

United States Department of the Interior
National Park Service

Listed in the National Register 12/29/2015

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

Historic name Senate and Curtis Court Apartments Historic District
 Other names/site number Senate Luxury Suites; 177-2500 (Senate); 177-3645 (Curtis)
 Name of related Multiple Property Listing N/A

2. Location

Street & number <u>900-914 SW Tyler Street</u>		not for publication
City or town <u>Topeka</u>		vicinity
State <u>Kansas</u> Code <u>KS</u> County <u>Shawnee</u> Code <u>177</u> Zip code <u>66612</u>		

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
 I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

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

SEE FILE.

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

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

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

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

 entered in the National Register determined eligible for the National Register

 determined not eligible for the National Register removed from the National Register

 other (explain:) _____

Signature of the Keeper _____ Date of Action _____

Senate and Curtis Court Apartments Historic District
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5. Classification

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

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

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

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

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

<u>Contributing</u>	<u>Noncontributing</u>	
<u>2</u>	<u>1</u>	buildings
<u>2</u>	<u>0</u>	sites
<u>1</u>	<u>2</u>	structures
<u>0</u>	<u>0</u>	objects
5	3	Total

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC: Multiple Dwelling

Current Functions
(Enter categories from instructions.)

DOMESTIC: Hotel

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS:
Tudor Revival

Materials
(Enter categories from instructions.)

foundation: CONCRETE
walls: BRICK

roof: ASPHALT
other: STUCCO
LIMESTONE

Senate and Curtis Court Apartments Historic District
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Narrative Description

Summary

The Senate and Curtis Court Apartments Historic District is located at 900-914 SW Tyler Street in downtown Topeka, Shawnee County, Kansas. The Kansas Statehouse and downtown Topeka commercial district are located in the blocks immediately east. Commercial and residential buildings occupy the blocks north, south, and west. The primary resources that comprise the District are contributing resources, including two buildings, two sites and one structure, while the smaller non-contributing resources include one building and two structures. Kansas City architect Nelle Peters designed the two Tudor Revival style L-shaped apartment buildings. They were constructed from 1928 to 1930. The one non-contributing building is a non-historic enclosed ramp that connects the buildings at the basement and first story of secondary elevations. Compatible materials, layout, and architectural details create a unified complex. The three-story buildings have limestone foundations, buff brick cladding, and flat roofs. Towers with open balconies project from the inset corners on the primary facades. Tudor Revival style elements on the exterior include stucco with false-half timbering, Tudor arched and round arched openings, steeply-pitched gables, and crenellation. On the interior, double-loaded L-shaped corridors lined with living spaces organize each floor. Units roughly follow the historic configuration and range from studio to one-bedroom. Historic elements in the corridors include heavily textured plaster walls, lancet-arched wood doors, historic wood and plaster trim, and historic metal and wood stair railings. The District has experienced few alterations since the period of significance and retains all aspects of integrity. A third building constructed concurrently with the District, Capper Court, was demolished c.1990 due to severe deterioration. The loss of this third building does not compromise the overall integrity of the District. The contributing resources retain the same physical relationship to one another as they had historically. The District continues to exemplify Tudor Revival style architecture as applied to a multi-family apartment building.

Elaboration

SETTING

The Senate and Curtis Court Apartments Historic District is located at 900-914 SW Tyler Street in downtown Topeka, Shawnee County, Kansas (*Figure 1*). Interstate Highway 70 curves around downtown Topeka approximately one mile north and east. The Kansas River runs east-west roughly one mile north. The Kansas Statehouse and the downtown commercial district are immediately east of the District (*Photo 9*). Other governmental and commercial buildings fill the blocks east and south. Multi-family and single-family apartment buildings of various dates, styles, and sizes fill the blocks north and west.

The District occupies the northwest corner of the block bounded by SW Tyler Street on the west, SW Ninth Street on the north, SW Topeka Boulevard on the east and SW Tenth Street on the south (*Figure 2*). The property is sited slightly above street level. A non-historic retaining wall lines the north and east sides of the District. The non-contributing structure is concrete stamped to look like brick and periodically incorporates historic stone reliefs salvaged from the property.¹ Public sidewalks and mature coniferous and deciduous trees front the retaining wall (*Photo 1*). A historic limestone wall, a contributing structure, defines the north side of the east boundary while a paved surface parking lot, a non-contributing structure, spans the south end of the east boundary and continues across the south side of the lot (*Photo 10*). The paved parking lot replaced a series of six one-story multi-car garages that stood behind the Curtis Court and Capper Court apartments. It is unknown when the garages were demolished. Grassy lawns cover the remainder of the District. A third

¹ The stone reliefs were unearthed during excavation in the 1990s. These elements are probably pieces of the large two-story house constructed for railroad pioneer Albert A. Robinson in 1886 on this site. The house was dismantled in 1922 after Robinson's death.

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building, the L-shaped Capper Court Apartments, was located south of Curtis Court where the parking lot is now located. It was demolished in c.1990 due to severe deterioration.

The two L-shaped buildings face opposite directions. The Senate Apartments faces north and west; Curtis Court faces south and west. The landscaped courtyards created by the wings of each L are important components of the District and are therefore contributing sites. A non-historic glazed hyphen connects the south elevation of the Senate Apartments to the north elevation of Curtis Court. A door at the center of the east elevation of the hyphen provides primary access to both buildings from the parking lot. The historic primary entrance to the Senate Apartments also provides access to both buildings.

PHYSICAL DESCRIPTIONS

Senate Apartments
Peters, Nelle

Contributing Building
1928-1930

Exterior

The Senate Apartments has a slightly larger footprint than the Curtis Court Apartments. The three-story L-shaped building (north wing and west wing) has a limestone foundation, buff brick cladding, and a flat roof. The terrain slopes down to the southeast to expose the basement level on the east elevation and portions of the north elevation. The primary elevations face north and west (*Photo 3*). A combination of pent roofs, straight parapets, crenellated parapets, and gabled wings ornament the roofline on each elevation. Unless otherwise stated, window openings have red rowlock brick sills and jack arch brick lintels. Non-historic double-hung vinyl windows with simulated six-over-six or eight-over-eight muntin grids fill all window openings. Stucco with false half-timbering clads all gable ends.

An octagonal tower with a polygonal asphalt roof rises at the center of the "L." Stucco with false half-timbering clads the third story. Brick balconies at each story have openings with limestone sills and red brick lintels. Square limestone panels with shields carved in relief ornament the walls between each story. Pairs of historic wood French doors pierce the wall within the balconies.

North Elevation – East Wing

The north elevation rises from the basement to the third story (*Photo 4*). A limestone stringcourse and a crenellated parapet cap this elevation. It has three bays. From the first to the third stories, Bay 1 has slightly projecting decorative false half-timbering with a gable roof. Bands of three windows pierce each story. Pairs of windows fill Bay 2 from the basement to the third story and Bay 3 from stories 1 to 3.

West Elevation – East Wing

The west elevation of the north wing faces the inner portion of the courtyard and has more detail and ornament than the north elevation (*Photo 3*). Asphalt shingle pent roofs cap the façade organized into seven bays. Bay 3 slightly projects from the façade and has a gable roof and false half-timbering at the third story. Stucco with false half-timbering clads the spandrel between the first and second stories of this bay. Bays 4 and 5 are located in a projecting tower; Bay 5 is canted. Bays 6 and 7 are slightly recessed from the facade. The third story of these two bays has stucco cladding and wood frames around the openings. Pairs of windows fill Bays 1 and 3 on each story; single windows fill Bays 2, 6, and 7. Openings with limestone sills and red brick lintels access balconies on each story in Bay 4 and the canted Bay 5. Pairs of historic wood French doors pierce the wall within the balconies.

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North Elevation – South Wing

The north elevation of the west wing faces the inner portion of the courtyard (*Photo 3*). Eight bays organize this elevation. Bays 1 to 3 are slightly recessed and capped with an asphalt shingle pent roof. The third story has stucco cladding and wood frames around the openings. Bays 4 to 7 have a limestone stringcourse and crenellated parapet, similar to the north elevation of the north wing. Bays 4 and 5 are located in a projecting tower; Bay 4 is canted. Bays 5 and 6 are recessed slightly between Bays 5 and 8. Bay 8 has a gable roof and false half-timbering at the third story. A pair of chimneys rises above the roofline on the east slope of the roof. Stucco with false half-timbering clads the spandrel between the first and second stories. On the first story, a slightly projecting gabled entrance fills Bay 1. It has a Tudor-arched entrance with a heavy limestone frame and a historic wood panel door with multi-light glazing. A historic metal sconce hangs over the opening. A small non-historic one-over-one double-hung vinyl window fills Bay 2. Single windows fill the remaining Bays 1 to 3 on each story and Bay 6. Openings with limestone sills and red brick lintels access balconies on each story in Bays 4 and 5. Pairs of historic wood French doors pierce the wall within the balconies. Pairs of windows fill Bay 7. Bands of three windows fill Bay 8.

