

THE TOPEKA LANDMARKS COMMISSION MEETING

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

A G E N D A

Thursday, July 13, 2017

5:30 PM

- I. Roll Call
- II. Approval of Minutes –April 13, 2017 Minutes
- III. **CLGR17-18 by AIM Strategies, LLC**, proposing interior and exterior modifications to property located at 913 S Kansas Avenue. This property is listed as a Contributing Structure, and is within the boundaries of the South Kansas Avenue National Historic District.
- IV. **CLGR07-19 by The White Linen**, proposing interior modifications to property located at 112 SW 6th Avenue, also known as the Columbian Building. This property is listed on the National Register of Historic Places.
- V. **Administrative Staff Approvals –**
 - **722 S. Kansas Avenue**, The Classic Bean, upgrade and repair of the existing HVAC system
 - **1114 SW 10th Ave.** Mater Dei Catholic Church, exterior landscaping and site work in conjunction with an adjacent non-historic construction project
 - **707 SE Quincy St.** - 3rd Floor Bathroom Alterations
- VI. **Tax Credit Projects Approved - 123 NW Gordon Ave**, North Topeka Baptist Church, Repair and maintenance of Stained Glass Windows
- VII. **Discussion of Plaques on locally designated Historic Landmarks**
- VIII. **2017 KPA Kansas Historic Preservation Conference, September 28-29, Wichita, Kansas – Creating Urban Historic Redevelopment** <http://kpalliance.org/save-the-date-for-the-2017-kpa-conference/>
- IX. **National Register Nominations – Kansas Historic Sites Board of Review, August 12, 2017**
 1. **Topeka Cemetery**, 1601 SE 10th Ave.
 2. **Crawford House**, 22002 SW 17th St.
- X. Other Items
- XI. Adjournment

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



TOPEKA LANDMARKS COMMISSION
MINUTES

Thursday, April 13, 2017

Holliday Office Building | 620 SE Madison | 1st Floor Holliday Conference Room

I. Roll Call

Members Present: Mark Burenheide, Bryan Falk, Donna Rae Pearson, Paul Post , Grant Sourk, Christine Steinkuehler (6)

Members Absent: Jeff Carson, Cheyenne Anderson, David Heit (3)

Staff Present: Tim Paris, Dan Warner, Kris Wagers

II. Approval of Minutes – March 9, 2017

Motion by Mr. Post to approve the minutes as typed; second by Mr. Burenheide. **APPROVAL (5-o-o)**
(Mr. Falk had not yet arrived)

III. CLGR17-07 by Architect One, LLC, proposing interior modifications to property located at 112 SW 6th Avenue, also known as the Columbian Building, a property that is listed on the National Register of Historic Places.

Mr. Paris presented the staff report and staff recommendation, noting that Kristen Johnston of the Kansas Historical Society did a walk-through and agreed that it does meet the Secretary Standards. Mr. Falk arrived during this time.

A representative from Architect One came forward to answer questions about the project. Mr. Scott Gales of Architect One was also available to answer questions. Mr. Post asked about the opacity of the ceiling and Mr. Paris noted that the height of the walls is an important character of the building.

Motion by Mr. Burenheide to agree with staff recommendation, finding that the proposed interior alterations to the property located at 112 SW 6th Avenue will not damage or destroy the historical integrity of the structure; **second by Ms. Pearson. APPROVAL (6-o-o)**

IV. CLGR07-o8 by Architect One, LLC, proposing interior and exterior modifications to property located at 107 SW 6th Avenue, a contributing property within the South Kansas Avenue Commercial Historic District.

Mr. Paris presented the staff report and staff recommendation .

Representatives from Architect One were available for questions. They confirmed that the building is being renovated in phases and that only the first floor windows and interior are being addressed at this time. Second story windows/interior will come later.

Motion by Mr. Post to agree with staff recommendation, finding that the proposed interior and exterior alterations to the property located at 107 SW 6th Avenue are consistent with the recommendations outlined in the Downtown Design Guidelines and will not damage or destroy the historical integrity of

TOPEKA LANDMARKS COMMISSION
MINUTES

the structure or the surrounding South Kansas Avenue Commercial Historic District; **second by Ms. Steinkuehler. APPROVAL (6-o-o)**

- V. **CLGR17-11 by Aim Strategies**, proposing interior and exterior modifications to property located at 705 SW Kansas Avenue, a contributing property within the South Kansas Avenue Commercial Historic District.

Mr. Paris presented the staff report and recommendation, which he stated is largely based on the current condition of the building and extensive water damage that happened earlier. Representatives from Schwerdt Design Group were available to answer questions.

Mr. Falk asked if the outside awning is being lowered and Mr. Paris confirmed that it is, about 8-10 inches to reveal further historic wood paneling above. Further discussion included the topics of the entryway, the staircase, proposed materials, and what would happen with what appears to be trophy cases above the staircase. The architect for the project reported that it would be removed.

Motion by Mr. Burenheide to agree with staff recommendation, finding that the proposed interior and exterior alterations to the property located at 705 S. Kansas Avenue are consistent with the Downtown Design Guidelines and will not damage or destroy the historical integrity of the structure or the surrounding South Kansas Avenue Commercial Historic District; **second by Ms. Steinkuehler.**

APPROVAL (6-o-o)

The applicant briefly described the elements of the **proposed sign**, stating that it will be predominately metal with LED fixtures. Discussion included the topic of water shed off the awning and connecting it to the building.

Motion by Mr. Post to agree with staff recommendation, finding that the proposed sign for the business to be located within the building located at 705 S. Kansas Avenue is consistent with the Downtown Design Guidelines and will not damage or destroy the historical integrity of the structure or the surrounding South Kansas Avenue Commercial Historic District; **second by Mr. Falk. APPROVAL (6-o-o)**

- VI. **CLGR17-12 by Xidis**, proposing the interior 2nd-level rehabilitation of property located at 724 S. Kansas Avenue, a contributing structure within the South Kansas Avenue Commercial Historic District, into a loft apartment.

Mr. Paris presented the staff report and staff recommendation. Representatives from Architect One were available to answer questions, and Mr. Scott Gales explained that the proposed window size, placement and operability are based on building code to make the windows egressible. Mr. Falk pointed out that were not it not for building code requirements, the window changes would not be allowable.

Motion by Mr. Falk to agree with staff recommendation, finding that the proposed interior and exterior alterations to property located 724 1.2 S. Kansas Avenue will not damage or destroy the historical

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integrity of the structure or the surrounding South Kansas Avenue Commercial Historic District; **second** by Mr. Burenheide. **APPROVAL** (6-o-o)

VII. CLGR17-15 by 101 N. Kansas Ave, LLC, proposing the reclassification of property located at 101 N. Kansas Avenue from I-2 Heavy Industrial District TO D3 Downtown District, a contributing property within the Mill Block Historic District.

Mr. Paris presented the staff report and staff recommendation. Mike Wilson, the project applicant, was available to answer questions.

Following discussion of the history of the building, there was a **Motion** by Mr. Falk to agree with staff recommendation, finding that the proposed reclassification from I-2 Heavy Industrial zoning district to D-3 Downtown District will not damage or destroy the historical integrity of the property located at 101 N. Kansas Avenue, nor the surrounding Mill Block Historic District; **second** by Ms. Steinkuehler.

APPROVAL (6-o-o)

VIII. Administrative Review Report

Mr. Paris gave information about administrative reviews that had been approved at 1201 SW Oakley for an interior remodel, as well as a review by SHPO of a wall sign at 212 SW 8th Street.

IX. Other

Mr. Sourk reminded the group that May 7 is the Shawnee County Historical Society Historic Preservation awards at the NOTO Art Center. All were encouraged to attend. Ms. Nelda Henning would be presented a plaque for serving on the Landmarks Commission.

Ms. Pearson and Ms. Steinkuehler inquired about the possibility of having a template created for signs to mark historic landmarks. Discussion about cost followed, and it was agreed that a brochure could be created with a suggested template/design and a plaque. Staff will bring a draft to the next meeting.

X. Adjournment at 7:25PM

**CERTIFIED LOCAL GOVERNMENT
KANSAS HISTORIC PRESERVATION LAW
PROJECT REVIEW REPORT
TOPEKA LANDMARKS COMMISSION**

CASE NO: CLGR17-18

by: Aim Strategies, LLC

Project Address: 915 SW Kansas Avenue

Property Classification: *Contributing Structure to the South Kansas Avenue Commercial Historic District*

Standards: Secretary of the Interior's Standards for Rehabilitation

Attachments: Site Plan ☐ Elevations ☐ Arch./Const. Plans ☒ Pictures ☒

PROPOSAL: The applicant is proposing the renovation and rehabilitation of the interior of the structure located at 915 S. Kansas Avenue. This property is a contributing structure within the South Kansas Avenue Commercial Historic District.

BACKGROUND: Within the nomination form for the South Kansas Avenue Commercial Historic District, the subject property is identified as a *contributing* structure, meaning that it embodies the qualities and architectural character that exemplifies the historical significance of the District.



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

This building was designed by the architecture firm of Tinkham, Freiberg, and Veal, and was built in 1927.

REVIEW SUMMARY: The Kansas State Historic Preservation Office requires that all projects occurring on any property listed on the Register of Historic Kansas Places be reviewed for their affect on the listed property and the surrounding district. State law (K.S.A. 75-2724) establishes that the Secretary of the Interior's Standards for Rehabilitation be used to evaluate changes proposed to any property that is individually listed, or is located within an historic district. The following is an analysis of the application of each Standard to the proposed project.

This project proposes to renovate the interior of both the 1st and 2nd levels for use as a restaurant/arcade. The first level will contain the kitchen, a small dining area, and 4 bowling lanes for use by dining guests. The second level will contain a separated beer garden, a larger dining area, and an arcade space, also for the use and enjoyment of dining guests. An elevator will also be installed as a part of this project extending from the basement to the 2nd level.

On the exterior, the existing glass storefront will be brought in-line with the front of the building. An historical photograph of this building from the mid-1960s shows the north half of this building with a split-recessed entry, leaving the entrance to the upper level in-line with the outer façade. The bulkhead, storefront, and tiled-transom are all proposed for replacement with appropriate period treatments.

Standard 1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

Analysis: The proposed tenant within this space will be consistent with its historical uses of public entry for the purpose of private business. The nature of the restaurant and arcade will not require structural changes to the building, nor any permanent changes that alter its primary function as a place of public business.

Standard 2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

Analysis: The building's exterior façade is comprised of a 2nd level, accentuated with a Spanish-style terracotta-tiled pent roof supported by wooden brackets. This feature is placed over a series of steel casement windows, and intricately detailed tiles between the brackets along the entire frontage of the east face of the building. All of these features are proposed to remain in fully-restored condition.

Within the interior, two features remain that reflect the buildings original historic character. These features are the plaster ceilings, and the plaster wall enclosing the 2nd-level staircase. With regard to the ceiling, much of the original plaster has been removed due to extensive water-damage incurred previously within the building's history. Staff recommends that the plaster be retained as a character-defining feature in those areas on the first level that are #1) intact, and #2) are readily accessible by the public. Specifically, these areas would be located over the lower-level dining area (south half and eastern ¼ of the floorplan), and the area merging the primary entrance to the business, the hallway to the kitchen, and the staircase to the 2nd level (north and eastern half of the floorplan). Retention of the ceiling over these areas would allow the original poured concrete ceiling to remain exposed over the kitchen, restrooms, and bowling lanes.

The plaster ceiling on the 2nd level has been extensively damaged, is largely removed, and to some extent, is considered of secondary importance to retaining the structure's original character-defining features. All exterior windows and walls within the 2nd level will remain in restored condition. Some portions of the 2nd-level ceiling will also be replaced for acoustical and HVAC/electrical/ductwork purposes.

The second character-defining feature within the interior is the wall that separates the staircase from the greater 1st-floor area. The current proposal calls for the removal of this wall in its entirety, leaving only the original staircase in place. The wall would then be replaced with a solid portion below the staircase, with a railing placed on the interior portion in place of the wall. Staff is recommending that the wall be retained in place to the height of the railing, and removed above to the 1st-level ceiling. This treatment will preserve a greater extent of this particular character-defining feature in keeping with this Standard.

Standard 3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

Analysis: The interior décor and finishing of this structure have been entirely removed. All permanent features proposed to be placed within this building will not create a false sense of their place in history, yet will all be compatible with the period of significance of this building, that being the middle-decades of the 20th Century.

Standard 4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

Analysis: A small tile-inlay exists within the 1st level of this building that commemorates the name of a previous tenant during this structure's period of significance. This tile inlay is being proposed for retention and use in its current place within the overall floorplan for this lower dining area.

Standard 5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

Analysis: This building is an early example within Topeka of poured concrete construction. Its exterior walls, ceilings, and floors are all composed of a base layer of poured concrete, making it a premier example of its craftsmanship within Topeka's development history. All structural elements within this project are proposed for retention and reuse.

Within the east-facing façade, there are several other examples of skilled craftsmanship that help to define this building's character. These features are the inlaid tiles above the 2nd-level windows, and the twisted rope-tiles that surround the lower storefront. All of these features are also proposed to be retained and incorporated within the finished storefront and facade.

Standard 6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities*

and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Analysis: The two features within the interior that predominately reflect original historic character are the plaster ceiling and the wall enclosing the 2nd-level staircase. Staff is recommending that portions of the ceiling be retained and preserved where feasible to maintain this aspect of the building's historic character. The wall separating the staircase from the lower level is similarly recommended for partial preservation, up to the height of the required railing for the staircase. All other historic features within the structure are proposed for restoration and repair.

Standard 7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

Analysis: N/A

Standard 8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

Analysis: N/A

Standard 9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

Analysis: This project will replace the storefront on both the north and south halves of the building, and will align both halves with the front façade in contrast to their present off-set alignment. The new storefront is proposed to consist of all recommended elements outlined within the Downtown Topeka (Historic District) Design Guidelines including a bulkhead, glass display windows, structural components, and transoms. The transom space historically has been occupied by either signage or tile, and is currently proposed to retain this treatment. The entrance to the lower level of the building is being off-set to the far north side of the building, as opposed to its current allotment of one separate entrance for each half. In all, the proposed treatment is in conformance with the recommendations for the alteration and/or replacement of commercial facades as recommended within these guidelines.

Standard 10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Analysis: N/A

STAFF RECOMMENDATION: In the performance of this review under KSA 75-2724, Staff is recommending a finding that the proposed renovation of this structure, located at 915 S. Kansas Avenue, for residential use, **will NOT damage or destroy the historical integrity of the contributing structure, CONDITIONAL TO the partial retention of the 1st floor ceiling, as recommended, and the partial preservation of the 2nd-level staircase wall.**

July 13, 2017

APPEAL TO THE GOVERNING BODY: If the Landmarks Commission determines that the proposed renovation of the 2nd-level will damage or destroy the historic integrity of the property and/or the surrounding historic district, the applicant may appeal to the governing body. It will be incumbent upon the governing body to make a determination, after consideration of all relevant factors, that: (1) there are no feasible and prudent alternatives to the proposed renovation; and (2) that alternatives to the project include all possible planning to minimize harm to the property and the district that may result from those alternatives.

Prepared by: _____



Timothy Paris, Planner II



915 South Kansas Ave.

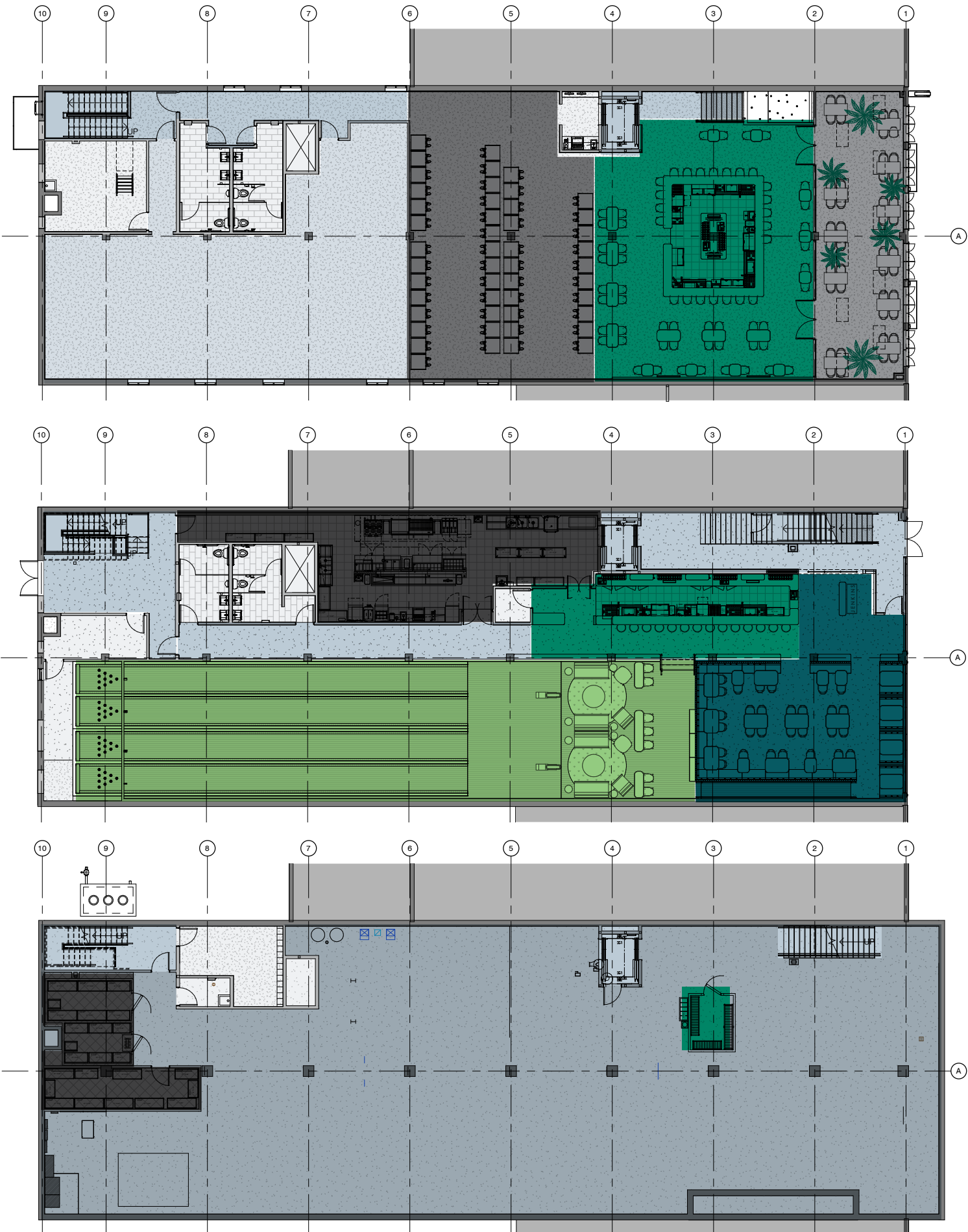
Landmarks Commission

CLIENT

Program

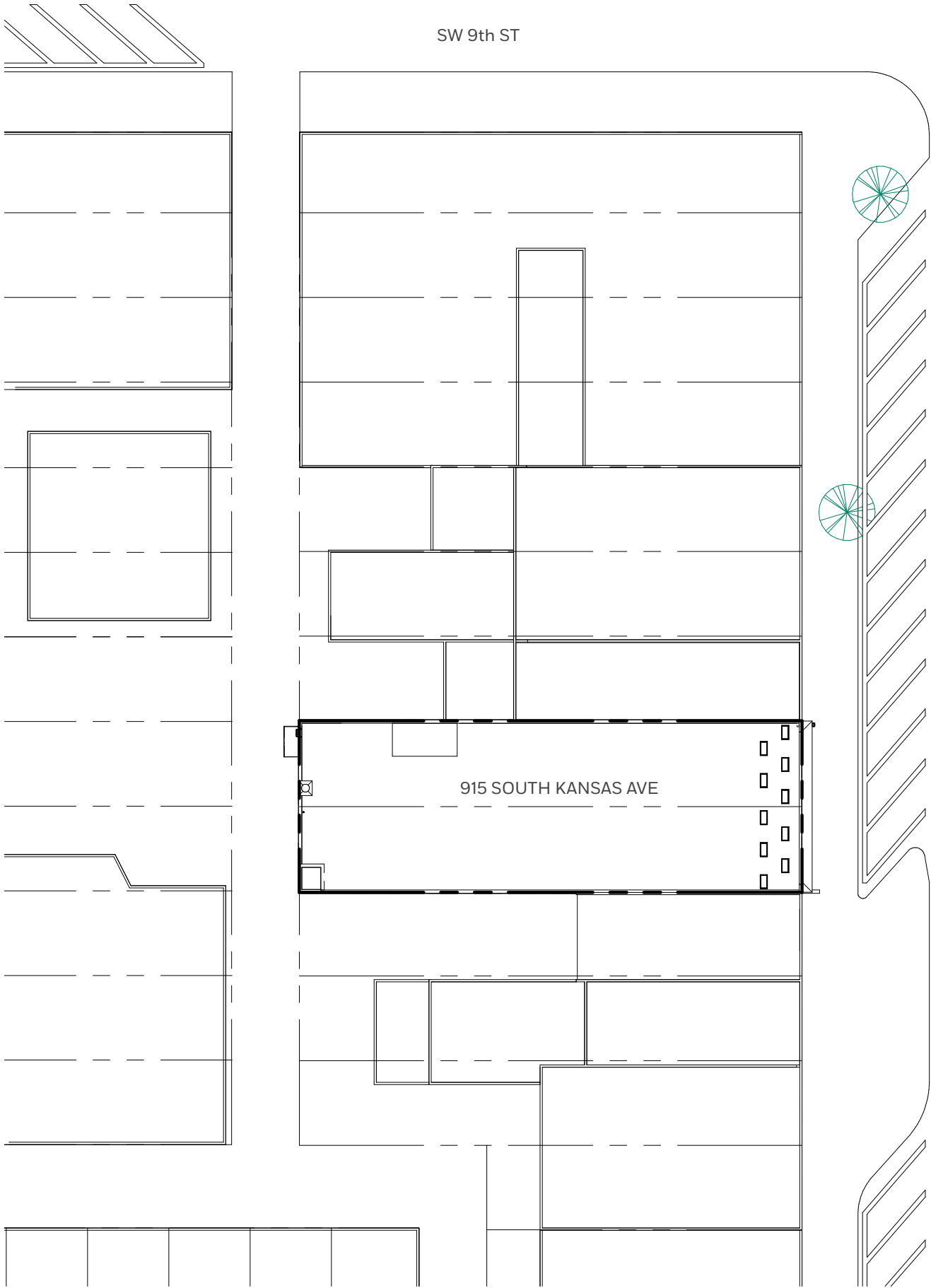
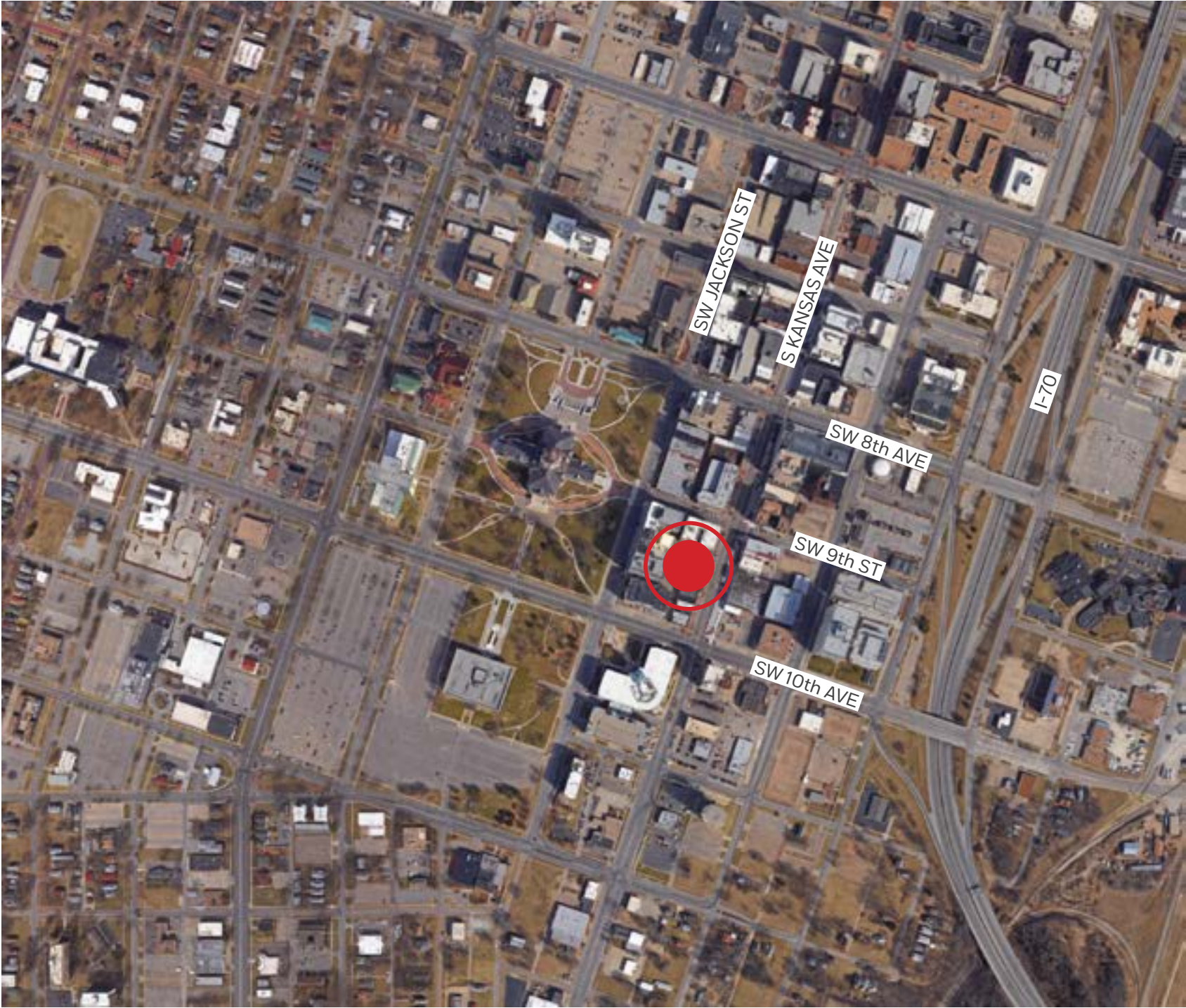
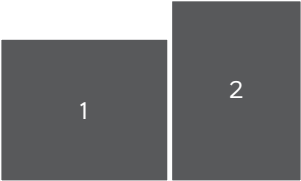
- 1. 2nd Floor
 - Bar
 - Beer Garden
 - Arcade
 - Shell Space
- 2. 1st Floor
 - Burger Restaurant
 - Boutique Bowling - 4 lanes
 - Kitchen
- 3. Basement
 - Storage
 - Kitchen Support

Program Breakdown:		
Dining		991 nsf
Bar		2,242 nsf
Bowling		2,569 nsf
Kitchen		1,373 nsf
Arcade		1,511 nsf
Beer Garden		739 nsf
Basement		6,277 nsf
Circulation		1,752 nsf
Shell		1,951 nsf
Support		1,873 nsf



Location & Site Plan

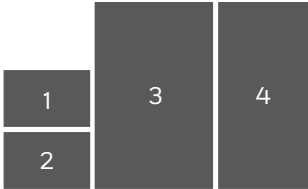
- 1. Topeka Aerial
 - 2. Site Plan
- Scale: 1" = 40'



CONTEXT

Existing Building

- 1. Original steel windows, frieze, and pilasters
- 2. Original pilaster and detailing
- 3. East facade
- 4. Unoriginal signage band and storefront



Existing Building

West Facade



Existing Building

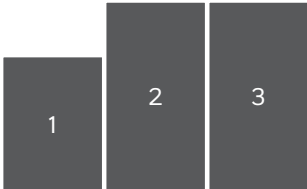
- 1. Northwest Corner
- 2. Southwest Corner



Existing Building

First Floor Interior

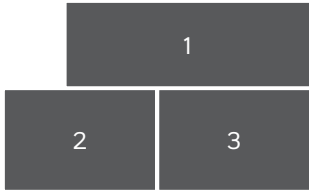
- 1. Existing Entry stair
- 2. View toward southwest
- 3. View toward northwest



Existing Building

Second Floor

- 1. View toward the East
- 2. Steel windows to remain
- 3. View toward West



Exterior Materials

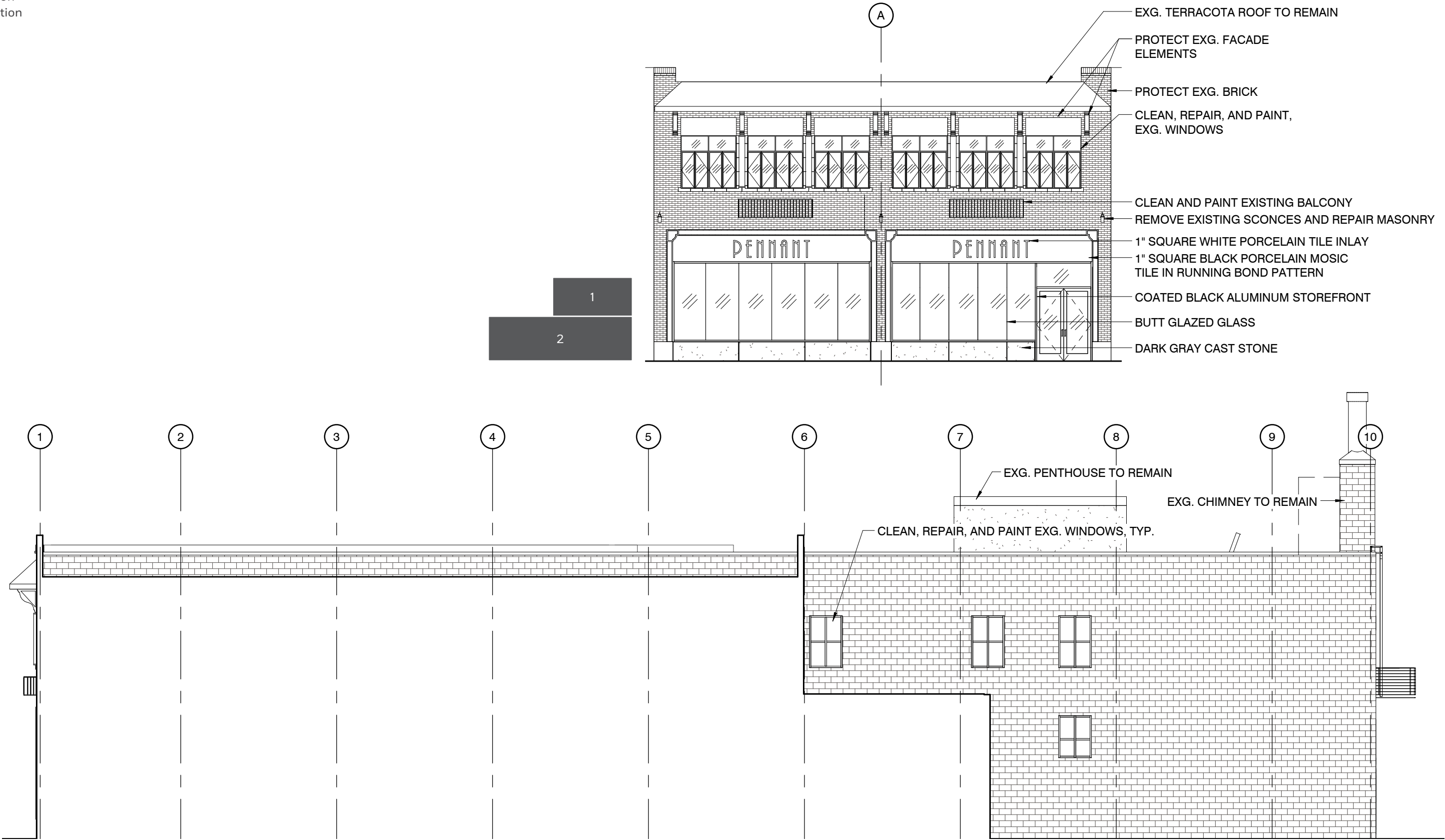
- 1. Original terracotta roof tile to remain
- 2. Original decorative frieze to remain
- 3. Original steel windows to be cleaned, repaired, and painted black
- 4. Original brick to remain
- 5. Original balcony to be cleaned and painted black
- 6. Unoriginal decorative sconce to be removed
- 7. Unoriginal tile signage band to be replaced with new tile
- 8. Unoriginal storefront to be removed and replaced with clear butt glazed storefront
- 9. Unoriginal storefront to be removed and replaced with dark gray cast stone base wall



Building Elevations

Scale: 3/32"=1'-0"

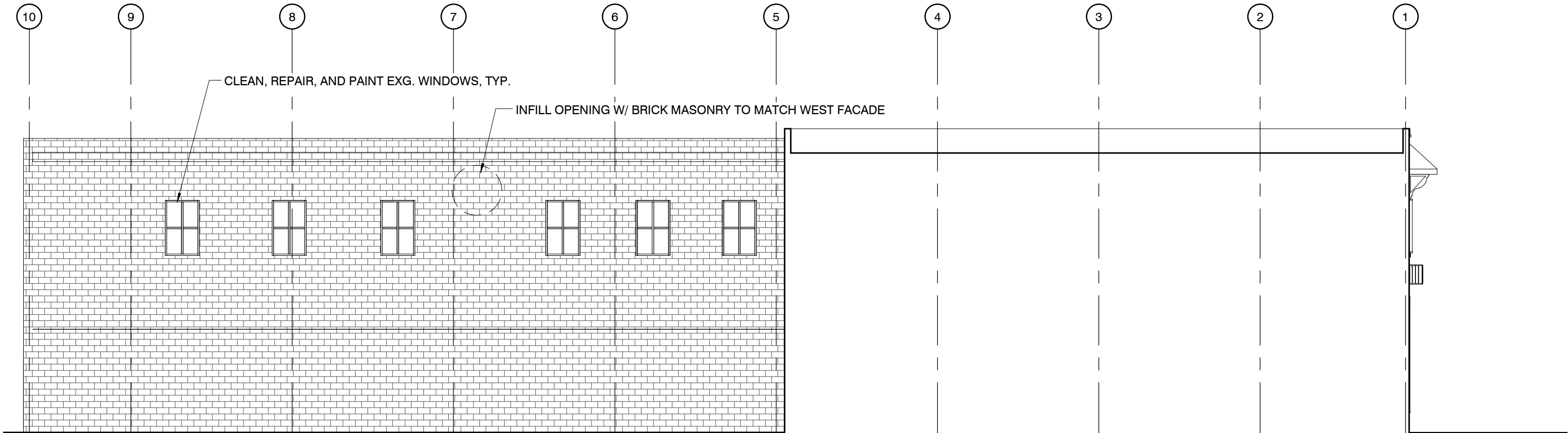
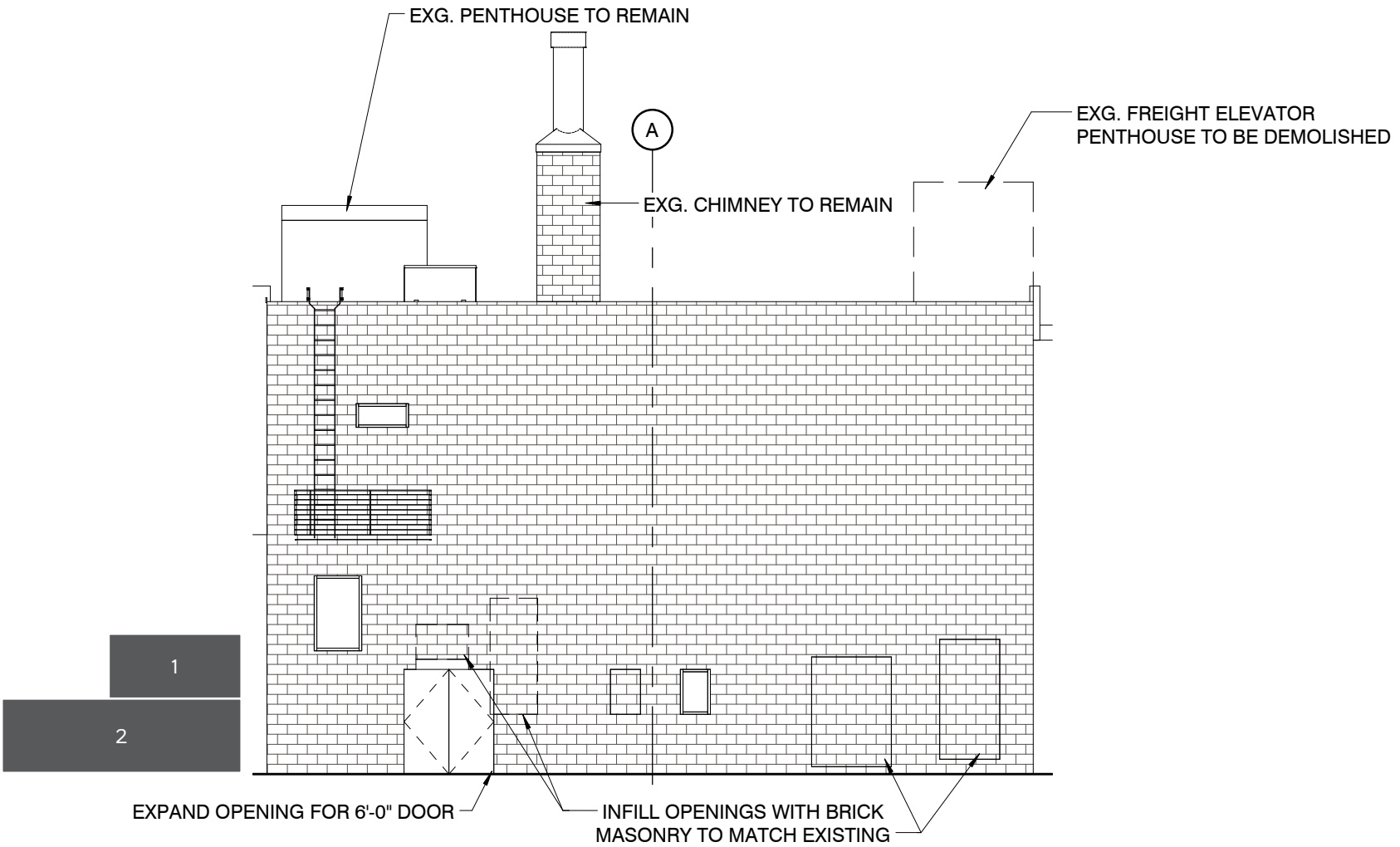
- 1. East Elevation
- 2. North Elevation



