



CITY OF  
**TOPEKA**

**A G E N D A**

# **LANDMARKS COMMISSION**

**Thursday, December 14, 2023  
5:30 P.M.**

**Zoom Video Conference**

---

## **MEMBERS OF THE LANDMARKS COMMISSION**

Melina Stewart (2023 Chair)  
Dave Frederick (2023 Vice Chair)  
Donna Rae Pearson  
Mark Burenheide  
David Heit  
Grant Sourk  
Christine Steinkuehler  
Cassandra Taylor  
Nic Irick

- 
- The Topeka Landmarks Commission holds a public meeting on the 2<sup>nd</sup> Thursday of each month.
  - The following agenda identifies and describes each proposal to be considered by the Commission.
  - Each item to be considered by the Commission will be introduced by the Planning Division Staff. The Commission will then hear and consider arguments both for and against each proposal.
  - Individuals wishing to address the Commission are requested to state their name and address for the official record.
  - Motions on all matters which require a decision by the Commission, are made in the affirmative. On a roll call vote, Commission members then vote yes, no, or abstain based on the affirmative motion.
  - The owner of the local historic landmark or property owner within the local historic district may appeal the Commission's decision to the City Council by submitting a notice of appeal to the Planning Director within 10 calendar days of the decision.



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



CITY OF  
**TOPEKA**

# LANDMARKS COMMISSION

**Agenda for Thursday December 14, 2023**

**A. Call to Order**

**B. Approval of Minutes from November 9, 2023**

**C. Announcement of Potential Conflicts**

**D. Action Items**

1. **CLGR23/20 by 424 QOZB LLC**, requesting a review under Kansas State Preservation Law Review [K.S.A. 75-2724] for the reuse and rehabilitation of the lower basement level of the U.S. Post Office and Federal Court House at 424 S Kansas Avenue.

**E. Other Items**

**F. Adjournment**



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

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

**CASE NO:** CLGR23/20

**by:** 424 QOZB LLC

**Project Address:** 424 S Kansas Avenue

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

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

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

**PROPOSAL:**

This proposal is for the remodeling of the interior basement level at the Downtown Post Office located at 424 S Kansas Avenue. The basement was previously used for storage. The new use will be for office space and a materials testing lab space.



IMAGE : 5

**BACKGROUND:**

The Downtown Topeka Post Office was built in 1933. The building was entered into the National Register of Historic Places in 2015 under Criteria A and C. Historically, the post office is most well known as the site for of the *Brown v. Board of Education* trial. The building is also significant under Criterion C for architecture, as the structure is a good example of the Classical Revival style. Topeka Landmarks Commission reviewed and approved a 1st floor rehabilitation of offices converted to an apartment suite in July 2023.

Regarding the basement level, the Post Office nomination form states:

The basement was originally partitioned for storage and a boiler room. A large room at the eastern end of the building opens onto the covered loading dock on Quincy Street. This area has glazed ceramic tile extending 5' - 5" above finished floor with plastered masonry walls from the top of wainscot to the exposed concrete ceiling. An elevator to the third floor courtroom, a caged stair, and a cold storage vault are located in this area. The remainder of the basement was later partitioned into smaller rooms that are currently used for storage. Typical finishes in this area are painted masonry walls without base and exposed concrete floors and first floor structure.

### **PROJECT DETAILS:**

The project involves changes to the lower level of the building. As the nomination form states, the basement was generally used for storage and mechanical space. The use being proposed is for offices and testing stations. The post office is zoned D-1 Downtown. A testing or development laboratory is an allowed use in the D-1 district.

The project proposes demolition and removal of an existing door and frame, also an existing wall and fence in the basement (*see attached plans*). Foot traffic entering and exiting the office will be done primarily through the loading dock and doors located on the eastern side of the post office. Installation of office and equipment will take place afterwards.



IMAGE : 4

**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 effect on the listed property and the surrounding district. State law (K.S.A. 75-2724) establishes that the Secretary of the Interior's Standards for Rehabilitation be used to evaluate changes



proposed to any property that is individually listed, or is located within an historic district. The following is an analysis of the application of each Standard to the proposed project.

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

**Analysis:** The United States Postal Service still operates inside the first floor lobby. No change to the first floor lobby interior and exterior are proposed for the project.

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

**Analysis:** The scope of work for the project is only taking place in the lower level basement. In the Downtown Topeka Design Guidelines, the guidelines describe a hierarchy of zones of sensitivity when it comes to making changes to the interior of a building. Proposed work to be done will take place in what is defined as secondary and tertiary spaces in the building.

**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:** Construction of this building will not introduce features that will create a false sense of historic development. No historic features or elements from other buildings will be added.

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

**Analysis:** Removal and demolition of interior basement features does not include any elements that have acquired historic significance. The storage rooms and basement features within the scope of work are considered secondary or tertiary spaces in the Downtown Topeka Guidelines.

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

**Analysis:** The vast majority of all historic features, finishes, and examples of skilled craftsmanship will be retained and preserved. The removal of those elements within the interior that are historic will not detrimentally alter the buildings historic character. Applicant stated during the DRC meeting that the ceramic tile will not be removed from the eastern side of the wall.

**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:** No new additions are proposed in association with this project. All new construction within the interior will also be compatible in its massing, scale, and architectural form.

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

**Analysis:** N/A

**STAFF RECOMMENDATION:** In the performance of this review under KSA 75-2724, Staff is recommending a finding that the proposed interior alterations to the building at 424 S Kansas 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.

Prepared by: William Sharp, 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 interior features; and (2) that alternatives to the project include all possible planning to minimize harm to the property that may result from those alternatives.

# PEC EXPANSION - DOWNTOWN HISTORIC POST OFFICE

**GENERAL INFO:**  
AIA DOCUMENT "A201, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" SHALL BE INCORPORATED INTO THE CONTRACT BY REFERENCE.

ALL WORK SHALL BE INSTALLED PER THE CURRENTLY ADOPTED CODES, ORDINANCES, LAWS & STATUTES OF THE AUTHORITY HAVING JURISDICTION.

ALL PRODUCTS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

CONTRACTOR SHALL NOTIFY OWNER & ARCHITECT OF DESCREPANCIES BETWEEN DRAWINGS & FIELD CONDITIONS IMMEDIATELY UPON DISCOVERY.

**ARCHITECT:** **CONTRACTOR:**

FALK ARCHITECTS, INC.  
BRYAN FALK, LICENSED ARCHITECT, NCARB, LEED AP  
BRYAN@FALK-ARCHITECTS.COM  
785-691-9958  
827 N KANSAS AVE.  
TOPEKA, KS 66608  
www.falk-architects.com

**PROJECT DESCRIPTION:**

**SPECIFICATIONS:**

**SECTION 01 3000 - PRODUCT SUBMITTALS:**

SUBMIT PRODUCT DATA FOR EACH PRODUCT USED. IF PRODUCT CUTSHEETS CONTAIN MULTIPLE PRODUCTS HIGHLIGHT PRODUCT AND OPTIONS BEING USED PRIOR TO SUBMITTING TO GENERAL CONTRACTOR & ARCHITECT. ALLOW 3 WEEKS FOR INITIAL REVIEW AND 2 WEEKS FOR RESUBMITTAL.