West Elevation – South Wing

An asphalt shingle side-gable roof caps this elevation organized into four bays (*Photo 2*). Projecting balconies with gabled roofs define the north and south ends of the elevation. On the first and second stories the balconies have brick kneewalls with limestone caps and brick columns; on the third story they have groups of three square wood columns at each corner and a twisted wrought iron metal rail. Stucco with false half-timbering clads the third story and the gable ends of this elevation. Pairs of historic wood French doors fill Bays 1 and 4 within the balconies. Pairs of windows fill Bays 2 and 3 on each story.

South Elevation

The limestone foundation is visible across this elevation; east of the hyphen, the terrain drops down to expose the full basement level. This elevation has a straight brick parapet with a limestone cap (*Photo 5*). Twelve bays organize this elevation from the first through the third story. A gabled roof rises above Bay 1. Bays 4 to 9 project slightly from the façade; Bays 4 and 9 are canted. A band of three windows fills Bay 1. Single windows fill Bay 2; pairs of windows fill Bays 3, 6, 7, and 10 to 12. Openings with limestone sills and red brick lintels access balconies in Bays 4 and 5 on each story and the second and third stories of Bays 8 and 9. Pairs of historic wood French door access the building within the balconies. The non-historic hyphen fills Bay 8 on the first story. A single window fills Bay 9 on this story. A concrete stair with a metal rail descends to the basement level beneath Bay 2. A single window pierces Bay 12 at basement level.

East Elevation

The east elevation has a straight brick parapet with a limestone cap (*Photos 4, 5, 6*). Ten bays organize this elevation. Projecting balconies with brick columns and gable roofs rise in Bays 3, 6, and 10. In Bays 3 and 6 they have wood spindle rails; in Bay 10 they have brick kneewalls with limestone caps. An exterior brick chimney rises between Bays 4 and 5. Pairs of windows fill Bays 1, 7, and 9. Single windows fill Bays 2, 4, and 5 on each story. Pairs of historic wood French doors with flanking windows fill Bays 3 and 6 beneath the balconies. Bay 8 has a non-historic metal door on the first story and single windows on the second and third stories. Pairs of historic wood French doors fill Bay 10 beneath the balconies.

Interior

The interior retains its historic configuration and many finishes, with a few modifications to increase accessibility in some units and refresh finishes. The historic configuration of double-loaded, roughly L-shaped corridors lined with living units organizes each floor. Two historic stairs and a non-historic elevator provide

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vertical circulation through the building. Located in each wing of the building, the stairs have wood treads and risers and historic decorative metal or wood spindle rails. The non-historic elevator is located on the south wall of the main lobby at the center of the building. A small portion of the apartment unit adjacent to the lobby was appropriated for the elevator shaft.

The main entrance opens into a small lobby with historic finishes (*Photo 11, Figure 4*). The lobby ceiling has smooth plaster beams with decorative plaster brackets. A random pattern of marble slabs of various colors and sizes covers the lobby floor and stairs. The walls are the same heavily-textured plaster that is extant throughout the corridors. The lobby leads to a non-historic open reception and lounge area with drywall partitions. A single apartment unit formerly filled this space. Most of the walls associated that unit were retained, except for the east perimeter wall, which was removed. An opening along the south wall leads to the hyphen and Curtis Court. Nine hotel units and hall closets line the corridor on the first floor, with ten units on each of the two floors above. Units comprised of multiple rooms range from studio to one-bedroom units (*Photos 12, 13*). All have bathrooms, kitchenettes, and closets. Recessed nooks that once housed Murphy beds are extant in most rooms. Some walls have been slightly shifted to accommodate enlarged bathrooms, wheelchair accessibility, and closets. Overall, the historic configuration of the apartment units remains intact.

Corridor walls feature historic heavily-textured plaster and tall wood base trim; walls in the rooms are smooth historic plaster or non-historic drywall. Non-historic carpet, sheet vinyl, or ceramic tile covers the floors throughout the building; historic plaster or non-historic drywall covers the ceilings. Historic mirrors with decorative plaster frames are extant in the corridors. Historic wood panel doors set in wood frames access each room. Doors into dwelling units and openings into both the public corridors and the corridors within the units are angled at the upper corners. Doors into closets and within units are square. Some units have historic wood crown molding and base trim; others have non-historic wood trim. Historic wood French doors access the balconies and interior rooms in some suites. Kitchenettes have non-historic countertops and wall-mounted cabinets; bathrooms have non-historic fixtures.

The basement has been renovated into an event space/public space for the hotel. A large dining area and small kitchen fill the north end while men's and women's restrooms, a common room, and a fitness room fill the west end. All have non-historic finishes including carpet or concrete floors and drywall partitions and ceilings.

Curtis Court
Peters, Nelle

Contributing Building
1928-1930

Exterior

The three-story L-shaped building has a limestone foundation, buff brick cladding, and a flat roof (*Photo 7*). The terrain slopes down to the southeast to expose the basement level on the east elevation. The primary elevations face south and west. A combination of pent roofs, straight parapets, crenellated parapets and gabled wings ornament the roofline on each elevation. Unless otherwise stated, window openings have red rowlock brick sills and jack arch brick lintels. Non-historic double-hung vinyl windows with simulated muntin grids fill all window openings. Stucco with false half-timbering clads all gable ends.

A hexagonal tower with a polygonal asphalt roof rises at the center of the "L." A gabled pediment with a limestone shield ornaments the wall above the third story. Single windows pierce the two exposed sides on the first story. Square openings with limestone sills and red brick lintels access a balcony on the second story; arched openings with limestone frames, decorative keystones, and decorative wrought iron rails access a

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third-story balcony. Pairs of historic wood French doors access the west elevation of the second and third stories within the balconies.

West Elevation - North Wing

A continuous limestone and red brick jack arch lintel spans the west elevation of the north wing beneath the third story windows (*Photo 8*). This elevation has an irregular crenelated parapet with decorative rectangular medallions. Three bays organize this elevation. Bay 2 projects from the façade and has a hip roof with a gabled pediment. Two chimneys rise above the roofline south of Bay 2. Segmental arched openings pierce Bays 1 and 3 at the third story. Single windows fill Bay 1 on each story. In Bay 2, bands of three windows fill former balcony openings on the first and second stories; a wood-framed opening with wrought iron metal rail pierces the third story. The balcony projections have narrow single windows in the north and south walls. A pair of historic wood French doors accesses the building within the balcony. Pairs of windows fill Bay 3.

South Elevation - North Wing

Four bays organize the south elevation of the north wing (*Photo 7*). An irregular crenelated parapet caps this block. A continuous limestone and red brick jack arch lintel spans this block beneath the third story windows. Bays 1 and 2 have a pent roof and project from the façade; a hip roof with a gabled pediment rises above Bay 2. Pairs of windows pierce the east and west elevations of this projecting block. Bays 3 and 4 have arched openings at the third story. Bands of three windows fill Bays 1 and 2 on each story; third story openings have no lintels. Bay 3 has a single window on the first story and pairs of windows on the second and third stories. Bay 4 has a slightly projecting asymmetrical gabled entrance on the first story. It has an arched limestone frame with a historic wood panel door with multi-light glazing. A historic metal sconce hangs over the opening. Single windows fill the second and third stories of this bay.

West Elevation - East Wing

Four bays organize this elevation. The limestone and brick lintel from the west elevation continues across this elevation (*Photo 7*). Bay 1 has an irregular crenellated parapet with a central peak and a limestone cap. The third story opening is arched. Bays 2 to 4 project from the façade and have a pent roof. Gables rise above the canted Bay 2 and Bay 4. Narrow fixed vinyl windows with eight-light applied muntin grids pierce each story in Bay 1. Bays 2 and 3 have balcony openings with limestone and red brick jack arch sills and red brick lintels. Windows fill each opening on the first story; the second and third stories are open. Pairs of historic wood French doors pierce the west elevation within the balconies. Bay 4 has pairs of windows on the first and second stories and a band of three windows without a lintel on the third story.