Building Elevations

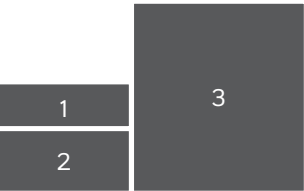
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- 1. West Elevation
- 2. South Elevation



Exterior Materials

- Tile Inspiration
- 1. Existing Jenkins Floor Tile Inlay
 - 2. Tile Signage Precedent
 - 3. Historic photo of 915 South Kansas Ave



Exterior Materials

1. Black tile with white inlay
2. Clear butt glazed storefront
3. Dark gray cast stone



Entry Stair

Original Terrazzo Stair to remain
New code compliant handrails to be installed

- 1. Original terrazzo stair
- 2. Original terrazzo stair detail



Entry Stair Wall

Option 1:

Demolish south wall adjacent to stair
Install custom guardrail



Entry Stair Wall

Option 2:

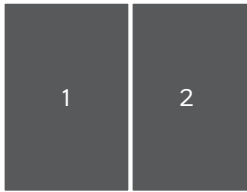
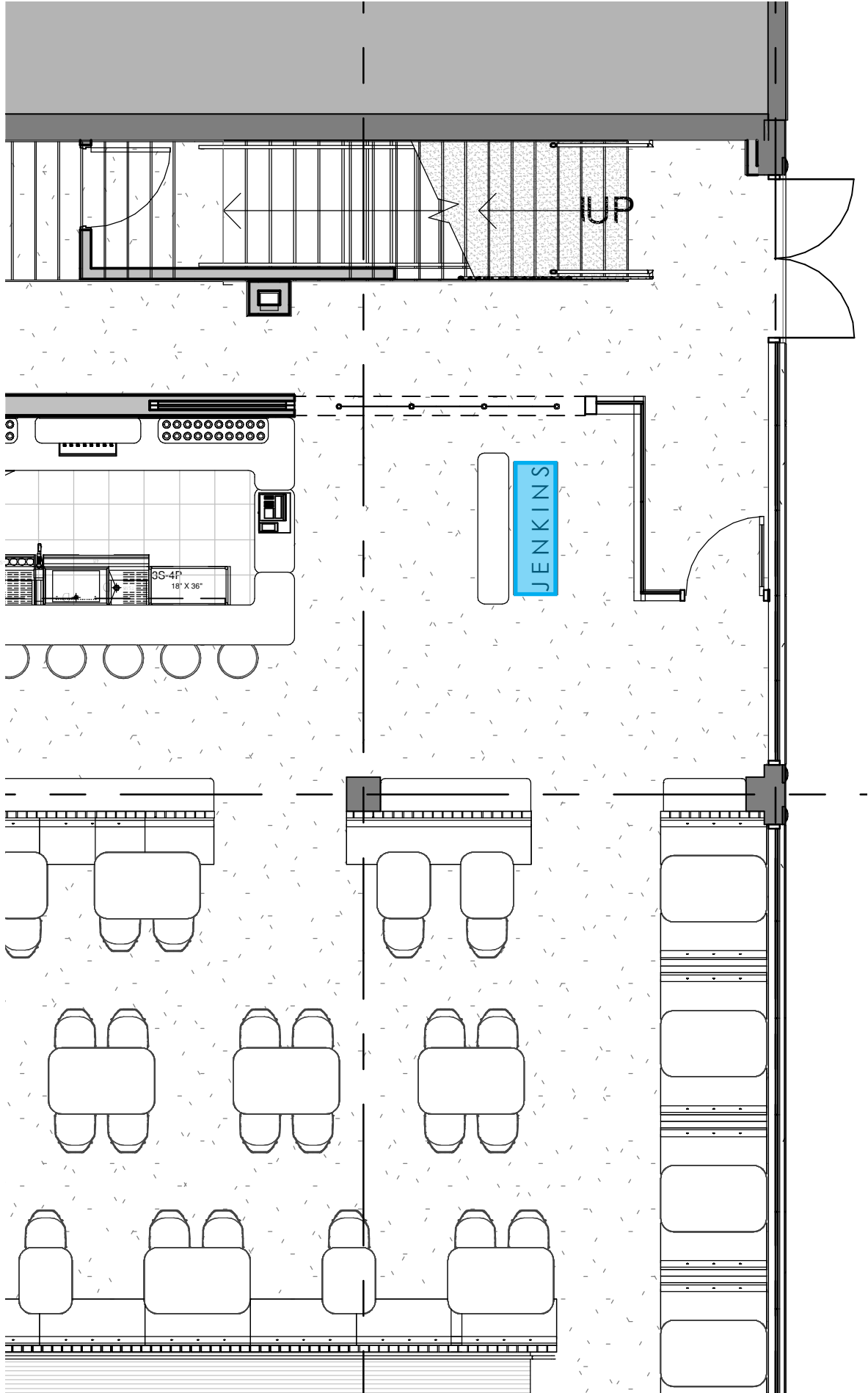
Demolish south wall adjacent to stair
Rebuild wall as guardrail



Jenkins Tile Inlay

White tile and red border to remain
Ashlar tile surround to be removed due to existing concrete damage

- 1. Existing Tile inlay
- 2. Proposed plan with salvaged tile location

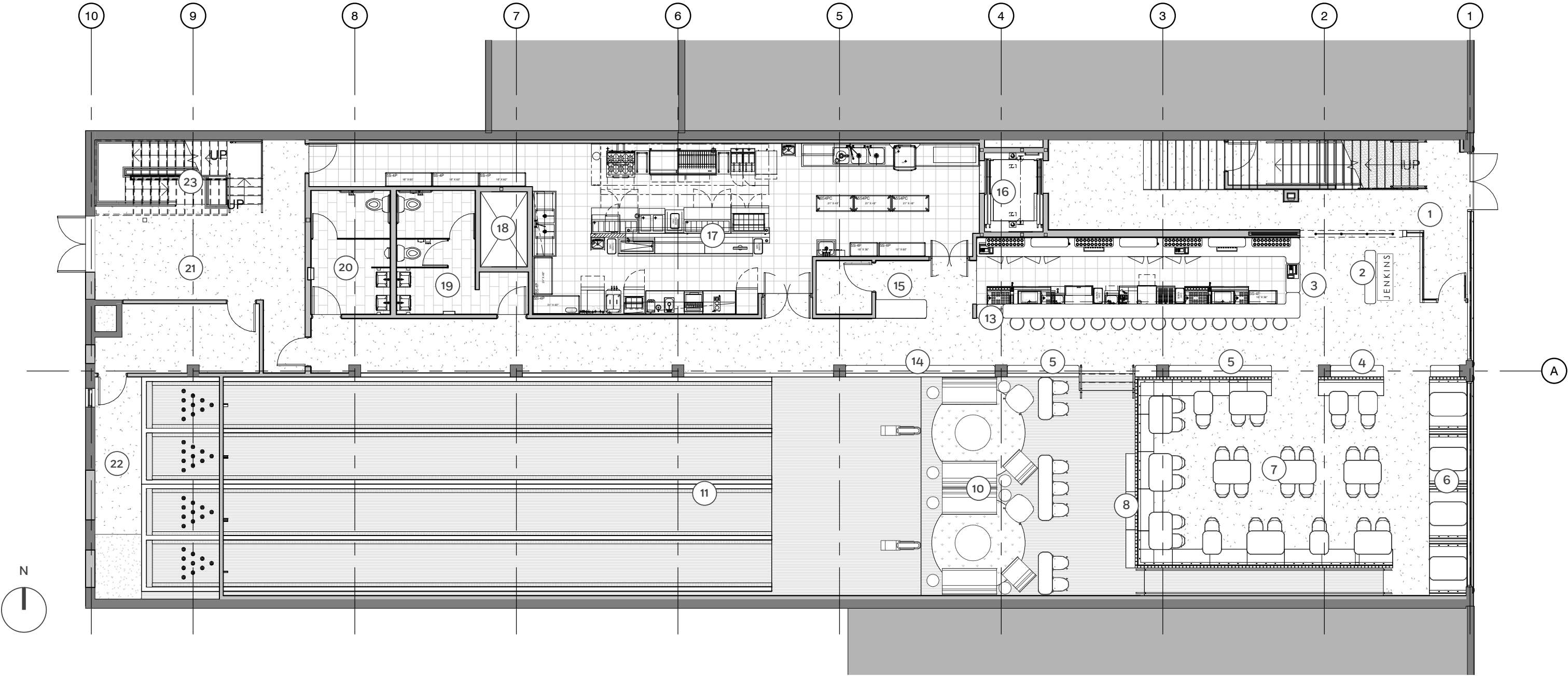


Level 1

Scale: 3/32" = 1'-0"

- 1. Entry
- 2. Queueing / Display Case
- 3. Order
- 4. Trash / Tray Return
- 5. Drink Rail
- 6. Window Booths
- 7. Dining
- 8. Bowling Balls
- 9. Alley Seating

- 10. Bowling Lounge
- 11. Bowling Lanes
- 12. Bar
- 13. ADA Counter
- 14. Bowling Shoes
- 15. Bowling Sales
- 16. Elevator
- 17. Kitchen
- 18. Shaft
- 19. Womens WC
- 20. Mens WC
- 21. Delivery Room
- 22. Bowling Back of House
- 23. Egress/ Back stair



Level 1

Scale: 3/32" = 1'-0"

1. Vestibule

2. Queueing

3. Bar

4. Dining

5. Bowling Lounge

6. Bowling Lanes

7. Bowling Sales

8. Bowling Office

9. Kitchen Entry
10. Kitchen

11. Shaft

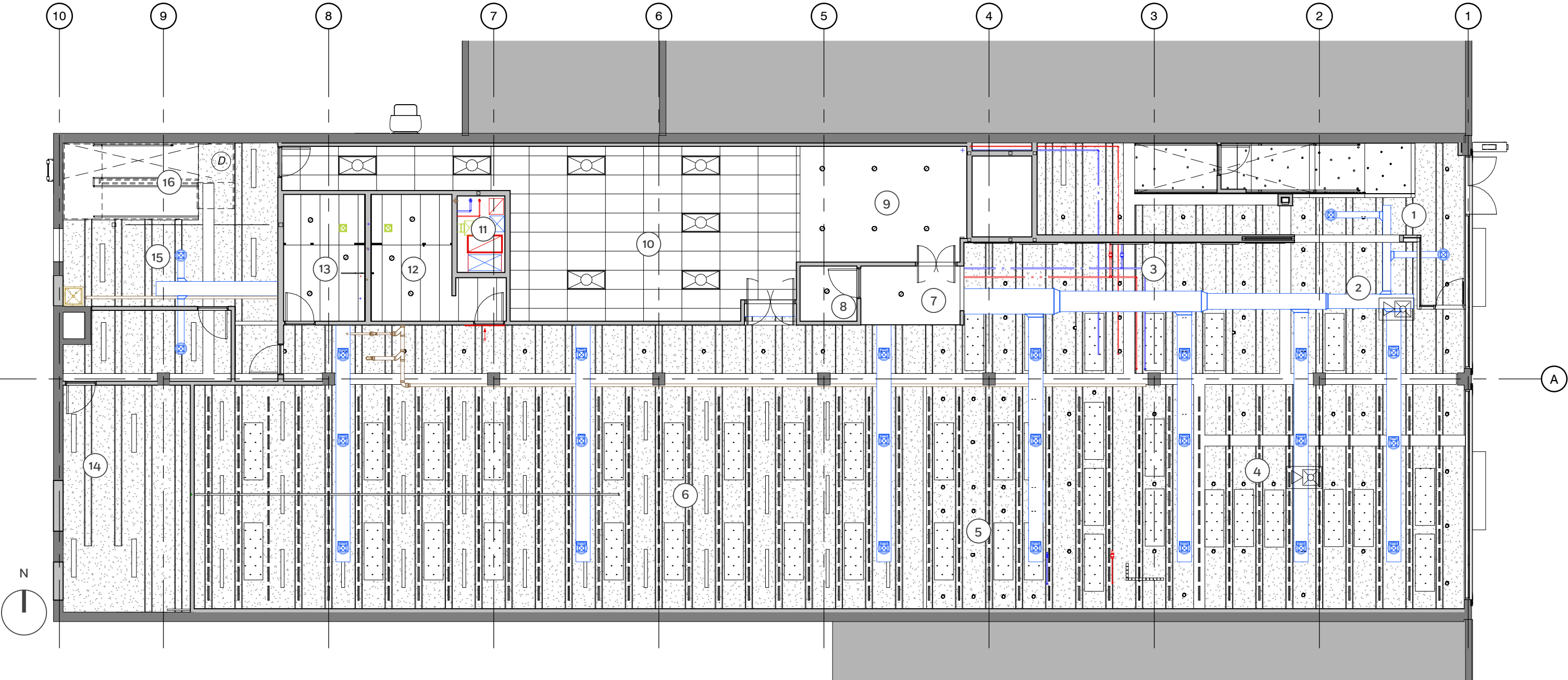
12. Women's WC

13. Men's WC

14. Bowling Maintenance

15. Back of House Vesitbule

16. Egress Stair



Level 1

Scale: 3/32" = 1'-0"

- 1. Vestibule
- 2. Queueing
- 3. Bar
- 4. Dining
- 5. Bowling Lounge
- 6. Bowling Lanes
- 7. Bowling Sales
- 8. Bowling Office
- 9. Kitchen Entry

- 10. Kitchen
- 11. Shaft
- 12. Women's WC
- 13. Men's WC
- 14. Bowling Maintenance
- 15. Back of House Vesitbule
- 16. Egress Stair

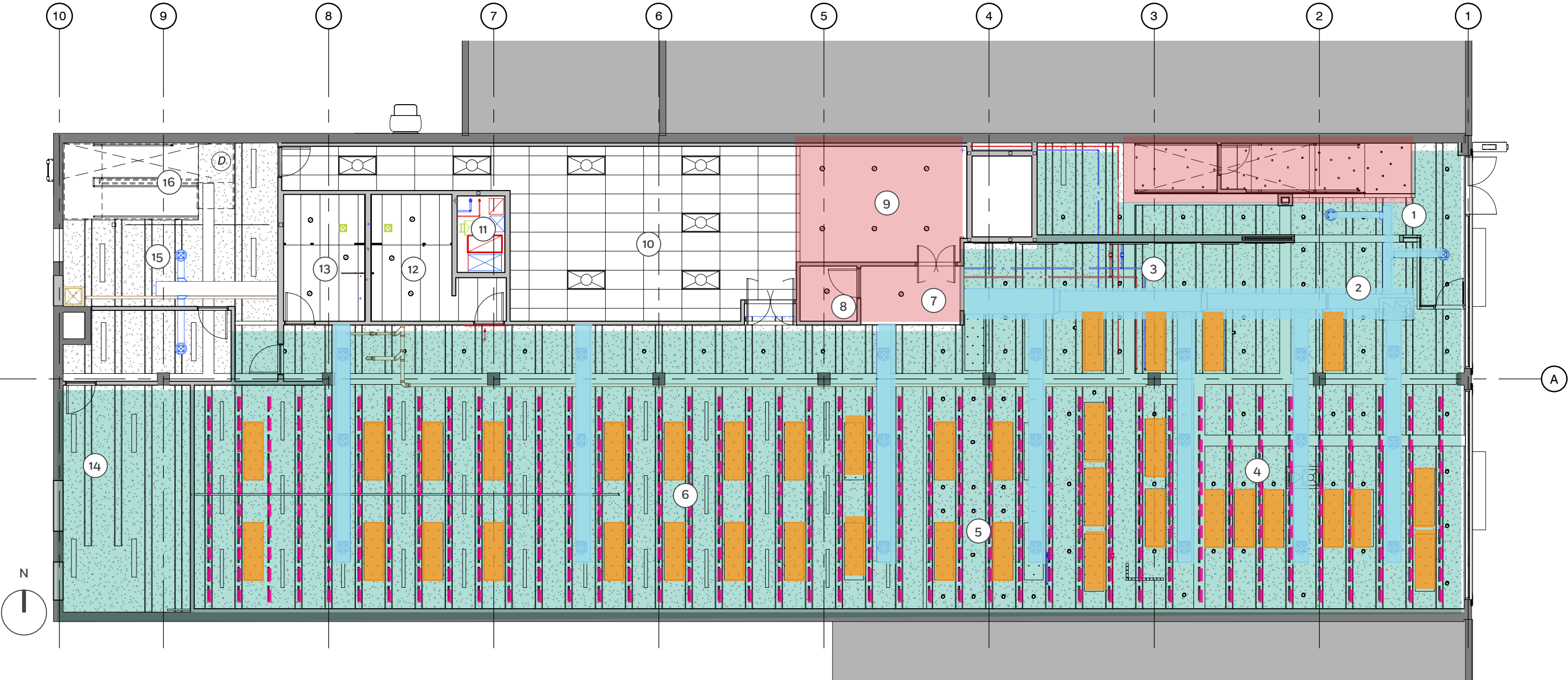
Ductwork

Acoustic Panels

Felt Pennants

Exposed Structure

Gypsum Ceiling

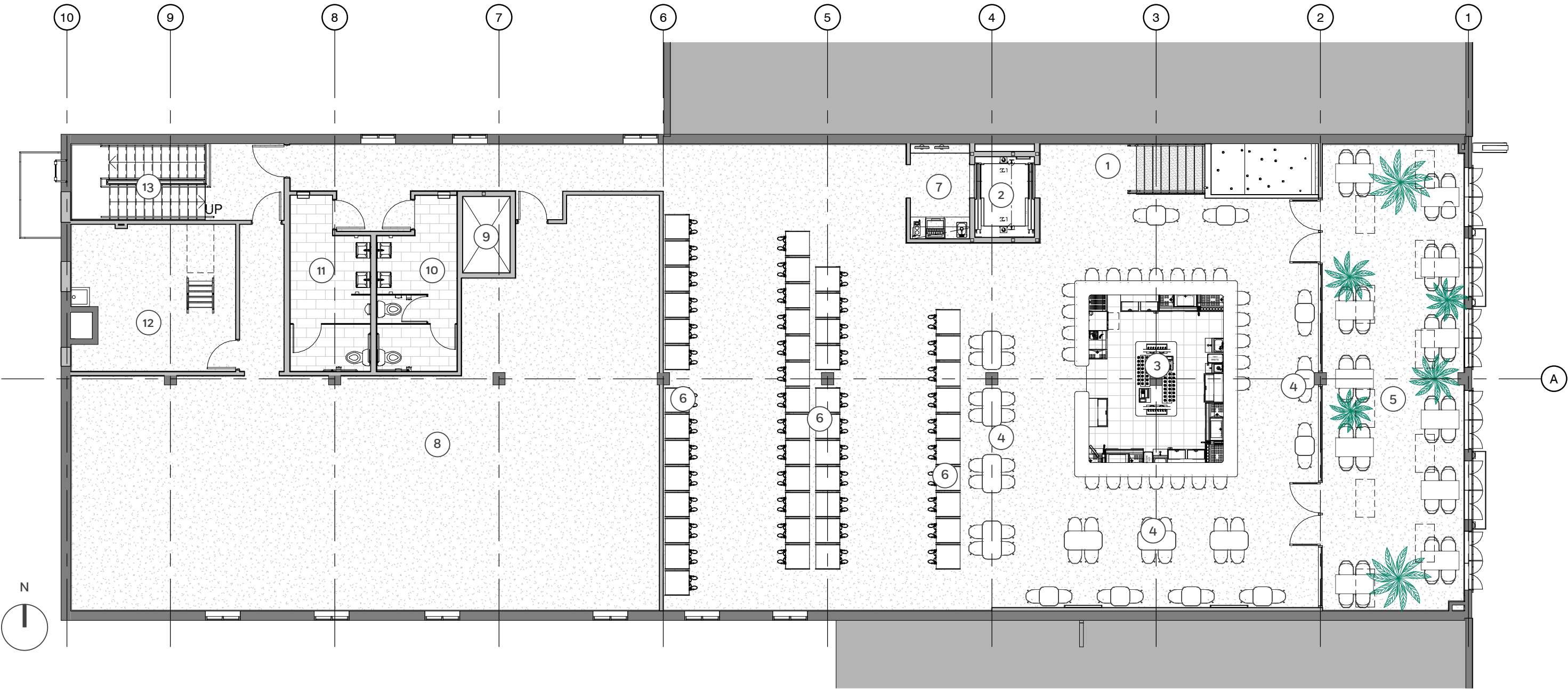


Level 2

Scale: 3/32" = 1'-0"

- 1. Entry Stair
- 2. Elevator
- 3. Bar
- 4. Cocktail Seating
- 5. Beer Garden
- 6. Arcade Games
- 7. Server Station
- 8. Shell
- 9. Shaft

- 10. Women's WC
- 11. Men's WC
- 12. Storage
- 13. Egress Stair

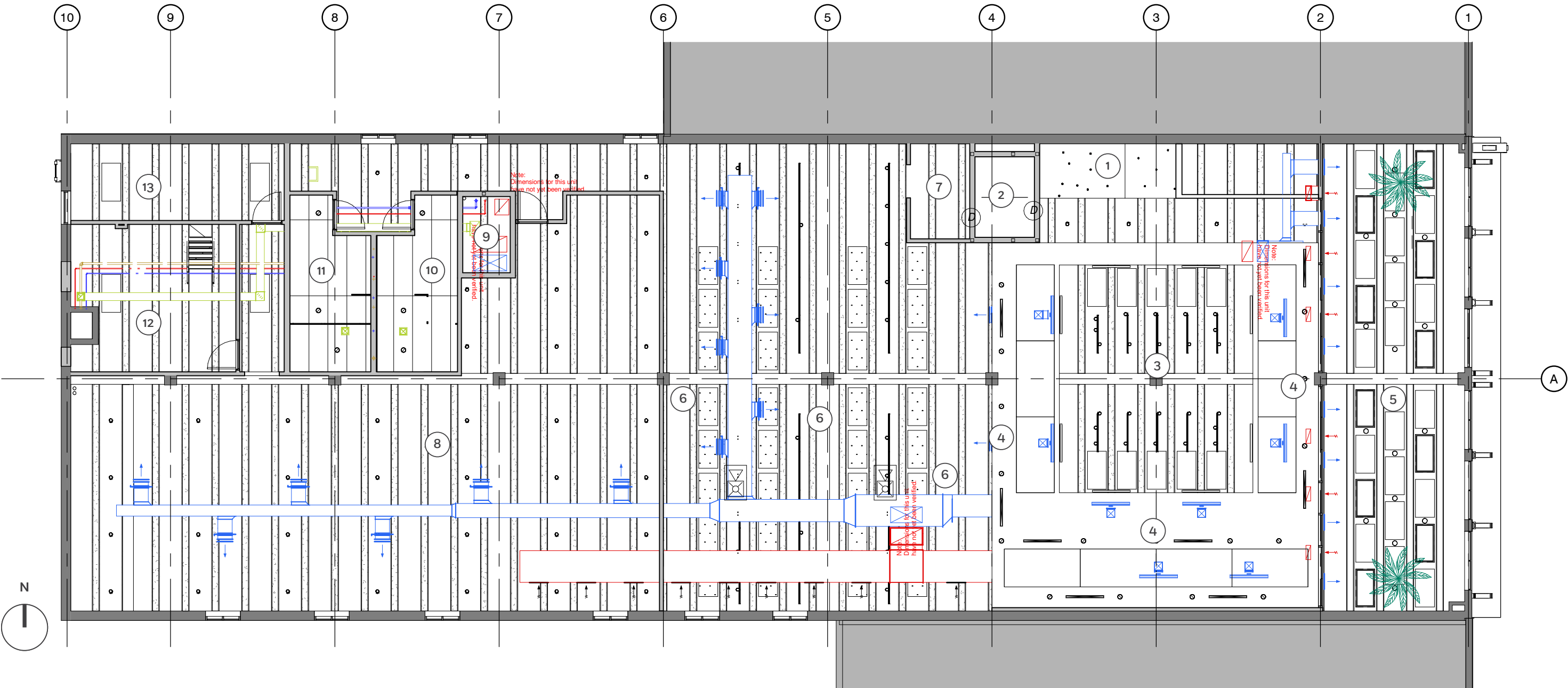


Level 2

Scale: 3/32" = 1'-0"

- 1. Entry Stair
- 2. Elevator
- 3. Bar
- 4. Cocktail Seating
- 5. Beer Garden
- 6. Arcade Games
- 7. Server Station
- 8. Shell
- 9. Shaft

- 10. Women's WC
- 11. Men's WC
- 12. Storage
- 13. Egress Stair



Level 2

Scale: 3/32" = 1'-0"

- 1. Entry Stair
- 2. Elevator
- 3. Bar
- 4. Cocktail Seating
- 5. Beer Garden
- 6. Arcade Games
- 7. Server Station
- 8. Shell
- 9. Shaft

- 10. Women's WC
- 11. Men's WC
- 12. Storage
- 13. Egress Stair

Ductwork

Acoustic Panels

Felt Pennants

Exposed Structure

Gypsum Ceiling

Skylights

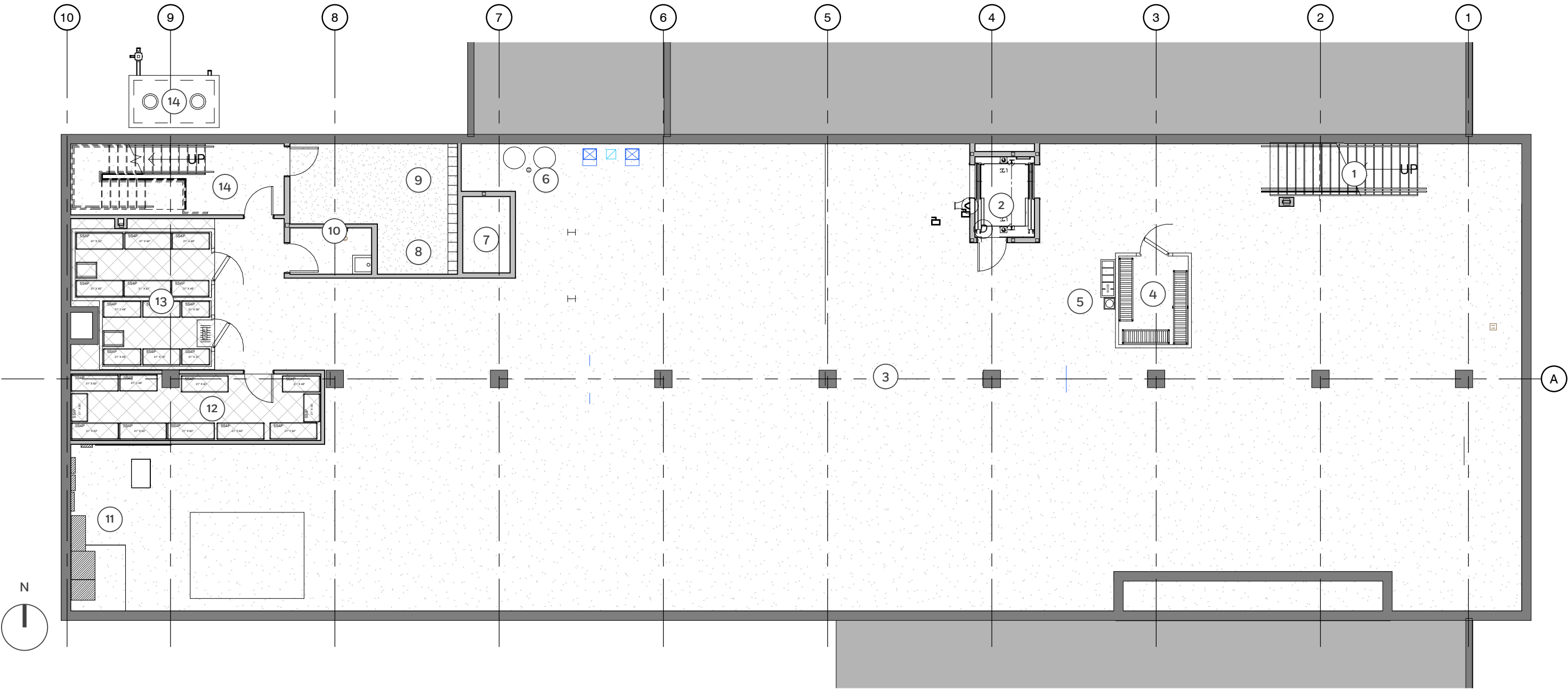


Level 0

Scale: 3/32" = 1'-0"

- 1. Entry Stair
- 2. Elevator
- 3. Basement / Mechanical
- 4. Keg Storage
- 5. Soda
- 6. Water Heaters
- 7. Shaft
- 8. Janitor Closet

- 9. Locker Room
- 10. Employee Toilet Room
- 11. Electrical Equipment
- 12. Dry Storage
- 13. Walk-in Cooler
- 14. Egress Stair
- 15. Grease Interceptor



Level 0

Scale: 3/32" = 1'-0"

- 1. Entry Stair
- 2. Elevator
- 3. Basement / Mechanical
- 4. Keg Storage
- 5. Soda
- 6. Water Heaters
- 7. Shaft
- 8. Janitor Closet

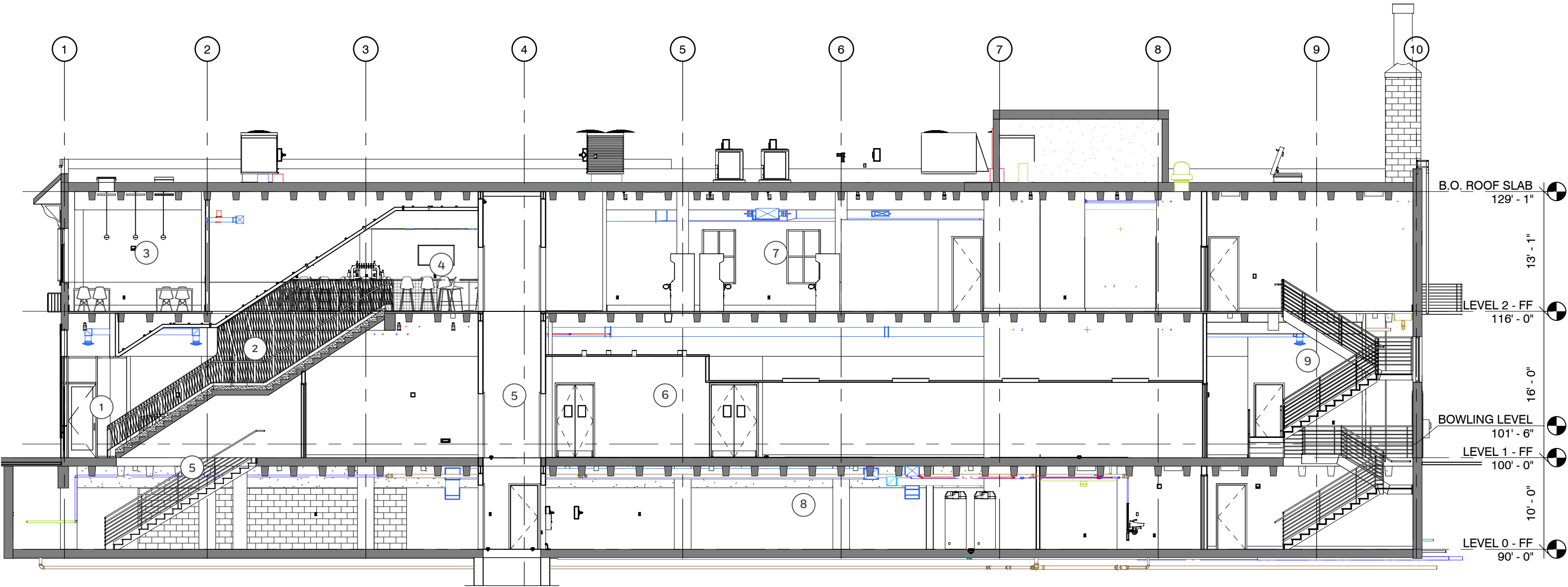
- 9. Locker Room
- 10. Employee Toilet Room
- 11. Electrical Equipment
- 12. Dry Storage
- 13. Walk-in Cooler
- 14. Egress Stair
- 15. Grease Interceptor



N/S Section through Entry Stair

Scale: 3/32" = 1'-0"

- 1. Entry Vestibule
- 2. Entry Stair
- 3. Beer Garden
- 4. Bar
- 5. Elevator
- 6. Kitchen
- 7. Arcade
- 8. Basement / Mechanical
- 9. Egress Stair

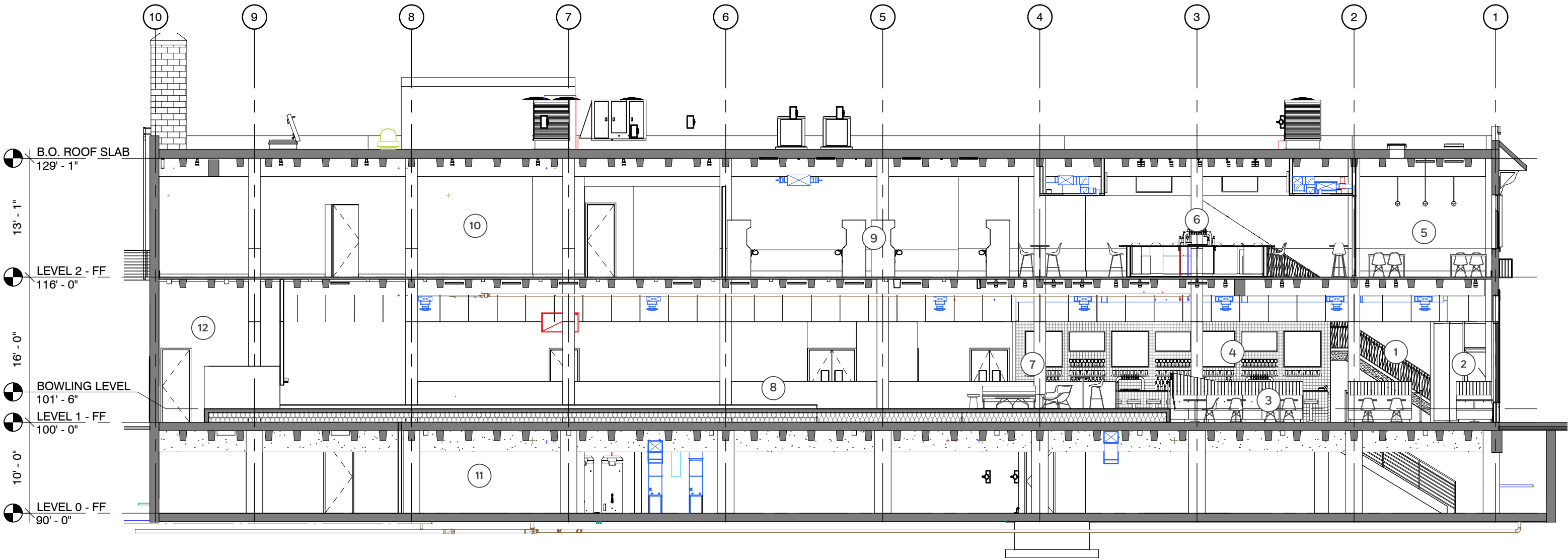


N/S Section through Bowling Alley

Scale: 3/32" = 1'-0"