ALL PRODUCTS TO BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS & INSTRUCTIONS. IF MANUFACTURER'S RECOMMENDATIONS DIFFER FROM ARCHITECTS SPECIFICATIONS INSTALL PER MANUFACTURER ONLY AFTER DISCUSSING WITH OWNER & ARCHITECT.

ALL PRODUCTS AS SPECIFIED UNLESS APPROVED BY ARCHITECT.

SUBMIT COLOR/TEXTURE SAMPLES FOR APPROVAL FOR ALL PRODUCTS.

**SECTION 01 5000 - FACILITIES & TEMPORARY CONTROLS:**

PROVIDE SAFETY PRECAUTIONS AROUND CONSTRUCTION & STAGING AREAS. PROVIDE BARRICADES, WARNING SIGNS & ENVIRONMENTAL PROTECTION TO COMPLY WITH BUILDING CODE REQUIREMENTS, HEALTH & SAFETY REGULATIONS, POLICE & FIRE DEPARTMENT CONSIDERATIONS & ENVIRONMENTAL PROTECTION REGULATIONS.

COMPLY WITH NEPA 241 "STANDARD FOR SAFEGUARDING CONSTRUCTION ALTERATIONS AND DEMOLITION OPERATIONS & ALL OTHER CODES & SAFETY REQUIREMENTS.

**SECTION 01 7000 - EXECUTION & CLOSEOUT**

MAKE VERTICAL ELEMENTS PLUMB AND HORIZONTAL ELEMENTS LEVEL UNLESS OTHERWISE INDICATED.

EXECUTE FINAL CLEANING BEFORE SUBSTANTIAL COMPLETION WALK THRU.

NOTIFY ARCHITECT WHEN WORK IS READY FOR SUBSTANTIAL AND FINAL COMPLETION.

PROVIDE 1 YEAR WARRANTY. 1 YEAR PERIOD BEGINS AT "SUBSTANTIAL COMPLETION" OR WHEN THE OWNER CAN USE THE AREA FOR ITS INTENDED PURPOSE.

10 MONTHS AFTER INSTALLATION COORDINATE WALK THROUGH OF BUILDINGS TO REVIEW ANY DEFECTS. REPAIR DEFECTS PRIOR TO 1 YEAR WARRANTY ENDING.

**BID PACKAGE 1:**

- BASE BID:**
- PROVIDE ALL ITEMS NOT CONTAINED WITHIN BID PACKAGE 2 PER DRAWINGS.
  - PROVIDE 30X12 6'-0" TALL FENCE OUTSIDE OF BUILDING ON EXISTING LOADING DOCK PARKING SURFACE PER DRAWING.

- ALTERNATES:**
- PROVIDE FIRE RATED GLASS 3'-0" SIDELITE TO OFFICE ENTRY DOOR.
  - PROVIDE FIRE RATED GLASS 3'-0" SIDELITE TO EACH SIDE OF LAB ENTRY DOOR 008.

**BID PACKAGE 2:**

**BASE BID:**  
PROVIDE IMPROVEMENTS BASED ON MARKED AREAS INDICATED ON A101-A.

**ALTERNATES:**

**DIVISION 06 - CARPENTRY:**  
PROVIDE DOOR BLOCKING, HEADERS AND SHIMS AS REQUIRED.  
PROVIDE INTERIOR WALL AND SURFACE BLOCKING AS REQUIRED.  
PROVIDE PAINT GRADE ARCHITECTURAL WOODWORK/ CASEWORK AT BREAKROOM PER A501  
PROVIDE PATCHING, SANDING AND PAINTING OF INTERIOR FRAMES AT WINDOWS.  
PROVIDE SOLID SURFACE COUNTERTOPS PER DRAWINGS.

**DIVISION 08 - DOORS AND GLASS:**

DOORS:  
-PROVIDE HOLLOW METAL DOORS WHERE INDICATED - SMOOTH WELDS, PAINT IN FIELD. COLOR PER ARCHITECT. REFER TO DOOR SCHEDULE FOR STYLE.  
-PROVIDE PRIMED MDF SOLID CORE WOOD PAINT GRADE DOORS WHERE INDICATED. PAINT IN FIELD. COLOR PER ARCHITECT. REFER TO DOOR SCHEDULE FOR STYLE.  
-HOLLOW METAL FRAMES - SMOOTH WELDS, PAINT IN FIELD. COLOR PER ARCHITECT.  
-HARDWARE - COMMERCIAL STYLE SCHLAGE OR APPROVED EQUAL, BRUSHED NICKEL OR SIMILAR

ALL HARDWARE SHALL BE ADA ACCESSIBLE.

**DIVISION 09 - FINISHES:**

DRYWALL:  
-ALL GYP/DRYWALL SHALL BE 1/2" GYPSUM WALLBOARD UNLESS NOTED OTHERWISE  
-CONTRACTOR SHALL PROVIDE SMOOTH DRYWALL SURFACE SO THAT DEFECTS ARE NOT VISIBLE FROM MORE THAN 4'-0" FOR ALL NEW GYP/DRYWALL SURFACES.  
-INSTALL PER MANUFACTURER'S RECOMMENDATIONS & GYPSUM ASSOCIATIONS GUIDELINES.  
- PROVIDE MOLD RESISTANT GYPSUM WALLBOARD AT ALL WETWALL LOCATIONS.  
ACCOUSTICAL:  
- PROVIDE ARMSTONG 2x2 SQUARE EDGE, HUMIDITY RESISTANT, WHERE INDICATED. REF MEP WHERE LIGHTS ARE PLACED.  
- INSTALL PER MANUFACTURER INSTRUCTIONS AND RECOMMENDATIONS.

**FINISHES:**

CPT1 - J&J INVISION / CONSPIRACY MODULAR 7014/ CONJECTIVE 1588 / 24X24 QUARTER-TURN INSTALLATION  
CPT2 - J&J INVISION / CHROMA / 1979 / VIBRANT/ 12 X28" PLANK - INSTALL PER FLOOR FINISH PLAN  
LVT1 - SHAW CONTRACT / CONCRETE / 18X24/ RUGGED PLATINUM/ STAGGER INSTALLATION METHOD  
EF1 - C-S GROUP FLOOR MAT/ 8322 SLATE  
RT1 - JOHNSONITE / CIRCULINITY RUBBER TILE / 282 VAPORIZE  
RB1 - RESILIENT COVE BASE / ROPPE/ PINNACLE 4" STANDARD TOE/ COILS/ 100 BLACK  
PNT1 - SHERWIN WILLIAMS / REPOSE GRAY/ SW7015  
PNT2 - SHERWIN WILLIAMS / HEARTTHROB / SW 6886  
PNT3 - SHERWIN WILLIAMS / TRICORN BLACK / SW 6258  
PNT4 - SHERWIN WILLIAMS / FROLIC / SW 6703  
SS1 - WILSONART / MIDNIGHT MELANGE / 9091ML  
PL1 - WILSONART / 4914-60 POMEGRANATE  
PL2 - FORMICA/ 8827-58 SARUM TWILL

WALLS  
-INSTALL PER MANUFACTURER'S RECOMMENDATIONS. PREP DRYWALL SURFACE TO BE SMOOTH AND FREE OF BLEMISHES. PREP METAL SURFACES TO BE SMOOTH AND FREE OF BLEMISHES. PROVIDE PRIMER ON EXPOSED METAL SURFACES AND 2 COATS PAINT.

