

**United States Department of the Interior**  
National Park Service

**Listed in the National Register 07/07/2015**

# 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 South Kansas Avenue Commercial Historic District  
 Other names/site number KHRI # 177-3637  
 Name of related Multiple Property Listing N/A

## 2. Location

Street & number <u>Roughly bounded by 6<sup>th</sup> Ave, 10<sup>th</sup> Ave, SW Jackson St, and SE Quincy St</u>	<u>N/A</u>	not for publication
City or town <u>Topeka</u>	<u>N/A</u>	vicinity
State <u>Kansas</u> Code <u>KS</u> County <u>Shawnee</u> Code <u>177</u> Zip code <u>66603/ 66612</u>		

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,  
 I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.  
 In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:  
 national  statewide  local Applicable National Register Criteria:  A  B  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 \_\_\_\_\_

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

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

<u>Contributing</u>	<u>Noncontributing</u>	
61	35	buildings
		sites
		structures
		objects
61	35	<b>Total</b>

**Number of contributing resources previously listed in the National Register**

7

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

COMMERCE/TRADE (all sub-categories)

DOMESTIC: Hotel

GOVERNMENT: City Hall

SOCIAL: Meeting Hall

RECREATION AND CULTURE: Auditorium

TRANSPORTATION: Road-related

**Current Functions**

(Enter categories from instructions.)

COMMERCE/TRADE (all sub-categories)

DOMESTIC: Hotel

GOVERNMENT: City Hall

SOCIAL: Meeting Hall

RECREATION AND CULTURE: Auditorium

TRANSPORTATION: Road-related

**7. Description**

**Architectural Classification**

(Enter categories from instructions.)

LATE VICTORIAN: Italianate

LATE VICTORIAN: Romanesque

LATE VICTORIAN: Renaissance

LATE 19<sup>TH</sup> & EARLY 20<sup>TH</sup> CENTURY REVIVALS:

Beaux Arts

LATE 19<sup>TH</sup> & EARLY 20<sup>TH</sup> CENTURY REVIVALS:

Classical Revival

LATE 19<sup>TH</sup> & EARLY 20<sup>TH</sup> CENTURY REVIVALS:

Spanish Colonial Revival

MODERN MOVEMENT: Moderne

**Materials**

(Enter categories from instructions.)

foundation: STONE

walls: BRICK

TERRA COTTA

roof: ASPHALT

other: TERRA COTTA

CONCRETE

METAL

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### **Narrative Description**

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

### **Summary**

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

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### **Elaboration**

#### **SETTING**

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

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

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## **BUILDING TYPES<sup>1</sup>**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### ARCHITECTURAL STYLES

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

#### INTEGRITY

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

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

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

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

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

## INDIVIDUAL RESOURCE DESCRIPTIONS

### *Kansas Avenue*

#### **1. 600 S Kansas Ave**

Fidelity State Bank

**Non-Contributing**

1967

Modern/Modern Movement

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

#### **2. 601 S Kansas Ave**

State Savings Bank

**Non-Contributing**

doc. 1921

Postmodern/Neoelectic

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

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

**3. 605 S Kansas Ave**

**Contributing**

doc. 1911

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

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

**4. 607 S Kansas Ave**

**Contributing**

c. 1888

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

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

**5. 611 S Kansas Ave**

**Non-Contributing**

1984

Postmodern/Neoelectic

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

**6. 612 S Kansas Ave**

**Non-Contributing**

1982

Postmodern/Neoelectic

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



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**7. 618 S Kansas Ave**

**Non-Contributing**  
1986  
Postmodern/Neoelectic

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

**8. 623 S Kansas Ave**

Hall's Stationary Store

**Contributing**  
c. 1905, alt. 1910, 1948  
Other: Minimal Commercial (Early-Mid 20th Century)

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

**9. 627-631 S Kansas Ave**

F.W. Woolworth Building

**Contributing**  
doc. 1948, alt. c. 1980  
Streamlined/Art Modern

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

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**10. 628-632 S Kansas Ave**  
G.W. Stanfield Commercial Building