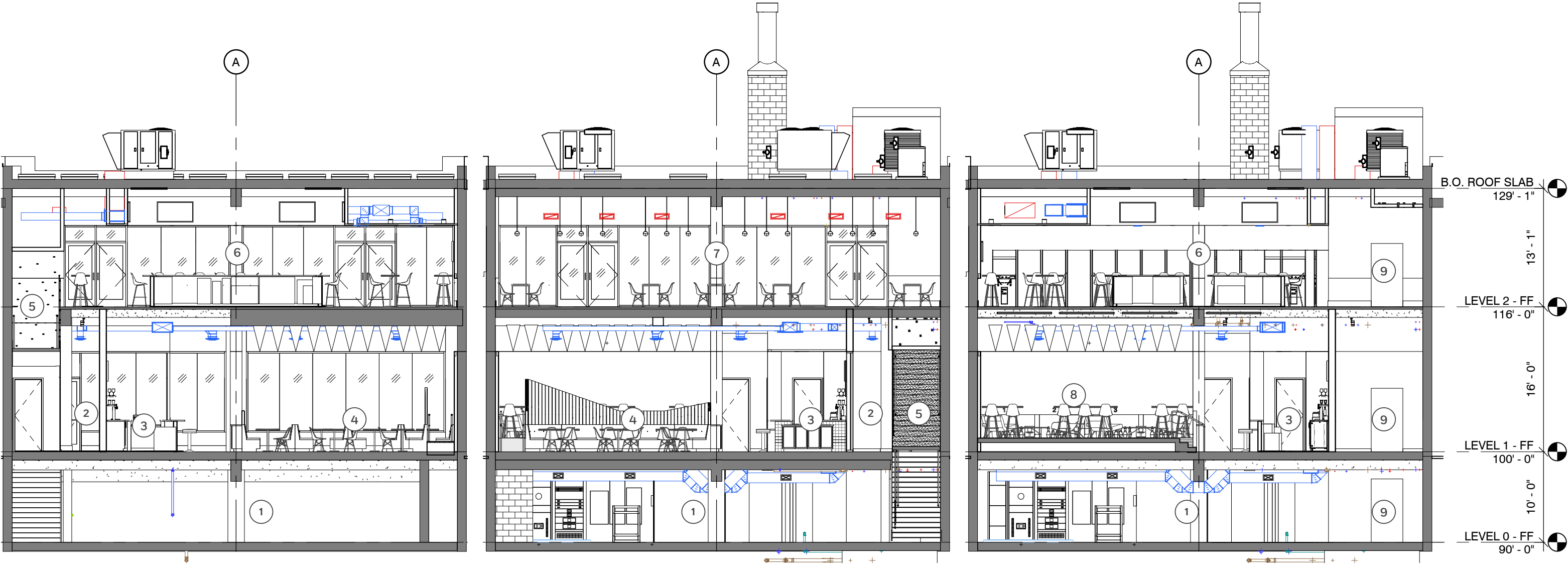
- 1. Entry Stair
- 2. Entry Vestibule
- 3. Dining Area
- 4. Bar Beyond
- 5. Beer Garden
- 6. Bar
- 7. Bowling Lounge
- 8. Bowling Alley
- 9. Arcade

- 10. Shell Space
- 11. Basement / mechanical
- 12. Bowling Maintenance



E/W Sections

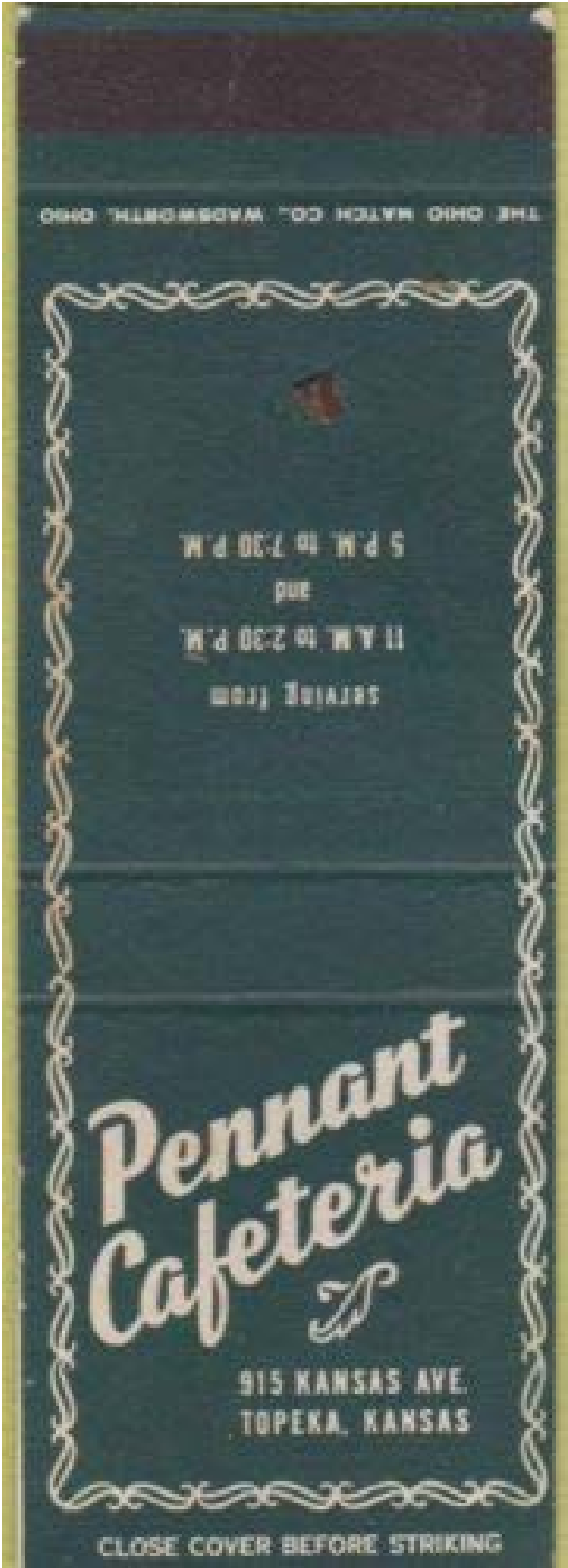
- Scale: 3/32" = 1'-0"
- 1. Basement / Mechanical
 - 2. Entry Vestibule
 - 3. 1st Floor Bar
 - 4. Dinin
 - 5. Entry Stair
 - 6. 2nd Floor Bar
 - 7. Beer Garden
 - 8. Bowling Lounge
 - 9. Elevator



Pennant Cafe

This concept is a unique blend of multiple programs, a burger restaurant, a boutique bowling alley, a beer garden, a bar, and an arcade. To connect all of these concepts together we draw upon the common denominator that very literally connects them, the building. In it's hayday this building housed two other programs that were similarly complementary but different, Jenkins Music Company and Pennant Cafeteria. We are particularly inspired by the Pennant Cafeteria for it's connection to the new program and the humble but engaging environment of the 1940's dining establishment. We bring these vintage elements into a current context to create an environment that is casual, comfortable, and that connects the patrons to one another, the space, and the history of Topeka.

- 1. Pennant Cafeteria match book
- 2. Pennant Cafeteria Post Card
- 3. Pennant Cafeteria Flatware
- 4. 1940's Parade on South Kansas Ave.

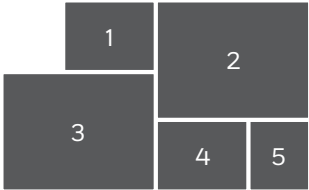


CONCEPT

1940's Cafe

Contextual items found consistently in period relative café environments, are highlighted as common components to draw nostalgic cognitive connections to the 1940's dining experience (Pennant Café)

- 1. Princess Cafe Rochester, MN
- 2. Woolworth Co, Los Angeles, CA
- 3. The Philadelphia, South Bend, IN
- 4. Moss Rose Cafe, Temple, TX
- 5. Bardon and Prices's, Chicago, IL



Exposed Above / Finished Below

As an environment, there appears to be a visual consistency in 1940's Cafés which expresses a horizontal division of density. In many examples there is a clear line where the visual clutter of the space below (tables, carpeting, tile, chairs, booths) transitions to a clean / simplified palette above.



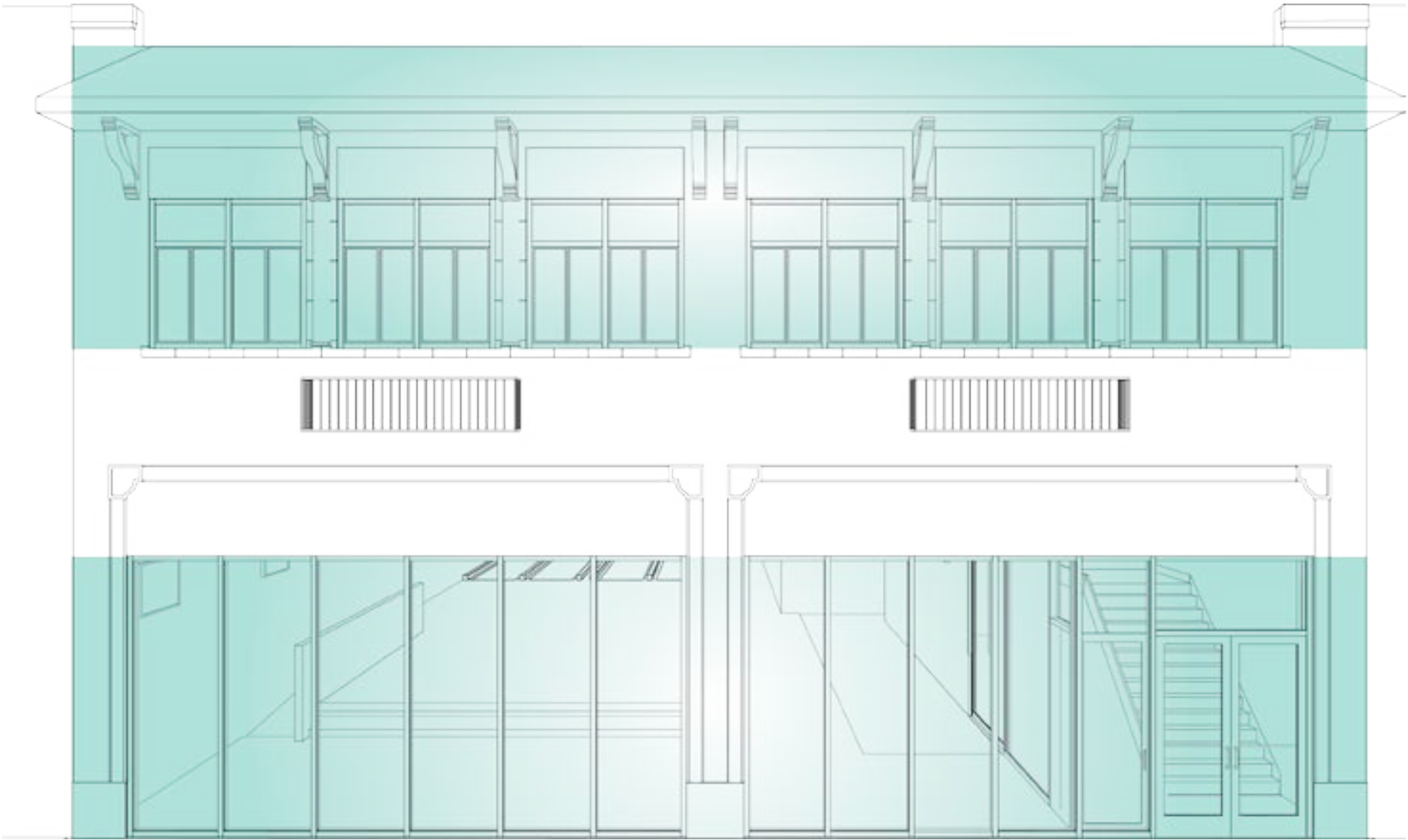
Exposed / Finished

Drawing upon the concept of the diner and the horizontal datums of the existing facade, we have established datums that extend through to the interior of the building that will dictate an exposed, raw zone, and finished, articulated, more vivid zones.



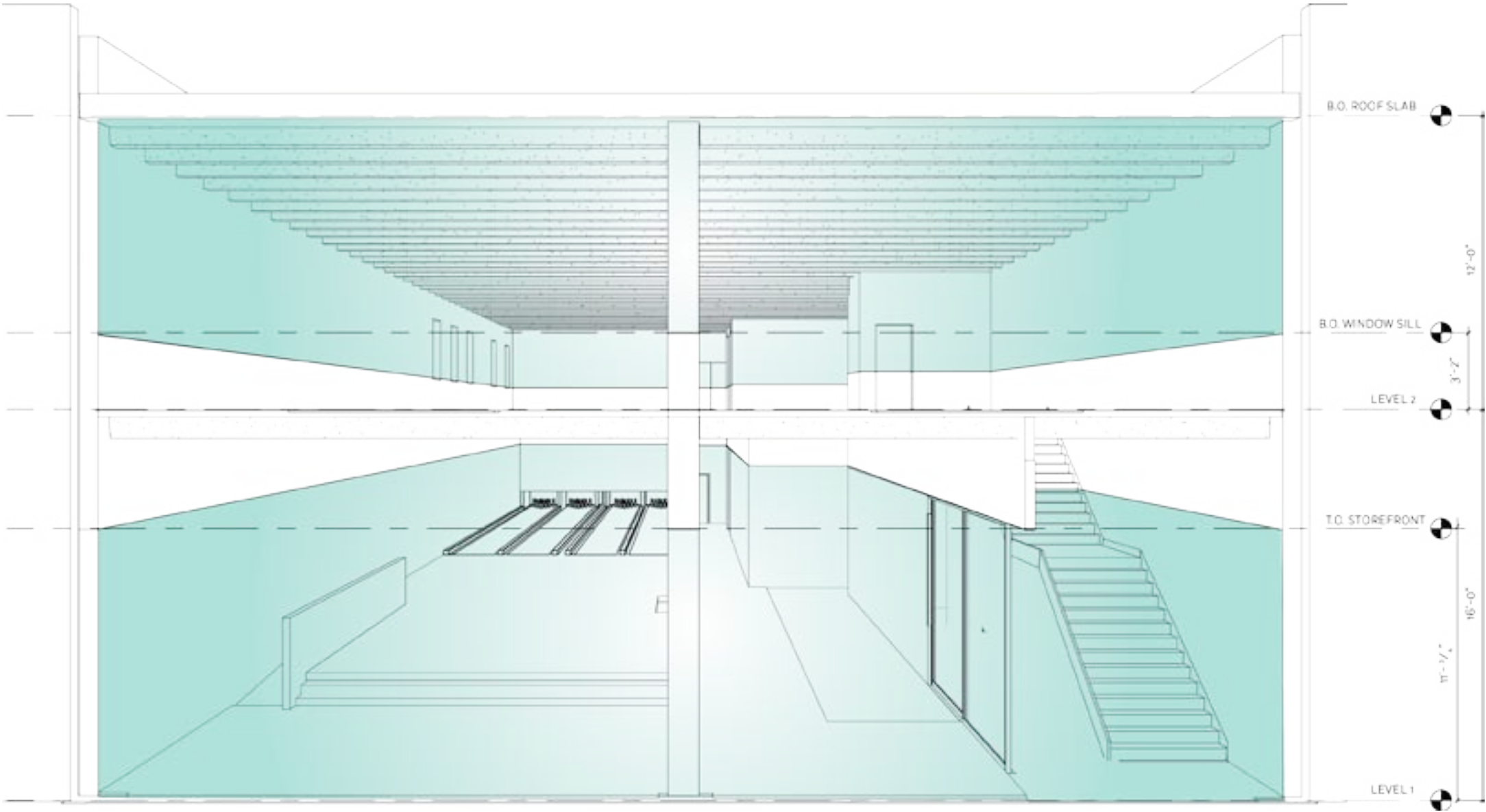
Exposed / Finished

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Exposed / Finished

Drawing upon the concept of the diner and the horizontal datums of the existing facade, we have established datums that extend through to the interior of the building that will dictate an exposed, raw zone, and finished, articulated, more vivid zones.



CONCEPT

Warm and Inviting Cafeteria

The classic 1940's diner promotes a warm and inviting atmosphere, with warm wood tones and chrome finish details. The space maintains a timeless aesthetic with raw materials that will create a layered and rich patina over time.

Specific details that will be incorporated in the Cafe are:

- 1. Walnut laminate/veneer casework in the seating and casework.
- 2. Chrome edge banding on cafe tables.
- 3. Fixed diner stools at bar.
- 4. Wood countertop at upstairs Bar for added warmth.
- 5. Stainless steel accents throughout.



CONCEPT

Funky and Retro Bowling

The retro bowling alley vibe is vibrant and playful. The color palette and furniture is inspired by midcentury modern styles to promote the vintage look and feel. Fun pops of color are used throughout the space for added interest.

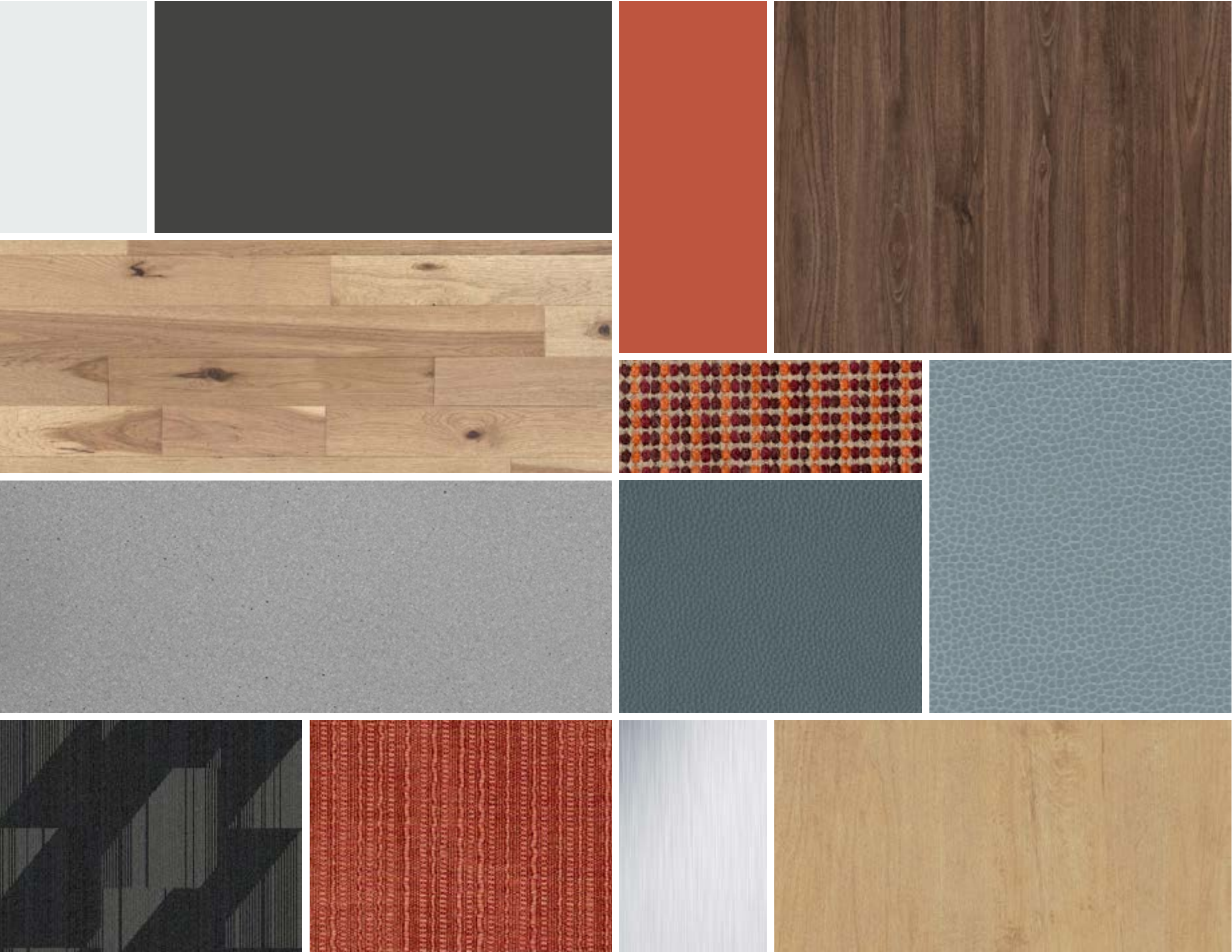
Specific details that will be incorporated in the Cafe are:

- 1. Colorful plastic shell chairs used throughout.
- 2. Vintage finish accents like tweed and cork used to accentuate the lounge area.
- 3. Tile details at the bar reference retro tile patterns.



Dining + Lounge Finishes

1. Benjamin Moore Simply White Paint
Wall paint above datum line
2. Sherwin Williams Iron Ore Paint
Wall paint below datum line
3. Benjamin Moore Firedance Paint
Accent color used in graphics and furniture
4. Walnut Wood Veneer + Plastic Laminate
Casework and built-in banquettes
5. Elmwood Hickory Wood Flooring
Bowling Lounge floor
6. Maharam Kampala Upholstery
Bowling Lounge armchair upholstery
7. Concrete Floors
General floor
8. Maharam Stark Pacific Blue Vinyl
Bowling Lounge sofa upholstery
9. Ultra Fabrics Promessa Aquamarine Vinyl
Banquette seat upholstery
10. Interface Detours Ahead Rug
Bowling Lounge rug
11. Knoll Liberty Robin Upholstery
Bowling Lounge sofa upholstery
12. Chrome
General metal accent
13. Wilsonart Mission Maple Plastic Laminate
Dining table top



1	2	3	4
5		6	9
7		8	
10	11	12	13

Bar Finishes

1.

Benjamin Moore Simply White Paint

Wall paint above datum line
2.

Sherwin Williams Iron Ore Paint

Wall paint below datum line
3.

Benjamin Moore Firedance Paint

Accent color used in graphics and furniture
4.

Walnut Wood Veneer + Plastic Laminate

Casework and built-in banquettes
5.

Caesarstone Piatra Gray Quartz

Downstairs Bar countertop
6.

Ultrafabrics Promessa Georgian Vinyl

Downstairs Barstool upholstery
7.

American Olean 4x4 Bimini Blue Tile

Downstairs Bar front
8.

American Olean 4x4 Designer White Tile

Downstairs + Upstairs Bar front
9.

American Olean 4x4 Smokey Quartz Tile

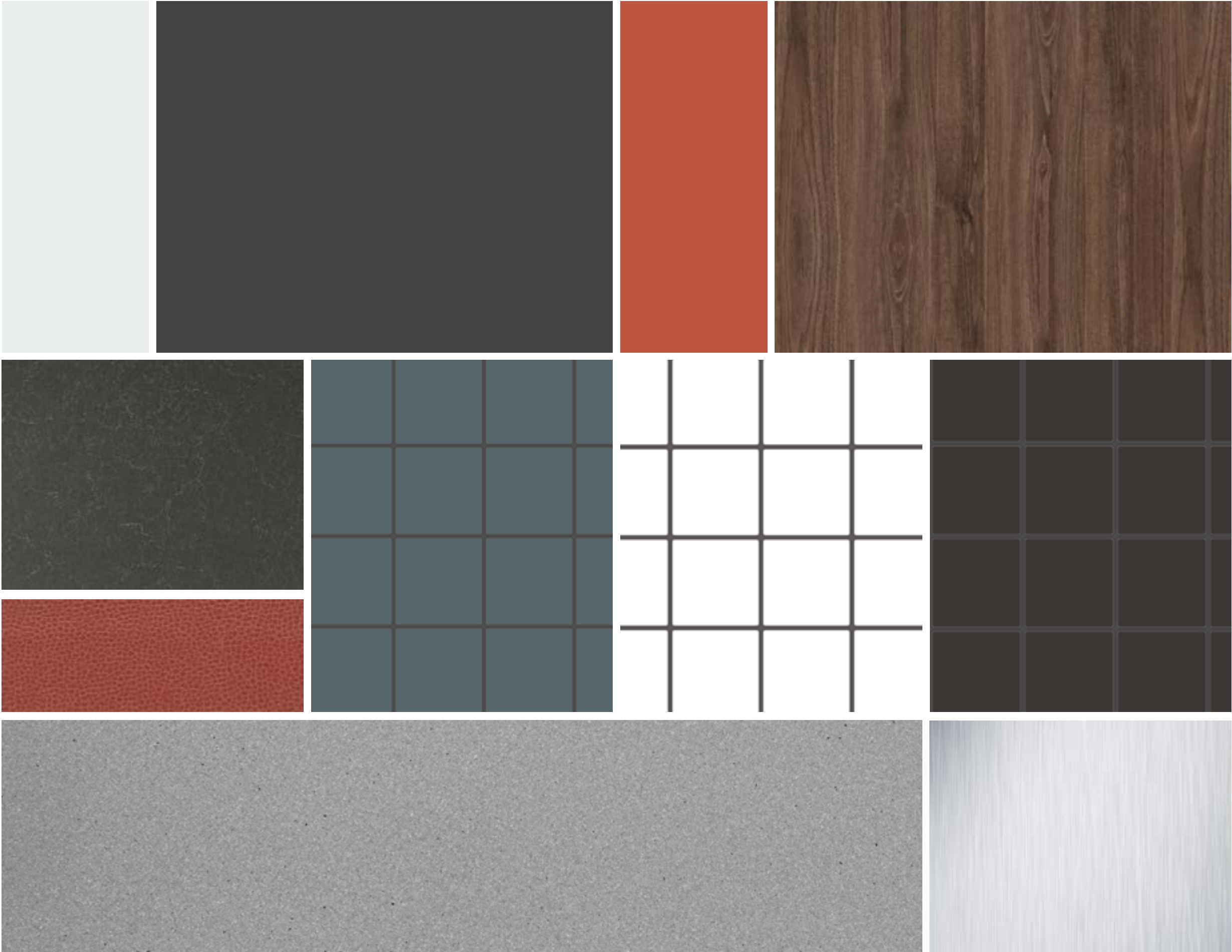
Upstairs Bar front + Downstairs Bar backsplash
10.

Concrete Floors

General floor
11.

Chrome

General metal accent



1	2	3	4
5	7	8	9
6			
10			11

















PENNANT

PENNANT

THE
Merch

**CERTIFIED LOCAL GOVERNMENT
KANSAS HISTORIC PRESERVATION LAW
PROJECT REVIEW REPORT
TOPEKA LANDMARKS COMMISSION**

CASE NO: CLGR17-19

by: The White Linen

Project Address: 112 SW 6th Avenue

Property Classification: Listed on the *Register of Historic Kansas Places*, and the *National Register of Historic Places*

Standards: Secretary of the Interior's Standards for Rehabilitation

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

PROPOSAL: This proposal is to accommodate the rehabilitation of roughly the eastern half of the ground level from an office to a commercial/restaurant use. The project proposes the removal of three non-historic walls to accommodate space within the dining area, the installation of tract-lighting, and necessary ductwork for HVAC purposes. No historic materials within the space are proposed for removal.

BACKGROUND: This structure was named the Knox Building for its original owner and tenant, John Knox, when it was constructed in 1888. This name was changed to the Columbian Building in 1893, to reflect its change in occupancy to that of the Columbian Title and Trust Company, and the Columbian Securities Corporation. The National Register Nomination for this building lists in its Statement of Significance its unique properties of intricately carved stonework and exterior detail. Specifically, the nomination states that, *"Although it was not unusual for Topeka's buildings of the late 19th Century to be heavily ornamented, most examples of the stone-carver's skill have survived in photograph's only."* The architect for this building is recorded as Seymour Davis.

The nomination also details a fire within the structure in 1937 that caused extensive damage to the 3rd and 4th floors, with additional smoke and water damage throughout the entire building. Newspaper records from that year also indicate that the building was immediately restored.

Since the restoration from the fire in 1937, the entire structure has been further modified to incorporate modern plumbing, lighting, and HVAC, with the exception of the southern-most portion of the 3rd floor. Within these office spaces, the original ceiling height has been preserved that utilizes a variety of hanging lighting fixtures for illumination.



EXISTING CONDITIONS – INTERIOR:

The interior of the Columbian Building has largely been intact for several decades, although some

alterations have clearly been made. Throughout the building, a combination of HVAC systems have been introduced to service separate floors, and offices, resulting in the placement of lowered drop-ceilings in several offices and hallways. Where drop-ceilings have been installed, crown molding has been installed that is consistent with the materials and character of the trim throughout the entire building. The ceiling height has also been consistently placed above the transom window space above each doorway.

REVIEW SUMMARY: The Kansas State Historic Preservation Office requires that all projects occurring on any property listed on the Register of Historic Kansas Places be reviewed for their affect on the listed property and the surrounding district. State law (K.S.A. 75-2724) establishes that the Secretary of the Interior's Standards for Rehabilitation be used to evaluate changes proposed to any property that is individually listed, or is located within an historic district. The following is an analysis of the application of each Standard to the proposed project.

Standard 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Analysis: The alteration of the use of this space from office to commercial/restaurant use will not impose any changes to the defining characteristics of the building or its interior spaces.

Standard 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Analysis: No historic features that characterize the interior of this property are proposed for alteration in association with this project. Similarly, new ductwork and associated soffits/walls will avoid the removal and obfuscation of historic features within the interior. All existing decorative tile and molding will be repaired where necessary, and utilized within the finished space. No changes to the exterior of the structure are proposed.

Standard 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Analysis: This project will not create a false sense of historical development. All changes proposed will be consistent with the finishes and materials used elsewhere within the space and the remainder of the building.

Standard 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Analysis: This proposal will not remove any feature of the historic structure.

Standard 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Analysis: All existing historic features and examples of unique construction techniques will be repaired within the finished space.

Standard 6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

Analysis: All existing historic features will be repaired within the finished space.

Standard 7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

Analysis: N/A

Standard 8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

Analysis: N/A

Standard 9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

Analysis: N/A

Standard 10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Analysis: N/A

STAFF RECOMMENDATION: In the performance of this review under KSA 75-2724, Staff is recommending a finding that the proposed interior alterations to the property located at 112 SW 6th Avenue **WILL NOT damage or destroy the historical integrity of the structure.**

APPEAL TO THE GOVERNING BODY: If the Landmarks Commission determines that the proposed treatment will damage or destroy the historic integrity of the property and/or the surrounding historic district, the applicant may appeal to the governing body. It will be incumbent upon the governing body to make a determination, after consideration of all relevant factors, that: (1) there are no feasible and prudent alternatives to the removal of the facade; and (2) that alternatives to the project include all possible planning to minimize harm to the property and the district that may result from those alternatives.

Prepared by: _____



Timothy Paris, Planner II

The White Linen @ Columbian Bldg

General Information

THESE ARCHITECTURAL PLANS AND SPECIFICATIONS ADDRESS ONLY THOSE AREAS OF THE PROJECT INCLUDED THEREIN. TO EXECUTE THE COMPLETED PROJECT, THE GENERAL CONTRACTOR MUST COORDINATE THE ARCHITECTURAL PLANS WITH FIELD VERIFICATION OF ALL EXISTING MECHANICAL, PLUMBING AND ELECTRICAL TO INSURE NO CONFLICTS WITH THE PROPOSED REMODEL SO AS TO PROPERLY COMPLETE THE WORK DESCRIBED HEREIN.

ALL WORK SHALL COMPLY WITH THE INTERNATIONAL BUILDING CODE, NPFA LIFE SAFETY CODE, PLUMBING CODE, MECHANICAL CODE, AND NATIONAL ELECTRICAL CODE IN THE CURRENTLY ADOPTED EDITIONS AS WELL AS ALL OTHER ORDINANCE, LAWS, AND STATUTES OF THE CITY OF TOPEKA, KANSAS.

THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONSTRUCTION DOCUMENTS, FIELD VERIFY ALL CRITICAL DIMENSIONS PRIOR TO ORDERING DIMENSION - SENSITIVE MATERIALS, AND REPORT TO THE ARCHITECT ANY ERROR, DISCREPANCY, OR OMISSION THE CONTRACTOR MAY DISCOVER IN THE PLANS.

THE INTENT OF THE CONSTRUCTION DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. ALL DOCUMENTS ARE COMPLIMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL.

DRAWINGS AND SPECIFICATIONS ARE NOT INTENDED AS "SHOP DRAWINGS" OR EXTENSIVELY DETAILED DOCUMENTS; THEY ARE INTENDED TO INDICATE THE GENERAL DESIGN CONCEPT OF THE PROJECT IN SUFFICIENT DETAIL THAT ALL WORK REQUIRED IS REASONABLY INFERRABLE THEREFROM. CONTRACTOR SHALL PROVIDE ALL WORK THUS INDICATED WITH THE RESULTS OF COMPLETE, STRUCTURALLY SOUND, AESTHETICALLY DESIRABLE, DURABLE, PROPERLY PERFORMING WORK OF QUALITY. IN CASE OF AN INCONSISTENCY IN OR BETWEEN DRAWINGS, SPECIFICATIONS, OR OTHER CONTRACT DOCUMENTS, THE BETTER QUALITY OR GREATER QUANTITY OF WORK SHALL BE PROVIDED WITHOUT CHANGE IN THE CONTRACT SUM.

ALL FINISHES, FIXTURES, MATERIALS, COLORS HARDWARE, AS WELL AS ALL OTHER ITEMS NOT EXPLICITLY CALLED OUT ON PLANS ARE TO BE SPECIFIED AND SELECTED BY OWNER AS AGREED CONTRACTOR AND OWNER TO NOTIFY ARCHITECT OF SUCH ITEMS WHEN THEY ARE ENCOUNTERED.

AIA DOCUMENT A201, "GENERAL CONDITION OF THE CONTRACT FOR CONSTRUCTION" SHALL BE INCORPORATED INTO THE CONTRACT DOCUMENTS BY REFERENCE.

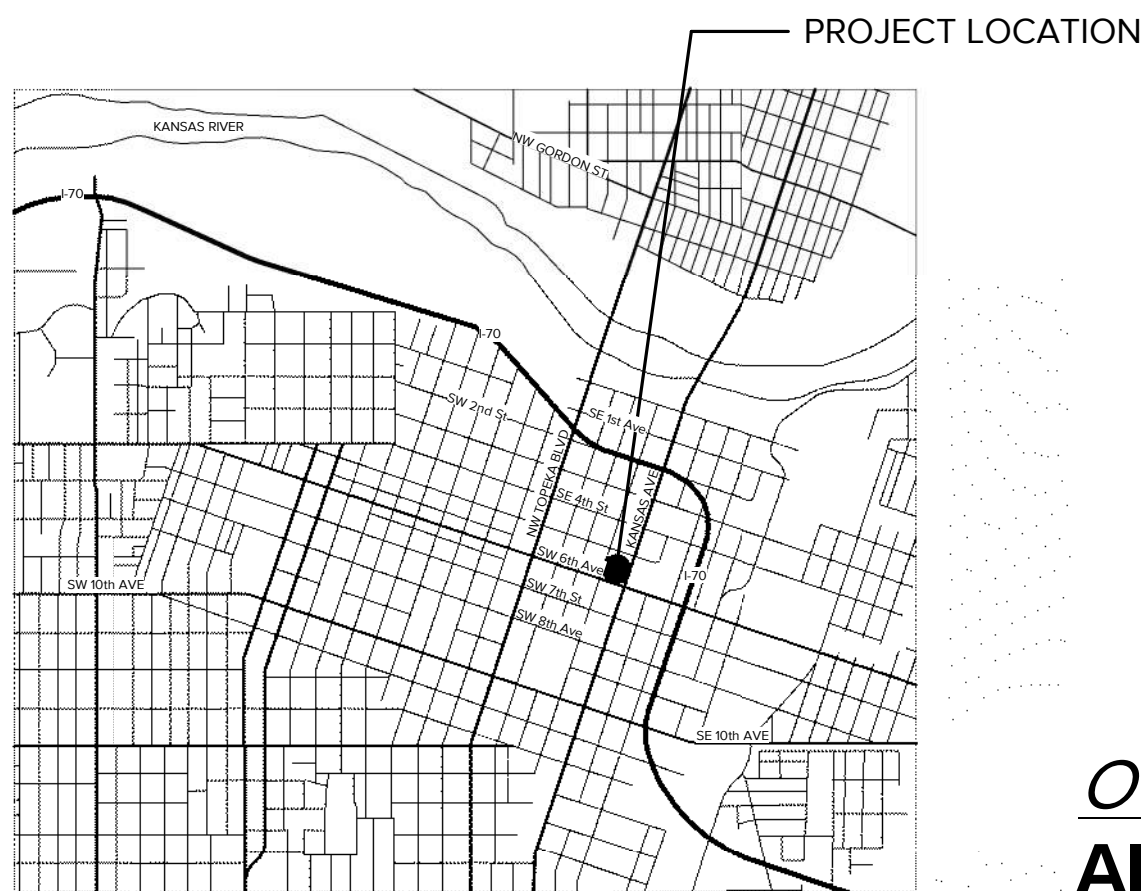
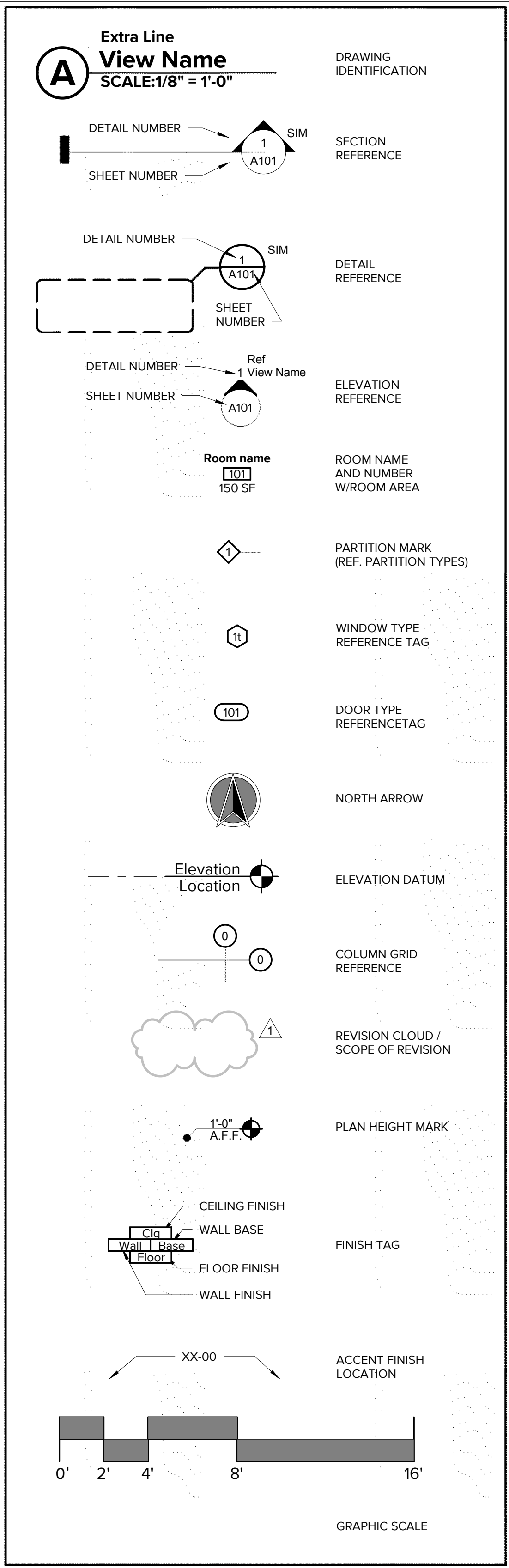
GENERAL CONTRACTOR AND ALL PRIMARY SUBCONTRACTORS ARE REQUIRED TO VISIT THE JOB SITE AND BECOME FAMILIAR WITH THE RESTRICTIONS, ENVIRONMENT, AND PARAMETERS UNDER WHICH THE WORK IS TO BE EXECUTED PRIOR TO SUBMITTING ANY BID OR PROPOSAL FOR THE WORK. CONTACT THE OWNER'S REPRESENTATIVE FOR ACCESS TO THE SITE.