**DIVISION 10 - SPECIALTIES:**

BATHROOM ACCESSORIES:  
-PROVIDE BOBRICK B-2888 TOILET PAPER DISPENSER.  
-PROVIDE BOBRICK B-2621 PAPER TOWEL DISPENSER.  
-PROVIDE STAINLESS STEEL BOBRICK GRAB BARS. MOUNT AND INSTALL PER ADA STANDARDS.  
-PROVIDE BOBRICK 290.MBLK 18x30 290 MIRROR MATTE BLACK.  
-MOUNT ALL ACCESSORIES PER ADA STANDARDS.  
-PROVIDE SINK, FAUCET AND ACCESSORIES THAT ARE ADA COMPLIANT.

FIRE EXTINGUISHERS:  
-PROVIDE SEMI- FLUSH CABINETS AT PUBLIC SPACES; WALL MOUNTED AT MECHANICAL OR JANITORIAL AREAS.  
-CONTRACTOR TO ENSURE ELECTRONIC MONITORING OF EXTINGUISHERS.

**DIVISION 11 - EQUIPMENT:**

PROVIDE \$2,000 ALLOWANCE FOR KITCHEN EQUIPMENT INCLUDING TWO STANDARD UPRIGHT REFRIGERATORS/FREEZERS, MICROWAVE OVEN, AND A COFFEE POT.

SHEET INDEX	
GENERAL	
G000	COVER SHEET
G001	CODE SUMMARY
G002	ADA TYP
ARCHITECTURE	
A101	OVERALL BASEMENT PLANS
A102	PEC EXPANSION PLANS
A103	PEC ENLARGED PLANS
A104	SITE PLAN
A105	HISTORIC REVIEW - PHOTOS
A701	SCHEDULES + DOOR ELEVATIONS

CD  
DATE: 11-28-2023  
2022-037

PEC EXPANSION - DOWNTOWN HISTORIC  
POST OFFICE

444 SE QUINCY ST; TOPEKA, KS 66603

DRAWN BY: JES  
CHECKED BY: BJF

FALK  
ARCHITECTS  
© 2023 Falk Architects Inc

G000

COVER SHEET

FALK ARCHITECTS INC

FALK  
ARCHITECTS

K1  
REALTY LLC

PEC

DATE PRINTED: 11/28/2023 4:34:46 PM  
FILE PATH: C:\Users\jcs\AppData\Local\Microsoft\OneDrive\OneDrive\Documents\PEC Space Expansion\CDs\REV\HISTORIC DOWNTOWN POST OFFICE - PEC EXPANSION.rvt

CODE SUMMARY

TOPEKA ADOPTED BUILDING CODES

INTERNATIONAL BUILDING CODE (IBC)	2021
INTERNATIONAL EXISTING BUILDING CODE (IEBC)	2021
INTERNATIONAL ENERGY CONSERVATION CODE (IECC)	2021
UNIFORM MECHANICAL CODE	2015
NATIONAL ELECTRICAL CODE	2017
UNIFORM PLUMBING CODE	2018
INTERNATIONAL FIRE CODE (IFC)	2021
LIFE SAFETY CODE	2015
ADA STANDARDS FOR ACCESSIBLE DESIGN	2010
BUILDING TYPE:	(EXISTING)
OCCUPANCY TYPE:	BUSINESS(B)
CONSTRUCTION TYPE:	(II-A)
ALLOWABLE HEIGHT:	(65)FT=(5)STORIES
ACTUAL HEIGHT:	(65)FT=(5)STORIES

ALLOWABLE FLOOR AREA:

ALLOWABLE FLOOR AREA:	37,500 SF
FRONTAGE INCREASE: BASED ON ACCESS ON 4 SIDES, 75% INCREASE:	28,125 SF
ALLOWABLE FLOOR AREA PER STORY:	65,625 SF
TOTAL ALLOWABLE AREA:	328,125 SF

ACTUAL BUILDING AREA:

BASEMENT (ABOVE GRADE PLANE):	42,200 SF
1ST FLOOR:	34,900 SF
2ND FLOOR:	27,500 SF
3RD FLOOR:	27,500 SF
PENTHOUSE:	7,625 SF
TOTAL BUILDING AREA:	139,725 SF

CODE NOTES:

IBC CODE NOTES:

**DEFINITIONS:**  
**BASEMENT** - A STORY THAT IS NOT A STORY ABOVE GRADE PLANE (SEE "STORY ABOVE GRADE PLANE"). THIS DEFINITION OF "BASEMENT" DOES NOT APPLY TO THE PROVISIONS OF SECTION 1612 FOR FLOOD LOADS.

**GRADE PLANE** - A REFERENCE PLANE REPRESENTING THE AVERAGE OF FINISHED GROUND LEVEL ADJOINING THE BUILDING AT EXTERIOR WALLS. WHERE THE FINISHED GROUND LEVEL SLOPES AWAY FROM THE EXTERIOR WALLS, THE REFERENCE PLANE SHALL BE ESTABLISHED BY THE LOWEST POINTS WITHIN THE AREA BETWEEN THE BUILDING AND THE LOT LINE OR, WHERE THE LOT LINE IS MORE THAN 6 FEET (1829 MM) FROM THE BUILDING, BETWEEN THE BUILDING AND A POINT 6 FEET (1829 MM) FROM THE BUILDING.

**STORY ABOVE GRADE PLANE** - ANY STORY HAVING ITS FINISHED FLOOR SURFACE ENTIRELY ABOVE GRADE PLANE, OR IN WHICH THE FINISHED SURFACE OF THE FLOOR NEXT ABOVE IS:  
1.MORE THAN 6 FEET (1829 MM) ABOVE GRADE PLANE; OR  
2.MORE THAN 12 FEET (3658 MM) ABOVE THE FINISHED GROUND LEVEL AT ANY POINT.

**903.2.11.1.3 BASEMENT**  
ANY PORTION OF BASEMENTS 75' OR SEPERATED BY PARTITIONS FROM OPENINGS SHALL BE EQUIPPED WITH SPRINKLERS.

