DOWNTOWN TOPEKA
HISTORIC RESOURCES SURVEY

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The City of Topeka, Kansas

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INTRODUCTION

The City of Topeka (City) contracted Rosin Preservation, LLC to conduct an intensive-level survey of historic resources along North and South Kansas Avenue in Topeka and North Topeka. Kansas Avenue has long been Topeka's primary commercial thoroughfare. It was the heart of the original town site established in 1854, and remains the core of the city's central business district.

The survey area includes roughly twenty-four blocks flanking Kansas Avenue in Topeka, Kansas. Twenty blocks are south of the Kansas River; four blocks are north of the river *(Figure 1)*. Historically, this street spanned the Kansas River, connecting the commercial areas on both sides of the river.[1] The study area includes all of the resources on South Kansas Avenue between Crane Street and 10th Avenue. Also included are resources on numbered cross streets between SW Jackson Avenue and SE Quincy Avenue from 4th Street to 10th Avenue, as well as resources on the east and west sides of SW Jackson Avenue between SW 4th Street and SW 10th Avenue and the east and west sides of SE Quincy Avenue between SE 6th Street and SE 10th Avenue. The survey area in North Topeka includes all of the resources lining North Kansas Avenue between North Gordon and North Norris Streets. The survey examined a total of 221 buildings.

While previous survey work addressed selected individual buildings along Kansas Avenue, usually in conjunction with an individual nomination to the National Register of Historic Places or as part of an informal survey project, such as the 1996 survey of North Topeka, the City now wishes to evaluate all resources within a defined survey boundary in order to generate a more comprehensive picture of commercial development patterns along Kansas Avenue and to identify resources that may be eligible for financial incentives for preservation, such as state and federal historic tax credits.

To that end, the Downtown Topeka Historic Resources Survey encompasses two objectives:

1) to identify, record, photograph, and evaluate through intensive-level architectural/historic survey those individual properties and potential historic districts in the project area that, on the basis of age and integrity, meet the eligibility criteria for listing in the National Register of Historic Places or the Register of Historic Kansas Places, and to substantiate such assessments; and

2) to identify and characterize those portions of the project area which, on the basis of insufficient age or integrity, warrant no further study to exclude them from consideration for nomination in the National Register of Historic Places or Register of Historic Kansas Places and to substantiate such assessments.

During September and October 2011, Rosin Preservation principal Elizabeth Rosin, associate Rachel Nugent, and sub-consultant Brad Finch completed survey activities. City planning staff and members of

[1] The Kansas Avenue Bridge constructed in 1964-67 connected South Kansas Avenue to NE Quincy Street rather than North Kansas Avenue.

the Topeka Landmarks Commission had defined the survey boundaries prior to the start of the survey. Ms. Rosin and Ms. Nugent initiated the project by visiting Topeka to meet with City planning staff and to review the survey area. Ms. Nugent and Mr. Finch completed the field survey, photography, and archival research in October. During October and November Ms. Nugent entered data into a Microsoft Excel spreadsheet. Ms. Nugent uploaded the Excel spreadsheet to the Kansas State Historical Society's (KSHS) online database, the Kansas Historic Resources Inventory (KHRI).[2] Finally, Ms. Rosin and Ms. Nugent analyzed the data and developed management recommendations. Ms. Rosin, assisted by Ms. Nugent, prepared this report of findings. Unless otherwise noted, all photographs in this report were taken by Mr. Finch.

This report, through the historic contexts it presents, connects downtown Topeka's built environment to the city's past. More specifically, it establishes relationships between resources that share historical themes, time frames, and geographic areas. Some resources, however, are at risk as demolition and significant exterior alterations continue to threaten not only older buildings but Topeka's mid-twentieth century Modern Movement buildings, some of which may be significant works of architecture. Revitalization will be successful if the community embraces and celebrates the architectural past of downtown Topeka as a record of the community's shared history.

[2] The website for Kansas Historic Resources Inventory (KHRI) is http://www.kshs.org/khri.

Figure 1. Downtown Topeka Historic Resources Survey Area

METHODOLOGY

Rosin Preservation completed the Downtown Topeka Historic Resources Survey in conformance with the procedures for intensive-level survey outlined in *National Register Bulletin 24: Guidelines for Local Survey: A Basis for Preservation Planning*. Evaluation of resources for significance was in accordance with *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*.

FIELD SURVEY & DATA ENTRY

During field survey the consultant examined every resource in the survey area regardless of whether it had been previously surveyed. The consultant recorded the architectural style, primary and secondary materials, the configuration and materials of windows and storefronts, condition, present use, and significant alterations or additions and took digital photographs of each resource. Primary and secondary elevation photographs conform to KSHS standards for survey documentation.

Information collected in the field was entered into the Kansas Historic Resources Inventory (KHRI) Field Spreadsheet provided by KSHS in Excel format. A separate spreadsheet was extracted from KHRI containing 136 existing entries for previously surveyed buildings. Additional entries were created for resources that were not previously surveyed. Tim Paris, City of Topeka Planner, also provided the consultants with a spreadsheet containing owner information and GIS identifiers for the surveyed properties. These fields were amended to the KHRI spreadsheet. While in the field, the consultant confirmed the addresses provided by the City. Because each parcel can contain more than one building, additional entries were created in the spreadsheet so that each surveyed resource would have its own entry.[3] The final spreadsheet contains 221 entries. Following consultation with KSHS staff, entries were not created for the 12 vacant lots in the survey area.

Several fields within the spreadsheet have drop-down menus from which to select appropriate information. Such fields include *County/City, Historic* and *Present Function, Primary Style, Plan* and *Roof Form, Commercial Building Type, Number of Stories, Condition, Principal Material, Listed in the State Register* and *National Register*, and *Potentially Eligible for National Register*. If the approved list did not contain an adequate choice, additional information was entered in corresponding *Remarks* fields. Entries conform to KSHS requirements for the standardized representation of data, such as inserting "Commercial Building" in the *Alternate Name* field when no historic name exists.

The information in the 136 existing KHRI entries contained varying amounts and types of data that was often outdated or incorrect. Some had attached photographs, but many did not. The KHRI inventory number and all of the entered data with the exception of owner information was transferred to the main spreadsheet. New information was added to the existing entries, and incorrect or irrelevant information was removed.

[3] The Shawnee County Public GIS on-line viewer and the Bing bird's eye view maps were used to determine separate building footprints.

Several properties had been surveyed within the last two years (427-429, 926, 928, 930, and 934 S. Kansas Ave). KHRI included extensive research for these resources, including multiple photographs and attachments. These entries were reviewed for accuracy and only updated with owner information, current use, and photographs. All of the existing photographs and attachments were retained.

The consultant uploaded the completed spreadsheet to the KHRI website using the batch uploading procedure. KSHS staff then assigned KHRI inventory numbers to the 85 resources not previously surveyed. Once the batch upload was complete, two current photographs of each resource were uploaded and captioned according to KSHS requirements.

HISTORICAL RESEARCH & HISTORIC CONTEXTS

Historical research is critical to understanding the commercial history of Topeka and the evolution of the built environment. Research occurred concurrently with field survey and data review. This approach allowed the team to merge field and research data to create a strong and understandable relationship between the events in Topeka's history and its built environment, to develop a historic context for the survey area, and to establish dates of construction for individual properties.

A variety of primary and secondary resources provided a wealth of background information about the people, buildings, and developments within Topeka to create the urban core that exists in 2011. The consultants reviewed existing National Register nominations for properties within the study area; written histories of Topeka and Shawnee County; existing entries in KHRI; and other primary and secondary resources and maps. Materials were gathered from the Topeka and Shawnee County Public Library and from the Kansas State Archives. Both repositories have pertinent primary resources in their general collections. The Topeka and Shawnee County Public Library has the most complete collection of Topeka city directories beginning in 1870. The Kansas State Archives has historic maps, photographs, and an index on microfilm of Topeka building permits issued between 1880 and 1926. *Sanborn Fire Insurance Maps* for Topeka were accessed on-line through Mid-Continent Public Library. Other internet resources examined included primary resources accessed through *Google Books* and historic photographs available through *Kansas Memory*.

DETERMINING NATIONAL REGISTER ELIGIBILITY

In order to make management recommendations, the consultants evaluated all inventoried properties according to the criteria and standards for historic resources established by the National Park Service. This included a preliminary assessment of individual eligibility for listing in the National Register and/or as contributing elements to a National Register historic district, using three primary categories of data.

- Architectural Style/Property Type
- Date of Construction
- Architectural Integrity

Architectural Analysis

After compiling and reviewing the results of the field survey, Rosin Preservation assigned each building an architectural style and/or vernacular property type. *The Buildings of Main Street: A Guide to American Commercial Architecture* by Richard Longstreth and *A Field Guide to American Houses* by Virginia and Lee McAlester provided guidance for identifying properties by architectural style, building form, and function and ensured the use of terminology consistent with National Register nomenclature. The KHRI spreadsheet also includes an approved list of architectural styles accepted by the KSHS that is derived from the categories and subcategories presented in the National Register Bulletin *How to Complete the National Register Registration Form*. Accordingly, resources with simple but historic commercial facades were identified as "Minimal Commercial (Early-Mid Twentieth Century)." Resources covered entirely in non-historic facades that obscure any stylistic features were identified as "Not Applicable/No Style."

Date of Construction

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.

Evaluation of Integrity

All properties eligible for listing in the National Register, whether for individual significance or as contributing elements to a historic district, must retain sufficient architectural integrity to convey the period of time in which they are significant.[4] The National Park Service uses the following areas to define integrity and a property must retain integrity in a majority of these areas.

- Location: The place where the historic property was constructed or the place where the historic event occurred.
- Design: The combination of elements that create the form, plan, space, structure, and style of a property.

[4] A contributing property to a historic district does not have to meet the same threshold for significance as an individual landmark, but it must contribute to the significance of the district. Properties contributing to a district that is significant in the area of architecture must retain a higher degree of architectural integrity than properties in a district significant for associations with an important individual or with historical events or patterns of history.

- Setting: The physical environment of a historic property.
- Materials: The physical elements that were combined during a particular period of time and in a particular pattern or configuration to form a historic property.
- Workmanship: The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling: A property's expression of the aesthetic or historic sense of a particular period of time.
- Association: The direct link between an important historic event or person and a historic property.[5]

Based on visual inspection, each building received an integrity rating of Excellent, Good, Fair, or Poor based primarily on how much of the building's original design, workmanship, exterior materials, and overall feeling of a past period of time remain.[6] The following criteria served as the basis for rating architectural integrity in this survey.

When evaluating the architectural integrity and potential register eligibility of individual resources, the consultants employed the "glass half-full" approach, considering the reversibility of alterations as well as the quality of alterations. The goal was to give as many buildings as possible the opportunity to access state and federal historic tax credits to help fund rehabilitation and adaptive-reuse, either as individually-eligible resources or as contributing resources to a historic district.

Excellent

- The majority of the building's openings are unaltered or were altered in a sensitive and appropriate manner using similar materials, profiles, and sizes as the original building elements;
- The exterior cladding material has not been altered;
- Significant decorative elements are intact;
- Design elements intrinsic to the building's style are intact;
- The overall feeling or character of the building for the time period in which it was erected is intact. Changes over a period of time are sympathetic and compatible to the original design in color, size, scale, massing, and materials;
- Character-defining elements from the time period in which the building had significant associations with events or important individuals remain intact; and
- If over fifty years in age, the building appears to be individually eligible for listing in the State or National Register of Historic Places or would be a contributing element to a historic district.

Figure 2. 824 N. Kansas Ave. has excellent integrity

[5] U.S. Department of the Interior, National Park Service, National Register of Historic Places, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (Washington, DC: National Register Publications, 1998), 45.
[6] Architectural integrity differs from physical condition. A building with excellent integrity may be in very poor condition and, conversely, a building with very poor integrity may be in excellent condition.

Good

- Some alteration of original building openings or spaces has occurred using new materials and profiles, but not causing irreversible damage to the original configuration of openings and spaces;
- Significant portions of original exterior cladding materials remain;
- Significant decorative elements remain intact;
- Alterations to the building are reversible and the historic character of the property could be easily restored;
- Additions to a secondary elevation are in an appropriate manner, respecting the materials, scale, and character of the original building design;
- The historic feeling or character of the building is slightly weakened by change or lack of maintenance; and
- The building would be a contributing element to a historic district and/or it might be independently eligible for register listing if restored in conformance with the Secretary of the Interior's Standards for Rehabilitation.

Figure 3.
709 S. Kansas Ave. has good integrity

Fair

- The majority of the building's openings were altered in an inappropriate manner using new materials, profiles, and sizes;
- Exterior cladding material has been altered or added; however, there is some indication upon visual inspection that if removed, enough of the original cladding material might remain that the property could be restored to its original appearance;
- Additions were made in a manner respecting the materials, scale, and character of the original building design and, if removed, the essential form of the building remained intact;
- Historic feeling or character of the building is compromised, but the property could be restored, although reversal of alterations and removal of inappropriate materials could be costly; and
- If restored in conformance with the Secretary of the Interior's Standards for Rehabilitation, and if the property has associations with a district's area of significance, the property might be a contributing resource to a historic district.

Figure 4.
309 S. Kansas Ave. has fair integrity

Poor

- The majority of the building's openings, such as windows and doors, were altered in an inappropriate manner using new materials, profiles, and sizes;
- Exterior materials were altered;

- Alterations are irreversible or would be extremely difficult, costly, and possibly physically damaging to the building to reverse;
- Later additions do not respect the materials, scale, or character of the original building design;
- The overall historic feeling and character of the building is significantly compromised; and
- Further investigations after removal of non-historic materials and alterations may reveal that the structure retains greater architectural integrity than originally apparent and should be re-evaluated.

Figure 5. 809 S. Kansas Ave. has poor integrity

Evaluation Criteria

In addition to retaining the integrity of their historic architectural design, properties listed in the National Register of Historic Places must meet certain criteria of historic significance. Historic significance is the importance of a property to the history, architecture, archaeology, engineering, or culture of a community, a state, or the nation. To be listed, properties must have significance in at least one of the following areas.

- Criterion A: Association with events, activities, or broad patterns of history.
- Criterion B: Association with the lives of persons significant in our past.
- Criterion C: Embody distinctive characteristics of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.
- Criterion D: Have yielded, or be likely to yield information important in prehistory or history.

To qualify for listing in the National Register of Historic Places under National Register Criteria A and/or C, properties must retain strong integrity in the areas of association and location. To be eligible for **individual** listing under Criterion A, a building should retain a high degree of architectural integrity in setting, materials, and workmanship for its period of significance. It should also clearly illustrate its architectural style or property type, possessing the distinct physical characteristics that define it as this property type. For example, because many commercial resources in the survey area are one or two stories tall, are on narrow lots, and have restrained commercial styling, it is important that the primary façade retain its original fenestration and spatial arrangements; in particular, the historic storefront elements or entrance treatments that define this property type. In addition to the above requirements, to be listed as an **individual** resource under Criterion C, the property must be an outstanding example of a specific style of architecture, retaining excellent integrity in setting, materials, and the architectural elements that define the style.

To be eligible for listing as a **contributing element** to a historic district under Criterion A, a property should retain sufficient stylistic and structural features to link the property with its period of significance. Specifically, integrity of façade arrangement and fenestration are important. Additions are acceptable if they are on secondary elevations and are subordinate in size, scale, and massing to the original building.

