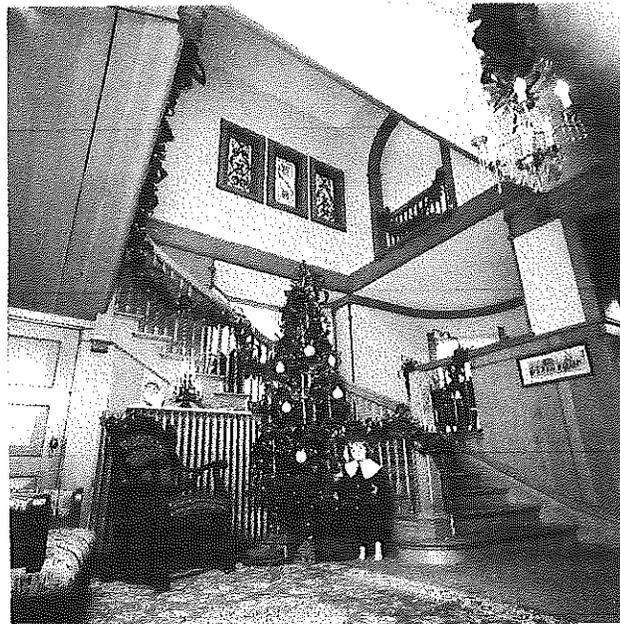
2011 COMMEMORATES THE SESQUICENTENNIAL OF CHARLES CURTIS,
KANSAS NATIVE, AND THE SESQUICENTENNIAL OF THE STATE OF KANSAS

CHARLES CURTIS HOUSE MUSEUM

1101 Topeka Blvd.
www.charlescurtismuseum.com
email: curtishousemuseum@embarqmail.com
(785) 597-5380
Nova Cottrell, Curator

Special Events

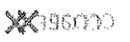
The Charles Curtis House Museum, the official residence of Charles Curtis when served as U.S. Senate Majority Leader and Vice President of the United States, is now available to the public for weddings, receptions, dinners, luncheons, teas; all of which will be catered. Any event at this Historical Topeka Landmark, will truly be an unforgettable occasion!



Holiday Schedule

From Nov. 1 thru Dec. 24, the 1878 Italianate Mansion will be decorated for the holidays. During this time, we will have our antique toys on display and be serving our holiday tea and cookies.

*All functions include a tour of the Charles Curtis Mansion.





CHARLES CURTIS HOUSE MUSEUM

Three Kansas Women Art Show

First Friday... JUNE 4, 2010, 5 pm.-8:30pm.

1101 SW Topeka Blvd. • Topeka, Kansas

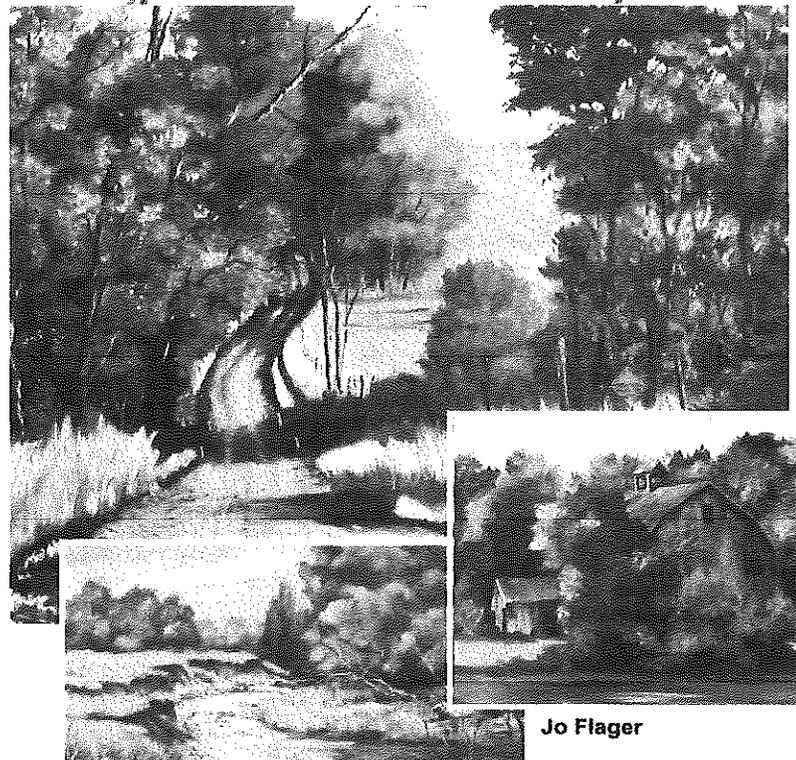
Public Invited • Info: Jack Cobos Design, 785-266-8787

PRESS RELEASE

Shirley Akers / Jo Flager / Cathie Thompson



Shirley Akers



Jo Flager



Cathie Thompson

Book on Charles Curtis reprinted, updated



MIKE HALL/THE CAPITAL JOURNAL

Ova Cottrell, left, owner and restorer of the home once owned by Charles Curtis, U.S. vice president, autographs a copy of new book for Nancy Bogina on Friday at Lloyd Zimmer Books and Maps.

Cottrell shares stories of former vice president

By Mike Hall
THE CAPITAL JOURNAL

Ova Cottrell has been telling the story of Charles Curtis for years by conducting tours through the house at 1101 S.W. Topeka Boulevard where the only Native American U.S. president lived.

For some people, the tour wasn't enough. They wanted to know where to find a good book on the man.

Cottrell always liked the book written in 1961 by Don C. Seitz titled "From Kaw Teepee to Capitol."

But copies were difficult to find.

She was told a copy could be found on the internet for \$94, but the book was so rare that the Topeka and Shawnee County Public Library didn't have a copy that could be

checked out.

Then last year she attended a meeting at the Kansas Historical Society on ways to celebrate the state's 150th birthday in 2011. The state librarian asked those assembled for suggestions for 150 new books on the state's history.

"We, at that time, decided to have the book 'From Kaw Teepee to Capitol' reprinted with new chapters to celebrate Charles Curtis' sesquicentennial — 1860 to 2010 — and the state of Kansas' — 1861 to 2011," Cottrell said.

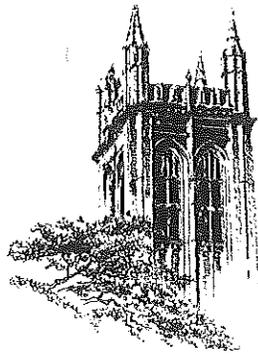
The new book is built around Seitz's book, but it also contains new material, plus more than 60 photographs about Curtis and his Topeka home.

There are early-day primitive photos of Curtis' grandparents — Julia Gonville Pappan and Louis Pappan and William and

Permella Curtis. The Pappan name can be seen often in Topeka in tribute to the French family that operated a ferry across the Kansas River before the first bridge was built.

Cottrell has a limited edition of 200 numbered copies of the book, available at Lloyd Zimmer Books and Maps, 117 S.W. 6th, and at the Curtis House. The Curtis House is open 11 a.m. to 3 p.m. every Saturday and at other times by appointment. Appointments may be made by calling (785) 597-5380 or (785) 357-1371.

She is donating some of the copies to places like the public library and Topeka High School and simply hopes to raise enough money from selling the remaining books to recover the cost.



**TOPEKA HIGH SCHOOL
HISTORICAL SOCIETY**

800 SW 10th Ave
Topeka KS 66612-1619
(785) 295-3200
email: thshs2001@yahoo.com

May 5, 2011

Nova Cottrell
1101 SW Topeka Blvd
Topeka, KS 66612

Dear Mrs. Cottrell,

On behalf of the Topeka High Historical Society board of directors I want to thank for the copy of your book "From Kaw Teepee to Capitol". It will be added to our collection of books authored by and about Topeka High graduates.

This contribution is greatly appreciated.

Thank you for your continued support and interest of Topeka High School.

Sincerely,

Joan Barker
Exec. Secy., THS Historical Society

The Topeka Heritage Tourism Grant will restore four of the front stained glass panels in the Curtis House. One of the panels has been restored. Without restoration, we could lose these windows as they are in very bad condition. We also need to paint the trim on the outside of the house. Considering the style and size of the house we need help.

This grant will help us finish the house preservation. We have worked on this house since 1993. Almost immediately, the house was open for tours. We have advertised in the Topeka Visitor's Guide for many years. We have a Curtis House website (www.charlescurtishousemuseum.com). Our email address is curtishousemuseum@embarqmail.com.

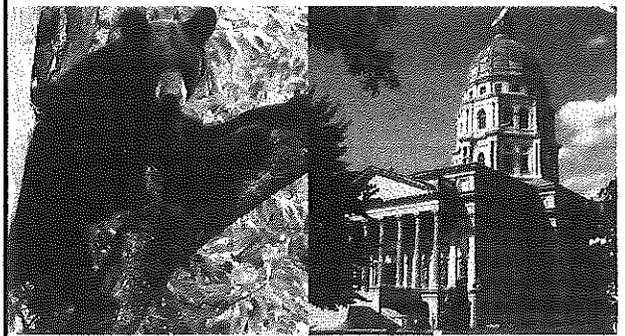
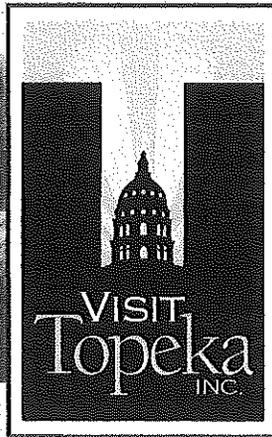
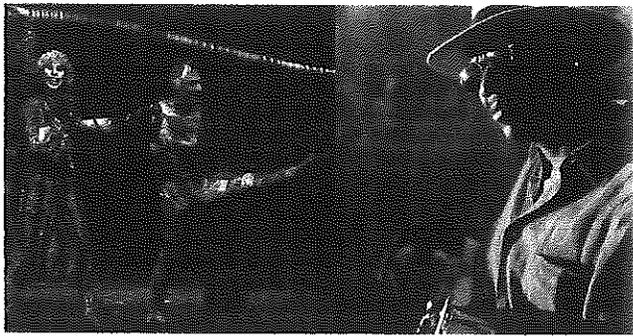
The Curtis House is a five star attraction.

The Curtis House was voted one of the Eight Wonders of Topeka.

The Curtis House is open every Saturday and at other times for group and bus tours. We are open many times when other attractions are closed. We have worked very hard to promote Topeka and all of the other attractions in our capital city. Your grant will truly be appreciated. The Curtis Story and House is a treasure of Topeka. We had the book "From Kaw Teepee to Capitol" printed to honor Charles Curtis and the State of Kansas.

I have worked with Visit Topeka and have been a paying member since 1993. I have put ads in Topeka Kansas Travel Guide, Kansas Official Visitor's Guide, Kansas/Nebraska Travel, Kansas City Kansas Visitor's Guide, and Leavenworth Visitor's Guide. I spent over \$1,000 in year 2014 for advertising.

③ for page 5



[WWW.VISITTOPEKA.COM](http://www.VisitTOPEKA.COM)

COMBAT AIR MUSEUM



Experience the history of military aviation
from WWI to present

30 aircraft on display and associated aviation exhibits
Group Tours Available - call to schedule

(785) 862-3303

Hangar 602 • Forbes Field • Topeka, KS
www.combatairmuseum.org



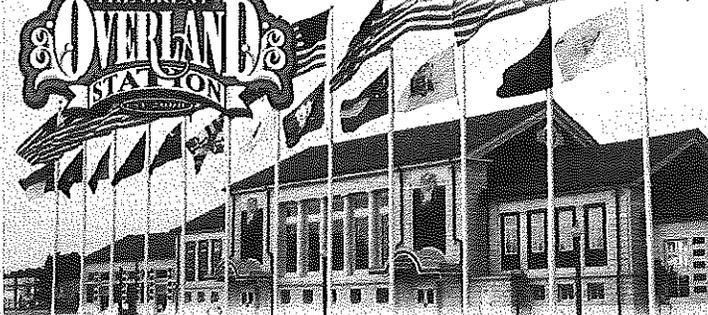
Gallery Classic

10,000 sq. feet of fabulous
home decor, gifts and antiques
at unbeatable prices

3400 SW Topeka Blvd.
in the ca. 1907 stone dairy barn
(785) 266-5888

www.galleryclassic.com

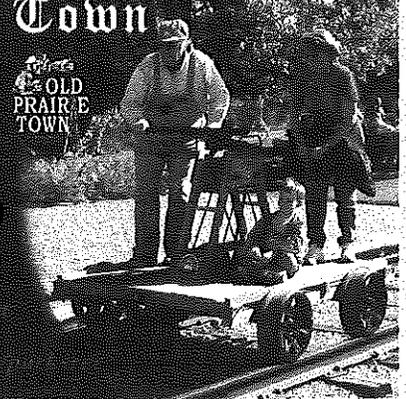
Historical Exhibits ♦ All Veterans Memorial ♦ Facility Rentals & Tours
Featuring Model G Gauge Train Display



701 N. Kansas Ave ♦ 785-232-5533 ♦ Tues - Sat 10am - 4pm Sun 1-4pm
Last ticketed Admission at 3:15 pm ♦ www.greatoverlandstation.com

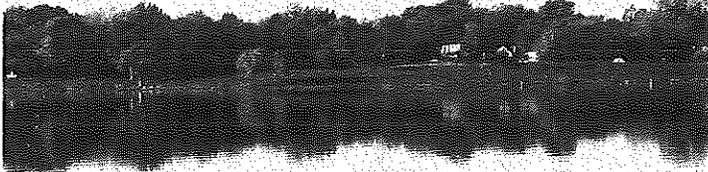
Old Prairie Town

- Botanical Gardens
- 1854 Ward Cabin
- 1870's Victorian Mansion
- One-Room Schoolhouse
- 1880 Everest Church
- 1900's Santa Fe Railroad Depot & Caboose



LAKE SHAWNEE YOUR RECREATION DESTINATION

FISHING • BOATING • SAILING • SWIMMING
GOLF COURSE • BALL DIAMONDS • SPECIAL EVENTS
AND MUCH MORE!

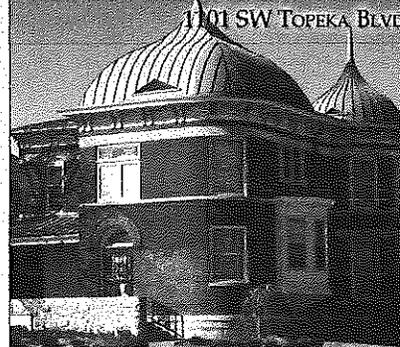


www.snco.us/parksandrec
3137 SW 29th St. • Topeka, KS • (785) 267-1156

CHARLES CURTIS HOUSE MUSEUM

1101 SW TOPEKA BLVD • TOPEKA, KS

- Historic Landmark of Topeka, KS
- National Register of Historic Places
- 5-star attraction
- One of the eighth wonders of Topeka
- Tour the formal mansion of our 31st Vice President of the United States and hear his story 'From Kaw Teepee to Capitol'
- Exceptional chandeliers, parquet floors, ornamental plaster, and grand staircase.
- Guided tours on the hour Saturdays 11am - 3pm; other times by appointment.



