

THE TOPEKA LANDMARKS COMMISSION MEETING

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

A G E N D A

Thursday, January 9, 2020

5:30 PM

- I. Roll Call
- II. Approval of Minutes –November 14, 2019
- III. Announcement of Potential Conflicts
- IV. **CLGR19-28 by Axe Marks the Spot**, seeking a Certificate of Appropriateness for the interior renovation and conversion of the building, located at 115 SE 6th Ave., for use as an indoor recreational facility, with a associated beverage services. This property is listed as a “contributor” to the historic integrity of the South Kansas Avenue Commercial Historic District.
- V. **Administrative and SHPO Reviews**
 1. **1104 SW Western Avenue**; severely damaged by fire; Court Order for demolition requested by CoT Department of Neighborhood Relations; SHPO review to expedite timing.
 2. **1108 SW Western Avenue**; abandoned home; severely neglected; substantial interior and exterior deterioration and decay; Court order for demolition requested by CoT Department of Neighborhood Relations; SHPO review to expedite timing.
- VI. **Review and Comment on National Register Nominations**
 1. **Fire House No. 7, 1215 SW Oakley Ave**
 2. **Menninger Education Center, 2209 SW 29th Street**
- VII. **2020 HPF Grant Projects**
 1. **NAPC 2020, July 22-26, Tacoma, WA**
 2. **Country Club Addition National Register Historic District Nomination**
 3. **West Hills Historic Resources Survey**
 4. **Home Paint Prep Public Educational Workshop**
- VIII. **Review of Landmarks Commission By-Laws**
- IX. **Review of the Landmarks Commissioners Terms of Appointment**
- X. **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, November 14, 2019

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

Roll Call

Members Present: David Heit (Chair), Mark Burenheide, Jeff Carson, Paul Post, Grant Sourk, Christine Steinkuehler, Cassandra Taylor (7)

Members Absent: Cheyenne Anderson, Donna Rae Pearson (2)

Staff Present: Tim Paris, Dan Warner, Kris Wagers

Chairman David Heit called the meeting of the **Topeka Landmarks Commission** to order with seven members present.

Approval of Minutes – October 10, 2019

Motion by Mr. Sourk to approve; **second** by Ms. Taylor. **APPROVED 7-0-0**

Chairman Heit announced that City Manager Brent Trout was at the meeting to present an award to Tim Paris. Mr. Trout came forward and presented the Topeka Above and Beyond (TAB) Award to Mr. Paris, recognizing his work on documenting the history of specific Topeka fire stations and writing nominations for recognition on the National Register of Historic Places. Stations include #1, #4, #6, and #7.

Announcement of potential conflicts –

Ms. Taylor announced that she is a business partner of Mike Wilson (CLGR19/22) but her relationship with him would have no effect on her vote.

Mr. Heit announced that CLGR19/26 (item 8) was approved administratively and is not an action item, therefore he has no conflicts with the item even though he is working on the project.

CLGR19-22 by Mike Wilson, seeking a Certificate of Appropriateness for the conversion of an empty lot, located at 109 N. Kansas Avenue, to a parking lot to be used in direct association with an adjacent loft apartment building. This property is listed as a “contributor” to the historic integrity of the Mill Block Industrial Historic District. However, the building has since been demolished due to its destruction by a fire in 2019.

Mr. Paris presented the staff report and staff recommendation for approval.

Motion by Mr. Carson for a finding that the construction of a vehicle-surface parking lot on the property located at 109 N. Kansas Avenue, as proposed, will NOT damage or destroy the historical integrity of this property, nor the historic integrity of the surrounding Mill Block Historic District; **second** by Ms. Steinkuehler.

Discussion: Mr. Wilson indicated that he plans to add landscaping to the project. He also noted that building a parking lot at this location will not negate placing a building there at some point in the future. This could be viewed as an interim solution. Mr. Wilson answered questions as asked by commissioners.

TOPEKA LANDMARKS COMMISSION
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Mr. Paris noted that although the addition of landscape will be nice, it is not a requirement.

Upon roll call, the **motion** was **APPROVED 7-0-0**

CLGR19-21 by Shawnee County Parks & Rec., seeking a Certificate of Appropriateness for the placement of a fence to shield HVAC and electrical connections on the north side of the Ward Meade Mansion, located at 1211 NW Fillmore Street. The Ward Meade Mansion is an individually listed property on the National Register of Historic Places.

Mr. Paris presented the staff report and staff recommendation for approval.

John Bell of SNCO Parks & Recreation was present to answer questions. He noted that the space near the fence will be utilized as public space for picnics, wedding/receptions/special events, etc. The fence will not be visible from the front of the mansion.

Motion by Mr. Sourk for a finding that the construction of a privacy fence to shield HVAC and utility equipment on the north side of the Ward Meade Mansion, will NOT damage or destroy the historical integrity of this property; **second** by Ms. Taylor. **APPROVED 7-0-0**

CLGR19-24 by Ash Boutique & Farmer's Market, seeking a Certificate of Appropriateness for the interior refinish of property located at 913 S. Kansas Avenue. This property is listed as a "contributor" to the historic integrity of the South Kansas Avenue Commercial Historic District.

Mr. Paris presented the staff report and staff recommendation for approval.

Lauren Fitzpatrick of Schwerdt Design Group was present representing the applicant. Ms. Fitzpatrick explained that they intend to make minimal changes needed to provide the desired atmosphere and she reviewed the proposed changes. Discussion included the chandelier/center light fixture; the applicant was encouraged to either retain the fixture or, at minimum, be sure the fixture remains undamaged if removed.

Motion by Mr. Sourk for a finding that the proposed partial re-finishing of the 1st-level interior of the property located at 913 S. Kansas Avenue will NOT damage or destroy the historical integrity of the contributing structure; **second** by Ms. Taylor. **APPROVED 7-0-0**

CLGR19-25 by Ash Boutique & Farmer's Market, seeking a Certificate of Appropriateness for the interior refinish of property located at 921 S. Kansas Avenue. This property is considered to be a "non-contributor" to the historic integrity of the South Kansas Avenue Commercial Historic District.

Mr. Paris presented the staff report and staff recommendation for approval.

Lauren Fitzpatrick of Schwerdt Design Group was present representing the applicant. Ms. Fitzpatrick noted that the changes already made to the exterior of the building have made the space much more appealing.

TOPEKA LANDMARKS COMMISSION
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Motion by Mr. Burenheide for a finding that the re-finishing of the interior of the 1st level of this building, located at 921 S. Kansas Avenue, will NOT damage or destroy the historical integrity of the structure, or the surrounding South Kansas Avenue Commercial Historic District; **second** by Mr. Post. **APPROVED 7-0-0**

CLGR19-26 by Debra Clayton, finish of the 2nd-level interior of property located at 720 S. Kansas Avenue - Administrative Approval

Mr. Paris reviewed this proposed interior alteration and explained that it had been approved administratively. Mr. Heit noted that similar projects have also been approved administratively.

Mr. Post and Ms. Taylor left at 6:10PM

Kick-off Presentation of the Mid-Century Modern Multiple Property Documentation Research and Survey Project, Jaime Destefano, JLD Preservation Consulting, LLC.

Mr. Paris introduced Ms. Destefano, the consultant who is working with the project. Ms. Destefano noted that she had been in Topeka since Sunday and has been looking at buildings and blueprints. She is excited to be working on the project and will return likely in the spring.

Adjourned at 6:21 PM

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

CASE NO: CLGR19-28

by: Twin Oaks Holdings, LLC

Project Address: 115 SE 6th Avenue

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

Standards: Secretary of the Interior's Standards for Rehabilitation; Downtown Topeka Design Guidelines

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

PROPOSAL: This proposal is to accommodate an interior remodel of the structure to accommodate its use as a regulation-level axe-throwing venue, with associated beverage service. The principle storefront of this building facing SE 6th Avenue will remain unchanged, although the minor alteration of the rear face of the building is proposed to be used as a public entrance from the alley. This structure is listed as a "contributing property" within the nomination of the South Kansas Avenue Commercial Historic District to the National Register of Historic Places.

BACKGROUND: This building has been traditionally known as the Hillmer's Building, so named after its most prominent tenant during the majority of the 20th Century. There is no current occupant of this building, although several tenants have attempted to utilize the ground-level for various retail activities since the end of the Hillmer's era in 2008.

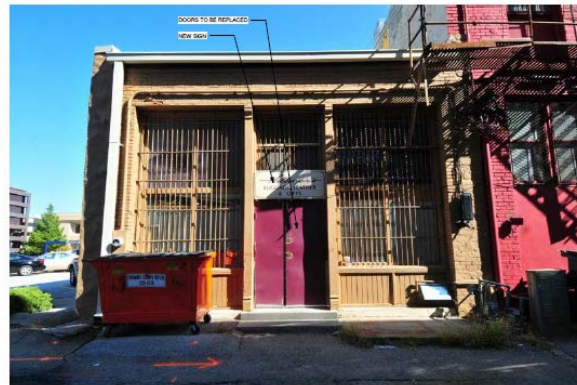
The interior of this building is still improved, but all fixtures to accommodate retail sales or other services have been removed. A mezzanine, likely erected in the 1950s or early 1960s, still remains toward the rear of the building.



1900 - 1919 EXTERIOR



1930 - 1940 INTERIOR



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: No significant change in use is proposed in conjunction with this project. The use of the structure will remain as a main street commercial place of business. The non-historic mezzanine, however, will be removed to accommodate the building's re-use. The removal of the mezzanine will allow for appropriate ceiling heights in the restrooms, and elsewhere on the ground-floor near the rear of the building.

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: With the exceptions of the removal of the awnings and the replacement of both the front and rear doors, no external portions of the building are proposed for modification. The front door will be replaced with a similar-style aluminum and glass door. The rear door is proposed for replacement with a single-panel door that is similar in materials to the existing, but with a glass view panel. Signage for this business will utilize all existing sign frames and attachments with new, illuminated sign faces. New signage will also be proposed for the rear access to this building. However, all review of proposed signage associated with this business will be conducted in conjunction with future sign permit applications.

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: No aspects of this project are proposed that will create a false sense of historic significance.

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

Analysis: The interior of this building was modified during the 1950s or 1960s with the construction of a mezzanine located within the rear quarter of the 1st-level. This mezzanine resulted in more first-level floor space, but at the cost of each level of the mezzanine having very low ceiling heights. At present, the ceiling in the 1st-level restrooms is approximately 6'2" in height, which is not consistent with required building codes. This mezzanine is proposed for removal to regain the 1st-level's original configuration. The only other items proposed for removal and replacement are the front and rear doors, and the exterior awnings, none of which have acquired historic significance in their own right.

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

Analysis: No distinctive features, finishes, or construction techniques will be removed or altered in conjunction with this project proposal.

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: N/A

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 and exterior alterations to property located at 115 SE 6th Avenue **IS CONSISTENT** with the recommendations outlined in the **Downtown Topeka Design Guidelines**, and will **NOT** damage or destroy the historical integrity of the structure, or the surrounding South Kansas Avenue Commercial Historic District.

Prepared by: _____



Timothy Paris, Planner II

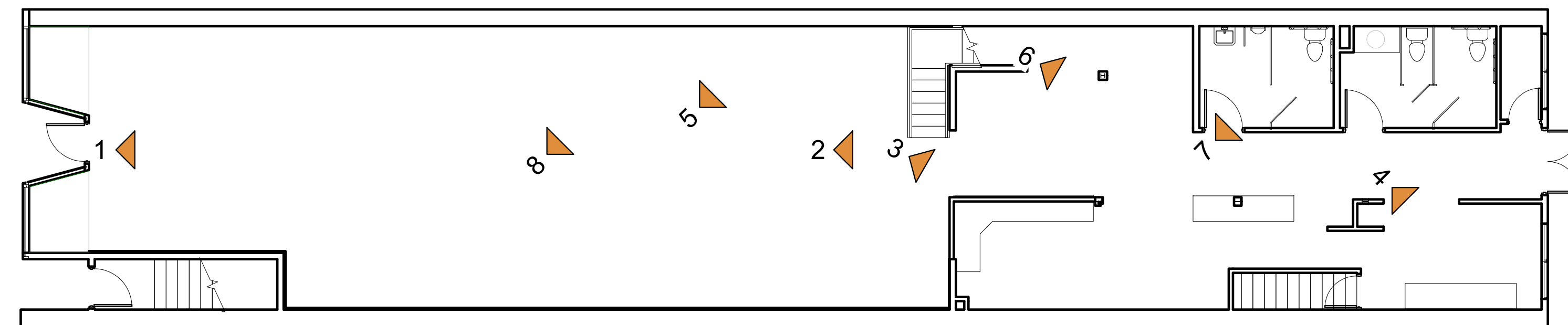
APPEAL TO THE GOVERNING BODY: If the Landmarks Commission determines that the proposed treatment will damage or destroy the historic integrity of the property and/or the surrounding historic district, the applicant may appeal to the governing body. It will be incumbent upon the governing body to make 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.

Suitable grounds for appeal under the Kansas Preservation Act, and as outlined within the adopted Downtown Topeka Design Guidelines, include any project that:

- Is a substantial, contributing use of clear public benefit to the revitalization of Downtown Topeka, either as an anchor, or as a small project with minimal negative impact;
- Enhances vitality in the streetscape, and is of benefit to adjacent historic properties;
- Emphasizes historic character and, though not in full compliance with the Secretary's Standards, adequately addresses the preservation and appropriate treatment of existing historic fabric;
- Is compatible with and enhances the overall character of the historic district;
- Exhibits exceptional design quality;
- Has no negative impacts to the historic district's primary contributing historic buildings of high integrity; and
- Mitigates any adverse effects on other contributing historic buildings.



EXISTING SPACE IMAGES E1



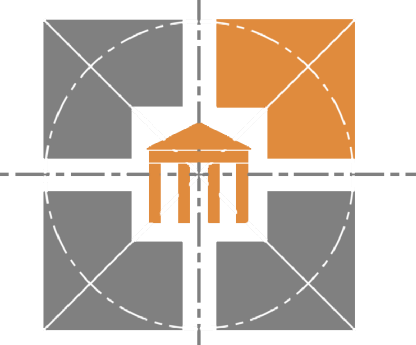
1930 - 1940 INTERIOR



1900 - 1919 EXTERIOR

PHOTO KEY PLAN **A8**
1/8" = 1'-0"

HISTORIC IMAGES NTS **A1**



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PRELIMINARY DESIGN

11/25/2019

NOT FOR CONSTRUCTION

AXE MARKS THE SPOT
AXE THROWING AND ALE HOUSE

115 SE 6 AVE
TOPEKA, KS 66603

PROJECT
NUMBER:[illegible]

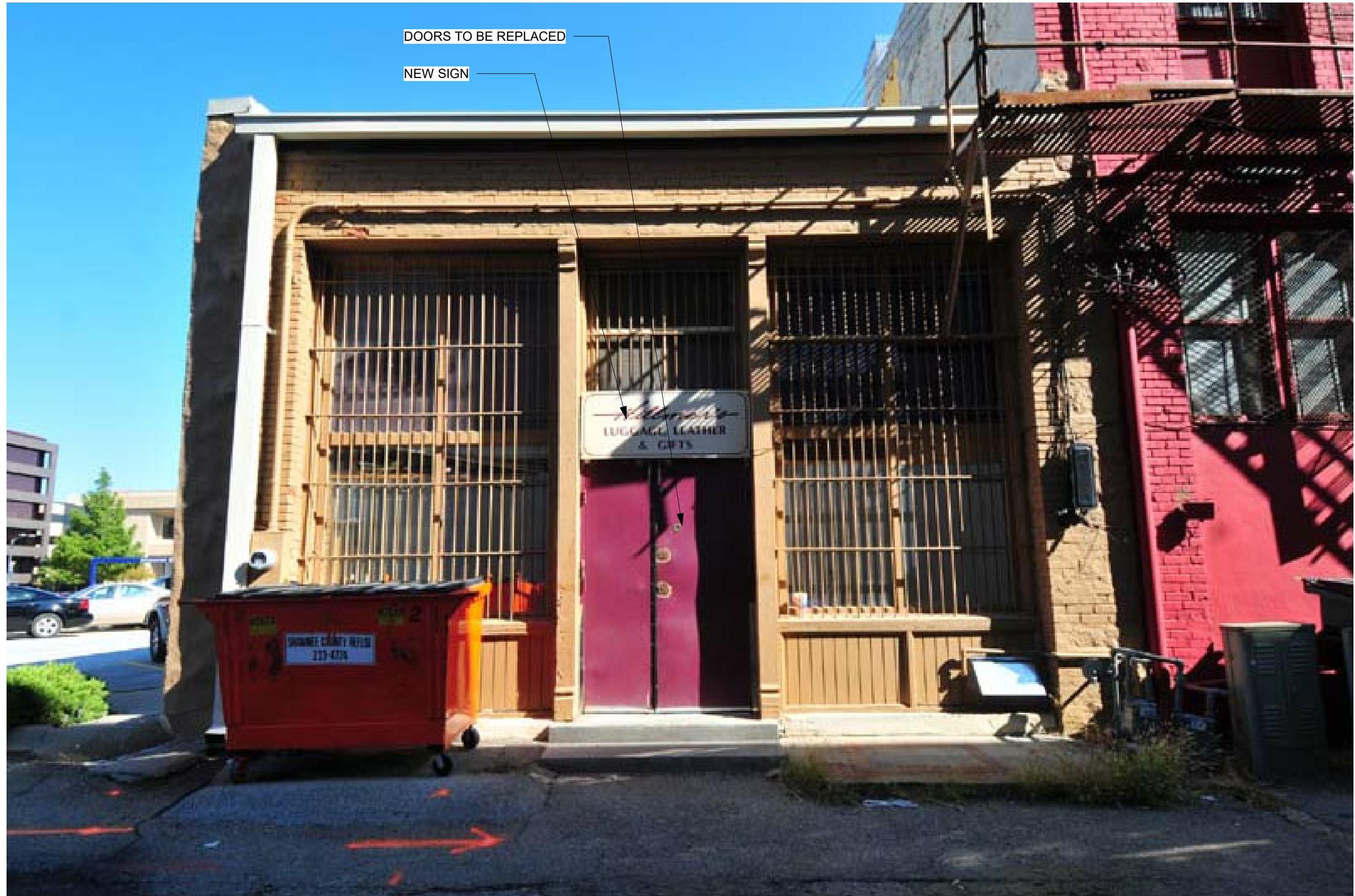
LANDMARKS SUBMITTAL

LC-2

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EXISTING SIGN F9
NTS



SOUTH (ALLEY ELEVATION) A9
NTS



NORTH (6TH STREET ELEVATION) A1
NTS



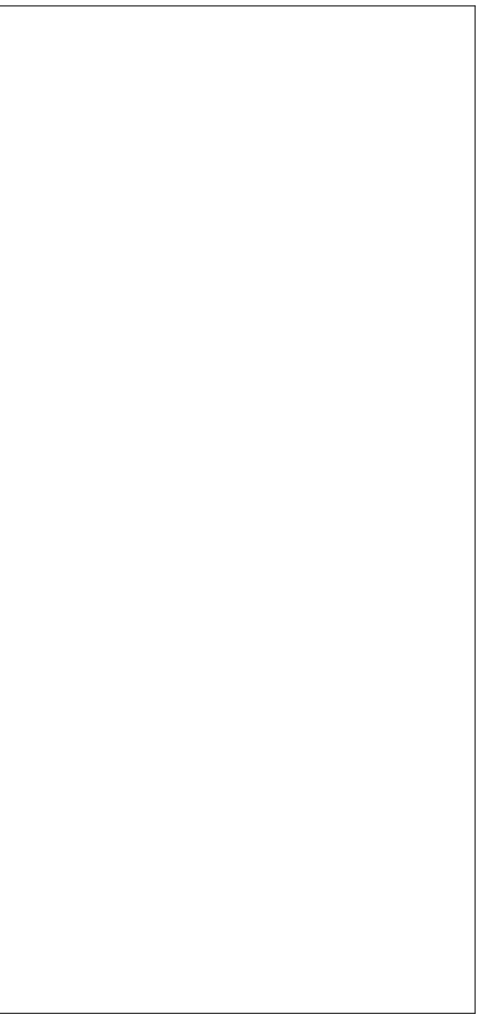
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PRELIMINARY DESIGN