On commercial buildings, façade arrangement and fenestration define the property type. The primary façade should retain sufficient character-defining elements to express the distinct separation of upper floors from the ground floor. The individual historic windows do not have to be present as long as the rhythm of the fenestration and bays is evident. Window, door, and storefront infill or replacement should not destroy or obscure original openings. These types of alterations must be judged in accordance with the architectural style and impact on character-defining features to determine if the property retains sufficient integrity to contribute to a district. Alterations to the primary façades of large buildings may be acceptable if they do not alter a significant portion of the façade and the original appearance of the façade can be restored. Alterations to the façades of simple small buildings should be minimal and should not significantly impact the original appearance of the building. In addition to the above requirements, buildings that are part of a larger grouping may also be eligible for listing as **contributing elements** to a district under Criterion C as representative examples of a specific style of architecture or vernacular property type. In both instances, integrity of design, materials, and workmanship associated with its period of significance are necessary.

National Register Eligibility

Physical characteristics and historic significance provide the basis for evaluating resources for their National Register eligibility. Information about each resource, such as date, function, associations, and physical characteristics, also affects the significance of the property.

The consultants analyzed data relating to the architectural integrity and historic significance of each property within the survey area to identify contiguous districts and individual properties that appear potentially eligible for National Register listing.[7] Rosin Preservation used the following standard terminology to complete this analysis.

- **Individually Eligible** applies to those properties that retain excellent architectural integrity and clearly represent associations with established historic context(s).

- **Contributing to a District** applies to properties located within a historic district that enhance the district's historic associations and the historic architectural qualities for which the district is significant. A National Register District is a significant concentration of sites, buildings, structures, or objects that are united historically or aesthetically by design or physical development. Contributing properties do not have to be individually distinctive, but must contribute to a grouping that achieves significance as a whole. The majority of the components that define a district's historic character, even if they are individually undistinguished, must possess integrity, as must the district as a whole. A property that independently meets the National Register Criteria for Evaluation can also be a contributing property to a district if it has associations with the district's areas of significance. Contributing buildings typically have "Excellent" or "Good" integrity, although there may be occasions where resources with "Fair" integrity are contributing.

[7] The Kansas State Historical Society staff makes official determinations of National Register eligibility for properties in Kansas.

- **Not Eligible** applies to individual properties no longer possess historical integrity due to alterations or to properties that are located within a historic district but have lost their historical integrity, were not present during the period of significance or do not relate to the documented significance of the district. Buildings with integrity ratings of "Fair" may become eligible as contributing resources if non-historic alterations are reversed.

- **Less than Fifty Years of Age** applies to properties that are less than fifty years of age. The National Register Criteria for Evaluation exclude properties that achieved significance within the last fifty years, unless they are of exceptional importance. Fifty years is the general threshold of time needed to develop historical perspective and to evaluate significance. For this Survey, the fifty-year cut-off was 1962. Buildings in this category that received integrity ratings of excellent or good may be eligible for the National Register once they reach fifty years.

SURVEY RESULTS

The Downtown Topeka Historic Resources Survey examined 221 resources flanking Kansas Avenue, the historic primary commercial thoroughfare in the Central Business Districts of Topeka and North Topeka, Kansas. The survey included 179 properties along S. Kansas Avenue between Crane Street and 10th Avenue and 54 properties along N. Kansas Avenue between N. Gordon and N. Norris Streets in North Topeka. *(See Figure 1)* The 221 surveyed resources document the development and evolution of Topeka from its inception in 1854 as a small territorial settlement to the bustling state capital it is today.[8] All of the resources were evaluated as described above, according to their historic function, date of construction, architectural style, and integrity. Appendix A details the findings for each resource.

LOCATION AND 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. The river divides the city, with the majority of the commercial district concentrated south of the Kaw and more-industrial resources to the north. Kansas Avenue is relatively flat in North Topeka and between 10th Avenue and 4th Street. Beginning at 4th Street, Kansas Avenue slopes gently downward to meet the levee at the bank of the Kansas River. The numbered side streets west of Kansas Avenue also slope gently down towards SW Jackson Avenue.

North Kansas Avenue

The buildings lining N. Kansas Avenue in North Topeka are between one and three stories tall. All occupy between one and three narrow city lots. The buildings directly abut concrete sidewalks, presenting a cohesive streetscape of late nineteenth and early twentieth century commercial architecture. Wide sidewalks and parking aisles line the two-lane road. This two-block stretch of N. Kansas Avenue is less than one block north of the railroad tracks and one block west of the re-routed N. Kansas Avenue Bridge, which merges into NE Quincy Street. South of the survey area, between N. Norris Street and the river is an industrial zone with low warehouse buildings and tall concrete grain elevators. The blocks north, east, and west of the survey area are predominantly residential.

South Kansas Avenue

The survey area south of the Kansas River contains buildings of varying heights and widths, from one story to fifteen stories, from one narrow city lot to one-quarter of a city block. The buildings form solid streetwalls on most blocks. South Kansas Avenue is much wider than its northern counterpart. There are four driving lanes and angled parking on either side of the street. South of 4th Street a wide landscaped median runs down the center of the street. Designated crosswalks cut through the medians at the center of each block. Wide brick and concrete sidewalks line S. Kansas Avenue. The east side of the street

[8] The survey area also includes 12 paved parking lots, created between 1970 and 1998 following the demolition of earlier buildings. Each of these parking lots has a distinct parcel number and is not associated with a specific building. The National Park Service requires that functional parking lots such as these be identified and counted as unique resources when they fall within the boundaries of a historic district. After consultation with KSHS staff, it was agreed that the 12 parking lots would not be inventoried at this time.

beginning at 2nd Street and the west side of the street beginning at 4th Street have grassy strips or flush planter beds between the sidewalk and the street that are planted with small deciduous trees.

The survey area extends east and west to include SE Quincy and SW Jackson Streets. Southeast Quincy Street is a wide two-way street, while SW Jackson Street is one-way with traffic heading north. Large Modern Movement buildings, some associated with Topeka's Urban Renewal movement, occupy much of the block fronting SE Quincy Street. SW Jackson Street includes small and large buildings, generally from an earlier era.

Just east of the survey area, the interstate highway (I-70) cuts a northeasterly path one block wide and eight blocks long parallel to Kansas Avenue. The six-lane sunken highway becomes an elevated roadway over 2nd Street as it makes a 90-degree turn and crosses Quincy Street, Kansas Avenue, and Jackson Street to follow the river west out of downtown.

The blocks east of the survey area contain large industrial and institutional complexes as well as extensive train yards. Large government buildings, including the Kansas State Capitol, dominate the blocks west and south of the survey area. Further west the blocks become predominantly residential, lined with single-family homes and associated facilities such as churches and schools.

FUNCTIONAL PROPERTY TYPE

In order to better understand the development of Kansas Avenue, the consultants identified the surveyed properties based on their original function as well as their architectural style and/or vernacular building form. A property type is a set of individual resources that share physical or associative characteristics. Property types link the ideas incorporated in the historic contexts with actual buildings that illustrate those ideas. By examining resources according to (1) original function and (2) architectural style, the analysis addressed both shared functional characteristics as well as physical (architectural style/building form/type) characteristics.

Figure 6. Original Function

Function		**Total**
Commercial		199
Specialty Store	150	
Financial Institution	17	
Business	17	
Warehouse	12	
Department Store	2	
Restaurant	1	
Transportation		7
Social		5
Government		5
Other/Mixed Use (Primary commercial use)		3
Domestic		2
Total		**221**

Drawn from the National Register subcategories for function and use, the consultants identified different categories of historic building functions for the surveyed properties. While the functions of some buildings have changed from their original use, this analysis was based on original building function. The overwhelming majority of resources are commercial buildings, followed by road-related transportation resources, specifically parking garages. There is architectural diversity within each of these functional categories, reflecting the span of construction from 1855 to 2009.

COMMERCIAL BUILDINGS

The buildings in the Downtown Topeka survey area are predominantly commercial with 91% (202) of the 221 buildings identified as such. These commercial resources exhibit a variety of building forms, ranging from small one-story retail blocks to rambling warehouses 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 (150), financial institutions (17), business or office buildings (17), warehouses (12), department stores (2), and a restaurant. Three buildings housed multiple functions, with a commercial entity as the primary user.

Usually sited on one or two lots, the older commercial buildings have rectangular plans oriented with the short side facing the street. The 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 it from the upper stories and reflects a difference in public and private uses. Storefronts housed retail or wholesale vending, public entry, showroom, or office spaces. Late-nineteenth and early-twentieth century commercial buildings often have elaborate decorative ornament at the upper stories.

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

Specialty Store

The overwhelming majority of small commercial buildings disbursed throughout the survey area had retail sales or service functions that are typical of 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 buildings are business houses designed for small operations providing wholesale or retail sales involving the receipt and distribution of goods *(Figure 7)*. Goods and services offered in the specialty stores on Kansas Avenue in

Figure 7. 909-911 S. Kansas Ave.

downtown Topeka varied from the Palace Clothing store at 709 S. Kansas (c. 1910) to the filling station at 635 SE Quincy (c. 1935) to the billiards hall on the first floor of 106-108 SE 8th Street (c. 1900). The majority of the resources were constructed before 1960, with only three resources constructed between 1969 and 1995.

Financial Institutions

The seventeen resources identified as financial institutions exhibit a range of sizes and styles, depending on the period in which they were constructed *(Figure 8)*. 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. The eight financial resources constructed before 1935 are one or two stories in height and illustrate Romanesque Revival (800 N. Kansas, c. 1900), Commercial Style (435 S. Kansas, 1910), Beaux Arts (845 N. Kansas, 1926 and 701 S. Kansas, 1927), Colonial Revival (120 SW 6th Street, 1930), and Art Deco (844 N. Kansas, 1935) architecture. The nine financial institutions constructed after 1960 exhibit the materials and stylistic features of the Modern Movement, with banded windows and strong horizontal and vertical elements. Half of these buildings are one or two stories in height and occupy small lots, while the other half are between six and sixteen stories.

Figure 8. 701 S. Kansas Ave.

Businesses

The seventeen resources identified as historically having business functions do not have first-floor storefronts. These buildings were constructed as offices for a single business or as speculative ventures for multiple tenants *(Figure 9)*. The six business buildings constructed between 1888 and 1915 embody a variety of architectural styles: Romanesque Revival (Crawford Building at 501 SW Jackson (1888) and the Columbian Building at 112-114 SW 6th Street (1889)); Gothic Revival (Real Estate Building at 701 SW Jackson (1893)); Classical Revival (Aetna Building at 112 SW 7th Street (1909) and the Atchison, Topeka, & Santa Fe Railroad Building at 900 SW Jackson (c. 1915)); and Sullivanesque (New England Building at 503 S. Kansas (1911)) architecture.[9] Of the six buildings constructed in the third quarter of the twentieth century, three were constructed for public utilities companies Southwestern Bell Telephone *(823 SE Quincy in 1951 and 812 SW Jackson in 1960)* and Kansas Power & Light Company *(818 S. Kansas in 1962)*. Three buildings were constructed on the land cleared for Topeka's Urban Renewal development: the one-story

Figure 9. 503 S. Kansas

[9] The Crawford Building at 501 SW Jackson was listed in the National Register of Historic Places on 22 August 1975. The Columbian Building at 112-114 SW 6th Street was listed in the National Register of Historic Places on 5 September 1975.

buildings at 200 S. Kansas (1974) and 234 S. Kansas (1966), and the two-story X-shaped office building designed for the American Home Life Insurance Company in 1970. Five business buildings were constructed after 1980. Newer, mid- to late-twentieth century business buildings often sit with their long side facing the street. The mid- to late-twentieth century office buildings 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 and leased retail space. These buildings housed offices for financial institutions or utility companies and provided leased space for smaller professional businesses.

Warehouses

Twelve buildings were identified as warehouses. All of these resources were constructed north of 3rd Street, including all of the buildings on the west side of N. Kansas between 1st and Crane Streets. The earliest warehouse was constructed for Parkhurst Davis & Co. Wholesale Grocers at 109 N. Kansas Avenue prior to 1888 *(Figure 10)*. This three-story building has a brick façade and rubble stone secondary walls. The warehouses at 128 N. Kansas (1967) and 116 S. Kansas (1968) were both constructed on land in the Keyway Subdivision cleared under Topeka's Urban Renewal program, although it is debatable whether these buildings were designed to revitalize the downtown area, to fill vacated land, or to supplement adjacent business operations.

Figure 10. 109 N. Kansas Ave.

Other Commercial Property Types

Two resources were constructed as department stores. The three-story building at 716 SW Jackson (c. 1910) housed the west half of the Crosby Brothers Company store. It is the only building that remains of the original department store that closed in 1975. William T. and Erastus H. Crosby opened their store on the west side of the 700 Block of S. Kansas in 1880. Over the years the brothers expanded to the east side of SW Jackson (716 SW Jackson) and eventually connected to the Jayhawk Hotel and Theater through an internal arcade constructed within 714 SW Jackson. The original building at 717-719 S. Kansas was demolished and replaced with a mixed-use commercial and residential structure in 2009.

A Macy's department store was constructed at 800 S. Kansas in 1965. The four-story concrete department store and parking garage exhibits the massing and banded windows typical of Modern Movement design. While not constructed on land specifically cleared under Topeka's Urban Renewal program, the Macy's was near the Urban Renewal area, designed in a style popular for the era, and erected with the intention of revitalizing the downtown commercial center.

One building (735 S. Kansas) was constructed as a restaurant in 1960. This one-story building occupies a narrow corner lot and has simple architectural features. The front façade has been altered with non-historic materials.

NON-COMMERCIAL PROPERTY TYPES

The twenty (9%) non-commercial buildings in the survey area represent a range of functions. Two were constructed as hotels, two as post offices, three as government offices, six as social halls, and seven as parking garages.

Hotels

While the National Register categorizes hotels as a Domestic function, the hotel itself is a commercial entity that contributes to the commercial character of the survey area. The form and design of hotels, particularly those from the early twentieth century, also shares many traits with the architecture of commercial buildings. The two hotels in the survey area are the Kansan Hotel at 830 S. Kansas *(Figure 11)* and the Jayhawk Hotel at 700 SW Jackson. Constructed in the mid-1920s, both buildings occupy large lots on prominent corners and are much taller than the contemporary commercial buildings around them. The nine-story Kansan Hotel has first-floor retail storefronts and ornate trim at the second-story. The eleven-story Jayhawk Hotel also has retail space in the first story, and an ornate two-story base and relatively plain upper stories.

Figure 11. 830 S. Kansas Ave.

Government Buildings

Figure 12. 427-429 S. Kansas Ave.

Five buildings in the survey area were constructed for the purpose of executing government functions. These civic buildings exhibit a wide variety of characteristics depending on original function and period of construction. The earliest governmental building is Constitution Hall at 427-429 S. Kansas *(Figure 12)*.[10] This two-story stone building was constructed in 1855 to house the constitutional convention where the first state constitution was written and ratified. Constitution Hall was built as a free-standing structure, but as the city grew, the building was quickly engulfed in the solid commercial streetscape of Kansas Avenue. Like many buildings around it, Constitution Hall received a new brick façade in the early twentieth century, refreshing its appearance in keeping with the architectural trends of the period.

[10] Constitution Hall was listed in the National Register of Historic Places on 15 July 2008.

Figure 13. 935 N. Kansas Ave.

The two U.S. Post Office buildings at 424 S. Kansas and 935 N. Kansas were constructed in 1933 and 1938, respectively. The post office at 935 N. Kansas is a one-story brick building with simple Classical Revival ornament and façade configuration *(Figure 13)*. The building occupies two small corner lots and blends with the surrounding small-scale brick commercial buildings on N. Kansas. The U.S. Post Office and Federal Courthouse at 424 S. Kansas is a high-style Classical Revival building with a limestone temple-front façade. This grand building occupies nearly a third of the block, clearly communicating its important civic function.