Call (785) 597-5380 or (785) 357-1371
www.charlescurtismuseum.com

Mansion of the only U.S. Vice President of Native American heritage



WASHBURN UNIVERSITY
Department of Political Science

February 12, 2002

Kansas State Historical Society
Historic Preservation Office
Attn: Heritage Trust Fund Grant Program
6425 SW 6th Avenue
Topeka, KS 66615-1099

To Whom It May Concern:

It is with pleasure I write to you in support of Nova and Don Cottrell and the Charles Curtis house. How fortunate we are - not just Topekans, nor just Kansans, but as Americans - that the Cottrells bought this house when it was on the block. To put it simply, the Cottrell's not only saved one of the most significant and unique homes of American political history, but they have devoted themselves and their limited resources to allowing other Americans to share that history as well. The Cottrell's should be given as much support as we can muster as they work to preserve and develop the Curtis House, for in doing so they are preserving and showcasing vital American history.

This fact is never more evident than when I hold my Introduction to American Government classes at the Curtis House, which I have done once a term every term since I began teaching at Washburn in Fall of 2000. The students, most of them from Kansas, know little to nothing about the office of Vice-President and Charles Curtis when they first enter the building, but being able to walk through the vice-president's house and feel how he lived certainly makes an indelible impression upon them. There is simply no video, no lecture, and no reading which can substitute for that kind of living and breathing experience. These are the exact types of buildings which speak to our heritage, which sing of our past, and that remind of us of who we are.

I do not believe I am being hyperbolic with my above words. Beyond Vice-President Curtis, the unique historical figures who no doubt spent time in the Curtis house is astounding: Teddy Roosevelt, Herbert Hoover, William Howard Taft, Susan B. Anthony, Calvin Coolidge, Henry Allen. Incredible. It should also be noted how rare it is for any vice-presidential home to be standing and open to the public. In 213 years of U.S. history there have only been 31 men who held the vice-presidency only (without later becoming president), and of those 31 I know of NO OTHER vice-presidential home open and available to the public (there is a Dan Quayle museum, but it is not based in his boyhood home). In short, the homes of vice-presidents, from Aaron Burr to Richard Johnson, from Hannibal Hamlin to Levi Morton, are gone from us, and shall not be able to share their history. But we have the Curtis house, and it must be supported.

Sincerely,

Bob Beatty

Bob Beatty, Ph.D.
Assistant Professor of Political Science
Washburn University
1700 College Avenue
Topeka, Kansas 66621
Email: bixlives@washburn.edu



**BlueCross
BlueShield
of Kansas**

1133 SW Topeka Boulevard
Topeka, Kansas 66629-0001

Web site: www.bchsks.com

In Topeka - (785) 291-7000
In Kansas - (800) 432-0216

March 6, 2002

To Whom It May Concern:

I am very much aware of the improvements Mr. And Mrs. Don Cottrell have made to the Curtis Mansion:

- New roof.
- Repointing of brick and stone work.
- Wood trim repaired/replaced and painted.
- On-going repairs for the last six years.

Their efforts have improved the spirit and quality of the 1100 Block of Topeka Boulevard as well as the State Capital and downtown area.

We at Blue Cross and Blue Shield of Kansas know how much the public uses the Curtis Mansion for public events, because of their requests for parking.

I endorse the Cottrells efforts to secure another Heritage Trust Fund Grant to further their restoration of this Historic building.

Sincerely,

Dwayne Tidwell, AIA
Facility Manager



800-235-1030 • 785-234-1030 • Fax 785-234-8282
1275 SW Topeka Blvd. • Topeka, KS 66612-1852

<http://www.topekacvb.org>

February 26, 2001

Kansas State Historical Society
Historic Preservation Office
Attn: Heritage Trust Fund Grant Program
6425 SW 6th Avenue
Topeka, KS 66615-1099

To Whom It May Concern:

On behalf of the Topeka Convention & Visitors Bureau, we want to express our full support for Nova and Don Cottrell and their historic home, the Charles Curtis House in Topeka, Kansas. The Charles Curtis House is a valued attraction in our community, featuring a beautiful architectural masterpiece that has significant historical value. The Charles Curtis House greatly enhances our tourism community, as many visitors from all over the nation come to Topeka annually to visit this home.

Don and Nova Cottrell, owners of the Curtis House, are true tourism advocates in Topeka. When we need anything, they are front and center to assist however they are needed. They are active and valuable participants in the Topeka Tourism Alliance, an alliance group formed to further the promotion and development of Topeka tourism.

As mentioned, the Curtis House is an important attraction and the Cottrell's are valued tourism partners for both Topeka and the state of Kansas. We support the Cottrell's Curtis House as a valuable tourism destination and we hope you will support them too.

Thank you for all your continued effort to further develop such wonderful historic sites as the Curtis House. These attractions help make Topeka, Kansas the wonderful destination that we all love and support.

Sincerely,

A handwritten signature in black ink that reads "Wayne Bennett".

Wayne Bennett
President/CEO

A handwritten signature in black ink that reads "Kimberly K. Qualls".

Kimberly K. Qualls
Tourism Sales & Marketing Manager



3160 S.E. 21st Street • Topeka, Kansas 66607 • (785) 232-2370 • Fax (785) 232-3473

March 26, 2015

Nova Cottrell
2341 Cottrell Lane
Perry, Kansas 66073

RE: Paint Exterior of House
Curtis House, 1101 South Topeka Blvd
Estimate No. 0315-18

The base bid for painting the above captioned project is \$7,575.00 (Seven Thousand Five Hundred and Seventy-Five Dollars). This bid includes the following items only:

Work Includes:

- Do not pull storms.
- Scrape all loose and peeling paint.
- Caulk all areas in need.
- Prime all bare wood and checked paint.
- Paint all wood surfaces including: Trim, soffits, doors, porch ceiling, and doors.
- Paint will be Benjamin Moore Ultra Spec.

STERBENZ & COMPANY, INC.



Daniel J. Sterbenz

DJS:jlh

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____ Signature: _____

per paper
5
2
5

- 3 Bay Window
Date Taken: 2/14/2012
Taken By: MACS



- 4 window sills
Date Taken: 2/12/2012
Taken By: MACS
Window sill. Possible hail hits.
Scrape, sand & repaint.



Creations Unique, Inc
 4028 SW Huntoon
 Topeka, KS 66606
 USA

QUOTATION

Quote Number: 155
 Quote Date: Dec 1, 2014
 Page: 1

Voice:
 Fax:

Quoted To:
 Curtis House
 Nova Cottrell
 2341 Cottrell Lane
 Perry, KS 66073

Customer ID	Good Thru	Payment Terms	Sales Rep
curtis	12/31/15	50% down and 50% upon deliver	

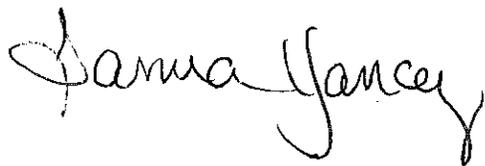
Quantity	Item	Description	Unit Price	Amount
1.00		restore 4 of the panels: see attached	1,900.00 1,975.	1,900.00 1,975.
			Subtotal	1,975. ⁰⁰ 1,900.00
			Sales Tax	⁰⁰
			TOTAL	1,975. ⁰⁰ 1,900.00

Curtis House
Nova Cottrell
2341 Cottrell
Perry, Kansas 66073

To whom it may concern:

Enclosed is an estimate on restoring 1 or ⁴~~2~~ of the front stained glass panels in the Curtis House. At this time the panels are bowing and sagging. I will restore some or all of the panels by completely taking them apart, cleaning each piece of glass, re-leading, soldering, mudding, patina, and wax (the wax protect the medals from decaying). If you have any questions please call me at 785-806-0120.

Tamra Yancey
Creations Unique Inc.



Creations Unique, Inc
 4028 SW Huntoon
 Topeka, KS 66606
 USA

QUOTATION

Quote Number: 155
 Quote Date: Dec 1, 2014
 Page: 1

Voice:
 Fax:

Quoted To:
Curtis House Noya Cottrell 2341 Cottrell Lane Perry, KS 66073

Customer ID	Good Thru	Payment Terms	Sales Rep
curtis	12/31/15	50% down and 50% upon deliver	

Quantity	Item	Description	Unit Price	Amount
1.00		Restore leaded bevel stained glass panel:	550.00	550.00



Subtotal	550.00
Sales Tax	
TOTAL	550.00

Creations Unique, Inc
 4028 SW Huntoon
 Topeka, KS 66606
 USA

QUOTATION

Quote Number: 151
 Quote Date: Dec 1, 2014
 Page: 1

Voice:
 Fax:

Quoted To:
Curtis House Nova Cottrell 2341 Cottrell Lane Perry, KS 66073

Customer ID	Good Thru	Payment Terms	Sales Rep
curtis	12/31/15	50% down and 50% upon deliver	

Quantity	Item	Description	Unit Price	Amount
1.00		Restore leaded bevel stained glass panel:	475.00	475.00
			Subtotal	475.00
			Sales Tax	
			TOTAL	475.00



Creations Unique, Inc
 4028 SW Huntoon
 Topeka, KS 66606
 USA

QUOTATION

Quote Number: 152
 Quote Date: Dec 1, 2014
 Page: 1

Voice:
 Fax:

Quoted To:
Curtis House Nova Cottrell 2341 Cottrell Lane Perry, KS 66073

Customer ID	Good Thru	Payment Terms	Sales Rep
curtis	12/31/15	50% down and 50% upon deliver	

Quantity	Item	Description	Unit Price	Amount
1.00		Restore leaded bevel stained glass panel:	475.00	475.00
			Subtotal	475.00
			Sales Tax	
			TOTAL	475.00



Creations Unique, Inc
 4028 SW Huntoon
 Topeka, KS 66606
 USA

QJOTATION

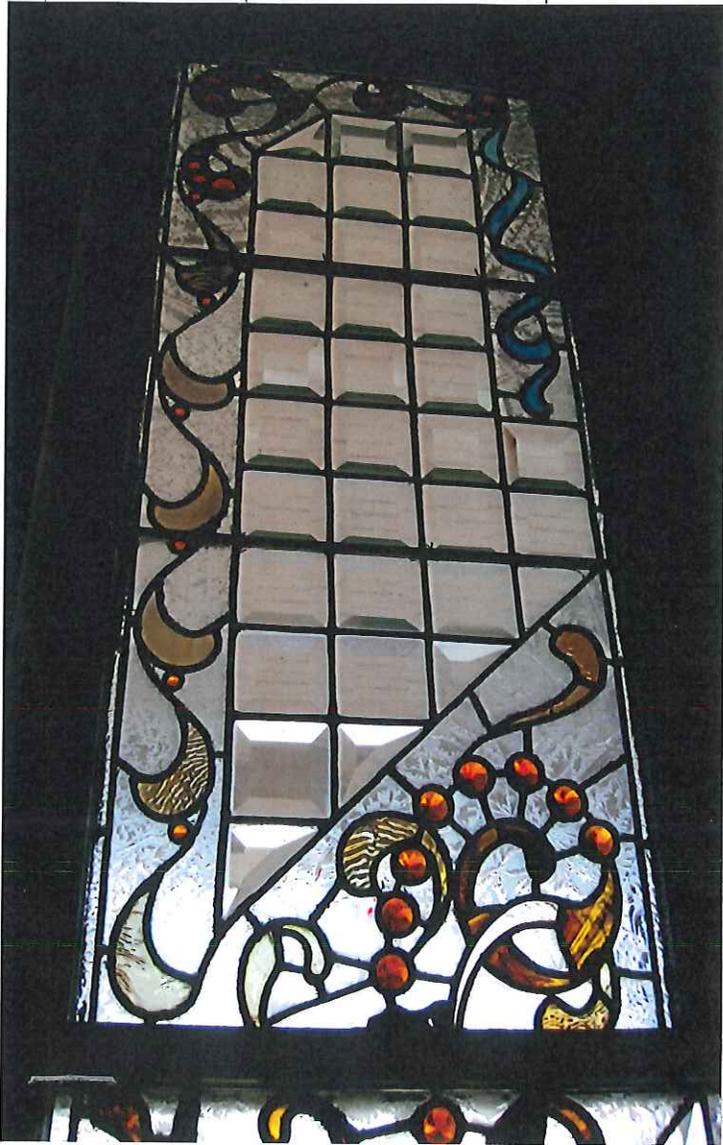
Quote Number: 153
 Quote Date: Dec 1, 2014
 Page: 1

Voice:
 Fax:

Quoted To:
Curtis House Nova Cottrell 2341 Cottrell Lane Perry, KS 66073

Customer ID	Good Thru	Payment Terms	Sales Rep
curtis	12/31/15	50% down and 50% upon deliver	

Quantity	Item	Description	Unit Price	Amount
1.00		Restore leaded bevel stained glass panel:	475.00	475.00
			Subtotal	475.00
			Sales Tax	
			TOTAL	475.00



2015 City of Topeka Heritage Tourism Improvement Grant Application Form

Application No. _____ (For Office Use Only.)	Date Received _____ Date Approved: _____
---	---

Applicant Organization: Historic Jayhawk Theatre, Inc.

Applicant Contact: Jeff Carson **Phone:** 785-221-8970

Applicant Address:
1276 Pembroke LN Topeka KS 66604
(Street) (City) (State) (Zip)

E-Mail: jeffcarson3s@gmail.com

Project Address:
720 SW Jackson St. Topeka, KS 66603

Legal Description: *(use additional sheets if necessary)*

This project involves both the theatre itself as well as the Upstage Gallery area

- Is the property a locally designated Historic Landmark? Yes No
- Is the property listed on the National Historic Register of Historic Places? Yes No
- Is the property listed on the Register of Historic Kansas Places? Yes No

(You must answer "yes" to at least one of the above questions to be eligible for funding.)

Using the criteria listed in the "Application Process" as a guide, please provide the following information.

Historical Significance: Describe the historical significance and value of the property, its historical and current uses, proposed use, architectural style, architect or builder (if known), date of construction, building materials, etc..... *(Attach additional sheets if necessary)*

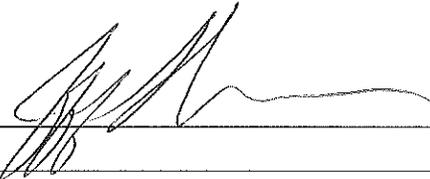
see attached

Authorization:

Property Owner(s):

I/We the undersigned owner(s) of record hereby authorize the filing of this application and declare that all required materials are submitted along with this application and that the information and material is complete and accurate. I/We hereby acknowledge that all appropriate procedures, policies, and regulations have been reviewed and also understood that this application will be processed in sequence with respect to other submittals.

Printed Name of Owner(s): Jeff Carson _____

Signature(s) of Owner(s):  _____

Authorized Agent:

If the owner(s) of record is to be represented by legal counsel or an authorized agent, please complete the following information so that communications and correspondence pertaining to this application may be forwarded to such individual.

Printed Name of Agent: _____

Signature of Agent: _____

Mailing Address: _____
(Street) (City) (State) (Zip)

Phone Number: _____ **E-mail:** _____

For submittals and more information:
Timothy Paris
Topeka Planning Department,
620 SE Madison St. 3rd Floor, Topeka, Kansas 66607
Tel. (785) 368-3728 or 3013
e-mail: tparis@topeka.org.