11/25/2019

NOT FOR CONSTRUCTION



AXE MARKS THE SPOT
AXE THROWING AND ALE HOUSE

115 SE 6 AVE
TOPEKA, KS 66603

PROJECT
NUMBER:

#	ISSUE/REVISION	DATE

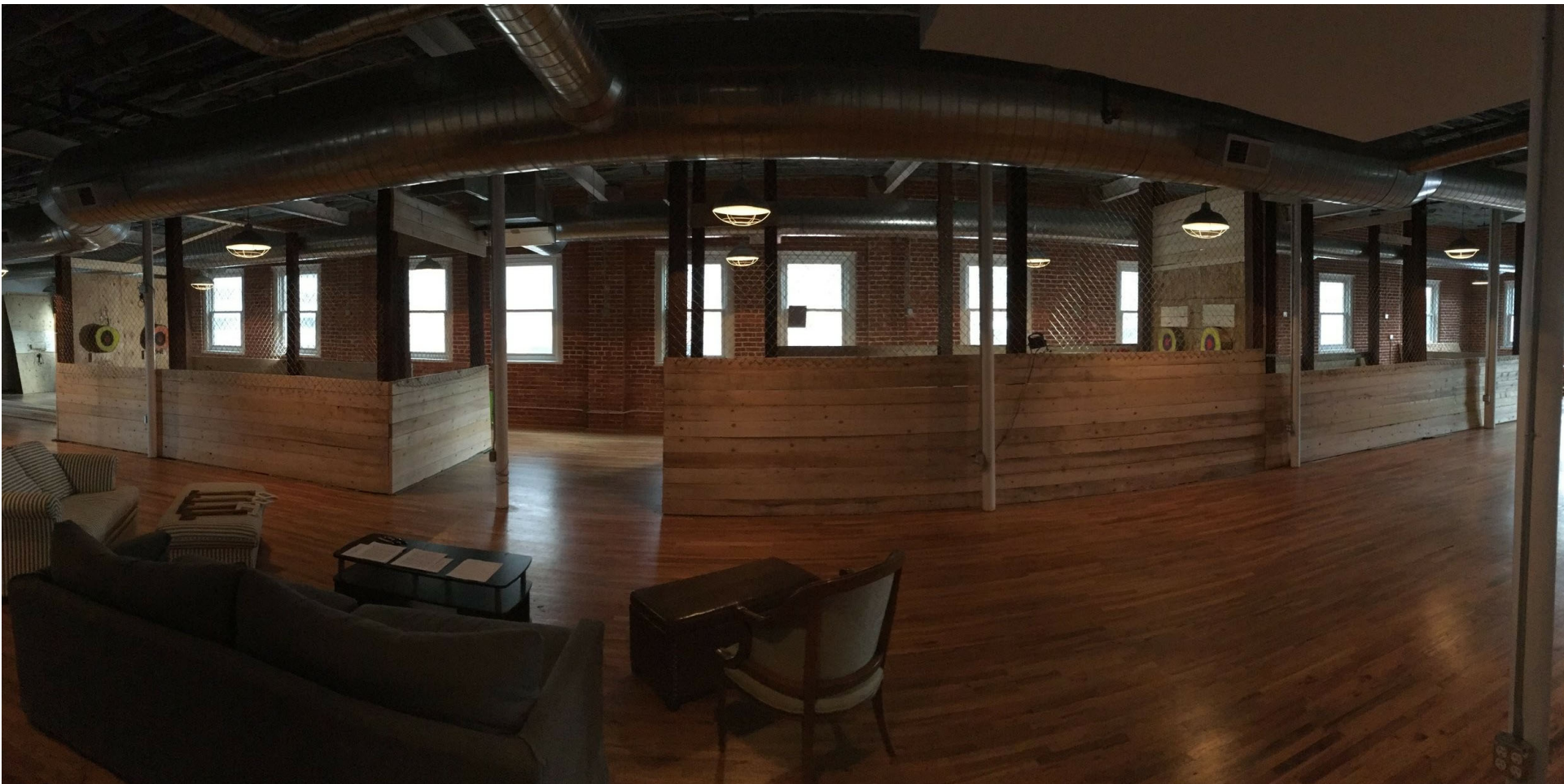
LANDMARKS SUBMITTAL

LC-3

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REPLACEMENT LIGHTING IMAGES **G6**
NTS



CONCEPTUAL IMAGES/SPACE **A1**
NTS



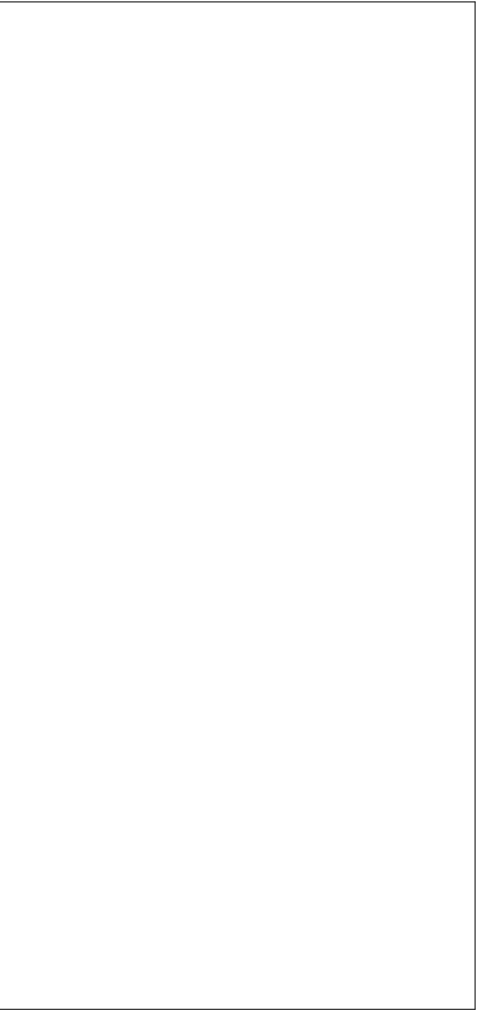
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PRELIMINARY DESIGN

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AXE THROWING AND ALE HOUSE

115 SE 6 AVE
TOPEKA, KS 66603

PROJECT
NUMBER:

#	ISSUE/REVISION	DATE

LANDMARKS SUBMITTAL

LC-4

National Register of Historic Places Registration Form

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

1. Name of Property

Historic name	Fire Station No. 7
---------------	--------------------

Other names/site number KRHI # 177-2600

Name of related Multiple Property Listing	NA
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2. Location

Street & number	1215 SW Oakley Avenue	NA	not for publication
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City or town	Topeka	NA	vicinity
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State	Kansas	Code	KS	County	Shawnee	Code	SN	Zip code	66604
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3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

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

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

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

Kansas State Historical Society

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official	Date
----------------------------------	------

Title	State or Federal agency/bureau or Tribal Government
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4. National Park Service Certification

I hereby certify that this property is:

<u>entered in the National Register</u>	<u>determined eligible for the National Register</u>
_____	_____

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

_____ other (explain:) _____

Signature of the Keeper _____ Date of Action _____

Fire Station No 7
Name of Property

Shawnee County, Kansas
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply.)

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

Category of Property

(Check only **one** box.)

<input checked="" type="checkbox"/>	building(s)
<input 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
1	buildings
	sites
	structures
	objects
1	Total

Number of contributing resources previously listed in the National Register

NA

6. Function or Use

Historic Functions

(Enter categories from instructions.)

GOVERNMENT – Fire Station

Current Functions

(Enter categories from instructions.)

GOVERNMENT – Fire Station

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS:

Spanish Colonial Revival

Materials

(Enter categories from instructions.)

foundation: CONCRETE

walls: CONCRETE CERAMIC TILE;

Limestone, BRICK

roof: TERRA COTTA

other:

Fire Station No 7

Name of Property

Shawnee County, Kansas

County and State

Narrative Description

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

Summary -

Fire Station No. 7 is located at 1215 SW Oakley Avenue within an historically low-density residential area of central Topeka. Designed by W. E. Glover of the Topeka architectural firm, Cuthbert and Suehrk in 1935, this 1 ½ story structure was designed to serve as a two-engine fire station. This station was constructed to service the newly expanding areas of western Topeka, including the newly developed Westboro neighborhood located one block to the south. The Spanish Revival style mirrors one of the architectural styles designated by covenant within the Westboro neighborhood, located 1 block to the south. This covenant was placed onto each lot within the Westboro Neighborhood commensurate with its platting and development in 1926.

The building's footprint measures approximately 72' x 55' and faces east onto SW Oakley Avenue. Its exterior features were designed around a rectangular and parallel floor plan with the habitable portions of the firehouse at the south of the fire engine bay. The bay is the largest single room within the station and dominates the northern 2/3rds of the structure. The Station is a poured concrete structure with concrete walls, floors, and ceilings with a tan brick veneer. The walls were constructed above a concrete block foundation with a partial basement under the west 1/3rd of the structure. The most significant exterior feature is the turret placed between the station's main entrance and the fire engine bay door, both located on the east face of the building. This turret extends eastward beyond the entrance, and the engine bay doors.

The building is in excellent condition. Its windows and engine-bay door were replaced, most recently in the early 1980s. A drop ceiling was also installed in several of the station's living spaces to cover the ductwork from the central air conditioning. The building retains its historic integrity and character-defining features.

Elaboration

Building Description

Fire Station No. 7 is an example of an early 20th Century "bungalow-type" fire station. As such, it features two separate interior areas, one dedicated to the fire engines and associated apparatus, and the other dedicated to housing the firefighters. Each face of the building contains distinguishing characteristics of its Spanish Eclectic Revival architectural style, with the east, or front-facing façade featuring the majority of these characteristics. Its roof features a gabled portion above the fire engine bay that extends from and equally pitched hipped roof that dominates the majority of the building. The roof is capped with a flat area measuring approximately 25' x 16' at the height of the ridgeline. This cap extends to all four slopes of the hipped roof. Two dormers are also present and extend from the north and south slopes of the roof. Both dormers contain a small wood double-wide steel casement window divided into eight panes, and both are also original to the station. The windows within each dormer are original to the station and are composed of steel. At the southeast corner of the roof is a gabled roof joint that extends over the entrance to the fire station. All features visible to the exterior also appear to be original to the building's construction with the exception of the ground-level windows. All ground-level windows were replaced during the 1980s, and all are consistent in their style and materials, which are wood with aluminum cladding.

East Façade – The east façade is segregated into three distinct portions – bays, turret, and entrance. The largest portion are the dual engine bay doors. Each door is framed in cut limestone with a shallow arch across the top. There are sconce lights placed between and on either side of the bay doors. Based on detailed drawings of these sconces in the architect's blueprints, these sconces appear to be the original fixtures dating to the building's construction. Centered between the engine bay doors within gable-end is a decorative window. This window features stained glass panels, and is in the shape of a quatrefoil, containing four separate curves in a symmetrical pattern. This window is surrounded by a cut limestone

Fire Station No 7

Name of Property

Shawnee County, Kansas

County and State

frame and is covered with four vertical steel bars that are attached to the exterior brick wall above and below the window. The gabled roof extends only a short distance (12') from the face of the wall, creating an overhanging eave, which features exposed 6" x 6" x 12" horizontal rafter tails, each partially notched within the fascia board.

Along the northeast corner of the façade, extending approximately 3' north is a buttress, measuring about 8' in height and is capped with a cut limestone block.

The most detailed portion of the east façade is the turret, which is a traditional, yet slightly modified octagon. The interior half of the turret roof, and its subsequent eaves and exterior walls are consolidated into only 3 portions. This half of the turret roofline lies within an interior area of the overall station roof, and is not visible from the ground level. At the base of the turret is a row of soldier-laid brick. Each exterior turret-wall features a single-window above a cut limestone sill. Each window is approximately 36" wide x 40" tall with a single row of soldier brick spanning across the top. These windows are replacement, one-over-one, with a bottom tilt-out function for the lower pane. A band of glazed terracotta tile is at the top of each exterior wall creating a patterned frieze. This band is placed immediately below the eave and extends down the wall for a total of 24". The design inlaid within the tile emphasizes the building's Spanish Revival architecture.

The main entrance to the Station is located to the south of the turret and is recessed under a shallow portico. The entire doorframe is surrounded by terracotta glazed tiles, matching the color and patterns used on the turret. Two additional sconces are placed adjacent to these tiles at either side of the doorway. The door within the doorframe is constructed of oak and features 8 recessed panels in its design. This door is original to the station but is covered by an aluminum-frame storm door that was added in the 1980s, presumably with the installation of the replacement windows throughout the station.

North Façade – The north façade is much simpler in character, featuring fewer details relative to the building's Spanish Revival architecture. The buttress on the east façade effectively shields the majority of the north side from street view. The north elevation is a continuous face of brick with 4 windows and one doorway. The doorway is roughly 10 feet from the east façade and provides a point of access to the fire engine bay. The door is original to the building, and is constructed of paneled oak, with one 12"x 12" eye-level window. A transom window is placed above the door, which is also original to the building. The central portion of the north façade contains two windows, each measuring approximately 24" x 40", while the remaining western portion contains a pair of windows, each measuring a narrower 18" x 40". All window openings on the north façade feature a cut limestone sill, topped with a row of soldier-laid brick. All windows duplicate the materials and function of the east façade turret windows. Spacing between the doorway and the two larger-sized windows is equidistant, measuring a separation of approximately 10'. The remaining two narrower windows are placed together with a separation of approximately 12" and are placed about 10' from the western wall. The roof features an overhanging eave roughly 24" in-depth, with exposed rafter tails, which are decorative cut wooden brackets, spaced approximately 24" apart. All surfaces within the soffit are painted a dark brown, complementary to the color of window and door trim throughout the station.

Two features are present within the north slope of the roof. A small dormer is located directly above the first ground-level window from the east. This dormer contains a small wood double-wide casement window divided into eight panes. The window appears to be original. This dormer is clad in overlapping terra cotta tile and shares the same roofing materials as the remainder of the building. Located on the roof just below the ridgeline is a chimney that clad in the same tan brick and is topped with terracotta roofing tiles.

West Façade - The west (rear) elevation is similar to the north in its minimal architectural detailing. The elevation is divided into five bays, in which the fourth and fifth bays project out from the wall. The rear doorway is located approximately 12' from the north wall and features a fixed-cantilevered awning extending 30' from the wall approximately 2' above the door. The awning is wood and also features the same terracotta clay tile on the roof. One window is placed on either side of this doorway. The northern window is located 6' from the northern wall and 4' north of the door. The second window is located 4'6" south of the door. Each window consists of a cut limestone windowsill and is topped with a row of soldier bricks. Both windows are approximately 36" wide x 40" in height and are single pane, non-functional. Below each window at ground-

Fire Station No 7

Name of Property

Shawnee County, Kansas

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level is a poured concrete window well allowing light into the station basement. Each window well extends approximately 24" from the wall x 5' in length.

The southern 1/3rd of the building projects 3' 8" from the wall. This extension accommodates the firehouse dormitory and living quarters, while the shorter portion of the building accommodates the engine bays and firefighter locker room. Two windows and two window wells are also located within this extended portion, all the same as the other windows on this elevation. All of these features are centered within the expanse of the west wall, measuring roughly 4' 5" from the station's south wall. The station's hose tower is most visible at the ground level from the west face of the building. The hose tower rises from the ridgeline of the hipped roof above the southwest corner of the interior engine bay. This tower is constructed of three primary exterior finishes. The base measures 7' 1" wide, x 3' in height, and is constructed of tan brick. Placed within this base is a stained-glass window, complete with a cut limestone windowsill, measuring approximately 2' 6" in height x 12" wide. Above this base is an equally sized portion that is clad in glazed tile, matching the decorative Spanish Revival motif used within the turret. Above this tile is the tower's hipped roof, clad in the same terra cotta tile employed elsewhere on the station.

South Façade – This face of the building features three separate portions, each housing a separate room within the interior. The western portion of the south wall is built under the station's hipped roof, while the eastern portion features a gabled roofline and the turret. A single dormer extends from the hipped portion of the roof, matching the size, materials, and design of the dormer facing north in every detail. The wall below the hipped roof contains five windows, each a replacement window that appears to be one-over-one double-hung. The lower pane tilts out at the bottom, while the upper pane is fixed in place. The four windows to the west are each approximately 36" wide x 40" in height, while the 5th window is narrower, measuring roughly 18" x 40". There are also two window wells, with one below the first and third windows. These window wells match the dimensions of other wells. The overhanging eave below the hipped roof is narrower than the other eaves.

This portion beneath the gabled roof-end is slightly shorter in length than the adjacent western portion. There are three windows within this portion, the smallest placed near the top of the wall immediately below the apex of the gable-end. This window measures only approximately 2' 6" in height and 12" wide. There is a metal miniature balconette, which is a decorative feature, constructed of wrought iron bars mimicking the appearance of a flower box. The bars are embedded into the wall around the base of the window, measuring roughly 20" wide, x 10" tall x 10" deep.

There are two lower-level windows. The western-most window measures approximately 36" wide x 40" in height and is the same as the other fixed/tilt windows. The eastern-most window is the largest within the fire station. This window measures nearly 7' across x roughly 6' in height. The replacement windows within this opening are the same one-over-one, lower-pane tilt windows.

Interior

The interior floorplan of Fire Station No. 7 has remained unchanged since its original construction in 1935. All of the interior finishes remain unchanged – unless otherwise noted – featuring original concrete walls, cement tiles, concrete ceiling, and terrazzo floors and baseboards. Also, all windows and doors feature original wood trim and framing, unless otherwise noted. Drop-ceilings have been added to the office and living room during the 1990s to conceal conduit and electrical wiring necessary for the installation of air conditioning and fluorescent lighting. Doors and associated hardware, such as hinges and door handles, and several light fixtures and globes throughout the stations, all appear to be original. The floorplan is laid out with all the habitable rooms for the firefighters to the south of the engine bay.

Office - The office is located within the turret in the building's southeast corner. Within this office are all communications equipment for station operations and a Murphy bed. The Murphy bed is located on the room's west wall, immediately south of the entrance. A doorway to the fire engine bay is placed along the north wall. Interior walls are painted cement throughout. The floor is original terrazzo, complete with an 8" terrazzo baseboard. The ceiling is an acoustical foam-board drop-ceiling that is placed approximately 6" below the original concrete ceiling.

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Living Room - The living room is the primary public entrance to the Station. This doorway faces east and is positioned in the southeast corner of the room. The walls, floor, and ceiling treatments in this room are identical to the office described above. All interior surfaces of the windows are constructed of wood, complete with a wooden windowsill. The west wall of the living room features a recessed, built-in wooden bookshelf extending on the south wall. This fireplace is framed with decorative concrete tile, with a matching tile hearth and tile mantel. All components of this fireplace are original to the building's construction. There are two doors, one to the hall and the other to the engine bay.