City Hall and Municipal Auditorium at 215 SE 7th Street was constructed in 1939 as a PWA project *(Figure 14)*. Standing at the center of a landscaped block, the limestone building has inscribed Art Deco ornament and banded metal windows. The building continues to house city government offices and the Topeka Performing Arts Center. The governmental office building at 515 S. Kansas was built in 1989. The four-story building has concrete cladding with banded windows and is set back from the sidewalk to create a small plaza.

Figure 14. 215 E. 7th St.

Social/Civic Buildings

Of the five surveyed buildings constructed for social functions, one was built for civic organizational offices, while the remaining four were built as social halls. Memorial Building at 120 SW 10th Avenue was built in 1914 to memorialize the Kansas soldiers and sailors who fought in the Civil War.[11] The Beaux Arts building has granite and marble cladding with a colonnaded portico and symmetrical façade. The building now contains State offices. The Elks Club Building at 122 SW 7th Street is a brick and limestone Italian Renaissance Revival building with glazed terra cotta ornament. The building retains its historic social function. The three remaining buildings were designed with first-floor storefronts and gathering space in the upper stories to better blend with their commercial surroundings. Topeka architect Frank Squires designed the two-story building at 918-920 S. Kansas in 1914 for the Kansas Children's Home Society. By 1955, a chapter of the Fraternal Order of Eagles (F.O.E.) occupied the building. The Independent Order of Odd Fellows (I.O.O.F.) Hall at 837 N. Kansas was constructed in 1880, while the I.O.O.F. Hall at 117-119 SW 6th Street was built in 1921 *(Figure 15)*. Both buildings have brick facades and modified storefronts.

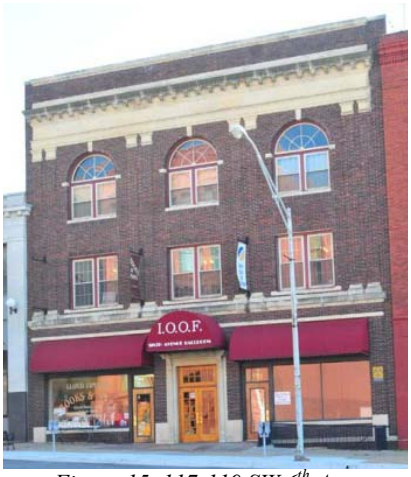

Figure 15. 117-119 SW 6th Ave.

[11] Memorial Hall was listed in the National Register of Historic Places on 17 July 1975.

Transportation – Road Related

The seven buildings identified as having Transportation/Road Related functions are all parking garages. These large concrete structures are between four and six stories and occupy large lots. They were constructed between 1961 and 2009. Two parking garages *(500 S. Kansas and 723 SE Quincy)* are associated with Topeka's Urban Renewal development during the mid-twentieth century *(Figure 16)*. The parking garage at 500 S. Kansas was designed in 1968 as part of the Townsite Plaza Development, an official Urban Renewal project. The parking garage at 723 SE Quincy was constructed in 1961 and is associated with the Capital Federal Building constructed the same year at 700 S. Kansas.

Figure 16. 500 S. Kansas

Parking Lots

A modern bustling commercial center requires parking for customers and employees. In downtown Topeka, parking is available in multiple parking garages, in designated areas on the street, or in open lots paved and striped specifically for that purpose. Several buildings in the survey area do not occupy their entire lot. The remaining space on these lots is often paved for parking. Occasionally when buildings are demolished, the lot is absorbed into the adjacent parcel and the empty space is paved for parking. The parking area immediately west of 120 SE 10th Avenue and included in the building's parcel was utilized for parking as early as 1955 when the building housed an automobile sales and service building. The four remaining parking lots associated with buildings in the survey area were paved in the 1980s. The twelve parcels that function as independent parking lots were paved between 1970 and 1998. Most are striped but some are simply paved with asphalt.

ARCHITECTURAL STYLES AND BUILDING FORMS

Classifications based on shared physical attributes include categorization by architectural styles and/or vernacular building forms. The architectural styles and vernacular forms identified in the survey area and assigned to the surveyed properties follow the terminology and classifications accepted by the National Register of Historic Places program and as presented in the Kansas Historic Resources Inventory database template. This hierarchy and nomenclature relies heavily on the forms and styles discussed for commercial buildings in *The Buildings of Main Street: A Guide to American Commercial Architecture* by Richard Longstreth. Longstreth classifies commercial buildings by building function and form, such as the "one-part commercial block." Such terminology is often combined with the building's style (i.e., "Italianate one-part commercial block").

The 221 surveyed buildings include 103 that represent formal architectural styles. One hundred eighteen have simple early twentieth century commercial facades or no discernible style. Figures 17 and 18 show the distribution of properties by building form and by architectural style.

COMMERCIAL BUILDING FORMS

Commercial architecture is distinguished first by building form and second by its architectural style. In *The Buildings of Main Street: A Guide to American Commercial Architecture*, Richard Longstreth identifies and categorizes buildings common to central business districts and neighborhood commercial areas according to the composition of their façades. Despite intricate detailing and stylistic treatments or the lack thereof, the organization of the commercial façade can be reduced to simple patterns that reveal major divisions or zones. Due to their functional nature, many commercial buildings exhibit restrained architectural details. The cornice area followed by the first-story storefront are the most prominent and distinctive features of a commercial building. In addition to the storefront, cornice, and parapet, important character-defining elements of commercial buildings include bulkheads, transoms, signs, and doors.

Figure 17. Building forms

Two-Part Commercial Block	135
One-Part Commercial Block	59
Three-Part Vertical Block	7
Two-Part Vertical Block	4
Temple Front	4
Stacked Vertical Block	2
Arcaded Block	1
Central Block with Wings	1
Not Applicable (parking garages)	8
Total	**221**

Figure 18. Architectural Style

Minimal Commercial (Early-Mid 20th Century)	97
Italianate (High Victorian Italianate)	23
Late 19th & Early 20th Century Classical Revival	22
Modern/Modern Movement	20
Postmodern/Neoeclectic	12
Richardsonian Romanesque/Romanesque Revival	7
Commercial Style	5
Streamlined/Art Moderne	4
Art Deco	3
Spanish Eclectic	3
Beaux Arts	2
Other (Sullivanesque)	1
Colonial Revival	1
Gothic Revival	1
Italian Renaissance	1
Neoclassical Revival	1
Other (Utilitarian; Contemporary facades)	3
No Discernible Style	15
Total	**221**

Commercial buildings and the streetscape they create define both the functional and visual character of the distinct neighborhoods within the survey area. Dating from the 1900s through the late twentieth century, most of the commercial buildings surveyed are simple, one-, two-, or three-story structures. The traditional building material is brick.

The central business district surrounding Kansas Avenue 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 conspicuous alterations to commercial buildings in the survey area reflect the modernization of first-story display windows and entrances or the application of a new 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 applications of wood or metal sheathing over original openings or transoms. Where left exposed, the upper stories usually retain their historic integrity and original appearance and are the principal means to identify the building's original style.

Utilizing Longstreth's basic commercial building property types, the most abundant in the survey area are the Warehouse/Light Industrial and One-Part Commercial Block building types. The categorizations of One- or Two-Part Commercial Blocks, Free-Standing Commercial Block, Temple Front, or Arcade Front all apply to buildings four stories and under. Two- and Three-Part Vertical Blocks, the Stepped Vertical and the Free-Standing Tower describe tall buildings.

The majority of the commercial building forms represented in the survey area are Two-Part Commercial Blocks (135) and One-Part Commercial Blocks (59). The survey area also contains examples of the Arcaded Block, Temple Front, Stacked Vertical Block, Two-Part Vertical Block, and Three-Part Vertical Block.

Figure 19. 311 S. Kansas Ave.

<u>One-Part Commercial Block</u>

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 *(Figure 19)*.

Figure 20. 400 S. Kansas Ave.

KHRI does not distinguish the Free-Standing Commercial Block, a building form related to the One-Part Commercial Block, as a separate property type. It is more commonly a late-twentieth century commercial development that occupies a lot independent of the surrounding streetscape *(Figure 20)*. 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.

Figure 21. 824 N. Kansas Ave.

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 *(Figure 21)*. 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" *(Figure 22)*. 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.

Figure 22. 503 S. Kansas Ave.

Three-Part Vertical Block

Figure 23. 700 SW Jackson St.

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" *(Figure 23)*. 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.

Figure 24. 112-114 SW 6th Ave

Stacked Vertical Block

The Stacked Vertical Block is similar to the Two-Part Commercial Block but has three or more horizontal divisions on the front façade. Each division has slightly different façade ornament and no hierarchy of ornament is implied *(Figure 24)*. This form developed in the mid- to late-

nineteenth century for commercial buildings typically with about five stories.

Figure 25. 424 S. Kansas Ave.

Temple Front

The defining feature of the Temple Front building form is the application or the implied application of columns to the main façade *(Figure 25)*. While this form was most popular for banks and government buildings, it was occasionally applied to other commercial buildings also. In these cases, the columns are not free-standing and therefore do not create a portico.

Arcade Front

The Arcade Front building has a series of round-arched openings that are evenly-spaced along the first story of the main façade *(Figure 26)*. These buildings are generally between one and three stories tall.

Figure 26. 934 S. Kansas Ave.

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 survey area illustrates the building booms that defined Topeka's history. Downtown Topeka 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 all exhibit formal architectural styles. While the majority of resources in the survey are identified using KHRI nomenclature as *Minimal Commercial (Early – Mid 20th Century)*, the most common formal architectural styles are the Italianate (specifically the High Victorian Italianate) and the Classical Revival.

Late Victorian

There are thirty-one examples of Late Victorian architecture scattered throughout the survey area. Constructed from circa 1880 to 1926, the majority of these resources are located on North Kansas Avenue. Identified by a variety of textures and colors, the proliferation of High Victorian Italianate, Richardsonian Romanesque and Romanesque Revival, and Italian Renaissance styles reflects the building boom that occurred in Topeka during the last decades of the nineteenth century. These resources are between two and five stories tall with brick or stone walls and stone or pressed metal trim.

Figure 27. 822 N. Kansas Ave.

Italianate (High Victorian Italianate)

The twenty-two 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 *(Figure 27)*. 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.

Figure 28. 831 N. Kansas Ave.

Richardsonian Romanesque/Romanesque Revival

The Richardsonian Romanesque and the Romanesque Revival styles exhibit similar features such as the use of classical symmetry and round-arched window openings *(Figure 28)*. The five Romanesque Revival resources have brick facades with simple ornamental brickwork and corbelling. The two Richardsonian Romanesque resources have rusticated stone facades with ornament composed of terra cotta or stone of a different color. Turrets or other rounded applied features are also common on Richardsonian Romanesque resources.

<u>Late-Nineteenth and Early-Twentieth Century Revivals</u>

There are thirty examples of various Late-Nineteenth and Early-Twentieth Century Revival styles in the survey area. These facades 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.

Classical Revival

The twenty-two resources identified as Classical Revival have symmetrical façade and simple, classically-inspired ornament *(Figure 29)*. These resources fall into two categories. The smaller resources are One- or Two-Part Commercial Blocks with brick facades and simple stone or terra cotta ornament at the lintels and parapets. The taller resources are Two- or Three-Part Vertical Blocks. They have a strong base often clad in stone and sometimes punctuated by round-arched openings. A difference in cladding material and simplification of ornament differentiate the upper stories from the base.

Figure 29. 728 S. Kansas Ave.

Figure 30. 801-805 S. Kansas Ave.

Spanish Eclectic

The three Spanish Eclectic resources have Two-Part Commercial Block forms with Spanish-influenced

applied ornament *(Figure 30)*. Typical of the Spanish Eclectic style, these resources 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.

Beaux Arts

The grand and dramatic Beaux Arts style is often applied to large-scale commercial or to formal institutional or governmental buildings *(Figure 31)*. The two resources identified as Beaux Arts are three and four stories tall and were constructed in 1909 and 1914. These buildings have symmetrical stone facades with highly sculptural ornament.

Figure 31. 112 SW 7th Street

Figure 32. 919 S. Kansas Ave.

Minimal Commercial (Early – Mid Twentieth Century)

Nearly half of the resources in the survey area 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 *(Figure 32)*.

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.

Figure 33. 215 SE 7th Street

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 *(Figure 33)*. The nearly block-long building is a grand structure with simple ornament carved into the limestone façade. The small, one-story Kaw Valley State Bank *(844 N. Kansas)* built in 1935 is brick with limestone trim inscribed with chevrons and engaged pendants carved with low relief. The W. T. Grant Building at *705 S. Kansas* was constructed circa 1910 but a distinctly Art Deco limestone façade was added in the late 1930s or early 1940s.

Figure 34. 635 SE Quincy Street

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 *(Figure 34)*. 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 was constructed in 1948. Patterned brickwork provides the only ornament in the form of vertical pilasters between the window openings. A one-story filling station *(635 SE Quincy)* and a two-story warehouse *(100 S. Kansas)* have simple, curvilinear features that illustrate their style. The one-story building at 921 N. Kansas has a replacement façade that reflects the Streamlined Moderne style.

Modern Movement – Other

In the post-World War II period, buildings, especially commercial buildings, got bigger and sleeker. All vestiges of architectural ornament and references to historic styles were removed. Skins of glass and metal replaced traditional veneers of brick and stone. Windows became expansive ribbons of glass rather than punched openings. Twenty buildings of this genre rose in downtown Topeka during the post-war boom and into the early 1970s. Commercial businesses embraced forward-looking Modern Movement architecture to represent their own visions of the future. The 1974 Topeka Savings Association *(800 SE Quincy Street)* 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 *(Figure 35)*. Features of this style include the recessed ground floor walls and the regular pattern of the façade created by the exposed concrete frame.

Figure 35. 818 S. Kansas Ave.

DATES OF CONSTRUCTION

For dates of construction not provided by City of Topeka property records or historic building permits, the consultants utilized Sanborn Maps, city directories, and other archival sources described in the Methodology to estimate dates of construction. Architectural style was not used to estimate construction dates since original facades were often replaced in an effort to modernize the building's appearance. Dates of building additions and alterations were not considered in this analysis. Figure 36 presents the distribution of buildings by estimated date of construction. Figures 38 and 39 map the distribution of buildings by estimated dates of construction.

Figure 36. Dates of Construction

Era	Total	Percent
1855 – 1879	3	1
1880 – 1899	57	26
1900 – 1919	71	32
1920 – 1929	37	17
1930 – 1959	13	6
1960 – 1979	26	12
1980 – 2009	14	6
Total	**221**	**100**

More than 75 percent of the resources in the survey area were constructed before 1930, with three major building booms around 1890, 1910, and 1925. The nation-wide trend in the 1960s of revitalizing urban centers through new construction as well as rebuilding after the 1966 tornado account for the increase in construction activity during the mid-1960s and early-1970s.

INTEGRITY

All properties eligible for listing in the National Register of Historic Places must retain sufficient architectural integrity to convey the period of time for which they are significant. As described above in the Methodology, each building received an integrity rating of Excellent, Good, Fair, or Poor based on the degree of alteration to its exterior facades. Buildings that are less than 50 years of age were excluded from this evaluation. Figure 37 presents the results of that analysis. Figures 40 and 41 map the distribution of buildings by integrity rating.