THESE DOCUMENTS HAVE BEEN PRODUCED EXCLUSIVELY FOR USE ON THIS PROJECT AND REMAIN THE INTELLECTUAL PROPERTY OF ARCHITECT ONE. THEY ARE NOT INTENDED TO BE USED FOR ANY OTHER PURPOSE AND DOING SO MAY DEEM THE AFFIXED PROFESSIONAL SEAL AND PERMITS GRANTED NULL AND VOID. THE ARCHITECT RETAINS ALL RIGHTS GRANTED TO HIM BY CREATION OF THESE DOCUMENTS.

Abbreviations

	ANCHOR BOLT	ELECT	ELECTRIC/ELECTRICAL	LR	LIVING ROOM	RESIL	RESILIENT
AC	ACOUSTICAL CEILING TILE SYSTEM	ELEV	ELEVATION/ELEVATOR	LT	LIGHT	RET	RESTROOM
ACM	ALUMINUM COMPOSITE METAL	EMER	EMERGENCY	LVL	LEVEL	REV	REVISION
ACOUS	ACOUSTICAL	EP	EPOXY FLOORING	M	MIRROR	RFG	ROOFING
ADA	AMERICANS WITH DISABILITIES ACT	EQ	EQUAL	MAINT	MAINTENANCE	RM	ROOM
ADAAG	AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES	EQUIP	EQUIPMENT	MAX	MAXIMUM	RO	ROUGH OPENING
ADJ	ADJUSTABLE	ES	EXPOSED STRUCTURE	MB	MARBLE	RT	RUBBER TILE
AFF	ABOVE FINISHED FLOOR	ESMT	EASEMENT	MECH	MECHANICAL	RTU	ROOF TOP UNIT
AHU	AIR HANDLING UNIT	ETC	ET CETERA	MEZZ	MEZZANINE	S	SOUTH
ALT	ALTERNATE	ETR	EXISTING TO REMAIN	MFD	MANUFACTURED	SC	SOLID CORE/STAINED CONCRETE
ALUM	ALUMINUM	EXIST	EXISTING	MFR	MANUFACTURER	SCHD	SCHEDULE
ANOD	ANODIZED	EXP	EXPANSION	MH	MAN-HOLE	SECT	SECTION
APPROX	APPROXIMATE	EXT	EXTERIOR	MIN	MINIMUM/MINUTE	SF	SQUARE FEET
ARCH	ARCHITECTURE/ARCHITECTURAL	FA	FIRE ALARM	MISC	MISCELLANEOUS	SHT	SHEET
ASPH	ASPHALT	FD	FLOOR DRAIN	ML	METAL LAMINATE	SIM	SIMILAR
B.O.	BOTTOM OF	FDN	FOUNDATION	MO	MASONRY OPENING	SN	STAIN
BD	BOARD	FE	FIRE EXTINGUISHER	MP	METAL PAN CEILING	SND	SANITARY NAPKIN DISPOSAL
BLDG	BUILDING	FEC	FIRE EXTINGUISHER CABINET	MR	MOISTURE RESISTANT	SPECS	SPECIFICATIONS
BLKG	BLOCKING	FF	FINISH FACE	MSRY	MASONRY	SPR	SPRINKLERS
BM	BEAM	FFE	FIRE EXTINGUISHER & EQUIPMENT	MT	MARBLE TILE	SQ	SQUARE
BR	BRICK/BEDROOM	FIN	FINISH	MTD	MOUNTED	SS	SEALED CONCRETE
BRG	BEARING	FIXT	FIXTURE	MTL	METAL	SS	SOLID SURFACE
BSMT	BASEMENT	FLASH	FLASHING	N	NORTH	ST	STONE & STONE VENEER/STREET
BTWN	BETWEEN	FLR	FLOOR	NL	MICROWAVE	STL	STAINLESS STEEL
CAB	CABINET	FLUOR	FLUORESCENT	NA OR N/A	NOT APPLICABLE	STD	STANDARD
CEM	CEMENT	FR	FIRE RATED	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION	STF	STOREFRONT
CFCI	CONTRACTOR FURNISHED	FRP	FIBERGLASS REINFORCED PLASTIC	NIC	NOT IN CONTRACT	STL	STEEL
	CONTRACTOR INSTALLED	FT	FEET/FOOT	NOM	NOMINAL	STOR	STORAGE
CG	CORNER GUARD	FTG	FOOTING	NTS	NOT TO SCALE	STRUCT	STRUCTURAL/STRUCTURE
CIP	CAST IN PLACE	FURN	FURNITURE/FURNACE	OC	ON CENTER	SUSP	SUSPENDED
CJ	CONTROL JOINT	FV	FIELD VERIFY	OCC	OCCUPANT	SV	SHEET VINYL
CL	CENTER LINE	GA	GAUGE	OFI	OWNER FURNISHED CONTRACTOR	T	TEMPERED
CLG	CEILING	GALV	GALVANIZED	OH	OWNER FURNISHED OWNER	T&B	TOP & BOTTOM
CLO	CLOSET	GB	GRAB BAR	OLF	OVERHANG/OVERHEAD	T&G	TONGUE & GROOVE
CLR	CLEAR	GC	GENERAL CONTRACTOR	OPNG	OPENING	T.O.	TOP OF
CM	CORRUGATED METAL	GL	GLASS	OPP	OPPOSITE	TB	TOWEL BAR
CMU	CONCRETE MASONRY UNIT	GR	GRANITE	OPT	OPTIONAL	TEL	TELEPHONE
CNTR	COUNTER	GLS	GLASS TILE	PA	PAINT	THK	THICK
COL	COLUMN	GT	GRANITE TILE	PC	PRECAST	TP	TOILET PARTITION
CONC	CONCRETE	GYP BD	GYPNUM BOARD	PERF	PERFORATED	TPD	TOILET PAPER DISPENSER
CONSTR	CONSTRUCTION	HDR	HOLLOW CORE	PL	PLATE/PLASTIC LAMINATE	TR	TREADS
CONT	CONTINUOUS	HC	HEADER	PLUMB	PLUMBING	TS	TUBE STEEL
CONTR	CONTRACTOR	HDW	HARDWARE	PLYWD	PLYWOOD	TT	TERRAZZO TILE
CORR	CORRIDOR	HM	HOLLOW METAL	PNL	PANEL	TV	TELEVISION
CP	CARPET	HORIZ	HORIZONTAL	PNT	POINT	TYP	TYPICAL
CR	CHAIR RAIL	HP	HIGH POINT	PAIR	PAIR	TZ	TERRAZZO
CT	CERAMIC TILE	HR	HOUR	PREFIN	PREFINISHED	V	VOLT/VOLTAGE
D	DEPTH/DEEP	HT	HEIGHT	PREP	PREPARATION/PREPARED	VB	VENTILATION
DBL	DOUBLE	HVAC	HEATING, VENTILATION, AIR CONDITIONING	PSI	POUNDS PER SQUARE INCH	VERT	VERTICAL
DEG	DEGREE	HW	HOT WATER	PT	PRESSURE TREATED/PORCELAIN TILE	VEST	VESTIBULE
DEMO	DEMOLITION	HWY	HIGHWAY	PREFIN	PREFINISHED	VL	VINYL LAMINATE FLOORING
DF	DRINKING FOUNTAIN	IBC	INTERNATIONAL BUILDING CODE	PREP	PREPARATION/PREPARED	VNR	VENEER
DIA	DIAMETER	ID	INSIDE DIAMETER	PSI	POUNDS PER SQUARE INCH	VOC	VOLATILE ORGANIC COMPOUND
DIAG	DIAGONAL	IN OR *	INCHES	PT	PRESSURE TREATED/PORCELAIN TILE	VT	VINYL COMPOSITION TILE
DIM	DIMENSION	INFO	INFORMATION	PTD	PAPER TOWEL DISPENSER	W	WEST/WIDE
DISP	DISPENSER	INSUL	INSULATION	PTN	PARTITION	W/	WITH
DN	DOWN	INT	INTERIOR	QT	QUARRY TILE	W/O	WITHOUT
DR	DOOR	J-BOX	JUNCTION BOX	R	RANGE/RADIUS	WB	WOOD BASE
DS	DOWNSPOUT	JAN	JANITOR	RA	RETURN AIR	WC	WATER CLOSET/VINYL WALL COVERING
DTL	DETAIL	JST	JOIST	RB	RUBBER BASE	WD	WOOD/SOLID WOOD FLOORING
DW	DISHWASHER	JT	JOINT	RC	RUBBER COVE BASE	WDW	WINDOW
DWG	DRAWING	KIT	KITCHEN	RCD	REFLECTED CEILING PLAN	WH	WATER HEATER
DWR	DRAWER	LAV	LAVATORY	RD	ROOF DRAIN	WL	WOOD LAMINATE FLOORING
E	EAST	LBS	POUNDS	RE OR REF	REFERENCE	WT	WEIGHT
EA	EACH	LF	LINEAR FOOT	RECP	RECEPTACLE	WWF	WELDED WIRE FABRIC
EB	INTEGRAL EPOXY BASE	LN	LINOLEUM	REINF	REINFORCING	YD	YARD
EIFS	EXTERIOR INSULATION FINISH SYSTEM	LP	LOW POINT	REQD	REQUIRED/REQUIREMENTS	YR	YEAR
EJ	EXPANSION JOINT						

SYMBOL LEGEND



Topeka
Vicinity Map
SCALE: NTS



Drawing Index		
Sheet Number	Sheet Name	Current Revision
General		
O-001	COVER SHEET	
O-101	CODE PLAN	
Architectural		
D-101	DEMOLITION FLOOR PLAN	
A-101	FIRST FLOOR PLAN & FINISH PLAN	
A-201	INTERIOR ELEVATIONS	
A-301	MILLWORK - DINING	

Owner

AIM Strategies, LLC.

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Topeka, KS 66614

Phone: 785-501-9298

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Architect One, Inc.

906 S Kansas Ave #200
Topeka, KS 66612

Fax: 785.271.7020
Phone: 785.271.7010

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Topeka, KS 66614

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www.ao.design

The White Linen @ Columbian Bldg



112 SW 6th Ave, Suite 101, Topeka, KS

PROJECT NUMBER:	17-045
PROJECT ARCHITECT:	SEG
PROJECT MANAGER:	AEW
DRAWN BY:	JRD
CHECKED BY:	AEW
ISSUE DATE:	07/07/17

ISSUE RECORD:	Landmarks
<p>REVISIONS</p>	
<hr/> <hr/> <hr/> <hr/> <hr/>	

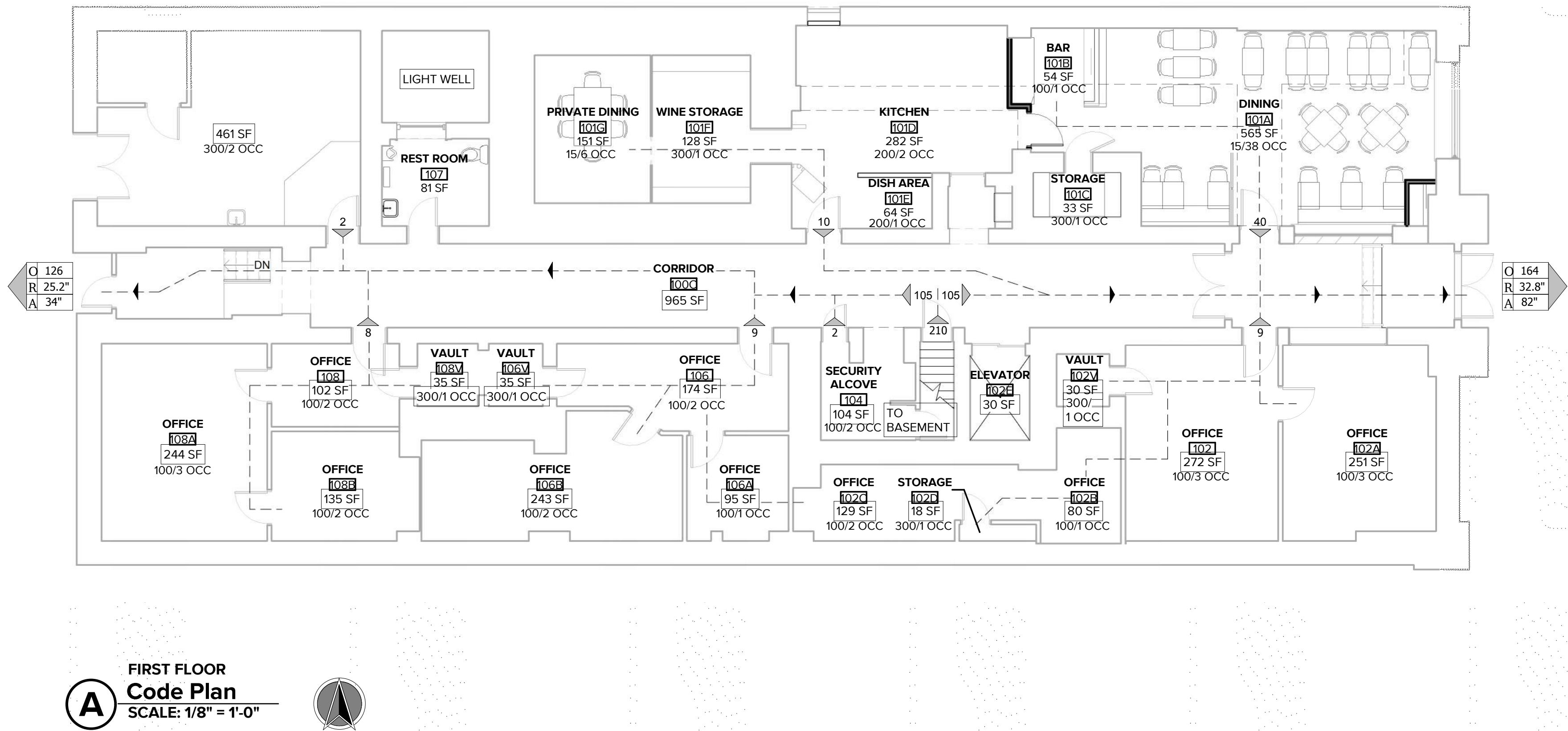
SHEET TITLE
COVER SHEET

1. *Journal of the American Medical Association*, 2000; 284: 2689-2694.

CODE NAME

SHEET NUMBER

O-001



OWNER

AIM Strategies, LLC
3214 SW 29th St.
Topeka, KS 66614

BUILDING LOCATION

112 SW 6th Ave, Suite 101
Topeka, KS 66603

PROJECT DESCRIPTION

AN INTERIOR REMODEL PROJECT OF 1,406 SF TYPE B & A-2 BUILDING IN TOPEKA, KS.

PROJECT INFORMATION

BUILDING DATA:

OCCUPANCY: B & A-2 (NEW TENANT AT FIRST FLOOR)
CONSTRUCTION TYPE: III-A
SPRINKLERED: NO
FIRE STATION # 1
FIRE DISTRICT: 934 NE QUINCY ST
TOPEKA, KS 66608
HEIGHT: 5 STORIES (NO CHANGE)
AREA: 27,890 SF (NO CHANGE)

APPLICABLE BUILDING CODES

2006 INTERNATIONAL BUILDING CODE
2006 UNIFORM MECHANICAL CODE
2011 NATIONAL ELECTRICAL CODE
2012 UNIFORM PLUMBING CODE
2006 INTERNATIONAL FIRE CODE
2006 LIFE SAFETY CODE
2010 ADA/ABA

FIRE SAFETY PROVISIONS

Fire Alarm System
Smoke Detection
Automatic Air Handling Equipment Shutdown
Exit Lights w/ Battery Back-up
Emergency Lighting w/ Battery Back-up
Fire Extinguishers

STRUCTURAL FIRE PROTECTION

Type III-A	REQUIRED	PROVIDED
Interior Bearing Walls	1 HR	1 HR
Exterior Bearing Walls	2 HR	2 HR
Exterior Non Bearing Walls	1 HR	1 HR
Structural Frame @ 1st Floor	1 HR	1 HR
Shaft Enclosure	0 HR	0 HR
Roofs	1 HR	1 HR
Exterior Openings	0 HR	0 HR
Corridor/Halls	0 HR	0 HR
Stairway/Construction	0 HR	0 HR

AREA CALCULATIONS

Occupancy	B
Type of Construction	III-A
Total Building Area	27,890 SF

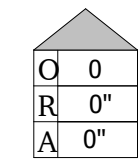
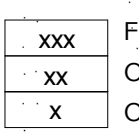










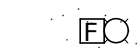
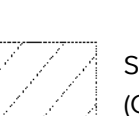

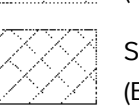

B - Occupancy

Allowable Area per Floor	28,500
Allowable Height (x-story)	5
Modifiers	
Frontage Increase	N/A
Fire Sprinkler	N/A
Total Allowable Modified Area	142,500 SF
Total B Area	27,890 SF
Total Percent of Allowable	19.6%
First Floor Occupant Load	80
Second Floor Occupant Load	47
Third Floor Occupant Load	54
Fourth Floor Occupant Load	52
Fifth Floor Occupant Load	57
Total Building Occupant Load	290

Floor Area Unlimited per 2006 IBC section 507.3

Required Egress Widths	
Exit Width Required	58 inches
Exit Width Provided	106 inches
Stair Width Required	N/A
Stair Width Provided	N/A

LEGEND - FIRE SYMBOLS

	OCCUPANT LOAD CALCULATED EXIT WIDTH EXIT WIDTH PROVIDED		FLOOR AREA IN SF OCCUPANT LOAD FACTOR OCCUPANTS
	1 HR RATED WALL		FIRE ALARM CONTROL PANEL
	2 HR RATED WALL		FIRE HORN
	SMOKE DETECTOR		FIRE EXTINGUISHER
	HEAT DETECTOR		EMERGENCY FIRE PULL
	AV ALARM		SPRINKLER HEAD
	STROBE LIGHTS		SPRINKLED AREA - WET SYSTEM (CONDITIONED SPACE)
	EMERGENCY LIGHTS		SPRINKLED AREA - DRY SYSTEM (EXTERIOR OF BUILDING)
	EMERGENCY EXIT LIGHTS		

FIRE MARSHAL SIGNATURE



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The White Linen @
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112 SW 6th Ave, Suite 101, Topeka, KS



PROJECT NUMBER:	17-045
PROJECT ARCHITECT:	SEG
PROJECT MANAGER:	AEW
DRAWN BY:	JRD
CHECKED BY:	AEW
ISSUE DATE:	07/07/17

ISSUE RECORD:	Landmarks
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REVISIONS

SHEET TITLE
CODE PLAN

CODE NAME
SHEET NUMBER

O-101



M Existing Photo
SCALE: 1/16" = 1'-0"



L Existing Photo
SCALE: 1/16" = 1'-0"



K Existing Photo
SCALE: 1/16" = 1'-0"



J Existing Photo
SCALE: NTS



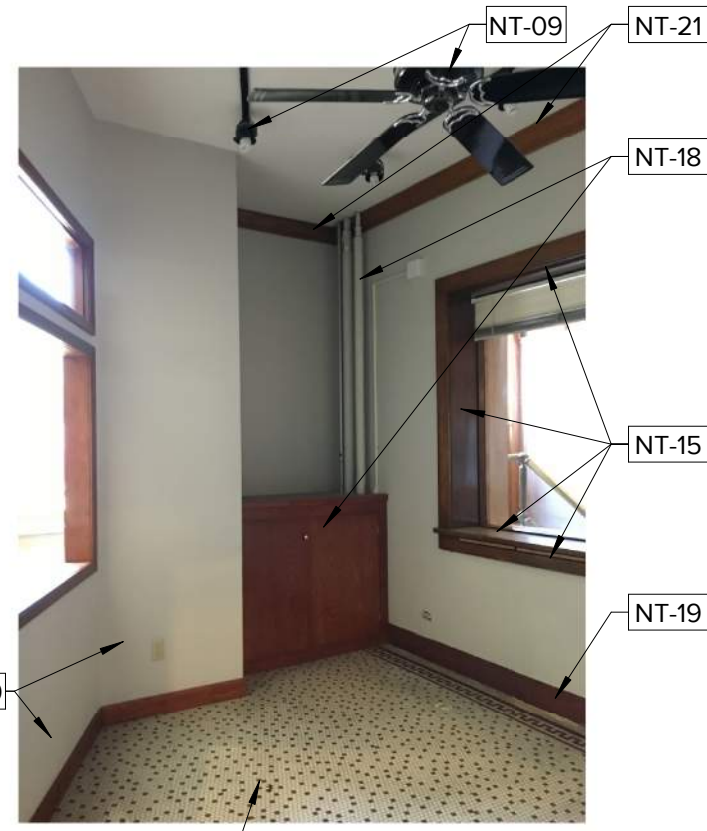
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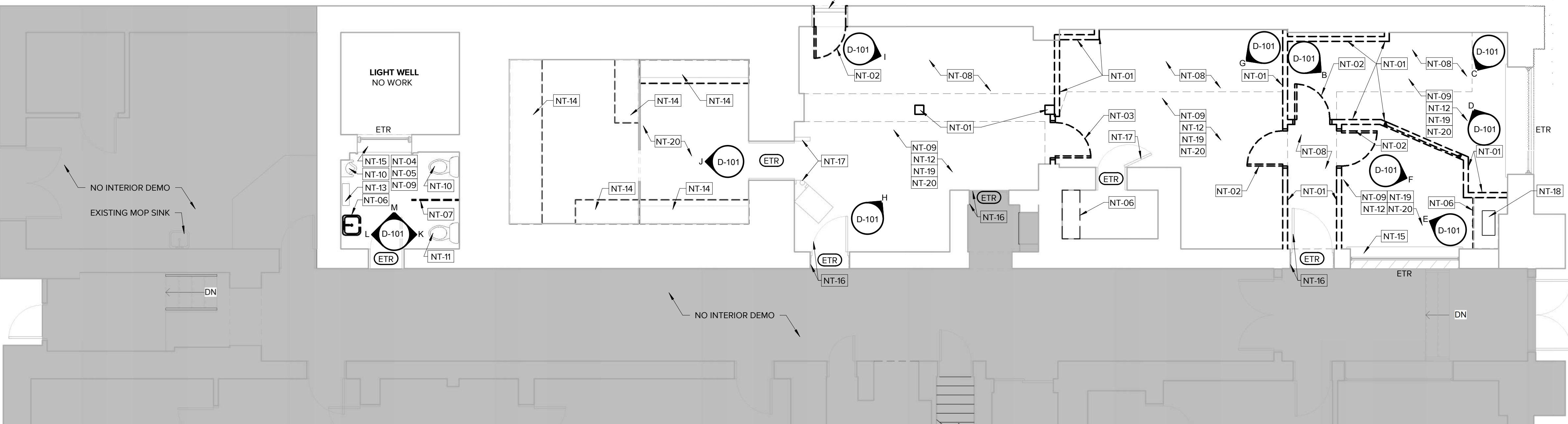
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C Existing Photo
SCALE: NTS



B Existing Photo
SCALE: NTS



A FIRST FLOOR
Demolition Plan
SCALE: 3/16" = 1'-0"

General Demolition Notes

1. THE CONTRACTOR IS ADVISED THAT THE BUILDING OWNER WILL CONTINUE TO CONDUCT BUSINESS WITHIN THE AREA OF DEMOLITION AND CONSTRUCTION THROUGHOUT THE COURSE OF THE WORK. HE IS TO ENDEAVOR TO MINIMIZE LOUD OR DISRUPTIVE PERIODS OF THE WORK AND TO EXECUTE ALL CONCRETE SLAB REMOVAL OR OTHERWISE LOUD AND DISRUPTIVE WORK TO OFF HOURS OR OTHER TIMES AS APPROVED BY THE OWNER. ADVISE THE OWNER A MINIMUM OF 24 HOURS PRIOR TO ANY DISRUPTION IN UTILITIES.
2. REMOVE ALL WALLS, CEILINGS, DOORS, FRAMES, ETC. INDICATED AND SALVAGE MATERIALS FOR REUSE TO THE EXTENT PRACTICAL.
3. REMOVE AND CAP ALL WATER, WASTE, GAS, ELECTRICAL CONDUIT, AND ANY OTHER LINES NO LONGER TO BE USED TO 1' BELOW TOP OF CONCRETE SLAB. TERMINATE ANY ROOF PENETRATION LINES 6" BELOW ROOF DECK - DO NOT REMOVE ANY EXISTING, OR CREATE ANY NEW ROOF PENETRATIONS AS PART OF THE DEMOLITION WORK.
4. STRIP ANY VINYL WALL FABRIC NOT COMPLETELY COVERING AN EXISTING WALL FACE TO REMAIN TO THE NEXT 90 DEGREE WALL CORNER.
5. PROVIDE 6 MIL. PLASTIC ON 2X4 16" O.C. DUST PARTITION TO UNDERSIDE OF ROOF STRUCTURE OR CEILING TO REMAIN AS APPROPRIATE TO PROTECT AND ISOLATE ALL ADJACENT AREAS FROM DUST AND DEMOLITION DEBRIS. RELOCATE OR PROVIDE ADDITIONAL DUST PARTITIONS AS REQUIRED TO ACCOMMODATE ALL PHASES OF THE DEMOLITION WORK. PROVIDE PLASTIC COVERS OVER ALL RETURN AIR DUCTS WITHIN AREA OF DEMOLITION AND REPLACE FURNACE FILTERS AS NEEDED DURING THE COURSE OF DEMOLITION.
6. AT THE END OF WORK EACH DAY, DEMOLITION CONTRACTOR IS TO CLEAN UP ALL DEBRIS, MATERIALS, OR OTHER DISTURBED CONDITIONS IN THE COMMON OR PUBLIC USE AREAS WHICH ARE A RESULT OF THE DEMOLITION WORK. LOCATION OF ON SITE DUMPSTER, AND REMOVAL OF ALL DEMOLITION MATERIAL TO BE AT TIMES AND THROUGH MEANS AS APPROVED BY OWNER.
7. DEMOLITION CONTRACTOR IS REQUIRED TO VISIT THE LOCATION OF THE WORK AND BECOME FAMILIAR WITH THE PARAMETERS, CONDITIONS, AND CONSTRAINTS UNDER WHICH THE WORK IS TO BE EXECUTED SUCH THAT THERE ARE NO QUESTIONS IN THEIR MIND REGARDING THE SCOPE OF THE WORK REQUIRED TO COMPLETE ALL WORK INDICATED ON THE PLANS OR REQUIRED TO COMPLETELY REMOVE ALL MATERIAL REQUIRED TO FACILITATE THE NEW WORK AS PER THE PLANS.

Demolition Plan Legend

- NT-01 REMOVE STUD WALL PARTITION TO EXTENTS SHOWN.
- NT-02 REMOVE DR & FRAME.
- NT-03 REMOVE DR & FRAME, RELOCATE TO DR 01.
- NT-04 REMOVE FLR FIN AND BASE.
- NT-05 REMOVE WALL FIN - MUD AND SAND WALL TO SMOOTH FINISH.
- NT-06 REMOVE ALL MILLWORK TO EXTENTS SHOWN.
- NT-07 REMOVE TOILET PARTITION.
- NT-08 REMOVE GYP BD SOFFIT.
- NT-09 REMOVE LIGHT FIXTURES.
- NT-10 REMOVE PLUMB FIXTURE.
- NT-11 REMOVE PLUMB FIXTURE - CAP ALL WATER AND WASTE LINE THAT ARE TO BE ABANDONED, TO 1' BELOW T.O.S.
- NT-12 REMOVE LOOSE AND COMPROMISED PLASTER AS NEEDED - PATCH/REPAIR AND SAND WALL TO SMOOTH UNIFORM FINISH.
- NT-13 REMOVE FLOOR RADIATOR - SALVAGE FOR REINSTALL AT SAME LOCATION.
- NT-14 REMOVE SAFE DEPOSIT BOXES AND STORE FOR REUSE.
- NT-15 WINDOW TRIMS AND SKIRTS TO REMAIN - PROTECT DURING CONSTRUCTION.
- NT-16 DOOR AND TRIM TO REMAIN - PROTECT DURING CONSTRUCTION.
- NT-17 VAULT DOOR TO REMAIN - PROTECT DURING CONSTRUCTION.
- NT-18 EXISTING GAS METER AND ALL ASSOCIATED PIPING TO REMAIN - PROTECT DURING CONSTRUCTION.
- NT-19 EXISTING 6"x6" TILE BASE TO REMAIN. PROTECT DURING DEMO AND CONSTRUCTION. PATCH/REPAIR GROUT AS NEEDED. COLOR TO MATCH EXISTING.
- NT-20 EXISTING MOSAIC TILE FLOORING TO REMAIN. PROTECT DURING DEMO AND CONSTRUCTION. PATCH/REPAIR TILE AND GROUT AS NEEDED. REPLACEMENT TILE TO BE WHITE, GROUT COLOR TO MATCH EXISTING.
- NT-21 EXISTING CROWN MOLDING AT PLASTER WALLS TO REMAIN. PROTECT DURING DEMO AND CONSTRUCTION.

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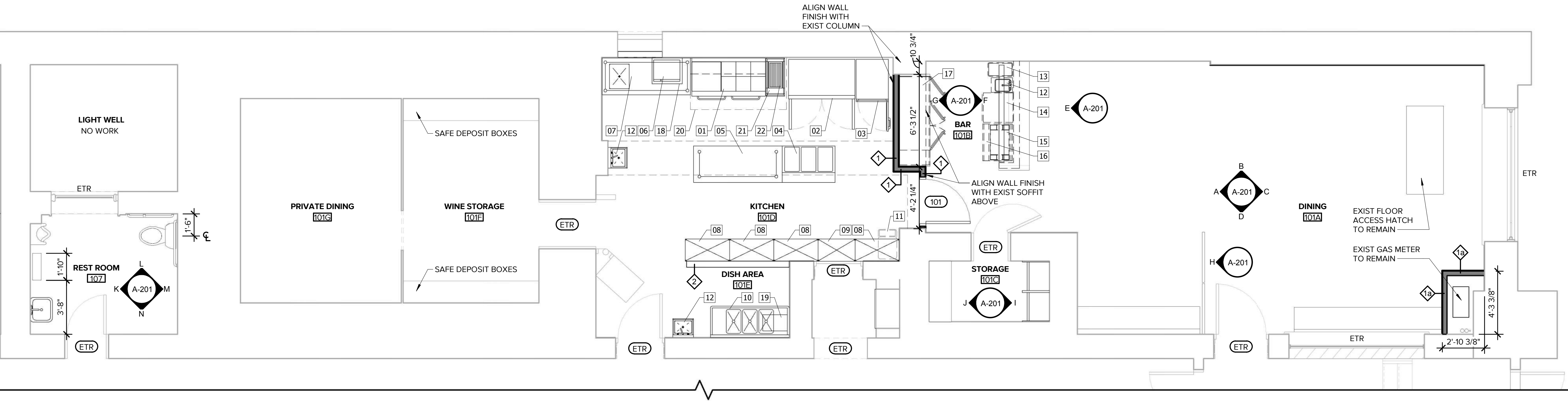
REVISIONS

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DEMOLITION FLOOR PLAN

CODE NAME
SHEET NUMBER

D-101

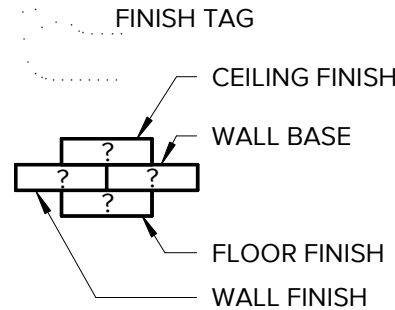
B FIRST FLOOR
Finish Plan
SCALE: 1/4" = 1'-0"



A ENLARGED
First Floor Plan
SCALE: 1/4" = 1'-0"

Finish Legend					
Finish	Type	MFR	Series	Color	Notes
FLOOR					
EPT-01	EXISTING MOSAIC TILE	EXISTING	EXISTING	EXISTING	NT-01
PT-01	PORCELAIN TILE	AMERICAN OLEAN	2" HEXAGON	BLACK	NT-07, NT-10
BASE					
EPT-02	EXISTING 6" x 6" TILE BASE	EXISTING	EXISTING	EXISTING	NT-02
GC-01	GLAZED CERAMIC	MARAZZI TILE	MIDDLETAN SQ 4 1/4" x 12 7/8"	OXFORD WHITE	NT-08, NT-09
GC-02	GLAZED CERAMIC	MARAZZI TILE	MIDDLETAN SQ 4 1/4" x 12 7/8"	OXFORD WHITE	NT-08, NT-09, NT-10, NT-11
PA-01	PAINT	SHERWIN WILLIAMS	PROMAR 200, EGGSHELL	TBD	NT-05, NT-03
PA-02	PAINT	SHERWIN WILLIAMS	EPOXY FOR BATHROOMS	TBD	
WC-01	WALL COVERING	LELANDS'S WALLPAPER	COVERLET FLORAL	DARK BLUE	
CEILING					
PA-03	PAINT	SHERWIN WILLIAMS	PROMAR 200, FLAT	TBD	
SURFACE					
QS-01	QUARTZ SOLID SURFACE	CAESAR STONE		5043 MONTBLANC	

ETR - EXISTING TO REMAIN



Finish Plan & Legend Notes:

NT-01 EXISTING MOSAIC TILE FLOORING TO REMAIN. PROTECT DURING CONSTRUCTION. PATCH/REPAIR TILE AND GROUT AS NEEDED. REPLACEMENT TILE TO BE WHITE. GROUT TO MATCH EXISTING.

NT-02 EXISTING WALL BASE TILE TO REMAIN. PROTECT DURING CONSTRUCTION. PATCH/REPAIR GROUT AS NEEDED. COLOR OF GROUT TO MATCH EXISTING.

NT-03 EXISTING CROWN MOLDING AT PLASTER WALLS TO REMAIN. PROTECT DURING CONSTRUCTION.

NT-04 WALL PAINT TO RECEIVE ONE COAT MFR. RECOMMENDED PRIMER/SEALER AND TWO COATS MFR PAINT. APPLY PER MFR RECOMMENDATIONS.

NT-05 PA-01 TYPICAL WALL PAINT COLOR, EXCEPT WHERE NOTED OTHERWISE.

NT-06 GC-02 UP TO 7'-0" ABOVE FINISH FLOOR. ABOVE GC-02 TO BE PA-02.

NT-07 GROUT TO BE MAPEI BIO BLOCK COLOR "47 CHARCOAL".

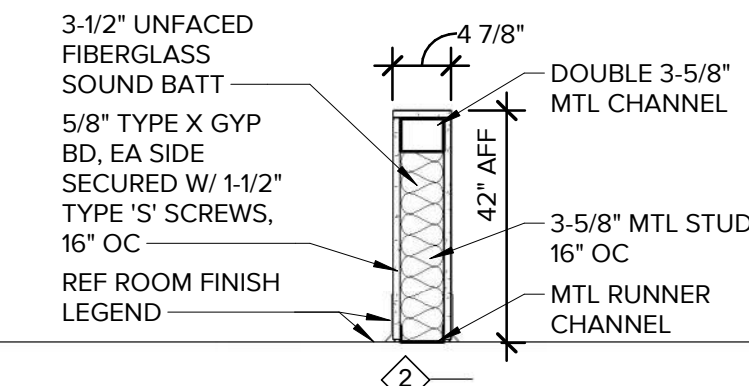
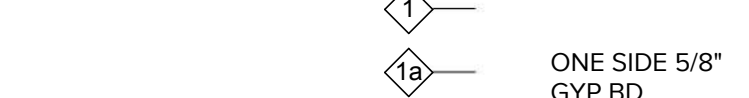
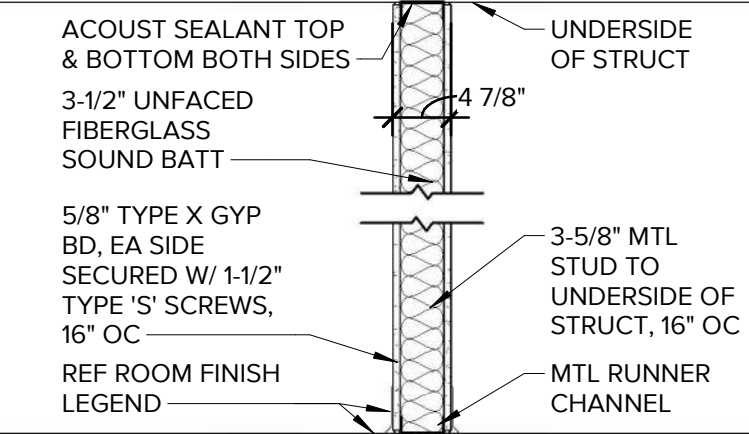
NT-08 WALL TILE TO BE RAN IN HORIZONTAL BRICK PATTERN.