HISTORIC JAYHAWK THEATRE INC.

Historic Improvement Grant Application

3/27/15

The following document is for the Jayhawk Theatre project application for a request of \$100,000 to be applied to help fund the construction and installation of one of our two \$100,000 marquees. We are willing to commit \$10,000 cash and approximately \$15,000 in in kind donations to accomplish this. This initiative is vital to help us create an awareness of where the Theatre is located, and to advertise messages and announcements. We feel this strategic step is vital to the credibility of the project.

- **A detailed history of the property's national, regional, or local historical significance; and its contribution to the settlement or development of the City of Topeka.**

HISTORY:

The Jayhawk Theatre opened its doors in August of 1926. The total cost of construction was not published but has been estimated between \$750,000 and \$1,000,000.

The Boller Brothers, noted theatre designers from Kansas City, were responsible for the design of the theatre. These two brothers used the Jayhawk Theatre as a prototype for more than 300 theatres that they designed in their career. The domed ceiling, proscenium arch, side floor exits and a balcony not supported by columns were features that the Boller Brothers used throughout many of their designs. Elements such as the air conditioning and its steel and concrete structure made the Jayhawk Theatre unique and a forerunner of its day.

It took 3 months for the mechanics and engineers to install the huge refrigeration heating and ventilating system that accomplished this feat. The system was such an integral part of the theatre that installation began with the first yard of concrete poured. Coils of steam pipes created the heating and cooling was managed by an ammonia-based system. Actors, comedians and vaudevillians who frequented the theatre during July and August fell in love with the Jayhawk, as it gave them a break from the hot, humid weather.

In 1926, the theatre could seat an audience of 1500 people. A balcony capable of 650 faces the stage, with every person in the theatre having "the best seat in the house. The stage opening measured 30 feet high and 38 feet wide. The picture screen, measuring 18×20 feet, was constructed of smooth, gray-white rubber, backed with a black rubberized substance, which was a new material in its day. In 1953, a big CinemaScope screen measuring 20×40 feet was added to handle 3-D and regular films, as well.

In May of 1976, the curtain closed on the Jayhawk Theatre for the last time, after half a century of motion picture and stage entertainment.

In 1992, a local developer sought a demolition permit that would have included the Jayhawk Theatre. Due to prior placement on the national and state historic registers, the demolition permit was contingent upon approval from the Kansas State Historical Society. In October, 1992, KHS preservation officer Dr. Ramon Powers wrote a letter stating, "that demolition of the building would damage the historic character of the Jayhawk and two adjacent buildings on the register: the Jayhawk Tower and the Davis Building.

In 1993, Historic Jayhawk Theatre, Inc., was formed as a 501(c)(3) charitable corporation. During the 1993 session, the Kansas State Legislature designated the Jayhawk as the State Theatre of Kansas.

In 1994, Jim Parrish of Parrish Management acquired the entire Crosby Brothers properties, including the theatre, and Jim & Nancy Parrish and Loren Hohman, owners, generously donated the theatre to the newly formed corporation. Several hundred thousand dollars has been raised to replace the roof and stabilize the environment and slow further decay. Nearby construction in recent years has led to some water incursion which has created a plaster "virus" which threatens some of the original castings.

In 1997, Tom Little and Little Properties donated to the Jayhawk the first floor of the Commonwealth Building, which together with additional space to the south, will become the support space and lobby for the theatre.

Today, we are planning a unique perspective which includes several initiatives that we think will endear the project to a broad community base. These include interesting details such as installing a solar panel array on the roof and generating over \$4,000 worth of electricity per year; and advertising "SolarKorn" Kansas grown popcorn, popped by the sun. Also, we plan to develop several events, including a Black Filmmaker Series, Spanish language films, Saturday afternoon matinees, and "SilverScreens" which will be a partnership with the non-profit Silverbackks organization. This quarterly event will be an opportunity for Topeka's homeless population to have access to several social service agencies and enjoy a free family friendly movie and popcorn. Topeka Metro and several area charitable organizations and corporate givers have expressed an interest in partnering with us on this effort. Also, PT's Coffee is interested in installing a coffee/beer/wine bar concession area along the upstairs promenade area. Overall, we are planning a great entertainment venue that we will all be proud of.

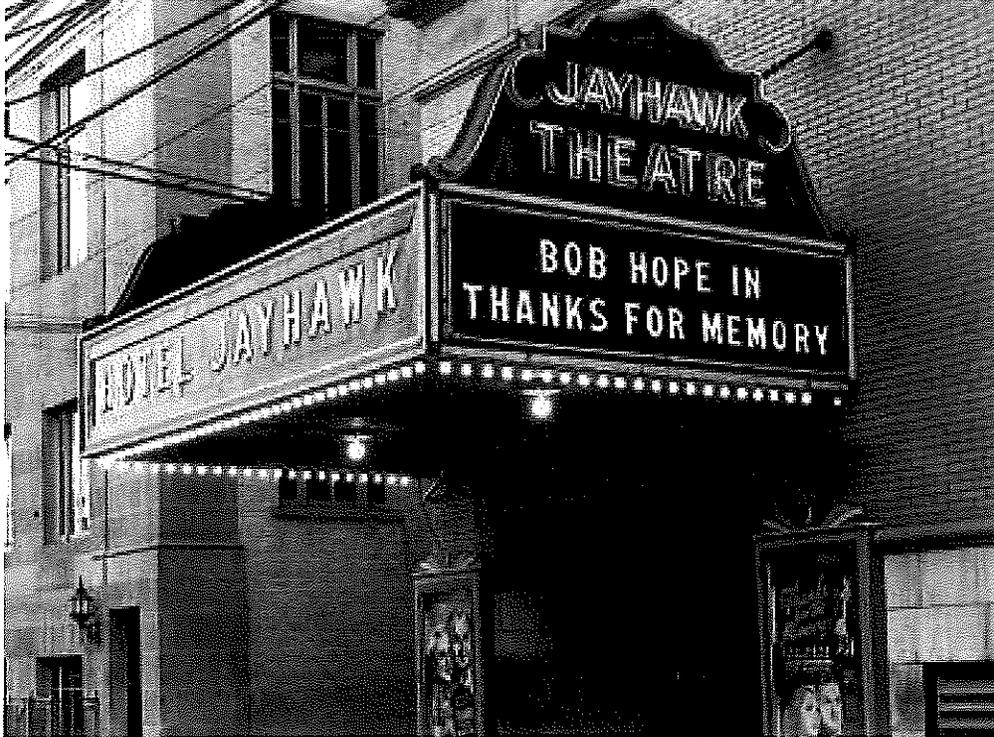
- **A work program for the project, including improvements, services, architectural drawings or illustrations, phasing schedule, budget, and funding sources. The work program should identify those areas of the project in greatest need, or urgency of repair;**

WORK PROGRAM:

We will be phasing this project. The expected budget for the project will be approximately \$6.5 - 7 Million. Funding sources will come from corporate donors, private donors, grants, and Historic Tax Credits. The Jayhawk will use Historic Preservation Tax Credits to help fund restoration. Federal and State Historic Preservation Tax Incentive programs have played a major role in the development of historic landmark properties. Historic Tax Credit programs have spurred the redevelopment of more than 30,000 properties in the U.S. Over \$30 billion in rehabilitation dollars have been associated with these projects, providing approximately \$6 billion in tax credits for investors. The state rehabilitation tax credit program, administered by the Kansas State Historic Preservation Office, provides an income tax credit equal to 25% of qualified rehabilitation expenditures on qualified structures. Because the state credits are transferable, or can be bought and sold, they can be used by owners with no tax liability to leverage construction financing. Projects can be as small as \$5000. The federal rehabilitation tax credit program, administered by the Kansas State Historic Preservation Office and National Park Service, provides an income tax credit equal to 20% of qualified rehabilitation expenses on qualified structures. Only "real property" expenditures within the historic building footprint qualify. Tax-exempt entities may qualify by forming a limited partnership with an income-producing entity, which can use the tax credits. Projects that qualify for the federal tax credits can qualify for the state rehab credits.

The first and most urgent priority, or "**Phase 1**", will be to build and install the 2 historically accurate exterior marquees at a cost of approximately \$200,000 total. These LED digital marquees (indicated on the attached drawing) will allow us to more easily "tell" people where the theatre is located (it is hidden behind the Jayhawk Tower complex and not visible from the street). They will also allow us to advertise upcoming events and give thank our donors and corporate sponsors. We will also be doing a temporary restoration of the "kandynook"

concession stand area so that tourists can see what the final product might look like. We will also create a display along the "Jayhawk Walk" hallway to display old restored marquee "JAYHAWK" letters, film projector, movie posters, antique seats, etc. from a past era.



"Phase 2" of the project scope involves the complete restoration of two separate areas. The Theatre itself (indicated in red in the above floor plan), and the first floor of the building or "Lobby/Gallery" located at 720 SW Jackson (indicated in blue). The renovation of both space includes a full complement of new mechanical and technical equipment as well as all seating, finishes and furnishings.

RESTORATION BUDGET:

The following is a restoration budget prepared by Slemmons Associates Architects, P.A. This budget was restructured and updated at the bottom for increased costs as of 2012*. This restoration budget is reviewed regularly. We have recently found efficiencies through the phasing of the project that means we can get the Theatre fully open for under \$7 Million. Some budget items currently being reviewed for reduction or elimination are indicated in **red**.

Phase TWO

Building System/Component	Total Cost
1.0 Foundations	
Waterproof below grade walls	\$38,000
2.0 Demolition	\$28,000
3.0 Exterior Closure	
Masonry Restoration – South	\$ 7,000
Masonry Restoration – West	\$10,000
Masonry Restoration – North	\$10,000
Masonry Restoration – East	\$40,000
Exterior Doors -	\$18,000
Exterior Storefront -	\$40,000
Fire Escapes -	\$35,000
4.0 Roofing	
Roof Covering/Insulation	\$75,000
Openings and Specialties	\$35,000
Flashing/Drainage	\$40,000
5.0 Interior Construction	
Scaffolding	\$50,000
Partitions	\$100,000
Interior Doors/Hardware	\$100,000
Wall Finishes (New Walls)	\$65,000
Restoration Painting	\$115,000
Restoration Plaster Work	\$150,000

Floor Finishes	\$140,000
Ceiling Finishes (New Ceiling)	\$60,000
Special Woodwork	\$60,000
Back Stage Floor System	\$125,000
Stage Floor Restoration	\$125,000
6.0 Conveyance Systems	
Ramp to West Dock Door	\$40,000
Freight Lift	\$50,000
7.0 Mechanical Systems	
Plumbing	\$100,000
Fire Protection	\$150,000
HVAC	\$500,000
Special Systems	\$100,000
8.0 Electrical Systems	
Service & Distribution	\$75,000
Solar Array	\$120,000
Lighting & Power – General	\$375,000
Lighting & Power – Special	\$225,000
Special Electrical	\$100,000
9.0 Furniture, Fixtures & Equipment	
Seating	\$300,000
Curtains	\$80,000
Curtain Track	\$20,000
Fly Loft Grid	\$80,000
Lighting Panel	\$100,000
Border Lights	\$40,000
Stage Equipment (Contingency – Allowance)	\$400,000
Movie Equipment (Contingency – Allowance)	\$100,000
Sound System (Contingency Allowance)	\$100,000

Foyer Improvements	\$75,000
Organ	\$150,000
Concessions	\$75,000
Mezzanine Restoration	\$100,000
Lobby/Offices/Green Room/Meeting Hall, etc.	\$100,000
10.0 Site Work Sidewalks	\$40,000
11.0 Historic Jayhawk Walk Restoration	\$100,000
12.0 Construction Cost Subtotal	\$5,361,000
13.0 Contingency (approximate)	\$367,000
14.0 General Conditions (approximate)	\$1,000,000
15.0 Probable Construction Cost Subtotal	\$6,728,000
16.0 Bonds/Permits/Insurance (approximate)	\$132,000
17.0 Architect/Engineer Fees	\$660,000
18.0 Construction Cost Plus Fees	\$7,520,000
19.0 Printing Bid Documents	\$30,000
20.0 TOTAL	\$7,550,000
21.0 Project Cost for Bidding in 2012	*\$7,921,500

(once again - these are 2012 numbers that DO NOT reflect recent decisions to phase the project, thus allowing us to restore and open the Theatre with approximately \$6.5- \$7 Million)

- **A marketing plan that demonstrates the long-term incorporation of the project site within the overall heritage tourism industry in the City of Topeka. The plan should provide an estimated economic benefit of the project to heritage tourism for Topeka;**

MARKETING PLAN:

Restoration of The Jayhawk should add a three-year direct impact of approximately \$1.5 million per year or \$4.5 million over a three-year period. Restored theaters are recognized nationwide as a key factor in successful downtown economic impact development. Communities that have restored old theaters, including those in Kansas, have seen new businesses, new jobs and an increased tax base in the area of the restoration. Historic restoration makes the best use of existing, previously paid for, urban infrastructure.

Although the Jayhawk Theatre is not currently in full operation, we are planning to begin an awareness campaign in 2015 to build excitement and invite all Kansans and out of state tourists to drop by and get a free tour and become a Jayhawk Society member.

Our Marketing plan will include the following:

Objective

Promote the Jayhawk Theatre as a destination film house and live entertainment venue. Driving tourism and out of town visitors to Topeka, providing engaging group tours, exciting festivals, and unique movie experiences. Preserve and build awareness of Topeka's rich theatrical heritage, honoring our history as a jazz-era vaudeville palace and movie theatre. Identify fulfilling, collaborative partnerships statewide and across the nation. Nurture relationships with our local community and supporters.

Strategies

Build a statewide brand platform that goes beyond a 60 mile radius of Topeka.
Utilize media to carry a credible brand message to a broader audience.
Bring the Jayhawk's brand to life through the use of compelling content & video.
Distribute content through multiple channels (publications, website, email, social media and face-to-face communication) in order to reach supporters and consumers when and how they want.
Develop vibrant, rich programs that inspire visitors to share their experience, encouraging frequency and influence others to visit.

Values | We are more than a theatre, we are a community partner.

Participate in revitalizing downtown Topeka
Preserving Topeka's theatrical heritage
Providing an inclusive environment where everyone feels welcome
Diverse film programming & unique events
Fiscal responsible
Sustainability & earth friendly
Collaborate with local, statewide & national organizations
Charity & generosity initiatives

Economic Development | Playing a vital role in the economic future of Topeka.

Creating a state-of-the-art film house and entertainment venue, offering a unique historical destination for locals and out of town visitors to enjoy and experience.
Generating revenue with weekly movie showings, events, private rentals, and tours.
Showcasing the importance of historic preservation on tourism & economic development.
Establishing a significant customer base for downtown Topeka retailers & restaurants.
A catalyst for downtown vibrancy, economic retention and commercial development.

Public Relations | Editorial Calendar Schedule

Weekly

Website

Project status reports

Recognize supporters (members, volunteers & donors)

Promote program calendar (films, festival & events)

Social Media

Events, highlight successes, recognize supporters, strengthen relationships

Monthly

Press releases

Distribute media alerts for upcoming events, achievements & project status

Emails

Promote events, project updates, engage members & donors.