Figure 37. Integrity Evaluation

Integrity	Total	Percent
Excellent	23	10
Good	67	30
Fair	59	27
Poor	40	18
Less Than 50 years	32	15
Total	**221**	**100**

Figure 38. South Kansas Avenue Survey Area – Dates of Construction

Figure 39. North Kansas Avenue Survey Area – Dates of Construction

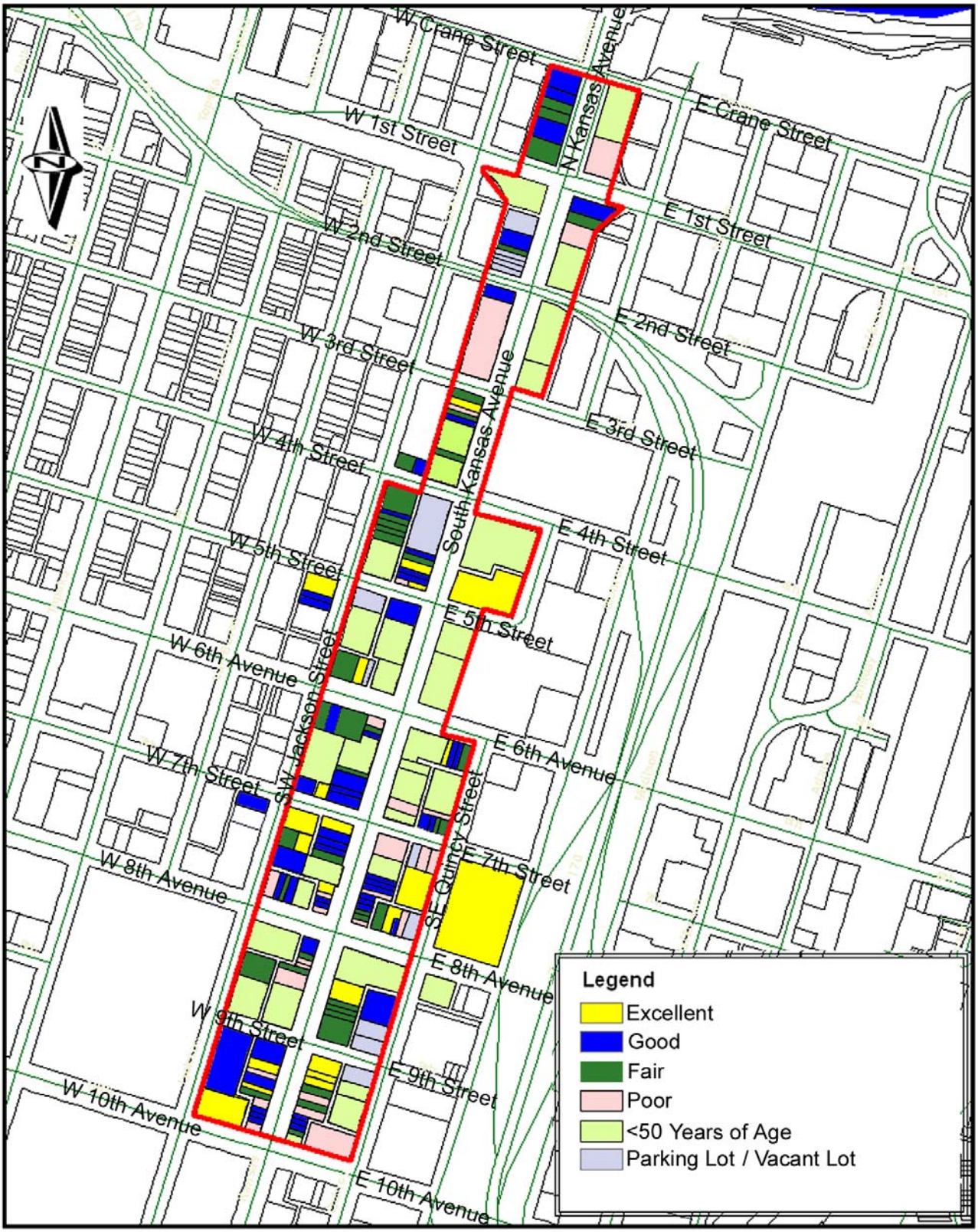

Figure 40. South Kansas Avenue Survey Area – Integrity

Figure 41. North Kansas Avenue Survey Area - Integrity

HISTORIC CONTEXT

EARLY SETTLEMENT AND STATEHOOD

The early history of Topeka 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. Holliday, 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 square miles to be surveyed for a town site and staked claims on the land surrounding the log dwelling.[12] 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. Narrow lots lined the long blocks. The primary street at the heart of the new town was Kansas Avenue. With spring approaching in early 1855, more settlers, including families, arrived in the new town and constructed temporary and semi-permanent wood dwellings vital to their initial survival.

Once the settlers discovered an abundant source of limestone and perfected the process of making a lime-based mortar with available materials, the feasibility of building permanent structures increased greatly.[13] In 1856 settlers in Topeka began making bricks and erecting permanent houses and commercial buildings. Solid masonry structures soon dotted the landscape along Kansas Avenue and Quincy Street from the river south to Sixth Avenue.

Residents John and Loring Farnsworth built the first masonry structure in 1855 on the west side of Kansas Avenue between 4th and 5th Streets. The building was almost immediately employed as the meeting place for the framers of the first state constitution, the "Topeka Constitution," and quickly earned the name "Constitution Hall." The building was often used for political gatherings and as a senate chamber in the early days of the state government.[14] A rendering from 1856 shows a two-story free-standing building

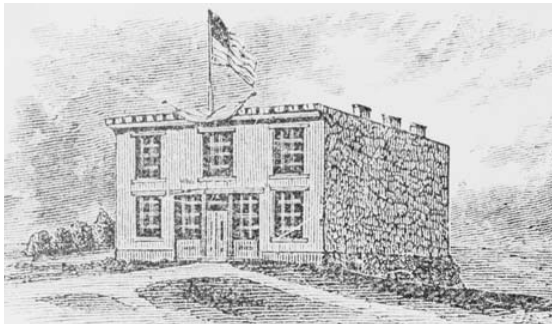

Figure 42. Constitution Hall, c. 1856
Courtesy of Kansas Memory

[12] Frye W. Giles, *Thirty Years in Topeka: A Historical Sketch* (Topeka, KS: Geo. W. Crane & Co. Publishers, 1886) 21. Google Books, available at http://books.google.com/books?id=TxcVAAAAYAAJ&printsec=frontcover&dq=fry+giles+thirty+years+in+topeka&hl=en&ei=ftmqTtrdJJL_sQLy6-TyDg&sa=X&oi=book_result&ct=result&resnum=1&ved=0CC0Q6AEwAA#v=twopage&q&f=true (accessed 17 October 2011). Although the log cabin that qualifies as Topeka's first structure is no longer standing, a cornerstone on 101 N. Kansas Ave. commemorates the location of the cabin and the date of the town founding.
[13] Giles, 39.
[14] Giles, 40. Constitution Hall was listed in the National Register of Historic Places on 15 July 2008.

with stone walls and large window openings *(Figure 42)*.

Figure 43. 400 Block of S. Kansas, east side, c. 1870.
Courtesy of Kansas Memory

Immigration from Eastern Free States steadily increased the population of Topeka in the years after its founding. 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 facades) erected throughout the 1850s and 1860s infilled the streetscape of Kansas Avenue. The formerly free-standing Constitution Hall was integrated into the streetscape with the application of a new brick façade, following the completion of flanking two-story masonry buildings beginning in 1863 *(Figure 43)*.

TOPEKA AS COUNTY SEAT AND STATE CAPITAL

Much like the established city of Lawrence, Topeka's founders were Free-Staters, including representatives from the New England Emigrant Aid Society, while pro-slavery Missourians founded cities and towns along the eastern border of the Territory. The political and ideological differences between the free-state and pro-slavery factions in the Kansas Territory caused tension and outbreaks of violence in the years leading up to the Civil War. In 1855, Free-Staters in Topeka gathered in Constitution Hall to draft a constitution based on the notion that Kansas would be a Free State. Pro-Slavery politicians in the first Territorial Legislature declared the convention unauthorized and thus disqualified the Topeka Constitution. By 1858, however, Free-Staters gained a majority in the Territorial Legislature. In July 1859, delegates from across the Territory held a convention in Wyandotte. The Wyandotte Constitution embraced the same principles as the Topeka Constitution and established the temporary state capital in Topeka. The U.S. Congress accepted the Wyandotte Constitution on January 29, 1861, which admitted Kansas to the Union as a Free State and named Topeka the temporary capital.

The first Territorial Legislature established counties in the Kansas River valley using the river as a boundary. Although the area north of the river at Topeka was not part of the original settlement, the city founders believed development would spread away from the river in both directions and thus objected to using the river as the northern boundary of the County.[15] The northern boundary was set at a latitude several miles north of the river. This same Territorial Legislature, which also disqualified the Topeka Constitution, declared Pro-Slavery Tecumseh, the closest town to the east along the Kansas River, the

[15] Giles, 105.

county seat. The Free-State Legislature of 1859 nullified that decision and put the question up to popular vote in the general election. When it became clear that the results favored Topeka, the presiding judge from Tecumseh tasked with publishing the decision absconded with the results. A loyal clerk returned the findings and nearly two months after the vote was cast, Topeka was officially named the Shawnee County seat.[16]

After achieving statehood, the question remained of which city would become the permanent state capital. Topeka's only real competition was Lawrence, whose similarities included location along the Kansas River and Free-State sensibilities and whose advantages included a larger population and earlier founding.[17] The decision was again put to a vote in a state-wide special election on November 5, 1861. Topeka won with 52 percent of the vote, compared with 35 percent for Lawrence.[18] 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. The new state's legislators met in leased space within private buildings. A masonry structure was erected adjacent to Constitution Hall in 1863 to temporarily house the capitol. This building, too, was integrated into the commercial streetscape by 1870 *(Figure 43)*. Cyrus K. Holliday, one of Topeka's founders, donated 20 acres for the site of permanent capitol. Construction of the Kansas Statehouse began with the east wing in 1866 and ended with the construction of the center dome in 1889.

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.

RAILROADS

As is common in many pioneer cities west of the Mississippi River, the railroad played an integral part in the early success of the Topeka. The ability to import and export raw materials and finished products provided boundless opportunities for entrepreneurs and manufacturers. The two major rail lines serving Topeka were the Union Pacific Eastern Division Railroad (Union Pacific), arriving in 1866, and the Atchison, Topeka & Santa Fe Railroad (AT&SF), which began construction both east and west from Topeka in 1868.[19]

In 1855, the Territorial Legislature incorporated Leavenworth, Pawnee & Western Railroad Company to construct a railroad line of the Union Pacific Eastern Division from the mouth of the Kansas River to the 100th meridian at the western end of the Territory to connect the Missouri Pacific with the main line of the Union Pacific Railroad. After some adjustment by way of a Congressional amendment, this alignment was designed to follow the river valley passing through Topeka and Lawrence or on the bank immediately

[16] Giles 109.
[17] Giles, 249.
[18] Giles 253. The remaining 13 percent of the vote was divided between Leavenworth, Baldwin, Emporia, Sac-and-Fox Agency, Lecompton, Kickapoo, Whiskey Point, and Tecumseh.
[19] Giles, 280. The Union Pacific Eastern Division was not associated with the more-established Union Pacific railroad company until the 1880s.

opposite the city. Construction began in 1864 and was completed to Topeka in 1866. The first train on this line arrived in the rail yard of Eugene (now North Topeka) on New Year's Day 1866.[20]

Cyrus K. Holliday, one of the original Topeka founders, chartered the Atchison and Topeka Railroad in 1859. In 1860 the U.S. Congress passed a bill granting lands to the Kansas Territory for the construction of a railroad from Topeka to the southwest border of the Territory, via Council Grove. It was another eight years before construction began on the renamed Atchison, Topeka & Santa Fe Railroad. While the first line of track from Topeka to Pauline, Kansas was laid in 1868, it was another four years before the road reached the border of Colorado in December 1872. Working eastward, the railroad connected to Atchison that same year. In addition to constructing the railroad through Topeka, the company also decided, with some financial incentive from the City, to build its shops and offices in Topeka. This decision meant a great number of jobs for the citizens of Topeka and provided a boost to the local economy. In 1884, the Atchison, Topeka & Santa Fe Railroad built a four-story office building at the southeast corner of West 9th and Jackson Streets.[21] 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.

THE BRIDGE ACROSS THE KAW

A bridge across the Kansas River was critical to maintain trade with the northern counties and to improving the commercial viability of any city along its banks. Again Topeka was in direct competition with its eastern neighbor, Tecumseh, to complete this task first. Although Tecumseh was the first to charter a company for this purpose in 1855, Topeka's leaders obtained a bridge charter in 1857 and commenced construction almost immediately. The proximity of Tecumseh increased the need be the first city with a bridge, since it would make the neighboring bridge unnecessary and the rival city less attractive to commercial entities. Topeka's first wooden bridge was completed May 1, 1858, well before the bridge at Tecumseh.[22] Within three months, however, heavy rains and flooding swept wood decking from the piles. The rapid destruction of the bridge discouraged other towns from pursuing similar schemes and the ferry became again the primary mode of crossing the river at Topeka. When plans developed to construct the Union Pacific Railroad on the north side of the river, City leaders quickly realized the importance of building a new bridge in order to take full advantage of the opportunities the railroad provided. A pontoon bridge was constructed in 1865 and served its purpose until 1868 when the city proposed a bond issue for the construction of an iron bridge.[23] A permanent iron bridge was built on massive stone piers in 1869 connecting Kansas Avenue on both sides of the river. Almost immediately, it had a positive impact on the development of North Topeka.

NORTH TOPEKA

A treaty between the United States and the Kansas Tribe, signed in 1825, granted tracts of land on the north side of the Kansas River to twenty-three individuals of French and Kansa descent. One of these

[20] Giles, 277.
[21] Giles, 283.
[22] Giles, 91.
[23] Giles, 99.

individuals, Julia Gonvil, owned tract No. 4 directly north of what would become the Topeka settlement.[24] Gonvil was the daughter of a French trader and a Kansa Indian. She and her sisters each married one of the three Pappan brothers from Missouri. They moved to Gonvil's land in 1840 to capitalize on the popular but difficult movement westward. The Pappan brothers established the first ferry across the Kansas River in 1842.[25] In 1860, Congress authorized the sale of the reservation lands, including that of Julia Gonvil. In 1867, Louis Laurent and William Curtis purchased this land and platted the town of Eugene.

Louis Laurent departed France in 1848 and traveled to the Kansas Territory via London, New York, and St. Louis, Missouri, arriving in Topeka in 1859. Appreciating the unpretentious air of Topeka compared with the nearby communities of Lecompton and Tecumseh, Laurent decided to settle there. He built a house and set up a store on the north side of the river.[26] A loose community of merchants and settlers established themselves in that area during the late 1850s and early 1860s. In 1865 Laurent and fellow settler William Curtis formally platted the community of Eugene, aligning it with the grid of Topeka on the south side of the river.[27] The Union Pacific Railroad began running along the north bank of the river at Eugene in 1866. Topeka annexed Eugene in 1867, renaming it North Topeka.[28] Once the first Kansas Avenue Bridge across the Kansas River was completed, access between the commercial entities south of the river and industrial areas north of the river was convenient and reliable.[29]

North Topeka flourished in the 1880s with a solid commercial core along North Kansas Avenue, industry and rail yards along the river, and residential neighborhoods filling the surrounding blocks. By 1883, North Kansas Avenue between Norris and Laurent Streets, just north of the rail yards, had a relatively cohesive commercial streetscape. The narrow one- and two-story buildings housed grocers, bakers, jewelers, dry goods, hardware, music, clothing, liquor, furniture, and drug stores.[30] Permanent structures had stone side and rear walls and more decorative brick front facades with wood or cast iron storefronts, carved stone window lintels, and ornate pressed metal cornices. The T. M. James Building at 822 North Kansas Avenue and its neighbors at 824 and 826 North Kansas Avenue are relatively intact examples of the Late Victorian commercial buildings prevalent in North Topeka at this time.