NT-09 GROUT TO BE MAPEI BIO BLOCK COLOR "38 WHITE". GROUT JOINT TO BE 1/8" MAX.

NT-10 PROVIDE SCHLUTER SYSTEMS DILEX-AHK ANODIZED ALUMINUM CAVE BASE AT FLOOR TO WALL TRANSITIONS.

NT-11 PROVIDE SCHLUTER SYSTEMS JOLLY-ACGB80 BRUSHED CHROME ANODIZED ALUMINUM TRIM AT TOP OF GC-02 WAINSCOT.

Partition Schedule



Equipment Legend

01	60" RANGE 6 BURNER WITH 24" GRILL #351S60GN24N
02	2 DOOR REACH-IN REFRIGERATOR 41.3 CU FT #178A49RHC
03	ONE SECTION SOLID DOOR REACH-IN FREEZER 19 CU FT #178A19F
04	STEAM TABLE 3 PAN WELL ELECTRIC #423EST3WE
05	30" x 72" PREP TABLE
06	MICROWAVE
07	30" x 72" PLATING TABLE
08	18" x 36" SHELVING
09	18" x 30" SHELVING
10	3 COMPARTMENT SINK
11	ICE MACHINE
12	HAND SINK
13	TRASH
14	GLASS WASHER
15	ICE BIN
16	SPEED RAIL
17	3 DOOR REACH-IN UNDER COUNTER COOLER
18	MICROWAVE SHELF
19	GREASE INTERCEPTOR
20	EXHUAUST HOOD ABOVE
21	30" x 15" 18-GAUGE STAINLESS STEEL EQUIPMENT FILLER TABLE
22	15" GAS CHARBROILER

General Floor Plan Notes:

- ALL DIMENSIONS ARE FROM FACE OF STUD UNLESS NOTED OTHERWISE.
- NEW INTERIOR WALL TO BE 5/8" TYPE 'X' GYP. BD. ON 2x4 STUDS 16" O.C. WITH 3 1/2" BATT. INSULATION TO UNDERSIDE OF STRUCTURE UNLESS NOTED OTHERWISE.
- FIELD VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK OR ORDERING DIMENSIONALLY SENSITIVE MATERIALS.
- WHERE DIMENSIONS ARE NOT EXPLICITLY CALLED OUT CONTACT THE ARCHITECT FOR CLARIFICATION.
- ALL MATERIALS, FIXTURES, FINISHES, AND COLORS TO BE SELECTED BY OWNER AND ARCHITECT. WHERE COLOR FINISHES OR TEXTURES ARE NOT EXPLICITLY CLARIFIED, ARCHITECT AND OWNER MAY SELECT FROM CONTRACTOR SUPPLIED SAMPLES OF SPECIFIED PRODUCT.
- ALL CONTRACTORS ARE REQUIRED TO VISIT THE LOCATION OF THE WORK AND BECOME FULLY ACQUAINTED WITH THE SCOPE, REQUIREMENTS, PARAMETERS, AND CONDITIONS OF THE WORK AND UNDER WHICH IT MUST BE EXECUTED SUCH THAT THERE ARE NO QUESTIONS IN THEIR MIND AS TO THE FULL EXTENT OF THEIR RESPONSIBILITIES.
- ALL INTERIOR DOORS TO BE LOCATED 4 1/2" FROM ADJACENT WALL FRAMING UNLESS NOTED OTHERWISE.
- MAINTAIN 18" MIN CLEAR DIMENSION FROM DOOR FRAME NEAREST HARDWARE TO ADJACENT WALL ON HINGE SIDE OF DOOR.
- MAINTAIN 12" MIN CLEAR DIMENSION FROM DOOR FRAME NEAREST HARDWARE TO ADJACENT WALL WHERE DOOR HAS BOTH A LATCH & CLOSER.

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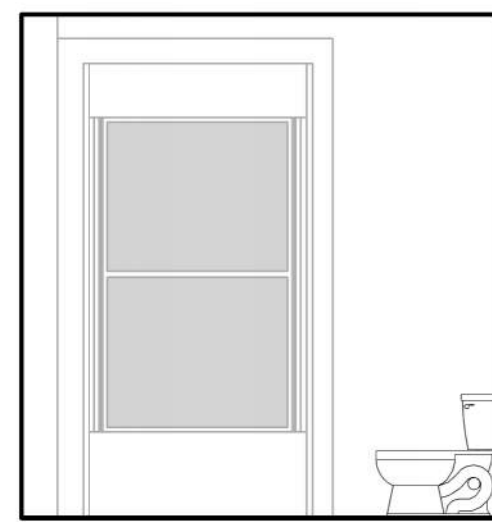
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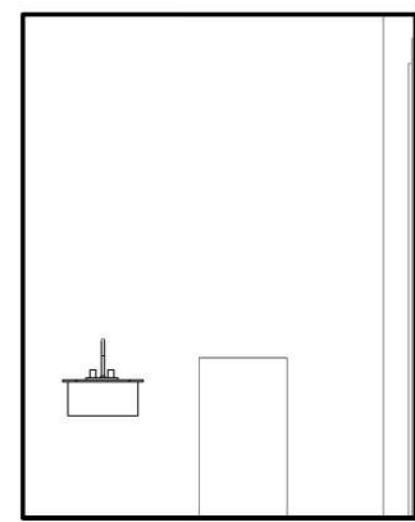
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FIRST FLOOR PLAN & FINISH PLAN

CODE NAME
SHEET NUMBER

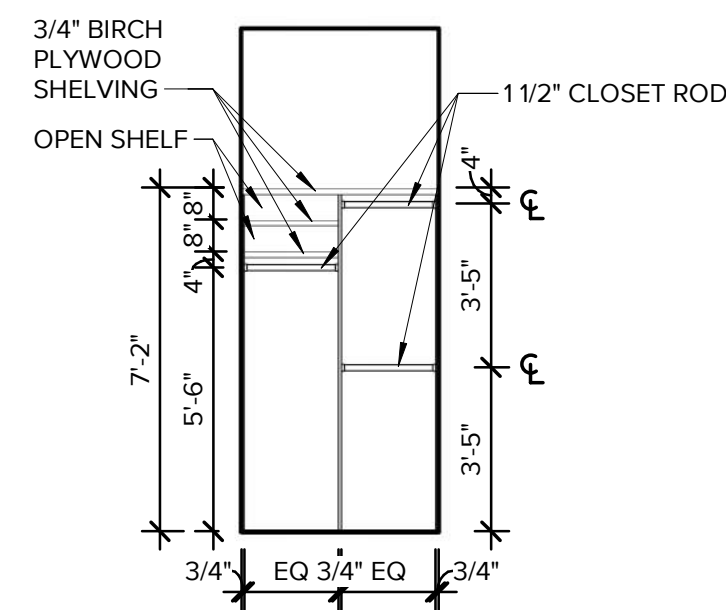
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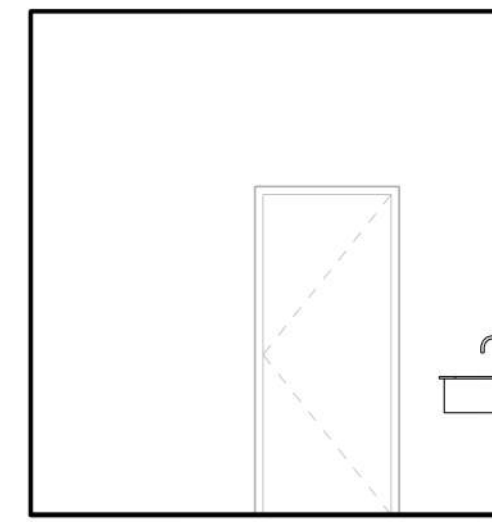
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Interior Elevation
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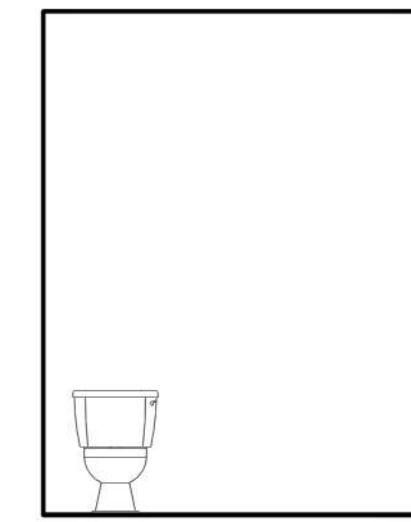
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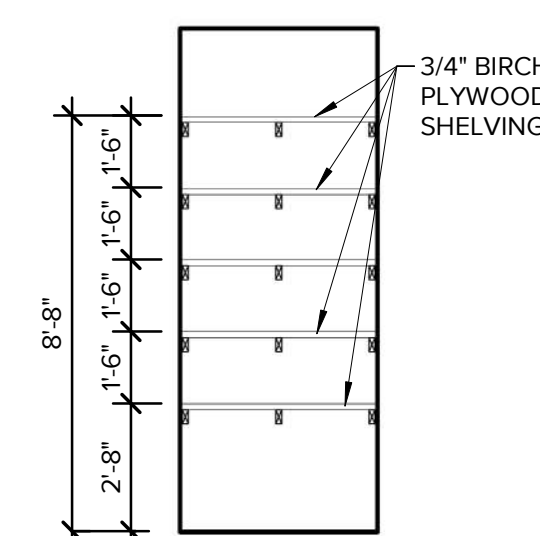
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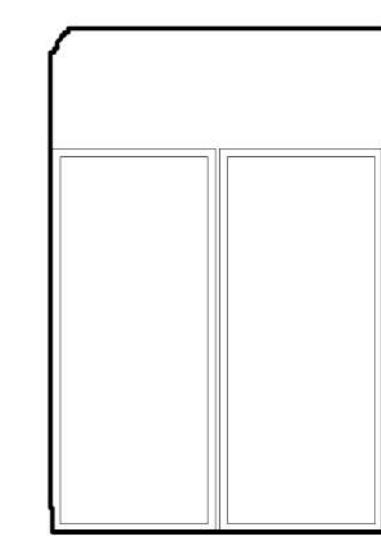
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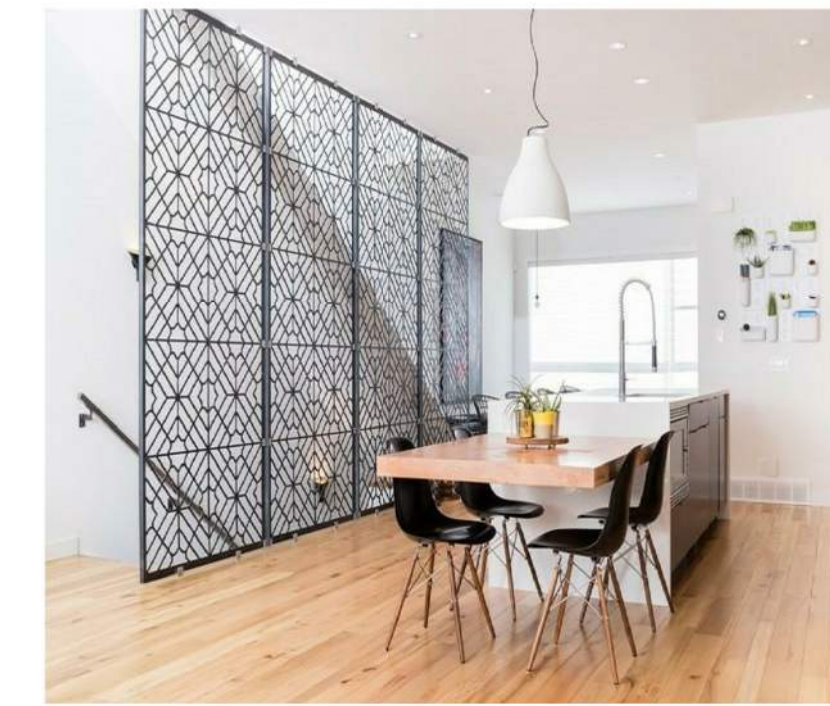
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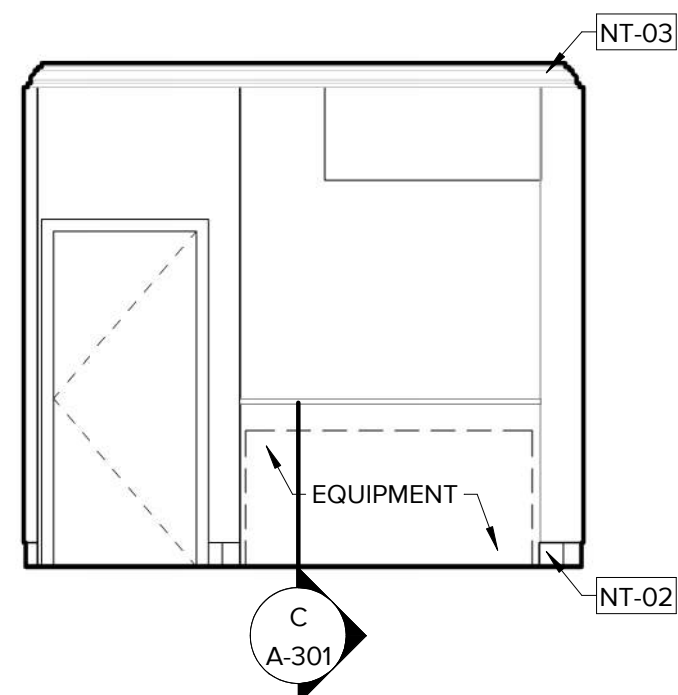
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Interior Elevation
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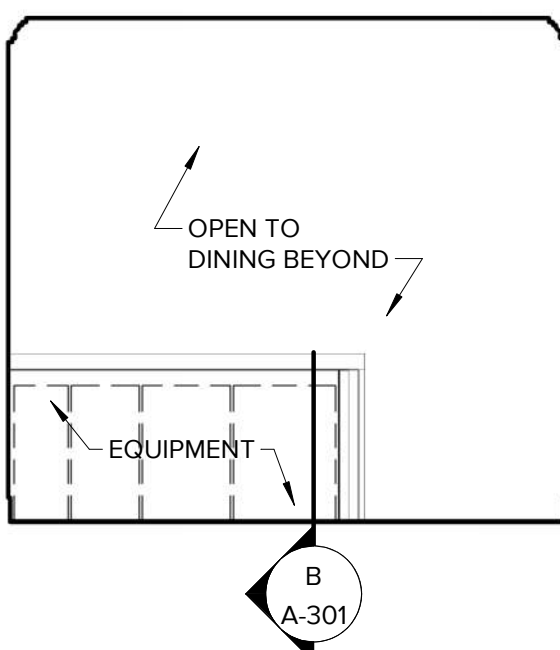
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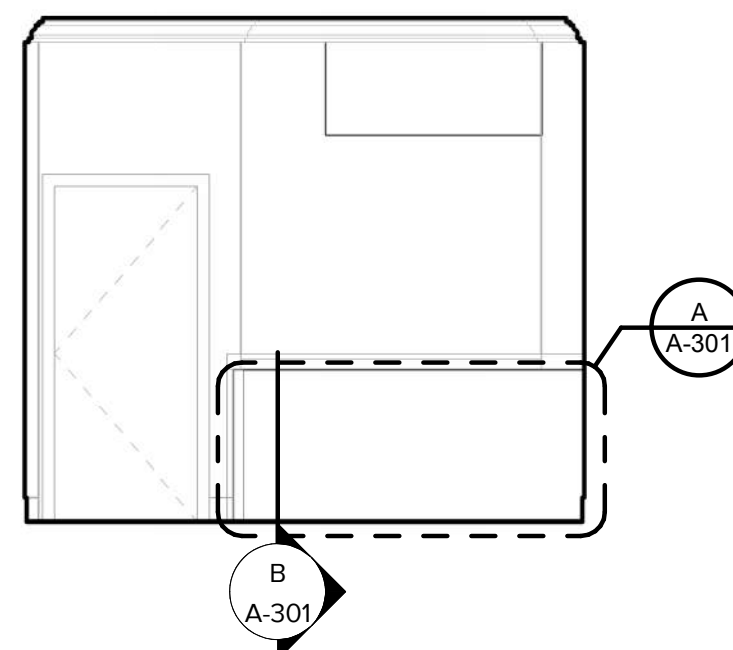
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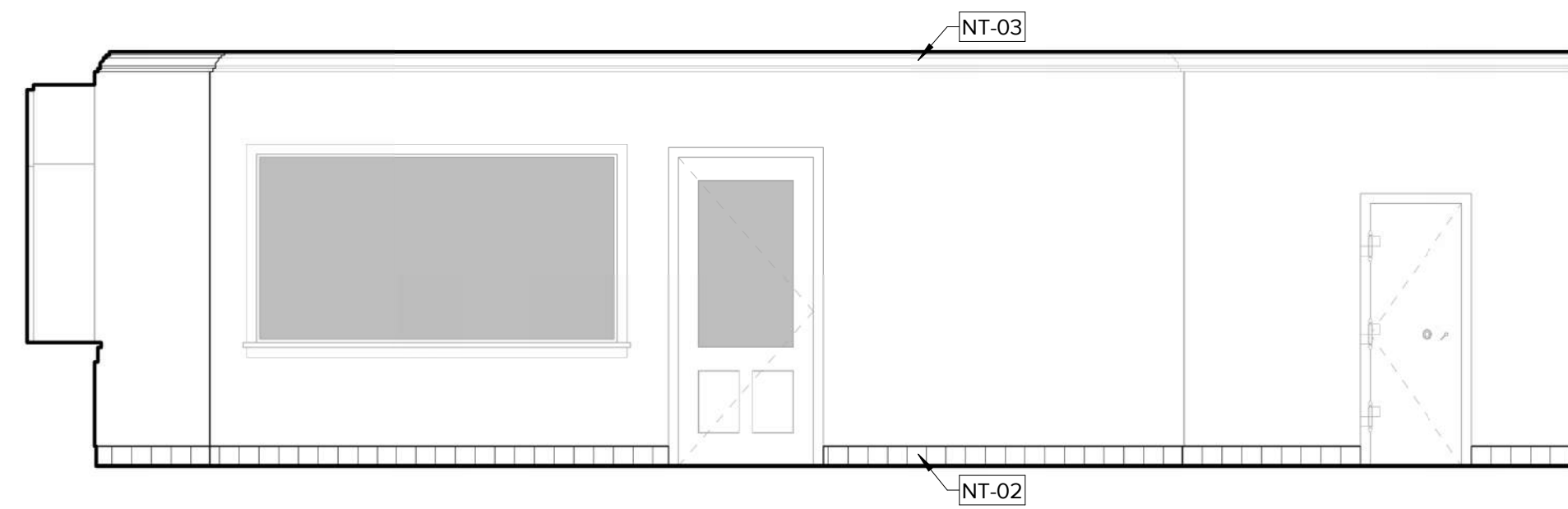
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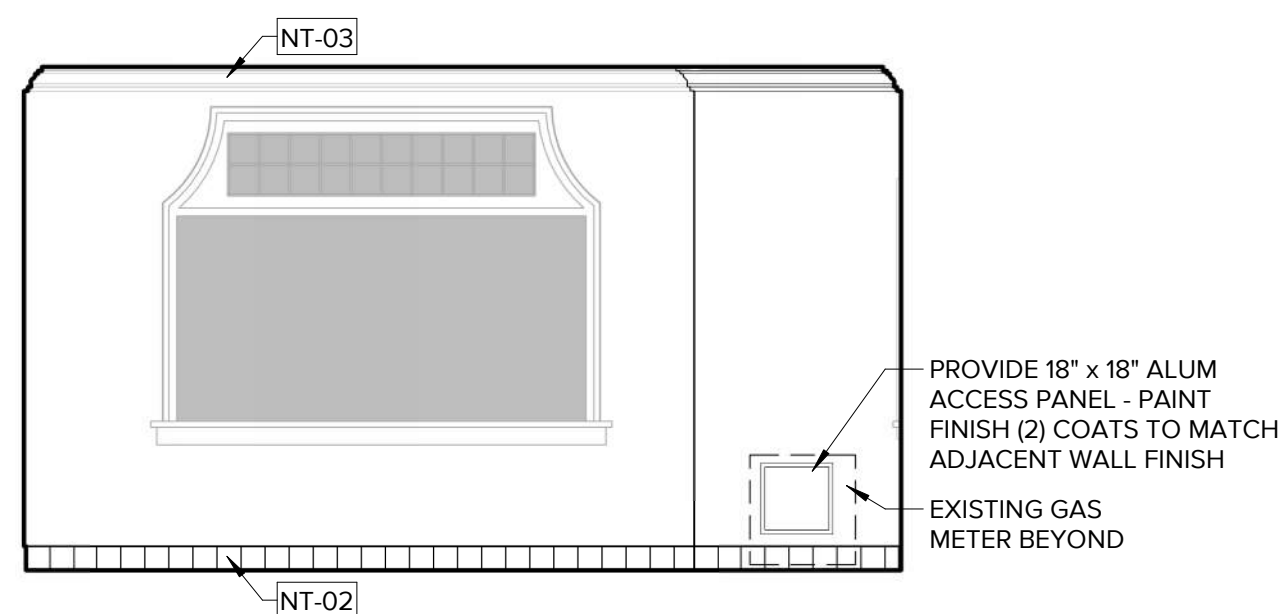
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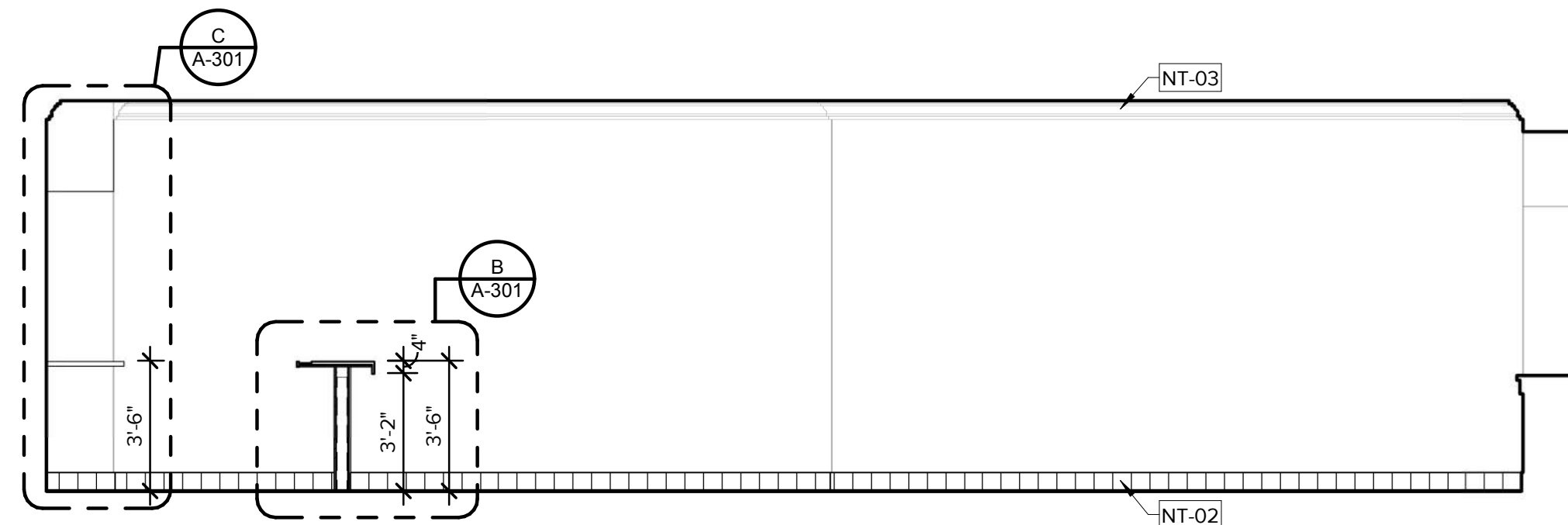
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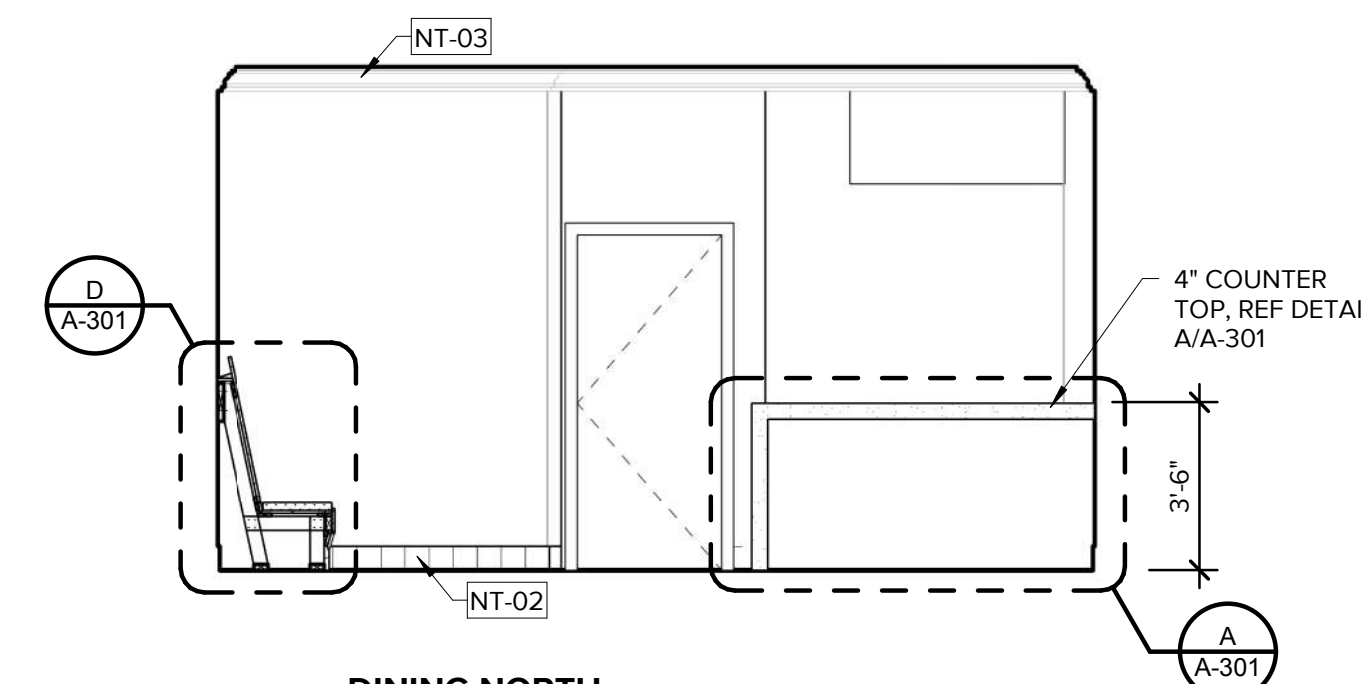
D DINING WEST
Interior Elevation
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C DINING SOUTH
Interior Elevation
SCALE: 1/4" = 1'-0"



B DINING EAST
Interior Elevation
SCALE: 1/4" = 1'-0"



A DINING NORTH
Interior Elevation
SCALE: 1/4" = 1'-0"

Finish Plan & Legend Notes:

NT-01 EXISTING MOSAIC TILE FLOORING TO REMAIN. PROTECT DURING CONSTRUCTION. PATCH/REPAIR TILE AND GROUT AS NEEDED. REPLACEMENT TILE TO BE WHITE, GROUT TO MATCH EXISTING.

NT-02 EXISTING WALL BASE TILE TO REMAIN. PROTECT DURING CONSTRUCTION. PATCH/REPAIR GROUT AS NEEDED. COLOR OF GROUT TO MATCH EXISTING.

NT-03 EXISTING CROWN MOLDING AT PLASTER WALLS TO REMAIN. PROTECT DURING CONSTRUCTION.

NT-04 WALL PAINT TO RECEIVE ONE COAT MFR. RECOMMENDED PRIMER/SEALER AND TWO COATS MFR PAINT. APPLY PER MFR RECOMMENDATIONS.

NT-05 PA-01 TYPICAL WALL PAINT COLOR, EXCEPT WHERE NOTED OTHERWISE.

NT-06 GC-02 UP TO 7'-0" ABOVE FINISH FLOOR. ABOVE GC-02 TO BE PA-02.

NT-07 GROUT TO BE MAPEI BIO BLOCK COLOR "47 CHARCOAL".

NT-08 WALL TILE TO BE RAN IN HORIZONTAL BRICK PATTERN.

NT-09 GROUT TO BE MAPEI BIO BLOCK COLOR "38 WHITE". GROUT JOINT TO BE 1/8" MAX.

NT-10 PROVIDE SCHLUTER SYSTEMS DILEX-AHK ANODIZED ALUMINUM CAVE BASE AT FLOOR TO WALL TRANSITIONS.

NT-11 PROVIDE SCHLUTER SYSTEMS JOLLY-AC68B80 BRUSHED CHROME ANODIZED ALUMINUM TRIM AT TOP OF GC-02 WAINSCOT.



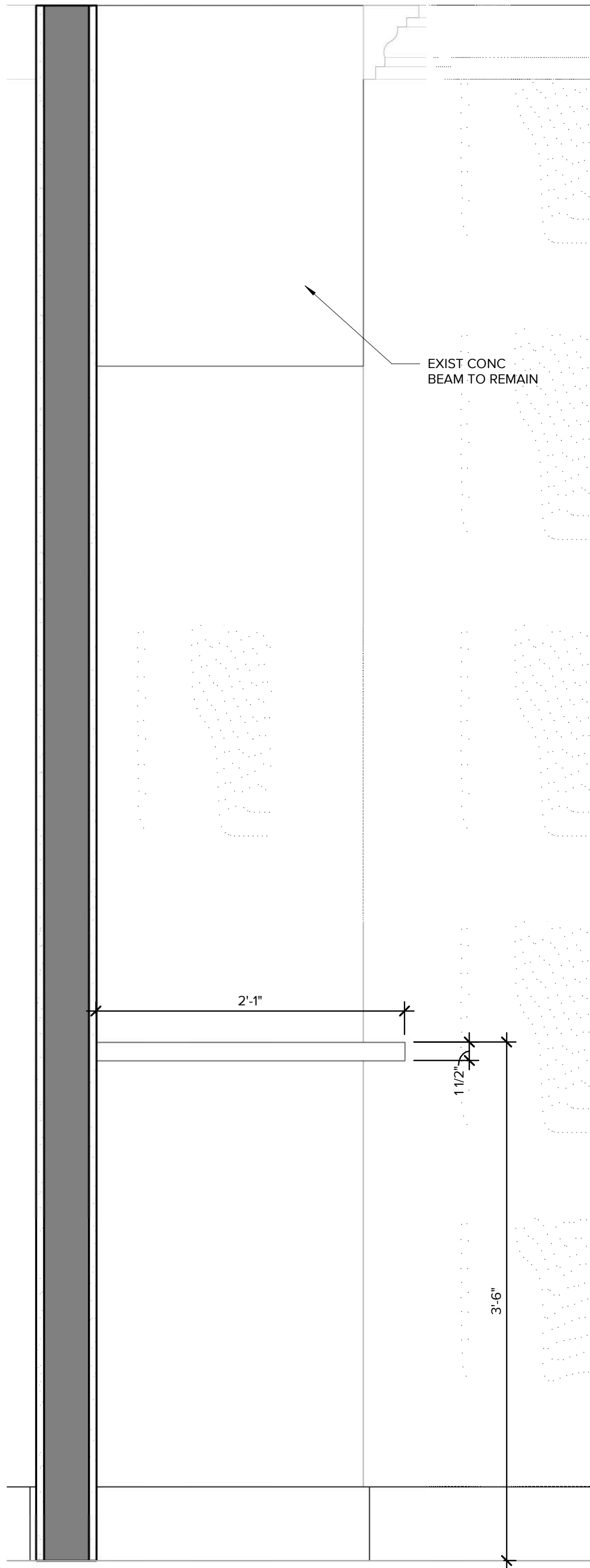
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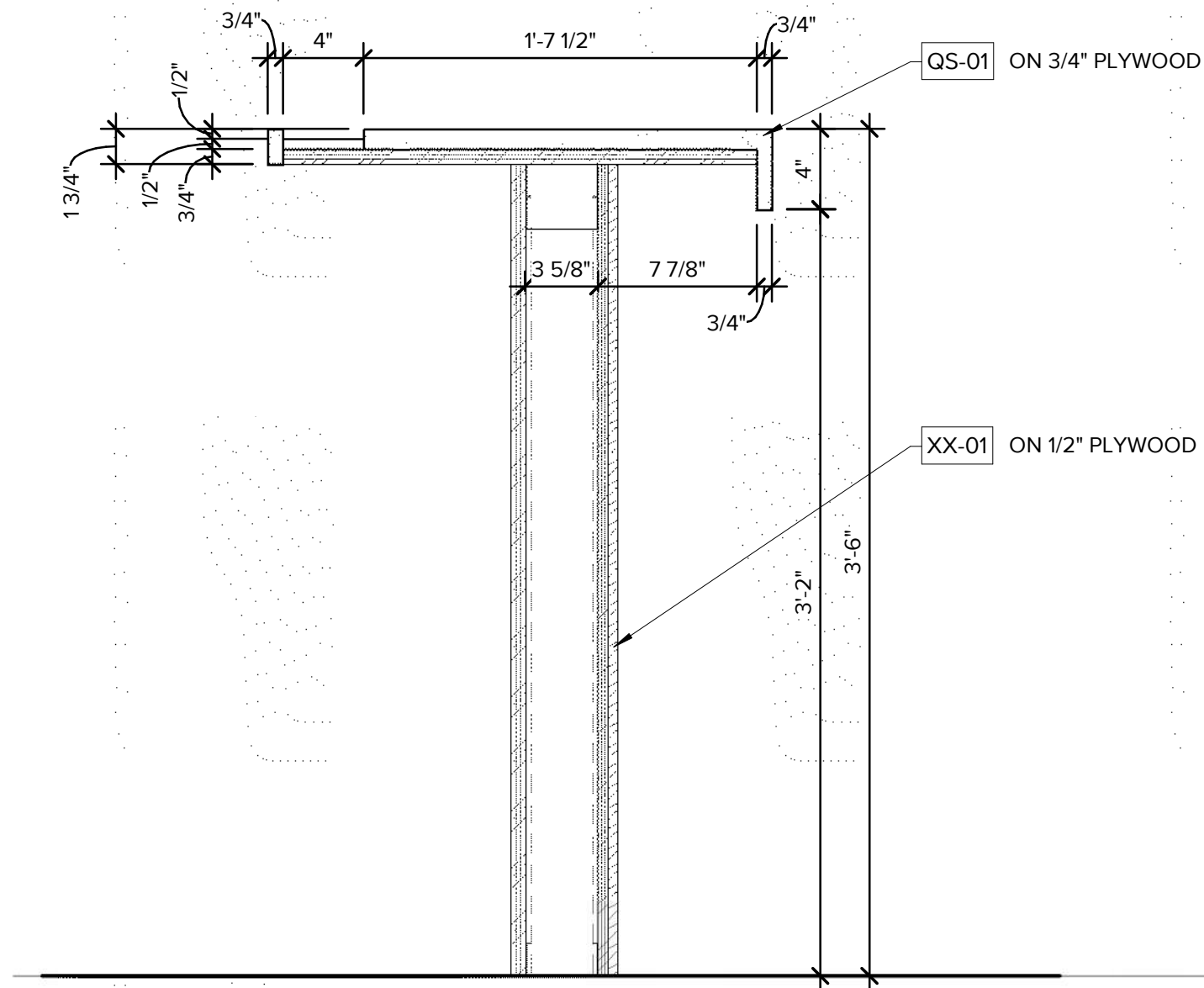
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INTERIOR ELEVATIONS