Hallway - Extending west from the living room is a hallway from which there is access to the kitchen, bathroom, the dormitory, and the 2nd level staircase. All finishes within the hallway are original, consisting of a terrazzo floor, structural tiles, and cement finished walls. The ceiling within the hallway also remains the original cement finish.

Kitchen - From the hallway, immediately west of the living room is the kitchen. The kitchen is accessed by a wooden framed opening, which and has never had a functional door. This room is in its original configuration and retains all original finishes of terrazzo flooring, cement tiles on all walls below the height of the window, concrete finish above the tile, and on the ceiling. The cabinetry and counters within the kitchen have been altered with contemporary replacements.

Dormitory - At the west end of the hallway is the dormitory. The south wall is non-descript, containing two doors and a recessed station alarm bell. The doors are located side-by-side in the northeastern corner of the room, while the alarm bell is placed in the center of the wall. One door provides access to the locker room, restroom and shower, and the rear station entrance. The other doorway leads to the engine bay. The dormitory is the 2nd largest room within the station, behind the engine bay.

Locker room - Accessed directly to the north of the dormitory is the station locker room. Opposite the dorm entrance is the rear entrance to the station. The lockers are positioned to create a narrow hallway. The terrazzo floor throughout the locker room is two-toned, with the darker areas and floorboard immediately next to the walls and lockers.

Shower/Restroom - Located to the north of the locker room is an additional restroom and shower. This restroom is equipped with three toilets and three sinks, along with a single shower stall. All of these fixtures date to the 1980s, and are not original to the building, this is the larger of the two bathrooms within the station.

Engine Bay - The engine bay is the largest room within the building. All doors retain their original wood framing, doors, and hardware. Walls are approximately 13 feet in height and are finished with cement tile. The tile is divided into two separate tones, with a darker gold-toned tile rising approximately 5' from the floor, with the remainder of the wall is covered by a lighter tan. From the engine bay, doors are located on the south wall to the main office, the living room, and the dormitory, and the west wall to the hose tower, the locker room, and a drying room/storage closet. The east wall is dominated by two large doorways for the fire engines, while the south wall contains three windows.

Second Level - The station's second level is an unfinished storage space that has never been occupied as a habitable room within the fire station. The roof joists are exposed, as is all of the electrical and HVAC conduits that service the ground level. The flooring material of the 2nd level is arranged in two distinct areas, each corresponding to the elevations of the gabled roof. The larger, central portion of the floor runs through the center of the station, aligning over the 1st-level engine bay. This area provides 2nd-level access to the hose tower. The second area of flooring has a linoleum covering, providing some degree of a "finished" appearance to the surrounding floor space. However, no parts of the 2nd level have historically been used for purposes other than storage, nor were floor plans for the second level provided within the original blueprints for the fire station.

Basement - The basement of Firehouse No. 6 is an unfinished, partial basement located below the west 1/3rd of the building. This area is directly below the station's dormitory, locker room, and showers, and does not extend eastward below the engine bay or living room. This lower level consists of three separate rooms: a workroom, the station's boiler room, and a "fuel" room with a coal chute near the base of the north exterior wall. The boiler room and fuel room are each provided with one window located along the west wall, while the workroom is built with two windows each along the south

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and west walls. The basement is constructed of concrete block walls and a concrete floor and ceiling. There are below-grade windows two each, along the south, east, and west exterior walls.

Alterations

Fire Station No. 7 has been in continuous use since its original construction in 1935. Since this time, few changes have been made to the building to modernize and replace outdated features, or to modernize the facility. These changes include the addition of central air conditioning in the 1990s, the replacement of kitchen cabinetry and countertops, the replacement of the original windows in the 1980s, and the replacement of bathroom fixtures. Complete records of these changes are maintained at the City of Topeka Fire Department Headquarters, the Office of Facilities Management, and the City Engineer's Office.

Integrity

The building remains in excellent condition and retains significant historic integrity. With the exception of the windows and the engine bay doors, the building completely retains its original exterior and interior appearance. No structural changes have occurred that would have resulted in an altered floor plan, and no external additions to the original building footprint have been made. Within the interior, the only changes made to the building are updates to the kitchen and bathrooms, and the placement of a drop-tile ceiling in the living room, and office.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

ARCHITECTURE

SOCIAL HISTORY

Period of Significance

1935-1940

Significant Dates

1935

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Cuthbert & Suehrk

Bowers Construction

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Period of Significance (justification) 1926-1940

Fire Station No. 7 is significant relative to an era in Topeka's history commensurate with the development of five Topeka's fire stations, most notably dating between the time frame of 1926 and 1940. This timeframe encompasses a bond that was authorized by Topeka's voters in 1926, specifically for the improvement of the City's firefighting capabilities, and the construction of new fire stations to accommodate the expansion and development of Topeka's western suburbs. This timeframe encompasses the era of the Works Progress Administration (WPA), through which additional funds were added to this bond for construction of four total fire stations in the City of Topeka. This era in Topeka's history ended in 1940, commensurate with the beginning of WWII, and after the final funds from the 1926 bond were spent. Therefore, the period of significance begins in 1935 with the construction of the fire station and ends in 1940 at the conclusion of the funding period.

Narrative Statement of Significance

Summary

Fire Station No. 7 is eligible for the National Register of Historic Places under Criterion 'C' for its architectural integrity, and Criterion 'A' for the building's association with the geographical growth and development of the City of Topeka. The Station is an example of a mid-20th-century fire station in the Spanish Revival style of architecture. Designed by the renowned Kansas architect W. B. Glover of the architectural firm Cuthbert & Suerhk, Station No. 7 embodies the functionality of the early-to-mid-20th-Century bungalow fire station, while incorporating Spanish Revival influences in its appearance and choice of exterior materials.

This station was constructed in 1935 through the Works Progress Administration program of the Great Depression era. The surrounding land was annexed into the City of Topeka the previous decade, enabling a westward expansion of population within Topeka's city limits. This station was partially enabled through a public bond approved by voters in 1926, specifically intended to provide fire services to these newly annexed areas.

Elaboration

Historical Fire Service in Topeka

The City of Topeka functioned without a dedicated fire service from its founding in 1854 until February of 1870. The first recorded fire was during the winter of 1854-1855 when flames from a small fire ignited the thatched roof of the cabin occupied by the City's founders. Being the only occupied "home" within the City at that time, City founder Fry W. Giles declared the City to be in "ruins."¹

After this first fire, no other fires were recorded during the City's first decade. This absence removed the impetus to establish a system with which to fight fires. This lack of need, however, changed on April 24th, 1867. On that date, an earthquake was recorded that centered near the City of Manhattan, Kansas. Tremors from this quake were reported as far east as Carthage, Ohio. This earthquake caused damage to much of the City, including the start of several fires to both homes and businesses.²

Two years later, in 1869, fires destroyed two prominent buildings, the S. D. McDonald Building, and the Ritchie Block. The loss of these prominent buildings convinced the citizenry and City leaders that the time had come to purchase firefighting machinery, and to begin the assembly of a system for firefighting at the municipal level. In 1870, the Topeka City Council authorized and funded the acquisition of a steam pump and fire wagon, which arrived on February 5th. These items were purchased before the appointment of any official personnel to operate the equipment. Realizing this omission, City officials soon appointed Tobias Billings as the engineer of the steamer, and T. J. Anderson as his assistant. These two firefighters

¹ Ripley, John W., Fire Service in Topeka, the Early Years, Shawnee County Historical Society Bulletin No. 63, 1986, p. 3

² Lykins, W. H. R., 1867, Earthquake in Kansas: Am. Jour. Sci., 2d ser., v. 44, no. 130, p. 132

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then comprised the Topeka Fire Department, which, in addition to the steam pump and fire wagon, depended on volunteers in the close vicinity at fires.³

In October of that same year, two volunteer companies were organized, and all equipment was stationed in a converted blacksmith shop in the 500 Block of SE Quincy Street.⁴ The companies were known as Steamer Company No. 1, Hose Companies Nos. 1 and 2, and "Safety" Hook and Ladder Company No. 1 (a new ladder truck had arrived in October from the factory). Collectively, these companies numbered a total of 65 members, one of whom was a paid firefighter on regular duty, and was a City policeman when not on duty.⁵

The converted blacksmith's shop served as the City's sole fire station until 1874, when Fire Station No. 1 was constructed across the Kansas River in North Topeka. Fire Station No. 1 was located at the southeast corner of N Kansas Avenue and N Gordon Street, originally platted in the Town of Eugene. Eugene was annexed into the City of Topeka in 1867.

The construction of Fire Station No. 1 marked the beginning of municipal firefighting in Topeka. Within the subsequent 15 years, four additional fire stations were constructed. Fire Station No. 2 was constructed in 1878 in the rear portion of the new City Hall, located at SE 7th Street & S. Kansas Avenue. The construction of Fire Station No. 3 followed in 1882 in the 300 Block of NE Quincy Street, followed by Station No. 4 in the 700 Block of SW Clay Street (1887), and Station No. 5 in the 600 Block of SE Lake Street (1890). The construction of each of these fire stations in Topeka was a direct result of the growth of the City and the resulting demand by businesses and residents for reduced response times.

Beginning in 1920, the City began an active campaign to annex areas that would assist in "straightening" Topeka's irregular boundaries and street alignments.⁶ In 1921, five boundary extensions were proposed by Topeka's Planning Board along the city's northern, eastern, and western edges.⁷ One of these areas was adjacent to and east of the area currently occupied by Fire Station No. 7. The annexation of the land for Station No. 7 was achieved in 1924, followed by the substantially more land to the west and south in 1926 and 1927. These annexations enabled suburban development within these areas, resulting in a population increase of 28% for the City of Topeka from 50,022 in 1920, to 64,120 in 1930.

In 1926, physical improvements and the establishment of new fire stations took on a new life. Through a special election held on November 2nd of that year, Topeka's voters authorized a bond of \$250,000, to be used for the enhancement and expansion of fire protection services throughout the City.

Topeka's population suffered a steep decline in its growth during the 1930s. According to the US Census, Topeka's population in 1920 was 50,022, while in 1930, this number had risen to 64,120. This is a growth rate over the decade of 28.2%. Topeka's population in 1940, however, had grown to 67,883, reflecting the growth of only 5.9%, which could be seen along the City's southern and western periphery.

The need for additional fire coverage in these areas had been expected as evidenced by the passage of the municipal bond in 1926. The Great Depression had slowed the pace of growth, but to compensate for this economic downturn, the Federal Government created the Works Progress Administration (WPA) in 1935 to help cities and communities across the nation maintain and build new infrastructure and keep Americans working. Coupled with the municipal bond approved by Topeka voters in 1926, the WPA was responsible for the construction of three new fire stations in Topeka, all built in the year 1935. These fire stations were: No. 5, moved from its location in East Topeka to the intersection of S. Topeka Ave and SW 17th St.; No. 6, located at 1419 NE Seward Avenue in the Oakland neighborhood; and No. 7, located near the southwest corner of SW 12th Street and SW Oakley Street. Fire Station No. 7 also received a new fire engine, which was the only such piece of firefighting apparatus purchased with WPA funding.

Fire House Designs

The first quarter of the 20th Century also coincided with the nationwide transition from the traditional horse-drawn pump-wagon method of firefighting to the emerging technology of the motorized fire truck. Topeka purchased its first motorized fire engine in 1912, which was housed at the Fire Department Headquarters at Fire Station No. 2. The transition to motorized equipment meant that stations could now be built to consolidate the housing of engine, hose, and ladder

³ Ripley, John W., Fire Service in Topeka, the Early Years, Shawnee County Historical Society Bulletin No. 63, 1986, p. 7

⁴ National Register Nomination for Fire Station No. 2" (Topeka, Ks. Kansas State Historical Society, 2002) Sec. 8, p 7

⁵ Ripley, John W., Fire Service in Topeka, the Early Years, Shawnee County Historical Society Bulletin No. 63, 1986, p. 7

⁶ The Topeka State Journal "Planning Board Would Add Territory to City Straightening Boundary," (15 June 1921) p. 1

⁷ Ruth Keenoy, Survey Report, Colins Park, Topeka, Kansas 2017

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companies that had previously been all-volunteer, and scattered in several locations.⁸ Furthermore, stations no longer needed to be designed to accommodate a stable for the horse.

One of the premier references to the evolution of fire stations built within the United States is Rebecca Zurier's *The American Firehouse, an Architectural and Social History*. Zurier notes a fundamental shift in the design of the American firehouse during the age of the transition from the horse and steam pump and wagon to the internal combustion engine. The new fire station was modeled in the same approach as the "bungalow," where all company living quarters were placed on the ground level. This change in design was in part to the wholesale adoption of the internal combustion fire engine, and also to a wealth of changes in firefighting apparatus, firefighting procedures, firefighter scheduling changes, and changes in city planning.⁹

As long as fire stations required horses to haul their firefighting apparatus, the traditional firehouse of the 19th and early 20th Centuries were essentially modified barns. The accommodation of the horse as a necessary component of firefighting and required the firehouse to contain haylofts, feed rooms, stalls, hanging harnesses, and high-ceilinged rooms to accommodate the horses. The inclusion of these necessary accommodations for horses within the traditional firehouse resulted in various health concerns for firefighters, chief among them was a condition referred to as the "ammoniacal vapors," which was a reference to the unsanitary smells attributable to the horses on the main level. The removal of horses and their accommodations afforded both a cleaner environment for the firefighters and also the ability to place the living spaces of the firefighters closer to the fire engines.¹⁰

This "cleaner environment" manifested itself through several different means. These means can be categorized under the categories of building materials, firehouse floor plan, and the physical location of the firehouse itself.

In terms of building materials, the transition from the horse and pump wagon to the combustion engine fire truck coincided with the nationwide focus on the sanitation and cleanliness of fire stations. This focus enabled the adoption of poured concrete as a favored structural material for new public and municipal buildings. The local architectural firm of Cuthbert, Suehrk & Glover maintained these national trends in the design for Fire Station No. 7, utilizing poured concrete as its' predominant and principal building material. The use of this material also enabled Fire Station No. 7 to replace wood floors with terrazzo, and window sills and walls with concrete structural tile. These hard, non-porous surfaces greatly facilitated the overall sanitation and cleanliness of the firehouse.

The second area of transformation for the American firehouse was the overall floorplan and design. Without the horse and stable, no longer was there a need for multiple levels to separate those spaces occupied by both humans and horses. All facilities necessary for the firefighters could be placed on the ground floor within easy access to the fire engine. This rearrangement of the floor plan eliminated the necessity for inclusion of the iconic, but dangerous "fire pole" that enabled quick access from the living quarters above to the fire wagon and horses below. Firefighters, themselves, welcomed the removal of the pole, primarily because of the injuries frequently incurred in its use. Night alarms that brought firefighters out of deep sleep were the primary cause, as awakening men often suffered hernias, broken ankles, and deep muscle sprains.¹¹

The rearrangement of the firehouse floorplan also brought with it the introduction of a kitchen for the in-house use of firefighters. Bungalow stations constructed at this time included a kitchen at the rear of the building. In older buildings, the now unnecessary stalls could be removed, leaving room for a cooking and eating area.¹² Upon the advent of the multiple-shift scheduling of firefighters, one member of the firehouse was appointed as the shift "cook," while other firefighters adopted the job of cleaning and washing dishes.

Perhaps the most notable alteration to firehouse design was that fire stations could subsequently be placed further within residential neighborhoods. This change in the placement of fire stations relative to their surroundings subsequently meant that the firehouse would need to reflect a more residential style of architecture to "blend in" with the developing suburbs of American cities. Firemen's journals described "bungalow firehouses" as any one-story fire station designed to look like a

⁸ Rebecca Zurier, *The American Firehouse – An Architectural and Social History*, (New York: Abbeville Press, 1982) 89

⁹ Rebecca Zurier, *The American Firehouse, An Architectural and Social History*, (New York: Abbeville Press; 1982) p. 157

¹⁰ IBID, p. 160

¹¹ Gerry & Janet Souter, *The American Fire Station*, (Osceola, WI, MBI Publishing Co. 2000) p. 136

¹² Rebecca Zurier, *The American Firehouse, An Architectural and Social History*, (New York: Abbeville Press; 1982) p. 163

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house.¹³ In fact, some of the first bungalow stations were designed by city architects to appease irate residents of exclusive neighborhoods who did not want an ugly, institutional building on their block.¹⁴

Architecture of Fire Station No. 7

Station No. 7 was designed by Topeka architect Walter Earl Glover of the local architectural firm Cuthbert & Suehrk. This station was explicitly designed to “blend in” with the Spanish Revival styling of a nearby shopping center, located less than one block south. This shopping center was designed and built to be an integral part of the Westboro Subdivision. When initially developed in 1926, the Spanish Revival was identified by covenant as one of seven acceptable styles of architectural design for home construction. Glover was born on May 29, 1889, in Terre Haute, Indiana. After graduating from university, he worked for the Santa Fe Railroad from 1915 to 1918. During World War I Glover was with the architectural department of the U.S. Navy and was stationed in Washington, D. C., from April to December of 1918. In 1919 he moved to Topeka. After joining the firm of Cuthbert & Seuhrk, he participated in the designs of several notable Topeka buildings, including the 1928 Gem Building at 508 W. 10th Street and the 1951 Garlinghouse Building at 820 South Quincy Street, the Charles M. Sheldon Community House, the original Security Benefit Life Insurance Co. at 700 SW Harrison Street, the Stormont Hospital, and the Valley Park School.¹⁵ Glover was also integral in the designs of Topeka Fire Stations No. 1, 5, and 6.

Spanish Revival architecture was common in the United States during the early decades of the 20th Century, earning its peak in popularity during the 1920s and 1930s when Period Homes were in vogue in residential architecture.¹⁶ Homes designed in Spanish Revival came to reflect places of relaxation and a resort-style lifestyle. As such, this style was heralded as an elite form of architecture, symbolic of the society’s elite and upper class.

Characteristics typical of the Spanish Revival architectural style include an asymmetrical design, a low-pitched gable and/or a hipped roof, half-round arched doorways, a tile or terracotta roof, ornate inlaid tile and ironwork, and adobe brick exterior walls. Fire Station No. 7 is a classic example of this style by virtue of its original terracotta hipped and shallow-gabled roof, half-circle arched doorway, uniform yellow brick exterior walls that resemble the color of a painted adobe, inlaid tile detailing, and the central turret located on the building’s east façade.

Summary—

Fire Station No. 7 is an excellent and enduring example of an early-period bungalow firehouse, constructed during a period where the traditional accommodations for horse and pump wagon in the firehouse were transitioned to the cleaner and more functional internal combustion fire engine. The changes to firefighting technology, and particularly the resulting accommodations for firefighters through the design of their fire stations was coincident with a general transformation in the image of the firefighter from a dirty volunteer to a brave public servant and hero. This elevation in public status meant that additional resources were afforded to the design and construction of new firehouses, resulting in significantly cleaner and better accommodations for the firefighters. Fire Station No. 7 is constructed in the Spanish Revival style of architecture, specifically tailored to be a bungalow fire station. The combination of form and function has resulted in a station that has remained intact and true to its original style and purpose. This building retains all of its architectural details and features that date from its original construction. As such, it is eligible for the National Register of Historic Places under Criterion ‘C’ for its architectural influences, and Criterion ‘A’ for its association with the growth and development of Topeka. Designed by the architect Walter Glover, this station is an excellent example of his work, reflecting a significant period of his career as an architect in Topeka and the surrounding region. Together with the construction of Fire Stations No.’s 5 and 6, also in 1935, these stations served as the foundation of a renewed emphasis on the provision of fire services for the City of Topeka, thus enabling its continued growth and development through the beginning of WWII.