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[24] Giles 129.
[25] Giles, 16.
[26] Louis Charles Laurent, "Reminiscences by the Son of a French Pioneer," *Collections of the Kansas State Historical Society*, Vol. 13. Kansas State Historical Society, 364. Google books available at: http://books.google.com/books?id=f7YUAAAAYAAJ&pg=PA364&lpg=PA364&dq=Reminiscences+by+the+Son+of+a+French+Pioneer&source=bl&ots=WTxKK15s6B&sig=jrevBiOFjKxxgDV0vju9HlxFdu8&hl=en&ei=pjDiTszOMeXjsQKJ0pCnBg&sa=X&oi=book_result&ct=result&resnum=1&ved=0CCkQ6AEwAA#v=onepage&q&f=false (accessed 9 December 2011).
[27] Giles, 129. William Curtis is the paternal grandfather of Charles Curtis, who served as a U.S. Representative from 1893 to 1907, U.S. Senator from 1907 to 1929, and U.S. Vice President under Herbert Hoover from 1929 to 1933.
[28] Giles, 129.
[29] The iron bridge was replaced in 1899 with the concrete Melan Bridge. The Melan Bridge withstood the 1903 and 1951 floods, finally collapsing in 1965. The reinforced concrete Kansas Avenue Bridge, completed in 1967, connects South Kansas Avenue with NE Quincy Street rather than North Kansas Avenue like its predecessors.
[30] Sanborn Fire Insurance Map, 1883, Sheet 12.

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.[31] In 1869, with the city firmly established as the state capital and construction of the east wing of Kansas Statehouse underway, public and private projects greatly improved the appearance of the developing settlement. The City graded Kansas Avenue, laid curbstones from Third Street to Eighth Avenue, and paved the gutters.[32] Roughly 500 new, permanent houses were constructed that year, and permanent structures were erected for a wide variety of commercial establishments. The Union Pacific and Santa Fe Railroads, along with the newly-completed iron bridge greatly increased the ability of Topeka's businesses to trade merchandise and materials.[33]

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 Atchison, Topeka & Santa Fe Railroad, with its office headquarters and maintenance shops in the community, enhanced Topeka's economy with the addition of roughly 5,000 jobs.[34] Utilities improved the quality of life in Topeka with the introduction of gas illumination in 1870 and electric illumination in 1882.[35] 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, druggists, barbers, hardware stores, hotels, jewelry stores, saloons, restaurants, and banks could be found along Kansas Avenue between 3rd Street and 8th Avenue.[36] Fifth and Sixth Streets were also densely built streets at this time.

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.[37] In addition to the miles of sidewalk and street pavement laid throughout the city in 1888, 3,000 new buildings were erected.[38] The 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 Columbian Building (112-114 SW 6th Avenue), the Thacher Building (112 SE 8th Avenue), and the Crawford Building (501 SW Jackson Street).[39] The inevitable economic depression that followed such explosive growth hit Topeka in the early

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[31] Connelley, 813.
[32] Giles, 242.
[33] Giles, 242.
[34] William E. Connelley, *A Standard History of Kansas and Kansans*, 812.
[35] Giles, 376, 379.
[36] Sanborn Fire Insurance Map. Topeka, Kansas, 1883, Sheets 2-6, 12. Available online http://sanborn.umi.com.proxy.mcpl.lib.mo.us/ks/3094/dateid-000001.htm?CCSI=45n (accessed 4 October 2011).
[37] Connelley, 814.
[38] Connelley, 814.
[39] The Columbian Building was listed in the National Register of Historic Places on 5 September 1975. The Thacher Building was listed in the National Register of Historic Places on 31 March 1975. The Crawford Building was listed in the National Register of Historic Places on 22 August 1975. All three buildings were listed in the Register of Historic Kansas Places on 1 July 1977.

1890s. The population decreased by 5,000 persons. The Atchison, Topeka & Santa Fe 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 85 percent.[40]

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.[41] 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.[42]

The first decade of the twentieth century marked the fifty-year 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 the fussy Victorian facades with peaked cornices. The two-story commercial building at 839 North Kansas Avenue is an excellent example of this type of alteration *(Figure 44)*. The rubble stone rear wall indicates the early date of construction for the building. One of numerous building permits issued in 1910 and 1911 indicates that a new façade was constructed for this building in 1911.

Figure 44. 839 N. Kansas Ave.

The 1910s and1920s saw the construction of taller buildings or buildings with larger footprints than their nineteenth century neighbors. Most construction in Topeka during these early decades filled gaps between subdivisions and annexed neighborhoods. New construction also filled gaps along established commercial streetswalls. 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 and the Jayhawk Hotel and the headquarters for Capital Federal Savings & Loan.[43] 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

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 South Kansas Avenue. While the Great Depression certainly affected Topeka, the presence

[40] The railroad company has remained viable through various mergers over the decades, most recently merging with Burlington Northern to become BNSF in 1995.
[41] Connelley, 815.
[42] 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.
[43] The Capital Federal Building at 6th and Kansas Avenues was demolished when the new headquarters building was constructed at 700 S. Kansas Avenue in 1961.

of the state government helped to stabilize the city during these tough economic times. Two post office facilities were constructed in the early 1930s. The North Topeka post office at 935 North Kansas Avenue is a one-story building, typical for a small, regional facility. The building constructed at 424 South Kansas Avenue housed a larger U.S. Post Office and the Federal Courthouse. This block-long building exhibits high-style Classical architecture befitting its important function.[44] The City constructed another large building at 215 SE 7th Street for the Municipal Auditorium and City Hall. The grand limestone structure was built using PWA funds in 1938.

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. By 1956, when Topeka was 100 years old, the local newspaper described the city as "districts of crumbling and decaying buildings – clusters of them rimming the business district itself."[45] A formal survey of the area identified 480 residential buildings, many of which did not have indoor plumbing.[46] In March 1956, Topeka's Real Estate Board proposed a feasibility study for implementing an urban redevelopment program to address these areas, quickly garnering support from such prominent figures as Henry A. Bubb, the president of Capital Federal Savings & Loan and Fred Mann, the state director of the FHA.[47] Acting on the recommendations of the Real Estate Board, Mayor George Schnellbacher appointed a 35-member committee to study the urban core and the federal redevelopment program to determine whether Urban Renewal would benefit Topeka. 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.

A pharmacist, a glass dealer, an architect, an attorney, and an investment broker comprised Topeka's URA, officially named at the beginning of August 1956. These five businessmen were tasked with developing a program that would address blighted areas through a variety of options including block clearance, encouraging neighborhood rehabilitation, creating industrial sites, and/or initiating infrastructure such as roads, parks, bridges, or playgrounds.[48]

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[44] In 1951, a three-judge panel of the U.S. District Court of Kansas heard the *Brown v. Board of Education* case at the U.S. Federal Courthouse in Topeka (424 S. Kansas). The panel upheld the "separate but equal" doctrine announced in the 1896 *Plessy v. Ferguson* decision. This decision was later overturned by the U.S. Supreme Court on May 17, 1954.

[45] "The Progress of Urban Renewal" *Topeka State Journal*, 11 June 1956, *City Planning – Urban Renewal 1956-1959*, Vertical File, Topeka Room, Topeka and Shawnee County Public Library.

[46] "City Finds Keyway Area Is Blighted," *Topeka State Journal*, 10 January 1960. *City Planning – Urban Renewal 1959-*, Vertical File, Topeka Room, Topeka and Shawnee County Public Library.

[47] Gene Byer, "Savings & 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.

[48] "Naming of 5-Man Authority a Start on Urban Renewal," *Topeka State Journal*, 7 August 1956. *City Planning – Urban Renewal 1956-1959*, Vertical File, Topeka Room, Topeka and Shawnee County Public Library.

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 *(Figure 45)*. The project area extended from Crane Street to 8th Avenue, Kansas Avenue to Adams Street. In November 1956 redevelopment of the Keyway Urban Renewal Area was estimated at $20 million.[49] This area included a number of blocks designated as a path for an interstate highway (I-70) that was still in the planning phase.

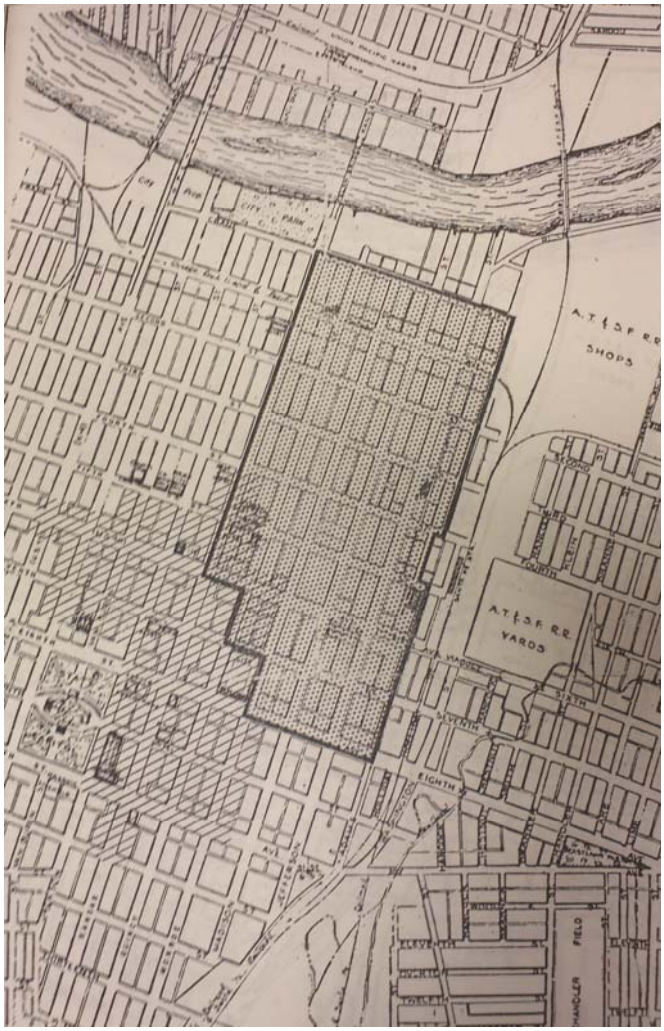

Figure 45. Proposed Urban Redevelopment Area 1957
Urban Renewal Vertical File, Topeka and Shawnee County Public Library

After two years of planning, the program for addressing the Keyway Area was approved in 1958, as was $16.2 million for appraisal and acquisition of property, beginning with the four blocks between 4th Street and 6th Avenue, Kansas Avenue to Monroe Street.[50] The URA identified 26 businesses within the project area that would not need to be removed because their function conformed to the purpose of the redevelopment project, although the URA could require these businesses to improve any vacant land around them. One of the saved sites is the two-story warehouse building at 100 South Kansas Avenue, then housing the Hill Packaging Company.[51]

At the beginning of 1960, the City Commission officially designated the Keyway area as blighted. Progress slowed throughout the year while the City amended the plan, removing the area between 6th and 8th Avenues from Monroe to Adams Streets in order to focus on the area from the Kansas River to the Post Office (424 South Kansas Avenue). In March 1961, the URA purchased properties for the interstate highway right-of-way and began clearing the land. By the end of 1962, 70 acres within the Keyway Urban Renewal Area was made available for private purchase and redevelopment. Thirty-five acres were

[49] "Keyway Renewal 20-Million-Dollar 'Bargain Price,'" *Topeka State Journal*, 20 November 1956. *City Planning – Urban Renewal 1956-1959*, Vertical File, Topeka Room, Topeka and Shawnee County Public Library.
[50] Gay Kalbfleisgh,"37-Block Keyway Program Approved," *Topeka State Journal*, 26 December 1958. *City Planning – Urban Renewal 1956-1959*, Vertical File, Topeka Room, Topeka and Shawnee County Public Library.
[51] "Urban Renewal to Leave 26 Sites," *Topeka State Journal*, 27 December 1958. *City Planning – Urban Renewal 1956-1959*, Vertical File, Topeka Room, Topeka and Shawnee County Public Library.

designated for light industrial uses, and 25 acres were designated for commercial uses.[52] Nearly 100 local and national companies 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 center, and service stations.[53]

Throughout the decade beginning in 1964, private companies purchased sites in the Urban Renewal Area and constructed large and small buildings. The new development changed the scale and character of South Kansas Avenue. The new buildings were often free-standing commercial blocks employing Modern Movement design features and materials, such as concrete and glass. Typically designed for offices, the new buildings lacked storefronts and were not built out to the streetwall. Some of the large-scale projects in the Keyway Urban Renewal Area developed a Ramada Inn hotel and convention center complex on the east side of the new interstate highway (1964); a sprawling one-story Montgomery Ward's department store in the 300 block of South Kansas Avenue (1966); Fidelity State Bank at 600 South Kansas Avenue (1967); the Townsite Plaza in the 500 block of Kansas Avenue, Quincy Street, and Monroe Street, specifically 500 and 534 South Kansas Avenue (1968); and the American Home Life Building at 400 South Kansas Avenue (1970).

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 (1961); Kansas Power & Light Company Building at 818 S. Kansas (1962); Macy's Department Store at 800 S. Kansas (1965); Merchants National Bank at 800 SW Jackson (1969); and the Topeka Savings Association Bank at 800 SE Quincy (1973).

CONCLUSION

Through the mid to late twentieth century, Topeka continued to grow mainly south and west from the original town site. Revitalization efforts in the 1960s and 1970s encouraged larger-scale redevelopment, and many businesses relocated throughout the city. South Kansas Avenue was left with a concentration of banks, restaurants, and offices for government, utilities, and private companies. With few exceptions, new construction of infill buildings in recent decades has successfully maintained the historic streetwall and traditional commercial character of Kansas Avenue

[52] "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.
[53] "100 Firms Ponder Sites in Urban Renewal Area," *Topeka Daily Capital*, 13 December 1962. *City Planning – Urban Renewal 1959-*, Vertical File, Topeka Room, Topeka and Shawnee County Public Library.

PROJECT RECOMMENDATIONS

The Downtown Topeka Historic Resources Survey evaluated all of the buildings within the survey area, individually and within the context of the surrounding streetscape. In an urban environment setting is an important factor of integrity. Solid streetwalls are typical of commercial corridors that developed in the late nineteenth and early twentieth centuries. Together the surveyed resources reflect the continuum of commercial development along Kansas Avenue and the historic fabric of Topeka's urban core.

Based on date of construction, architectural integrity and historical associations, the survey data identified resources that appear eligible for listing in a historic register as well as resources that do not appear to be register-eligible. While a majority of resources lack the distinction necessary for individual listing, there are concentrations of resources that could form National Register Historic Districts. Other resources, identified as "Vintage," received "good" or "fair" integrity ratings but stand in locations that could not support a historic district due to significant alterations or removal of surrounding context. Resources with poor integrity and those constructed after 1962 are scattered throughout the survey area. No resources built after 1962 appear to meet criteria for exceptional significance. Figures 46 and 47 identify resources by their potential for register listing as well as possible historic district boundaries.

NATIONAL REGISTER LISTED AND INDIVIDUALLY ELIGIBLE RESOURCES

Eleven resources in the survey area are listed in the National Register of Historic Places and the Register of Historic Kansas Places. One additional resource is listed solely in the Register of Historic Kansas Places. These resources represent a variety of uses and eras of construction reflecting the continuum of commercial and civic development of downtown Topeka.