**Non-Contributing**  
c. 1925, alt. c.1965  
Other: Minimal Commercial (Early-Mid 20th Century)

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

**11. 633 S Kansas Ave**

**Contributing**  
Doc. 1926  
Other: Minimal Commercial (Early-Mid 20th Century)

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

**12. 634 S Kansas Ave**  
Edward Jones

**Non-Contributing**  
c.1970  
Modern/Modern Movement

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

**13. 635 S Kansas Ave**  
Kresge Building

**Contributing**  
doc. 1926  
Italian Renaissance Revival

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

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

**14. 700 S Kansas Ave**

Capital Federal Building

**Non-Contributing**

doc. 1961

Modern/Modern Movement

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

**15. 701 S Kansas Ave**

Central National Bank

Architect: Wight & Wight

**NR Listed (7/19/1976)**

1927

Late 19<sup>th</sup> & Early 20<sup>th</sup> Century Classical Revival

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

**16. 705 S Kansas Ave**

W.T. Grant Building

**Contributing**

doc. 1935

Art Deco

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

**17. 709-711 S Kansas Ave**

The Palace Building

Architect: James C. Holland

**Contributing**

doc. 1908, alt. 1915

Commercial

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

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

**18. 712 S Kansas Ave**

**Non-Contributing**  
1985  
Postmodern/Neoelectic

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

**19. 713 S Kansas Ave**

**Contributing**  
c. 1895, alt. 1915  
Commercial

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

**20. 715 S Kansas Ave**

**Non-Contributing**  
doc. 1911, alt. c. 1960, c. 2000  
Commercial

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

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

**21. 716-718 S Kansas Ave**

**Contributing**  
doc. 1910

Late 19<sup>th</sup> and 20<sup>th</sup> Century Classical Revival

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

**22. 719 S Kansas Ave**

**Non-Contributing**  
2009

Postmodern/Neoelectic

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

**23. 720 S Kansas Ave**

**Vacant Lot**

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

**24. 722 S Kansas Ave**

**Contributing**  
c. 1905, alt. c.1960

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

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

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

**25. 724 S Kansas Ave**

**Contributing**

c. 1905, alt. 1911

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

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

**26. 725-727 S Kansas Ave**

**NR Listed (9/15/1977)**

Davies Building

1887

Italianate

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

**27. 726 S Kansas Ave**

**Contributing**

c. 1905, alt. 1911

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

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

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

**28. 728 S Kansas Ave**

**Contributing**

c. 1905, alt. 1911

Late 19<sup>th</sup> and 20<sup>th</sup> Century Classical Revival

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

**29. 729 S Kansas Ave**

**Non-Contributing**

c. 1888, alt. c. 1960

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

This two-story two-part commercial block contains two modified aluminum and glass storefronts on the first story. The second story is clad entirely in non-historic concrete panels. There are no windows on the façade. A non-historic cornice with exterior light fixtures caps the building. The rear (west) elevation is brick and retains its historic arched and rectangular window openings. The windows have stone sills and are infilled with brick. Based on the materials of the facade and storefront and the image of the building that can be seen in a 1954 historic photograph, these alterations appear to have occurred within the period of significance, but more evidence of this facade alteration is needed to re-evaluate its status.

**30. 730 S Kansas Ave**

**Contributing**

c. 1905, alt. 1911

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

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

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**31. 731 S Kansas Ave**

**Contributing**  
c. 1888  
Italianate

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

**32. 732 S Kansas Ave**

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

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

**33. 733 S Kansas Ave**

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

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

**34. 734 S Kansas Ave**

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

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

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



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

**35. 735 S Kansas Ave**

**Non-Contributing**

1960, alt. c. 1980

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

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

**36. 800 S Kansas Ave**

**Non-Contributing**

Macy's Department Store

c. 1965

Modern/Modern Movement

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

**37. 801-805 S Kansas Ave**

**Contributing**

Marks Building

c. 1922

Spanish Eclectic

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

**38. 807 S Kansas Ave**

**Contributing**

1880, alt. c. 1950

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

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

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

**39. 809 S Kansas Ave**

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

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

**40. 811 S Kansas Ave**

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

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

**41. 813 S Kansas Ave**

**Contributing**  
c. 1905  
Late 19<sup>th</sup> & 20<sup>th</sup> Century Classical Revival

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

**42. 815-819 S Kansas Ave**

**Non-Contributing**  
c. 1905  
No Style

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

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**43. 818 S Kansas Ave**

Kansas Power & Light Company Building

**Contributing**

1962

Modern/Modern Movement

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

**44. 820 S Kansas Ave**

AW Vogel Commercial Building

**Contributing**

c. 1922

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

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

**45. 822 S Kansas Ave**

**Contributing**

c. 1905

Late 19<sup>th</sup> & 20<sup>th</sup> Century Classical Revival

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

**46. 825 S Kansas Ave**

**Non-Contributing**

2002

Postmodern/Neoelectic

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

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

**47. 826 S Kansas Ave**

**Contributing**  
c. 1900  
Italianate

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

**48. 830 S Kansas Ave**

Hotel Kansan  
Architect: Shepard & Wiser

**Contributing**  
doc. 1924  
Late 19<sup>th</sup> & 20<sup>th</sup> Century Classical Revival

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

**49. 900 S Kansas Ave**

Gordon Building  
Architect: Frank Squires

**NR Listed (10/20/2010)**  
1911  
Commercial

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

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**50. 901 S Kansas Ave**

Mills Building

Architect: James C Holland

**Contributing**

1912, alt. c. 1950

Late 19<sup>th</sup> & 20<sup>th</sup> Century Classical Revival

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

**51. 906 S Kansas Ave**

Shawnee Federal Savings & Loan

**Non-Contributing**

1960, alt. 2014

Modern/Modern Movement

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

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

**52. 909-911 S Kansas Ave**

Tinkham Veale Building

Architect: WE Glover

**NR Listed (1/11/2006)**

1923

Late 19<sup>th</sup> & 20<sup>th</sup> Century Classical Revival

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

**53. 912 S Kansas Ave**

**Contributing**

c. 1930

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

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

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

**54. 913 S Kansas Ave**

**Contributing**

1910, alt. c. 1960

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

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

**55. 914 S Kansas Ave**

**Non-Contributing**

1910

No Style

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

**56. 915-917 S Kansas Ave**

**Contributing**

Pennant Building

1927

Architect: Tinkham Veale & Sam Friedberg

Spanish Eclectic

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

**57. 918-920 S Kansas Ave**

**Contributing**

Kansas Children's Home Society

1914

Architect: Frank Squires

Late 19<sup>th</sup> & Early 20<sup>th</sup> Century Classical Revival

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

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

**58. 919 S Kansas Ave**

**Contributing**  
c. 1888  
Commercial

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

**59. 921 S Kansas Ave**

**Contributing**  
c. 1880, alt. 1911  
Commercial

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

**60. 922 S Kansas Ave**

**Non-Contributing**  
c. 1900  
Two-Part Commercial Block

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

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

**Non-Contributing**  
c. 1910  
Two-Part Commercial Block

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

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**62. 924 S Kansas Ave**

**Contributing**

1910, alt. c. 1960

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

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

**63. 927-931 S Kansas Ave**

**Contributing**

Minney Building

1888

Architect: Hopkins & Holland

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

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

**64. 933-935 S Kansas Ave**

**Contributing**

1890, alt. c. 1935

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

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

*SW Jackson St*

**65. 700 SW Jackson St (117 SW 7<sup>th</sup> St)**

**NR Listed (3/11/1982)**

Jayhawk Complex: Hotel, Theater, & Walk

1926

Architect: Thomas W Williamson

Late 19<sup>th</sup> & 20<sup>th</sup> Century Classical Revival

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



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

**66. 714 SW Jackson St**

**Contributing**

Eagle Cigar Company

1926

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

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

**67. 716 SW Jackson St**

**Non-Contributing**

Crosby Brothers Company Building

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

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

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

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non-contributing.