Quarterly

Evaluate and update print & digital advertising

Annual

Distribute an annual report

Year end direct mailing to members, current & potential donors

Brand Marketing

Identity Development

Local

Promote tourism by offering group tours, film event & festivals

Presence at community events (parades, festivals, etc)

Active in community organizations Topeka Tourism Alliance & Heartland Visioning

Work with Visit Topeka & Downtown Topeka Inc. to promote the Jayhawk as a destination

Distribute posters & other marketing materials throughout Topeka

Provide local publications with content - seveneightfive & Topeka Magazine

Connect with local media and schedule ongoing appearances

Partner with local performance groups & creatives

Statewide

Partner with other historic theatres in Kansas & the Kansas Historical Theatre Assoc.

Collaborate with film festivals in Kansas; Tallgrass Film Festival, Kansas Silent Film Festival, and the Kansas International Film Festival

Work with the Kansas Historical Society & Kansas Humanities Council

Listing on the state of Kansas' tourism website, promoting group tours

List the in the Kansas Travel Guide (guides are distributed all over the US)

Distribute brochures throughout the state

Release media alerts to press and news stations around Kansas

Cooperative opportunities to promote events with KS Press Association

National

Listed on national historic theatre sites: League of Historic American Theatres & Theatre Historical Society of America

Partner and collaborate with national organizations with diverse film libraries and programs (examples: National Geographic, the Smithsonian, and film museums)

Audience Development

Young Professionals

Partner with young professional programs (Leadership Topeka & Leadership Kansas)

Develop young professional events

Film Enthusiasts

Collaborate with high school & university film classes

Work with Kansas Humanities Council and utilize film libraries

Host film festivals & series

Create contest and programs to develop user-generated content

Historians

Engaging local and state historians

Special historical events, group tours & lectures series

Partner with Kansas State Historical Society & Kansas Historic Theatre Assoc.

Revenue & Fundraising

Heritage/Historical Group Tours

Brochure distribution statewide
Listings in local and state tourism travel guides & websites
Connect with tour planners and school field trips

Events, Films & Festivals

Print & digital advertising
Press releases
Poster distribution
Social media & newsletters
Media invites and provide publications with content

Private Rentals

Brochure distribution
Advertise (event websites, publications, bridal shows, etc)

Membership

Monthly membership promotion
Email, social media & special membership drives
Annual membership renewal program
Email & direct mail

Fundraising

Private donations
Year end mailing
Fundraising events
Take a Seat program
Corporate sponsorships
Events & programs
Annual sponsors

Grants

Historical preservation, marketing, and arts & humanities grants
"Persistence of Vision" Jayhawk Endowment Fund. The Fund has been established for several years and is the beneficiary of contributions and memorials. The Board is committed to the growth of this fund and its use in the future.

Marketing Funding

<http://www.google.com/nonprofits/join/>

- **A description entailing the applicant's organizational history and its current organizational structure (e.g. staff, Board of Directors, etc.) in order to determine authority for entering into contracts and carrying out the project. This documentation should include demonstration of the organizational and financial ability to complete the project, and to ensure its continued operation for a period of 10 years, post completion;**

ORGANIZATIONAL STRUCTURE:

The Jayhawk Theatre is headed by a board of Directors. We are a 501(c)3 non-profit. The board is the owner of the property, which includes the Theatre space itself, as well as the first floor of the building at 720 SW Jackson St., which houses the Upstage Gallery. That space is planned to eventually be the main ticketing area, and will include a coat check, Executive Director's office and event space and art gallery. We have 4 board members with DIRECT historic restoration experience, which is quite the luxury. Our ability to interface with State Historical and city planning staff members will help us tremendously as we tackle the actual construction phase. This experience will save us untold dollars and headaches down the road. Our collective experience with the Historic Tax Credit programs will also serve us well. We have many connections and relationships throughout the city and plan to use this influence to get out and tell our story. We have compared our revenue projections with several similar operations throughout the nation. We are members of the League of Historic Theatres and the Kansas Historic Theatre Association. We have undergone several board development sessions. We have restructured the board to allow more focus on fundraising and actual planning for the construction phase so that once we have a certain amount of money raised, we can bring in an Executive Director, execute bids and begin the contracting phase.

JAYHAWK THEATRE BOARD OF DIRECTORS

President – Jeff Carson

Vice President – Nancy Shaughnessy

Treasurer – Mark Burenheide

Secretary – Ben Coates

At large board member – Lonnie Williams

At large board member – Scott Gales

Brendan Jensen, Jenson Communications, Owner

Patricia Kane, Community Volunteer, Nature and Wildlife Photographer

Jim Ogle, General Manager WIBW –TV

Joe Pennington, President Stevenson Company, Inc.

Susan Shaw, Advertising and Marketing Specialist

Carol Turner, Teacher (Retired) Community Volunteer

Jamie Hornbaker, Former Marketing Director United Way, State Farm Agent

Andrea Etzel, Former Marketing Director for Children's Discovery Museum

Daniel Lassley, Workforce Development and TCT actor

Kelly Rippel, KHDS Systems Specialist Blue Cross And Blue Shield of Kansas, TCT actor

Brittany Crabtree, Executive Director KS Volunteer Commission – Heartland Visioning

Kayla Bitler, Mgr Holiday Inn Express – Fast Forward member

Frank Chaffin, Former President Topeka Zoo board, Co-owner WREN Radio, Retired marketing professional

- **All financial revenues of the organization during the previous three years and a statement of financial need for funding through the Heritage Tourism Improvement Grant program.**

Jayhawk Theatre Annual Revenue Stream 2012 - 2014

Donations	\$15,000
Memberships	\$3,500
Capital Campaign (TYS)	\$37,500
Facility Rentals	\$1,200
Special Events	\$10,500
May 1 planned event goal	\$7,500
TOTAL	\$75,200
Professional Hours Donated In kind	\$697,320
TOTAL	\$772,520

OPERATION:

Once the theatre is open, we will have a fully developed statewide marketing and programming schedule in place. Below is a sample of our 3 year revenue and expense projections:

Rental Expenses			
Services and Operations (Peripheral Staff)	26,000	33,800	43,940
Programming Expenses			
Media Promotion	12,500	14,500	16,000
Extraordinary	5,000	6,500	8,450
Concessions Supplies	2,750	5,500	8,250
Volunteer Expenses	3,000	3,000	3,000
Development Expenses			
Publishing (all platforms)	6,000	7,600	10,150
Media	1,500	1,950	2,550
Charge Expenses	1,250	1,650	2,150
Total Rental Expenses	53,500	74,700	94,490
Total Expenses	401,245	474,033	553,492
Jayhawk Society	10,000	12,500	15,000
Special Events	25,000	36,400	47,820
Restoration, Surcharges Income	33,000	42,950	55,835
Grants	5,000	5,000	5,000
Peripheral Income			
Concessions Income	57,600	64,350	81,000
Interest Income (endowment)	1,000	1,300	1,600
Miscellaneous	7,500	9,750	12,675
Estate/Gallery Sales	9,500	12,500	16,500
Total Income	413,200	557,825	716,470
Expenses			
Administration			
Salaries and Payroll Taxes (General Manager, Executive Director, Office Clerical Manager, Facilities Manager)	195,000	226,000	261,000
Benefits (salaried personnel)	16,520	20,000	23,500
Unemployment Worker's Comp	13,500	16,500	20,000
Office Equipment	12,500	12,500	12,500
Office Supplies	1,850	2,405	3,127
Software Tech Upkeep	5,275	6,658	8,916
Dues and Memberships	1,300	1,560	2,028
Board Expenses	2,500	3,250	4,225
Accounting	5,000	5,000	5,000
Telephone/Communications	2,500	2,750	3,000
Total Administration Expenses	353,845	396,823	443,296
Facilities and Operations			
Building Theatre Supplies	10,000	12,500	12,500
Theatre Equipment	5,500	7,000	9,000
Sound/Lighting Equipment/Supplies	5,000	6,500	8,450
Maintenance, Routine	6,600	8,380	11,154
Maintenance, Extraordinary	10,000	13,000	16,250
Insurance	17,000	17,000	17,000
Utilities (water, electric, sewer, gas, trash)	31,200	34,320	57,752
Condominium Association	1,600	3,600	5,600
Total Facilities and Operations	88,900	102,800	115,706

- **Demonstration of community support for the project. This can be in the form of letters of recommendation from members of the public, a history of public involvement in raising funds or awareness of the project, or other suitable means at the applicant's discretion.**

The citizens of the city of Topeka has resoundingly stated they really want this project to happen. Surveys have consistently listed the Jayhawk Theatre as one of the top two projects that people want to see completed. We are excited about the renewed energy within our organization, with a focus on the business of building a state of the art theatre, and the support of our civic leaders.

- (see attached letters of support)

CONCLUSION

We are confident that the Jayhawk Theatre can become a star in the entertainment business for the entire state of Kansas. Once people experience the Jayhawk Theatre with it's beautiful lighting, projection and sound and other amenities, they are sure to tell their friends!

March 18, 2015

Bill Fiander
Topeka Planning Department
620 E. Madison, 3rd Floor
Topeka, KS 66607



Dear Bill,

A revitalized Downtown was the top priority during the community's visioning process in 2008. By the end of 2015, Downtown will have undergone a complete redevelopment through a public/private partnership. The importance of this project is evidenced by the overwhelming support from the private sector who has committed over \$2.8 million to enhance the investment by the City.

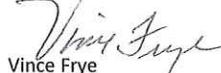
New restaurants, retail and residential developments are soon to be announced that will help make Downtown a destination location at night and on the weekends. Our goal is to make Downtown the entertainment center of Topeka.

The Jayhawk Theatre is an important part of the revitalization of Downtown. It is a Topeka treasure whose future can be as great as its historic past. As the official state theatre of Kansas, it is an asset that our entire community should value. The restoration of the Jayhawk Theatre is vitally important.

The Jayhawk will serve as another outstanding venue for entertainment and events as we build on Topeka's new brand statement of "The Event Capital of Kansas". It will boost tourism, help support other downtown businesses and complement our other performance facilities such as TPAC, TCT and the Expocentre.

Downtown Topeka, Incorporated supports the historic Jayhawk Theatre and requests your strong consideration for a Heritage Improvement Grant. The revitalization of downtown Topeka will be enhanced with the restoration of the Jayhawk Theatre!

Sincerely,


Vince Frye
President and CEO
Downtown Topeka, Inc.

515 S Kansas Avenue Topeka, Kansas 66603 ☎ ph 785.234.9336 fax 785.234.4448
downtowntopekainc@gmail.com 📷 fb: downtown topeka inc. 🌐 www.downtowntopekainc.com



To Whom It May Concern;

Heartland Visioning is a proud supporter of the Historic Jayhawk Theatre Project. Visioning involves engagement with our community in order to ascertain the interests and priorities of our citizens in addressing quality of life and economic development issues within the landscape of our community.

Two top priorities of our organization are the redevelopment of our central city core and the establishment of a healthy and exciting entertainment district within that core. Both priorities have a direct link to the Jayhawk renovation project. Our central core like many American cities went through an era of decline. Movie houses closed, historic buildings were boarded up or demolished and entertainment venues moved to the suburbs.

Today, redevelopment in downtown Topeka is in full swing. There is action on infrastructure, growing businesses and residences, increasing the overall health of the Capital District neighborhoods and significant riverfront re-development. The timing for bringing the theatre back to life through renovation and re-organization could not be better. A new Management Board is now in place. Their leadership is adapting new trends and shaping the re-organization of this project to reflect both its historic past and its planned future economic health. The blending of this project into the downtown redevelopment initiative spells success for both entities.

It is a part of our past and essential for our future.

John Hunter
Executive Director
Heartland Visioning

2015 City of Topeka Heritage Tourism Improvement Grant Application Form

Application No. _____ Date Received _____
(For Office Use Only.) Date Approved: _____

RECEIVED

MAR 27 2015

TOPEKA PLANNING
DEPARTMENT

Applicant Organization: Historic Topeka Cemetery

Applicant Contact: Lisa Sandmeyer

Phone: (785) 233-4132

Applicant Address: 1601 SE 10th Topeka KS 66607

Project Address: Same as above

Legal Description: (use additional sheets if necessary)

Topeka Cemetery is the oldest chartered cemetery in Kansas, established in 1859 by Dr. Franklin Loomis Crane, a prominent member of the Topeka Town Association. The charter was signed by territorial Gov. Medary in Constitution Hall at LeCompton on Feb. 2, 1859. About 35,000 people are interred on the 90 acres, with room for 20,000 more.

The legal description is:

S05 , T12 , R16 , BEG AT A PT 30 W AND 30 S OF NE COR NW 1/4 S 2866.89 W 10 SW
250.8 NW 209.69 NW 355.96 NW 124.82 NW 120.7 3 N 384.66 W 130(S) N 122.46 NW 74.

- **Is the property a locally designated Historic Landmark?** Yes No
- **Is the property listed on the National Historic Register of Historic Places?** Yes No
Mausoleum Row is on the National Register
- **Is the property listed on the Register of Historic Kansas Places?** Yes No

Project Management Plan: Describe how the completed project will be incorporated within, and support heritage tourism in the City of Topeka. The Management Plan should also include an estimated economic impact benefit analysis.

The purpose of this project is to ensure the continued viability of the original records stored at Topeka Cemetery.

The plan would allow the vault that houses the records to be sealed against moisture infiltration and provide new shelving and folders to better protect the records.

Vault records include:

- 1) Ledger books for burials and business accounts for the first 100 years.
- 2) File card drawers housing individual records of each lot owner.
- 3) File card drawers housing individual records of each burial.

4) Shelving housing a folder for each cemetery lot. These folders contain contracts, burial orders and work orders. Many also have obituaries and news stories pertaining to the decedents.

5) Notebooks that list burials by section and lot (who is buried next to whom).

Through these records, researchers and family members can make connections to in-laws, cousins and other relatives that may have eluded them in traditional ancestry searches. Correspondence with the cemetery is included in these files, and these letters offer glimpses into personalities and peculiarities.

These records must be kept at the cemetery. It is an active business, and these records are vital to helping families stay together after death.

Economic impact:

The cemetery's main contribution to the City of Topeka is sales taxes. Being able to provide families with accounts of their histories can be a sales tool in encouraging marking of graves. Genealogical researchers will need to spend at least one night in Topeka if they are going to every cemetery, which adds to bed tax receipts.

Tours of the cemetery are quite popular, and Topeka Cemetery has a guide who can step on tour buses, so it is another destination for Visit Topeka to offer motor coach tours.

Project Work Program: Indicate the total and itemized project budget, including requested grant funds and level of personal match commitment. There is no minimum matching requirement. However, projects demonstrating match from other revenue sources will be given more consideration. Please indicate the anticipated sources of funding for each phase of the proposed work program.

Topeka Cemetery's vault is a concrete room that was added to the home, probably in the early 1960s. A two-door entrance was replaced with limestone block walls. The door from the office vault that had been in one of the outbuildings was installed on an interior wall to provide access to the new concrete room.

The cemetery has begun work to seal the vault. Areas where the interior coating on the walls has crumbled are being patched with cement. When all cracks and holes have been patched, the interior will be painted with an appropriate coating.

The final painting and installation of new shelving will be scheduled so the records are out of the vault for the shortest period possible. Once the new shelving is installed, records will be transferred to new acid-free archival folders and reshelved.