CODE NAME
SHEET NUMBER

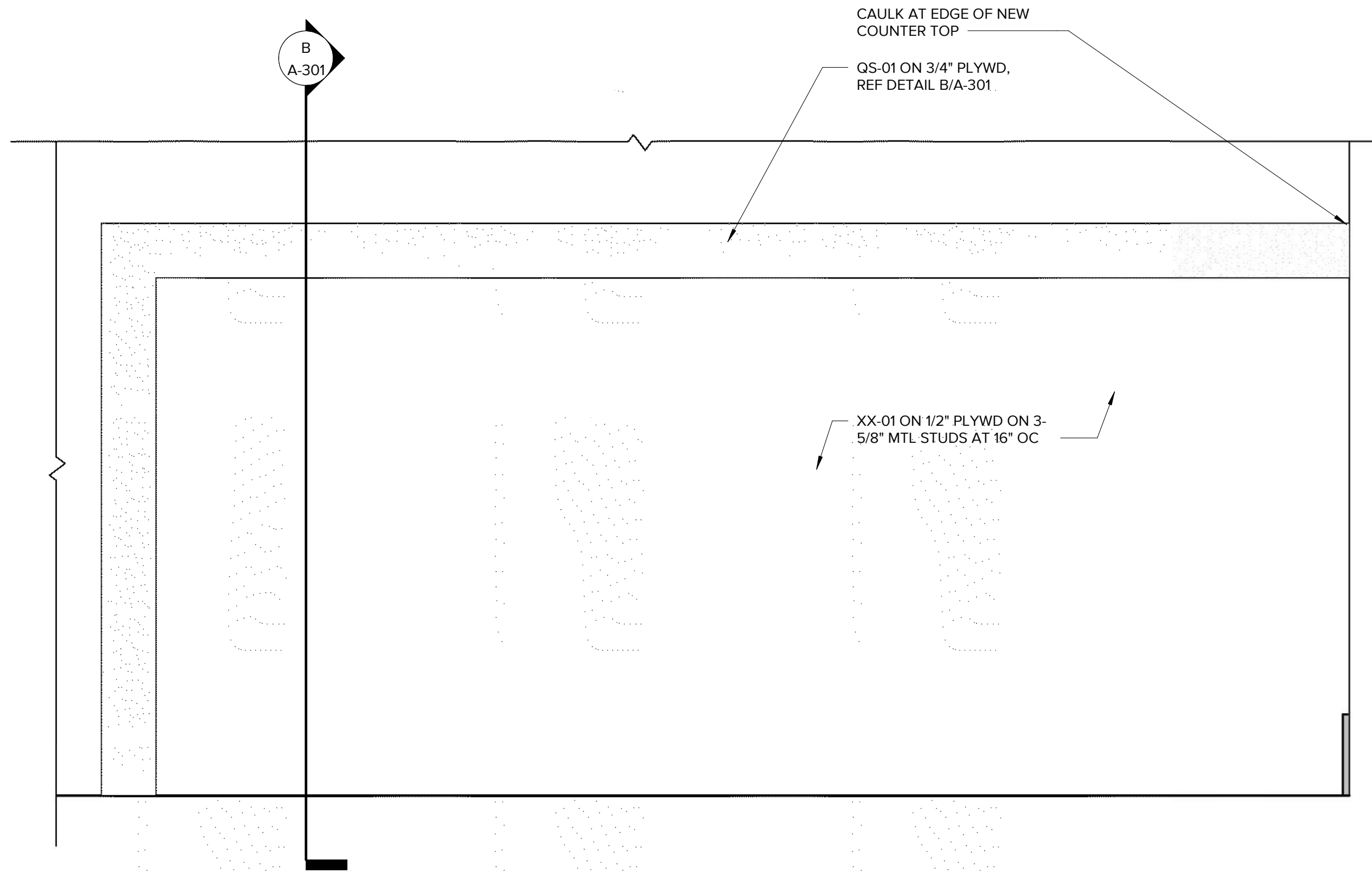
A-201



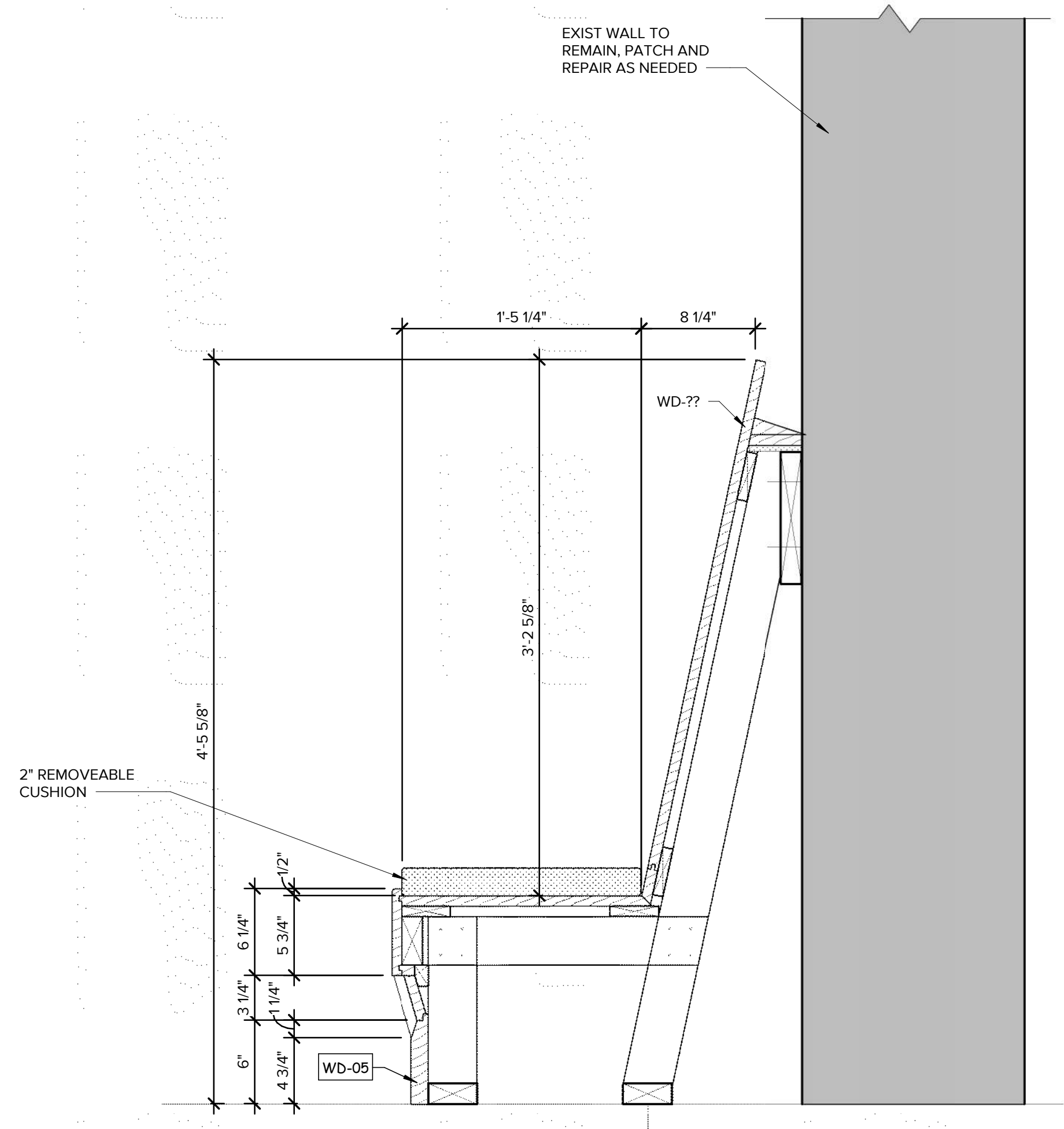
C BACK BAR
Detail Section
SCALE: 1 1/2" = 1'-0"



B BAR TOP
Detail Section
SCALE: 1 1/2" = 1'-0"

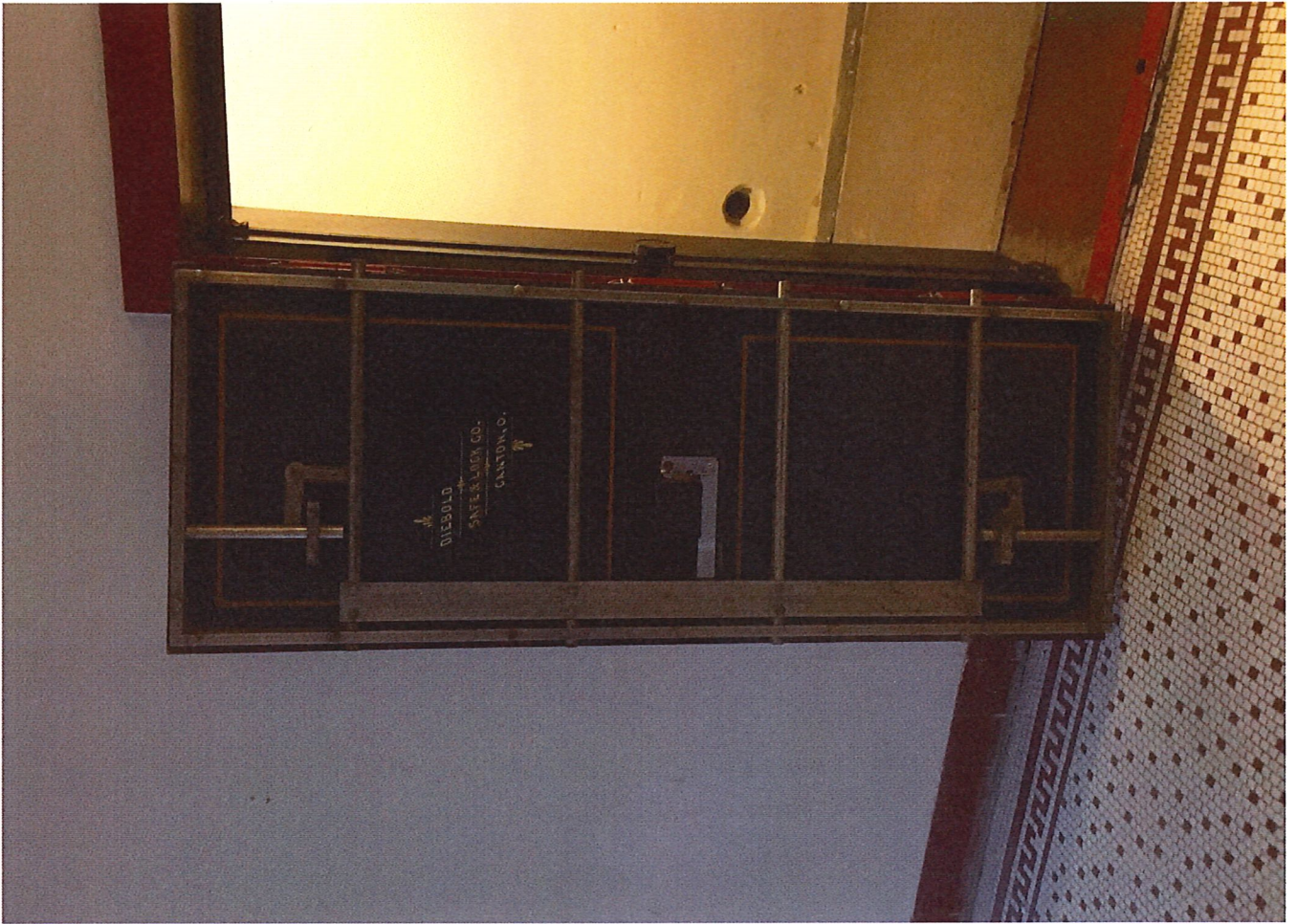


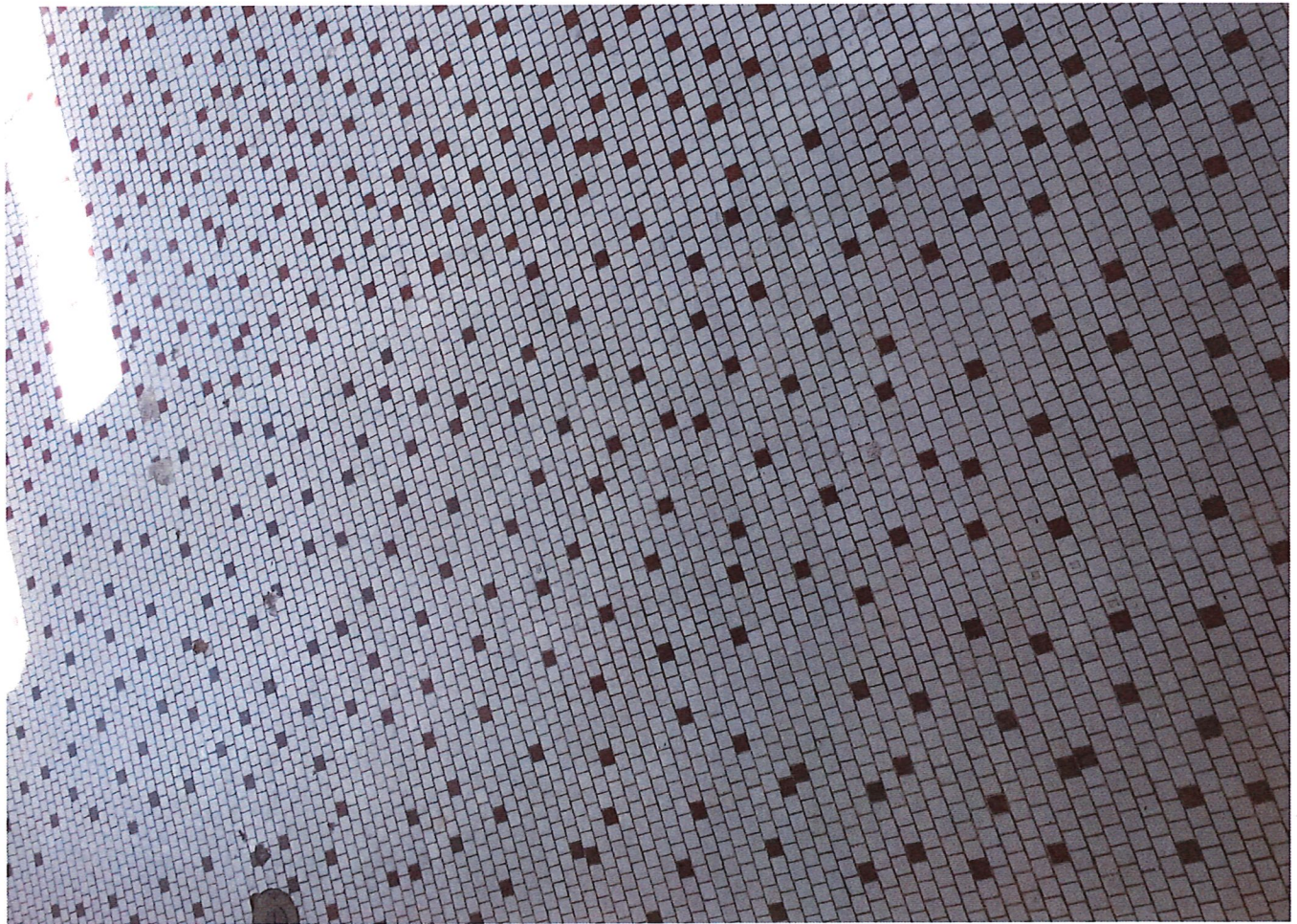
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Detail Elevation
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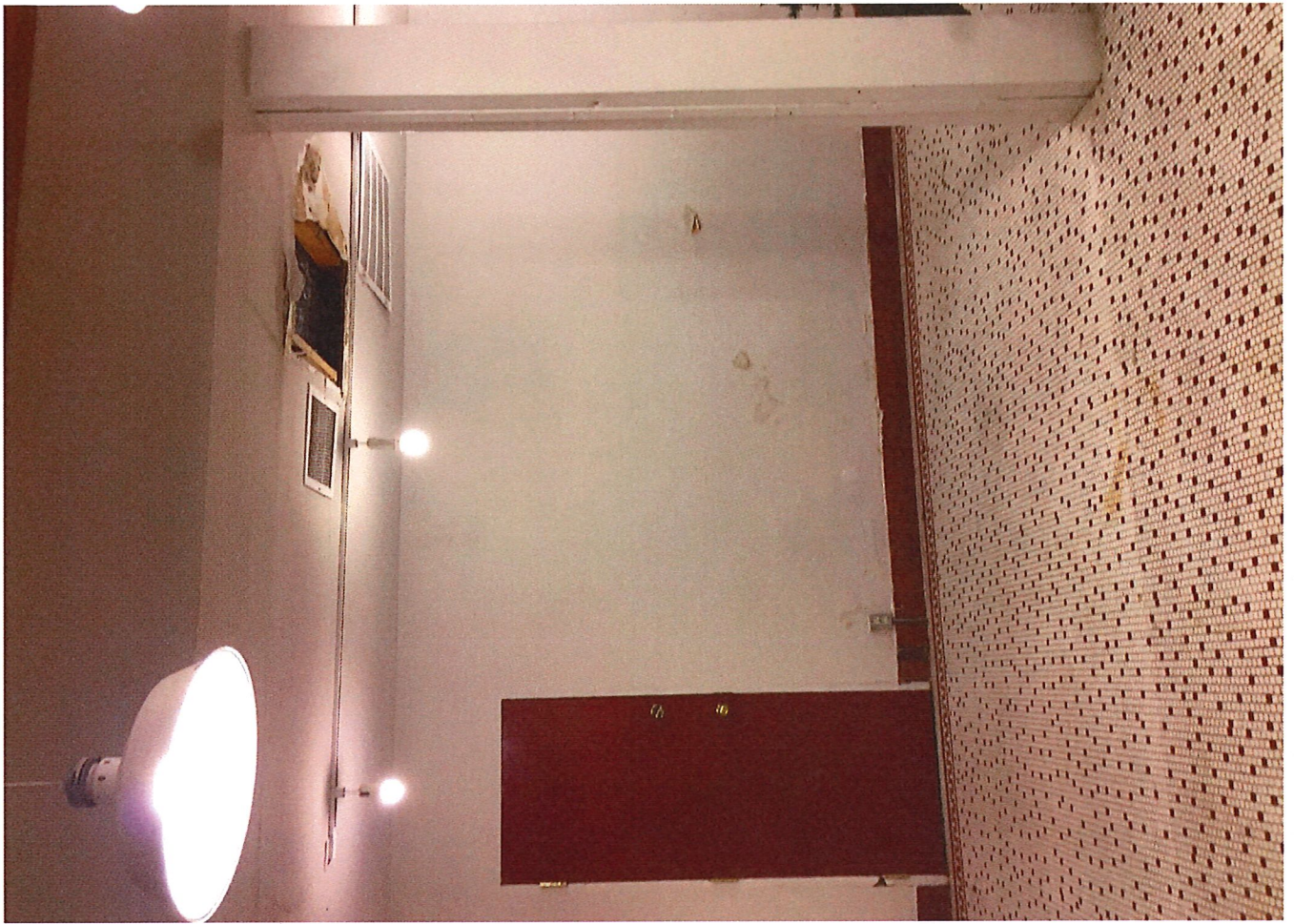
D Bench Seating
SCALE: 1 1/2" = 1'-0"

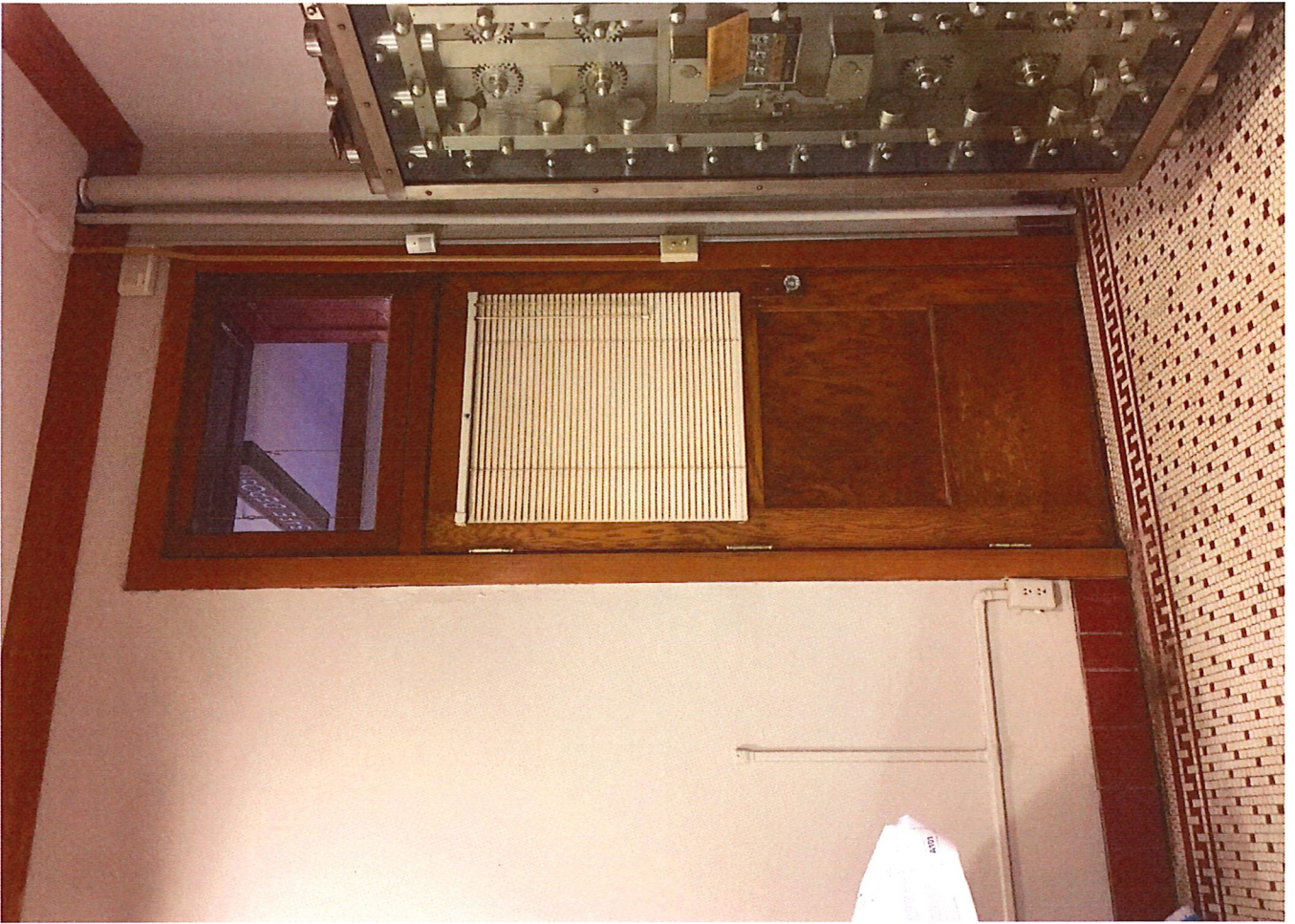
















Kansas Historical Society

Preliminary Site Information Questionnaire (PSIQ)

To Evaluate Register Eligibility for Cemeteries in Kansas

This questionnaire is intended to provide preliminary information to assist in evaluating a cemetery's eligibility for the National Register of Historic Places and/or the Register of Historic Kansas Places. **This is not a nomination form.** If, based on this information, the property appears to meet the criteria for Register listing, we will provide a nomination form for you to complete. If you have questions about this questionnaire, contact us at 785-272-8681 ext. 240.

Please include with this questionnaire photographs of the cemetery from each direction and close-ups of any architecturally and/or historically significant features of the cemetery. Include a map of the cemetery noting any significant features including driveways, clusters of graves, etc. Include a historic photo of the cemetery (a photo copy is acceptable), if one is available. Color print photographs or high-resolution digital images will be accepted. In answering these questions, you may attach additional pages as necessary.

Historic Name of Property: Topeka Cemetery

Current Name or Other Names of the Property: Topeka Cemetery

Street Address or Location: 1601 S.E. 10th Avenue

City (or Vicinity): Topeka County: Shawnee

Historic Use (check one): Public burials X Private/Restricted burials

Present Use (check one): Public burials X Private/Restricted burials Inactive

Date of Construction / 1st Burial: December 1859 Last burial (if applicable): 2016

Cemetery established by (if known): February 2, 1859

Architect or Designer (if known): Franklin Crane



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Topeka KS 66615

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Describe the organization and features of the cemetery. Provide a sketch map of the cemetery. Are stones arranged in rows or by family plots? Are there roadways or paths? Are there any buildings? Are there substantial monuments or mausoleums? Are there gates/walls/fencing around the cemetery? (You may attach additional pages if necessary).
See additional sheet.

How was the cemetery established? Was the cemetery land purchased all at one time or in pieces? Was the land intended for burials originally?

The Topeka Cemetery is the oldest chartered cemetery in Kansas, established in 1859 by an act approved by the territorial governor and the legislative assembly of the Kansas territory. All charter rights were assigned to owner Dr. Franklin Crane, a founder of Topeka who had secured rights to hilltop land southeast of Topeka in 1855. He built a small home there, eventually expanding the house and adding a cemetery office/carriage house and a barn.

The initial cemetery was located on 45 acres, now the north portion of the Topeka Cemetery. The center portion of this plot was laid out with winding roads and 61 irregularly shaped sections. Crane built roads and planted trees and shrubs to enhance the layout of the rural cemetery. The first interments were in December 1859. Within two years of opening, bodies that had been buried at Tenth and Kansas Avenues were moved to the cemetery. By 1898, the interment grounds had expanded to include more sections and a separate "Hebrew" Cemetery. In 1909 the cemetery association founded the Perpetual Care plan, putting ten percent of the sale price of each plot into a maintenance fund. In 1915, the cemetery had more than 15,000 interments. An additional 45 acres were purchased by the cemetery that year, increasing the size to 90 acres. Today the cemetery has 99 sections and approximately 35,000 burials.

Who did this cemetery serve? Was this a family cemetery? Was this open to the general public?

The cemetery has always been open to the public. Plots were individually purchased, making each plot owner a member of the Topeka Cemetery Association. This business model continues today with an active Board of Directors. Families could buy large plots if desired but smaller plots were also available. The cemetery was not segregated, but established areas were devoted to particular groups, such as African Americans, fraternal orders or members of St. John's Evangelical Lutheran Church or the Kansas Episcopal Church.

Describe how the property has changed or developed over time. When was the first burial? When was the most recent burial? How many burials are there? Are they all marked? Is the cemetery still in use? Has the cemetery expanded? Are multiple groups of people buried here (i.e., there is a military plot within a larger interment area)?

Topeka Cemetery's first interment was a child, Elias W. Kempton, buried December 9, 1859 in Section 7. A day later, infant Charles Wright was also buried in Section 7. Mrs. Marcia Gordon, wife of W.L. Gordon, was buried on December 17. The cemetery is still active today and contains around 35,000



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graves. Unsold or unused plots were frequently used for later burials, so older sections can contain more recent burials. South sections contain most of the newest graves.

The cemetery has many unmarked graves, but most plots are identified. Section 21 near the center of the cemetery contains a Soldiers Plat, which was donated by the Topeka Cemetery association for the purpose of caring for the bodies of pauper soldiers. In 1988, marble markers were placed on 59 of 84 unmarked graves of Civil War veterans. Many other graves remain unmarked but cemetery records note where there are burials.

Who has owned and maintained the cemetery over time?

Dr. Franklin Crane and six other Topeka men chartered the Topeka Cemetery Association in 1859. Before the first interment, the other charter members transferred their rights and titles to Dr. Crane, leaving him with the expense and responsibility of maintaining the cemetery. After Dr. Crane's death in 1884, his son, David O. Crane served as the superintendent. The Crane family oversaw operations until the cemetery was sold in error in 1959.

In 1976, ownership of the cemetery was turned back over to lot owners. A nine-member board of directors governs the association and a small staff oversees day-to-day maintenance. Operation funds come from the sale of burial plots, vaults and markers, as well as fees charged for graveside services and burials. The cemetery association also receives an annual stipend from the City of Topeka for upkeep.

Are there any cemetery records? Where are they held?

The Topeka Cemetery maintains extensive records, stored on-site in a vault.

Are there other similar cemeteries in the township or county?

Shawnee County contains many historic cemeteries. The oldest cemetery, Rochester Cemetery, was established in 1850 at 1200 NW Menninger Road North of Topeka. At 60 acres, Rochester is smaller, but similar in layout to the Topeka Cemetery. Mount Hope Cemetery at 4700 SW 17th Street was established in 1906 and contains 120 acres.

Why is the property historically or architecturally important? (Please Note: Cemeteries are not eligible for listing in the register unless they meet special requirements. A cemetery is eligible if it derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events.)

The Topeka Cemetery is an outstanding example of a cemetery that combines two periods of cemetery design—19th-Century rural design and 20th-Century formal landscape. The earliest portion of the cemetery features winding paths on hilly terrain, prominent memorials, markers that incorporate Victorian-era iconography and cohesive family plots with matching headstones. The later portions of the



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cemetery present an orderly assemblage of large markers that reflect the Classical formality made popular for cemeteries by the City Beautiful movement. Mausoleums from this era are styled in the Greek Revival, Beaux Arts and Egyptian Revival styles. The newest portion of the cemetery reflects modernist planning and design with simple markers and orderly pathways interspersed with contemporary memorials.

The cemetery is also significant for its inclusion of many prominent citizens associated with Topeka and Kansas history. The cemetery is the final resting place of four Kansas governors—Samuel J. Crawford, George T. Anthony, John A. Martin and Arthur Capper. Charles Curtis, the 31st Vice President of the United States, is also buried there. Other notable burials include Dr. D.W. Stormont, founder of a Topeka hospital; James Edwin Hurley, general manager of the Atchison, Topeka, Santa Fe Railway; Edward McCabe, the only African-American to ever hold statewide office in Kansas; Cyrus K. Holliday, who signed the town charter of Topeka and many other important Topeka families.

Provide a list of sources that document the historical significance of the property.

The Topeka Cemetery has primary sources that include interment ledgers, financial records and scrapbooks. Other sources include newspaper clippings from the Topeka-Shawnee County library and clippings and historical documents from the state archives.

Why is Register Listing being sought?

Listing is being pursued at the request of the City of Topeka.

Submitter's Information

Name: Susan Jezak Ford

Telephone: 816-531-2489

Address: 3628 Holmes Street, Kansas City, MO 64109

Property Owner Information

Name: Topeka Cemetery Association

Telephone: 785-233-4132

Address: 1601 S.E. 10th Avenue, Topeka, KS 66607

If the person submitting this form is not the property owner, do you have the consent of the owner of the property to submit this form for listing consideration?



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Yes X

No ☐

Date: _____



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Topeka Cemetery PSIQ Continuation

Describe the organization and features of the cemetery. Topeka Cemetery occupies 77.76 acres in the northeast corner of Section 3, Township 12, Range 16. The cemetery's original 45 acres in the north portion feature winding roads, moderately hilly terrain and burial sections that are elliptical or irregularly shaped, elements all consistent with rural cemetery design. A small separate Jewish cemetery, now included in the site but owned by Temple Beth Shalom, is located in the center of the cemetery. Forty-five acres were added to the south portion of the cemetery in 1915. This area features a regular grid of roads, with occasional circular mausoleum plots at the intersections. There are six freestanding mausolea built between 1916 and 1930 (Dagg, Parker, Stansfield, Battey, Hurd and Fulton) scattered throughout the grounds and a row of 10 mausolea built between 1887 and 1913 into a hillside on the west side of the cemetery (Topeka Cemetery Mausoleum Row, listed April 25, 2001 in the National Register of Historic Places, KHRI #177-5400-01267.)

Markers and monuments are arranged either individually or within family plots. Markers within the oldest portions are representative of late 19th- to early-20th-century cemetery headstones, ranging from simply carved stones to elaborate markers abundant with iconography. Many plots have large family monuments surrounded by smaller stones for individual family members. As one moves to the newer portions of the cemetery, monuments become simpler, often with lower profiles.

The cemetery includes several sites of note. The circa 1855 Franklin Crane house (KHRI # 177-5400-00101), the circa 1860 office/carriage house building and the circa 1890 barn are clustered in the northwest portion of the cemetery. A section for the burial of war veterans was designated in the center of the north portion shortly after the Civil War. In 1895, the Battle of the Blue Civil War Memorial was added adjacent to the veterans section. The massive Hurley monument, a granite obelisk more than 40 feet tall, was purchased with contributions from Atchison, Topeka & Santa Fe Railroad employees and installed in front of Mausoleum Row in 1912. A pet cemetery was added to the west edge of the grounds in 1933. The 1968 Nancy Louise Hummer Memorial Fountain is located in the southernmost portion of the cemetery.

Topeka cemetery lost a tract of its southernmost land in 1963 to the construction of ramps connecting California Avenue to Highway I-70. Freedom Valley Park, dedicated in 1984, took 31.8 acres in the southwest portion of the cemetery. The cemetery is surrounded by a wrought iron fence installed in 1996.



Map of Topeka Cemetery with significant features.



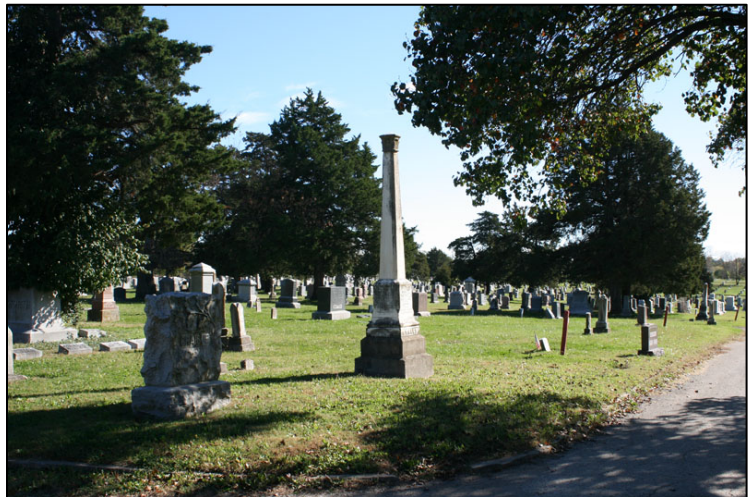
Section 68, View to NE.



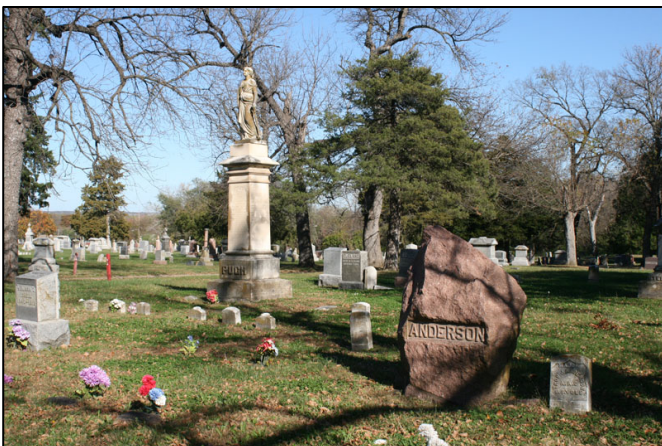
Section 68, View to NW.



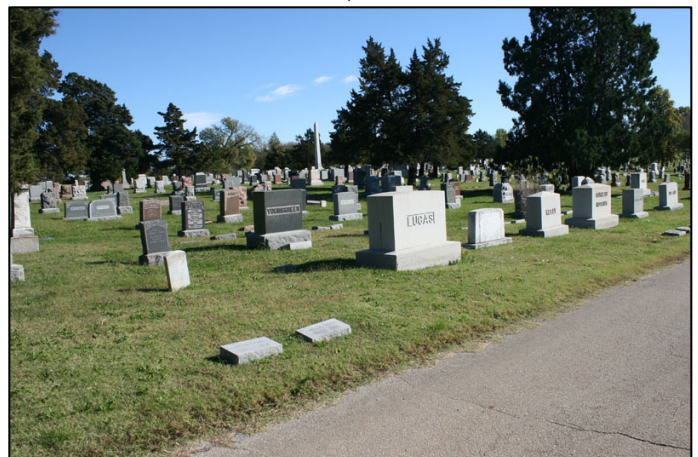
Section 1, View to NE.



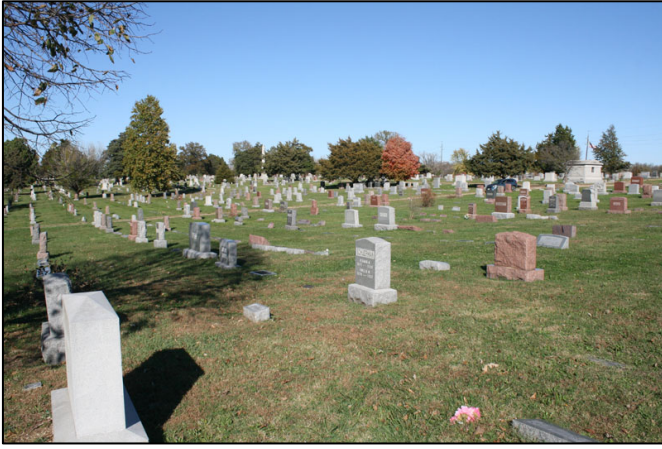
Section 2, View to SE.



Section 8, View to SW.



Section 38, View to S.



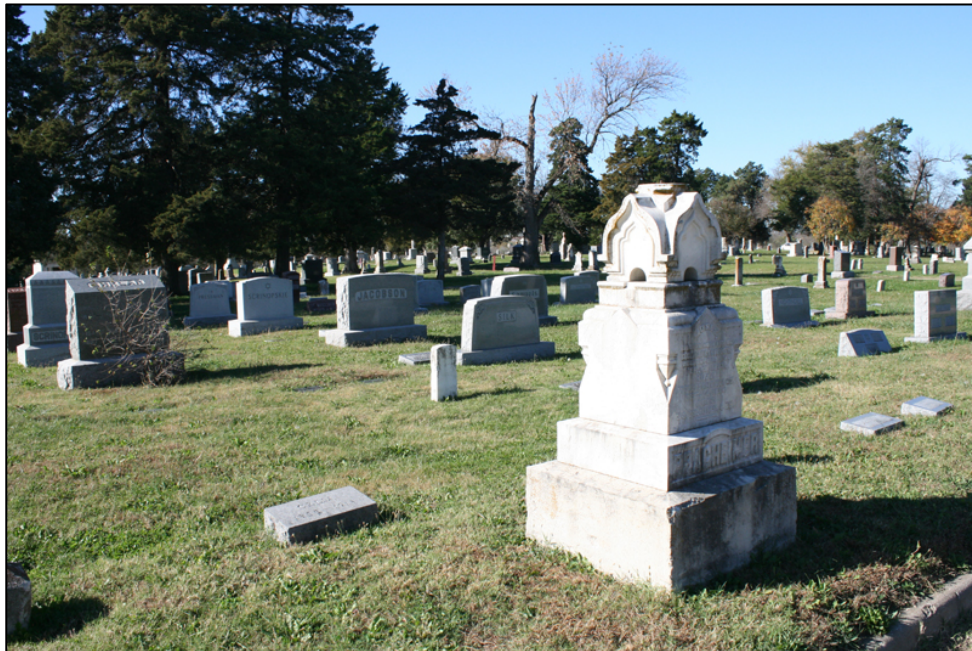
Section 83, View to NE.