**1006.2.1 SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY**  
B OCCUPANCY WITHOUT A SPINKLER SYSTEM SHALL HAVE A MAXIMUM EGRESS TRAVEL DISTANCE OF 75'-0" WITH AN OCCUPANT LOAD GREATER THAN 30.

**508.4 REQUIRED SEPERATION OF OCCUPANCIES (HOURS)**  
B OCCUPANCIES MUST HAVE A 2 HOUR RATED SEPERATION FROM R OCCUPANCIES (DIRECTLY ABOVE, 7" THICK CONCRETE SLAB FLOOR SEPERATING).

**1020.2 CORRIDOR FIRE-RESISTANCE RATING**  
B OCCUPANCIES WITH GREATER THAN 30 OCCUPANTS SHALL HAVE A 1 HOUR RATED CORRIDOR WHEN WITHOUT SPRINKLERS.

**1020.3 MINIMUM CORRIDOR WIDTH**  
B OCCUPANCY FACILITIES MUST HAVE A MINIMUM WIDTH OF 44 INCHES IN A CORRIDOR.

OWNER SIGNATURE

DATE

OCCUPANT LOAD FOR EXITING

BASEMENT FLOOR OCCUPANT LOAD	
BASEMENT FLOOR ROOM OR SPACE:	(AREA) SF/ (FACTOR)= (#) PERSONS
VACANT / MECHANICAL / STORAGE	25,875 SF/ (300 SF/OCC) = 87 PERSONS
STORAGE (OFFICE)	218 SF/ (300 SF/OCC) = 1 PERSONS
OFFICE (4)	455 SF/ (150 SF/OCC) = 4 PERSONS
BREAKROOM / LOBBY	795 SF/ (15 SF/OCC) = 53 PERSONS
LAB SPACE	4,468 SF/ (100 SF /OCC) = 45 PERSONS
TOTAL BASEMENT FLOOR OCCUPANT LOAD:	190 PERSONS

TYPE OF CONSTRUCTION

EXTERIOR BEARING WALLS:	1-HOUR REQ
INTERIOR LOAD BEARING WALLS:	1-HOUR REQ
EXTERIOR NON-BEARING WALLS:	NOT REQ
STRUCTURAL FRAME:	1-HOUR REQ
PERMANENT PARTITIONS:	1-HOUR REQ
SHAFT ENCLOSURE:	1-HOUR REQ
FLOORS:	1-HOUR REQ
ROOFS:	1-HOUR REQ
EXTERIOR OPENINGS:	NOT PERMITTED ≤ 5FT PROTECTED ≤20 FT

STAIRWAY CONSTRUCTION:	NON COMBUSTIBLE REQ
SEPARATIONS:	NOT REQ
SHAFT ENCLOSURES:	1-HOUR REQ

MISCELLANEOUS

1. FIRE ALARM PULL STATIONS
2. COORIDOR SMOKE DETECTION
3. SMOKE DAMPERS AT PENETRATIONS THROUGH SMOKE PARTITION
4. EXIT SIGNS
5. EMERGENCY LIGHTS W. BACKUP POWER

NO AUTOMATIC SPRINKLER SYSTEMS PROVIDED

LOCAL BUILDING INSPECTION DEPT

CITY OF TOPEKA

RESPONDING FIRE SERVICE

TOPEKA FIRE DEPARTMENT

PROPERTY NAME & PHYSICAL ADDRESS

TOPEKA'S UNITED STATES POST OFFICE AND COURT HOUSE  
444 SE QUINCY ST.  
TOPEKA, KS 66603

OWNER INFORMATION

KEN SCHMANKE - K1 REALTY OWNED  
PEC LEASED

ARCHITECT INFORMATION

FALK ARCHITECTS INC  
BRYAN FALK  
BRYAN@FALK-ARCHITECTS.COM  
827 N. KANSAS AVE, TOPEKA, KS 66608  
785-691-9958 (CELL)

EXISTING BUILDING CODE NOTES:

**1202.1 GENERAL**  
REPAIRS TO ANY PORTION OF A HISTORIC BUILDING OR STRUCTURE SHALL BE PERMITTED WITH ORIGINAL OR LIKE MATERIALS AND ORIGINAL METHODS OF CONSTRUCTION, SUBJECT TO THE PROVISIONS OF THIS CHAPTER. HAZARDOUS MATERIALS, SUCH AS ASBESTOS AND LEAD-BASED PAINT, SHALL NOT BE USED WHERE THE CODE FOR NEW CONSTRUCTION WOULD NOT PERMIT THEIR USE IN BUILDINGS OF SIMILAR OCCUPANCY, PURPOSE AND LOCATION.

**1203.2GENERAL**  
EVERY HISTORIC BUILDING THAT DOES NOT CONFORM TO THE CONSTRUCTION REQUIREMENTS SPECIFIED IN THIS CODE FOR THE OCCUPANCY OR USE AND THAT CONSTITUTES A DISTINCT FIRE HAZARD AS DEFINED HEREIN SHALL BE PROVIDED WITH AN APPROVED AUTOMATIC FIRE-EXTINGUISHING SYSTEM AS DETERMINED APPROPRIATE BY THE CODE OFFICIAL. HOWEVER, AN AUTOMATIC FIRE-EXTINGUISHING SYSTEM SHALL NOT BE USED TO SUBSTITUTE FOR, OR ACT AS AN ALTERNATIVE TO, THE REQUIRED NUMBER OF EXITS FROM ANY FACILITY.

**1203.11EXIT SIGNS.**  
WHERE EXIT SIGN OR EGRESS PATH MARKING LOCATION WOULD DAMAGE THE HISTORIC CHARACTER OF THE BUILDING, ALTERNATIVE EXIT SIGNS ARE PERMITTED WITH APPROVAL OF THE CODE OFFICIAL. ALTERNATIVE SIGNS SHALL IDENTIFY THE EXITS AND EGRESS PATH.

**1204.8TRANSOMS.**  
IN CORRIDOR WALLS REQUIRED BY THESE PROVISIONS TO BE FIRE-RESISTANCE RATED, EXISTING TRANSOMS MAY BE MAINTAINED IF FIXED IN THE CLOSED POSITION, AND FIXED WIRED GLASS SET IN A STEEL FRAME OR OTHER APPROVED GLAZING SHALL BE INSTALLED ON ONE SIDE OF THE TRANSOM.

**1204.10 ONE-HOUR FIRE-RESISTANT ASSEMBLIES.**  
WHERE 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION IS REQUIRED BY THESE PROVISIONS, IT NEED NOT BE PROVIDED, REGARDLESS OF CONSTRUCTION OR OCCUPANCY, WHERE THE EXISTING WALL AND CEILING FINISH IS WOOD LATH AND PLASTER.