Repair and painting (provided by cemetery):

Cement and sealers	\$36.80
Paint	\$47.96
Labor for repairs	\$440.00
Labor for move	\$500.00
Total	\$1,024.76

Grant funding requested for:

Shelving by Steel Fixtures of Topeka	\$15,286.40 (bid attached)
Acid-free archival folders 1,500 @ \$38 per 100	\$620.16 (with sales tax)
Total grant request	\$15,906.56

Tourism Marketing Strategy: Please summarize the strategy for marketing this property to the public and to visitors to the Topeka area. The marketing plan may include components such as public relations, advertising, graphic materials and their distribution, or promotional events.

Topeka Cemetery has a growing Friends group that puts on historical programs and conducts tours for the public. It has an active Facebook page and contributes to the Topeka History Geeks Facebook page. Last year's events included a program on Abraham Lincoln (who has a cousin buried in Topeka Cemetery), a commemoration of the 150th anniversary of the Battle of the Blue, and an outdoor showing of the Civil War film "Road to Valhalla."

A brochure on the cemetery was completed last year, and copies are still available for distribution.

The next step for the cemetery is a viable website, and the cemetery is considering software from companies that provide GIS mapping and walk-to-site capability for anyone with a mobile device. This software includes the ability to create family legacy pages, a component that will create a revenue stream. A portion of these funds will be designated for a matching fund that will allow the cemetery to leverage grant money to complete renovations of Mausoleum Row, which is on the National Register of Historic Places.

Organizational Structure: If applicable, please summarize the structure of the organization seeking grant assistance including the applicant's organizational history and its current organizational structure (e.g. staff, Board of Directors, etc.) in order to determine authority for entering into contracts and carrying out the project. This information should include the date of incorporation, organization mission statement, membership of the Board of Directors, financial balance sheets for the previous three years, including all revenues by source, and organizational expenditures. Also include a statement of financial need through the Heritage Tourism Improvement Grant for the specified work program.

Topeka Cemetery is a nonprofit entity owned by the people who own spaces (grave lots). Each lot owner is like a stockholder in a corporation, though each lot owner gets a single vote at the annual meeting, rather than a vote for each lot (share). Operations are managed by a board of directors that serves without compensation of any kind. Board members also must be lot owners. The board is self-nominating, but any lot owner is eligible and can present nominees at the annual meeting in January.

The primary purpose of the cemetery is still to bury people and maintain gravesites, but it has a growing mission to provide historical and genealogical information to the public and spends a significant portion of staff time doing this (about 30 percent of the superintendent's hours).

Revenues come from three sources:

- 1) A \$100,000 per year stipend from the City of Topeka.
- 2) Sales of burial services, burial containers and markers.
- 3) Interest from the perpetual care fund.

Sales provided about \$114,000 in revenue in 2013. Interest from the perpetual care fund, which is at \$400,000 in Kaw Valley Bank, runs between \$5,000 and \$6,000 a year currently. Payroll is at \$88,000 a year currently, and the contract mowing crew will cost \$39,600 this year. Contract labor for last year totaled \$13,600. The highest paid staff member makes \$12.50 an hour.

The cemetery also has a merchandise trust where monies are deposited for services paid in advance. The state requires 100 percent of burial fees and 50 percent of merchandise sales to be deposited in the trust. That fund currently stands at around \$87,000.

More precise numbers are available, but the cemetery changed superintendents in mid-March and not all the paperwork has been gathered.

Authorization:

Property Owner(s):

I/We the undersigned owner(s) of record hereby authorize the filing of this application and declare that all required materials are submitted along with this application and that the information and material is complete and accurate. I/We hereby acknowledge that all appropriate procedures, policies, and regulations have been reviewed and also understood that this application will be processed in sequence with respect to other submittals.

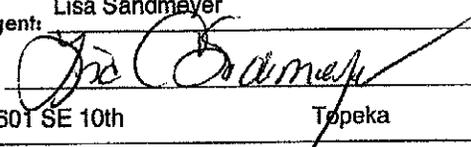
Printed Name of Owner(s): _____

Signature(s) of Owner(s): _____

Authorized Agent:

If the owner(s) of record is to be represented by legal counsel or an authorized agent, please complete the following information so that communications and correspondence pertaining to this application may be forwarded to such individual.

Printed Name of Agent: Lisa Sandmeyer

Signature of Agent: 

Mailing Address: 1601 SE 10th Topeka KS 66607
(Street) (City) (State) (Zip)

Phone Number: (785) 233-4132 E-mail: topekacemetery@gmail.com

For submittals and more information:
Timothy Paris
Topeka Planning Department,
620 SE Madison St. 3rd Floor, Topeka, Kansas 66607
Tel. (785) 368-3728 or 3013
e-mail: tparis@topeka.org.



March 26, 2015

To the Heritage Tourism Improvement Grant committee:

Please allow me to lend Downtown Topeka, Inc.'s support to Topeka Cemetery's request for a grant to improve the way it stores its records. As the oldest business in Topeka, Topeka Cemetery is a vast repository of city history, most notably the founders of the city and many of those whose names grace city streets and buildings.

The cemetery is generous with its time in assisting genealogists, students and other visitors with research into their past and into Topeka's storied history. It has special ties to Downtown Topeka, as many of its residents were the builders of the vital city core.

Having a more secure storage area for the more than 150 years of its records would help ensure Topeka Cemetery continues to provide access to these important records to Topekans and other genealogists. Each day that passes becomes history and we appreciate the efforts of Topeka Cemetery in preserving all accountings for those seeking information in days to come.

Respectfully,

A handwritten signature in cursive script that reads "Vince Frye".

Vince Frye, CEO/President

Historical Significance: *Describe the historical significance and value of the property or area, its historical and current uses, proposed use, architectural style(s), architect or builder (if known), date of construction, etc.....*

These Historic Districts encompass the commercial and industrial cores of the Downtown area, spanning the majorities of 11-city blocks, and covering approximately 50 acres. Located within this area are a total of 109 identified resources, including seven buildings currently listed on the National Register of Historic Places, 73 identified contributing buildings, and 29 non-contributing buildings. The identified period of significance for these areas spans between the years of 1880 and 1965, and reflects a wide variety of dates of construction, alterations, and architectural styles.

The historic and current functions of the proposed Historic Districts consist of light industrial, commercial, hotel, higher-density residential uses, government, social and entertainment venues, and cultural activities. Many of these historic functions still remain in a wide variety of architecturally distinct structures. (See attached map)

As downtown has aged, so, too, has its infrastructure and streetscape. Beneath Kansas Avenue lay utilities that are nearing 100 years of age. Above the streets are sidewalks, curbs, medians, and landscaping, all in need of repair. Because of these conditions, and in an effort to revitalize Downtown Topeka for Topeka's residents, visitors, and to help attract new businesses to the area, the Topeka Governing Body approved \$5 million in December of 2013, for the improvement of the infrastructure above and below South Kansas Avenue, between SW 6th and SW 10th Avenues. This financial commitment by the City has been matched with over \$3 million in donations from the private sector, all geared toward presenting a streetscape that reflects Topeka's unique cultural and historical heritage. Work on this project has commenced, and is scheduled to be completed in 2016.

The investment and interest within Downtown Topeka, coupled with the nominations of two areas as Historic Districts, has highlighted the need for the adoption of appropriate design guidelines to 1) safeguard the historic integrity, property values, and investments of both contributing and non-contributing properties within the districts, and 2) further predictability and consistency for both the Topeka Landmarks Commission as they perform reviews within the districts, and to owners and developers as they propose new alterations to their properties.

Project Work Program: *Indicate the total and itemized project budget, including requested grant funds, and level of leveraged funding anticipated from other sources. Please indicate the dedicated purpose of the funds being sought, i.e. marketing strategy, survey, or nomination, and the anticipated sources of additional funding for each phase of the proposed work program. The Topeka Planning Department is seeking a total of \$10,000 through the Heritage Tourism Planning and Marketing Grant Program. This amount will be added*

to a request for a Historic Preservation Fund Grant from the State of Kansas Historic Preservation Office in the amount of \$20,000. Total compensation to the selected consultant is projected to be \$30,000.

Project Management Plan: *Describe how the completed marketing plan will support and contribute to the heritage tourism industry in the City of Topeka. Alternatively, when applicable, describe how the survey or register nomination will contribute to the overall knowledge and understanding of the property's contributions to the historical development within the City of Topeka.*

Tourism Impact – The City of Topeka Historic Preservation Plan seeks to encourage the incorporation of historic preservation into Topeka's long term economic development strategies and other planning objectives. A key element of this strategy is to encourage the preservation of recognized historic assets that contribute directly to economic development through heritage tourism.

Appropriate treatments to properties within Downtown Topeka's National Register Historic Districts will play a key role in establishing Topeka as a heritage tourism destination for visitors. Locally, heritage tourism helps investors make historic preservation economically viable by using historic structures and landscapes as destinations to attract and serve travelers. Several studies on heritage tourism have consistently demonstrated that heritage travelers typically stay for longer periods of time and spend more money than other kinds of travelers. Additionally, existing historic districts that significantly contribute to good heritage tourism programs improve the quality of life for residents, as well as provide a more pleasing experience for visitors.

Historic Preservation Plan Implementation - The recognition of the proposed Downtown Topeka historic districts will provide additional contributions and benefits to individual property owners and to the surrounding community. Many benefits are intrinsic, such as allowing current residents to view and appreciate historical development patterns in the context of today's modern built environment. Other values are more definitive, and can be attributed as physical benefits to both historic property owners, and to visitors to those properties, especially as maintained within an established district. Many of these contributions can be conveyed by the following:

- Appropriate treatments and alterations made to structures within the historic district help to achieve an understanding of the physical appearance of buildings and streetscapes. These factors reflect on the community's overall vitality and economic health;
- Cultural resources represent the unique evolution, history, and diversity of a community and a region and differentiate them from other areas. Appropriate treatments of these resources will help to ensure that they remain an integral part of Topeka's current and future generations;
- Public review for both exterior and many interior renovations helps to ensure architectural compatibility with that structure, and the period of significance for the entire district.

Organizational Structure: *If applicable, please summarize the structure of the organization seeking grant assistance. Provide a description of the applicant's organizational history and its current organizational structure (e.g. staff, Board of Directors, etc.) in order to determine authority for entering into contracts and carrying out the project. This information should include the date of incorporation, organization mission statement, membership of the Board of Directors, and a statement of financial need through a Heritage Tourism Planning and Marketing Grant for the specified work program. The mission of the Planning Department is to help create a vibrant city of lasting value by engaging the community through neighborhood revitalization, sustainable land use and infrastructure choices, regional transportation planning, historic preservation, and zoning administration. The Department is under the direction of Mr. Bill Fiander. Historic Preservation functions of the Department are under the direction of Mr. Dan Warner. Tim Paris is the designated Project Manager for historic preservation and heritage tourism activities.*

Funding through the Heritage Tourism Planning & Marketing Grant Program is essential to meeting the required match for the Historic Preservation Fund Grant through the State of Kansas Historic Preservation Office. Funding through the Historic Preservation Fund is necessary for this project to acquire the technical expertise in creating appropriate and specific design guidelines that are compatible and support the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Documentation of Public Support: *Please indicate how the project implements the City of Topeka Historic Preservation Plan OR provide evidence of community support of the project for heritage tourism purposes. The Historic Preservation Plan was formally adopted in December, 2013, and has designated Downtown Topeka as a priority focus for investment, citing the continuing need to encourage the rehabilitation and reuse of historic buildings, and those buildings pending eligibility for individual nomination within the next few years. Recommendation 4.5 within the Plan specifically encourages the designation of Downtown Topeka as a central interpretive destination in association with the City's, and the private sectors pending improvements to the area. Recommendation 4.16 also encourages the designation of Downtown Topeka as the central destination where visitors to Topeka can gain historically oriented visitor services.*

The adoption and application of appropriate design guidelines for properties within the Downtown Topeka Historic Districts is essential to ensuring the longevity and contributions of our city's cultural and architectural heritage.

**APPLICANTS MAY BE ASKED TO APPEAR
BEFORE THE HISTORIC TOURISM GRANT REVIEW COMMITTEE
FOR PROJECT PRESENTATION PRIOR TO GRANT AWARD.**

Authorization:

I/We the undersigned applicants of record hereby authorize the filing of this application and declare that all required materials are submitted along with this application and that the information and material is complete and accurate. I/We hereby acknowledge that all appropriate procedures, policies, and regulations have been reviewed and also understood that this application will be processed in sequence with respect to other submittals.

Printed Name of Authorized Applicant Representative(s): Bill Fiander, AICP, Planning Director
Tim Paris, Planner II

Signature(s) of Authorized Applicant Representative(s): 

Authorized Agent:

If the applicant(s) of record is to be represented by legal counsel or an authorized agent, please complete the following information so that communications and correspondence pertaining to this application may be forwarded to such individual.

Printed Name of Agent: _____

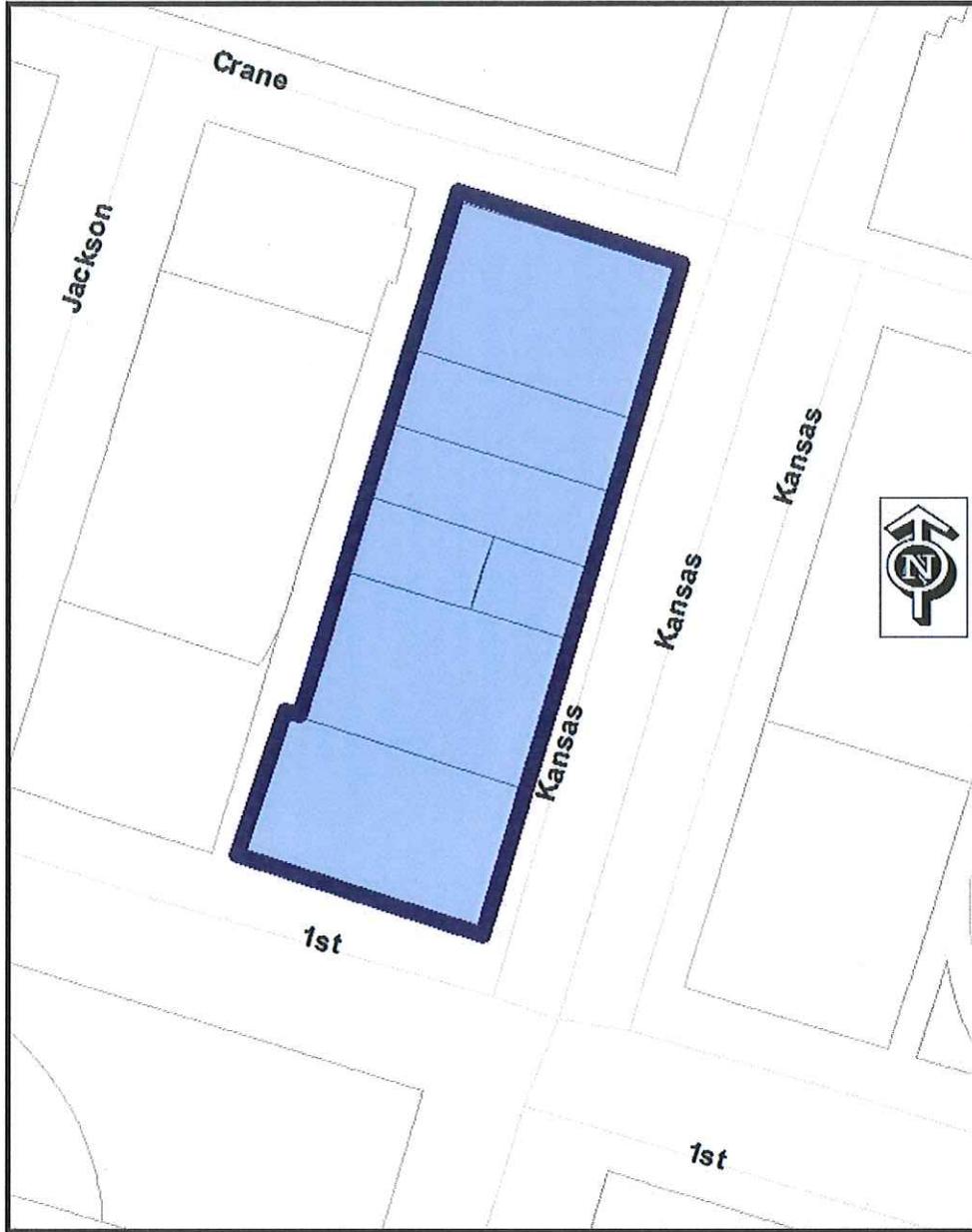
Signature of Agent: _____

Mailing Address: _____
(Street) (City) (State) (Zip)

Phone Number: _____ E-mail: _____

For submittals and more information:
Timothy Paris
Topeka Planning Department,
620 SE Madison St. 3rd Floor, Topeka, Kansas 66607
Tel. (785) 368-3728 or 3013
e-mail: tparis@topeka.org.