South Elevation - East Wing

Five bays organize this elevation. The limestone and brick lintel from the west elevation continues across Bay 1 (*Photos 7, 10*). A pent roof caps this bay. Bays 2 to 5 have a continuous brick lintel and a straight parapet with a limestone cap and a decorative peak. Pairs of windows fill Bays 1 and 3 on each story; single windows fill Bays 2, 4, and 5.

East Elevation

The east elevation has no parapet. The terrain slopes down to expose the limestone foundation and basement level (*Photo 6*). Nine bays organize this elevation. Projecting balconies with flat roofs, brick columns, and wood spindle rails rise in Bays 2, 6, and 9. An exterior brick chimney rises between Bays 3 and 4. Openings pierce the basement level in Bays 1, 3, 5, and 7. Pairs of windows fill Bay 1 from the first through the third stories. Single windows fill each story in Bays 3, 5, 7, and 8. A non-historic metal door fills Bay 4 at ground level; single

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windows fill the second and third stories. Pairs of historic wood French doors with flanking windows fill Bays 2 and 6 beneath the balconies. Pairs of historic wood French doors fill Bay 9 beneath the balconies.

North Elevation

The north elevation has eight bays and a straight parapet with a limestone cap. A projecting balcony with a gable roof, brick columns, and wood spindle rail rises in Bay 4. A continuous limestone and red brick jack arch sill spans the elevation beneath the third story windows. Bay 1 has a single window and the non-historic connector on the first story. Bands of three windows fill the second and third stories. Pairs of windows fill Bays 2, 5, 6, and 8 at each story; single windows fill Bays 3 and 7; pairs of historic wood French doors fill Bay 4 beneath the balconies.

Interior

The interior configuration closely resembles the Senate Apartments and the historic layout remains largely intact. Double-loaded L-shaped corridors lined with eight rooms organize each floor (*Photo 16*). Two historic stairs provides vertical circulation through the building (*Photo 15*). They have wood treads and risers and historic decorative metal and wood spindle rails.

The historic main entrance opens into a narrow double-height lobby (*Photo 14*). It has a historic vaulted wood ceiling with wood beams and finials, and a historic stone floor. A random pattern of marble slabs of various colors and sizes covers the lobby floor. Historic single slabs of dark red marble form the stair treads. Decorative medallions ornament the walls beneath the ceiling. A faux balcony along the north wall has a decorative metal rail. A small set of stairs with a metal rail lead from the lobby into the corridor. An opening along the north wall of the corridor leads to the hyphen and Senate Apartments. Hotel units are comprised of various rooms and range from studio to one-bedroom units (*Photo 17*). All have bathrooms, kitchenettes, and closets. Openings from former Murphy beds are extant in most rooms. Some walls have been shifted slightly to accommodate enlarged bathrooms, wheelchair accessibility, and closets. Overall, the historic configuration of the apartment units is intact.

Historic wood panel doors set in wood frames access each room. Doors into hotel suites are ogee arched; doors into closets and within units are square. Corridor walls feature historic heavily-textured plaster, large wood base trim, and decorative crown molding; walls in the rooms are smooth historic plaster or drywall. Non-historic carpet, sheet vinyl, or ceramic tile covers the floors; historic plaster or non-historic drywall covers the ceilings. Historic mirrors with decorative plaster frames are extant in the corridors. Some units have historic wood crown molding and base trim; others have non-historic wood trim. Historic wood French doors access the balconies and interior rooms in some suites. Kitchenettes have non-historic countertops and wall-mounted cabinets; bathrooms have non-historic fixtures.

A utility and mechanical space fills the majority of the basement; it has exposed concrete floors and ceilings. An area in the northeast corner is a finished lounge. It has non-historic carpet floor, exposed concrete ceilings and drywall partitions.

Hyphen
Allen Belot Architects

Non-Contributing Building
1990

A small non-historic block connects the south elevation of the Senate Apartments to the north elevation of Curtis Court. It is a fully-glazed ramped walkway with a standing seam metal roof at the first story. At the

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basement level it has brick walls and a standing seam metal gable roof. The roof continues over an entrance on the east elevation. A pair of glazed metal doors with sidelights fills the entrance.

Senate Apartments Courtyard
Hare and Hare, Landscape Architects

Contributing Site
1930

The courtyard fills the open space at the northwest corner of the Senate apartments. The path of the stairs and sidewalk are historic; other elements appear to be non-historic. Concrete stairs with non-historic metal rails rise from street level on the north and west sides of the courtyard. Non-historic metal lights are next to each stair. Concrete sidewalks lead from the stairs to a non-historic octagonal planter in the center of the space. The planter has concrete sides stamped to look like brick to match the non-historic perimeter retaining wall. It has a non-historic bronze statue in the center surrounded by shrubs. The concrete sidewalk has semicircular slabs flanking the planter to provide space for non-historic concrete benches. A sidewalk leads northwest-southeast from the planter to the main entrance. A concrete stair with a non-historic decorative metal rail rises to the main entrance. Brick-lined landscaped beds with shrubs line the south and east sides of the courtyard, along the building. While many of the elements within the courtyard are not historic, the open space and the alignment of the sidewalks are historic.

Curtis Court Courtyard
Hare and Hare, Landscape Architects

Contributing Site
1928

The courtyard fills the open space at the southwest corner of Curtis Court. The path of the stair and sidewalk are historic; other elements appear to be non-historic. A concrete stair with a non-historic metal rail rises from street level west side of the courtyard. Non-historic metal lights are next the stair. Concrete sidewalks lead from the stair and the parking lot on the south side of the courtyard to a non-historic octagonal planter with a deciduous tree in the center of the space. The planter has concrete sides stamped to look like brick to match the non-historic perimeter retaining wall. A sidewalk leads southwest-northeast from the planter to the main entrance. A concrete stair with a non-historic decorative metal rail rises to the main entrance. A separate concrete sidewalk leads north and continues along the north elevation of the building. Brick-lined landscaped beds with shrubs line the south and east sides of the courtyard, along the building. A semicircular concrete slab adjacent to the planter provides space for a non-historic concrete bench. While many of the elements within the courtyard are not historic, the open space and the alignment of the sidewalks are historic.

Concrete Retaining Wall

Non-Contributing Structure
1991

A roughly two-foot high non-historic concrete wall with a concrete cap spans the north and east sides of the property. The face of the wall is stamped to look like Roman brick. It continues as cheekwalls along three stairs that rise to the courtyards. Historic stone reliefs of faces are incorporated into the wall at regular intervals. The reliefs were discovered during on-site excavation in the 1990s and are believed to have come from the Albert A. Robinson mansion that occupied the site prior to the apartment buildings.

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Limestone Retaining Wall

Contributing Structure
c.1930

A historic limestone wall lines the north side of the east boundary of the property, the length of the Senate building. It has thin horizontal stones with a vertical stone cap. Wings at the north and south ends continue west to the senate building. An opening near the center accesses a non-historic concrete stair. The wall curves down to a stone pillar on either side of the opening. At the north end it curves back down, to ground level forming a bell-curve. Separate stone pillars anchor the southeast corner and define the center of the bell-curve.

Parking Lot

NON-Contributing Structure
c.1991

A forty-space concrete surface parking lot with striped parking spaces occupies the southeast corner of the block. One row of parking spaces extends northward along the east side of Curtis Court.