**68. 800 SW Jackson St**  
Merchants National Bank

**Non-Contributing**  
1969  
Modern/Modern Movement

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

**69. 812 SW Jackson St**  
Southwestern Bell Telephone Company

**Contributing**  
1960; 1972 addition  
Modern/Modern Movement

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

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

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

**Contributing**  
doc. 1910, add. 1924  
Late 19<sup>th</sup> & 20<sup>th</sup> Century Classical Revival

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

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*SE Quincy St*

**71. 615 SE Quincy St**

**Non-Contributing**

doc. 1986

Parking Garage

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

**72. 629 SE Quincy St**

**Non-Contributing**

doc. 1918

Minimal Commercial (Early-Mid 20th Century)

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

**73. 635 SE Quincy St**

**Contributing**

1935

Streamlined/Art Modern

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

**74. 723 SE Quincy St**

Capitol Federal Parking Garage

**Contributing**

1961

Parking Garage

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

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**75. 800 SE Quincy St**

Topeka Savings Association  
Architect: Eicholtz & Groth

**Non-Contributing**

1973

Modern/Modern Movement

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

**76. 823 SE Quincy St**

Southwestern Bell Telephone

**Contributing**

1951

Modern/Modern Movement

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

**77. 909 SE Quincy St**

**Non-Contributing**

1950, 2012

Two-Part Commercial Block

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

**78. 917 SE Quincy St**

Parking Garage

**Contributing**

1963

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

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

*SE 6<sup>th</sup> Ave*

**79. 115 SE 6<sup>th</sup> Ave**

**Contributing**

1910

Hillmer's Leather Shop

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

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

**80. 117 SE 6<sup>th</sup> Ave**

**Contributing**

doc. 1908

Dibble's Grocery

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

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

**81. 119 SE 6<sup>th</sup> Ave**

**Contributing**

c. 1910

Dibble's Grocery

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

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

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**82. 121-123 SE 6<sup>th</sup> Ave**

Dibble Building

**Contributing**

1920

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

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

SW 6<sup>th</sup> Ave

**83. 107 SW 6<sup>th</sup> Ave**

(New) Stormont Building

**Contributing**

doc. 1926

Late 19<sup>th</sup> and 20<sup>th</sup> Century Classical Revival

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

**84. 117-119 SW 6<sup>th</sup> Ave**

IOOF Hall

**Contributing**

c. 1921

Late 19<sup>th</sup> & 20<sup>th</sup> Century Classical Revival

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

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**85. 121-123 SW 6<sup>th</sup> Ave**  
Bates Block  
Architect: James C Holland

**Contributing**  
doc. 1902  
Italian Renaissance Revival

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

*SE 7th St*

**86. 112-114 SE 7<sup>th</sup> St**  
Gorbutt Building

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

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

**87. 115 SE 7<sup>th</sup> St**

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

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

**88. 116 SE 7<sup>th</sup> St**

**Contributing**  
c. 1880  
Italianate

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

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

**89. 118 SE 7<sup>th</sup> St**

**Contributing**

c. 1888

Italianate

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

**90. 119 SE 7<sup>th</sup> St**

**Non-Contributing**

c. 1900, alt. c. 1990

Postmodern/Neoecclectic

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

**91. 215 SE 7<sup>th</sup> St**

**Contributing**

Topeka City Hall & Auditorium

doc. 1939

Architect: Ted Greist

Art Deco

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



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*SW 7<sup>th</sup> St*

**92. 112 SW 7<sup>th</sup> St**

Aetna Building

Architect: James C Holland

**Contributing**

doc. 1909

Late 19<sup>th</sup> & 20<sup>th</sup> Century Classical Revival

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

**93. 122 SW 7<sup>th</sup> St**

Elks Club Building

**Contributing**

doc. 1907

Italian Renaissance Revival

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

*SE 8<sup>th</sup> Ave*

**94. 106-108 SE 8<sup>th</sup> Ave**

**Non-Contributing**

c. 1900

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

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

**95. 110-112 SE 8<sup>th</sup> Ave**

Thacher Building

Architect: John G Haskell

**NR Listed (3/31/1975)**

doc. 1888

Richardsonian Romanesque/Romanesque Revival

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

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

**96. 114 SE 8<sup>th</sup> Ave**

**Contributing**

c. 1888, alt. c. 1950

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

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

**97. 116 SE 8<sup>th</sup> Ave**

**Contributing**

c. 1888, alt. c. 1925

Spanish Eclectic

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

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*SW 8<sup>th</sup> Ave*  
**98. 108-112 SW 8<sup>th</sup> Ave**

**Non-Contributing**  
2009  
Postmodern/Neoecclectic

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

**99. 114 SW 8<sup>th</sup> Ave**

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

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

**100. 116 SW 8<sup>th</sup> Ave**

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

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

**101. 118 SW 8<sup>th</sup> Ave**  
Kansas News Paper Union

**Contributing**  
1888  
Italianate

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

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

**102. 120 SW 8<sup>th</sup> Ave**

**Non-Contributing**

c. 1900

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

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

*SE 10<sup>th</sup> Ave*

**103. 120 SE 10<sup>th</sup> Ave**

**Non-Contributing**

Cameron Motor Company Building

doc. 1926, doc. 1967

Late 19<sup>th</sup> & 20<sup>th</sup> Century Classical Revival

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

*SW 10<sup>th</sup> Ave*

**104. 120 SW 10<sup>th</sup> Ave**

**NR Listed (7/17/1975)**

Memorial Building

1914

Architect: Charles Chandler

Beaux Arts

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

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

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**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

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

Property is:

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

**Areas of Significance**

COMMERCE

ARCHITECTURE

**Period of Significance**

c. 1880-1965

**Significant Dates**

N/A

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Chandler, Charles

Eicholtz & Groth

Friedberg, Sam

Glover, W. E.

Haskell, John G.

Holland, James C.

Sayler, William

Seddon, Herbert

Shepard & Wiser

Squires, Frank

Veale, Tinkham

Wight & Wight

Williamson, Thomas W.

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**Period of Significance (justification)**

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

**Criteria Considerations (justification)**

N/A

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**Narrative Statement of Significance**

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

**Summary**

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

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**Elaboration**

**COMMERCIAL DEVELOPMENT IN TOPEKA**

Early Settlement & Statehood

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

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

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

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

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

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

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

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<sup>2</sup> Frye W. Giles, *Thirty Years in Topeka: A Historical Sketch* (Topeka, KS: Geo. W Crane & Co Publishers, 1886), 21. Google Books, available at [http://books.google.com/books?id=TxcVAAAAYAAJ&printsec=frontcover&dq=frye+giles+thirty+years+in+topeka&hl=en&ei=ftmqTtrdJLLsQLy6TyDg&sa=X&oi=book\\_result&ct=result&resnum=1&ved=0CC0Q6AEwAA#v=twopage&q&f=true](http://books.google.com/books?id=TxcVAAAAYAAJ&printsec=frontcover&dq=frye+giles+thirty+years+in+topeka&hl=en&ei=ftmqTtrdJLLsQLy6TyDg&sa=X&oi=book_result&ct=result&resnum=1&ved=0CC0Q6AEwAA#v=twopage&q&f=true) (accessed 3 November 2014).