The survey identified two additional buildings that appear to meet at least one of the four National Register Criteria for Evaluation and retain sufficient architectural integrity and historical associations to qualify them for similar status. These are the U.S. Post Office at 424 South Kansas Avenue and the Topeka City Hall and Municipal Auditorium at 215 SE 7th Street.

CONTRIBUTING RESOURCES

Contributing resources do not retain sufficient integrity to individually merit listing on the historic register, although they would be eligible as contributing resources to a historic district. It is possible that additional research, beyond the scope of this project, could identify an area of significance or important historical associations for a Contributing resource that would change its status to Individually Eligible.

VINTAGE RESOURCES

Vintage Resources are buildings over fifty years of age that possess a level of importance that is distinctly above that of Non-Contributing resources. They may not retain sufficient integrity to be considered Contributing to a historic district and/or they may be physically isolated from a group of buildings that could form a historic district. Regardless of their surroundings, Vintage buildings should not be considered "throw-away" resources. They enhance our understanding of Topeka's built environment and

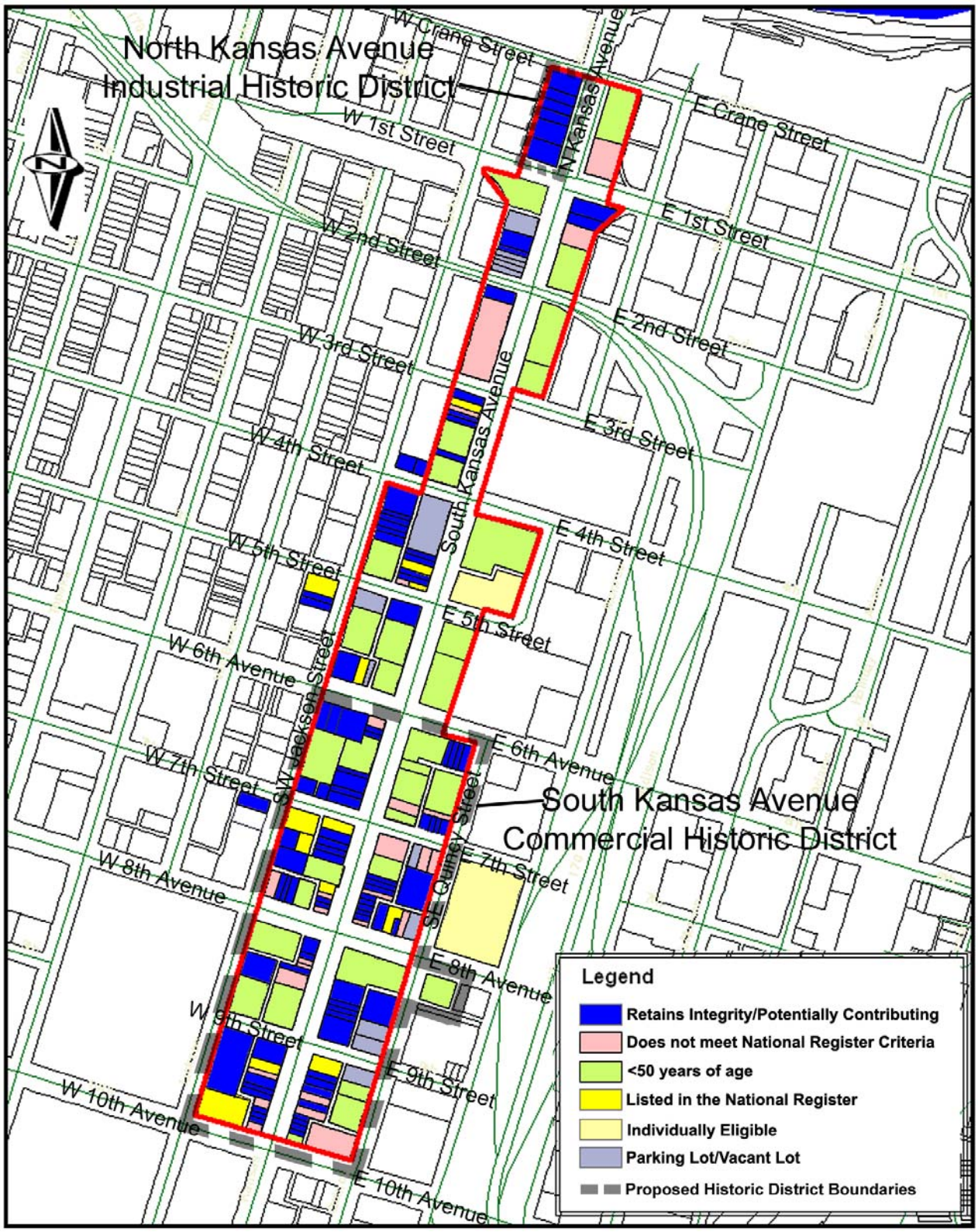

Figure 46. Kansas Avenue Historic Districts Contributing/Non-Contributing Map

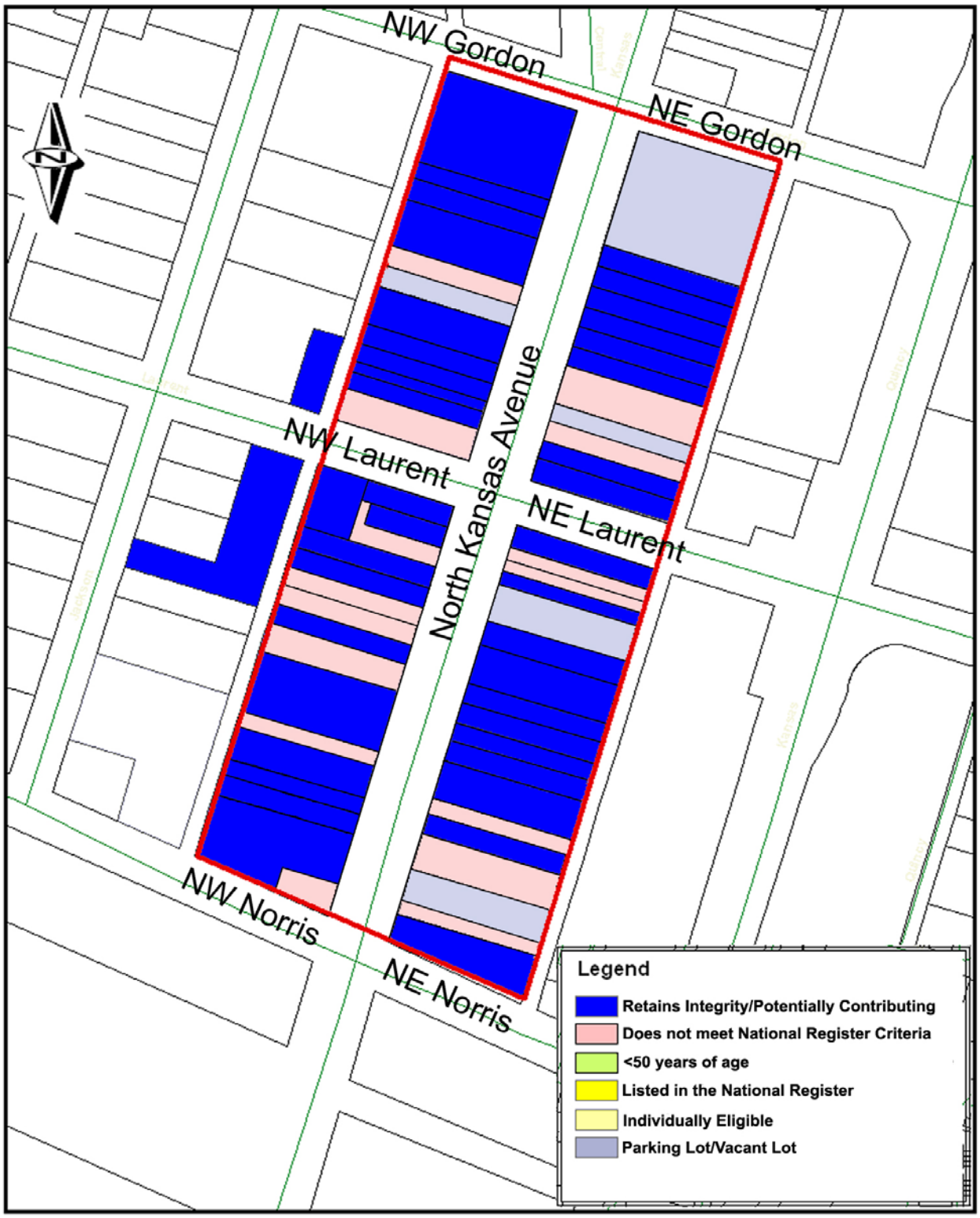

Figure 47. North Kansas Avenue Historic District Contributing/Non-Contributing Map

give legitimacy to the history of their surroundings. Like Contributing Resources, it is possible that additional research, beyond the scope of this project, could identify an area of significance or important historical associations for some of these resources that would change their status to Contributing, or possibly even Individually Eligible. Similarly, the reversal of unsympathetic alterations might restore sufficient integrity to an altered resource to consider it for register listing.

NON-CONTRIBUTING RESOURCES

Non-Contributing resources are those that have lost significant integrity and/or are less than fifty years of age and, therefore, do not merit consideration for National Register listing at this time. Where integrity is an issue, the level of alterations is beyond the point where removal of modifications could restore individual eligibility or contributing status. The eligibility of resources that are less than fifty years of age should be re-evaluated when they reach this National Register threshold.

A number of resources constructed after 1962 have direct associations with Topeka's Urban Renewal program or are good examples of Modern Movement design. While these resources do not appear exceptionally significant to merit listing under Criteria Consideration G, their non-contributing status should be reevaluated when they reach fifty years of age.

HISTORIC DISTRICTS

A historic district is a grouping of resources that shares significant associations of history or architecture. These resources must be located in a concentrated geographical area to create a unified entity that is clearly distinct from the resources outside the district boundaries. Resources within a historic district can include individually distinctive resources (resources that might also qualify for individual register listing) as well as resources that lack the qualities of design or association to merit individual listing. District boundaries can encompass resources that lack integrity or association with the historic context and are considered "non-contributing," although resources of this type must be a minority within the district.

The consultants identified three clusters of buildings that as contiguous groups retain their historical/architectural integrity and appear to meet at least one of the four National Register criteria. These potential historic districts would be locally significant under National Register Criterion A in the area of Commerce. As groupings of buildings, the setting, design, materials, and workmanship of these buildings continues to convey feelings about and provide associations with the City's commercial past as it evolved over time.

General Registration Requirements

Resources eligible for listing as a contributing property to a historic district must retain the architectural and structural features that tie the resource to its original function and period of significance. Alterations to primary building facades are acceptable if they do not alter a significant portion of the façade, if the changes are reversible, and if the original appearance of the façade can be restored. Infill of original fenestration openings should not destroy or obscure the original openings and should be fully reversible. The resource should represent a style of architecture or a type, period or method of construction and

should retain sufficient integrity of design, materials, and workmanship to represent the style or the property type. All of the districts described below meet these general requirements.

North Topeka Commercial Historic District *(Figure 47)*
Late nineteenth and early twentieth century commercial buildings line North Kansas Avenue between Gordon and Norris Streets. The resources illustrate commercial functions and a continuum of architectural styles and vernacular building forms that convey information about the history and evolution of the North Topeka commercial district. The contributing buildings reflect commercial development in North Topeka as parallel to but semi-independent from South Topeka. The period of significance is 1865-1962, beginning with the year in which the town of Eugene (now North Topeka) was platted and ending with the fifty-year closing date for periods of significance where activities begun historically continue to have significance but no more-specific date can be defined.

The district contains forty intact resources that exhibit a variety architectural styles, though most commonly the High Victorian Italianate style. Fourteen non-contributing resources were constructed within the period of significance but have sustained extensive alterations and lack sufficient integrity to communicate associations the period in which they were constructed. Some of the contributing resources have facades that were replaced between the 1910s and 1950s, which have since achieved historical significance in their own right. These two blocks present a uniformity of scale, materials, and associations with the commercial context.

Kansas Avenue Industrial Historic District *(Figure 46)*
Six intact industrial warehouses on the west side of North Kansas Avenue (south of the Kansas River) form a small historic district comprised of a single property type. These resources reflect the light industrial and commercial warehouse development that occurred along the river once the presence of railroads was firmly established. The resources continue to function as warehouses. This district contains six contributing resources and no non-contributing resources. The period of significance is 1880-1962, beginning with the estimated date of construction for the earliest resource and ending with the fifty-year closing date for periods of significance where activities begun historically continue to have significance but no more-specific date can be defined. The four-story building at the south end of the block stands on the site of Topeka's earliest structure, the log cabin where the city founders first met.

South Kansas Avenue Commercial Historic District *(Figure 46)*
The eight blocks flanking South Kansas Avenue between 6th and 10th Avenues form a district that contains 75 contributing resources and 39 non-contributing resources. This area represents the densest concentration of historic commercial and governmental resources in the survey area. The historic fabric forms solid streetscapes typical of the period of development. The wide variety of architectural styles and building forms reflect the steady growth and evolution of downtown Topeka over a 150-year period.

Many of the narrow two-story buildings in the district have rubble stone side and rear walls indicating late-nineteenth century construction. The early-twentieth century facades reflect owners' efforts to update and refresh their properties in an era of changing architectural aesthetics. Despite the shifts in

architectural tastes from Victorian to historical revival to Modern Movement, the district has maintained its definitive commercial character. The period of significance is 1880-1962, beginning with the estimated date of construction for the earliest resource and ending with the fifty-year closing date for periods of significance where activities begun historically continue to have significance but no more-specific date can be defined. The 32 resources constructed after 1962 include several buildings with direct associations with the urban revitalization efforts of the late 1960s and early 1970s and provide good examples of Modern Movement design. These resources should be re-evaluated when they reach fifty years of age.

URBAN RENEWAL

Topeka experienced many of its most extreme changes after World War II, when civic leaders attempted to revitalize the community's business and governmental center. This coincided with the City's centennial anniversary, a time when many of Topeka's older buildings were entering a natural cycle of decline. In this light, Urban Renewal monies were an attractive means to entice private development to create a new commercial and industrial area of modern buildings; buildings that drew attention to the city's present and future, rather than its past. The survey area includes a number of resources dating from the period of Urban Renewal. The rich mix of mid-twentieth century Modern Movement styles with buildings from earlier, more-traditionally "historic" eras enhances the texture of downtown Topeka and tells a complete story of its history. Due to their more recent construction and intact but vernacular Modern Movement designs, some could face demolition or significant alteration if the context for their development is not fully understood. While none of the resource developed under the Urban Renewal program, particularly as part of the Keyway project, appears to be exceptionally significant and eligible for historic designation at this time, they should be re-evaluated when they reach fifty years of age.

CONCLUSION

CAPITALIZING ON THE HISTORIC COMMERCIAL ASSETS OF TOPEKA

Kansas Avenue remains an important commercial corridor that embodies the evolution of Topeka from Territorial settlement to State capital. The buildings that document this sequence of development tell a unique and important story. They define the commercial history of the community and provide tangible reminders of the past that create a unique sense of place. The story of the survey area is also intrinsically entwined with the history of the United States, of the region, of the county, and of the city. The on-going continuum of development already obscures much of the area's beginnings and early development. As Topeka's commercial core continues to evolve, change provides the opportunity to strengthen and enrich its visual character and to enhance the quality of life already appreciated by residents and visitors.