INTEGRITY

The Senate and Curtis Court Apartments Historic District has experienced few alterations since the period of significance and retains all aspects of integrity. Still in its original location and setting in downtown Topeka, apartment buildings, single-family residences, and governmental and commercial buildings of various dates, styles, and construction date surround the District. The design, materials, and workmanship of the District, as envisioned by architect Nelle Peters, remain intact. The Tudor Revival style buildings feature historic stucco with false half-timbering, crenellated parapets, historic limestone ornament, Tudor-arched openings, and distinct angled balconies on the exterior. The exterior also clearly communicates its historic multi-family function with its repetitive fenestration patterns and multiple balconies. The interior configuration of living quarters organized around double-loaded L-shaped corridors is intact. Historic materials include heavily-textured plaster walls, decorative plaster crown molding and ornament, wood trim and arched wood doors. Alterations include the construction of the connecting hyphen, replacement windows, and reconfiguration of portions of the interior to accommodate use as a hotel. The number of living units remains the same, with the exception of the first floor of the Senate building due to the new reception area which occupies a former apartment. Some walls have been shifted to create larger bathrooms, closets, and the elevator. One wall was removed on the first floor of the Senate Apartments to create the reception area, office, and lounge. A third building, the Capper Apartments, identical to the Curtis Apartments and constructed immediately south of Curtis Court, was demolished due to significant deterioration. These changes all occurred during the 1990-1991 renovation and do not compromise the overall integrity of the District. While the window frames and sashes are not historic, the replacement windows match the historic configuration. Each building still retains its distinctive courtyard and together these buildings form a unified District. The hyphen is located on secondary elevations between the historic buildings and could be removed without impacting the historic buildings. Historic fenestration patterns are visible on each elevation, and interior organization remains largely intact. Overall the District retains the feeling of Tudor Revival style and the new multi-family residential apartment buildings that characterized Topeka during the 1920s and 1930s. It retains the association with Nelle Peters, one of the few female architects practicing in the region during this time.

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8. Statement of Significance

Applicable National Register Criteria

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

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

ARCHITECTURE

Period of Significance

1928-1930

Significant Dates

1928, 1930

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Peters, Nelle

Period of Significance (justification)

The period of significance is 1928 to 1930, the period of construction.

Criteria Considerations (justification)

N/A

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Narrative Statement of Significance

Summary

The Senate and Curtis Court Apartments Historic District is eligible for inclusion in the National Register of Historic Places under Criterion C. It is locally significant in the area of ARCHITECTURE. Constructed from 1928 to and 1930, the apartment buildings illustrate the Tudor Revival style as applied to a multi-family residential building. Nelle Peters, a prominent female architect known for creating practical and efficient apartment buildings, designed the original complex of three buildings.² Tudor Revival style elements include the brick veneer cladding with stucco and false half-timbering accents, steeply-pitched gables, crenellated parapets, grouped chimneys, and Tudor arched openings. The interior features heavily-textured plaster walls, ornate plaster and wood lobbies, and decorative arched openings. The Senate and Curtis Court Apartments Historic District was constructed during a great building boom in Topeka's history when numerous one- to three-story apartment buildings gradually replaced the upper-class mansions that once filled the surrounding neighborhood. Few other Tudor Revival style apartment buildings are extant in Topeka. Each building has a distinct character and set of features, yet together, they form a unified District that illustrates the architectural trends in Topeka during this time. The period of significance is 1928 to 1930, the period of construction for both buildings.

Elaboration

Tudor Revival Style Architecture

The District demonstrates Tudor Revival style architecture as applied to a multi-family apartment building. Tudor Revival style developed in the 1880s as part of a larger Eclectic movement. Styles from this period drew on a range of historic Classical, Medieval, and Renaissance designs resulting in new styles such as Beaux Arts, Spanish Revival, and Neoclassical. Unlike the previous Victorian period, the new designs were closely based on historic forms, rather than a free application of historic elements. The Eclectic period began in the 1880s and increased in popularity following the Chicago Columbian Exposition in 1893. The numerous examples of classical architecture introduced historic styles to the masses. The Eclectic period went through a hiatus in the early twentieth century as Craftsman and Prairie styles took favor with American architects.³

Following World War I soldiers returning from Europe brought back classical architectural ideas, breathing new life into the movement. Again, individual styles of the movement closely resembled historic forms due to the mass reproduction of historic photographs and pattern books, and new technologies which enabled masonry veneer construction, facilitated replicas of historic building materials. The Eclectic period remained popular until the 1940s when modern styles such as Minimal Traditional began to dominate American residential architecture.⁴

Tudor Revival, part of this Eclectic movement, was the second most popular style in the United States during the early twentieth century. The style is based not on architecture from Tudor England of the sixteenth century, but upon several late Medieval and early Renaissance English examples. It first gained popularity in England in the 1850s, promoted by architects such as Phillip Webb and Sir Edwin Lutyens. Several pattern books and photographs distributed in America in the late 1800s disseminated primary tenets of the style across the country. Early examples of the Tudor Revival in the United States are larger houses closely based on English

² Capper Court, a third building south of the nominated resources, was demolished c. 1990.

³ Virginia McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, Inc., 2014), 406.

⁴ McAlester, 407.

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manor houses, while later examples are more diverse and applied to a variety of building sizes and types. The popularity of the style increased exponentially in the 1920s with advancements in masonry veneer construction which allowed one of the style's character-defining features, masonry walls, to flourish.

The primary tenets of the Tudor Revival style on single-family residences include an asymmetrical form, steeply-pitched side-gable roof, prominent front-facing gables, tall narrow windows in groups or pairs with multi-light glazing, large chimneys, round or Tudor arches, and false half-timbering. Most buildings have stone or brick cladding, round or Tudor arched doorways and small porches, chimneys clustered in twos or threes, and sometimes crenellated parapets, such as the nominated resources. These features were easily scaled up to ornament small and mid-sized apartment buildings. Architects incorporated elements of the Tudor Revival style on apartment buildings to communicate their residential function, blend in with residential surroundings, and create associations with contemporary national trends.

The District is significant because it illustrates the primary tenets of the Tudor Revival style as applied to multi-family residential apartment buildings. Each of the primary facades features an asymmetrical arrangement of architectural elements including gables, pent roofs, and balconies. Stucco with false half-timbering and decorative limestone panels ornament the brick cladding. A variety of crenellated, straight, and stepped parapets articulate the rooflines. The buildings have pairs of decorative chimneys that rise above the roofline. The small entrance porches have asymmetrical gable roofs and round arch and Tudor arched doors. Fenestration is clustered in pairs or groups of three. On the interior, Tudor arched doors access rooms, the main entrance has an exposed wood ceiling with beams, and walls features heavily-textured plaster, all of which reflect the Tudor Revival style.

The District is one of the few Tudor Revival style apartment buildings in Topeka, and it fully expresses the primary tenets of the style. During the early 1900s, Topeka was expanding due to diverse industries such as agriculture and manufacturing, state governmental offices, and several hospitals and asylums that developed in the city.⁵ The population grew from 43,684 in 1910 to 64,120 in 1930.⁶ The neighborhood surrounding the nominated resource transitioned, as the city's elite moved to developing suburbs such as Westboro and new construction gradually replaced many of the existing mansions. Sanborn Maps from 1913 show large one- and two-story single-family dwellings with complex footprints lined the streets surrounding the District.⁷ In the 1920s and 1930s, two- to three-story apartment buildings and flats began to fill the downtown neighborhood west of the Kansas Statehouse. A newspaper article from 1928 noted that Topeka's "big five-year building boom is continuing now mainly in the development of multiple family dwellings."⁸

The City Directory from 1929-1930 lists nearly forty apartment buildings in a five-block radius surrounding the District.⁹ Of these forty apartment buildings, only fifteen are extant. Most do not have high-story architecture and are similar in size and scale to the District. A few are contemporary apartment buildings that exhibit Classical Revival or Mission Revival style architecture or have a few characteristic elements of these styles.

⁵ Rosin Preservation, LLC, "College Hill Historic Resources Survey," (Kansas City, Missouri, 2015), 13.

⁶ *Kansas Statistical Abstract, 2013*, 48th Edition. (Lawrence, Kansas: Institute for Policy and Social Research, 2014), 455.

⁷ Sanborn Map and Publishing Company, Ltd, *Sanborn Fire Insurance Map of Topeka, Kansas*, (New York: Sanborn Map Company, 1913). Database online, <http://sanborn.umi.com/proxy.mcpl.lib.mo.us/ks/3094/dateid-000001.htm?CCSI+45n> (accessed 26 July 2015).

⁸ As quoted in Douglass Wallace, "Woman architect designed historic Topeka apartment," *The Topeka Capital Journal*, January 12, 1992. Vertical File-Apartments- Senate Suites, Topeka Room, Topeka-Shawnee County Public Library, Topeka, Kansas.

⁹ *Polk's Topeka City Directory, 1929-1930*, (Kansas City, Missouri: R.L. Polk and Company, 1930).

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Only one extant building, the Stanleigh Apartments at 913 SW Tyler Street, exhibits the Tudor Revival style (1927, *Figure 6*). This apartment building was also designed by Peters and is located opposite the District. The single building is much smaller in plan and has only select Tudor Revival style elements on the exterior, limited to masonry cladding, stucco with false half-timbering, a stepped parapet and steep gables, all of which are obscured beneath an extensive covering of ivy.