**802.6 FIRE-RESISTANCE RATINGS.**  
WHERE APPROVED BY THE CODE OFFICIAL, BUILDINGS WHERE AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 OF THE INTERNATIONAL BUILDING CODE HAS BEEN ADDED, AND THE BUILDING IS NOW SPRINKLERED THROUGHOUT, THE REQUIRED FIRE-RESISTANCE RATINGS OF BUILDING ELEMENTS AND MATERIALS SHALL BE PERMITTED TO MEET THE REQUIREMENTS OF THE CURRENT BUILDING CODE. THE BUILDING IS REQUIRED TO MEET THE OTHER APPLICABLE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.

KSFM SIGNATURE

DATE

EXISTING BUILDING NOTES:

**COLUMNS:**  
ALL COLUMNS ARE A STEEL "H" PROFILE WITH A MAXIMUM PROFILE WIDTH OF 12 INCHES ENCASED IN A MINIMUM OF 3" OF CLAY BRICK AND THEN PLASTERED OVER.

**CEILING / FLOOR COMPOSITION:**  
ALL CEILING / FLOORS ARE COMPOSED STRUCTURALLY OF A MINIMUM 5" THICK CONCRETE DECKING.

NON-EXPOSED STRUCTURE CEILINGS ARE THEN LATHED AND PLASTERED.