Section 95a, View to NE.



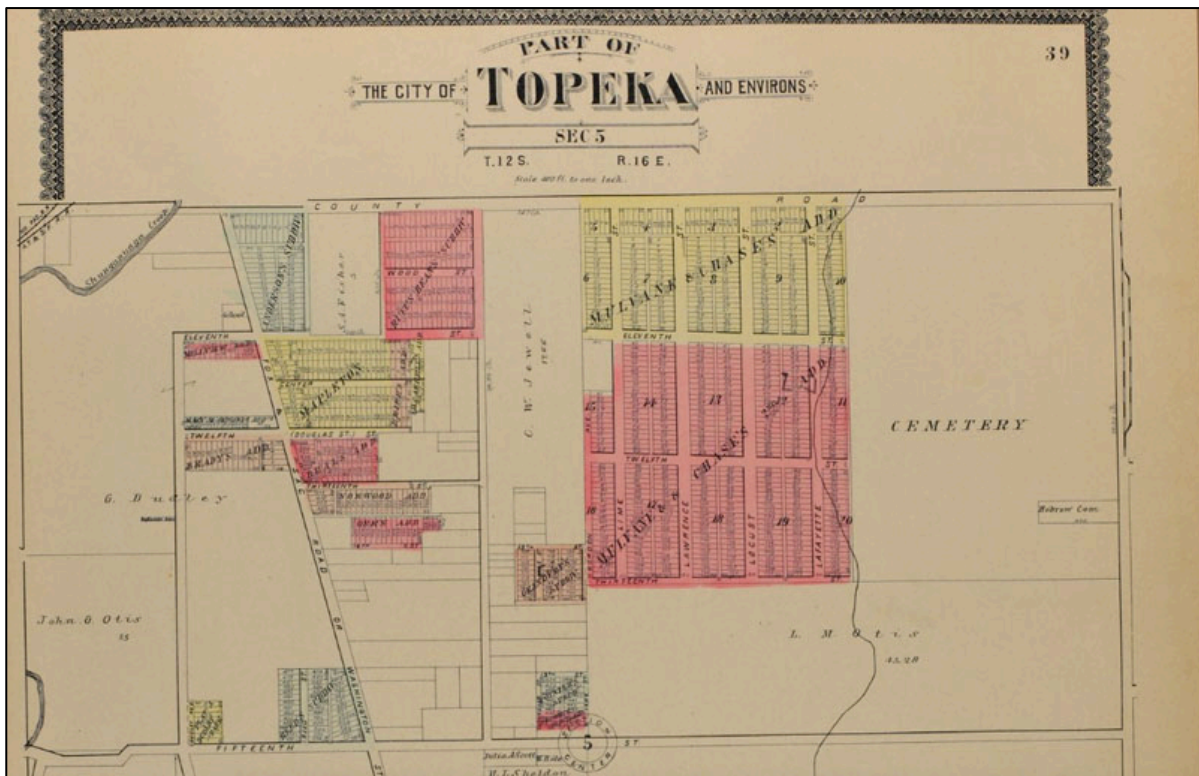
North gate, Views to S.



Jewish Cemetery, View to NW.



1873 Shawnee County Atlas.



1889 Shawnee County Atlas.

Topeka Cemetery

Name of Property

Shawnee County, Kansas

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply.)

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

Category of Property

(Check only **one** box.)

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

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
9		buildings
2		sites
2	2	structures
2	3	objects
15	5	Total

Number of contributing resources previously listed in the National Register

10

6. Function or Use

Historic Functions

(Enter categories from instructions.)

FUNERARY: CEMETERY

FUNERARY: MORTUARY

DOMESTIC: SINGLE DWELLING

AGRICULTURE: ANIMAL FACILITY

Current Functions

(Enter categories from instructions.)

FUNERARY: CEMETERY

FUNERARY: MORTUARY

7. Description

Architectural Classification

(Enter categories from instructions.)

OTHER: VERNACULAR

LATE 19TH & 20TH CENTURY REVIVALS:

CLASSICAL REVIVAL

OTHER: RURAL CEMETERY

OTHER: LAWN-PARK CEMETERY

Materials

(Enter categories from instructions.)

foundation: STONE

walls: STONE

BRICK

roof: ASPHALT

other: N/A

Topeka Cemetery

Name of Property

Shawnee County, Kansas

County and State

Narrative Description

Summary

This nomination for the Topeka Cemetery Historic District at 1601 Southeast 10th Avenue in Topeka, Kansas amends the information for the Topeka Cemetery Mausoleum Row, listed in the National Register on April 25, 2001. This nomination amends the original listing to include the entire cemetery and extant buildings historically associated with the cemetery. The cemetery is nominated to the National Register of Historic Places under Criterion A as locally significant in the area of Exploration and Settlement for its association with early Topeka. The cemetery is also significant under Criterion C in the area of Architecture for its planned landscape design as a rural and lawn-park cemetery.

The Topeka Cemetery, the oldest chartered cemetery in Kansas, is located on 77.76 acres in the northeast corner of Section 5, Township 12, Range 16 East at 1601 Southeast 10th Avenue in Topeka, the capital city of Kansas, in Shawnee County (Figure 1). The roughly rectangular cemetery is located in the eastern portion of Topeka, bounded on the north by Southeast 10th Avenue, on the east by Southeast California Avenue, on the south by a highway ramp and on the west by the property line and Freedom Valley Park (Figure 2 & Boundary Map). The nominated property includes the contributing cemetery grounds of historic roads and paths, monuments and memorials, a historic farmstead and office complex, a pet cemetery and 16 mausolea (Figure 3). Ten of the mausolea, which are located in the north central portion of the cemetery, were listed in the National Register in 2001. Non-contributing elements include a 2003 garden chapel, columbarium and three memorials.

The cemetery site, consisting of the landscape of monuments and interments, is intersected with asphalt paths and roads. The site slopes from a high point in the north central portion steeply down to the northwest and gently to the northeast, east and south. A modern metal fence runs along the east and north boundaries. Access into the cemetery is from two entrances on SE 10th Avenue and one southeast entrance on SE California Avenue. Chartered on 45 acres in 1859, the cemetery was expanded south in 1915 and today contains approximately 35,000 interments. The cemetery continues to accept interments but retains its historic integrity in location, design, setting, materials, workmanship, feeling and association.

Elaboration

Setting

The Topeka Cemetery, located outside of the city limits until the area was annexed in 1958, is now located in a residential neighborhood. Modest houses built mostly in the 1950s and 1960s fill the streets north and west of the cemetery. Southeast California Avenue, the cemetery's east boundary, leads south past I-70 to dense neighborhoods and supporting commercial development. The cemetery lost a tract of its southernmost land in 1963 to the construction of ramps connecting California Avenue to Highway I-70.¹ Freedom Valley Park, dedicated in 1984, took 31.8 acres in the southwest portion of the cemetery. The park acts as a buffer between the south portion of the cemetery and Interstate Route I-70. The quiet cemetery is open sunrise to sunset every day.

Elaboration

Topeka Cemetery measures approximately 1298 feet at its widest east-west point on SE 10th Avenue and approximately 3036 feet at its longest north-south point along SE California Avenue. The cemetery's original 45 acres in the north portion feature winding roads, moderately hilly terrain and several burial sections that are elliptical or irregularly shaped, elements all consistent with rural cemetery design (Photos 14, 16, 17, 18, 19). Grave markers dating from the mid-1850s to the present are located within the loops formed by the roads, as well as between the roads and the cemetery's outer boundaries. Section 1, a central circular plot, is located on the highest elevation within the cemetery (Figure 2). The Sweet family plot, consisting of a large obelisk and

¹ According to the Kansas Department of Transportation, the highway ramps for California Avenue were built in 1963.

Topeka Cemetery

Name of Property

Shawnee County, Kansas

County and State

several smaller markers, is located in the center of the section (Photo 15). Several dozen additional headstones and markers are also located within the section. Section 1 is surrounded by a curving quadrant of burial sections. The elevation drops suddenly to the west and northwest. Mausoleum Row (NR April 25, 2001) and the Hurley Monument are located along curving paths on the west edge of the cemetery. The pet cemetery (Photo 13) and Crane farmstead (Photo 4) are located west and northwest of these areas, downhill from the rest of the cemetery. The Battle of the Blue Civil War monument and veterans plat are located just north of Section 1. Sections north of the monument slope slightly downward and are irregularly shaped, defined by winding roads.

The Jewish Cemetery, one acre owned by Temple Beth Sholom, is located within two sections that separate the north and south portions of the cemetery (Photo 12). The rectangular sections in the east central portion of the cemetery were platted in 1873. Most of the approximately 90 markers here are substantial, many with Hebrew inscriptions and religious Jewish symbols, such as the Star of David, Priestly Blessing or a menorah. Older markers within the sections are oriented to the east, but later stones face the cemetery roads. Identifiable markers in the Jewish section date from 1874 to the present.

Forty-five acres were added to the south portion of the cemetery in 1915. This area features a regular grid of roads surrounding rectangular sections with circular mausoleum plots at some intersections (Photos 20, 21, 22). Several modern monuments and structures are located in the southernmost sections, built between 1968 and 2003.

Markers and monuments throughout the Topeka Cemetery are arranged either individually or within family plots. Markers within the oldest sections are representative of late 19th- to early-20th-century cemetery headstones, ranging from simply carved stones to elaborate markers abundant with iconography. Many plots have a large monument inscribed with the family name surrounded by smaller stones for individual family members. Most markers are oriented to paths or to the large monuments, rather than directionally. As one moves to the newer portions of the cemetery, monuments become simpler, often with lower profiles.

This nomination includes 13 contributing resources—two sites (the cemetery and pet cemetery), nine buildings (farmstead buildings and mausolea) and two structures (memorials). The circa 1855 Franklin Crane house, the circa 1860 office/carriage house building and the circa 1890 barn are clustered in the northwest portion of the cemetery. A historic war memorial—the Battle of the Blue Civil War Memorial—was installed next to the cemetery's veterans section in 1895. The massive Hurley monument, a granite obelisk more than 40 feet tall, was purchased with contributions from Atchison, Topeka & Santa Fe Railroad employees and installed in front of Mausoleum Row in 1912. A pet cemetery was added to the west edge of the grounds in 1933.

The cemetery has six non-contributing structures—three memorials, one garden chapel, one columbarium and the wrought iron fence on Southeast 10th Avenue and California Avenue.

Individual contributing resources include:

**1. Franklin Crane House (ca. 1855, ca. 1885)
KHRI #177-5400-00101**

39.042310,-95.655160

The two-and-a-half-story house (Photo 1) is of built native stone and has an irregular hipped roof. Most windows are six-over-one double-hungs. The west elevation has a central window with a pieced stone arched header, a central hipped dormer and a south hipped porch with stone supports. The south elevation has a west two-story bay window, a central stone wall supporting a second-story deck and a hipped dormer. The east elevation has a south stairway leading from ground level to the second story, a central enclosed first-story shed porch and an east gable wall dormer. The north elevation shows three extensions protruding forward from the east to west. A one-story hipped bay extends from the west portion, fronted by a wood lattice fence.

Topeka Cemetery

Name of Property

Shawnee County, Kansas

County and State

According to Franklin Crane's diary, the house was begun in 1855. Architect Seymour Davis came to Kansas to work after 1880 and likely expanded the house to its current configuration prior to 1885. Davis served as the state architect 1893-1895. The first story of the house serves as the cemetery's office. The upper stories are rented as living quarters.

2. Topeka Cemetery Office & Carriage House (ca. 1860)

39.042172,-95.655490

KHRI #177-3961

The two-story stone building (Photo 2) has a central brick chimney, stone corner quoins, stone lintels and wood sills on two-over-two windows. A one-story frame porch wraps around the building's northeast corner. The north gable-front elevation is three bays wide with an east entrance door and windows in the first and second stories of the bays. A boarded over window opening is in the gable peak. The east elevation has a north door next to a first-story window. A south carriage opening has an arched brick header. A central first-story door leads to the second story, which has three windows. The south elevation has two first-story windows, a central hay door, a second-story window and a gable window, all boarded over. A one-story west shed has a south carriage door with an arched brick header. The west elevation of the west shed has two boarded over windows.

The circa 1860 building originally had an office and vault in the north first story and living space in the north second story. The south portion had a carriage house in the first story and a storage loft in the second story. The building is used today as a maintenance shed.

3. Topeka Cemetery Barn (ca. 1890)

39.041772,-95.655519

KHRI #177-3962

The two-story rubble limestone barn (Photo 3) has an original east gable-front section and a one-and-one-half-story west shed addition. Openings have wood lintels and sills. The north elevation has two sliding doors in first story, second-story hinged doors and a boarded over opening in the gable peak. The east elevation has two central window openings, now boarded over. The south elevation configuration matches the north elevation. The west elevation has three boarded over window openings.

The circa 1890 building likely served as a barn for the cemetery, the Crane family horses and storage. The building is now used for storage.

4. East Retaining Wall & Driveway Remnant (ca. 1920)

39.041458,-95.650952

KHRI #177-3651

Between Sections 47 & 48

The cemetery's eastern boundary along California Avenue partially consists of a concrete retaining wall. This wall is interrupted by a former concrete driveway between Sections 47 and 48. The concrete wall, which measures approximately two feet in height, was poured in standardized horizontal sections with a central stamped rectangle and a concrete cap. The wall begins at the section line between Sections 49 and 65 and extends south to the driveway approximately 270 feet. The former driveway is 20 feet wide and has been formerly disconnected from California Avenue; along the north and south edges of the driveway the wall continues about 25 feet (Figure 10). The wall continues south along the east edge of Section 47 for approximately 90 feet.

In 1996 a wrought iron fence was added to the top of the wall, continuing along the entire eastern and northern boundaries. This fence is not contributing.

5. North Entry Gate (1938)

39.044210,-95.653639

KHRI #177-4201

North end of Section 97

The main north entrance (Photo 23) to the cemetery consists of a pair of curved stone walls with outer and inner stone pillars and a pair of wrought iron gates. Plaques on the outer pillars read: TOPEKA/ CEMETERY/ ESTABLISHED 1859/ BY/ DR. FRANKLIN L. CRANE.

Topeka Cemetery

Name of Property

Shawnee County, Kansas

County and State

The cemetery's stone main gate was built in 1938, designed by Topeka stonemason Adam Christie.² The wrought iron fence was added in 1996.

6. Battle of the Blue Civil War Memorial (1895)
KHRI #177-3651

39.041777,-95.652685
Section 21

The granite sculpture of a Civil War soldier at parade rest is six feet tall atop a 12-foot base (Photo 6). The base is inscribed: Erected by G.G. Gage/to the memory of/his comrades who fell at/The Battle of the Blue/Oct. 22, 1864/by the blood of these heroes/and their compatriots this/great republic was/made to live. And: 2nd Regiment KSM/from Shawnee County/commanded by/Col. G.W. Veale/attached to the army/of the frontier. A square of 14 veteran markers is adjacent east of the monument and ten rows of veteran markers are adjacent northeast. A concrete flagpole, installed in 2005, stands north of the monument.

The monument was unveiled in 1895 at a cost of \$5000. It was erected by G.G. Gage in honor of his comrades who fell during the war.³

7. Hurley Monument (1912)
KHRI #177-3964

39.041634,-95.654739

The Vermont granite obelisk (Photo 5) is 40'7" tall. It sits on a square stone slab with two stone ledges. The monument's inscription reads, "JAMES EDWIN HURLEY/ JUNE 1, 1860-AUG, 16, 1910/ A TRIBUTE TO HIS MEMORY/ FROM THE EMPLOYEES OF/ THE ATCHISON, TOPEKA/ AND SANTA FE RAILWAY/ COMPANY. A stone base in front of the monument once held a brass urn, now damaged and stored off-site. A stone bench is located southeast of the monument with "HURLEY" inscribed on it.

James Edwin Hurley, the general manager of the Atchison, Topeka & Santa Fe Railroad, died in August 1910. Railroad employees made donations toward this monument, most between 10 cents and one dollar. The monument was erected in May 1912 at a cost of \$7800.⁴

8. Pet Cemetery (ca. 1933)
KHRI #177-3965

39.040526,-95.655694

The pet cemetery (Photo 13), located on the west edge of the Topeka Cemetery south of the farmstead, contains around 360 plots that measure 2 ½ by 5 feet. Markers are very low or flat.

The pet cemetery was added to the grounds around 1933. W.R. Carrie, then-superintendent of the cemetery, inaugurated the pet plot. A woman reportedly wanted to bury her pet dog in the regular family lot. An animal could not be buried in the regular cemetery, so Carrie placed the animal in a grave behind the cemetery's barn. Subsequent pet burials followed.⁵

Mausolea

A row of ten mausolea was built between 1887 and 1913 into a hillside on the west side of the cemetery (Topeka Cemetery Mausoleum Row, listed April 25, 2001 in the National Register of Historic Places, KHRI #177-5400-01267). There are also six freestanding mausolea built between 1916 and 1930 scattered throughout the southern portion of the cemetery.

9. Parker Mausoleum (1921)
KHRI #177-3966

39.041084,-95.654793

The rusticated granite Classical Revival mausoleum (Photo 7) sits on a smoother stone base and measures 8-1/2 feet wide and 10 feet deep. The stacked gable roof has "1921" carved in gable peak and "PARKER" on

² "Thousands Due to Visit Oldest Cemetery May 30," *Topeka State Journal*, 29 May 1939.

³ "Honor The Dead," *Topeka State Journal*, 30 May 1914.

⁴ "The Hurley Monument," *Santa Fe Employes' Magazine*, March 1912, 54.

⁵ "Burial Ground Here May be only One of Kind in State," *Topeka State Journal*, 18 February 1950.

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the entablature. Pair of bronze northeast doors has upper grates, central plaques and lower panels. The door's bronze plaques read: "IN MEMORY/ OF/ ROLLA J. PARKER" and "ERECTED BY/ HIS/ RAILWAY ASSOCIATES". A southwest stained glass window protected by metal grill is broken. Central vents are located on north and south sides.

The mausoleum was built for Rolla Jabish Parker, superintendent of the Atchison, Topeka & Santa Fe Railway. Parker was born in 1857 in Roscoe, Minnesota. He began working for the Chicago, Milwaukee & St. Paul Railway in 1872. He began working for the Topeka, Atchison & Santa Fe Railway in 1887, rising to general superintendent in Topeka in 1910. He died April 1, 1921.

10. Dagg Mausoleum (1930)

39.041172,-95.654857

KHRI #177-3967

The rusticated granite Classical Revival mausoleum (Photo 7) has a granite base and measures 10 feet wide and 11 feet deep. The stacked gable roof has "1930" carved in the gable peak and "DAGG" on the entablature. Smooth granite with decorative motifs surround a pair of bronze east doors, which have upper grates and lower panels. A west window is covered with Plexiglas. Vents are located on north and south sides.

The mausoleum built for Caleb Dagg, treasurer and director of the Federal Land Bank of Wichita, Kansas. Born in 1859 in Ireland, Dagg came to the United States in 1884 with his parents. He served as vice-president of the First National Bank of Dighton in Lane County and president of the First State Bank of Healy before being appointed treasurer and elected a director of the Federal Land Bank of Wichita, one of the largest financial institutions in the country in the early 1900s.

11. Stansfield Mausoleum (1916)

39.040159,-95.652990

KHRI #177-3968

Section 77

The mausoleum (Photo 8) is designed in the Egyptian Revival style, with smooth stone block walls, a flat roof and a curved cornice with a central winged orb guarded by cobras on the east entrance. The building measures 11 feet wide and 13 feet deep. Columns with acanthus leaf capitals surround the east entrance, which has double bronze doors with upper lights and lower panels. The entablature has raised letters that read, "19 STANSFIELD 16." Small vents are in the north and south walls. A metal grate covers a small west stained glass window.

The mausoleum was built in 1916 for the Stansfield family.

12. Hurd Mausoleum (1916)

39.038668,-95.651939

KHRI #177-3970

Island at junction of Sections 80, 81, 82, 83

The Classical Revival rusticated granite mausoleum (Photo 9) sits on a base with a smooth water course, located on a median island. The structure measures 12 feet by 12 feet. The stacked gable roof has "1916" carved in the gable peak and "A.A. HURD" on the smooth entablature. The pair of north bronze doors has upper grates and lower panels with an AHA monogram. A south window opening has a metal grill. Four bronze vents are on the east and west sides.

The mausoleum was built for A.A. Hurd, a prominent Topeka attorney. Hurd, born in 1849 in Lafayette, Illinois, moved to Abilene to practice law and to serve as the first city clerk there. He later served as Great Bend's first mayor. He moved to Topeka as an attorney for the Santa Fe Railway.

13. Fulton Mausoleum (1921)

39.038159,-95.651971

KHRI #177-3971

Island at junction of Sections 82, 83, 88, 90

The Classical Revival mausoleum (Photo 10) is built of rusticated granite blocks on a base that measures 12 feet by 12 feet. The mausoleum is located on a median island. The upper portion of the stacked gable-front north elevation is smooth stone. The gable peak has "1921" carved in it and "S.T. FULTON" in the entablature. The north pair of bronze doors has upper grills and lower panels. A metal grill fronts a small south window. East and west elevations have three small bronze vents.

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The mausoleum was built for Samuel T. Fulton, born in Topeka in 1866, who began his railroad career at the age of 13 as a messenger boy in the telegraph office of the Kansas Pacific Railway at Topeka. He later became assistant to Benjamin Winchell, the president of the Chicago, Rock Island & Pacific Railway and the western manager of the Railway Steel Spring Company. Fulton was later appointed general sales agent and then western manager for the Railway Steel Spring Company.⁶

14. Battey Mausoleum (1921)

KHRI #177-3969

39.038184,-95.652969

Island at junction of Sections 83, 90, 91, 98

The Classical Revival mausoleum (Photo 11) is built of rusticated granite blocks on a base that measures 13 feet by 13 feet. The mausoleum is located on a median island. The gable-front north elevation has "1921" in the gable peak and "BATTEY" in the entablature. The north pair of bronze doors has a smooth stone surround above two steps. Doors have upper lattice and lower panels. A metal grate fronts the small south window. East and west elevations have four small bronze vents.

The mausoleum was built for Richmond T. Battey, president of Marion County Bank in Florence, Kansas. Battey, born in 1849 in Rhode Island, came to Kansas with his parents in 1858. In 1868 he established Topeka's first sheet iron cornice company. He moved to Florence, Kansas in 1871 and ran a hardware store there, eventually joining the Marion County Bank of Florence as cashier and later as president.

Non-contributing structures include:

15. Nancy Hummer Memorial Fountain (1968)

KHRI #177-3972

39.036234,-95.651751

Section 95A

A wide concrete pad surrounds the rectangular fountain (Figure 11) containing five jets that spray water upward. Stone benches are placed on the south and east sides of the fountain. The fountain originally had sculptures in the corners and larger sprays.

The memorial fountain was built and dedicated in 1968 in honor of Nancy Louise Hummer by her parents, Dana and Louise Hummer. The Hummers were philanthropists, and both members of the Topeka Cemetery Board of Directors.

16. Vietnam Veterans Memorial (2001)

39.036728,-95.652704

Section 96

The memorial (Figure 12) consists of two metal frames. The smaller east frame holds a large metal bell. Three flagpoles and two stone benches are located east of the frame. The larger west frame also hold a large metal bell suspended above a brick planter. A plaque in the center portion of the planter reads: BELL TOWER/ IS DEDICATED TO/ VIETNAM VETERANS/ BY AMERICAN LEGION/ CAPITOL POST NO. 1/ AND TOPEKA CEMETERY. A smaller plaque below reads: REDEDICATED JULY 4, 2003/ BY VIETNAM VETERANS/ OF AMERICA/ CHAPTER 604/ TOPEKA, KANSAS.

The memorial was erected in honor of Michael Bowen, who served in the Vietnam conflict and died in 2001. Lighting was added for the flags in 2016.

17. Columbarium (ca. 2005)

39.037558,-95.652138

Section 99

The cemetery's metal columbarium (Figure 13) is an irregularly shaped structure placed on a hexagonal concrete pad. The U-shaped structure has eight sides, each with six horizontal niches for interment of cremains. The structure is approximately eight feet tall.

The structure, designed by local sculptor Dave Stevens, was built around 2005.

⁶ "Kansans in Chicago," *Kansas Magazine*, November 1901.

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18. Garden Chapel (ca. 1995)

39.037324,-95.652148

Section 99

Eight wooden posts support the square open-air structure (Figure 13). Each side has short walls and lattice arches between each post. A cupola tops the pyramidal roof.

The structure was a gift from the Hummers, completed in the mid-1990s.

19. 1966 Tornado Memorial (built 1967; relocated 1996)

39.037412,-95.652524

Section 99

The metal white cross is 38 feet tall (Figure 15). It sits on a concrete base atop a round concrete pad. The base contains two plaques—one that lists the names of the 16 victims of the June 1966 tornado and one that honors Nancy Hummer, who died August 12, 1966.⁷

The cross was originally erected on Burnett's Mound, Topeka's highest point, on June 2, 1967. It honored those killed on June 8, 1966 when a tornado swept through Topeka. The cross was frequently vandalized in that location, so Topeka Cemetery Board members moved it here around 1996.⁸ This structure was a gift from the Hummers; Dana Hummer was Topeka police chief when the tornado struck.

Integrity

The Topeka Cemetery retains its pastoral appearance and much of its original feeling conveyed by the planned paths, view corridors within the cemetery, historic markers, mausolea and adjacent farmstead buildings. The cemetery's initial 45 acres and 1915 expansion to its current 77 acres of gravesites, markers, walkways and roads remain intact. The historic spatial relationships between burial areas, buildings and structures are still present, demonstrating the cemetery's integrity. Current interments continue to follow patterns previously established within the cemetery and do not detract from the cemetery's historic significance. The non-contributing structures are clustered in the south portion of the site and do not affect the cemetery's integrity. The site retains integrity of location, setting, feeling, design and materials.

The Topeka Cemetery continues to operate as a privately owned burial ground governed by a board of directors. The cemetery is well-maintained. Most markers and gravesites are intact and convey their significance of age, associations and information.

⁷ The tornado victims listed are not buried in Topeka Cemetery.

⁸ Dick King, "Q & A: Burnett's Mound cross now at cemetery," *The Topeka Capital-Journal*, 25 January 2004. Accessed at http://cjonline.com/stories/012504/col_qna.shtml#.WH_FF7YrK3U.

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8. Statement of Significance

Applicable National Register Criteria

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

☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.

☐ B Property is associated with the lives of persons significant in our past.

☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

Property is:

☐ A Owned by a religious institution or used for religious purposes.

☐ B removed from its original location.

☐ C a birthplace or grave.

☒ D a cemetery.

☐ E a reconstructed building, object, or structure.

☐ F a commemorative property.

☐ G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

Exploration and Settlement

Architecture

Period of Significance

1859-1959

Significant Dates

1859

1915

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Crane, Franklin (Builder)

Period of Significance (justification)

The Topeka Cemetery's period of significance is 1859 to 1959. The period includes the initial platting of the cemetery to the year that the Crane family sold the cemetery.

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Criteria Considerations (justification)

The cemetery meets special requirements for Criteria Consideration D, as it reflects important aspects of Topeka's history and includes the graves of many early Kansas and Topeka leaders. The cemetery is the final resting place of four Kansas governors—Samuel J. Crawford, George T. Anthony, John A. Martin and Arthur Capper.⁹ Charles Curtis, the 31st Vice President of the United States, is also buried there. Other notable burials include Cyrus K. Holliday, founder of the Atchison, Topeka & Santa Fe Railway, which was Topeka's largest employer for half a century; Dr. D.W. Stormont, founder of a Topeka hospital; James Edwin Hurley, general manager of the Atchison, Topeka, Santa Fe Railway; Edward McCabe, Kansas Auditor and the first African-American to hold a statewide office in a northern state. Among the many other important Topeka families is the Crane family, an eight-generation line of Topekans. Dr. Crane funded the construction of the first bridge across the Kansas River, supplied the building site for the first Santa Fe shops and served as recorder of deeds for the new Topeka Town Association.¹⁰

The cemetery also meets the Criteria Consideration D as it embodies the principles of both the Rural Cemetery and Lawn-Park Cemetery movements.¹¹

⁹ Arthur Capper also served as a U.S. Senator from 1919 to 1949.

¹⁰ National Register Bulletin 41, "Guidelines for Evaluation and Registering Cemeteries and Burial Places," 17. A cemetery is eligible if it derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events.

¹¹ National Register Bulletin 41, "Guidelines for Evaluation and Registering Cemeteries and Burial Places," 17.

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Narrative Statement of Significance

Summary

The Topeka Cemetery Historic District nomination amends the Topeka Cemetery Mausoleum Row National Register listing to include the entire cemetery and extant buildings historically associated with the cemetery. The previously listed buildings are significant under Criterion C for Architecture. The amended nomination adds Criterion A due to the cemetery's local significance in the area of Exploration and Settlement for its association with early Topeka. The Topeka Cemetery, platted by Franklin Crane in 1859 east of the four-year-old city, is Kansas' oldest chartered cemetery and remains active today. The amended nomination of the entire cemetery is also locally significant under Criterion C as an outstanding example of a planned landscape that combines two periods of cemetery design—19th-Century rural design and a 20th-Century lawn-park landscape. The earliest portion of the cemetery features winding paths on hilly terrain, prominent memorials, markers that incorporate Victorian-era iconography and cohesive family plots with matching headstones, all elements of rural cemetery design. The later, southern, portion of the cemetery presents an orderly assemblage of large markers and paths that reflect the Classical formality made popular by the City Beautiful movement. Mausolea in both portions are styled in the Greek Revival, Classical Revival, Beaux Arts and Egyptian Revival styles. Topeka Cemetery's period of significance is 1859-1959. The period includes the initial platting of the cemetery to the year that the Crane family sold the cemetery.

Elaboration

History

In the winter of 1854, Cyrus K. Holliday and Charles Robinson traveled 25 miles west of Lawrence along the Kansas River in search of a new town site for a second Kansas colony. They were looking for a site close to river transportation and an appropriate distance from the town of Lawrence. Upon finding an ideal location on a low bluff that would accommodate a wharf, they convinced other members of the New England Emigrant Aid Company to form a town company. The group agreed on the name of Topeka for the new town. The Territorial Legislature incorporated Topeka as a city on February 14, 1857. The town's population reached 450 that year with several citizens moving there from the nearby diminishing town of Tecumseh. When the county seat was transferred from Tecumseh to Topeka, Topeka's population rose to 512 in 1858.¹² On March 26, 1861, the State Legislature passed an act designating Topeka as the permanent location of the State capital.¹³

Dr. Franklin Crane, (Figure 9) a dentist, arrived in Kansas in 1854. Crane was an abolitionist who firmly opposed the expansion of slavery into Kansas Territory. As a participant in the Free State Party, he was determined to make Topeka a prosperous and productive community. Crane wrote in his diary on April 19, 1855 that he had bought his claim near Topeka for \$100. He hired a carpenter, purchased lumber and supplies and commenced building a house. The carpenter, Mr. Zimmerman, was paid \$65.33 for his work. Dr. Crane was elected to the Topeka Town Association in January 1856.¹⁴ In 1859 he served as president of the Topeka city council and then became mayor.

Early Topekans were buried in rural plots or in the town's earliest cemetery at the southeast corner of 10th Street and Kansas Avenue. The town fathers realized they did not want a cemetery in the middle of town and began looking for another site. Crane, an avid spiritualist, offered his property on a hill east of Topeka. "If we can have a cemetery by no other means, I will start one myself," Crane wrote to Cyrus K. Holliday.¹⁵

¹² James R. Shortridge, *Cities on the Plains* (Lawrence: University of Kansas Press, 2004), 73.

¹³ William G. Cutler, *History of the State of Kansas* (Chicago: A.T. Andreas, 1883). Accessed online at <http://www.kancoll.org/books/cutler/shawnee/shawnee-co-p1.html#TOC>.

¹⁴ "Diary, Franklin L. Crane." <http://www.kansasmemory.org/item/11367>

¹⁵ Debra Hiebert, *Stories In Stone* (Topeka: Shawnee County Historical Society, 1998), 13.

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The Topeka Cemetery had shareholders that included Dr. Crane, A.F. Whiting, Joseph C. Miller and other prominent Topekans. These shareholders wanted a formal charter for the cemetery, with articles of incorporation for its structure and planned operations. Since Territorial Kansas had no general incorporation laws, it was necessary to obtain charter authorization through an act of the legislature. Cyrus K. Holliday noted that on February 2, 1859, all rules were suspended during the legislative session for the passage of his charter for the Santa Fe Railroad.¹⁶ Crane also procured a charter for "The Topeka Cemetery" on February 2, 1859 from the territorial governor and legislative assembly of the Kansas Territory.

All cemetery duties were soon turned over to Crane, who platted the grounds, laid out drives and planted trees and shrubs. The grounds were opened for use in the spring of 1859.¹⁷ According to Topeka Cemetery records, Elias Kempton and Charles Wright, two children, were buried on December 9 and 10, 1859 in Section 7. Mrs. Marcia Gordon was buried on December 17, 1859 in Section 2.¹⁸ Within two years, the bodies buried at 10th and Kansas avenues, were exhumed and reinterred at the cemetery, with expenses shared by the individual families and the city.¹⁹ Crane's farmstead (Photo 4) soon grew to include a carriage house that also held a cemetery office. Crane's original small house was expanded and clad in stone, probably designed by architect Seymour Davis between 1880 and 1885 (Figures 4 & 5). The cemetery grounds were home to members of the Crane family through 1959. A second house was built for David O. Crane, who ran the cemetery after his father's death in 1884. It was razed in the late 1980s.

In 1873, several Topeka Jewish families formed the Katish and Bicorchowlin Society (K & BC Society) to purchase and lay out a cemetery. The organization purchased one acre adjoining the Topeka Cemetery on March 15, 1873 for \$300. The earliest burial in the section was Jonah Wise in 1874.²⁰ The acre was transferred from the surviving members of the K & BC Society to the Chevroh Kedishe and Bicor Chowlin Cemetery Association in November 1902.²¹ The Temple Beth Sholom retains ownership of the Jewish Cemetery today.

On October 19, 1877 the Topeka Cemetery created a new charter. George D. Hale was elected president and Dr. F.L. Crane became the secretary and treasurer. After Dr. Crane's death in 1884 and interment in the cemetery he founded, his sons, David O. and George W. Crane, were elected to the Board of Directors. David Crane became the cemetery superintendent. In 1909, the cemetery association adopted the Perpetual Care Plan, putting 10 percent of the sale price of every lot into a special fund to provide lasting maintenance capital.²² The 1873 and 1898 Shawnee County atlases show the Topeka Cemetery as 45 acres in the northeast corner of Section 5, Township 12 South, Range 16 East. The 1898 atlas also outlines the borders of the Hebrew Cemetery (Figures 6 & 7).

In 1881, the Topeka Cemetery donated ground containing 286 spaces in Section 21 for the burial of pauper Civil War soldiers. The Lincoln Post No. 1 of the Grand Army of the Republic, a veterans' group organized in Topeka, requested the donation of the land. The first burial in the Veteran Plat was in 1883.²³ The prominent Battle of the Blue "Gage" monument was unveiled in 1895 adjacent to the Plat. The monument was erected by G.G. Gage and dedicated to soldiers who died during the Civil War, especially his fellow comrades who fell at the Battle of the Blue. The monument cost more than \$5000.²⁴

¹⁶ "Cyrus K. Holliday Collection," manuscript division, Kansas Historical Society. Accessed online at <https://www.ksks.org/p/kansas-historical-quarterly-the-birth-of-the-atchison-topeka-and-santa-fe-railroad-1/13184>.

¹⁷ "Topeka Cemetery Oldest," *The Topeka Daily Capital*, 25 August 1929.

¹⁸ Register of Interments, Topeka Cemetery ledger.

¹⁹ "Topeka Cemetery Oldest," *The Topeka Daily Capital*, 25 August 1929.

²⁰ Wise owned a boot and shoe store at 72 Kansas Avenue.

²¹ *Shawnee County Cemeteries, Volume I*, April 1973.

²² *The Topeka Daily Capital*, 50th Anniversary Edition, 25 August 1929.

²³ Marble markers were placed on 59 of 84 unmarked graves in 1988. The Federal Government paid for the markers, which were researched by Sarah McNeive, member of the Topeka Cemetery Board of Directors.

²⁴ *Topeka State Journal*, 30 May 1914.

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Ten mausolea were erected into a hillside row between 1887 and around 1913. Each mausoleum was individually built.²⁵ Six additional mausolea were built between 1916 and 1930 in the south portion of the cemetery added in 1915.

The Topeka Cemetery expanded southward in 1915 when 45 acres were purchased.²⁶ Advertisements for the expanded grounds stated that the tract would soon be improved and lots sold on the Perpetual Care Plan. The 1921 *Kansas Farmer and Breeze* shows the cemetery as 90.28 acres (Figure 8). The city limits surrounded the cemetery when the City of Topeka annexed the area in 1958.

The Topeka Cemetery stayed in the Crane family until 1959, passing from David O. Crane to his children and grandchildren. In 1959, it was sold in error to William Weber, who then sold the cemetery to William Barr in 1968. On March 9, 1976, ownership of the cemetery was turned back over to lot owners.²⁷

Ramps and bridges connecting Interstate 70 to California Avenue claimed a section of land on the south edge of the cemetery in 1963, according to the Kansas Department of Transportation. Nearly 32 acres in the southwest portion of the cemetery became Freedom Valley Park in 1984.