Apartment construction continued in the early 1930s. The 1935 City Directory lists nearly thirty apartment buildings in addition to those constructed prior to 1929.¹⁰ Only seven of the apartment building constructed between 1929 and 1935 are extant. Like those from the 1920s, the extant buildings are mostly two- to three-story buildings of similar scale and with little architectural ornament. The Elms apartment building at 400 SW Topeka Boulevard also exhibits the Tudor Revival style. It is a single, two-story building smaller than the nominated resources. Tudor Revival style elements are likewise limited to stucco with false half-timbering, masonry cladding, and an arched entrance. Thus the District expresses the Tudor Revival style more fully than the Stanleigh and Elms apartment buildings and remains one of the few Tudor Revival style apartment buildings in the city.

Nelle Peters

Nelle Peters was the leading female architect in Kansas City and the surrounding region in the early 1900s. She was born Nelle Elizabeth Nichols in Niagara, North Dakota in 1884. The family later moved to Storm Lake, Iowa where Peters focused on mathematics and art. After studying at Buena Vista College in Storm Lake from 1899 to 1903, she moved to Sioux City, Iowa to work as a draftsman for the firm of Eisentraut, Colby and Pottenger.¹¹ As was typical during the period, she learned the practice through correspondence courses and an apprenticeship with the firm, rather than formal academic training. In 1909, the firm relocated Peters to Kansas City to work under the direction of Ernest O. Brostrom.

In 1910 she started her own practice in Kansas City, focusing on smaller single-family houses and two-to three-story apartment buildings.¹² She married William H. Peters in 1911 and limited her practice until the couple divorced in 1923. After this time, Peters' work increased exponentially. She became known for apartment building design, employing a great variety of architectural styles popular at the time, although many of her designs featured the Tudor Revival style. Her apartment designs were efficient and practical. She collaborated heavily with the Charles E. Phillips Building Company of Kansas City, greatly enhancing her success and prominence in the region.¹³ She claimed responsibility for the design of over 1,000 buildings during her career, including the Melbourne Apartments (1927), Ambassador Hotel (1924), and Pennbroke Apartments (1926), all in Kansas City, Missouri.¹⁴

Court groups, several apartment buildings organized around a central courtyard, became one of her signature apartment styles, beginning in 1919. This arrangement enabled her to create cohesive groups of apartment buildings, increase the number of exterior walls to maximize the natural light and ventilation through windows,

¹⁰ *Polk's Topeka City Directory, 1935*, (Kansas City, Missouri: R.L. Polk and Company, 1935).

¹¹ George Ehrlich and Sherry Piland, "The Architectural Career of Nelle Peters," *Missouri Historical Review*, 83:4 (January 1989) 164.

¹² Tony Gardner and Roger Maserang, National Register of Historic Places Nomination Form, "Nelle E. Peters Troost Avenue Historic District," (2009), 8-9 - 8-11

¹³ Tony Gardner and Roger Maserang, National Register of Historic Places Nomination Form, "Nelle E. Peters Troost Avenue Historic District," (2009), 8-9 - 8-11

¹⁴ The Ambassador Hotel and Pennbroke Apartments were listed in the National Register of Historic Places in 1983 and 2009, respectively. All three buildings are extant.

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generate a more residential feel for the apartments, and allow slight variances in the architectural details. Additionally, it allowed owners to develop a property one building at a time, as in the nominated resources.¹⁵

Although her primary market was in Kansas City, Missouri, Peters designed buildings throughout the country, including Tulsa, Oklahoma; Asheville, North Carolina; and Jefferson City, Missouri. Other Peters buildings in Topeka, all constructed between 1925 and 1929, include the Pendennis (1021-1023 Tyler Street), Stanleigh Hall (915 Tyler Street), Barbarossa (720-722 Taylor Street), and the El Camino (822-824 Topeka Boulevard).¹⁶

Peters' career thrived in the 1920s before suffering a great decline in the 1930s. The economic downturn during the Great Depression virtually halted construction in Kansas City, while new building codes limited apartment building construction. Following the Great Depression, Peters was unable to return to her previous success. Peters continued to practice on a limited basis until formal retirement in 1967. She died in 1974.¹⁷

Property History

Prior to the District, Albert A. Robinson, Vice President of the Santa Fe Railway, resided in an 1886 two-story mansion on the site. The house was demolished in 1922 after Robinson and his wife died. Around 1927, construction of the three buildings designed by architect Nelle Peters began under the direction of contractor Ed Smith.¹⁸ Capper Court was completed in the spring of 1928; the Curtis was completed later in 1928, and the Senate was finished within the following two years (*Figures 7, 8*). The two more prominent of the buildings were named for Kansas senators Arthur Capper and Charles Curtis (Curtis became Vice President of the United States from 1929 to 1933). The project was largely a female-run operation, unusual during this time period. Nelle Peters, renowned female architect from Kansas City, designed the buildings; Mrs. Z.L. Peters, also of Kansas City owned and developed the property; Mrs. W. L. Hinson managed the complex. The landscape of the property is attributed to the Kansas City landscape architecture firm of Hare and Hare landscaped the property surrounding the buildings, although it is unclear what portions of the historic landscape remain intact.¹⁹ The stairs and sidewalks remain in the historic location. The central brick planters in each courtyard are not historic and do not appear to be based on historic designs. In addition to the landscaped courtyards, six one-story garages historically lined the east boundary of the property along the Curtis Court and Capper Court buildings. These garages were demolished at an unknown date.

The buildings in the District employed the popular architectural style and modern materials of the period, although each was slightly different. The L-shaped Curtis Court faced south and west, and Capper Court faced north and west. The L-shaped Senate Building faced north and west to the streets and had slightly different architectural ornament. Curtis Court and Capper Court had eight three-room units on each floor and featured lancet-arched doors in the corridors. The Senate building was slightly larger with ten three-room units per floor and had less ornate doors that angled at the upper corners. All had faux-stucco on the interior corridor walls, decorative wood and plaster elements, and ornate stair railings.

¹⁵ Ehrlich and Piland, 167.

¹⁶ Nancy Tompkins, "Capitalizing on a suite deal," *The Topeka Capital Journal*, September 22, 1991. Vertical File- Apartments- Senate Suites, Topeka Room, Topeka-Shawnee County Public Library, Topeka, Kansas. The Pendennis and El Camino have been demolished; Stanleigh Hall and Barbarossa are extant.

¹⁷ Ehrlich and Piland, 175.

¹⁸ Wallace, "Woman architect designed historic Topeka apartment."

¹⁹ Wallace, "Woman architect designed historic Topeka apartment."

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The posh apartments were intended for individuals or couples. Upper- and middle-class Topekans resided in the District from construction of the buildings into the 1950s. The 1929-1930 City Directory lists residents for only the Curtis Court and Capper Court Apartments. These individuals worked a variety of white-collar positions, such as an Executive with the Kansas Life Insurance Company, organist for Grace Cathedral, and Adjutant General for the State of Kansas. Many worked for the Atchison, Topeka and Santa Fe railroad in various capacities, including assistant to the general manager, clerk, and a data computer.²⁰

Upper- and middle-class residents continued to reside in the District in the following decades. The 1950 City Directory lists residents with similar white-collar or more prominent positions, such as the supervisor of the State Department of Education, a female occupational therapist, chief clerk for the Secretary of State, and an instructor at the Menninger's Foundation.²¹ Following World War II new modern apartment buildings were constructed in both downtown Topeka and new suburban residential areas south and west of the city center. These new developments competed with the District and the demographics of the buildings began to slightly change.²² The 1960 City Directory lists more retirees and widows in the apartments, as well as salesmen, an agency director for a life insurance company and a manager of Sears, Roebuck and Company.²³ As before, several worked for the Atchison, Topeka and Santa Fe railroad as a boilermaker and district engineer, among others.

Developers planned a major renovation of the District around 1985 to transform the apartments into a luxury hotel, starting with the Senate building and Curtis Court. The venture failed and local contractor J.F. McGivern purchased the buildings in 1989 to undertake a similar renovation. Capper Court had continued to decline in the intervening years, making rehabilitation infeasible.²⁴ The Senate Building and Curtis Court were renovated into a luxury hotel, connected by a new hyphen at the basement and first floor. The hotel opened in 1991 and continues to function as a hotel to the present day.