DRAWN BY: JES  
CHECKED BY: Checker

FALK  
ARCHITECTS  
© 2023 Falk Architects Inc

G001

CODE SUMMARY

FALK ARCHITECTS INC

PEC EXPANSION - DOWNTOWN HISTORIC  
POST OFFICE  
444 SE QUINCY ST.; TOPEKA, KS 66603

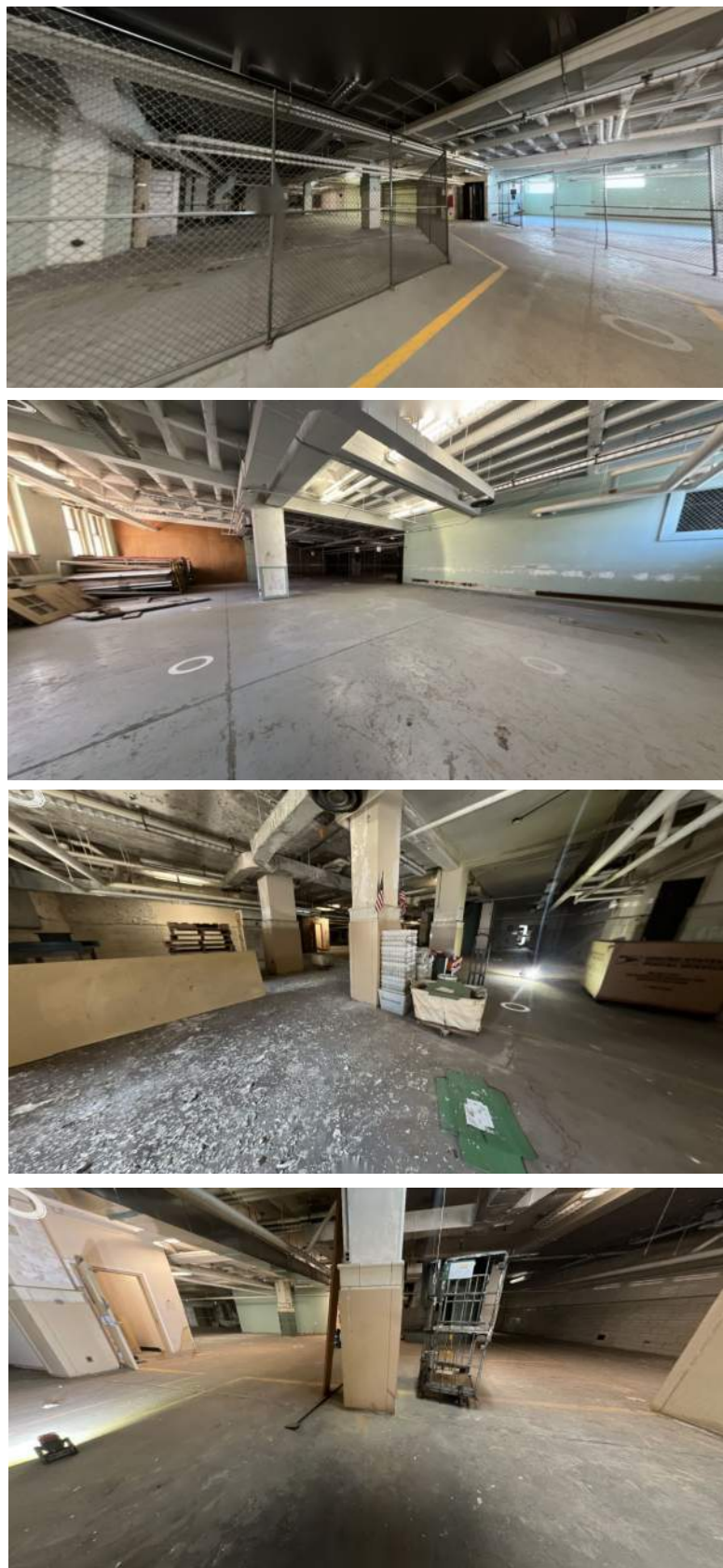
CD  
DATE: 11-28-2023  
2022-037







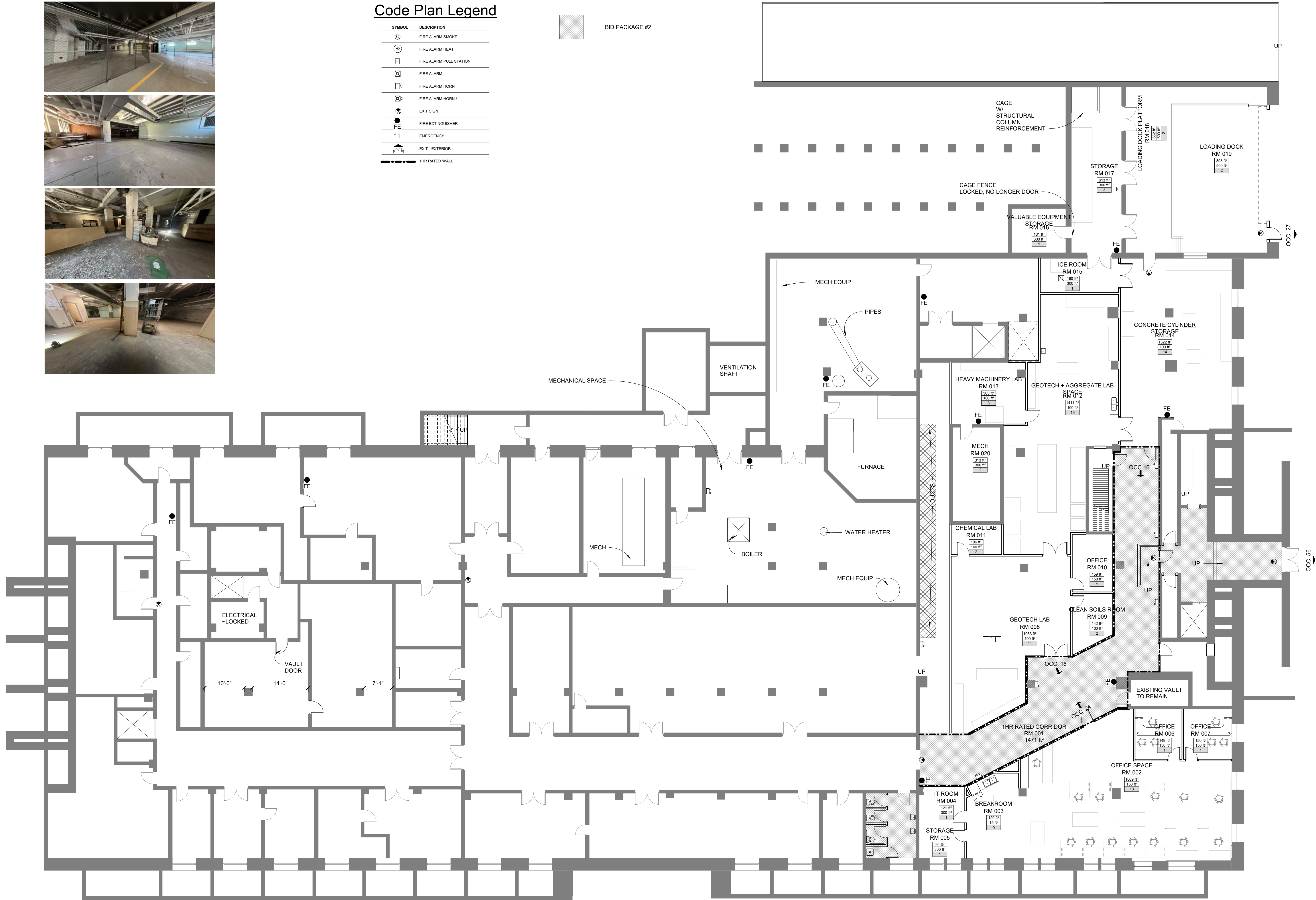
DATE PRINTED: 11/28/2023 4:34:49 PM  
FILE PATH: C:\Users\jg\OneDrive\Documents\Projects\2023\Projects\2023 Contracted Projects\2023-087  
PEC Space Expansion CD\REV\HISTORIC DOWNTOWN POST OFFICE - PEC EXPANSION.rvt



### Code Plan Legend

SYMBOL	DESCRIPTION
	FIRE ALARM SMOKE
	FIRE ALARM HEAT
	FIRE ALARM PULL STATION
	FIRE ALARM
	FIRE ALARM HORN
	FIRE ALARM HORN /
	EXIT SIGN
	FIRE EXTINGUISHER
	EMERGENCY
	EXIT - EXTERIOR
	1HR RATED WALL

BID PACKAGE #2



OVERALL BASEMENT PLAN  
3/32" = 1'-0"

1

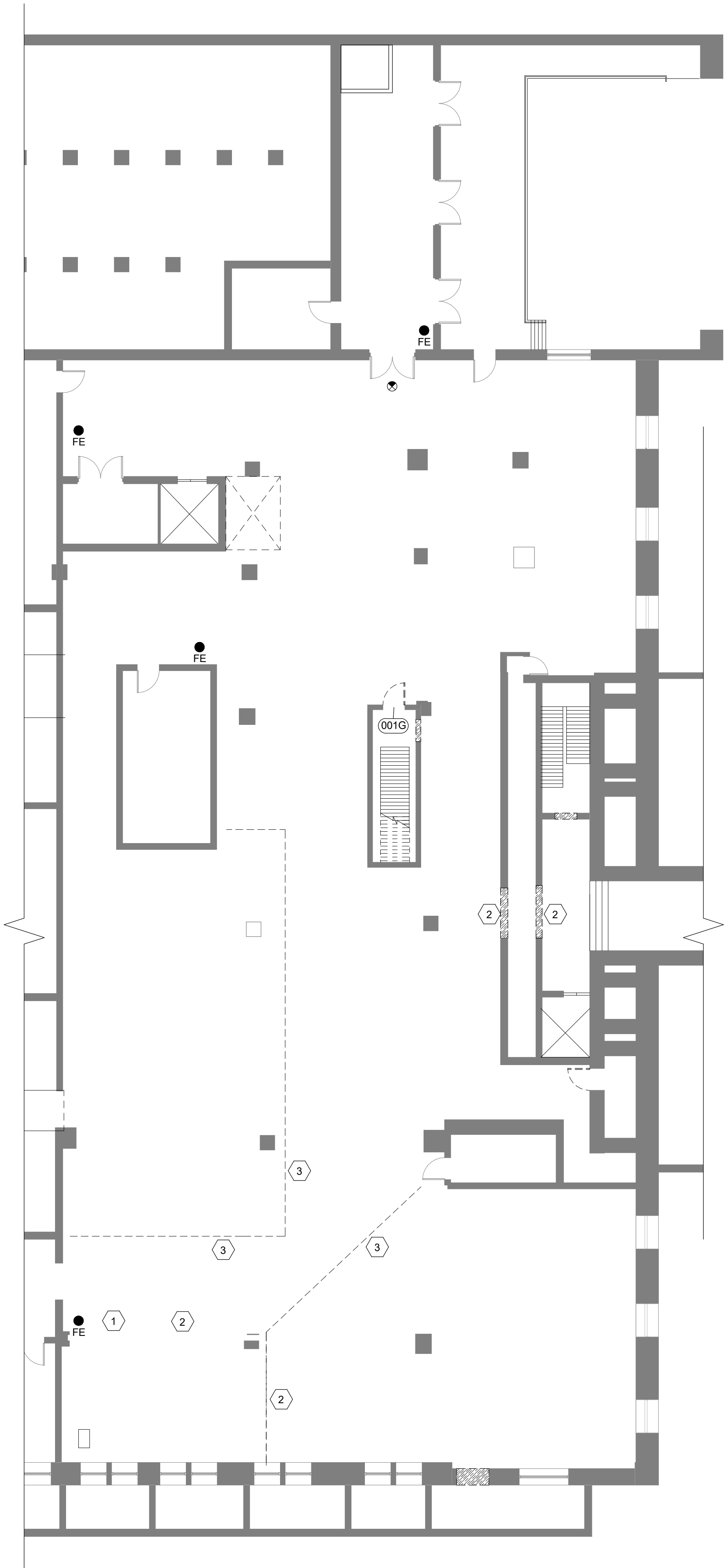
CD  
DATE: 11-28-2023  
2022-037

PEC EXPANSION - DOWNTOWN HISTORIC  
POST OFFICE  
444 SE QUINCY ST; TOPEKA, KS 66603

DRAWN BY: JES  
CHECKED BY: BJF  
**FALK**  
ARCHITECTS  
© 2023 Falk Architects Inc.  
**A101**  
OVERALL BASEMENT  
PLANS  
FALK ARCHITECTS INC