The cemetery suffered from vandalism in the 1980s. In 1984, vandals overturned 100 headstones and broke 20. Mausolea were also damaged.²⁸ The wrought iron fence, built in 1996, now offers protection from intruders.

Since its beginning, the Topeka Cemetery has served as the burial ground for prominent citizens associated with Topeka and Kansas history. The cemetery is the final resting place of four Kansas governors—Samuel J. Crawford, George T. Anthony, John A. Martin and Arthur Capper, who went on to become a U.S. Senator. Twenty-two Topeka mayors are interred there.²⁹ Charles Curtis, the 31st Vice President of the United States, is also buried there. Other notable burials include Dr. D.W. Stormont, founder of a Topeka hospital; James Edwin Hurley, general manager of the Atchison, Topeka, Santa Fe Railway; Edward McCabe, the only African-American to ever hold statewide office in Kansas; Cyrus K. Holliday, who signed the town charter of Topeka and many other important Topeka families.

A nine-member Board of Directors now governs the Topeka Cemetery Association, which continues to be owned by the lot owners. Funds to pay staff and maintain the grounds come from the sale of burial plots, vaults and markers, fees charged for graveside services and burials and an annual stipend from the city of Topeka.

Cemetery Design

Franklin Crane embraced the ideals of the rural cemetery movement, which asserted the notion that cemeteries should offer a place to reflect on nature, life and death. Before the 19th century, most burials took place in churchyards, country family plots or urban squares, like the early cemetery at 10th Street and Kansas Avenue. During the later 1800s, attitudes toward death began to change. Man was presented as a part of nature, destined to join nature after death. Death was described by writers, such as William Cullen Bryant, as part of the cycle of nature. During this era, the realization also arose that corpses could be a source of contagion and should be buried far from dwellings. Inspired by the writings of the era, civic leaders in the early

²⁵ National Register, April 25, 2001.

²⁶ "Topeka Cemetery To Be Enlarged," *The Topeka Daily Capital*, 18 April 1915, 22.

²⁷ "Crane family in control until 1959," *Topeka Capital Journal*, 2 April 2009. The error was that the original charter did not permit the cemetery to be a for-profit enterprise.

²⁸ "Topeka Cemetery board offers reward," *Topeka Capital Journal*, 6 September 1984, 2.

²⁹ Jan Biles, "Topeka Cemetery marks 150th anniversary," *Topeka Capital Journal*, 1 February 2009.

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19th century strove to create idyllic settings for cemeteries away from town centers. This movement replaced cramped urban plots with rural verdant gardens. Instead of rigid grounds with rows of markers, the new cemeteries would have park-like settings with lush foliage, mature trees and plantings that surrounded the headstones and statues.³⁰

Rural cemeteries were deliberately located outside of cities, so burial plots could be larger. In turn, markers could also be larger and more elaborate than ever before. The country's first rural cemetery, Mount Auburn in Boston, Massachusetts, was founded in 1832. Following its development were Laurel Hill Cemetery in Philadelphia, Pennsylvania (1836), Greenwood Cemetery in New York City (1838), Spring Grove Cemetery in Cincinnati, Ohio (1845), and Magnolia Cemetery in Charleston, South Carolina (1850). These cemeteries became the prototypes and inspiration for others, such as the Topeka Cemetery. The settings and scenery made the cemeteries popular destinations for weekend outings.³¹

Franklin Crane planned the earliest portion of the Topeka Cemetery as a rural cemetery. Here a family could be buried in adjacent plots and visitors could enjoy nature. The location away from the city would also allow Topeka to grow to its borders.³² In planning the cemetery, Crane laid out winding drives and planted trees and shrubs. The cemetery was praised by the *Topeka State Journal* in 1914:

The Topeka cemetery undoubtedly has more beautiful monuments and private vaults than that possessed by any other city the size of Topeka in the country. Many prominent landscape artists have pronounced the general plat of the Topeka cemetery to be the best arranged of any cemetery in the country. Acres of beautiful ground have been given to make the cemetery a restful landscape and this was the idea Dr. Crane had in laying out the original plans for the cemetery.³³

The 1915 expansion of the Topeka Cemetery provided an orderly layout of rectangular sections and roads, harmonious with the lawn-park cemetery style. The lawn-park movement offered a less crowded, neater landscape than the earlier rural cemetery. These cemeteries were most popular from the late 1800s to the 1920s. The first planned lawn-park cemetery was the 1854 Spring Grove Cemetery in Cincinnati, Ohio. The views within this cemetery consisted of open, well-tended grass lawns.³⁴

The lawn-park movement fully emerged as graveyard operations underwent a nationwide shift. Cemeteries began offering perpetual care through the purchase of plots offered with services. The orderly layout accommodated cemetery maintenance crews operating new machinery, such as power lawn mowers. The newly industrialized business of designing, cutting and assembling granite tombstones promoted a landscape of smaller, more uniform and less sculptural markers. These advances were all in keeping with a new visual balance between formalism and nature.³⁵

The southern lawn-park portion of the Topeka Cemetery is an excellent early example of this type in Kansas. It has open, organized sections with rows of markers oriented to the roads. Most markers are rectangular stones, either freestanding or set at ground level. Mausolea are located at three intersections within circular median islands.

³⁰ Marilyn Yalom, *The American Resting Place: 400 Years of History Through Our Cemeteries and Burial Grounds* (Boston: Houghton Mifflin Co., 2008), 44-45.

³¹ Sherry Piland, "Elmwood Cemetery" *National Register of Historic Places Inventory-Nomination Form*, 17 February 1983, 7-8

³² Debra Hiebert, *Stories In Stone* (Topeka: Shawnee County Historical Society, 1998), 7.

³³ "Honor The Dead," *Topeka State Journal*, 30 May 1914.

³⁴ Keith Eggener, *Cemeteries* (New York: W.W. Norton, 2010), 106.

³⁵ "Cemetery Preservation and Recordation," Pennsylvania Historical and Museum Commission, accessed 20 February 2017, <http://www.phmc.state.pa.us/portal/communities/cemetery-preservation/development/1900-present.html>

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Conclusion

The Topeka Cemetery is locally significant under Criterion A in the area of Exploration and Settlement as the oldest chartered cemetery in Kansas. The cemetery is also locally significant under Criterion C as an example of a planned cemetery landscape. The cemetery also meets special requirements for Criterion D due to the interment of many early city and state leaders, such as four Kansas governors—Samuel J. Crawford, George T. Anthony, John A. Martin and Arthur Capper—and Charles Curtis, the 31st Vice President of the United States and as an example of a designed landscape.

The landscape and headstones continue to convey associations with the settlement of Topeka and the historic cemetery design. The Topeka Cemetery retains its integrity, especially in location, setting, feeling, design and materials. It retains much of its original layout and a density of historic markers that range from simple gravestones to elaborate Victorian-era monuments to modern markers. The landscape contributes to the historic scenery representing its period of significance from 1859 to 1959.

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- "Topeka Cemetery To Be Enlarged." *The Topeka Daily Capital*, 18 April 1915.
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Previous documentation on file (NPS):

Primary location of additional data:

Topeka Cemetery

Name of Property

Shawnee County, Kansas

County and State

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

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

Name of repository: **The Topeka Cemetery**

Historic Resources Survey Number (if assigned): N/A

10. Geographical Data

Acreage of Property 77.76 acres

Provide latitude/longitude coordinates OR UTM coordinates.

(Place additional coordinates on a continuation page.)

A	<u>39.044180</u> Latitude:	<u>-95.655460</u> Longitude:	C	<u>39.035800</u> Latitude:	<u>-95.651220</u> Longitude:
B	<u>39.044180</u> Latitude:	<u>-95.650850</u> Longitude:	D	<u>39.035930</u> Latitude:	<u>-95.65403</u> Longitude:

Verbal Boundary Description (describe the boundaries of the property)

The roughly rectangular cemetery is located in the eastern portion of Topeka, bounded on the north by Southeast 10th Avenue, on the east by Southeast California Avenue, on the south by a highway ramp and on the west by the property line and Freedom Valley Park. The property's legal description, as provided by the county, is: S05, T12, R16E, BEG AT A PT 30 W AND 30 S OF NE COR NW 1/4 S 2866.89 W 10 SW 250.8 NW 209.69 NW 355.96 NW 124.82 NW 120.7 3 N 384.66 W 130(S) N 122.46 NW 74 (PID: 133-05-0-10-01-001.00-0).

Boundary Justification (explain why the boundaries were selected)

The boundaries include the extant grounds originally platted in 1859 and 1915 as the Topeka Cemetery.

11. Form Prepared By

name/title Susan Jezak Ford

organization Citysearch Preservation

date March 2017

street & number 3628 Holmes Street

telephone 816-531-2489

city or town Kansas City

state Missouri zip code 64109

e-mail citysusan@gmail.com

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

name Topeka Cemetery Association

street & number 1601 SE 10th Avenue

telephone 785-233-4132

city or town Topeka

state Kansas zip code 66607

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

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

Topeka Cemetery

Name of Property

Shawnee County, Kansas

County and State

Additional Documentation

Submit the following items with the completed form:

Photographs

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

Photograph Log

Name of Property: **Topeka Cemetery**

City or Vicinity: **Topeka**

County: **Shawnee**

State: **Kansas**

Photographer: **Brad Finch**

Date

Photographed: **1 December 2016**

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

- 1 of 23: Franklin Crane House; camera pointed to NE.
- 2 of 23: Cemetery Office/Carriage House; camera pointed to SW.
- 3 of 23: Cemetery Barn; camera pointed to SW.
- 4 of 23: Crane/Cemetery Farmstead; camera pointed to NW.
- 5 of 23: Hurley Monument, Mausoleum Row; camera pointed to NE.
- 6 of 23: Battle of the Blue Memorial, veterans plat; camera pointed to NE.
- 7 of 23: Dagg, Parker Mausolea; camera pointed to NW.
- 8 of 23: Stansfield Mausoleum; camera pointed to NW.
- 9 of 23: Hurd Mausoleum; camera pointed to SE.
- 10 of 23: Fulton Mausoleum; camera pointed to SE.
- 11 of 23: Battey Mausoleum; camera pointed to SW.
- 12 of 23: Jewish Cemetery; camera pointed to NW.
- 13 of 23: Entrance to Pet Cemetery; camera pointed to N.
- 14 of 23: Section 68 in N portion of cemetery; camera pointed to NW.
- 15 of 23: Section 1 in central portion of cemetery; camera pointed to SE.
- 16 of 23: Section 8 in central portion of cemetery; camera pointed to SW.
- 17 of 23: Section 13 in central portion of cemetery; camera pointed to NE.
- 18 of 23: Section 10 in central portion of cemetery; camera pointed to NW.
- 19 of 23: Section 73 in NE portion of cemetery; camera pointed to NE.
- 20 of 23: Section 90 in S portion of cemetery; camera pointed to SW.
- 21 of 23: Section 83 in S portion of cemetery; camera pointed to NE.
- 22 of 23: Section 90 in S portion of cemetery; camera pointed to N.
- 23 of 23: Cemetery's north main gate; camera pointed to S.

Figures

Include GIS maps, figures, scanned images below.

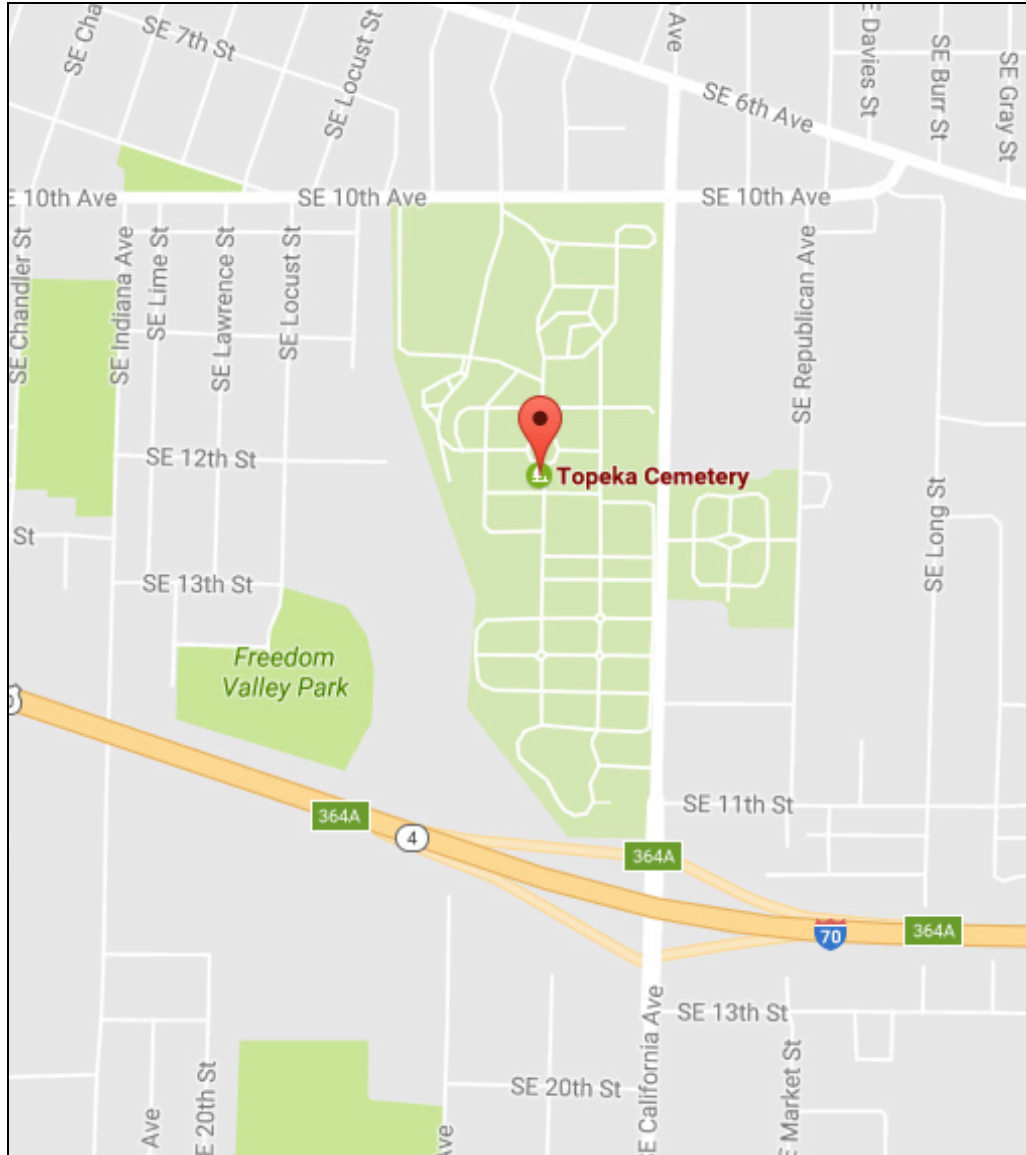
Topeka Cemetery

Name of Property

Shawnee County, Kansas

County and State

Figure 1. Topeka Cemetery location (Google Maps accessed 27 February 2017).



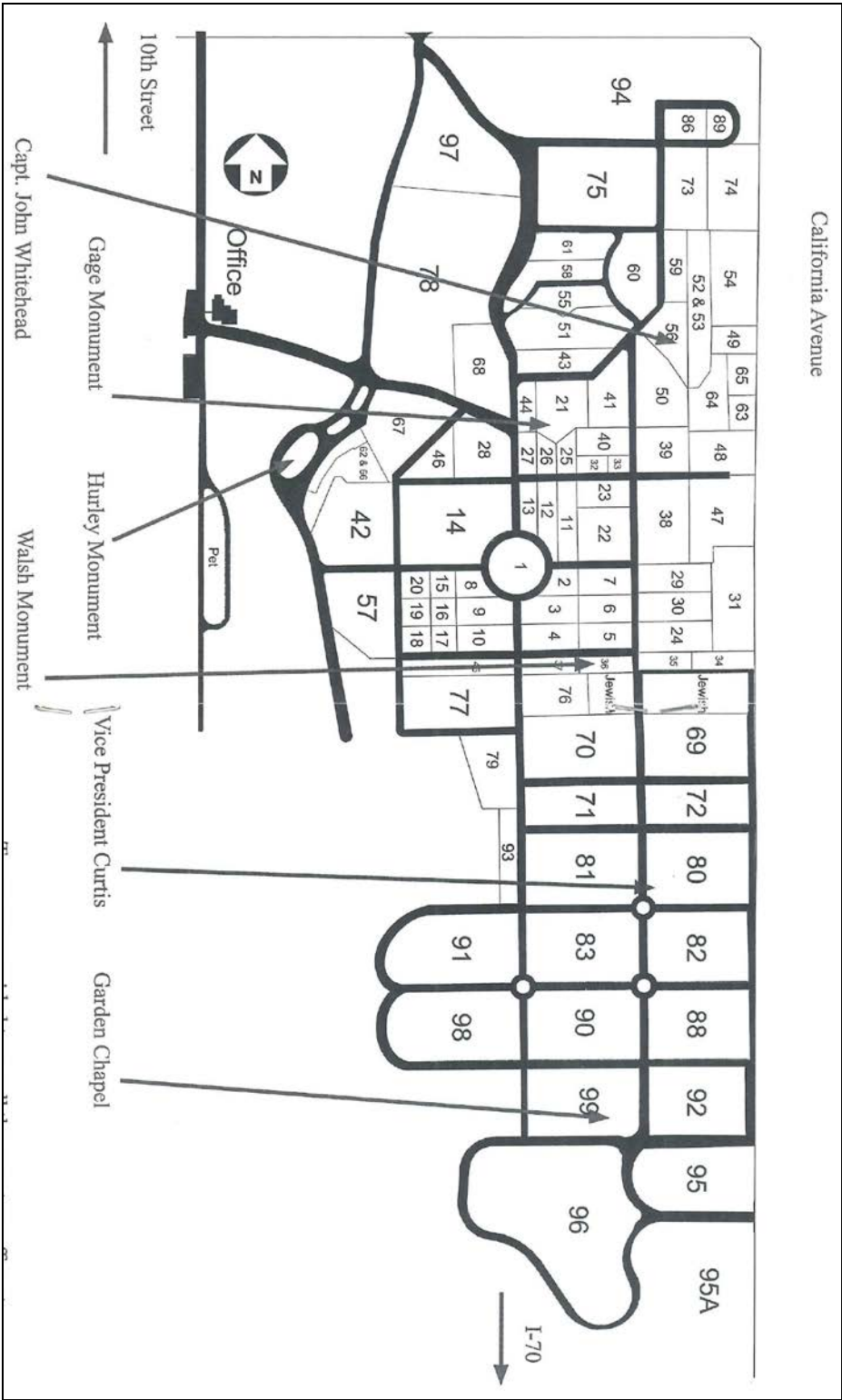
Topeka Cemetery

Shawnee County, Kansas

Name of Property

County and State

Figure 2. Sectional map of cemetery (Topeka Cemetery Association, "Historic Topeka Cemetery" brochure).



Topeka Cemetery

Name of Property

Shawnee County, Kansas

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Figure 3. Cemetery features and photo locations.



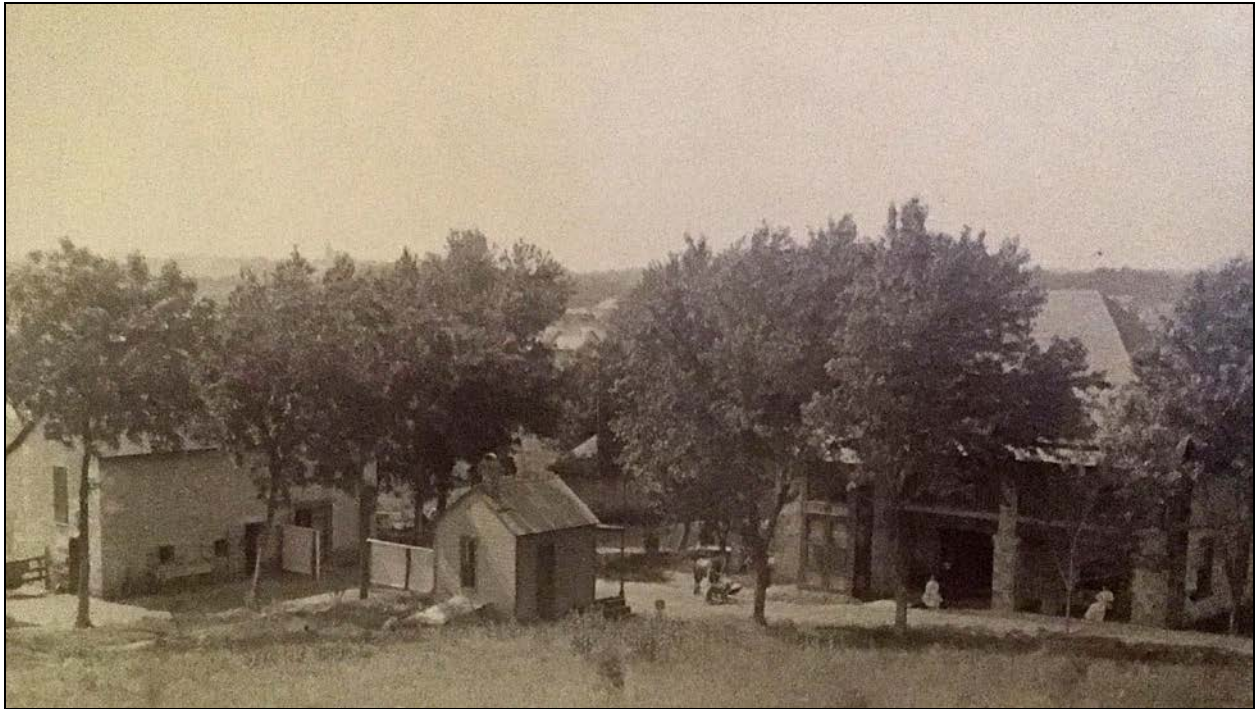
Topeka Cemetery

Name of Property

Shawnee County, Kansas

County and State

Figures 4 & 5. Topeka Cemetery farmstead in 1890 (top) and 1978 (bottom) (Cemetery archives).



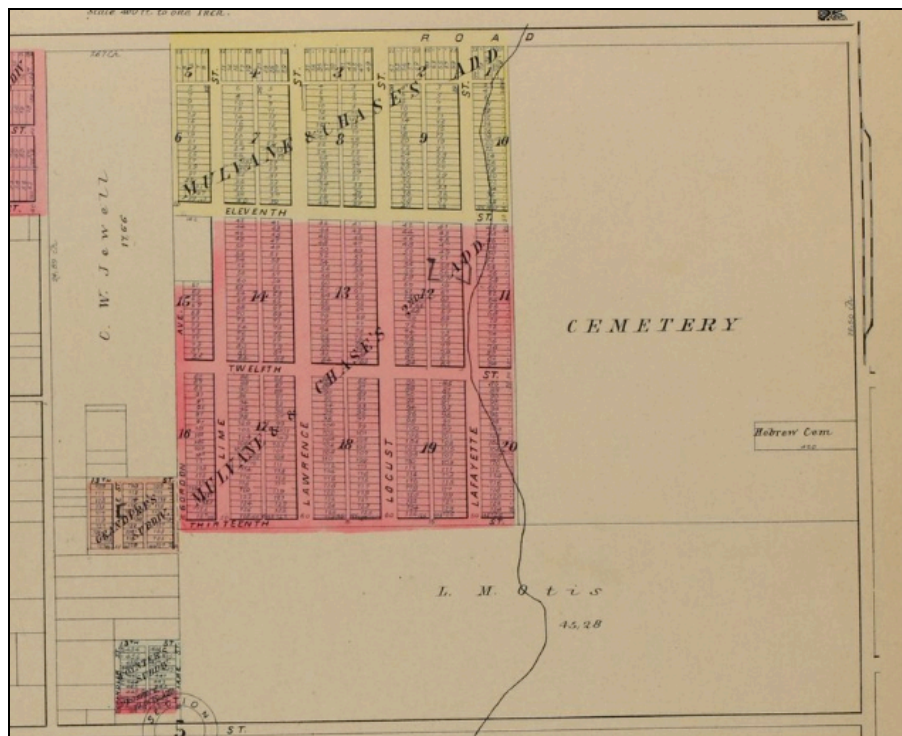
Topeka Cemetery

Name of Property

Shawnee County, Kansas

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Figures 6 & 7. 1873 (top) and 1898 (bottom) Shawnee County atlases



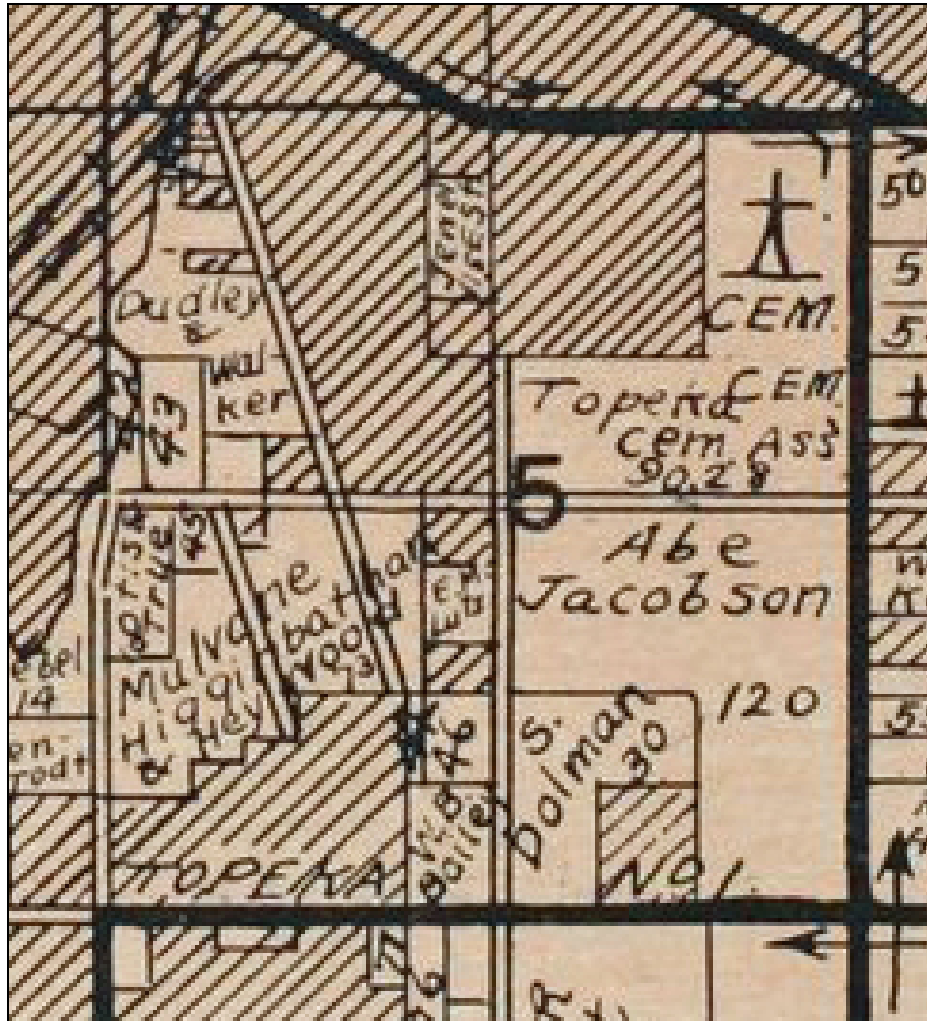
Topeka Cemetery

Name of Property

Shawnee County, Kansas

County and State

Figure 8. 1921 Shawnee County atlas.



Topeka Cemetery

Name of Property

Shawnee County, Kansas

County and State

Figure 9. Franklin Crane (www.kansasmemory.org).

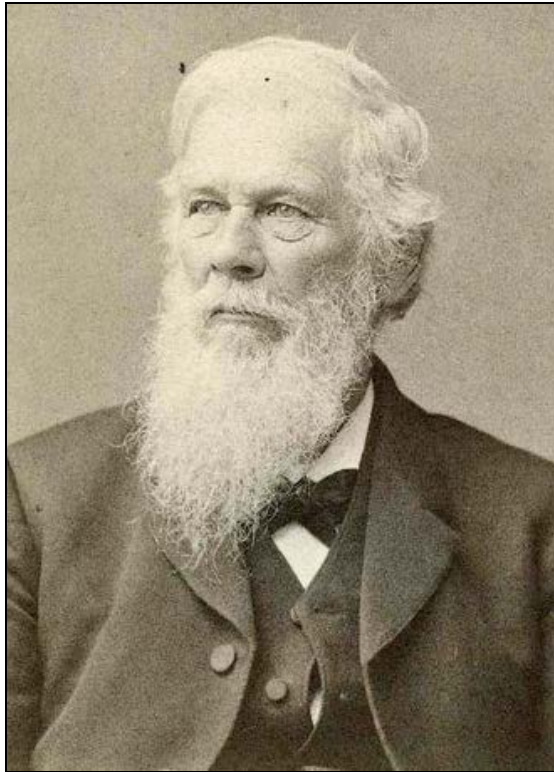


Figure 10. East boundary fence and driveway (Brad Finch).



Topeka Cemetery
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Figure 11. Nancy Hummer Fountain (Susan Jezak Ford).



Figure 12. Vietnam Veterans Memorial (Susan Jezak Ford).



Topeka Cemetery
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Shawnee County, Kansas
County and State

Figure 13. Columbarium (Susan Jezak Ford).



Figure 14. Garden Chapel (Susan Jezak Ford).



Topeka Cemetery

Name of Property

Shawnee County, Kansas

County and State

Figure 15. 1966 Tornado Memorial (Susan Jezak Ford).



Topeka Cemetery
Name of Property

Shawnee County, Kansas
County and State

Boundary Map. Cemetery boundaries and latitude/longitude coordinates (Shawnee County GIS).

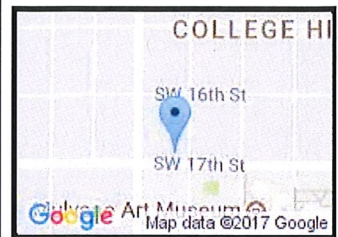
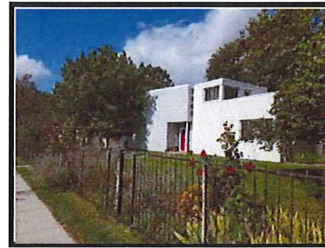


Kansas Historic Resources Inventory

Printed: 07/10/2017



177-3420
Crawford, Nelson Antrim, House
2202 SW 17TH ST
Topeka



LOCATION:

County: Shawnee

Address: 2202 SW 17TH ST

Address Remarks:

City: Topeka

Zip: 66604

Parcel ID: 141-01-0-20-30-008.00-0

Legal Description: Section 1 Township 12S Range 15E

Legal Description Remarks: CAMPUS FRONT, PLASS AVE LOTS 31-33-35

Latitude, Longitude 1: 39.037180 -95.705139

Latitude, Longitude 2:

Latitude, Longitude 3:

Latitude, Longitude 4:

Datum: WGS84

DESCRIPTION:

Historic Name: Crawford, Nelson Antrim, House

Alternate Name:

Historic Function: Domestic

Subcategory: Single Dwelling

Historic Function Remarks: This house was constructed for Nelson Antrim Crawford, a prominent journalist, author, magazine editor and educator in Topeka. 2016 PSIQ notes: "...Crawford was editor of Household Magazine for 22 years until 1951. '...Household [Magazine], during Crawford's editorship, pioneered in introducing a department dealing with the mental health of children. This was conducted by Dr. Karl A. Menninger with the assistance of other psychiatrists... Immediately before coming to Household, Crawford was director of information for the United States Department of Agriculture. Earlier he had been on the staff of various magazines and newspapers and head of the journalism department of the Kansas State College...' (Topeka Capital; June 5, 1951). After serving as the editor-in-chief of Household Magazine, Crawford became editor and publisher of Author and Journalist. From 1958 until 1963, he was professor of science writing for the Menninger School of Psychiatry in Topeka..."

Present Function: Domestic

Subcategory: Single Dwelling

Present Function Remarks:

Residential/Commercial/Religious Style: International

Secondary Style:

Barn Type: Not Applicable

Bridge Type: Not Applicable

Landscape Type: Not Applicable

Physical Description/Remarks: The two-story International style house has a concrete foundation, concrete panel cladding, and a flat roof. The house has irregular rectangular massing. One-story flat-roof wings project from the north, east and west elevations. A two-car garage attaches to the west elevation. Four bays organize the primary (south) elevation. On the first story, a sliding vinyl window fills Bay 1. A vinyl door with a glass-block frame fills the recessed Bay 2. Bay 3 is devoid of fenestration. A vinyl picture window with flanking sliding windows fills Bay 4.

Plan Form: Irregular

Commercial Building Type: Not Applicable

Roof Form: Flat

Stories: 2

Condition: Excellent

Principal Material: Concrete

Condition Remarks:

Architect/Designer/Builder: Wolfenbarger, Floyd (architect); Senne, George (builder)

Year of Construction: 1938

Certainty: Documented

Date Notes:

General Remarks: Concrete wall parallel to driveway repaired (2003); upstairs bedroom windows replaced (2009); 12 x 12 concrete patio off from garden (2012); added cedar privacy fence in alley (2014); prior to current ownership the attached garage was converted into a two-room living space (Date unknown)

Ancillary Structures: Car Port , Shed

Ancillary Structure Remarks: Non-historic shed and carport

REGISTER STATUS:

Listed in State Register: No

Date of State Listing:

Listed in National Register: No

Date of National Listing:

Historic District:

Demolished:

Date Demolished (if applicable):

Potentially Eligible for National Register: Yes

Register Status Remarks:

Thematic Nomination (MPDF):

National Historic Landmark:

SURVEY INFORMATION:

Survey 1

Survey Project Name: Topeka - College Hill Area 1 (HPF 2015)

Sequence Number: 008

Surveyed By: Lauren Rieke

Survey Date: 11/13/2014

Survey 2

Survey Project Name: PSIQ Submittal

Sequence Number: 2016_033

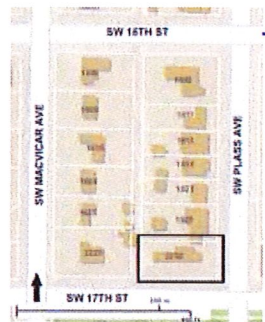
Surveyed By: Brueggeman-Makda, Branke J.

Survey Date: 10/20/2016

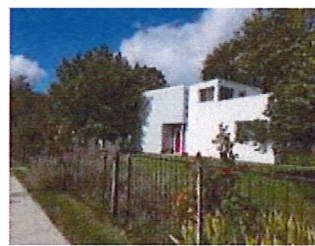
IMAGES & DOCUMENTS



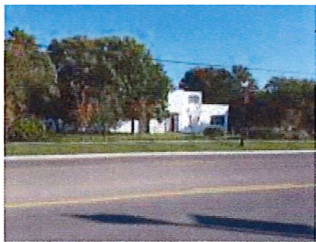
2202 SW 17th Street. View NW.
Brad Finch. 11-13-14.



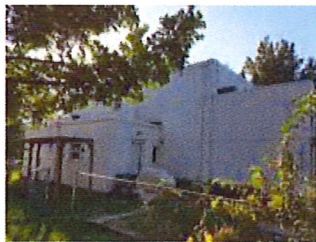
2202 SW 17th Street. Site Plan.



2202 SW 17th Street. South elevation, front façade and east elevation looking NW, 10/20/2016 PSIQ photo. Brueggeman-Makda, B.



2202 SW 17th Street. South elevation, front façade looking NNE, 10/03/2016. 2016 PSIQ photo. Brueggeman-Makda, B.



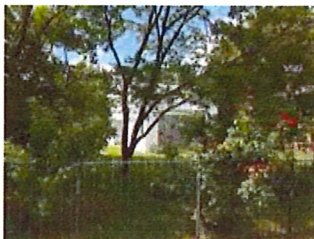
2202 SW 17th Street. North elevation looking SE. 10/03/2016. 2016 PSIQ photo. Brueggeman-Makda, B.



2202 SW 17th Street. Entrance, west side of north elevation looking east. 10/03/2016. photo. Brueggeman-Makda, B.



2202 SW 17th Street. East elevation looking SW. 10/03/2016. 2016 PSIQ photo. Brueggeman-Makda, B.



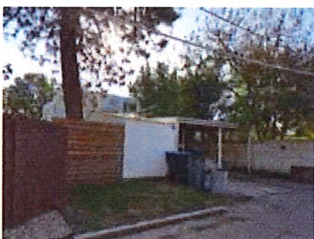
2202 SW 17th Street. East elevation looking WNW. 10/01/2016. 2016 PSIQ photo. Brueggeman-Makda, B.



2202 SW 17th Street. 12 x 12 concrete patio (ca. 2012), NW of house. 05/13/2013. 2013 PSIQ photo. Brueggeman-Makda, B.



2202 SW 17th Street. Second story patio looking NE. 10/18/2016. 2016 PSIQ photo. Brueggeman-Makda, B.



2202 SW 17th Street. West elevation and carport viewed looking SE. 10/03/2016. 2016 PSIQ photo. Brueggeman-Makda, B.



2202 SW 17th Street. Nelson Antrim Crawford. Date unknown. <https://sites.google.com/site/collegehilltopeka/Home/hall-of-fame-inductees/nelson-antrim>



2202 SW 17th Street. Nelson Antrim Crawford. Date unknown. 2016 PSIQ photo. Brueggeman-Makda, B.