CONCLUSION

The Senate and Curtis Court Apartments Historic District is eligible for inclusion in the National Register under Criterion C for ARCHITECTURE. Renowned Kansas City female architect Nelle Peters designed the Tudor Revival style buildings. They were constructed in 1928 and 1930. The buildings mirror each other and together form a unified District. Tudor Revival style elements include masonry cladding, stucco with false half-timbering, steeply-pitched gables, Tudor arched doors, and crenellated parapets. Highly-textured stucco walls, wood beams and arched doorways on the interior further reflect the Tudor Revival style. Senate and Curtis Court Apartments Historic District stands out among the few other contemporary apartment buildings in Topeka due to their size and thorough expression of the Tudor Revival style.

²⁰ *Polk's Topeka City Directory, 1929-1931*, (Kansas City, Missouri: R.L. Polk and Company, 1930).

²¹ *Polk's Topeka City Directory, 1950*, (Kansas City, Missouri: R.L. Polk and Company, 1950).

²² Douglass Wallace, National Register of Historic Places Nomination Form, "The Devon Apartments," (Topeka, Kansas, 2001), 8-5.

²³ *Polk's Topeka City Directory, 1960*, (Kansas City, Missouri: R.L. Polk and Company, 1960).

²⁴ Wallace, "Woman architect designed historic Topeka apartment."

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9. Major Bibliographical References

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

Ehrlich, George, and Sherry Piland. "The Architectural Career of Nelle Peters." *Missouri Historical Review*. v. 83, no. 4 (January 1989), pp. 161-176.

Gardner, Tony and Roger Maserang. National Register of Historic Places Nomination Form, "Nelle E. Peters Troost Avenue Historic District." 2009.

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Rosin Preservation, LLC. "College Hill Historic Resources Survey." Kansas City, Missouri, 2015.

Sanborn Map and Publishing Company, Ltd. *Sanborn Fire Insurance Map of Topeka, Kansas*. New York: Sanborn Map Company, 1913. Database online, <http://sanborn.umi.com/proxy.mcpl.lib.mo.us/ks/3094/dateid-000001.htm?CCSI+45n>. Accessed 26 July 2015.

Tompkins, Nancy. "Capitalizing on a suite deal." *The Topeka Capital Journal*, September 22, 1991. Vertical File-Apartments- Senate Suites, Topeka Room, Topeka-Shawnee County Public Library, Topeka, Kansas.

Wallace, Douglass. National Register of Historic Places Nomination Form, "The Devon Apartments." Topeka, Kansas, 2001.

Wallace, Douglass. "Woman architect designed historic Topeka apartment." *The Topeka Capital Journal*, January 12, 1992. Vertical File-Apartments- Senate Suites, Topeka Room, Topeka-Shawnee County Public Library, Topeka, Kansas.

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Historic Resources Survey Number (if assigned): n/a

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10. Geographical Data

Acreage of Property 1 acre

Provide latitude/longitude coordinates OR UTM coordinates.

(Place additional coordinates on a continuation page.)

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1	<u>39.048561</u>	<u>-95.682100</u>	3	_____	_____
	Latitude:	Longitude:		Latitude:	Longitude:
2	_____	_____	4	_____	_____
	Latitude:	Longitude:		Latitude:	Longitude:

Verbal Boundary Description (describe the boundaries of the property)

Original Town, Lot 290+, Tyler Street Lots 209 through 312 (even numbered lots), Section 31, Township 11, Range 16.

Boundary Justification (explain why the boundaries were selected)

The nominated boundary includes the area currently and historically associated with the resources.

11. Form Prepared By

name/title Rachel Nugent, National Register and Survey Coordinator; Lauren Rieke, Historic Preservation Specialist
organization Rosin Preservation date September 2015
street & number 215 W. 18th Street telephone 816-472-4950
city or town Kansas City state MO zip code 64108
e-mail Lauren@rosinpreservation.com

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

name James Parrish, Senate Suites, LLC
street & number 700 SW Jackson Street telephone 785-233-5411
city or town Topeka state KS zip code 66612

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

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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Additional Documentation

Submit the following items with the completed form:

Photographs

Photograph Log

Name of Property: Senate and Curtis Court Apartments Historic District

City or Vicinity: Topeka

County: Shawnee State: Kansas

Photographer: Brad Finch, F-Stop Photography

Date

Photographed: July 2015

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

- 1 of 17: West elevations, Senate in background, Curtis Court in foreground. View northeast.
- 2 of 17: Senate building, southwest corner. View northeast.
- 3 of 17: Senate building, north and west elevations. View east.
- 4 of 17: Senate building, northeast corner. View southwest.
- 5 of 17: Senate building, southeast corner. View northwest.
- 6 of 17: East elevations, Curtis Court on left, Senate building on right. View west.
- 7 of 17: Curtis Court, south and west elevations. View northeast.
- 8 of 17: Curtis Court, west elevation. View east.
- 9 of 17: Senate building, contextual view showing Kansas Statehouse in the background. View southeast.
- 10 of 17: Curtis Court, contextual view showing parking lot and Docking State Office Building in the background. View northeast.
- 11 of 17: Senate building, first floor, lobby. View northwest.
- 12 of 17: Senate building, third floor, one-bedroom suite. Note wardrobe that fills the former Murphy bed nook. View south.
- 13 of 17: Senate building, third floor, one-bedroom suite. View southeast.
- 14 of 17: Curtis Court, second floor, view of historic lobby. View south.
- 15 of 17: Curtis Court, first floor, historic stair. View east.
- 16 of 17: Curtis Court, third floor, typical corridor. View southwest.
- 17 of 17: Curtis Court, second floor, typical studio unit. View east.

Figures

Include GIS maps, figures, scanned images below.

Figure 1: Contextual Map. *Source: Google Maps, 2015.*

Figure 2: Site Map. *Source: Google Maps, 2015.*

Figure 3: Photo Map, Exterior. *Source: On file at Parish Hotel Corporation offices, Topeka, Kansas.*

Figure 4: Photo Map, Senate building. *Source: On file at Parish Hotel Corporation offices, Topeka, Kansas.*

Figure 5: Photo Map, Curtis Court. *Source: On file at Parish Hotel Corporation offices, Topeka, Kansas.*

Figure 6: Stanleigh Apartments, 913 SW Tyler Street, 2015. *Source: Brad Finch, F-Stop Photography.*

Figure 7: Elms apartment building, 400 Topeka Coulevard, 2015. *Source: Google Maps, 2015.*