¹³ Ibid, p. 159

¹⁴ Rebecca Zurier, *The American Firehouse, An Architectural and Social History*, (New York: Abbeville Press; 1982) p. 163

¹⁵ Susan Jezak Ford, NRHP Nomination for East Topeka Jr. High School, Topeka, Kansas 2003

¹⁶ John C. Poppeliers, S. Allen Chambers, Jr., *What Style Is it – A Guide to American Architecture* (New Jersey: John C. Wiley & Sons, Inc. 2003) p. 21

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9. Major Bibliographical References

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Topeka Daily Capital, Dec. 19, 1954

Topeka Daily State Journal, Nov. 12, 1927

Topeka Daily Capital, Nov. 4, 1926

The Power Wagon, Fire Department Motors, No. 88, Chicago, IL, 1912

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Previous documentation on file (NPS):

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

Primary location of additional data:

☐ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

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10. Geographical Data

Acreage of Property 0.32

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

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1	39.045223° Latitude:	-95.715794° Longitude:	3	_____ Latitude:	_____ Longitude:
2	_____ Latitude:	_____ Longitude:	4	_____ Latitude:	_____ Longitude:

Verbal Boundary Description (describe the boundaries of the property)

The legal description for Fire Station No 7 in Topeka is PARKE PLACE ADDITION , BLOCK 12 , BEG 150 S NE COR BLK 12 TH S 100 W 141.83 N 100 E 141.83 TO POB SECTION 35 TOWNSHIP 11 RANGE 15

Boundary Justification (explain why the boundaries were selected)

The boundary encompasses the entire original site acquired by the City of Topeka to build Fire Station No. 7 in 1934.

11. Form Prepared By

name/title Timothy Paris
organization City of Topeka Planning & Development Department date November 21, 2019
street & number 620 SE Madison St telephone 785-368-3728
city or town Topeka state Ks zip code 66607
e-mail tparis@topeka.org

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

name City of Topeka
street & number 215 SE 7th St. telephone _____
city or town Topeka state Kansas zip code 66604

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

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

Additional Documentation

Fire Station No 7

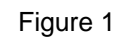
Name of Property

Shawnee County, Kansas

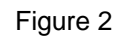
County and State

Figures:

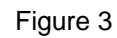
Figure 1: Fire Station #7 Blueprints_Page_01
Figure 2: Fire Station #7 Blueprints_Page_02
Figure 3: Fire Station #7 Blueprints_Page_03
Figure 4: Fire Station #7 Blueprints_Page_04
Figure 5: Fire Station #7 Blueprints_Page_05
Figure 6: Fire Station #7 Blueprints_Page_06
Figure 7: Fire Station #7 Blueprints_Page_07
Figure 8: Fire Station #7 Blueprints_Page_08
Figure 9: Fire Station #7 Blueprints_Page_09
Figure 10: Fire Station #7 Blueprints_Page_10
Figure 11: Fire Station #7 Blueprints_Page_11
Figure 12: Fire Station #7 Blueprints_Page_12
Figure 13: Historic Picture 1
Figure 14: Historic Picture 2
Figure 15: Historic Picture 3
Figure 16: Historic Picture 4
Figure 17: Historic Photo from 1935



Shawnee County, Kansas
County and State



Shawnee County, Kansas
County and State



Fire Station No 7

Name of Property

Shawnee County, Kansas

County and State

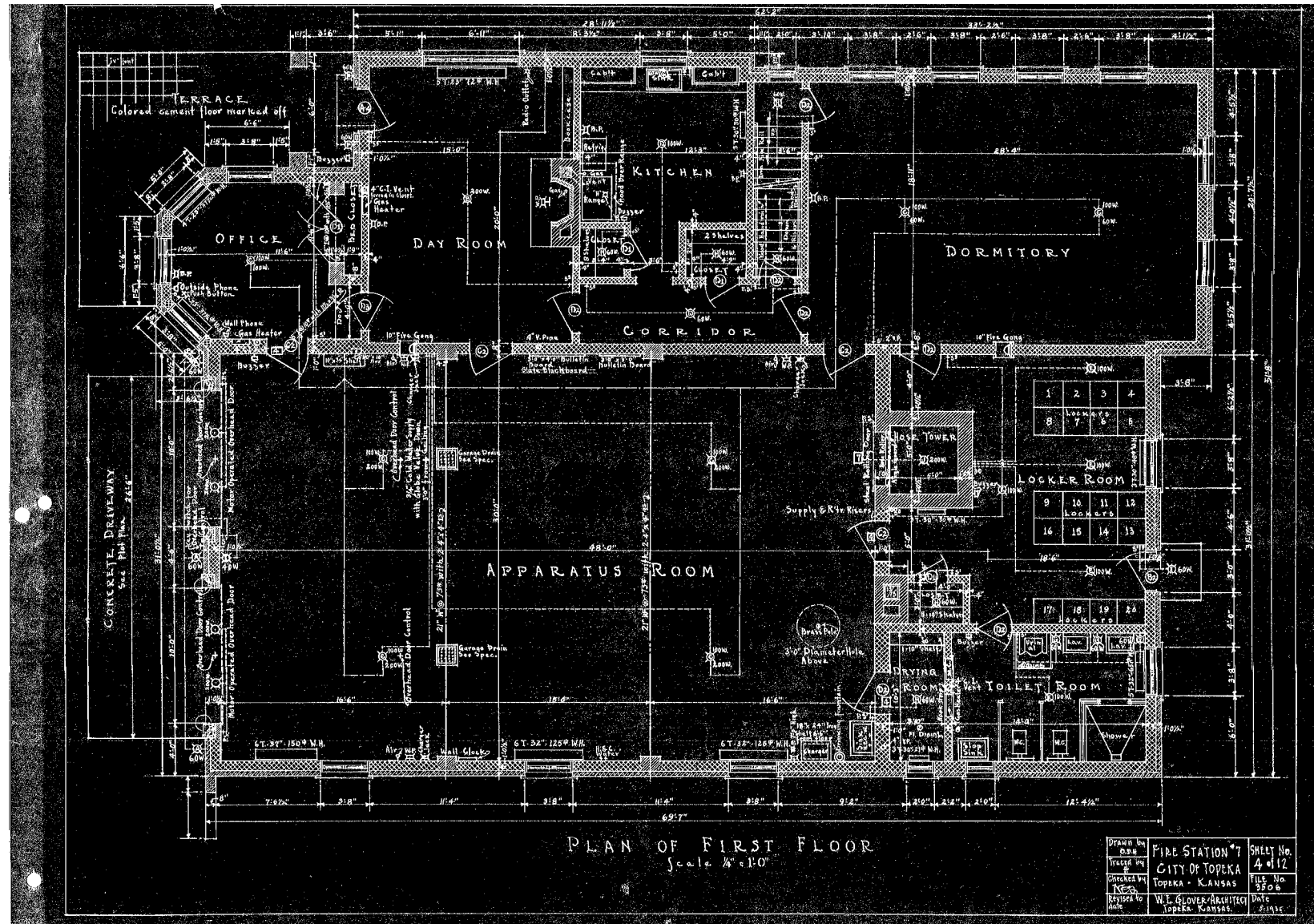


Figure 4

Fire Station No 7

Name of Property

Shawnee County, Kansas

County and State

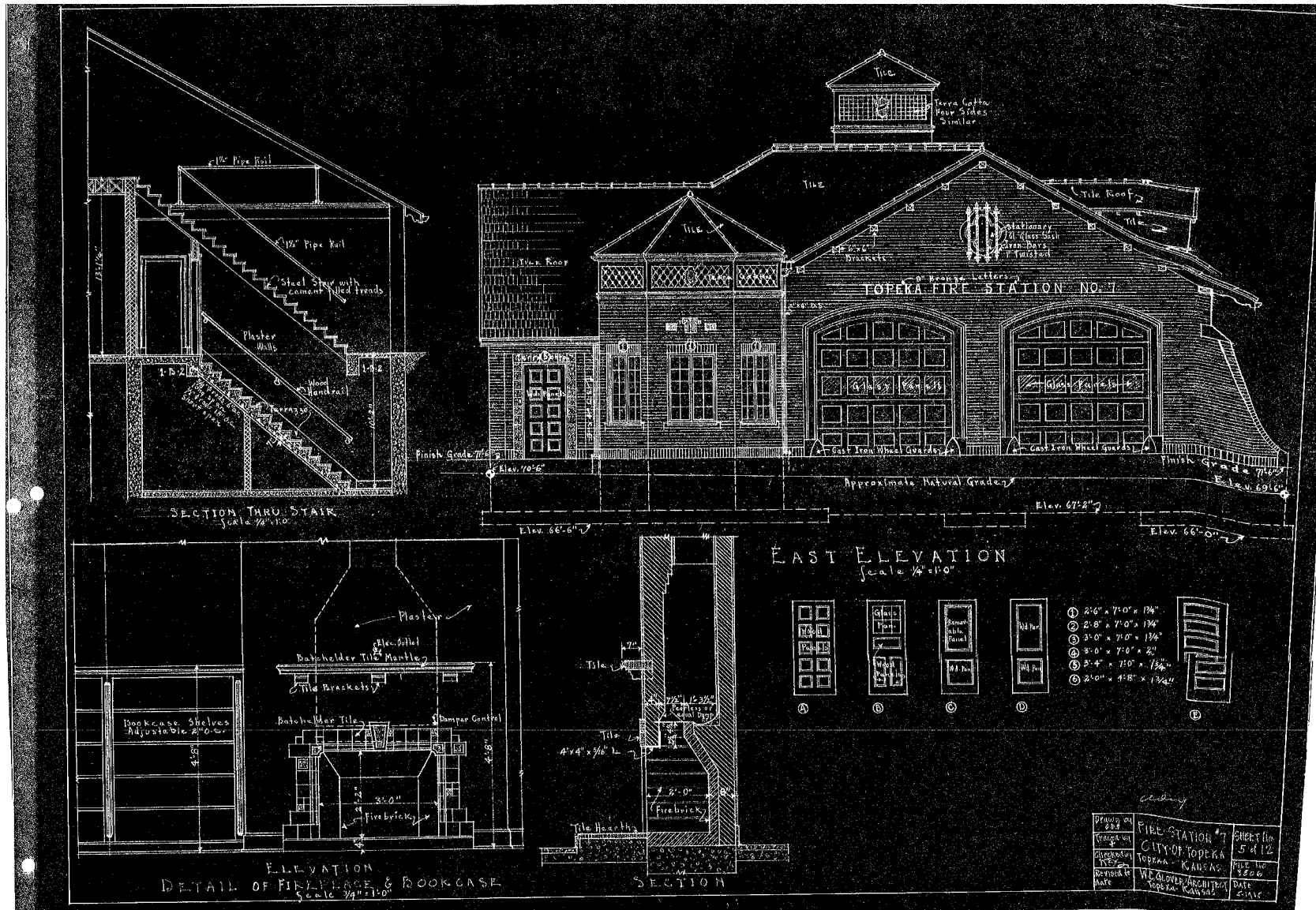


Figure 5

Fire Station No 7

Name of Property

Shawnee County, Kansas

County and State



Figure 6

Fire Station No 7

Name of Property

Shawnee County, Kansas

County and State

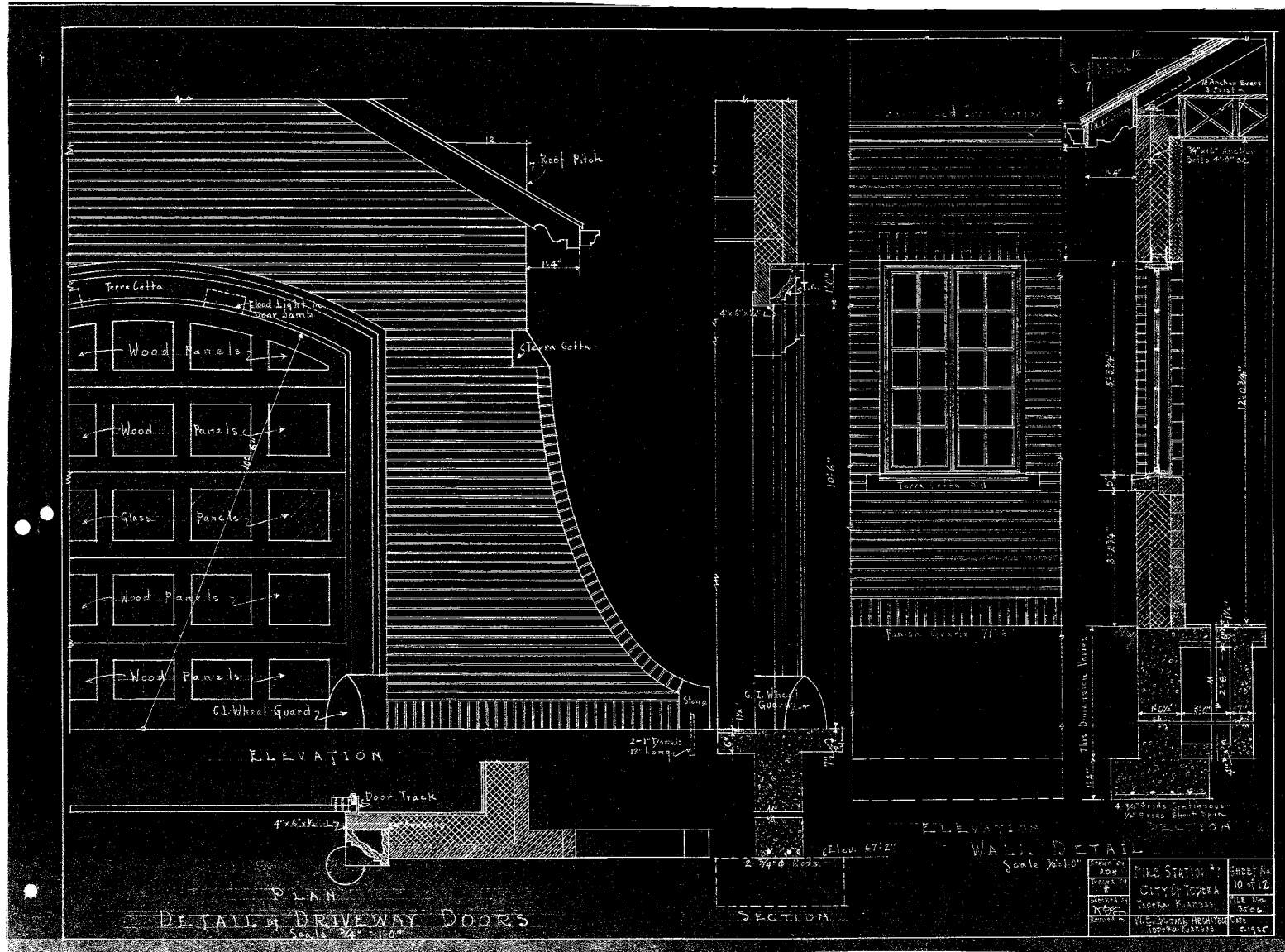


Figure 10

Fire Station No 7

Name of Property

Shawnee County, Kansas

County and State

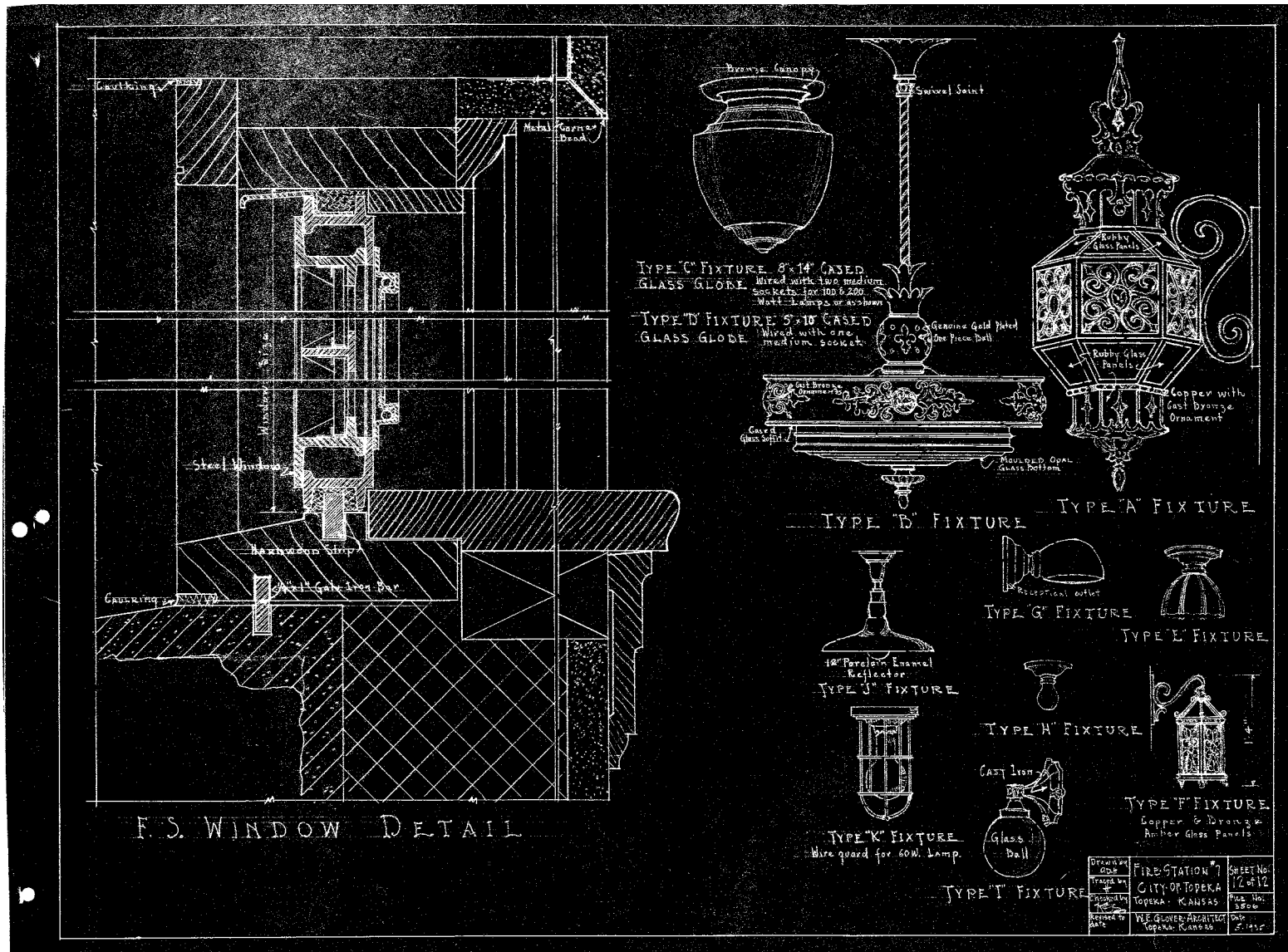


Figure 12

Fire Station No 7

Name of Property

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County and State



Figure 13



Figure 14

Fire Station No 7

Name of Property

Shawnee County, Kansas

County and State



Figure 15



Figure 16

Fire Station No 7

Name of Property

Shawnee County, Kansas

County and State



Figure 17

Fire Station No 7

Name of Property

Shawnee County, Kansas

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Name of Property: Fire Station No 7