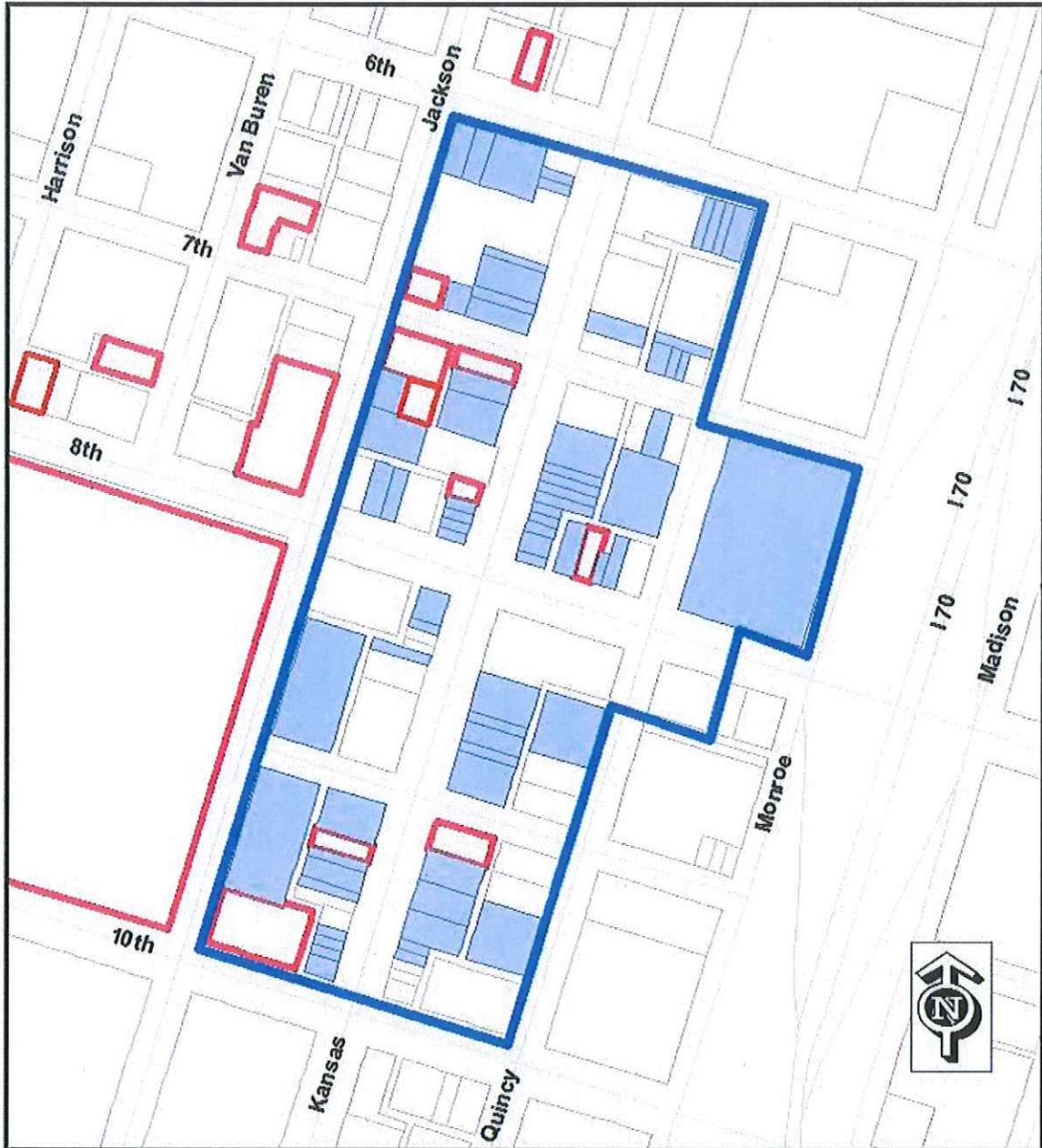
Mill Block Historic District



Topeka Planning Department 2015

-  Nominated Mill Block Historic District
-  Identified Contributing Structure

South Kansas Ave. Commercial Historic District



Topeka Planning Department 2014

-  National Register of Historic Places
-  Nominated South Kansas Avenue Historic District
-  Identified Contributing Structure



March 24, 2015

Mr. Bill Fiander
Topeka Planning Department
620 SE Madison, 3rd Floor
Topeka, KS 66607

Dear Mr. Fiander;

With the potential for a Historic District in downtown Topeka it is imperative to establish design guidelines that will help protect investments within the proposed Historic District. The standards for rehabilitation, established by the Secretary of the Interior, provide a basis for creation of Topeka's guidelines. However, it is important that these guidelines reflect an effective means to coordinate how various public and private development proposals will affect the future of the District.

Downtown Topeka, Incorporated supports your application for Heritage Tourism Planning and Marketing funds for the hiring of a consultant to write the design guidelines for the District. These guidelines will be used as the criteria for the design of new projects and in the evaluation of the projects by the approving authorities.

The downtown redevelopment project will be completed by the end of 2015. Numerous properties have been purchased by local investors with great plans to restore them for retail, dining and residential purposes. It is essential to provide the guidelines to direct their appropriate design.

We support the funding of this important set of guidelines.

Sincerely,

Vince Frye
President and CEO

2015 City of Topeka Historic Tourism Planning and Marketing Grant Application Form

(For Office Use Only.)

Date Received _____

Application No. _____

Date Approved: _____

Applicant Organization _____ City of Topeka Planning Department _____

Applicant Contact: _____ Tim Paris _____ Phone: _____ 785-368-3728 _____

Applicant Address: _____ 620 SE Madison St. Topeka, Kansas 66607 _____
(Street) (City) (State) (Zip)

E-Mail: _____ tparis@topeka.org _____ Phone: _____ 785-368-3013 _____

Project Description: College Hill Neighborhood Historical Survey - The Topeka Planning Department is seeking funding through the Heritage Tourism Planning and Marketing Grant program to provide necessary matching funds for a Historic Preservation Fund (HPF) grant from the State of Kansas Historic Preservation Office (SHPO). The purpose of the HPF grant is to acquire the services of a consultant with the necessary professional expertise and qualifications to perform an intensive-level historical survey for a portion of the College Hill Neighborhood. The College Hill Neighborhood Association has asked the City of Topeka for assistance in securing funding to perform the requisite survey, as the first step in potentially expanding the College Avenue National Historic District. In 2014, the process of surveying the College Hill Neighborhood was initiated through the hiring of a consultant to assess the historical resources within the southern portion of the neighborhood.

The proposed survey contains 273 properties, and is composed of two separate areas. The first area is bounded by SW 15th Street on the south, SW Washburn Avenue on the east, SW Huntoon Street on the north, and the west frontage of SW Mulvane on the west. The second area is bounded by SW 14th Street on the south, SW MacVicar on the west, SW Huntoon Street on the north, and the east frontage of SW Boswell Street on the east. The areas proposed for this survey are characterized by moderately-sized homes, predominantly in the Folk-Victorian, Bungalow, Craftsman, Tudor Revival, or Colonial Revival styles. (See attached map)

Check the appropriate box describing the nature of the project for which funding through this program is being sought.

- Performance of a neighborhood historical reconnaissance survey
- Nomination of a property or geographical area to the Register of Historic Kansas Places or the National Register of Historic Places
- Development of Design Guidelines for use with an established or nominated historic district
- Development and/or implementation of historic tourism planning and marketing strategies

Using the criteria listed in the "Application Process" as a guide, please provide the following information.

Historical Significance: Describe the historical significance and value of the property or area, its historical and current uses, proposed use, architectural style(s), architect or builder (if known), date of construction, etc.....

The College Hill Neighborhood is characterized by predominately early to mid-20th Century construction, and spans an area consisting of 569 separate parcels across 103 acres. The neighborhood is located adjacent on the north of the campus of Washburn University. In 2006, 79 of these parcels that lay along the path of a former trolley route, were designated as a National Historic District. This district extends from SW Huntoon Avenue on the north to SW 17th Street on the south, and both east and west frontages along SW College Avenue.

College Hill owes its beginning to John Ritchie, Topeka pioneer, and Peter MacVicar, a President of Washburn College. John Ritchie gave Washburn College the land for its current campus. Ritchie also sold the land north of the campus to MacVicar who developed it as a residential neighborhood. The neighborhood is also becoming nationally well-known as a destination for value-minded home-buyers. In 2013, **This Old House** listed the College Hill Neighborhood as the "Best Old House Neighborhood" in the Midwest.

Project Work Program: Indicate the total and itemized project budget, including requested grant funds, and level of leveraged funding anticipated from other sources. Please indicate the dedicated purpose of the funds being sought, i.e. marketing strategy, survey, or nomination, and the anticipated sources of additional funding for each phase of the proposed work program. The Topeka Planning Department is seeking a total of \$8,750 through the Heritage Tourism Planning and Marketing Grant Program. This amount will be added to a request for a Historic Preservation Fund Grant from the State of Kansas Historic Preservation Office in the amount of \$20,000. Total compensation to the selected consultant is projected to be \$28,750. Total cost to survey the proposed area of the College Hill Neighborhood is calculated at \$37,577. An additional match of \$8,827 is being pledged through administrative staff salary.

Project Management Plan: *Describe how the completed marketing plan will support and contribute to the heritage tourism industry in the City of Topeka. Alternatively, when applicable, describe how the survey or register nomination will contribute to the overall knowledge and understanding of the property's contributions to the historical development within the City of Topeka.*

Tourism Impact – The City of Topeka Historic Preservation Plan seeks to encourage the incorporation of historic preservation into Topeka's long term economic development strategies and other planning objectives. A key element of this strategy is to encourage the preservation of recognized historic assets that contribute directly to economic development through heritage tourism.

College Hill has recently received national acclaim by This Old House as a "Best Old House Neighborhood." This designation was, in large part, earned by the deliberate and regular maintenance of the early 20th Century architecture that embodies the vast majority of the neighborhood. Today, it is also clear that the longevity of care given to the homes within the neighborhood is reflected in a deep sense of pride by those who live in College Hill.

The College Hill Neighborhood Association is seeking assistance from the City of Topeka to survey their neighborhood boundaries with the goal of expanding the College Avenue National Historic District to include as much of their neighborhood as possible. It is hoped and expected that the expanded district designation will further encourage and incentivize the continued maintenance and historical preservation of the neighborhood and surrounding areas. Such care and pride exhibited by College Hill residents will be apparent to families and visitors to the adjacent campus of Washburn University, whether they be alumni, current or potential students, or visitors to the campus for athletic or academic activities. This view and visit of an adjacent historic neighborhood will allow those visitors to have a more pleasing and enjoyable experience of Topeka, thus enhancing Topeka's overall tourism economy.

Historic Preservation Plan Implementation - Through meetings with neighborhood residents and placement of the report findings on the City of Topeka website, the general public will be informed about the project and methods used in its completion. Coordination with College Hill Neighborhood Association will also identify issues of particular relevance to the community, and to increase awareness of the findings to a wide audience through its educational programming efforts in the survey area. Joint presentations will be made to the Topeka Landmarks Commission, and to the College Hill Neighborhood Association. Additionally, through media coverage, the work currently being initiated by the Landmarks Commission will be publicized, as well as preservation issues and methods in general.

As part of the survey process, meetings will be held with the College Hill Neighborhood Association, both to apprise them of the work being done and to solicit information from them as part of the research. Once

the work has been completed, the results will be made available to the public through the City of Topeka's website, www.topeka.org, uploaded to the Kansas Historic Resource Inventory Database, and will be presented and made available to the Association for comment.

Organizational Structure: *If applicable, please summarize the structure of the organization seeking grant assistance. Provide a description of the applicant's organizational history and its current organizational structure (e.g. staff, Board of Directors, etc.) in order to determine authority for entering into contracts and carrying out the project. This information should include the date of incorporation, organization mission statement, membership of the Board of Directors, and a statement of financial need through a Heritage Tourism Planning and Marketing Grant for the specified work program.* The mission of the Planning Department is to help create a vibrant city of lasting value by engaging the community through neighborhood revitalization, sustainable land use and infrastructure choices, regional transportation planning, historic preservation, and zoning administration. The Department is under the direction of Mr. Bill Fiander. Neighborhood Revitalization and Historic Preservation functions of the Department are under the direction of Mr. Dan Warner. Tim Paris is the designated Project Manager for historic preservation and heritage tourism activities.

Funding through the Heritage Tourism Planning & Marketing Grant Program is essential to meeting the required match for the Historic Preservation Fund Grant through the State of Kansas Historic Preservation Office. Funding through the Historic Preservation Fund is necessary for this project to acquire the technical expertise in conducting and presenting the survey, and in assisting both the City of Topeka and the College Hill Neighborhood Association in accumulating the funding necessary for that professional expertise.

Documentation of Public Support: *Please indicate how the project implements the City of Topeka Historic Preservation Plan OR provide evidence of community support of the project for heritage tourism purposes.* The Historic Preservation Plan was formally adopted in December, 2013. A core element of the Plan is to strengthen and preserve the special places that give Topeka its unique character. To this end, Recommendation 3.1 of the Plan calls for a long-term program of surveying Topeka's historic assets throughout the City. This recommendation further states that by documenting Topeka's historic assets, the Landmarks Commission and other City departments can recognize their significance in City programs, and promote their preservation and appropriate treatment. Surveying and documenting these assets is a critical first step in this process.