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

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

<sup>5</sup> Giles, 39.

<sup>6</sup> *Ibid.*, 109.

<sup>7</sup> *Ibid.*, 253.



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

The railroad played an integral part in the early success of the Topeka, as it did in many Midwestern frontier towns. The first two major rail lines to service Topeka were the Union Pacific Eastern Division Railroad (Union Pacific), arriving in 1866, and the Atchison, Topeka, & Santa Fe Railway (AT&SF), which began construction both east and west from Topeka in 1868.<sup>8</sup> Entrepreneurs and manufacturers took advantage of the ability to import and export raw materials and finished products, constructing warehouses and industrial plants with direct access to these rail lines. Retail establishments opened further south on Kansas Avenue.

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

### Boom and Bust

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

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

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

<sup>9</sup> Ibid., 283.

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

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

<sup>11</sup> Giles, 242.

<sup>12</sup> Ibid.

<sup>13</sup> Connelley, 812.

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between 3<sup>rd</sup> Street and 8<sup>th</sup> Avenue.<sup>15</sup> Both sides of 5<sup>th</sup> Street and 6<sup>th</sup> Avenue were also densely built at this time. City Hall occupied the upper floors of a three-story commercial building at the southwest corner of 7th Street and Kansas Avenue, establishing this civic function in the District early in its history.<sup>16</sup> A grocer and clothing store occupied the first floor of this building in 1883.<sup>17</sup> Property owners continued to construct masonry buildings along Kansas Avenue, specifically limestone rear and side walls with brick façades, though the introduction of iron posts and beams enabled the construction of commercial spaces with wider spans. While the density of commercial buildings on Kansas Avenue and numbered side streets remained high, SE Quincy and SW Jackson streets along with the 900 Block of Kansas Avenue remained predominantly residential. One- and two-story residences are intermittently spaced on these blocks. Large liverys, often associated with nearby hotels, also occupy multiple lots, particularly on SW Jackson Street.<sup>18</sup>

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

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

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<sup>14</sup> Giles, 376, 379.

<sup>15</sup> Sanborn Fire Insurance Map. Topeka, Kansas, Sheets 5 and 6, 12. Available online <http://sanborn.umi.com/proxy.mcpl.lib.mo.us/ks/3094/dateid-000001.htm?CCSI+45n> (accessed 3 November 2014).

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

<sup>17</sup> Sanborn Fire Insurance Map, Topeka, Kansas, 1883, Sheet 5.

<sup>18</sup> Sanborn Fire Insurance Map, Topeka, Kansas, 1883, Sheets 5 and 6.

<sup>19</sup> Connelley, 814.

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

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

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

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Frye W. Giles, one of the founders of the Topeka Association, established the first banking service in 1864, serving as an express agent in a small, one-story building.<sup>23</sup> Giles partnered with Charles E. Jewell in 1866 and together they founded Topeka National Bank in 1872 and Topeka State Bank in 1878.<sup>24</sup> National Bank of Topeka, the city's oldest bank, formed in 1868. Central Bank, established in 1882, occupied buildings at the intersection of 7th Street and Kansas Avenue.<sup>25</sup> Cyrus K. Holliday, another founder of the Topeka Association, established the Merchants National Bank in the 600 Block of S Kansas Avenue in 1888.<sup>26</sup> These institutions provided relatively stable investment sources for developers, manufacturers, and entrepreneurs growing businesses in the downtown commercial area. The strength of the banking industry in Topeka allowed many of these early banking institutions to survive the recessions and depressions common in the late 1800s as well as the Great Depression of the twentieth century. According to the state banking commissioner, 120 banks in Kansas failed in 1928, though none of the banks in Topeka suffered this fate.<sup>27</sup> By 1929, thirteen bank and trust companies, seven building and loan associations, and several mortgage companies had combined assets of over \$100,000,000.<sup>28</sup>

### Twentieth Century Growth

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

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

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

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

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

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

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

<sup>28</sup> "Topeka's Banks are Foundation of All Business."

<sup>29</sup> Connelley, 815.

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

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

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

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

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

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

Construction in the 1930s and 1940s was limited mostly to government buildings and façade replacement. In the late 1930s or early 1940s, a limestone façade with Art Deco features replaced the simple 1910 façade of 705 S Kansas Avenue. While the Great Depression certainly affected Topeka, the presence of the state government helped to stabilize the city during these tough economic times. The City demolished the existing civic building as well as the remaining dwellings and commercial structures on the block to construct a block-long building at 215 SE 7<sup>th</sup> Street. The grand limestone structure designed to house the Municipal Auditorium and City Hall was built using PWA funds in 1938.<sup>37</sup> The commercial core of Topeka continued to remain strong through the early and mid-twentieth century. The comprehensive plan for the city and county, published in

<sup>33</sup> Sanborn Fire Insurance Map, 1913, Sheets 36, 37, 49, 50, 58.

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

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

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

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

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

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

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

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

<sup>39</sup> Ibid.

<sup>40</sup> Ibid., 9.

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

<sup>42</sup> Ibid. 33.

<sup>43</sup> Ibid. 200-201.

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

#### Urban Renewal and Downtown Revitalization

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

The URA initially identified a thirty-seven block area in the northeast corner of downtown, south of the river that they deemed in need of redevelopment. The project area extended from Crane Street to Eighth Avenue, Kansas Avenue to Adams Street. In November 1956, redevelopment of the Keyway Urban Renewal Area was

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<sup>44</sup> Ibid. 62-63.

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

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

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

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

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estimated at twenty million dollars.<sup>49</sup> This area included a number of blocks designated as a path for an interstate highway (I-70) that was still in the planning phase. In March 1961, the URA purchased properties for the interstate highway right-of-way and began clearing the land. During this time, the Urban Renewal Area was reduced to the area between Crane Street and 6<sup>th</sup> Avenue, just north of the District. When completed, the six-lane sunken highway through this six-block stretch of Topeka effectively divided the more industrial properties to the east from the commercial and governmental entities to the west, solidifying these functional zones.