City or Vicinity: Topeka

County: Shawnee **State:** KS

Photographer: Tim Paris

Date Photographed: Summer 2019

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

Photo Number	View	Description
#1	S	East façade from the south
#2	S	East (front) facade
#3	N	East façade from the north
#4	--	Close up of scone
#5	W	Turret tile details
#6	W	Turret tile details
#7	E	North wall looking west
#8	E	North wall dormer
#9	N	West (rear) façade
#10	N	South wall looking west
#11	N	South wall dormitory windows
#12	N	Main entrance from the south
#13	E	Main entrance and turret
#14	E	Main entrance
#15	--	Living room
#16	--	Turret room interior
#17	--	Turret Murphy bed doors
#18	--	Kitchen entrance and wall tile
#19	--	Dormitory looking west
#20	--	Hallway to Dormitory
#21	--	Fire Engine Bay
#22	--	Fire Engine bay northwest corner
#23	--	Fire engine bay west wall
#24	--	Locker room and west interior wall
#25	--	Shower-bathroom

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#26	--	Staircase to attic
#27	--	Attic hose tower
#28	--	Basement floor looking south
#29	--	Basement interior coal room



Photo 1

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Name of Property

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Photo 2



Photo 3

Fire Station No 7

Name of Property

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Photo 4



Photo 5

Fire Station No 7

Name of Property

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Photo 6



Photo 7

Fire Station No 7

Name of Property

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Photo 8



Photo 9

Fire Station No 7

Name of Property

Shawnee County, Kansas

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Photo 10



Photo 11

Fire Station No 7

Name of Property

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Photo 12



Photo 13

Fire Station No 7
Name of Property

Shawnee County, Kansas
County and State



Photo 14



Photo 15

Fire Station No 7

Name of Property

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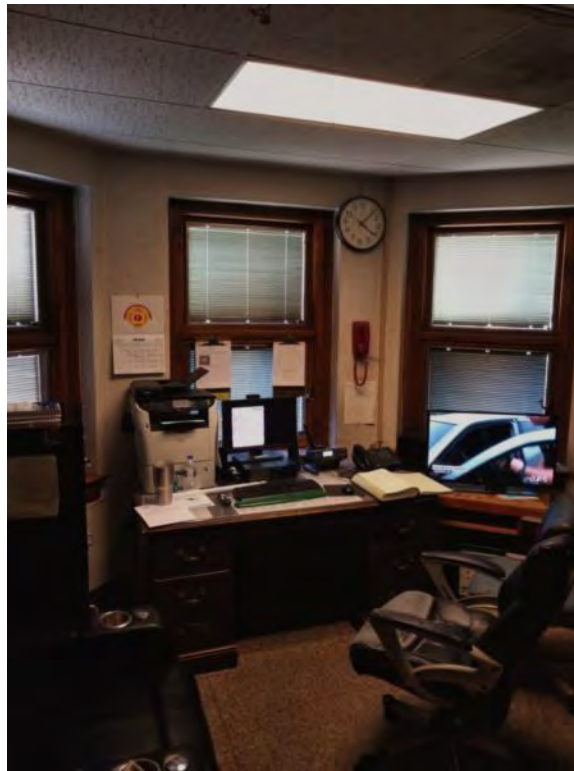


Photo 16



Photo 17

Fire Station No 7

Name of Property

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Photo 18



Photo 19

Fire Station No 7

Name of Property

Shawnee County, Kansas

County and State



Photo 20



Photo 21

Fire Station No 7

Name of Property

Shawnee County, Kansas

County and State

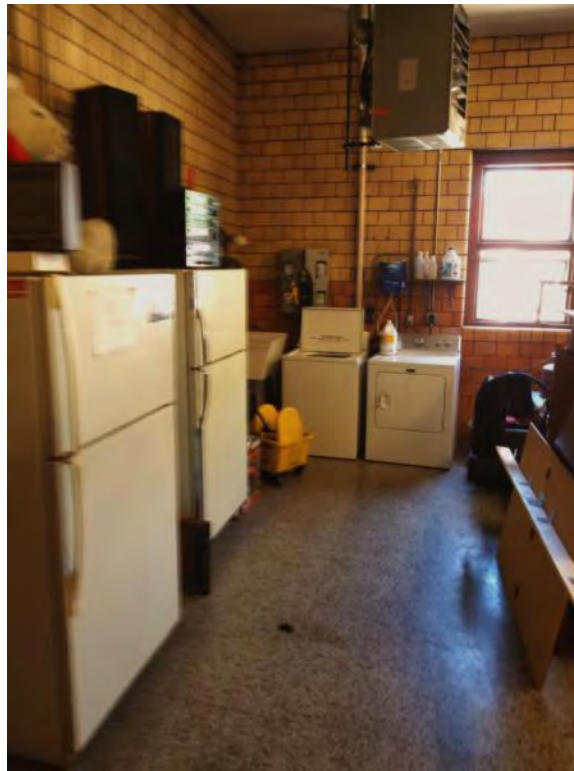


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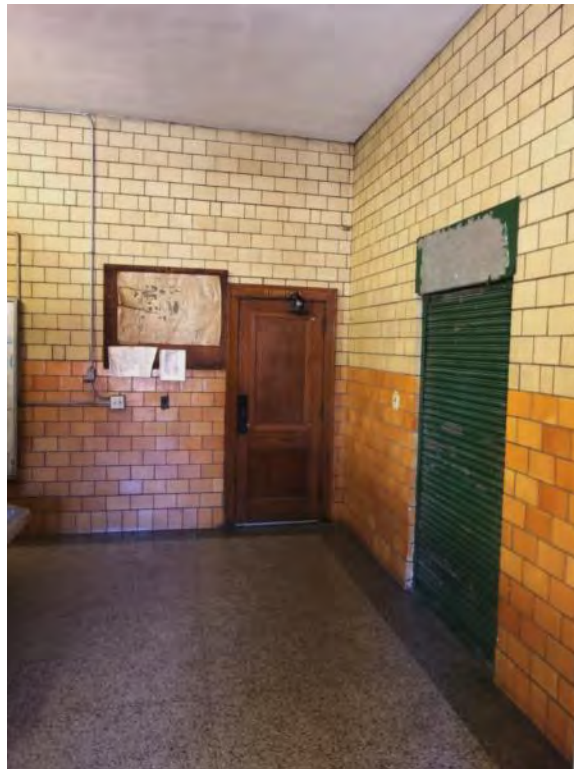


Photo 23

Fire Station No 7

Name of Property

Shawnee County, Kansas

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Photo 24

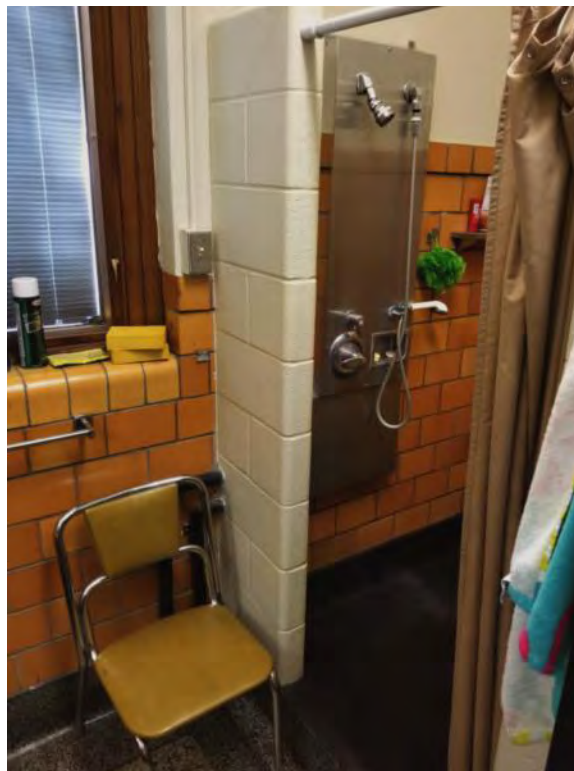


Photo 25

Fire Station No 7

Name of Property

Shawnee County, Kansas

County and State

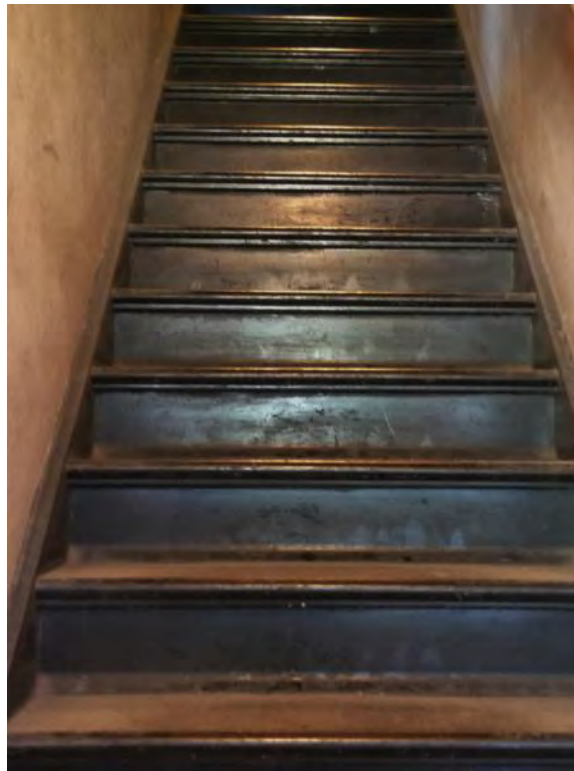


Photo 26



Photo 27

Fire Station No 7

Name of Property

Shawnee County, Kansas

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Photo 28

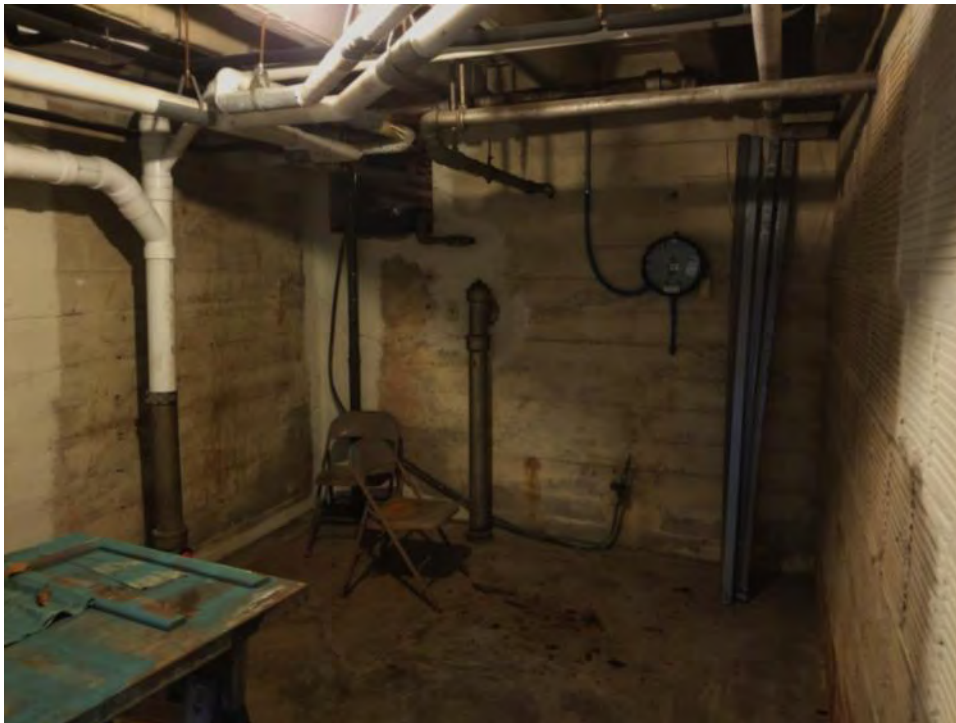




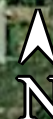
Photo 29

Fire Station No 7

1215 SW Oakley Ave
Topeka, Shawnee County, Kansas

Legend


-  1215 SW Oakley Ave
-  Fire Station No 7




Fire Station No 7

1215 SW Oakley Ave
Topeka, Shawnee County, Kansas

Legend

 1215 SW Oakley Ave

 1215 SW Oakley Ave

Topeka

Google Earth

© 2018 Google


3 mi

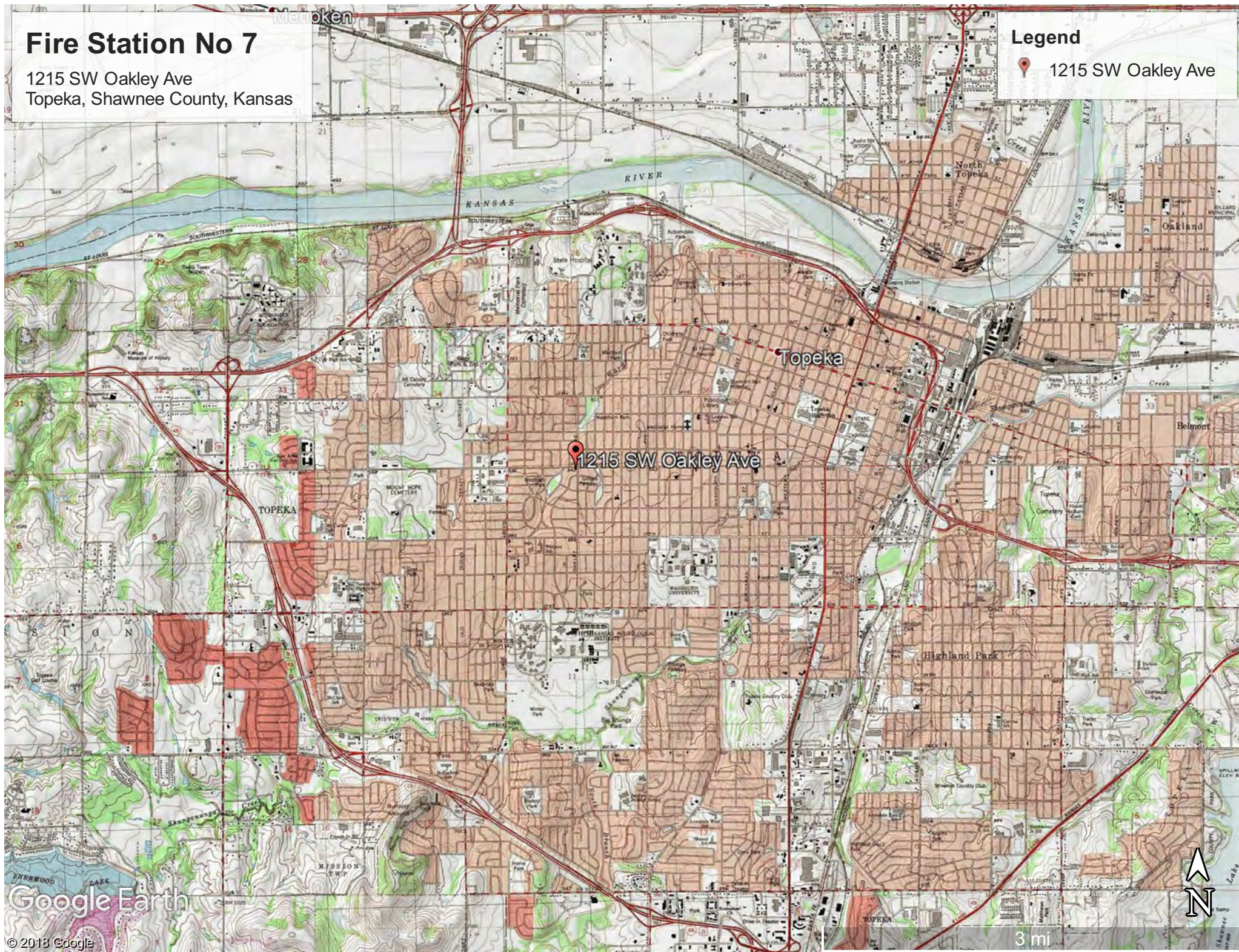


Fire Station No 7

1215 SW Oakley Ave
Topeka, Shawnee County, Kansas

Legend

 1215 SW Oakley Ave



Google Earth

© 2013 Google

3 mi

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

Historic name	<u>2209 SW 29th / Dr. Karl & Jeanetta Lyle Menninger Education Center</u>
Other names/site number	<u>Prevention and Recovery Services Building; KRHI #177-4683</u>
Name of related Multiple Property Listing	<u>n/a</u>

Street & number <u>2209 SW 29th</u>							NA	not for publication	
City or town <u>Topeka</u>							NA		
State	<u>Kansas</u>	Code	<u>KS</u>	County	<u>Shawnee</u>	Code	SN	Zip code	<u>66611</u>

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

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

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

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

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

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

Signature of commenting official	Date
----------------------------------	------

Title	State or Federal agency/bureau or Tribal Government
-------	---

I hereby certify that this property is:

<input type="checkbox"/> entered in the National Register	<input type="checkbox"/> determined eligible for the National Register
<input type="checkbox"/> determined not eligible for the National Register	<input type="checkbox"/> removed from the National Register
<input type="checkbox"/> other (explain:) _____	

Signature of the Keeper	Date of Action
-------------------------	----------------

2209 SW 29th

Name of Property

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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 checked="" type="checkbox"/>	building(s)
<input 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
1	buildings
	sites
	structures
	objects
1	Total

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

HEALTHCARE: clinic

COMMERCE/TRADE: professional

Current Functions

(Enter categories from instructions.)

COMMERCE/TRADE: professional

HEALTHCARE: clinic

GOVERNMENT

7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT/ International Style

Materials

(Enter categories from instructions.)

foundation: CONCRETE

walls: STONE / GLASS

roof: ASPHALT

other: GLASS / WOOD

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Narrative Description

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

Summary

The Dr. Karl & Jeanetta Lyle Menninger Education Center (Education Center), built by developers Robert Brock and Edwin Linquist in 1965, represents an exceptionally intact example of 1960's International style architecture. The property is located in the northeastern corner of Kansas at 2209 SW 29th in Topeka, the capital city. The City of Topeka was laid out in 1854 as a Free-state town by eastern antislavery men and chartered in 1857.¹ Topeka later became the State's capital in 1861. The city is in the Northeastern region of Kansas along the Kansas River. The Education Center rests near the crest of a small hill; the street gradually slopes downwards from East to West.

The building itself is a single-story structure approximately fifteen feet high with a full walkout basement. The building features the typical characteristics of the International Style, such as no ornamentation, where massing and weight are minimized for an effect of pure volume, the roof is flat, and the windows are minimal in character and depth.² All of which is the case with the design of the Menninger building. The design uses a combination of wood-framed curtain walls with contrasting rough limestone cladding. The interior of the building layout is typical of a mid-century office design employing offices along the windows with a central open plan layout space in the center. At the entrance, the central metal stairway provides split level access to the two floors. The interior of the building consists of gypsum walls, ceilings, and carpeted floors. There are some areas where the paint is peeling, and mullions have rotted out, but overall, the building is in good condition. Only a few alterations have been made to the building that affects its' historic integrity. Storm doors have been added to the rear doors, and a few interior walls have been built to subdivide some of the office spaces. The intention of the original design is, however, very much intact.

Elaboration

Setting and Site: The Site is located in the NE corner of Kansas in the city of Topeka that resides along the Kansas River. Topeka is similar to many Midwest towns with an older urban core surrounded by newer suburban sprawl. The office building resides in the South Topeka Neighborhood, which is a mixed commercial and residential suburban area of the town that was built as part of the baby boom era after the Second World War.³ The property is located at 2209 SW 29th, Topeka, Kansas, and rests near the crest of a small hill. The street gradually slopes downwards from east to west.