The goal of this survey was to identify and evaluate historic resources as part of on-going efforts to maintain a vital commercial center and to move toward change in a positive manner — as a catalyst for capitalizing on the synergy of the old and new. To achieve this goal, it is necessary first to recognize and understand the assets that contribute to the survey area's unique physical and cultural character; and to develop goals, policies, and initiatives to assist the City and the community in the future identification, interpretation, evaluation, and protection of its remaining cultural resources.

The survey findings can provide the basis for many preservation decisions, including nominating buildings and districts eligible for the National Register of Historic Places and evaluating the impacts of government actions on historic resources. As a planning tool, the National Register encourages preservation without public control over private property interests. Listing a property does not impose responsibilities upon the private property owner for maintenance or restoration, but can provide owners with access to financial incentives. Survey results can also help the City better protect its historic resources by raising awareness among the public of the significance of the city's building inventory and by boosting interest in private investment in the rehabilitation of historic buildings for new uses.

BENEFITS OF PRESERVATION

Preservation has its own intrinsic value in celebrating a community's history. As noted by John W. Lawrence, former Dean of the School of Architecture at Tulane University, it enables the citizens of today and tomorrow "to understand the present as a product of the past and a modifier of the future." It allows a greater awareness of the relationships of the past, the present, and the future — a deeper understanding of the continuity and contrasts of life.

Another compelling argument for protecting historic resources is simply that people like them. People seek out historic settings because they offer quality craftsmanship and materials, create variety, and encourage human interaction in a familiar context. Moreover, preservation has proven value as a tool for economic development.

As noted by nationally known real estate professional Donovan D. Rypkema in his book *The Economics of Historic Preservation*, commitment to preservation may be one of the most effective acts of fiscal responsibility governmental entities can undertake. Older neighborhoods and commercial centers

represent a considerable taxpayer investment in infrastructure and building stock. Conservation of buildings, neighborhoods, and sites of historic and aesthetic value is one of the best tools for recovering the worth of past investments while fueling new economic activity.

SOME BENEFITS OF HISTORIC PRESERVATION

- ✓ The physical appearance of its buildings and streetscapes reflects the community's overall vitality and economic health.
- ✓ Maintaining the vitality of the city's older commercial and residential areas, by rehabilitating older buildings and designing quality new buildings, can attract larger commercial ventures to the community, even if these ventures do not locate in the historic core of the city.
- ✓ Rehabilitation of individual buildings is more attainable and stabilizing to a local economy than a single large economic development project.
- ✓ Cultural resources represent the unique evolution, history, and diversity of a community and a region and differentiate them from other areas. Rehabilitating older buildings and sites distinguishes one community from another by preserving the unique character of each.
- ✓ The value of a property is determined by the buildings, public improvements, and activities around it. Rehabilitation of a historic property directly benefits adjacent property owners and nearby businesses.
- ✓ The value of rehabilitated properties in a city's historic core increases more rapidly than the real estate market in the larger community.
- ✓ Older buildings with easy access to professional and support services are ideal for many smaller and start-up businesses, which typically generate a majority of new permanent jobs.

The most successful revitalization efforts in the country utilize historic rehabilitation as the core of their revitalization strategies. These efforts document that the most successful approach to create sustainable communities merges the old and the new. The creative combination of preservation, adaptive reuse, and new construction capitalizes on the aesthetics and craftsmanship of other eras, provides opportunities for architectural innovation, and promotes problem-solving, thereby enhancing the community's character and fabric.

The State of Kansas and the federal government recognize the role rehabilitation of historic buildings can play in strengthening the local economy. To encourage sustainable neighborhoods and communities as well as to encourage preservation of important cultural resources, they provide incentives to encourage rehabilitation of historic buildings. The investment tax credit for rehabilitation of historic buildings is available from both the state and federal governments.

The **20 percent Federal Historic Rehabilitation Tax Credit** applies to owners and some renters of income-producing National Register listed properties. All residential and commercial properties (income-producing and owner-occupied) listed in the National Register of Historic Places and the Register of Historic Kansas Places are eligible for a **25 percent Kansas Historic Preservation Tax Credit**. When used together, the federal and state tax credits provide a significant financial incentive.

In exchange for the tax credits, the rehabilitation work must comply with the Secretary of the Interior's Standards for Rehabilitation. The Secretary's Standards are designed to address changes that will allow older buildings to function in the twenty-first century. The common sense guidelines address new construction as well as the rehabilitation of historic buildings. Several properties in the survey area have already taken advantage of the tax credits with dramatic results.

In addition to the economic advantages to preservation, preservation is also an effective and important tool for the conservation of natural resources. After years of exploiting resources, people are now considering how their surroundings fit into the larger environment. Better stewardship of older buildings and structures recognizes the important embodied energy contained in built resources. Buildings contain energy that has already been expended, materials that have been mined or harvested, manufactured, shipped, and assembled. Material from demolished buildings accounts for up to 40 percent of landfill materials, the cost of which is indirectly borne by taxpayers. At the same time, new construction consumes new energy and resources.

When considered together – the embodied energy, the cultural memory, the craftsmanship and artistry – preservation provides a critical mechanism to ensure the long-term vitality and sustainability of our unique built environments. Financial incentives, such as historic tax credits, provide the means to encourage individual owners to take actions that benefit our communities as a whole.

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APPENDIX A
SURVEY RESULTS

(Address, Historic Name, Commercial Building Type,
Primary Style, Year Built, Architect, Integrity Rating)

Address				Historic Name	Primary Style	Commercial Building Type	Architect/ Builder	Date	Integrity
901	S	KANSAS	AVE	Mills Building	Late 19th & 20th Century Classical Revival	Three-Part Vertical Block	Holland, James C.	1912	Good
909-911	S	KANSAS	AVE	Tinkham Veale Building	Late 19th & 20th Century Classical Revival	Two-Part Commercial Block	Glover, W. E.	1923	Excellent
913	S	KANSAS	AVE		Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1910	Poor
915-917	S	KANSAS	AVE	Pennant Building	Spanish Eclectic	Two-Part Commercial Block	Veale, Tinkham and Friedberg, Sam	1927	Good
919	S	KANSAS	AVE		Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1888	Excellent
921	S	KANSAS	AVE		Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1880	Fair
923-925	S	KANSAS	AVE	C. Zahner Commercial Building	Not Applicable/No Style	Two-Part Commercial Block		1910	Poor
927-931	S	KANSAS	AVE	Minney Building	Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1888	Good
933-935	S	KANSAS	AVE		Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1880	Poor
801- 805	S	KANSAS	AVE	Marks Building	Spanish Eclectic	Two-Part Commercial Block		1922	Good
807	S	KANSAS	AVE		Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1925	Fair
809	S	KANSAS	AVE		Not Applicable/No Style	Two-Part Commercial Block		1900	Poor
811	S	KANSAS	AVE		Not Applicable/No Style	Two-Part Commercial Block		1905	Poor
813	S	KANSAS	AVE		Late 19th & 20th Century Classical Revival	Two-Part Commercial Block		1905	Fair
815-819	S	KANSAS	AVE		Not Applicable/No Style	Two-Part Commercial Block		1905	Poor
825	S	KANSAS	AVE		Postmodern/Neoeclectic	Three-Part Vertical Block		2002	Less than 50 years of age
701	S	KANSAS	AVE	Central National Bank	Neoclassical Revival	Temple Front	Wight & Wight (Kansas City, MO)	1927	Excellent

Address				Historic Name	Primary Style	Commercial Building Type	Architect/ Builder	Date	Integrity
705	S	KANSAS	AVE	W. T. Grant Building	Art Deco	Two-Part Commercial Block		1910	Good
709	S	KANSAS	AVE	The Palace Building	Commercial Style	Two-Part Commercial Block		1910	Good
713	S	KANSAS	AVE		Commercial Style	Two-Part Commercial Block		1915	Good
715	S	KANSAS	AVE		Commercial Style	Two-Part Commercial Block		1911	Fair
719	S	KANSAS	AVE	US Bank	Postmodern/Neoeclectic	Two-Part Commercial Block		2009	Less than 50 years of age
721-727	S	KANSAS	AVE	Davies Building	Italianate	Two-Part Commercial Block		1887	Excellent
729	S	KANSAS	AVE		Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1888	Poor
731	S	KANSAS	AVE		Italianate	Two-Part Commercial Block		1888	Good
733	S	KANSAS	AVE		Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1880	Good
735	S	KANSAS	AVE		Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1960	Poor
601	S	KANSAS	AVE	State Savings Bank	Postmodern/Neoeclectic	Two-Part Commercial Block		1921	Poor
605	S	KANSAS	AVE		Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1911	Fair
607	S	KANSAS	AVE		Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1888	Good
611	S	KANSAS	AVE		Postmodern/Neoeclectic	One-Part Commercial Block		1984	Less than 50 years of age
623	S	KANSAS	AVE	Hall's Stationery Store	Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1905	Fair
627- 631	S	KANSAS	AVE	F.W. Woolworth Building	Streamlined/Art Moderne	Two-Part Commercial Block		1948	Good
633	S	KANSAS	AVE		Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1926	Good

Address				Historic Name	Primary Style	Commercial Building Type	Architect/ Builder	Date	Integrity
635	S	KANSAS	AVE	Kresge Building	Italianate	Two-Part Commercial Block		1926	Good
503	S	KANSAS	AVE	New England Building	Other	Two-Part Vertical Block		1911	Good
515	S	KANSAS	AVE	Topeka Metro Planning Bldg Offices	Postmodern/Neoeclectic	One-Part Commercial Block		1989	Less than 50 years of age
555	S	KANSAS	AVE	Amerus Annuity Group Building Offices	Postmodern/Neoeclectic	One-Part Commercial Block		1996	Less than 50 years of age
423	S	KANSAS	AVE		Late 19th & 20th Century Classical Revival	Two-Part Commercial Block		1880	Good
425	S	KANSAS	AVE		Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1910	Fair
427-429	S	KANSAS	AVE	Constitution Hall - Topeka	Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block	Weymouth, Wm H. & Bowker, William E.	1855	Excellent
431	S	KANSAS	AVE		Late 19th & 20th Century Classical Revival	Two-Part Commercial Block		1860	Good
433	S	KANSAS	AVE		Late 19th & 20th Century Classical Revival	Two-Part Commercial Block		1860	Good
435	S	KANSAS	AVE	Guaranty State Bank Building	Commercial Style	Two-Part Commercial Block	Leeper and Smith	1910	Excellent
301	S	KANSAS	AVE		Italianate	Two-Part Commercial Block		1900	Good
303	S	KANSAS	AVE	Sells Brothers Building	Italianate	Two-Part Commercial Block	Lewis, Allen, Ephraim, Peter Sells	1883	Fair
307	S	KANSAS	AVE		Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1883	Poor
309	S	KANSAS	AVE		Minimal Commercial (Early-Mid 20th Century)	One-Part Commercial Block		1910	Fair
311	S	KANSAS	AVE		Minimal Commercial (Early-Mid 20th Century)	One-Part Commercial Block		1920	Good
323	S	KANSAS	AVE		Postmodern/Neoeclectic	One-Part Commercial Block		1995	Less than 50 years of age
325	S	KANSAS	AVE		Minimal Commercial (Early-Mid 20th Century)	One-Part Commercial Block		1910	Fair

Address				Historic Name	Primary Style	Commercial Building Type	Architect/ Builder	Date	Integrity
333	S	KANSAS	AVE	Peerless Tire Co.	Postmodern/Neoeclectic	One-Part Commercial Block		1970	Less than 50 years of age
201	S	KANSAS	AVE		Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1900	Good
235	S	KANSAS	AVE		Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1930	Poor
129	N	KANSAS	AVE	Lux Building	Minimal Commercial (Early-Mid 20th Century)	One-Part Commercial Block		1919	Good
125	N	KANSAS	AVE	Lux Building	Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1900	Good
121	N	KANSAS	AVE		Minimal Commercial (Early-Mid 20th Century)	One-Part Commercial Block		1925	Fair
109	N	KANSAS	AVE	Parkhurst Davis & Co. Wholesale Grocers	Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1888	Good
101	N	KANSAS	AVE		Late 19th & 20th Century Classical Revival	Two-Part Commercial Block		1901	Fair
101	S	KANSAS	AVE		Other	One-Part Commercial Block		2001	Less than 50 years of age
121	S	KANSAS	AVE		Minimal Commercial (Early-Mid 20th Century)	One-Part Commercial Block		1930	Good
127	S	KANSAS	AVE		Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1880	Fair
108	N	KANSAS	AVE		Minimal Commercial (Early-Mid 20th Century)	One-Part Commercial Block		1919	Poor
128	N	KANSAS	AVE		Minimal Commercial (Early-Mid 20th Century)	One-Part Commercial Block		1967	Less than 50 years of age
116	S	KANSAS	AVE		Late 19th & 20th Century Classical Revival	One-Part Commercial Block		1920	Poor
116	S	KANSAS	AVE		Other - Utilitarian	Two-Part Commercial Block		1968	Less than 50 years of age
108	S	KANSAS	AVE		Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1880	Fair
100	S	KANSAS	AVE		Streamlined/Art Moderne	Two-Part Commercial Block		1940	Good

Address				Historic Name	Primary Style	Commercial Building Type	Architect/ Builder	Date	Integrity
234	S	KANSAS	AVE		Modern/Modern Movement	One-Part Commercial Block		1966	Less than 50 years of age
200	S	KANSAS	AVE		Modern/Modern Movement	One-Part Commercial Block		1974	Less than 50 years of age
424	S	KANSAS	AVE	U.S. Post Office And Federal Court House	Late 19th & 20th Century Classical Revival	Temple Front	Simon, Louis	1933	Excellent
400	S	KANSAS	AVE	American Home Life Insurance Co. Building	Modern/Modern Movement	One-Part Commercial Block		1970	Less than 50 years of age
534	S	KANSAS	AVE	Townsite Plaza	Modern/Modern Movement	Three-Part Vertical Block		1968	Less than 50 years of age
500	S	KANSAS	AVE	Townsite Plaza	Modern/Modern Movement	Not Applicable		1968	Less than 50 years of age
634	S	KANSAS	AVE		Modern/Modern Movement	One-Part Commercial Block		1970	Less than 50 years of age
628-632	S	KANSAS	AVE	G. W. Stanfield Commercial Building	Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1925	Poor
618	S	KANSAS	AVE		Postmodern/Neoeclectic	One-Part Commercial Block		1986	Less than 50 years of age
612	S	KANSAS	AVE		Postmodern/Neoeclectic	One-Part Commercial Block		1982	Less than 50 years of age
600	S	KANSAS	AVE	Fidelity State Bank	Modern/Modern Movement	One-Part Commercial Block		1967	Less than 50 years of age
734	S	KANSAS	AVE	Farmers National Bank	Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1905	Poor
732	S	KANSAS	AVE		Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1905	Fair
730	S	KANSAS	AVE		Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1905	Fair
728	S	KANSAS	AVE		Late 19th & 20th Century Classical Revival	Two-Part Commercial Block		1905	Good
726	S	KANSAS	AVE		Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1905	Good
724	S	KANSAS	AVE		Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1905	Good