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

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

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

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

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

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

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After a decade without any new construction following the completion of the Topeka Savings Association (800 SE Quincy Street), property owners again began constructing new buildings, including four professional office buildings on S Kansas Avenue (611, 612, 618, and 712 S Kansas Avenue) and large parking garages at 615 SE Quincy Street (Photo 23) and 612 SW Jackson Street. Typically designed for government or professional offices, the new buildings lacked storefronts and are recessed from the streetwall. The parking garages are highly utilitarian open deck concrete garages with no ornament. As suburban development expanded the boundaries of the city, primarily south and west of the historic downtown, commercial centers constructed within these developments contained the businesses that commonly supplied everyday needs, such as grocery stores and pharmacies, leaving the commercial core with space for government offices and specialty stores. After another construction hiatus in the 1990s, two mixed use commercial and residential buildings were constructed at 719 and 825 S Kansas Avenue (Photos 4 and 7). An additional parking garage with a more traditional brick façade resembling a two-part commercial block was constructed at 108 SW 8<sup>th</sup> Street in 2009 (Photo 18).

## ARCHITECTURE

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

### Commercial Building Forms

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

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



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bulkheads, transoms, signs, and doors. Commercial buildings and the streetscape they create define both the functional and visual character of the District.

#### *One-Part Commercial Block*

The One-Part Commercial Block building is a simple one-story cube with a decorated façade. In many examples, the street frontage is narrow and the façade comprises little more than plate glass windows and an entrance with a cornice or parapet spanning the width of the façade (*924 S Kansas Avenue, Photo 13*).

#### *Free-Standing Commercial Block*

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

#### *Two-Part Commercial Block*

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

#### *Two-Part Vertical Block*

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

#### *Three-Part Vertical Block*

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

### Architectural Styles

#### *Late Victorian*

Constructed from circa 1880 to 1926, the Late Victorian resources are identified by a variety of textures and colors. The proliferation of High Victorian Italianate, Richardsonian Romanesque and Romanesque Revival, and Italian Renaissance styles reflects the building boom that occurred in Topeka during the last decades of

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the nineteenth century. These resources are between two and five stories tall with brick or stone walls and stone or pressed metal trim. The resources identified as *High Victorian Italianate* are two or three stories tall. This style was commonly used for commercial buildings in the 1870s and 1880s. The simple brick facades have carved stone lintels and ornate pressed metal cornices with elaborate brackets and gables (*116 and 118 SE 7th Street, Photo 24*). The shallow segmental arch was a common shape for upper-story window openings and was highlighted by ornate lintels. Historic photographs of streetscapes within the survey area show many High Victorian Italianate facades, some of which were replaced with newer facades beginning as early as the 1910s. The *Richardsonian Romanesque/Romanesque Revival* style exhibits classical symmetry and round-arched window openings, rusticated stone facades with ornament composed of terra cotta or stone of a different color, and turrets or other rounded applied features are also common on Richardsonian Romanesque resources (*112 SE 8<sup>th</sup> Street, Photo 6*).

#### *Late-Nineteenth and Early-Twentieth Century Revivals*

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

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

#### *Beaux Arts*

The grand and dramatic Beaux Arts style is often applied to large-scale commercial or to formal institutional or governmental buildings (*122 SW 7<sup>th</sup> Street, Photo 16*). The Soldiers and Sailors Memorial Hall is an excellent example of the Beaux Arts style (*120 SW 10<sup>th</sup> Street, Photo 21*). The two resources identified as Beaux Arts

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

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are three and four stories tall and were constructed in 1909 and 1914. These buildings have symmetrical stone facades with highly sculptural ornament.

#### *Minimal Commercial (Early – Mid Twentieth Century)*

Nearly half of the resources in the District are identified as Minimal Commercial (Early – Mid Twentieth Century), a term used in the KHRI database to define the one- to three-story commercial resources with generic brick facades and little or no applied ornament. The east side of the 700 Block and the west side of the 900 Block of S Kansas Avenue are two intact collections of such resources (*Photos 5 and 11*). The numbered streets also display streetscapes composed primarily of Minimal Commercial (Early – Mid Twentieth Century) buildings.

#### *Modern Movement*

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

#### *Art Deco*

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

#### *Streamlined Moderne*

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

#### *Modern Movement – Other*

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In the post-World War II period, buildings, especially commercial buildings, got bigger and sleeker. All vestiges of architectural ornament and references to historic styles were removed. Skins of glass and metal replaced traditional veneers of brick and stone. Windows became expansive ribbons of glass rather than punched openings. Twenty buildings of this genre rose in downtown Topeka during the post-war boom and into the early 1970s. Commercial businesses embraced forward-looking Modern Movement architecture to represent their own visions of the future. The 1973 Topeka Savings Association (*800 SE Quincy Street, Photo 27*) is an excellent example of New Formalism, where the most prominent features are the circular form, the wide projecting roof slab, and the shaped columnar supports. The Kansas Power & Light Building (1962) illustrates the Miesian subtype of the International Style (*818 S Kansas Avenue, Photo 8*). Features of this style include the recessed ground floor walls and the regular pattern of the façade created by the exposed concrete frame.