Situated in the approximate center of the non-rectilinear property is the building. The site gradually slopes from a high point at the northeast corner, down to the southwestern edge of the property. The rectangular building's long side, the main façade, is aligned perpendicular to this slope – so the building faces the Northeast. There is a sidewalk with a grass median on either side that separates the parking lot from the road. On the Northeast side of the building is a large asphalt paved parking lot that extends from the entrance to the right-of-way where the grassy strip and sidewalk meet. There is a small concrete footpath edged by a grass strip wrapping

¹ (Holiday 1854)

² ("International Style (modern European architecture style)" Art & Architecture Thesaurus n.d.)

³ (gis.snco.us/publicgis/PS/ n.d.)

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the front of the building to the west towards the backside of the building. The rest of the site is grass with a few mature trees sporadically placed throughout the back yard. The front of the site is paved to accommodate parking. Maintained grass lawn fills the back and side yards.

Exterior: The building is a rectilinear single-story structure approximately fifteen feet high with a full walkout basement. The building rests on a poured concrete foundation. From the foundation, the facades cantilever out from the foundation by half a foot. This cantilever made from a steel angle is reflected at the top of the façade. Wood-framed glazing extends from the bottom of this cantilever to the top metal angle. Within these two metal angles, the sides of the building clad in limestone veneer. Two horizontal gray painted wood bands wrap the building designating the location of the floor and the ceiling. The upper band is setback from the metal angle by half a foot to reflect the cantilever at the bottom. The building is crowned in a gray-painted wood band two feet in height that wraps the entire building. The roof is flat and houses mechanical equipment and a small chimney at the Southwest corner of the building. The roof is new and made up of bituminous asphalt roofing, which was the original type of material used for the roof.

The front symmetrical façade is entirely clad in a band of fixed glazing that spans. The prominent vertical mullions are spaced at four-foot intervals and project five inches out from the façade. Three horizontal mullions run across the entirety of the façade dividing the glazing into four-parts; a four-foot bottom unit starting at the bottom metal angle, then two, two-foot units, and another unit that terminates at the upper metal angle. At the lower of the two-foot units is the gray-painted wood spandrel band. This spandrel band represents where the floor separates the interior main level from the lower level. The front façade features a central double-door entrance with a minimal flat square overhang covers the front double door entry.

Both side elevations have two bays of ground to roof windows at their centers and are broken up with large wood mullions at their center in the same spacing as the front façade. These side elevations, except for the windows, are clad in a polygonal random rubble pattern of approximately three-inch-thick limestone veneer. The stones vary in size from roughly one square foot in size up to six square feet. At the corners, this stone veneer wraps around the edges, creating a finely detailed stone box joint pattern. The stone veneer then extends two feet past the corners to the front and rear facades.

The rear façade cladding is similar to the front façade. The main variation is the concrete cantilevered deck, separating the main level from the basement walkout. This balcony has a black metal railing running down past the edge of the deck. The rear elevation contains a series of glass doors and windows with wood and metal frames. The upper and lower levels both have six doors, each spaced along their facades and are six feet eight inches tall. The mullion spacing is similar to the front façade but with a few variations. The mullions at the lower level where there are not doors starting at the bottom are at two feet and five feet off the ground. This upper band of mullions is not glazing but infilled with wood paneling. This same pattern, except for the absence of the upper wood band, is at the upper level. At the center of the facades, the two central window bays are made up to look like the front door profiles. These center bays, along with the rest of the glazing on the rear, are inoperable.

The decorative elements on the outside are minimal. The wood mullions are primarily done in thin ninety-degree angle profiles.

Interior: At the front/main entrance to the building, the central metal stairway provides split level access to the two floors. The stair treads consist of metal platforms that appear to almost float in place. This illusion is accomplished by the thin, minimal steel rods balusters and rectangular steel beam at the center underneath the treads that support the stair and the wooden hand-railing. The main level layout consists of an ample center hallway/lobby space that contains reception desks and common areas. The central hall is a double-loaded corridor that divides two rows of offices that run the length of the building. The bottom of the stairs at

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the lower level opens to the restrooms, and behind this is the kitchen. The lower level splits into two areas; on the northwest side is a large open conference area. On the southeast side, offices are lining the three walls that open up onto a central office space.

The interior walls consist of painted brick and gypsum wallboard. A few of the newer partition walls are covered in wood wall paneling. The ceilings are made of gypsum wallboard with a white popcorn textured finish. The floors in most of the spaces are covered in carpet. Vinyl tile is in the conference room, kitchen, and bathroom. There are painted wood base trim in most of the rooms. Chair rails are present at a few of the walls. No crown molding or other ornamental details exist in the building.

Alterations: Several known alterations have been made to the building. The second layer of glazing was added to the front exterior windows at some point. This glazing is resting inside the existing mullions and has a very minimal profile. At one point, the back façade had become compromised, and water intrusion was occurring along the entirety of the base of the upper level. This problem was corrected by resealing the wall and adjusting the slope of the balcony to slope away from the building. Aluminum and glass storm doors were also added to the rear doors to protect them from the weather. The bituminous asphalt roofing has a typical material lifespan of 30 years and has most likely been replaced since the building was initially built. The mechanical equipment on the roof has also likely been replaced throughout the buildings' life. The building also appears to have been painted several times, though the colors seem to be similar to the original.⁴

On the interior several new walls have been erected in a few offices to subdivide them. These walls are finished in wood paneling and gypsum wallboard. The walls have likely been painted several times throughout the lifespan of the building. The kitchen appliances are of a newer model than existed at the time of construction.

Integrity:

The building has not moved since its creation; because of this, it maintains its integrity with regards to location. Storm doors and windows have been added to the exterior to protect the façades from the weather. On the interior, partition walls have been added to several of the larger offices to subdivide them. These minor alterations do affect the plan of the building in minor ways but do not affect the form, space, structure, and style of the property; thus, the integrity materials, workmanship, and design remain intact. Fueled by the optimism and the promise of abundance that kicked off the '60s, the architecture reflected these ideals in crisp, clean lines and vast expanses of glass.⁵ The Menninger building is no exception to these ideals with its thin repeating mullions across a large expanse of glass; it maintains a feeling unique to the era.

The Menninger building was built at a time and place when many other buildings in the surrounding neighborhood were constructed. The area is a mixture of light commercial and residential construction. While there has been some infill since the completion of the Menninger building, the area remains largely the same. The integrity of the setting as a mixed suburb remains intact.

The exterior has received new coats of paint, and the asphalt roofing has been replaced. The configuration of these elements and what they consist of has not been altered. The interior finishes have been replaced and repainted at least once. The physical makeup of these walls floors and ceiling has not been altered. The integrity of these materials are and how they are combined to create the building as a whole has remained the same.

⁴ (1977 Annual Report - Topeka Inn Management, INC. 1977)

⁵ (International Style n.d.)

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The Dr. Karl & Jeanetta Lyle Menninger Education Center is associated with two famous groups from Topeka. First, Robert Brock and Edwin Linquist, the ones who built the building were notable developers in the area. Notable because of how many buildings were created by their company, and because of their contribution to the industry, which shaped the area. The second is the two for whom the building is named after — the Menninger's who took it as their foundation's office in 1983. Karl Menninger is an American psychiatrist native to Topeka and internationally recognized from his writings. The property represents its historic aesthetic, sense of mid-century design, and connection to the era of construction, therefore the integrity of feeling and association remains.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

ARCHITECTURE

Period of Significance

1965

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Developers Robert Brock and Edwin Linquist

Period of Significance (justification)

The building is eligible for architecture as an excellent example of the International Style office building in Topeka, Kansas. The period of significance is 1965, the year of construction.

Criteria Considerations (justification)

NA

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Narrative Statement of Significance

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

Summary

The Dr. Karl & Jeanetta Lyle Menninger Education Center is significant at the local level under Criterion C as an excellent and intact example of mid-twentieth-century International Style Architecture in the city of Topeka. Architecturally, the office building is significant in its development of the International style and incorporating local style, materials, and methods. The Education Center is one of the buildings of the era that have remained untouched both by time and remodels. The majority of the exterior remains as it did at the time of its completion. Conceived by local influential real estate developers Robert Brock and Edwin Linquist, the building represents an era of significant change both in culture and in architectural style for the area. The office building retains a high degree of integrity.

Elaboration

Neighborhood History

Native Americans inhabited the Great Plains for millennia before outside European powers laid claim to the area. The Kingdom of France laid claim to the area from the 16th to the mid-18th centuries. In 1762 France ceded the territory to Spain as part of the conclusion of the French-Indian Wars. In 1802 Spain returned the area to the French.⁶ In 1803 the United States purchased the land on which Topeka now resides as part of the Louisiana Purchase.⁷

In the 1840s, wagon trains made their way along the Oregon Trail, passing through the area of Topeka.⁸ Around this time, a ferry was established, which gave travelers a reliable way of crossing the river.⁹ In the 1850s, traffic increased through the area as road was established through the area connecting Fort Leavenworth and Fort Riley.¹⁰ The city of Topeka was founded in 1854 as part of the free-state movement to stop the westward expansion of slavery. Southern forces even laid siege to the town for a brief period in 1856. In 1861 after a decade of abolitionist and pro-slavery fighting, Kansas was admitted into the Union as the 34th State, and Topeka made its capital.¹¹

The Topeka Country Club is located several blocks to the northeast of the office building. Planning for the club started in 1899; the actual construction of the building did not begin until 1905. This land was purchased from the Guildford Dudley Estate. Construction on the golf course was completed in early 1940.¹² The area remained predominantly rural until the building boom after the Second World War.¹³ The postwar baby boom led to the expansion of suburbs around the existing city of Topeka. One of these neighborhoods is where the Education Center now resides. The area is mostly parkland, single-family residential, and light commercial offices.

⁶ (Seven Years War 2019)

⁷ (Lee 2019)

⁸ (Management n.d.)

⁹ (Society 2004)

¹⁰ (Army 2019)

¹¹ (Topeka City n.d.)

¹² (The Topeka Country Club, Our History n.d.)

¹³ (gis.snco.us/publicgis/PS/ n.d.)

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Being the State's Capital, one out of every five jobs is a government employee. The educational, health and social services did and continue to be the largest part of the local economy. Other major employers in the area include Washburn University, Blue Cross and Blue Shield Insurance, BNSF Railway, Evergy Energy Company, Hills Pet Nutrition, Capital Federal Savings Bank, and Core First Bank & Trust.¹⁴

The office building resides in the South/Southeast Topeka neighborhood. The Shunganunga Creek runs through the neighborhood, several blocks to the north of the building. The South Topeka neighborhood has over 300 acres of park space due to its four major parks (Felker, Wells, Warren, and Big Shunga).¹⁵ The neighborhood developed post-war, after most of the original core/downtown of Topeka. It consists of post-war and later subdivisions, several apartment complexes, a few schools, and several churches. The neighborhood is roughly bound by, SW Gage Boulevard, SW 29th Street, SW Burlingame Road, and I-470 to the south. South/southeast Topeka is surrounded by major thoroughfares and commercial development along the northern border.

2209 SW 29th, Topeka¹⁶

The office building at 2209 SW 29th was built in 1965 by developers Robert Brock and Edwin Linquist, who held their hotel management offices in the building. It is not known when they purchased the property or when they decided to start construction. Brock and Linquist are notable developers in the region who made a significant impact through their investments in hotels and other business enterprises. By the time they relocated offices in 1982 to Irving, Texas, they were operating over 53 holiday Inn Hotels in the region, and the company was posting revenues of 165 million on the stock exchange.¹⁷

The follow exert is from the *Kansapedia* entry for "Robert L. Brock" based on information from the Kansas State Archives Division.

Robert L. Brock was born December 27, 1924, in Pawnee Rock, Kansas... In spring 1950 Brock earned his bachelor's degree and a year later earned his law degree both from the University of Kansas. Brock was a member of the Tau Kappa Epsilon fraternity where he met his best friend and future business partner Edwin Linquist. ...

The two fraternity brothers entered a business partnership with the goal of creating a profitable real estate venture. The first project of Brock and Linquist was a golf driving range on U.S. 24 in North Topeka. In 1948 Brock and Linquist invested \$6,000 in the project that proved to be a slow and unstable pay off. In order to save their partnership, the young entrepreneurs began to lease portions of the property to bring in a steady flow of revenue. Then they built a small office building and three service station to expand their company.

In 1956 the partners developed their own hotel company and purchased their first Holiday Inn franchise, which they built on the same site as their driving range in North Topeka. The hotel venture was such a large success that by 1976 Brock Hotel Corporation supervised more than 7,000 employees and owned or managed 75 Holidays Inns in 21 states. The *Wall Street Journal* said Brock was "the guru of the hotel industry."

The partners found success with indoor pool and entertainment centers known as Holidomes. Expanding his entrepreneurial expertise, Brock created the ShowBiz Pizza Place restaurant and the

¹⁴ (Partnership n.d.)

¹⁵ (City of Topeka Parks and Open Space Plan 2009)

¹⁶ The historic information for Robert Brock was found on the Kansas Historic Society's *Kansapedia* Collection "Robert L. Brock." Although, currently there is not enough information to substantiate an argument for Criterion B and the association with Brock and Linquist, more research should be conducted as there is a clear connection between the property and the original owners.

¹⁷ (Cuff 1982)

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Residence Inn, Park Inn, and Park Plaza hotels. ... In 1982 Brock moved his 600 Brock Hotel Corporation employees to Dallas, Texas.¹⁸

Menninger Education Center

Karl Menninger was born in Topeka, Kansas on July 22, 1893. He is an American psychiatrist native to Topeka and internationally recognized from his writings that expanded the field of psychiatry.¹⁹ Karl joined his father, also Dr. Menninger, in 1919 to open the Menninger Diagnostic Clinic in Topeka. About six years later, Karl's son, Will, joined the practice and renamed it the Menninger Sanitarium. In 1941, the Menninger Foundation was opened to expand their research and work. Dr. Menninger wrote several influential books, including *the Human Mind*, *The Crime of Punishment*, *The Vital Balance*, *Man Against Himself*, and *Love Against Hate*. "Menninger was said to have made more of an impact on American psychiatry than any other person. He was an advocate for social justice and nuclear disarmament. He supported the right of neglected and abused children, America Indians, and those in prison."²⁰ Dr. Menninger received many awards for his work in psychiatry. In 1983, the office building became 'Dr. Karl and Jeanetta Lyle Menninger Educational Center.' The building became the program headquarters for the Villages, an organization founded by Dr. Menninger to help at-risk youth.

Architecture

The International style was developed in the 1920s and 30s as part of the modern movement. The goal or purpose of the International Style was to remove any ornamentation or historical connections to previous styles of architecture.²¹ Getty Research Institute defines it as "the style of architecture that emerged in Holland, France, and Germany after World War I and spread throughout the world, becoming the dominant architectural style until the 1970s."²² The style, characterized by an emphasis on volume over mass, the use of lightweight, mass-produced, industrial materials, rejection of all ornament and color, repetitive modular forms, and the use of flat surfaces, typically alternating with areas of glass." At the time of the Education Center construction in 1965, the International style had reached a point of maturity.

The '50s and '60s was a time of growth for Topeka. In 1966 an F5 tornado tore through the center of the city. The tornado is one the costliest on record, with an estimated 100 million in damages. The city recovered and experienced positive economic growth over the following decades. Topeka's skyline today is filled with many buildings in the international style that were built around the time of the Menninger building. In the Topeka area, most buildings constructed in the International style were for commercial and government functions. This directly correlates to the original intent for International Style, which was partially developed due to the many numbers of commercial buildings, office buildings, and civic structures. The numbers of buildings increased as a result of expansion during this mass-producing and machine age.²³ Several properties that were destroyed from the 1966 tornado were replaced with more modern designs, including the International Style.²⁴ By the 1970s, a backlash was underway against modernism. The style, however, remains popular today in new construction because of its simple design, functionality, and straightforward construction methods.

¹⁸ Kansas Historical Society. "Robert L. Brock." *Kansapedia*. Kansas Historical Society, June 2013 (modified January 2016). <https://www.kshs.org/kansapedia/robert-l-brock/18318>.

¹⁹ (Guyot n.d.)

²⁰ Kansas Historical Society. "Karl Menninger." *Kansapedia*. Kansas Historical Society, July 2011 (modified March 2018). <https://www.kshs.org/kansapedia/karl-menninger/17218>.

²¹ (International Style n.d.)

²² ("International Style (modern European architecture style)" Art & Architecture Thesaurus n.d.)

²³ *Encyclopedia Britannica*. "International Style." October 18, 2016.

²⁴ Currently in the Kansas Historic Resources Inventory, there are ~17 *International Style* properties recorded in Topeka. Also, the City of Topeka is undergoing a Mid-Century Modern survey project that is likely to record, provide more information regarding *Modern* styles in the surrounding community. December 11, 2019.

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The Education Center's design quality and Mid-Century Modern detailing are such that it represents a type, period, and method of construction emblematic of its era. From the front, the glazing takes up almost the entire façade, a characteristic of the international style. Unlike other new modern facades, the Education Center is an earlier example of a storefront façade made of glass held together with custom wood mullions that have a strong vertical axis from the prominent vertical wood fin mullions. Repetitive mullions are another defining feature of the international style. The entire façade is held off the ground by a small cantilever. Cantilevers were predominantly used in the International Style to carry volumes, floors, and balconies, all of which are true of the Education Center building.

In the pursuit of pure 'skin and bones' Architecture, as Mies famously said,²⁵ the separation of the floors comes through the exterior walls and is represented by a thin spandrel band that spans across the glass facade and connects the two limestone ends. This visual separation is a standard representation of the International Style. From afar, these limestone ends to balance out the building providing stability and contrast to the lighter glass façade. The facades clad in a polygonal random rubble pattern of three-inch-thick veneer limestone. Their limestone faces are rough in texture. The stone is from a local quarry; its texture and color are similar to many buildings in the region of differing eras. The stones vary in size from roughly one square foot in size up to six square feet. This pattern has been a popular technique for stacking stone in the area since Europeans first settled the area. At the corners, this stone veneer wraps around the edges, creating a finely detailed stone box joint pattern. The veneer then extends two feet past the corners giving it the appearance of a large block of glacierized stone from a distance.

The building is crowned in a gray painted wood band two feet in height, which wraps the entire building. The band provides a termination at the top of the façade. However, it is similar in thickness to the band of the main level that gives the building its character. This band allows the possibility that this façade pattern could be repeated into infinity, which is an attribute of the International Style. This interpretation could also be extended the other direction giving the impression that the façade could extend forever downwards. This allusion is confirmed on the back of the building by the basement level walkout. The façade of the upper level extends to this lower level, separated by a concrete deck with a black metal railing that runs down past the edge. A minimal flat square overhang covers the front double door entry inside the front/main entrance to the building there is a set of metal stairs with clean lines that create a split-level and connect the main level with the basement.²⁶

A typical International Style office building consists of the following: rectangular footprint, some cantilevered form, glazing forming a grid system, and facade angles of 90 degrees. The typical interior walls are white plaster and exposed wood. The building at 2209 SW 29th, Topeka, meets National Register Criterion C as an excellent example of mid-twentieth century International Style Architecture. The property embodies distinctive characteristics by exemplifying the type, period, and method of construction. The International Style was influenced by the various trends that pushed and pulled against Classical styles of architecture. International Style buildings were constructed to function and give little concern for ornamentation and elaborate interiors. The Education Center is unique because of its use of materials, design, and workmanship found in the International Style and constructed in Topeka. The building is eligible for listing in the National Register of Historic Places under Criterion C for Architecture. Sitting in its original setting, the building remains in its original location and retains its historic integrity and character-defining features.