DATE PRINTED: 11/28/2023 4:34:45 PM  
FILE PATH: C:\Users\jg\OneDrive\Documents\Projects\2023\Projects\2023 Contracted Projects\2023-087  
PEC Space Expansion CD\REV\HISTORIC DOWNTOWN POST OFFICE - PEC EXPANSION.rvt



**BASEMENT DEMO PLAN**

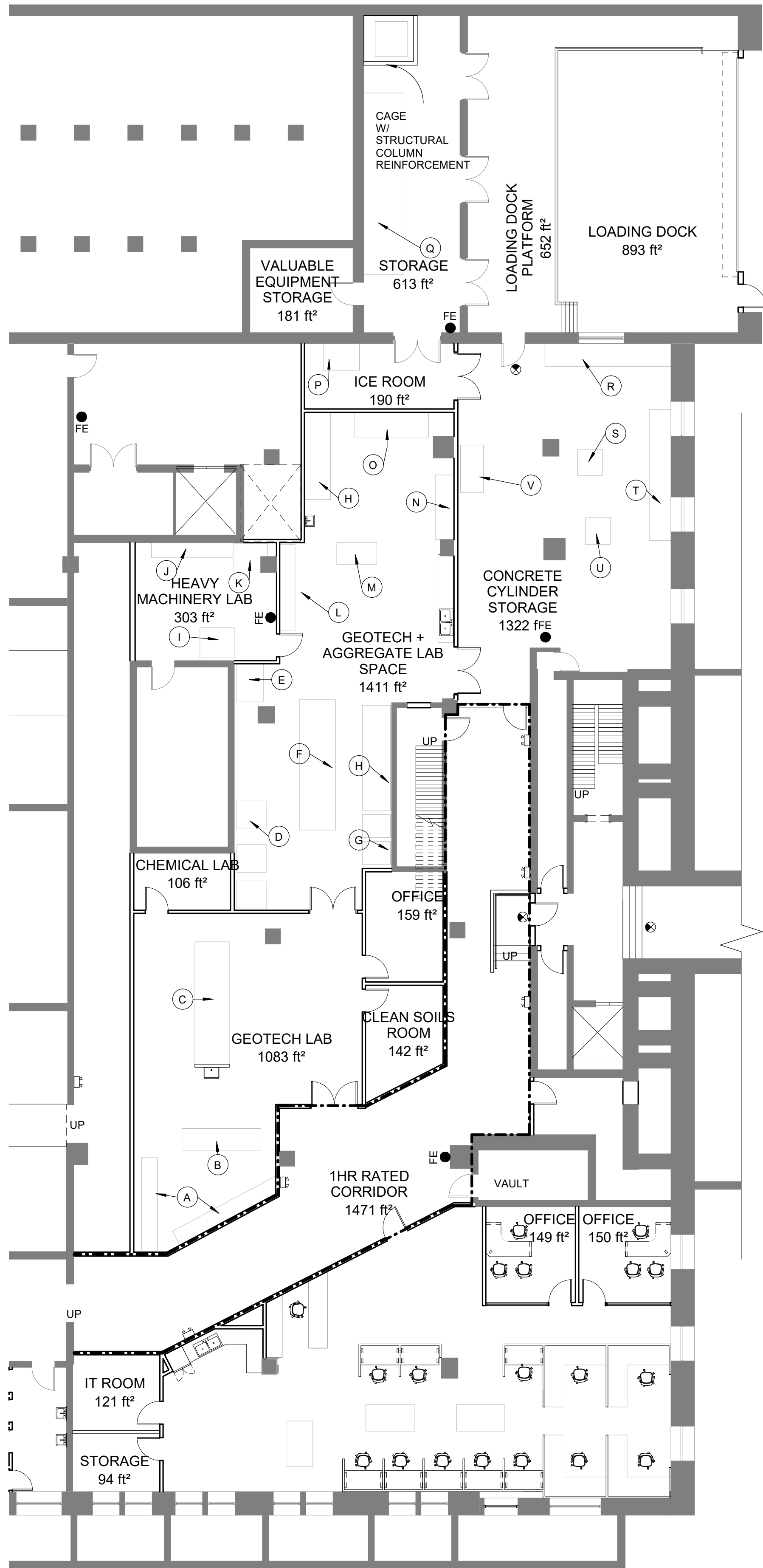
**B**

### Demo Legend

- 1 REMOVE EXISTING DOOR, DOOR FRAME AND HARDWARE.
- 2 REMOVE EXISTING WALL, PATCH FLOOR FOR SMOOTH FINISH
- 3 REMOVE EXISTING FENCING

### FURNITURE KEYNOTE LEGEND

- A GEOTECH SAMPLE STORAGE
- B GEOTECH SAMPLE STATION
- C ATTERBERG LIMITS WORK STATION
- D EXTRACTION OVEN
- E HOBART MIXER - CONCRETE PEDESTAL
- F AGGREGATES
- G SHAKERS
- H AGGREGATE WORK STATIONS
- I LA ABRASION MACHINE
- J ASPHALT MARSHALL HAMMERS
- K AIR COMPRESSOR
- L PROCTOR BENCH
- M AUTO. PROCTOR HAMMER ON CONCRETE PEDESTAL
- N GAS BURNERS
- O GEOTECH SAMPLE EXTRUDER
- P ICE MACHINE
- Q NUCLEAR DENSITY GAUGE STORAGE
- R CYLINDER TABLE
- S CONCRETE SAW
- T WORK TABLE
- U BREAK MACHINE
- V DESK