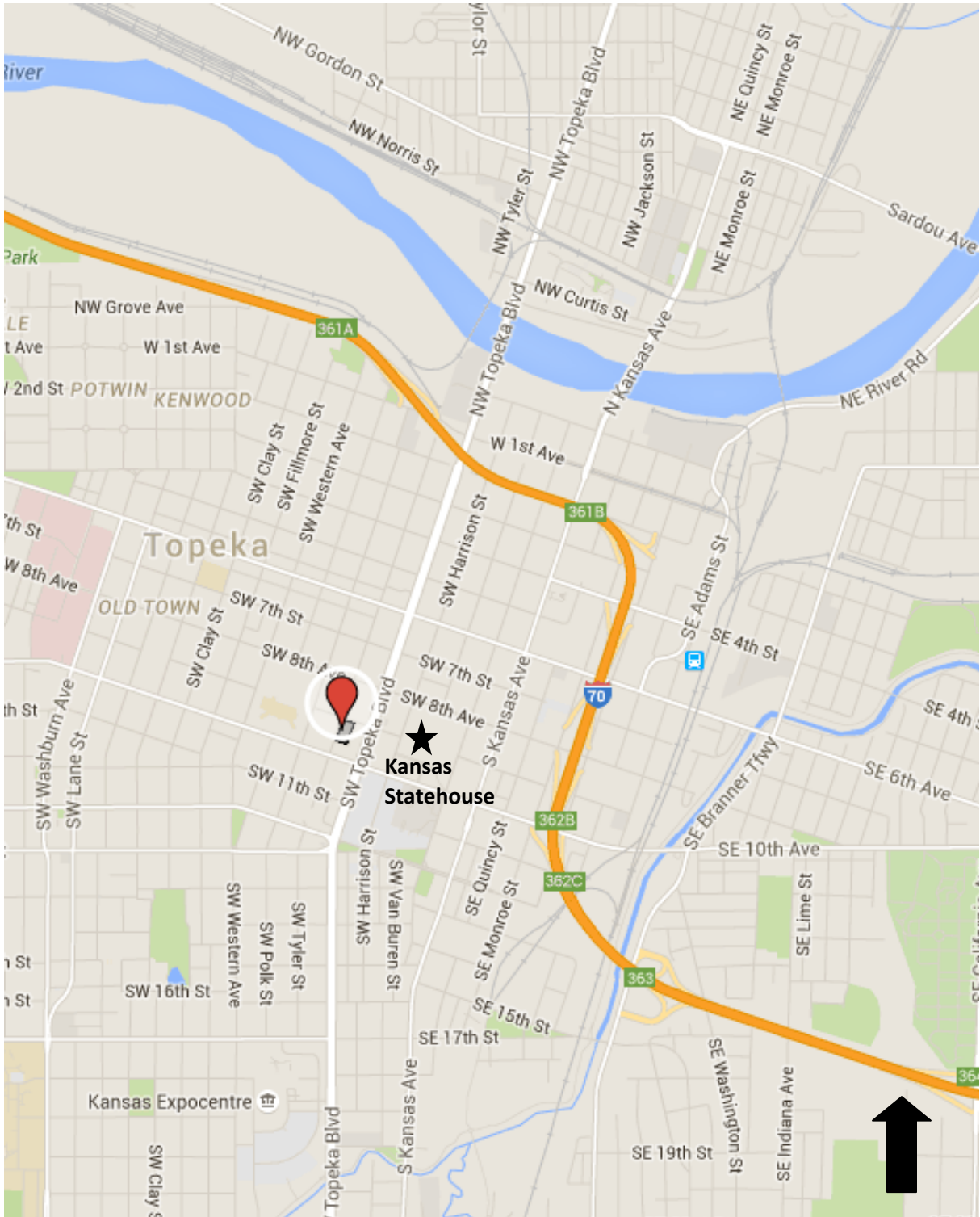
Figure 8: Historic Photo, c.1935. *Source: Harold B Wolfe, Kansasmemory.org.*

Figure 9: Portion of 1935 Sanborn Fire and Insurance Map, Page 56. Three apartments and garages highlighted. *Source: Kansas State Historic Preservation Office.*

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Figure 1: Contextual Map. *Source: Google Maps, 2015.*



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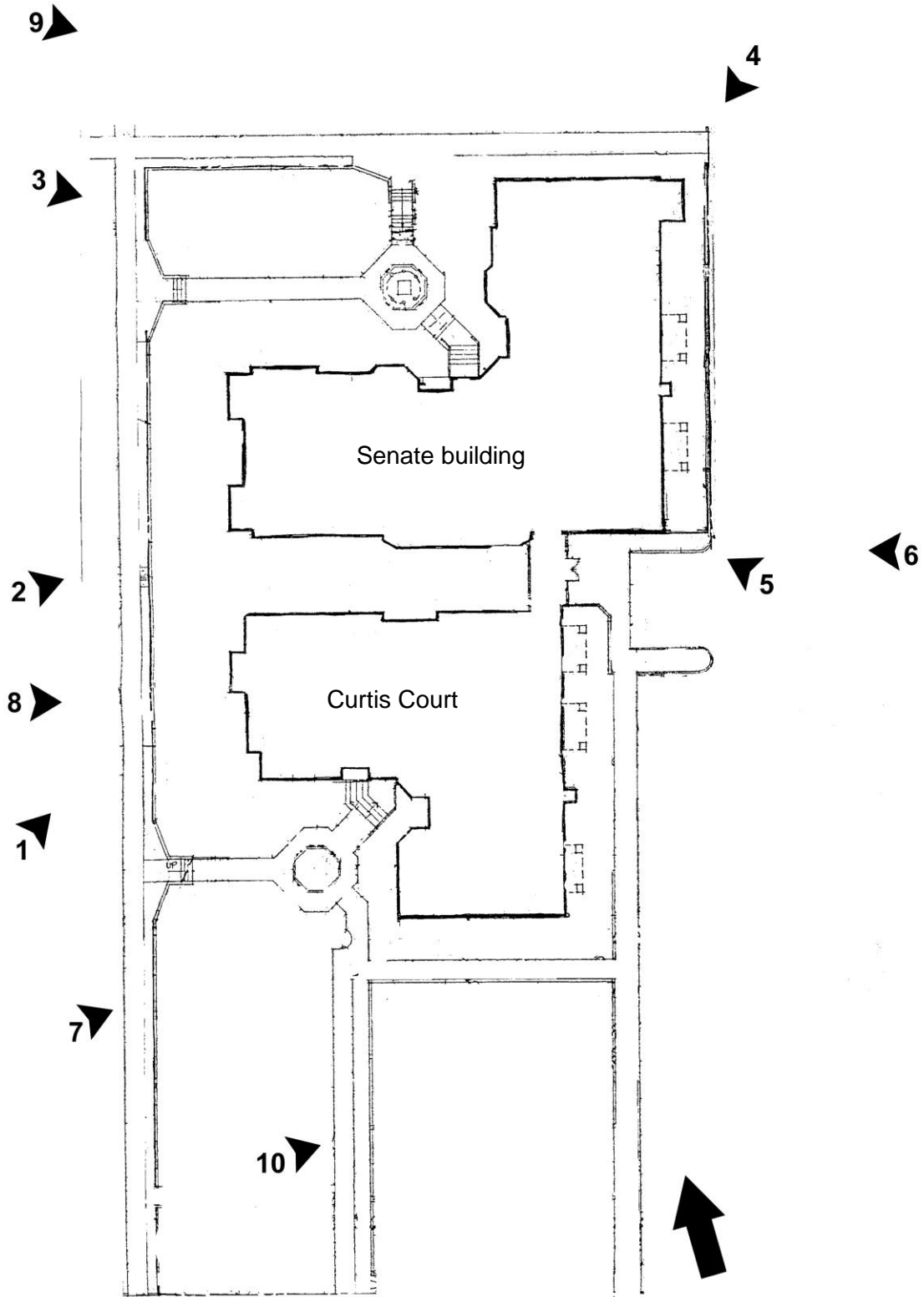
Figure 2: Site Map. Source: Google Maps, 2015.



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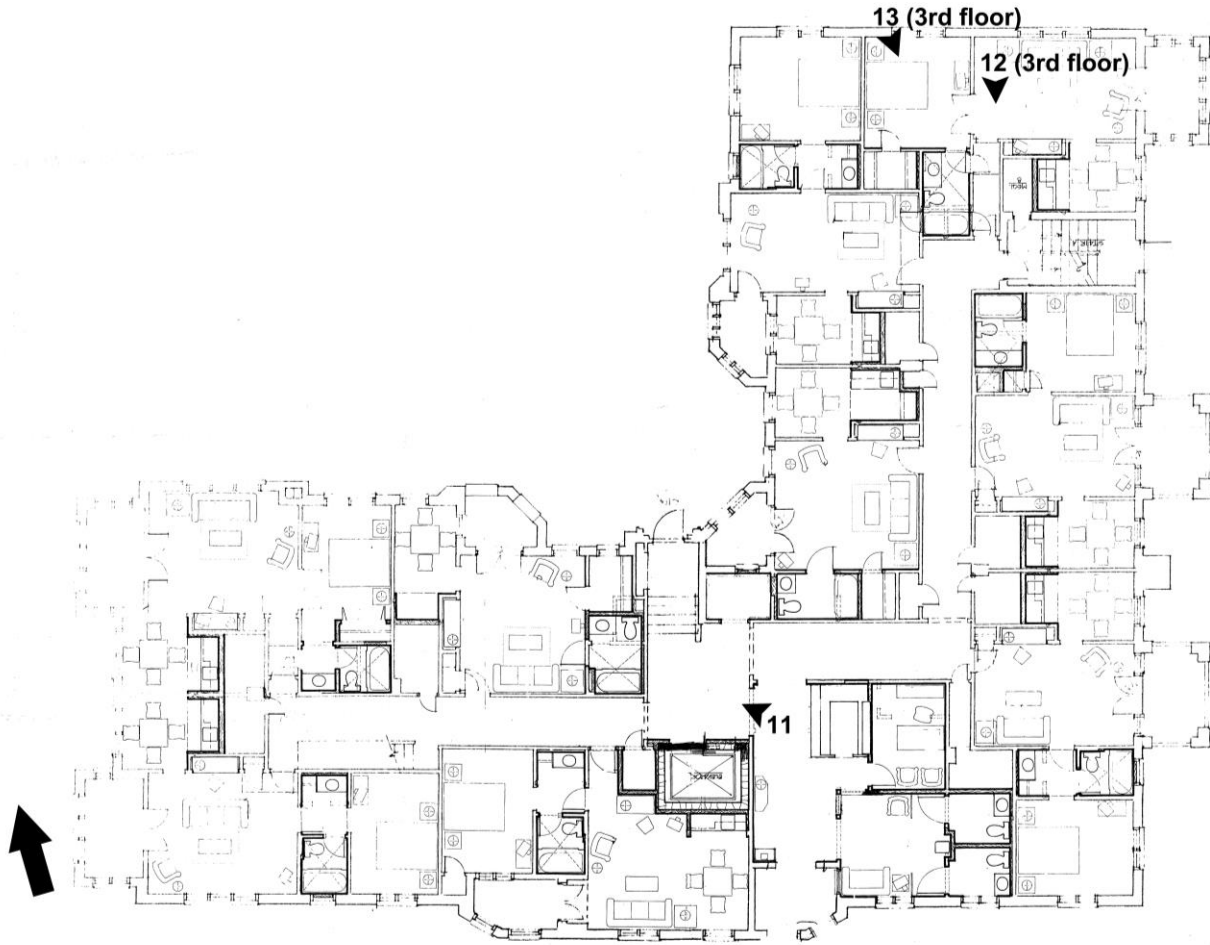
Figure 3: Photo Map, Exterior. Source: On file at Parish Hotel Corporation offices, Topeka, Kansas.