²⁵ (Clericuzio 2019)

²⁶ (International Style n.d.)

2209 SW 29th

Name of Property

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Kansas Historical Society. "Robert L. Brock." *Kansapedia*. Kansas Historical Society, June 2013 (modified January 2016). <https://www.kshs.org/kansapedia/robert-l-brock/18318>.

Kansas Historical Society. "Karl Menninger." *Kansapedia*. Kansas Historical Society, July 2011 (modified March 2018). <https://www.kshs.org/kansapedia/karl-menninger/17218>.

Encyclopedia Britannica. "International Style." October 18, 2016.

Previous documentation on file (NPS):

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

Primary location of additional data:

☐ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acres of Property Less than one

Provide latitude/longitude coordinates OR UTM coordinates.

(Place additional coordinates on a continuation page.)

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1	<u>39.014728</u> Latitude:	<u>95.705254</u> Longitude:	3	<u> </u> Latitude:	<u> </u> Longitude:
2	<u> </u> Latitude:	<u> </u> Longitude:	4	<u> </u> Latitude:	<u> </u> Longitude:

Verbal Boundary Description (describe the boundaries of the property)

Located in Moss subdivision, Block A, Lot 5, West 29th St. Block A Lot 5 Moss sub section 13 township 12 range 15. Beginning at the northeast corner of the lot at SW 29th street and thence southwardly 2211.78' to a point, thence northwestwardly 208.75' to a point, thence northeasterly 114.31' to a point, thence northwardly 65' to a point, thence westerly 120' to the point at the beginning.

Boundary Justification (explain why the boundaries were selected)

The nominated property includes the entire parcel, which has been historically associated with the Education Center.

2209 SW 29th
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11. Form Prepared By

name/title Bryan Falk/ Architect
organization Falk Architects date 8/15/19
street & number 602 SW 6th Ave telephone _____
city or town Topeka state KS zip code 66603
e-mail bryan@falk-architects.com

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

name SHAWNEE REGIONAL PREVENTION AND RECOVERY SERVICES INC
street & number 2209 SW 29TH ST telephone n/a
city or town TOPEKA state KS zip code 66611

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

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

Additional Documentation

Submit the following items with the completed form:

Photographs

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

Figures

Include GIS maps, figures, scanned images below.

- Aerial Map
- Enlarged Aerial Map
- Topography Map
- Boundary Map
- Photo Key Plan

2209 SW 29th

Name of Property

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Name of Property: 2209 SW 29th (Dr. Karl Menninger Education Center)

City or Vicinity: Topeka

County: Shawnee State: KS

Photographer: Jamee Fiore (KS-SHPO)

Date Photographed: November 19, 2019

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

Photo Number	View	Description
#1	SW	Exterior, front (NE) façade
#2	SW	Exterior, front (NE) façade
#3	NE	Rear (SW) elevation
#4	NE	Rear (SW) elevation
#5	NW	Oblique of rear elevation and SE elevation
#6	SE	NW elevation
#7	SE	Oblique of front elevation and NW elevation
#8	SE	Close up of the glazing pattern on the front (NE) façade
#9	NW	Close up of the SE elevation windows
#10	SW	Close up of the storm window units atop the front façade glazing
#11	NE	Interior, main entrance stair
#12	SE	Interior, looking toward lobby/reception desk
#13	SE	Interior, taken from the farthest NW wall looking toward the lobby/reception desk
#14	NE	Interior, looking into standard office and finishes
#15	SE	Interior, looking into the shared office space on the main level
#16	NW	Interior, taken from the farthest SE wall looking toward the lobby/reception desk
#17	NE	Interior, main entrance stair, taken from the basement level
#18	SW	Interior, main entrance stair landing, looking toward the basement level landing
#19	SE	Basement level shared office space
#20	NW	Basement level conference room
#21	W	Basement level conference room looking toward SW corner of the building
#22	SE	Basement level conference room looking parallel to the rear elevation at the kitchen entry
#23	--	Looking into the kitchen on the basement level

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Photo 1



2209 SW 29th
Name of Property

Shawnee County, Kansas
County and State



Photo 3



Photo 4

2209 SW 29th
Name of Property

Shawnee County, Kansas
County and State



Photo 5



Photo 6

2209 SW 29th
Name of Property

Shawnee County, Kansas
County and State



Photo 7



Photo 8

2209 SW 29th
Name of Property

Shawnee County, Kansas
County and State



Photo 9

2209 SW 29th
Name of Property

Shawnee County, Kansas
County and State



Photo 10

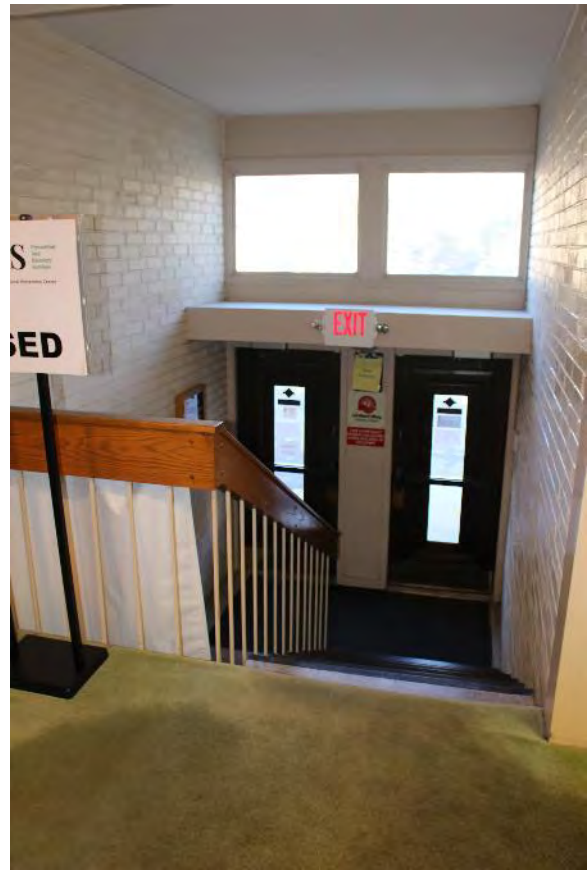


Photo 11

2209 SW 29th
Name of Property

Shawnee County, Kansas
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Photo 12



Photo 13

2209 SW 29th
Name of Property

Shawnee County, Kansas
County and State



Photo 14



Photo 15

2209 SW 29th
Name of Property

Shawnee County, Kansas
County and State



Photo 16



Photo 17

2209 SW 29th
Name of Property

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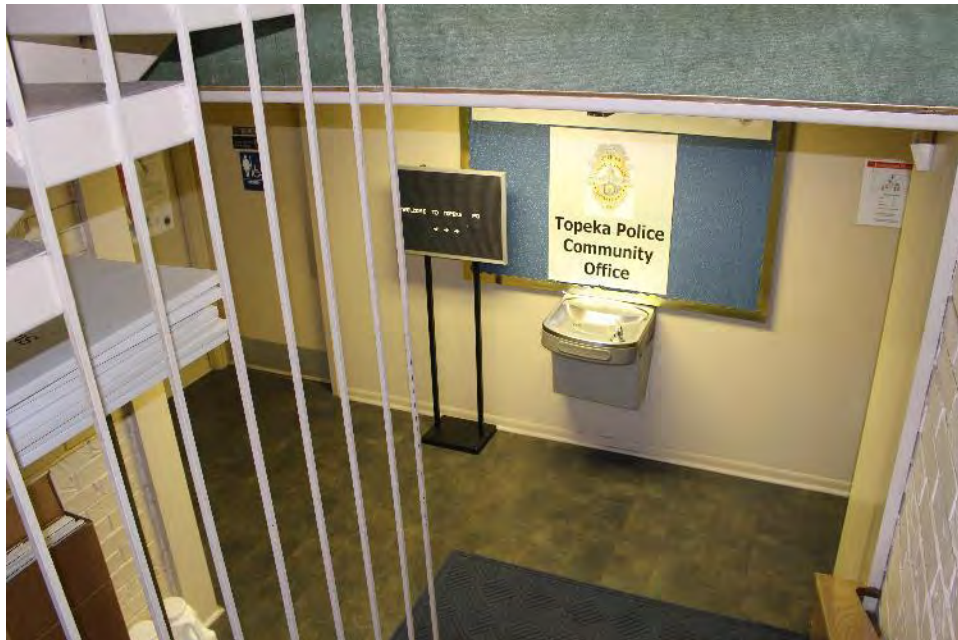