Chapter 5 of the Historic Preservation Plan is dedicated to recognizing and preserving Topeka's 19th and early to mid-20th Century neighborhoods. Within this section of the Plan, a number of these neighborhoods are specifically cited for survey. The College Hill neighborhood is among those listed.

**APPLICANTS MAY BE ASKED TO APPEAR
BEFORE THE HISTORIC TOURISM GRANT REVIEW COMMITTEE
FOR PROJECT PRESENTATION PRIOR TO GRANT AWARD.**

Authorization:

I/We the undersigned applicants of record hereby authorize the filing of this application and declare that all required materials are submitted along with this application and that the information and material is complete and accurate. I/We hereby acknowledge that all appropriate procedures, policies, and regulations have been reviewed and also understood that this application will be processed in sequence with respect to other submittals.

Printed Name of Authorized Applicant Representative(s): Bill Fiander, AICP, Planning Director
Tim Paris, Planner II

Signature(s) of Authorized Applicant Representative(s): 

Authorized Agent:

If the applicant(s) of record is to be represented by legal counsel or an authorized agent, please complete the following information so that communications and correspondence pertaining to this application may be forwarded to such individual.

Printed Name of Agent: _____

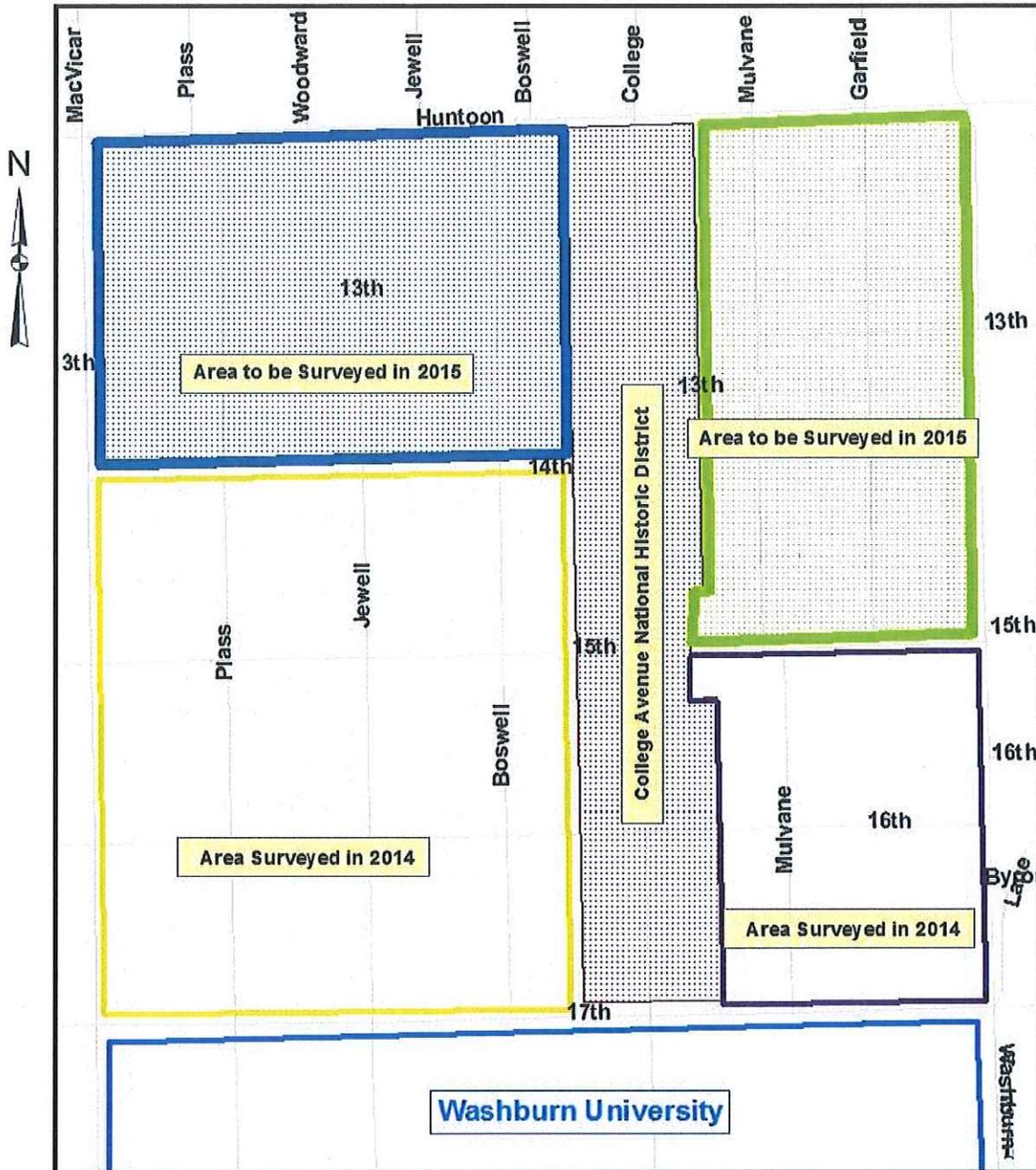
Signature of Agent: _____

Mailing Address: _____
(Street) (City) (State) (Zip)

Phone Number: _____ **E-mail:** _____

For submittals and more information:
Timothy Paris
Topeka Planning Department,
620 SE Madison St. 3rd Floor, Topeka, Kansas 66607
Tel. (785) 368-3728 or 3013
e-mail: tparis@topeka.org.

College Hill Survey Areas



Topeka Planning Department 2015



College Hill Neighborhood Association

Dear Bill Fiander,

It is my pleasure to write in on behalf of the College Hill Neighborhood Association to request and support the grant application to finish the historical survey of College Hill.

College Hill Neighborhood will benefit greatly from the continued support of expanding our current National Historic District through the intensive surveys provided by Rosin Preservation.

In conclusion, our board fully supports the efforts of the City of Topeka to approve the grant application before you. Strong neighborhoods are integral to our city and benefit the entire community.

Sincerely,

Cheyenne Manspeaker
President, College Hill Neighborhood Association

**2015 City of Topeka
Historic Tourism Planning and Marketing Grant
Application Form**

(For Office Use Only.)	Date Received _____
Application No. _____	Date Approved: _____

Applicant Organization Historic Jayhawk Theater

Applicant Contact: Jeff Carson **Phone:** 785-221-8970

Applicant Address: 1276 Pembroke LN Topeka, KS 66604
(Street) (City) (State) (Zip)

E-Mail: jeffcarson3s@gmail.com **Phone:** 785-221-8970

Project Address: 720 SW Jackson Topeka

Legal Description: *(use additional sheets if necessary)*

The project consists of the Theatre itself, as well as the Upstage Gallery space

Check the appropriate box describing the nature of the project for which funding through this program is being sought.

- Performance of a neighborhood historical reconnaissance survey
- Nomination of a property or geographical area to the Register of Historic Kansas Places or the National Register of Historic Places
- Development of Design Guidelines for use with an established or nominated historic district
- Development and/or implementation of historic tourism planning and marketing strategies

Authorization:

I/We the undersigned applicants of record hereby authorize the filing of this application and declare that all required materials are submitted along with this application and that the information and material is complete and accurate. I/We hereby acknowledge that all appropriate procedures, policies, and regulations have been reviewed and also understood that this application will be processed in sequence with respect to other submittals.

Printed Name of Authorized Applicant Representative(s):

Jeff S. Carson

Signature(s) of Authorized Applicant Representative(s): _____


President, Board of Directors

Authorized Agent:

If the applicant(s) of record is to be represented by legal counsel or an authorized agent, please complete the following information so that communications and correspondence pertaining to this application may be forwarded to such individual.

Printed Name of Agent: _____

Signature of Agent: _____

Mailing Address: _____
(Street) (City) (State) (Zip)

Phone Number: 785-221-8970 E-mail: _____

For submittals and more information:
Timothy Paris
Topeka Planning Department,
620 SE Madison St. 3rd Floor, Topeka, Kansas 66607
Tel. (785) 368-3728
e-mail: tparis@topeka.org.

HISTORIC JAYHAWK THEATRE INC.
Planning and Marketing Grant Application

3/27/15

SUMMARY

The Jayhawk Theatre is seeking an award of \$4,513 from the City of Topeka to use as a match KS Tourism Marketing grant from the KS Department of Wildlife and Parks which will match in the amount \$3,009 resulting in the funding of our \$7,522 budget. We intend to use these funds to generate a statewide awareness via social and tourist marketing strategies.

Jayhawk State Theatre of Kansas Application

Heritage Tourism Planning and Marketing Grant

ELIGIBLE ACTIVITIES The grants should advance heritage tourism objectives as defined above for:

Assisting existing or recognized potential historical attractions develop and implement effective planning and marketing strategies to Topeka residents and visitors.

• **A detailed history of the property's or geographical area's national, regional, or local historical significance; and its contribution to the settlement or development of the City of Topeka.**

Between 1861 to 1941, there were over 50 different theaters, opera houses, and vaudeville palaces constructed in Topeka. Only one historical theatre remains today, the majestic Jayhawk State Theatre of Kansas.

On August 11, 1925, E.H. Crosby of the Crosby Brothers Company announced his plans to build a modern, top of the line vaudeville palace and movie theatre. The luxurious Jayhawk Theatre opened in August of 1926. The total cost is estimated to have been between \$750,000 and \$1,000,000.

The Boller Brothers, noted theatre designers from Kansas City, were responsible for the design of the theatre. Later, the Boller Brothers would use the Jayhawk as a prototype for more than 300 theaters around the country.

Upon opening, the Jayhawk was one of the safest and most technologically advance theatre in the country. It could seat an audience of 1500 people, with every person in the theatre having "the best seat in the house. Elements like a steel structure and air conditioning system made the Jayhawk Theatre unique architectural marvel. The Jayhawk became a favorite venue for many actors and comedians, including Bob Hope, George Burns, and Gypsy Rose Lee.

In 1927, WIBW broadcast their first program from the Jayhawk Theatre stage. Senator Arthur Capper, realized that radio was a coming industry and knew that an active radio station was essential to the growth and development of Topeka. Another historically significant moment came when, while addressing the Republican party, Alf Landon accepted his 1936 Presidential nomination on the Jayhawk stage.

In 1953, the Jayhawk underwent an upgrade, installing a CinemaScope screen, allowing for the ability to handle 3D films.

After half a century of motion picture showings and stage entertainment, in 1976, the curtain closed on the Jayhawk Theatre. Shortly before closing, the Jayhawk was listed on the National Register of Historic Places.

For two decades, the theatre sat empty and abandoned, a victim of time and decay. In 1992, a local developer sought to demolish the Jayhawk Theatre, but the City Council voted to postpone, contingent upon approval from the Kansas State Historical Society. In October, 1992, KHS preservation officer Dr. Ramon Powers wrote a letter stating, "that demolition of the building would damage the historic character of the Jayhawk and two adjacent buildings on the register: the Jayhawk Tower and the Davis Building.

The following year, Rev. Richard Taylor proposed to save the Jayhawk. Through his efforts, the Historic Jayhawk Theatre, Inc. was formed. During the 1993 session, the Kansas State Legislature designated the Jayhawk as the State Theatre of Kansas.

In 1994, Jim Parrish of Parrish Management acquired the entire Crosby Brothers properties, including the theatre, and Jim & Nancy Parrish and Loren Hohman, owners, generously donated the theatre to the newly formed organization.

In 1997, Tom Little and Little Properties donated to the Jayhawk the first floor of the Commonwealth Building, which together with additional space to the south, will become the support space and lobby for the theatre.

Today, with the completion of NOTO and the ongoing revitalization efforts of downtown, restoring the Jayhawk Theatre will provide Topeka with a state-of-the-art movie theatre and live entertainment venue. As Topeka's only remaining historic theatre, the Jayhawk stands to preserve our theatrical and movie cinematic heritage.

We're currently planning ways to create a unique experience, with several initiatives that will endear the project to a broad community base. These projects included, installing a solar panels roof that will not only generating over \$4,000 worth of electricity per year; but also help produce our sustainable "SolarKorn" program. An eco-friendly concessions snack, taking Kansas grown corn and using energy from the sun to pop.

We are also working to develop several events, including a Black Filmmaker Series, Spanish language films, and Saturday afternoon kids matinees. Recently, we've begun a partnership with the Silverbackks organization to create "SilverScreens" a quarterly event for Topeka's homeless population to enjoy a free family friendly movie and popcorn experience, while also providing access to social service agencies. Topeka Metro and several area charitable organizations and corporate givers have expressed high interest to partner and support.

- **A proposed work program for the project, including phasing schedule and detailed budget, including proposed funding sources.**

Current & Projected Funding Sources:

Corporate Sponsorships

Event & program sponsors

Naming opportunities

Marquee (Jackson & 7th Street) advertising

Event Tickets & Concessions

Private movie screenings

Festivals & special events

Live performances

Government Benefits

State & Federal tax incentives

Historic tax credits

Grants

Foundation & government grants

Group Tours In Kind Gifts

Volunteer hours

Goods and services Individual Donations

Take Your Seat program

Legacy gifts

Jayhawk Society Memberships Location Use Fee

Commercial photography & video shoots Private Rentals

Lectures, workshops & receptions Upstage Gallery

Commission on art sales

Gallery rental

- **If applicable, a marketing plan that demonstrates the long term contribution of the project site or project area within the overall heritage tourism industry in Topeka.**

Restoration of the Jayhawk should add a three year direct impact of approximately \$1.5 million per year or \$4.5 million over a three year period. Restored theaters are recognized nationwide as a key factor in successful downtown economic impact development. Communities that have restored old theaters, including those in Kansas, have seen new businesses, new jobs and an increased tax base in the area of the restoration. Historic restoration makes the best use of existing, previously paid for, urban infrastructure. Although the Jayhawk Theatre is not currently in full operation, this funding will help us begin an awareness campaign in 2015 to build excitement and invite all Kansans and out of state visitors to tour the Jayhawk, attend events and festivals, as well as become a Jayhawk Theatre Society member.

Jayhawk State Theatre of Kansas

Heritage Tourism Marketing Plan

Objective

Promote the Jayhawk Theatre as a destination film house and live entertainment venue. Driving tourism and out of town visitors to Topeka, providing engaging group tours, exciting festivals, and unique movie experiences. Preserve and build awareness of Topeka's rich theatrical heritage, honoring our history as a jazz era vaudeville palace and movie theatre. Identify fulfilling, collaborative partnerships

statewide and across the nation. Nurture relationships with our local community and supporters.

Strategies

- Build a statewide brand platform that goes beyond a 60 mile radius of Topeka.
- Utilize media to carry a credible brand message to a broader audience.
- Bring the Jayhawk's brand to life through the use of compelling content & video.
- Distribute content through multiple channels (publications, website, email, social media and face to face communication) in order to reach supporters and consumers when and how they want.
- Develop vibrant, rich programs that inspire visitors to share their experience, encouraging frequency and influence others to visit.

Values - We are more than a theatre, we are a community partner.

- Participate in revitalizing downtown Topeka
- Preserving Topeka's theatrical heritage
- Providing an inclusive environment where everyone feels welcome
- Diverse film programming & unique events
- Fiscal responsible
- Sustainability & earth friendly
- Collaborate with local, statewide & national organizations
- Charity & generosity initiatives

Economic Development - Playing a vital role in the economic future of Topeka.