### **CONCLUSION**

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

South Kansas Avenue Commercial Historic District  
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## 9. Major Bibliographical References

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

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

**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

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

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

Historic Resources Survey Number (if assigned): \_\_\_\_\_

**10. Geographical Data**

**Acreeage of Property** 49 acres

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

**Latitude/Longitude Coordinates**

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

1	<u>39.052033</u> Latitude:	<u>-95.674748</u> Longitude:	3	<u>39.049896</u> Latitude:	<u>-95.672472</u> Longitude:
2	<u>39.051303</u> Latitude:	<u>-95.671870</u> Longitude:	4	<u>39.049534</u> Latitude:	<u>-95.671196</u> Longitude:
5	<u>39.048024</u> Latitude:	<u>-95.671800</u> Longitude:	8	<u>39.047928</u> Latitude:	<u>-95.673331</u> Longitude:
6	<u>39.048166</u> Latitude:	<u>-95.672564</u> Longitude:	9	<u>39.045561</u> Latitude:	<u>-95.674309</u> Longitude:
7	<u>39.047822</u> Latitude:	<u>-95.672711</u> Longitude:	10	<u>39.046293</u> Latitude:	<u>-95.677154</u> Longitude:

**Verbal Boundary Description** (describe the boundaries of the property)

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

**Boundary Justification** (explain why the boundaries were selected)

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

**11. Form Prepared By**

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

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

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

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

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

**Additional Documentation**

Submit the following items with the completed form:

**Photographs**

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

**Photograph Log**

Name of Property: South Kansas Avenue Commercial Historic District  
City or Vicinity: Topeka  
County: Shawnee County: Shawnee  
Photographer: Brad Finch, F-Stop Photography

South Kansas Avenue Commercial Historic District  
Name of Property

Shawnee County, Kansas  
County and State

Date

Photographed: November 2014

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

### Photo Log

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

### Figures

Include GIS maps, figures, scanned images below.

**Figure 1:** Contextual Map.

**Figure 2:** Site Map.

**Figure 3:** Contributing Properties Map, Photo Map.

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

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

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

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

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

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

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

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

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

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



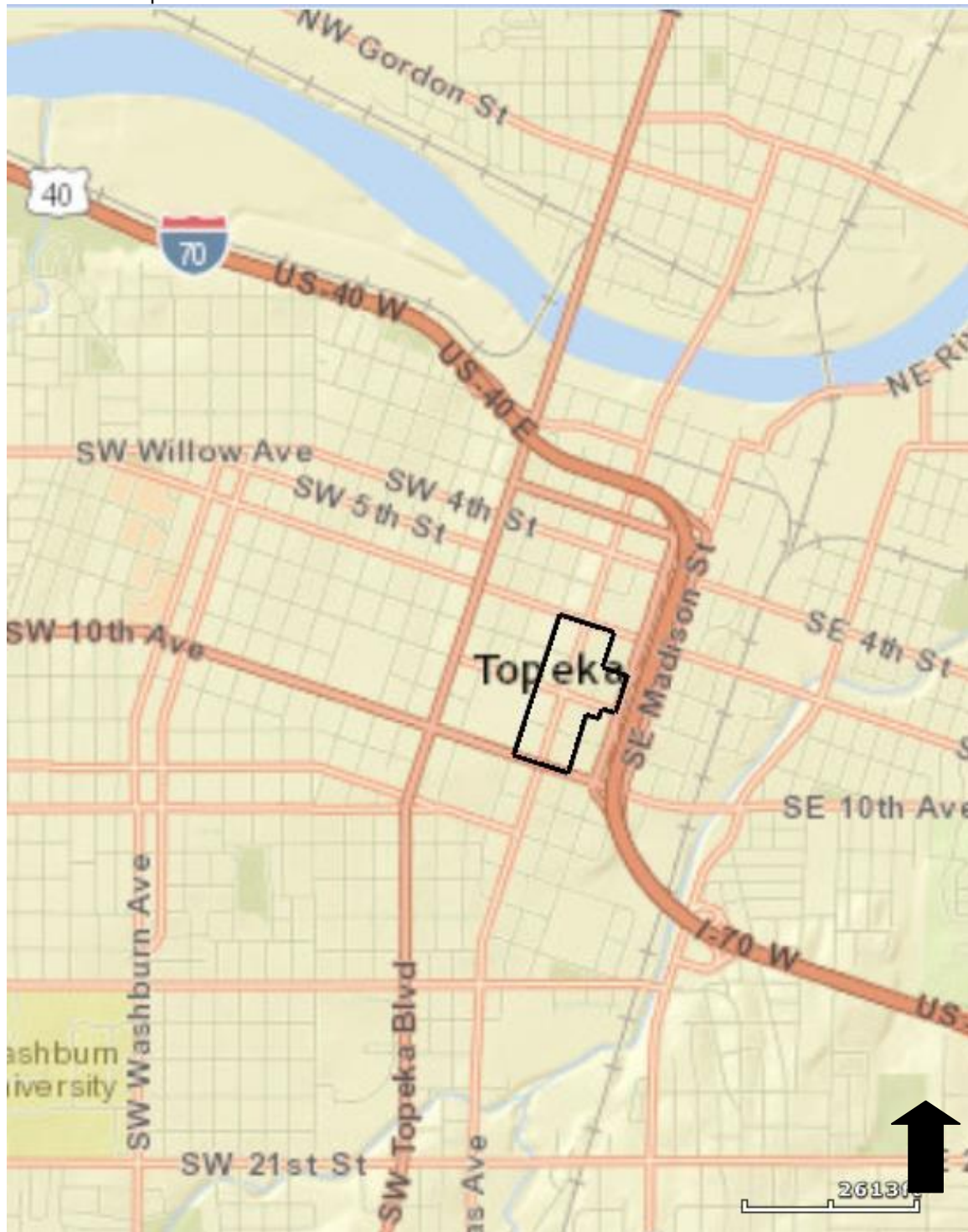
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South Kansas Avenue Commercial Historic District  
Name of Property

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County and State

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



South Kansas Avenue Commercial Historic District (49 acres)

Topeka, Shawnee County, Kansas

(Datum: WGS84) Lat/Long

- |                          |                          |
|--------------------------|--------------------------|
| 1. 39.052033, -95.674748 | 6. 39.048166, -95.672564 |
| 2. 39.051303, -95.671870 | 7. 39.047822, -95.672711 |
| 3. 39.049896, -95.672472 | 8. 39.047928, -95.673331 |
| 4. 39.049534, -95.671196 | 9. 39.045561, -95.674309 |