Photo 18



Photo 19

2209 SW 29th
Name of Property

Shawnee County, Kansas
County and State



Photo 20



Photo 21

2209 SW 29th
Name of Property

Shawnee County, Kansas
County and State



Photo 22



Photo 23

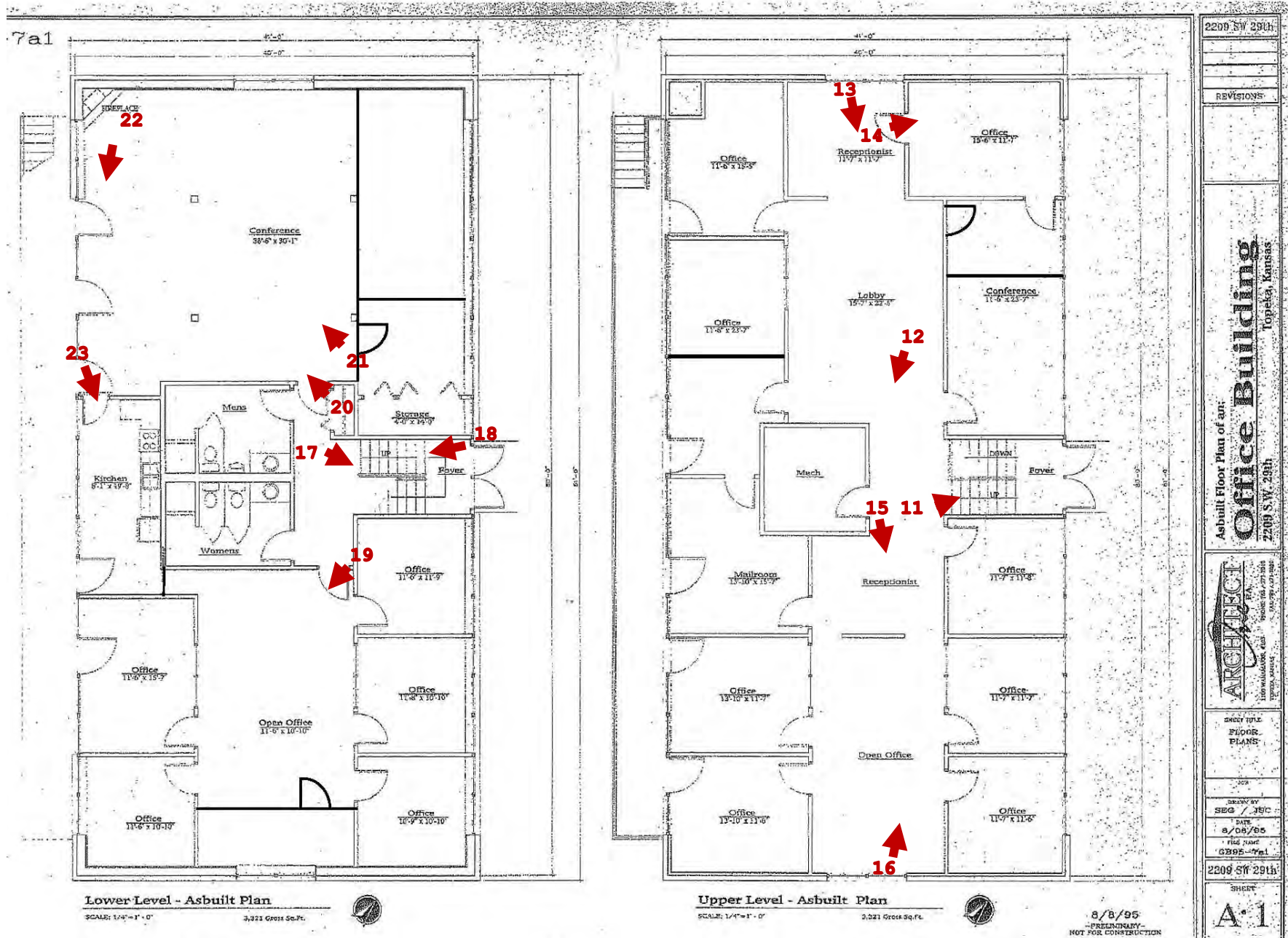
2209 SW 29th
Name of Property

Shawnee County, Kansas
County and State



2209 SW 29th
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Shawnee County, Kansas
County and State

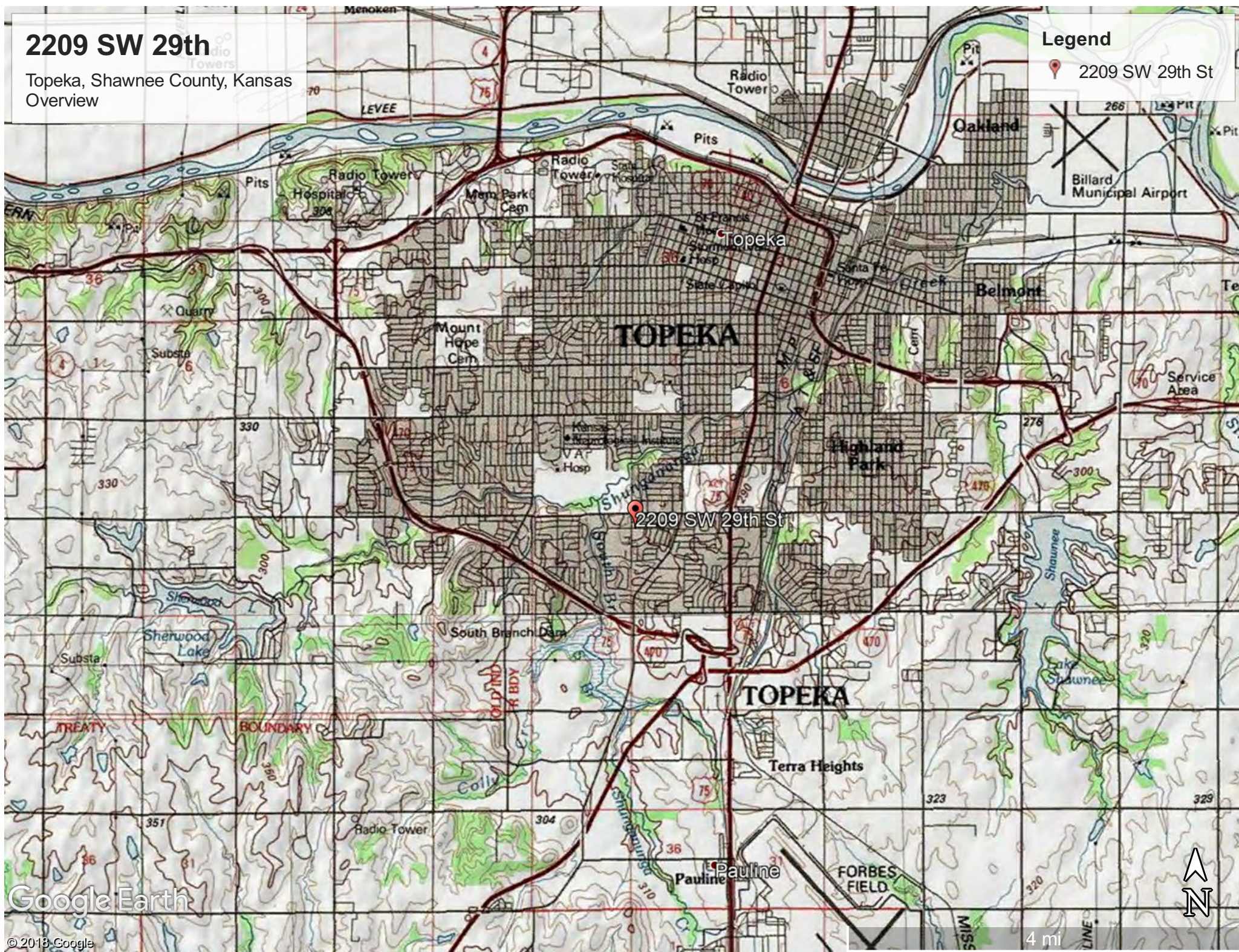


2209 SW 29th

Topeka, Shawnee County, Kansas
Overview

Legend

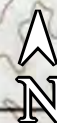
 2209 SW 29th St



Google Earth

© 2013 Google


4 mi

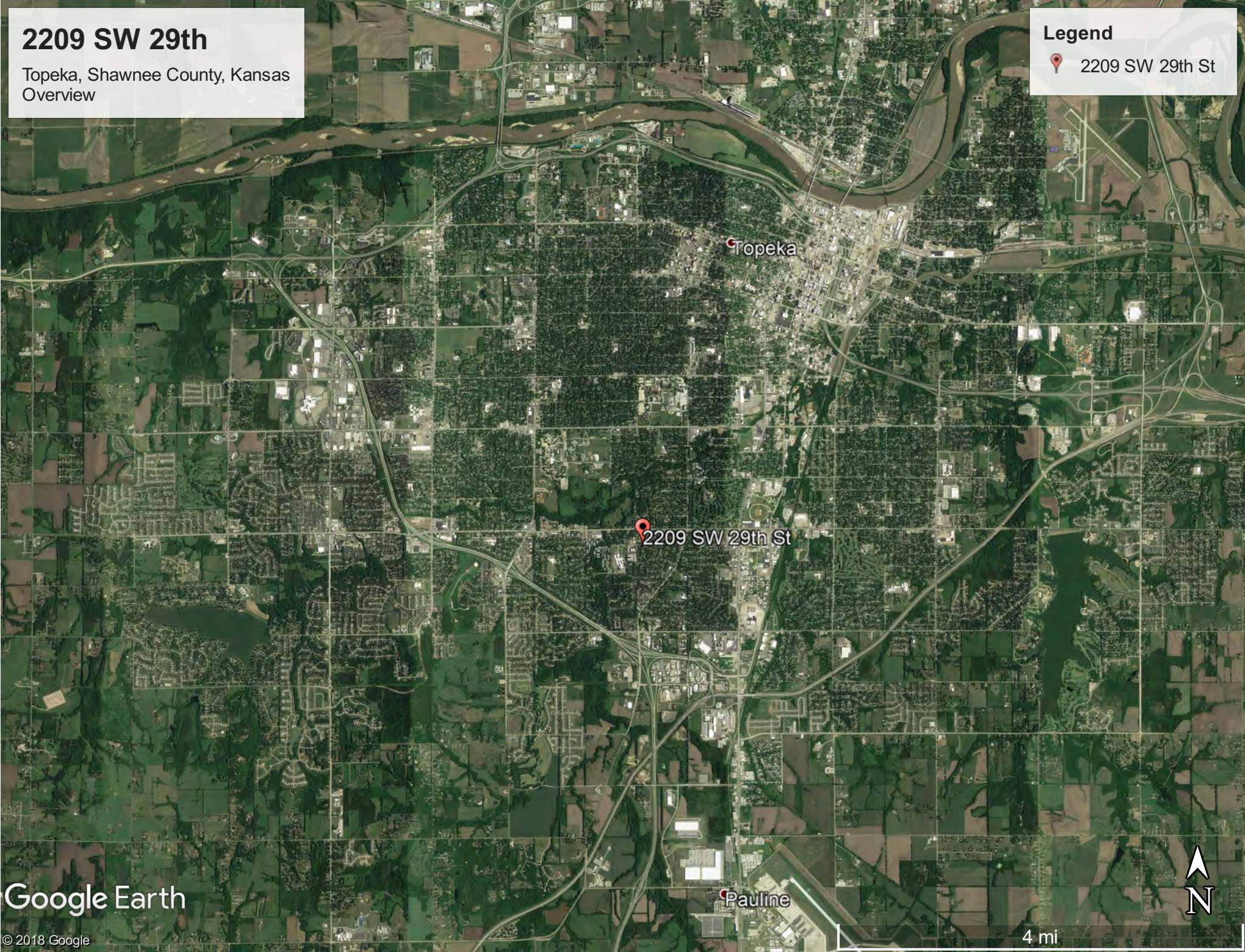


2209 SW 29th

Topeka, Shawnee County, Kansas
Overview

Legend

 2209 SW 29th St



Google Earth

© 2018 Google

Pauline

4 mi

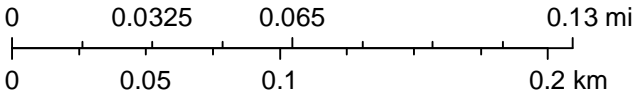


Topography Map



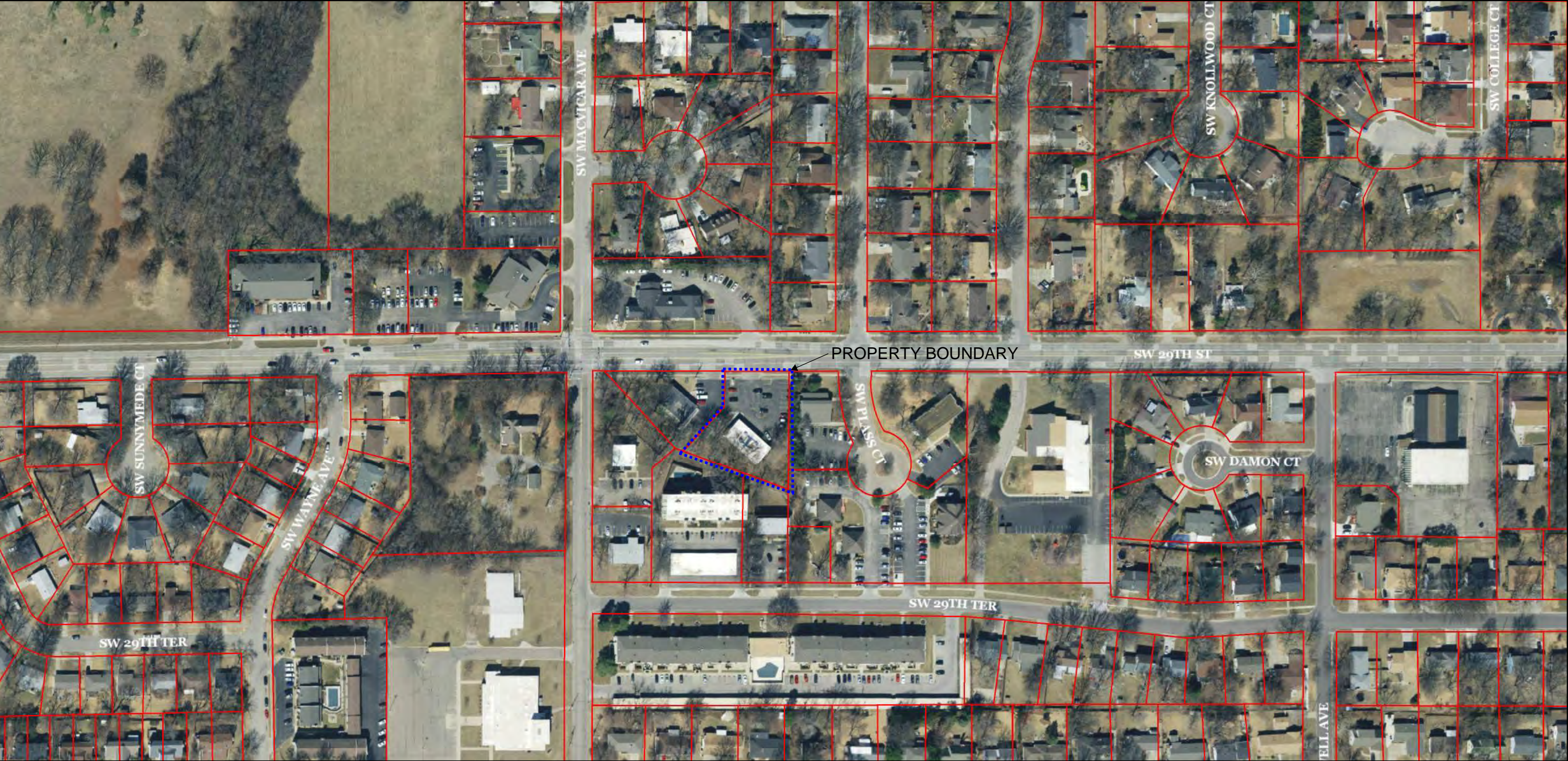
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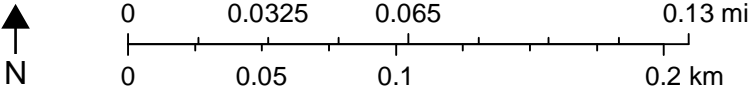
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Aerial Map



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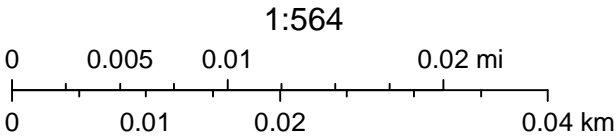
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Enlarged Aerial Map



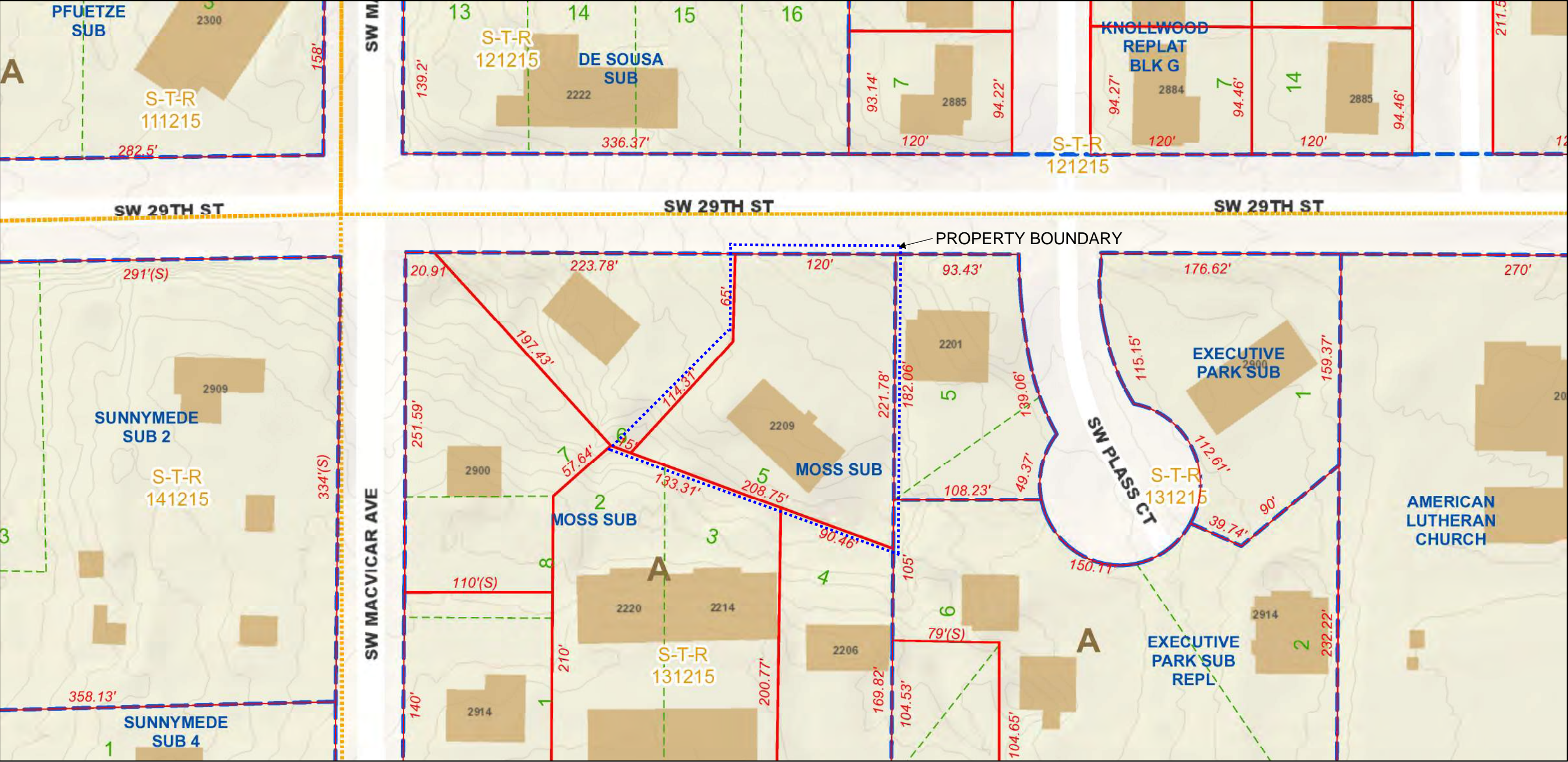
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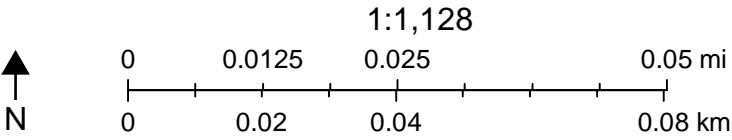
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Boundary Map



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Lot Dim Carto 200	Misc Text Carto 200	Parcel Owner Hook Carto 200	Road Dim Carto 200	Parcel Line	Subdivisions
Lot Dim Carto 400	Misc Text Carto 400	Parcel Owner Hook Carto 400	Road Dim Carto 400	Road ROW	Parcels
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SNCO GIS
SNCOGIS

TOPEKA LANDMARKS COMMISSION BYLAWS

ARTICLE I

Section 1. **Name.** The name of this commission shall be the Topeka Landmarks Commission established pursuant to Topeka Municipal Code (TMC) Section 2.60.010. The term “Commission” in the following sections of these bylaws shall mean the Topeka Landmarks Commission.

Section 2. **Membership.** Membership of the Commission shall be as established by the above cited ordinance, which specifies the number, method of appointment, and term of office.

Section 3. **Ex-Officio Members.** In addition, the following may sit on the Landmarks Commission as ex-officio members:

- 1) The director or designee of the development coordination office;
- 2) The director or designee of the Planning Department.

Ex-Officio members are non-voting members of the Commission.

ARTICLE II

Purpose

Section 1. **Bylaws.** The purpose of these bylaws is to establish rules for the internal organization of the Commission and for procedures of operation.

Section 2. **Landmarks Commission.** The function, powers, and duties of the Commission are as authorized by ordinance. With some exceptions, actions of the Commission are recommendations only, and subject to the approval of the governing body. The Commission, however, adopts its own set of rules and policies for procedure, consistent with its powers.

ARTICLE III

Organization

Section 1. **Officers.** The officers of the Commission shall be a chairperson, a vice-chairperson, and a secretary. The chairperson and vice-chairperson shall be elected by the Commission at its regular meeting in January of each year. Their terms in office shall be one (1) year. The Director of Planning, or his/her representative, shall serve as secretary to the Commission.

Section 2. Chairperson. The chairperson shall preside over all Commission meetings, unless the chairperson designates someone to preside in his/her stead. The chairperson shall appoint all committees and be an ex-officio member of all committees. The chairperson shall perform all the duties assigned to his/her office by the city and county governing bodies.

Section 3. Vice-Chairperson. The vice-chairperson shall act as chairperson in the absence of the chairperson. In the event the office of chairperson becomes vacant, the vice-chairperson shall succeed to that office for the unexpired term, and the Commission shall select a new vice-chairperson for the unexpired term at the next regular meeting.

Section 4. Secretary. The Director of Planning, or his/her representative, shall serve as secretary to the Commission. The Secretary shall prepare the agenda and the order of business for each regular meeting in consultation with the chairperson. The secretary shall keep the Commission informed on all communications. The secretary shall record the minutes of all meetings and shall provide copies to all members of the Commission, the governing bodies and other public agencies involved. The secretary shall act on behalf of the commission in the following matters, provided that matters shall first be presented to the Commission if there appears to be serious conflict of interest, public controversy, or the like:

- a. Represent the Commission on Planning matters at all meetings of the Governing Body;
- b. Prepare or present plans, policies, or procedures established by the Commission;
- c. Prepare the annual budget and review it with the Commission;
- d. Accept and prepare all routine communications on planning matters; and
- e. Give or serve all notices required by law, these bylaws, or adopted procedures.

Further, the Secretary shall be responsible to advise the chairperson directly, and the Commission as a whole, on matters regarding annual requirements for document reviews, and deadlines and content requirements for submission of various reports and documents to local governing bodies, the State of Kansas, and federal offices.

Section 5. Committees. The Commission may establish committees, including a Design Review Committee, as deemed necessary or convenient to carry out the various duties and functions of the Commission. Such committees may be made up of part or all of the members of the Commission and may include members outside the Commission and may meet upon such schedule and for such purposes as established by the Commission.

Design Review Committee -

- a. Appointment. The Design Review Committee shall be comprised of 5 members:
 1. Three members of the Landmarks Commission appointed by the Chairperson, one of whom shall be a design professional who meets the requirements of the Certified Local Government agreement.
 3. One staff member from the Development Services department selected by the Director of Development Services shall serve as an ex officio member with no voting powers; and
 4. One staff member from the Planning Department selected by the Director of the Planning Department shall serve as an ex officio member with no voting powers.
 5. The Chairperson of the Landmarks Commission shall appoint one of the three voting members to be the chairperson of the Design Review Committee.
 6. If a voting member intends to abstain due to a conflict of interest, the member will contact the Chairperson of the Landmarks Commission as soon as possible prior to the meeting. The Chairperson will appoint a Commission member to serve in the abstaining member's place, with full voting rights.
- b. Terms of Office. Committee members shall serve for one year commencing on August 11, 2016 and terminating on August 10, 2017. Members may be reappointed by the Chairperson of the Landmarks Commission. Vacancies shall be filled by the Chairperson.
- c. Duties. The Committee shall meet as necessary to review projects in a timely manner. The Landmarks Commission shall approve a meeting schedule upon recommendation of staff. The Committee's duties shall include the following:
 1. Review local landmarks and state and nationally registered properties.
 2. Review and make a recommendation to the Landmarks Commission regarding major projects (as defined by the approved List of Projects to be reviewed by Planning Staff and/or the Topeka Landmarks Commission Design Review Committee) involving individually listed properties and properties within listed historic districts for compliance with the Secretary of the Interior's Standards for Rehabilitation, and/or any applicable design guidelines.
 3. Review and approve minor projects (as defined by the approved List of Projects to be reviewed by Planning Staff and/or the Topeka Landmarks Commission Design Review Committee) for individually listed properties and properties within listed historic districts for compliance with the Secretary of the Interior's Standards for Rehabilitation, and/or any applicable design guidelines.

4. Review and provide comment, if any, for Section 106 (federal) projects.
5. Meet with applicants, as necessary, to review project designs for compliance with the Secretary of the Interior's Standards for Rehabilitation.

Section 6. **Attendance.** Any member who is absent without prior excuse from three consecutive meetings shall have such absence reported by the chairperson to the appointing authority. Members who accrue absences beyond a total of four in any 12 month period should consider relinquishing their appointments.

Section 7. **Planning Office/Staff Support.** The Planning Department shall provide professional and technical assistance to the Commission. Staff planners shall present recommendations of the Commission to the governing bodies. Recommendations of the professional staff, minutes of the Commission meetings, and other relevant material shall be presented to the governing bodies with the recommendations of the Commission. The Planning Department shall also provide professional and technical assistance to the governing body and to other boards, commissions, and agencies as deemed appropriate.

Article IV

Meetings

Section 1. **Regular Meetings.** The Commission shall meet at least once each month, with additional meetings upon call by the chairperson or upon petition of a majority of the members. All meetings shall be open to the public and notification shall be provided in accordance with the Kansas Open Meetings Act.

Section 2. **Special Meetings.** Special meetings of the Commission or committees may be called by the respective chairperson. Such meetings may also be called at the request of a majority of the members of a committee or such committee's chairperson. Notice of special meetings shall be given by the Planning Director at least 24 hours prior to the meetings. The notice shall state the purpose and time and place of the meeting. Notice to the Commission members may be by telephone, mail or e-mail.

Section 3. **Agenda.** Agendas for all regular meetings shall be available at the Planning Department at least one week prior to each meeting. Between meetings of the Commission, the planning department staff will be available to provide information on matters which come or have come before the Commission.

Section 4. **Quorum Requirements.** A quorum of the Commission shall consist of 5 members. A quorum of a committee shall consist of a majority of the

members appointed to the committee. No official business shall be conducted by the Commission, or any committee in the absence of a quorum. In the absence of a quorum at any meeting, the presiding officer, after consultation with those members present may adjourn the meeting to a specified date, time, and place. A quorum is not lost when a member or members abstain from voting.

Section 5. Open Meetings. All meetings of the Commission, and committees shall be open to the public and attendance by representatives of the news media, except that closed sessions may be held in accordance with the provisions of the Kansas Open Meetings Act.

Section 6. Voting Requirements. Any matter shall require the affirmative votes of a majority of the members who are present.

Article V

Conduct of Meetings

Section 1. Parliamentary Authority. Meetings shall be conducted according to Robert's Rules of Order in all cases where they are applicable and not inconsistent with these bylaws and the Commission's adopted Rules of Procedure.

Section 2. Staff Reports. Staff reports on all agenda items shall be prepared and transmitted to the Commission members a minimum of three (3) days prior to the time of the meeting.

Section 3. Appearance Before the Commission. Petitioners or their representatives, members of the community at large or individuals or their representatives who feel that they will be affected by any action taken by the Commission may appear before the Commission to present views and statements either for or against agenda items. The public may address their comments or concerns to the Commission either in person or in writing. The Chairperson may at his/her discretion limit the length of presentation or discussion to ensure the orderly conduct of Commission business provided that the decision of the Chairperson may be overridden by a majority vote of those commissioners present.

Section 4. Commission Action. The Commission's duties shall include the functions listed in TMC 2.60.020.

Section 5. Motions. Motions before the Commission shall be made in the affirmative and shall be restated by the Chairperson prior to vote on that item.

Section 6. **Voting.** Voting may be by voice ballot or by individual voice ballot on all items as deemed appropriate by the Chairperson. Records of all votes shall be tallied by the secretary.

Section 7. **Conflict of Interest.** No member of the Commission or any committee shall participate in, discuss, or vote on a matter which will affect any business in which the member has a substantial interest as defined by K.S.A. 75-4301a. Should any member have such a substantial interest, the Chairperson shall declare an abstention for the member for that item on the agenda.

Section 8. **Record of Proceedings.** The secretary shall record the minutes of each meeting as a matter of public record and shall present such minutes to the Commission for approval.

Article VI

Amendments

Section 1. These bylaws may be amended by a majority of the Commission at any regular meeting, provided the members have been notified one (1) month in advance and the proposed amendment has been placed on the meeting agenda.