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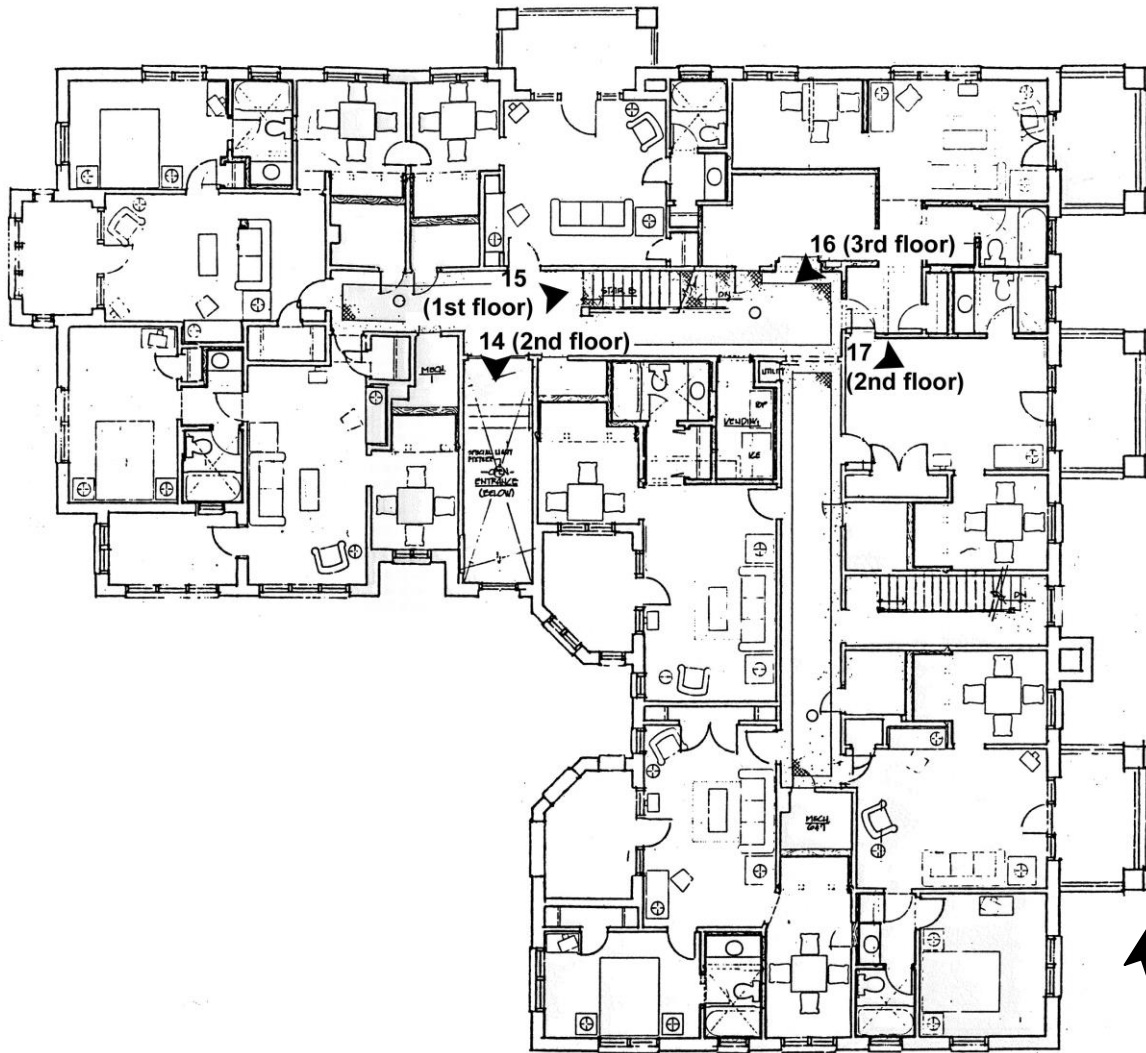
Figure 4: Photo Map, Senate Suites, Interior. *Source: On file at Parish Hotel Corporation offices, Topeka, Kansas.*



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Figure 5: Photo Map, Curtis Court, Interior. *Source: On file at Parish Hotel Corporation offices, Topeka, Kansas.*



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Figure 6: Stanleigh Apartments, 913 SW Tyler Street, 2015. *Source: Brad Finch, F-Stop Photography.*



Figure 7: Elms apartment building, 400 Topeka Coulevard, 2015. *Source: Google Maps, 2015.*



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Figure 8: Historic Photo, c.1935. Source: Harold B Wolfe, Kansasmemory.org.

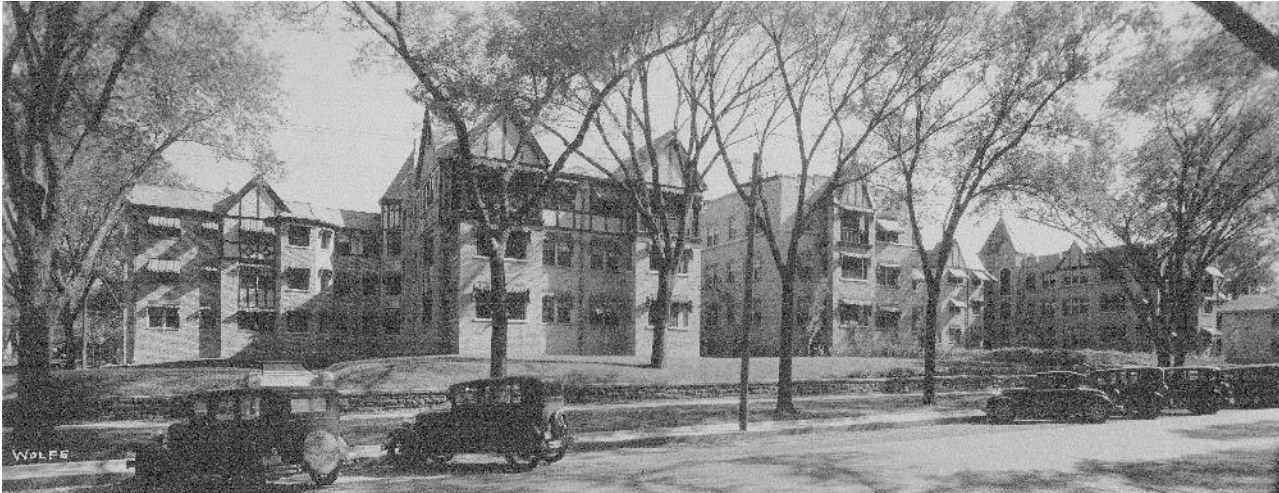


Figure 9: Portion of 1935 Sanborn Fire and Insurance Map, Page 56. Three apartments and garages highlighted. Source: Kansas State Historic Preservation Office.