- Creating a state of the art film house and entertainment venue, offering a unique historical destination for locals and out of town visitors to enjoy and experience.
- Generating revenue with weekly movie showings, events, private rentals, and tours.
- Showcasing the importance of historic preservation on tourism & economic development.
- Establishing a significant customer base for downtown Topeka retailers & restaurants.
- A catalyst for downtown vibrancy, economic retention and commercial

development.

Public Relations | Editorial Calendar Schedule

Weekly

Website

- Project status reports
- Recognize supporters (members, volunteers & donors)
- Promote program calendar (films, festival & events) Social Media
- Events, highlight successes, recognize supporters, strengthen relationships

Monthly Press releases

- Distribute media alerts for upcoming events, achievements & project status Emails
 - Promote events, project updates, engage members & donors.
- Quarterly - Evaluate and update print & digital advertising
Annual - Distribute an annual report
Year end direct mailing to members, current & potential donors

Brand Marketing Identity Development

Local

- Promote tourism by offering group tours, film event & festivals
- Presence at community events (parades, festivals, etc)
- Active in community organizations Topeka Tourism Alliance & Heartland Visioning
- Work with Visit Topeka & Downtown Topeka Inc. to promote the Jayhawk as a destination
- Distribute posters & other marketing materials throughout Topeka
- Provide local publications with content seveneightfive, TK, & Topeka Magazine
- Connect with local media and schedule ongoing appearances
- Partner with local performance groups & creatives

Statewide

- Partner with other historic theaters in Kansas & the Kansas Historical Theatre Assoc.

- Collaborate with film festivals in Kansas; Tallgrass Film Festival, Kansas Silent Film Festival, and the Kansas International Film Festival
- Work with the Kansas Historical Society & Kansas Humanities Council
- Listing on the state of Kansas' tourism website, promoting group tours
- List the in the Kansas Travel Guide (guides are distributed all over the US)
- Distribute brochures throughout the state
- Release media alerts to press and news stations around Kansas
- Cooperative opportunities to promote events with KS Press Association National
- Listed on national historic theatre sites: League of Historic American Theaters & Theatre Historical Society of America
- Partner and collaborate with national organizations with diverse film libraries and programs (examples: National Geographic, the Smithsonian, and film museums)

Audience Development

Young Professionals

- Partner with young professional programs (Leadership Topeka & Leadership Kansas)
 - Develop young professional events Film Enthusiasts
 - Collaborate with high school & university film classes
 - Work with Kansas Humanities Council and utilize film libraries
 - Host film festivals & series
 - Create contest and programs to develop user generated content
- ### Historians
- Engaging local and state historians
 - Special historical events, group tours & lectures series
 - Partner with Kansas State Historical Society & Kansas Historic Theatre Assoc.

Revenue & Fundraising

Heritage/Historical Group Tours

- Brochure distribution statewide
- Listings in local and state tourism travel guides & websites
- Connect with tour planners and school field trips

Events, Films & Festivals

- Print & digital advertising
- Press releases
- Poster distribution
- Social media & newsletters
- Media invites and provide publications with content

Private Rentals

- Brochure distribution
- Advertise (event websites, publications, bridal shows, etc)

Membership

- Monthly membership promotion: Email, social media & special membership drives
- Annual membership renewal program
- Email & direct mail

Fundraising

Private donations

- Year end mailing
- Fundraising events
- Take a Seat program

Corporate sponsorships

- Events & programs
- Annual sponsors

Grants

- Historical preservation, marketing, and arts & humanities grants

- **If applicable, a description of the projected long term benefit of a reconnaissance survey to that specific geographical area, and to the City of Topeka as a whole, in terms of the identification of historical assets, and their contributions to the City's historical development.**

This survey is not part of the Jayhawk's current project.

- **If applicable, a description of the projected long term benefit of the nomination of a property or geographical area to the Register of Historic Kansas Places or the National Register of Historic Places to the property or geographical, and to the City of Topeka as a whole.**

The Jayhawk is currently listed on the National Register of Historic Places, it was placed in 1976.

This honored distinction has helped preventing the theatre's demolition and is a great asset when applying for restoration and preservation grants.

Being on the National Register establishes eligibility for state and federal financial incentives, as well as consideration in planning for state and federally funded projects.

It also recognizes the Jayhawk as a educational resource, to develop vibrant programming that will help the community understand why historic properties and preservation play a vital role in the success and growth of Topeka. While building community pride in our rich theatrical history and heritage.

- **A description entailing the applicant's organizational history and its current organizational structure (e.g. staff, Board of Directors, etc.) in order to determine authority for entering into contracts and carrying out the project. This documentation should include demonstration of the financial ability of the organization to complete the project, and where applicable, to ensure its continued contribution to the heritage tourism industry within the City of Topeka.**

The Jayhawk Theatre is overseen by a board of Directors. We are a 501(c)3 nonprofit. The board is the owner of the property, which includes the theatre space itself, as well as the first floor of the building at 720 SW Jackson St., which currently houses the Upstage Gallery. This space is planned to eventually be the main ticketing area, and will include a coat check, Executive Director's office, event space, and art gallery.

We have four board members with extensive historic restoration experience, which we feel is a true value and asset. Our ability to interface with State Historical and City Planning staff will be beneficial as we work through the restoration phase. This experience will save the project valuable time and expense. Our collective knowledge and experience with the Historic Tax Credit programs will also serve us well.

We continue to build and strengthen relationships throughout Topeka and community. Allowing to tell our strong to a broader audience. The Jayhawk Theatre is also member of the League of Historic Theatres and the Kansas Historic Theatre Association.

Recently, we have undergone several board development sessions, and have restructured the board to focus on fundraising and strategic planning restoration. Once we have the funding and

sustainability, we will hire an Executive Director to execute bids and begin the contracting phase.

Currently, 20 members of the Topeka community sit on the Jayhawk board of directors. Jeff Carson, President; Nancy Shaughnessy, Vice President; Mark Burenheide, Treasurer; Ben Coates, Secretary; Lonnie Williams, at large board member; and Scott Gales, at large board member; complete the executive board.

Board Committees:

Marketing: Andrea Etzel, Chair

Events: Scott Gales, Chair

Facilities: Brendan Jensen, Chair

Membership: Nancy Shaughnessy, Chair

Grants: Kayla Bitler/Nancy Shaughnessy, Co-Chairs

Development: Mark Burenheide, Chair

Jayhawk Theatre Board Roster

(As of 3.11.15)

Kayla Bitler, Manager, Holiday Inn Express

Mark Burenheide, Capitol City Bank

Jeff Carson, Owner, Gizmo Pictures

Frank Chaffin, Co-owner, WREN Radio

Ben Coates, Benefit Consultant, Peoples Benefit Group

Brittany Crabtree, Executive Director, KS Volunteer Commission

Andrea Etzel, Editor of KANSAS! magazine, KS Dept. Wildlife, Parks & Tourism

Scott Gales, Architect, Architect One
Jamie Hornbaker, Agent, State Farm Insurance
Brendan Jensen, Owner, Jensen Communications

Doug Jones, Washburn University
Patricia Kane, Community Volunteer
Daniel Lassley, Workforce Development and TCT actor

Jim Ogle, GM WIBW –TV
Joe Pennington, President, Stevenson Company, Inc.

Kelly Rippel, Blue Cross Blue Shield of Kansas
Nancy Shaughnessy, Shaughnessy & Associates
Susan Shaw, Advertising and Marketing Specialist
Carol Ann Turner, Teacher (Retired) Community Volunteer

Lonnie Williams, L&J Building Maintenance

Along with the board, the Jayhawk Theatre depends on dozens of volunteers, whose combine time totals over hundreds of volunteer hours. Volunteers assist with administrative duties, fundraising, maintenance, gallery management and providing tours.

• **Documentation of all financial revenues of the organization during the previous three years, and a statement of financial need for funding through the Heritage Tourism Planning and Marketing Grant Program.**

Our fundraising efforts for the past three years have been ongoing, raising funds through our memberships, special events, and private donations. Corporate giving has been a difficult challenge due to the recession and slow economic recovery. However, we have had several big successes, including, a \$56,000 grant from the state of Kansas to replace our roof, and a \$43,000 grant from the City of Topeka to install two HVAC systems to helping to mediate humidity in the theatre, as well as a much needed electrical upgrade.

Jayhawk Theatre Current Annual Revenue Stream

Donations	\$15,000
Memberships	\$3,500
Capital Campaign (TYS)	\$37,500

Facility Rentals	\$1,200
Special Events	\$10,500
June 12 planned event goal	\$7,500
TOTAL	\$75,200
Professional Hours Donated In kind	\$697,320
TOTAL	\$772,520

(estimated) 1.01.12 - 1. 01.15

As the economy improves and the need for further downtown entertainment, we are set to make great fundraising strides. Being awarded the Heritage Tourism Planning and Marketing Grant will allow us the ability to expand awareness and highlight the Jayhawk Theatre as a statewide and regional tourism destination. This marketing grant would provide funds to launch our marketing campaign across Kansas, with the purchase of print and digital media placements, as well as distribution of rack cards along the two interstates. We will also continue to build partnerships and collaborations with historic theaters and festivals around the midwest.

Jayhawk Theatre's Proposed Marketing Budget

(as of 3.24.15)

Website	\$800
Hosting	\$100
Maintenance (\$50/hr)	\$500
Creative Media	
Photography (\$50/hr)	\$500
Marketing Materials	
Tourism Rack Cards	
Design (\$50/hr)	\$100
Printing (5000pc)	\$2,500

Distribution (I70 & I35) \$1,500

Advertising

Newspaper

Digital Media Placement \$1,200

Kansas Travel Guide

Listing \$122

(350,000 cir, national)

Kansas Press Association Event Ad

co/op with Kansas Tourism \$200

(450,000 cir, statewide)

Marketing Budget Total \$7,522

• **Documentation of community support for the project. This documentation can be in the form of letters of recommendation from members of the public, a history of public involvement in raising funds or awareness of the project, consistency with an element of the City's Comprehensive Plan, or other suitable means at the applicant's discretion.**

Letters of support attached.

CONCLUSION:

This project is critical to the continued development and restoration of downtown Topeka as a tourism destination. The ability to stretch our marketing effort through grants like this one are vital to our success. We will be happy to answer questions about our application. Thank you.



March 18, 2015

Bill Fiander
Topeka Planning Department
620 E. Madison, 3rd Floor
Topeka, KS 66607

Dear Bill,

A revitalized Downtown was the top priority during the community's visioning process in 2008. By the end of 2015, Downtown will have undergone a complete redevelopment through a public/private partnership. The importance of this project is evidenced by the overwhelming support from the private sector who has committed over \$2.8 million to enhance the investment by the City.

New restaurants, retail and residential developments are soon to be announced that will help make Downtown a destination location at night and on the weekends. Our goal is to make Downtown the entertainment center of Topeka.

The Jayhawk Theatre is an important part of the revitalization of Downtown. It is a Topeka treasure whose future can be as great as its historic past. As the official state theatre of Kansas, it is an asset that our entire community should value. The restoration of the Jayhawk Theatre is vitally important.

The Jayhawk will serve as another outstanding venue for entertainment and events as we build on Topeka's new brand statement of "The Event Capital of Kansas". It will boost tourism, help support other downtown businesses and complement our other performance facilities such as TPAC, TCT and the Expocentre.

Downtown Topeka, Incorporated supports the historic Jayhawk Theatre and requests your strong consideration for a Heritage Improvement Grant. The revitalization of downtown Topeka will be enhanced with the restoration of the Jayhawk Theatre!

Sincerely,

Vince Frye
President and CEO
Downtown Topeka, Inc.

515 S Kansas Avenue Topeka, Kansas 66603 ☎ ph 785.234.9336 fax 785.234.4448
downtowntopekainc@gmail.com 📷 fb: downtown topeka inc. 🌐 www.downtowntopekainc.com



www.silverlakebank.com

**MAIN BANK
TOPEKA**

Jayhawk Plaza
PO Box 8330
201 NW Hwy 24
Topeka KS 66608

phone: 785.232.0102
fax: 785.232.4010

TOPEKA

Gage Bank
2011 SW Gage Blvd.
Topeka KS 66604

phone: 785.272.2270
fax: 785.272.7303

Southwest Bank
2100 SW Irish Rd
Topeka KS 66614

phone: 785.290.2270
fax: 785.290.2273

SILVER LAKE

PO Box 69
209 Railroad St
Silver Lake KS 66539
phone: 785.582.4851
fax: 785.582.4120

March 12, 2015

Jeff Carson
Gizmo Pictures
112 SE 8th Avenue
Topeka, KS 66603

Re: Jayhawk Theatre Project

To Whom It May Concern:

As a business owner of a historical building in north Topeka that has been refurbished from hotel to bank, I personally support the renovation of the Jayhawk Theatre.

The Jayhawk Theatre is a vital part of Topeka's history and should be included in the revitalization of our downtown area. Topeka is fast becoming a city of arts and culture and is a perfect fit for this unique theatre. The possibilities of utilizing the building and bringing people from both within and outside the city back to the downtown area are endless, from business use during the day, to entertainment in the evening. The building possesses a rich history and is an architectural rarity within our geographic area.

It would be a shame to lose such an important part of our city, our first and last historic theatre still standing.

Let's preserve the Jayhawk Theatre, utilize its uniqueness and draw revenue for the city and county!

Sincerely,

Patrick R. Gideon
President

PRG:tap



To Whom It May Concern;

Heartland Visioning is a proud supporter of the Historic Jayhawk Theatre Project. Visioning involves engagement with our community in order to ascertain the interests and priorities of our citizens in addressing quality of life and economic development issues within the landscape of our community.

Two top priorities of our organization are the redevelopment of our central city core and the establishment of a healthy and exciting entertainment district within that core. Both priorities have a direct link to the Jayhawk renovation project. Our central core like many American cities went through an era of decline. Movie houses closed, historic buildings were boarded up or demolished and entertainment venues moved to the suburbs.

Today, redevelopment in downtown Topeka is in full swing. There is action on infrastructure, growing businesses and residences, increasing the overall health of the Capital District neighborhoods and significant riverfront re-development. The timing for bringing the theatre back to life through renovation and re-organization could not be better. A new Management Board is now in place. Their leadership is adapting new trends and shaping the re-organization of this project to reflect both its historic past and its planned future economic health. The blending of this project into the downtown redevelopment initiative spells success for both entities.

It is a part of our past and essential for our future.

John Hunter
Executive Director
Heartland Visioning

2015 Heritage Tourism Planning & Marketing Grant Evaluation Worksheet

	Historical Significance	Project Management Plan	Project Work Program	Organizational Structure	Documentation of Community Support
Topoka Planning Department - Design Guidelines					
Topoka Planning Department - College Hill Survey					
Jayhawk State Theater of Kansas					
Totals					

**2015 Heritage Tourism
Improvement Grant
Evaluation Worksheet**

	<i>Historical Significance</i>	<i>Project Management Plan</i>	<i>Project Work Program</i>	<i>Tourism Marketing Strategy</i>	<i>Organizational Structure</i>	<i>Documentation of Community Support</i>
Jayhawk State Theater of Kansas						
Shawnee County Historical Society						
Topoka Cemetery						
Curtis House						
Free State Capitol						
Totals						