South Kansas Avenue Commercial Historic District  
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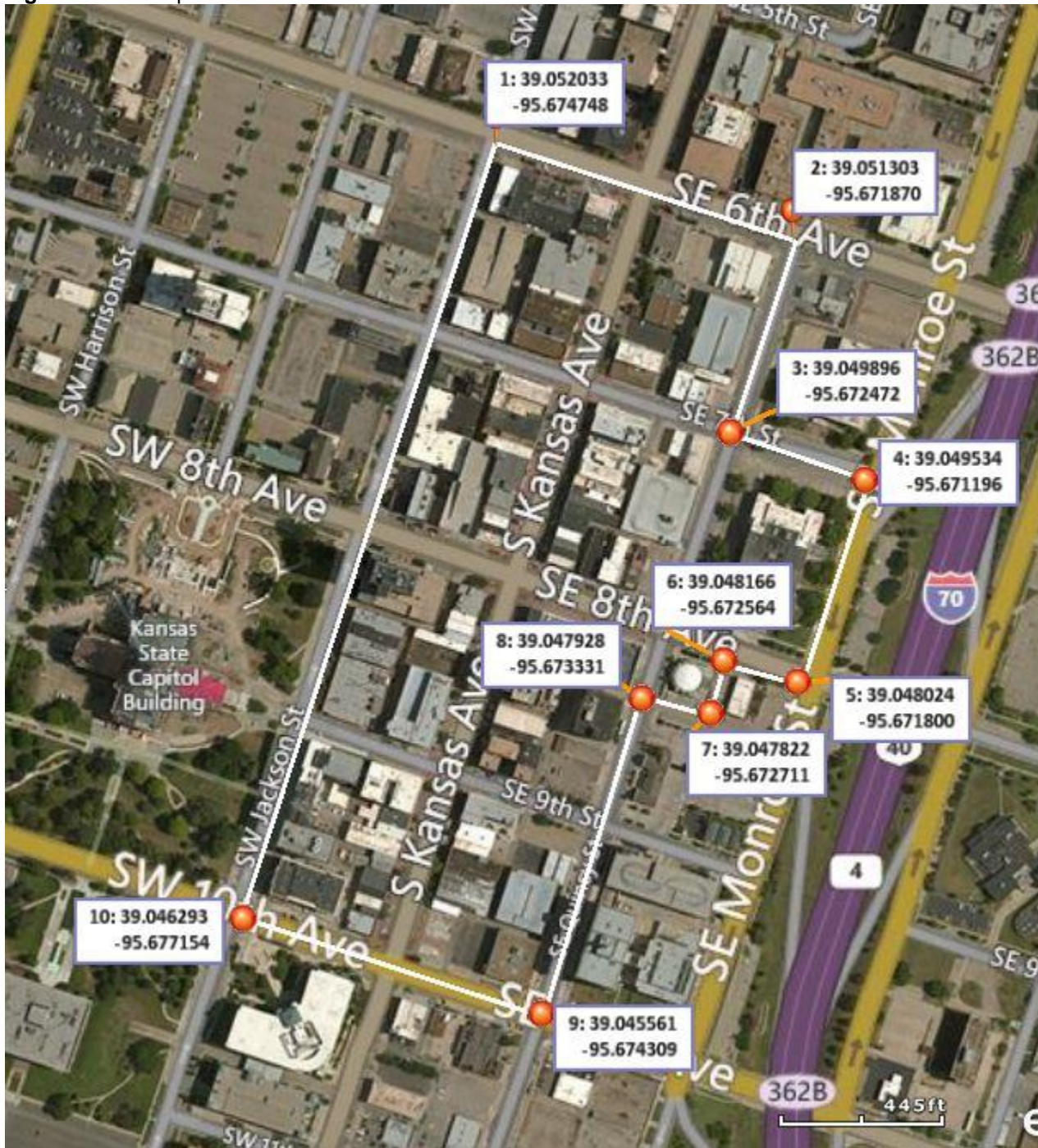
5. 39.048024, -95.671800

10. 39.046293, -95.677154

South Kansas Avenue Commercial Historic District  
Name of Property

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Figure 2: Site Map. Source: ArcGIS 2013.



South Kansas Avenue Commercial Historic District (49 acres)