Address				Historic Name	Primary Style	Commercial Building Type	Architect/ Builder	Date	Integrity
722	S	KANSAS	AVE		Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1905	Poor
720	S	KANSAS	AVE		Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1907	Good
716 -718	S	KANSAS	AVE		Late 19th & 20th Century Classical Revival	Two-Part Commercial Block		1910	Good
712	S	KANSAS	AVE		Postmodern/Neoeclectic	One-Part Commercial Block		1985	Less than 50 years of age
700	S	KANSAS	AVE	Capital Federal Building	Modern/Modern Movement	Three-Part Vertical Block		1961	Poor
830	S	KANSAS	AVE	Hotel Kansan	Late 19th & 20th Century Classical Revival	Three-Part Vertical Block	Shepard & Wiser (Kansas City)	1924	Fair
826	S	KANSAS	AVE		Italianate	Two-Part Commercial Block		1900	Fair
822	S	KANSAS	AVE		Late 19th & 20th Century Classical Revival	Two-Part Commercial Block		1910	Fair
820	S	KANSAS	AVE	A. W. Vogel Commercial Building	Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1922	Fair
818	S	KANSAS	AVE	Kansas Power & Light Company Building	Modern/Modern Movement	Two-Part Commercial Block		1962	Excellent
800	S	KANSAS	AVE	Macy's Department Store	Modern/Modern Movement	Two-Part Commercial Block		1965	Less than 50 years of age
934	S	KANSAS	AVE		Modern/Modern Movement	Arcaded Block		1967	Less than 50 years of age
930	S	KANSAS	AVE	Electric Automobile and Repair Company	Italianate	Two-Part Commercial Block		1910	Fair
928	S	KANSAS	AVE	Shawnee Motor Car Company	Minimal Commercial (Early-Mid 20th Century)	Two-Part Vertical Block		1890	Good
926	S	KANSAS	AVE		Minimal Commercial (Early-Mid 20th Century)	One-Part Commercial Block		1920	Good
924	S	KANSAS	AVE		Minimal Commercial (Early-Mid 20th Century)	One-Part Commercial Block		1910	Good
922	S	KANSAS	AVE		Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1900	Poor

Address				Historic Name	Primary Style	Commercial Building Type	Architect/ Builder	Date	Integrity
918-920	S	KANSAS	AVE	Kansas Children's Home Society	Late 19th & 20th Century Classical Revival	Two-Part Commercial Block	Squires, Frank	1914	Fair
914	S	KANSAS	AVE		Not Applicable/No Style	Two-Part Commercial Block		1910	Poor
912	S	KANSAS	AVE		Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1930	Fair
908	S	KANSAS	AVE		Modern/Modern Movement	Two-Part Commercial Block		1960	Excellent
906	S	KANSAS	AVE		Modern/Modern Movement	Two-Part Commercial Block		1960	Excellent
900	S	KANSAS	AVE	Gordon Building	Commercial Style	Two-Part Commercial Block	Squires, Frank	1911	Excellent
120	SW	10TH	AVE	Memorial Building	Beaux Arts	Central Block with Wings	Chandler, Charles	1914	Excellent
120	SE	10TH	AVE		Late 19th & 20th Century Classical Revival	Temple Front		1922	Poor
120	SW	8TH	AVE		Minimal Commercial (Early-Mid 20th Century)	One-Part Commercial Block		1900	Poor
118	SW	8TH	AVE	Kansas Newspaper Union	Italianate	Two-Part Commercial Block		1888	Good
116	SW	8TH	AVE		Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1900	Fair
114	SW	8TH	AVE		Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1900	Good
108	SW	8TH	AVE	Crosby Place Public Parking	Not Applicable/No Style	Two-Part Commercial Block		2009	Less than 50 years of age
106-108	SE	8TH	AVE		Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1900	Fair
112	SE	8TH	AVE	Thacher Building	Richardsonian Romanesque/ Romanesque Revival	Two-Part Commercial Block	Haskell, John G.	1888	Excellent
114	SE	8TH	AVE		Minimal Commercial (Early-Mid 20th Century)	One-Part Commercial Block		1888	Good
116	SE	8TH	AVE		Spanish Eclectic	Two-Part Commercial Block		1925	Poor

Address				Historic Name	Primary Style	Commercial Building Type	Architect/ Builder	Date	Integrity
122	SW	7TH	AVE	Elks Club Building	Italian Renaissance	Not Applicable	Sayler, William; Seddon, Herbert	1907	Good
112	SW	7TH	AVE	Aetna Building	Beaux Arts	Temple Front	Holland, James C.	1909	Excellent
115	SE	7TH	AVE		Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1925	Poor
119	SE	7TH	AVE		Postmodern/Neoeclectic	Two-Part Commercial Block		1900	Poor
215	SE	7TH	AVE	Topeka City Hall & Auditorium	Art Deco	Not Applicable		1939	Excellent
112-114	SE	7TH	AVE	Gorbutt Building	Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1880	Good
116	SE	7TH	AVE		Italianate	Two-Part Commercial Block		1880	Good
118	SE	7TH	AVE		Italianate	Two-Part Commercial Block		1888	Fair
107	SW	6TH	AVE	New Stormont Building	Late 19th & 20th Century Classical Revival	Two-Part Commercial Block		1926	Fair
117-119	SW	6TH	AVE	IOOF Hall	Late 19th & 20th Century Classical Revival	Two-Part Commercial Block		1921	Good
123	SW	6TH	AVE	Bates Block	Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block	Holland, James C.	1902	Fair
120	SW	6TH	AVE		Colonial Revival	Two-Part Commercial Block		1930	Fair
112 -114	SW	6TH	AVE	Columbian Building (Knox Building)	Richardsonian Romanesque/ Romanesque Revival	Stacked Vertical Block	Davis, Seymour	1889	Excellent
115	SE	6TH	AVE		Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1910	Excellent
117	SE	6TH	AVE	Dibble's Grocery	Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1910	Good
119	SE	6TH	AVE		Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1910	Good
121 -123	SE	6TH	AVE	Dibble Building	Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1920	Fair

Address				Historic Name	Primary Style	Commercial Building Type	Architect/ Builder	Date	Integrity
106	SW	5TH	AVE		Minimal Commercial (Early-Mid 20th Century)	One-Part Commercial Block		1880	Poor
120-124	SW	4TH	AVE		Minimal Commercial (Early-Mid 20th Century)	One-Part Commercial Block		1920	Fair
110-112	SW	4TH	AVE		Minimal Commercial (Early-Mid 20th Century)	One-Part Commercial Block		1920	Good
408	SW	JACKSON	ST	G. J. Sage Commercial Building	Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1920	Fair
410	SW	JACKSON	ST		Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1910	Good
412	SW	JACKSON	ST	Carrier & Brooks Building	Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1920	Fair
414	SW	JACKSON	ST		Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1900	Fair
416	SW	JACKSON	ST		Italianate	Two-Part Commercial Block		1888	Fair
420	SW	JACKSON	ST	A. K. Longren Aircraft Works	Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1920	Fair
434	SW	JACKSON	ST	Bank	Modern/Modern Movement	One-Part Commercial Block		1970	Less than 50 years of age
501	SW	JACKSON	ST	Crawford Building	Richardsonian Romanesque/ Romanesque Revival	Stacked Vertical Block	Davis, Seymour	1888	Excellent
507-509	SW	JACKSON	ST		Minimal Commercial (Early-Mid 20th Century)	One-Part Commercial Block		1900	Good
511	SW	JACKSON	ST		Minimal Commercial (Early-Mid 20th Century)	One-Part Commercial Block		1900	Good
512	SW	JACKSON	ST	Parking Garage	Not Applicable/No Style	Not Applicable		1989	Less than 50 years of age
612	SW	JACKSON	ST	Parking Garage	Not Applicable/No Style	Not Applicable		1984	Less than 50 years of age
700	SW	JACKSON	ST	Jayhawk Complex - Hotel, Theater & Walk	Late 19th & 20th Century Classical Revival	Three-Part Vertical Block	Williamson, Thomas W.	1926	Excellent
701	SW	JACKSON	ST	Real Estate Building	Gothic Revival	Two-Part Commercial Block	Cuthbert & Suehrk (1925)	1893	Good

Address				Historic Name	Primary Style	Commercial Building Type	Architect/ Builder	Date	Integrity
714	SW	JACKSON	ST	Eagle Cigar Factory	Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1926	Fair
716	SW	JACKSON	ST	Crosby Brothers Company Building	Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1910	Good
800	SW	JACKSON	ST	Merchants National Bank	Modern/Modern Movement	Three-Part Vertical Block		1969	Less than 50 years of age
812	SW	JACKSON	ST	Southwestern Bell Telephone Co. Building	Modern/Modern Movement	One-Part Commercial Block		1960	Fair
900	SW	JACKSON	ST	Atchison, Topeka, and Santa Fe Railroad Bldg	Late 19th & 20th Century Classical Revival	Two-Part Vertical Block		1915	Good
801	N	KANSAS	AVE		Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1888	Poor
805	N	KANSAS	AVE		Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1880	Fair
813	N	KANSAS	AVE		Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1880	Fair
815	N	KANSAS	AVE		Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1880	Fair
817 - 819	N	KANSAS	AVE		Italianate	Two-Part Commercial Block		1880	Fair
821	N	KANSAS	AVE		Other	Two-Part Commercial Block		1888	Poor
823-827	N	KANSAS	AVE		Minimal Commercial (Early-Mid 20th Century)	One-Part Commercial Block		1921	Good
829	N	KANSAS	AVE		Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1920	Poor
831	N	KANSAS	AVE		Richardsonian Romanesque/Romanesque Revival	Two-Part Commercial Block		1888	Fair
833	N	KANSAS	AVE		Italianate	Two-Part Commercial Block		1888	Poor
835	N	KANSAS	AVE	Shawnee State Bank Building	Italianate	Two-Part Commercial Block		1881	Poor
837	N	KANSAS	AVE	IOOF No. 79	Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1880	Fair

Address				Historic Name	Primary Style	Commercial Building Type	Architect/ Builder	Date	Integrity
839	N	KANSAS	AVE		Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1880	Good
841	N	KANSAS	AVE		Not Applicable/No Style	One-Part Commercial Block		1880	Poor
843	N	KANSAS	AVE		Minimal Commercial (Early-Mid 20th Century)	One-Part Commercial Block		1900	Good
845	N	KANSAS	AVE	Shawnee State Bank	Late 19th & 20th Century Classical Revival	One-Part Commercial Block	Glover, W. E.	1926	Good
901	N	KANSAS	AVE		Minimal Commercial (Early-Mid 20th Century)	One-Part Commercial Block		1888	Poor
903	N	KANSAS	AVE		Italianate	Two-Part Commercial Block		1888	Good
905	N	KANSAS	AVE		Italianate	Two-Part Commercial Block		1900	Good
907-909	N	KANSAS	AVE		Richardsonian Romanesque/Romanesque Revival	Two-Part Commercial Block		1900	Fair
911-913	N	KANSAS	AVE		Late 19th & 20th Century Classical Revival	Two-Part Commercial Block		1900	Fair
917	N	KANSAS	AVE		Italianate	Two-Part Commercial Block		1900	Poor
921	N	KANSAS	AVE	J. W. Dunlap Building	Streamlined/Art Moderne	Two-Part Commercial Block		1923	Good
925	N	KANSAS	AVE	F. Buckham Building	Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1911	Good
927	N	KANSAS	AVE	Irvin Building	Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1923	Fair
935	N	KANSAS	AVE	U.S. Post Office, North Topeka Station	Late 19th & 20th Century Classical Revival	One-Part Commercial Block	(Architect), Lovell, W. D. (Contractor)	1938	Good
922	N	KANSAS	AVE		Minimal Commercial (Early-Mid 20th Century)	One-Part Commercial Block		1900	Fair
920	N	KANSAS	AVE	A. Shub Building	Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1923	Fair
918	N	KANSAS	AVE	C. W. Armstrong Building	Minimal Commercial (Early-Mid 20th Century)	One-Part Commercial Block		1911	Fair

Address				Historic Name	Primary Style	Commercial Building Type	Architect/ Builder	Date	Integrity
916	N	KANSAS	AVE	W. Finch Livery	Italianate	Two-Part Commercial Block		1888	Fair
914	N	KANSAS	AVE		Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1925	Good
912	N	KANSAS	AVE		Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1880	Good
908-910	N	KANSAS	AVE	H. H. Bair Building	Minimal Commercial (Early-Mid 20th Century)	One-Part Commercial Block		1924	Poor
904	N	KANSAS	AVE	Beatrice Cream Company Building	Not Applicable/No Style	One-Part Commercial Block		1880	Poor
902	N	KANSAS	AVE		Minimal Commercial (Early-Mid 20th Century)	One-Part Commercial Block		1880	Good
900	N	KANSAS	AVE	North Topeka Building	Richardsonian Romanesque/ Romanesque Revival	Two-Part Commercial Block		1900	Good
844	N	KANSAS	AVE	Kaw Valley State Bank	Art Deco	One-Part Commercial Block		1935	Excellent
842	N	KANSAS	AVE		Minimal Commercial (Early-Mid 20th Century)	One-Part Commercial Block		1900	Poor
840	N	KANSAS	AVE		Minimal Commercial (Early-Mid 20th Century)	One-Part Commercial Block		1880	Good
834	N	KANSAS	AVE		Italianate	Two-Part Commercial Block		1880	Fair
830	N	KANSAS	AVE	J. McFarland Building	Modern/Modern Movement	Two-Part Commercial Block		1910	Fair
828	N	KANSAS	AVE		Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1883	Fair
826	N	KANSAS	AVE		Italianate	Two-Part Commercial Block		1885	Good
824	N	KANSAS	AVE		Italianate	Two-Part Commercial Block		1885	Excellent
822	N	KANSAS	AVE	T.M. James Building	Italianate	Two-Part Commercial Block	James, Thomas M.	1885	Good
820	N	KANSAS	ST		Minimal Commercial (Early-Mid 20th Century)	One-Part Commercial Block		1885	Excellent

Address				Historic Name	Primary Style	Commercial Building Type	Architect/ Builder	Date	Integrity
818	N	KANSAS	ST		Minimal Commercial (Early-Mid 20th Century)	One-Part Commercial Block		1880	Poor
816	N	KANSAS	ST	Nystrom Brothers Building	Italianate	Two-Part Commercial Block		1885	Good
814	N	KANSAS	ST		Minimal Commercial (Early-Mid 20th Century)	One-Part Commercial Block		1950	Poor
802	N	KANSAS	ST		Not Applicable/No Style	One-Part Commercial Block		1880	Poor
800	N	KANSAS	ST	C.L. Heywood Building	Richardsonian Romanesque/ Romanesque Revival	Two-Part Commercial Block		1900	Fair
109	NW	LAURENT	ST		Minimal Commercial (Early-Mid 20th Century)	One-Part Commercial Block		1925	Fair
116	NW	LAURENT	ST		Minimal Commercial (Early-Mid 20th Century)	One-Part Commercial Block		1884	Fair
115-117	NW	LAURENT	ST		Minimal Commercial (Early-Mid 20th Century)	One-Part Commercial Block		1880	Fair
917	SE	QUINCY	ST	Parking Garage	Not Applicable/No Style	Not Applicable		1963	Less than 50 years of age
909	SE	QUINCY	ST		Not Applicable/No Style	One-Part Commercial Block		1969	Less than 50 years of age
800	SE	QUINCY	ST	Topeka Savings Association	Modern/Modern Movement	One-Part Commercial Block	Eicholtz & Groth	1973	Less than 50 years of age
823	SE	QUINCY	ST	Southwestern Bell Telephone	Modern/Modern Movement	Two-Part Vertical Block		1951	Good
723	SE	QUINCY	ST	Parking Garage	Not Applicable/No Style	Not Applicable		1961	Excellent
635	SE	QUINCY	ST		Streamlined/Art Moderne	One-Part Commercial Block		1935	Fair
629	SE	QUINCY	ST		Minimal Commercial (Early-Mid 20th Century)	Two-Part Commercial Block		1918	Poor
615	SE	QUINCY	ST	Parking Garage	Not Applicable/No Style	Not Applicable		1986	Less than 50 years of age
812	SW	JACKSON	ST	Southwestern Bell Telephone Co Building	Modern/Modern Movement	One-Part Commercial Block		1972	Less than 50 years of age