Topeka, Shawnee County, Kansas

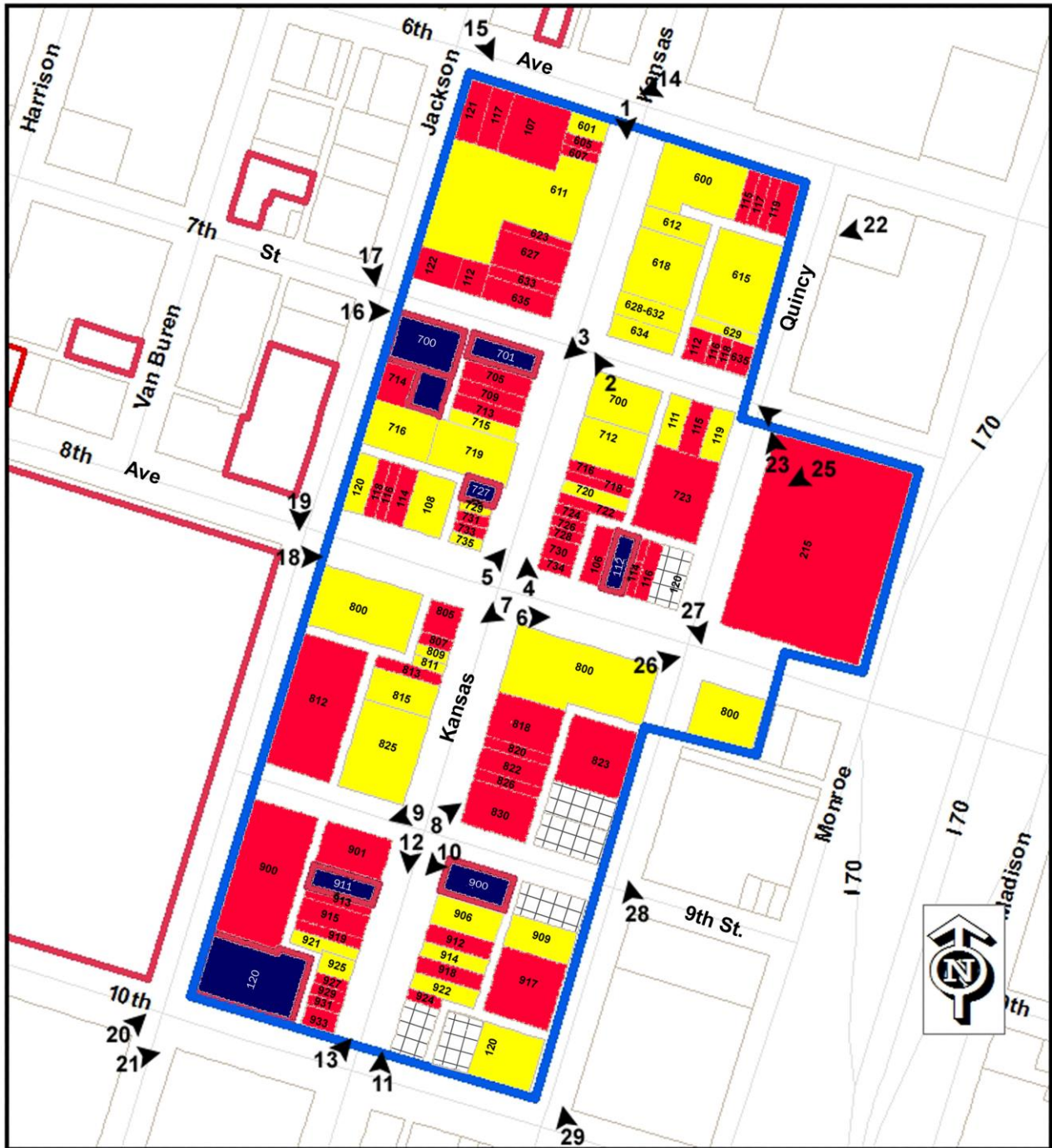
(Datum: WGS84) Lat/Long





- |                          |                           |
|--------------------------|---------------------------|
| 1. 39.052033, -95.674748 | 6. 39.048166, -95.672564  |
| 2. 39.051303, -95.671870 | 7. 39.047822, -95.672711  |
| 3. 39.049896, -95.672472 | 8. 39.047928, -95.673331  |
| 4. 39.049534, -95.671196 | 9. 39.045561, -95.674309  |
| 5. 39.048024, -95.671800 | 10. 39.046293, -95.677154 |

South Kansas Avenue Commercial Historic District  
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Figure 3: Contributing Properties Map, Photo Map.



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

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Name of Property

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



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



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



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



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





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

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South Kansas Avenue Commercial Historic District  
Name of Property

Shawnee County, Kansas  
County and State

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



South Kansas Avenue Commercial Historic District  
Name of Property

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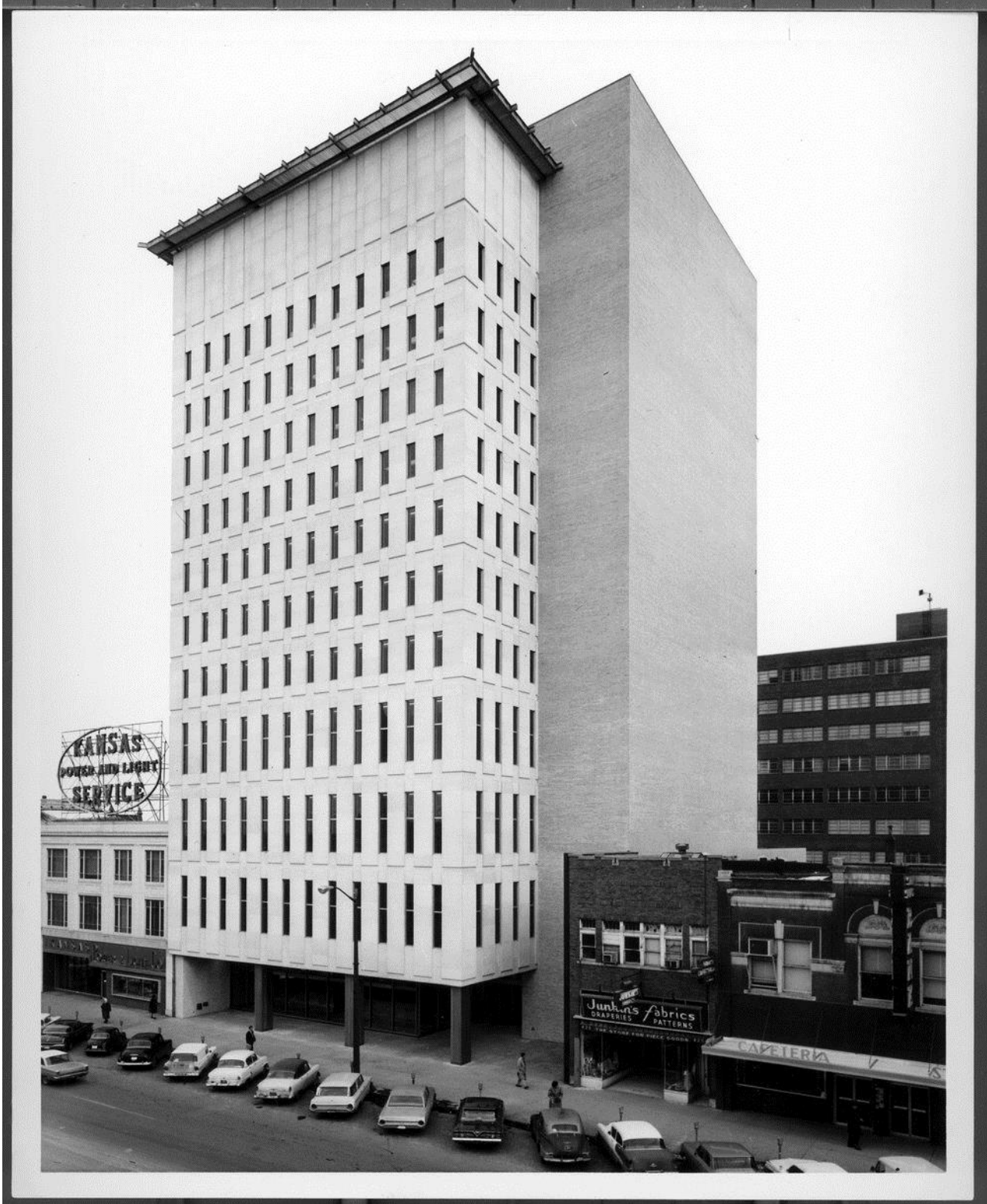
**Figure 11.** 900 Block of S Kansas Avenue, 1965. *Courtesy of Kansas Memory online database.*



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



South Kansas Avenue Commercial Historic District  
Name of Property

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