**PEC OFFICE PLAN**

**A**

## PEC EXPANSION - DOWNTOWN HISTORIC POST OFFICE

444 SE QUINCY ST; TOPEKA, KS 66603

DRAWN BY: JES  
CHECKED BY: BJF

**FALK**  
ARCHITECTS  
© 2023 Falk Architects Inc

**A102**

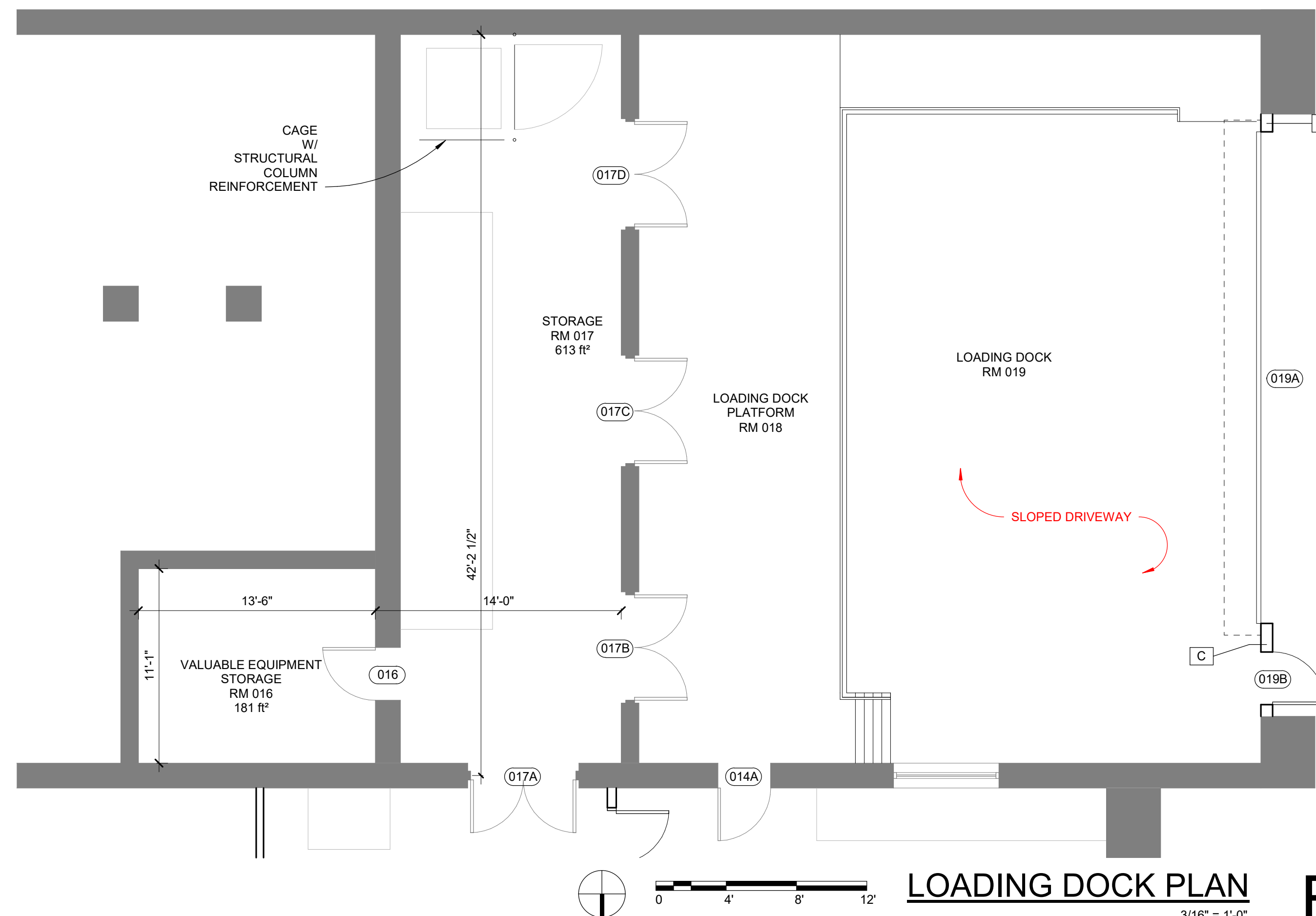
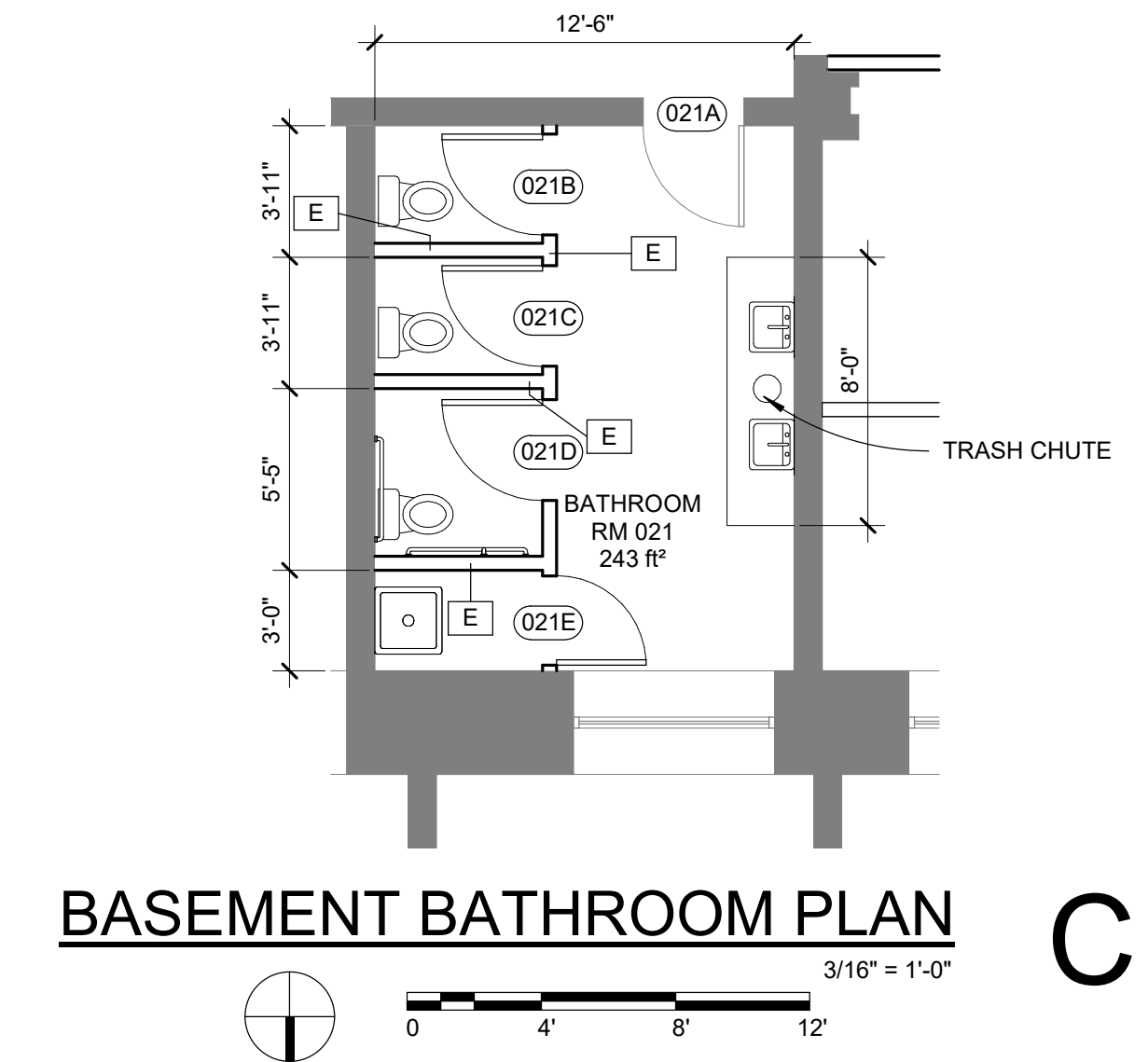
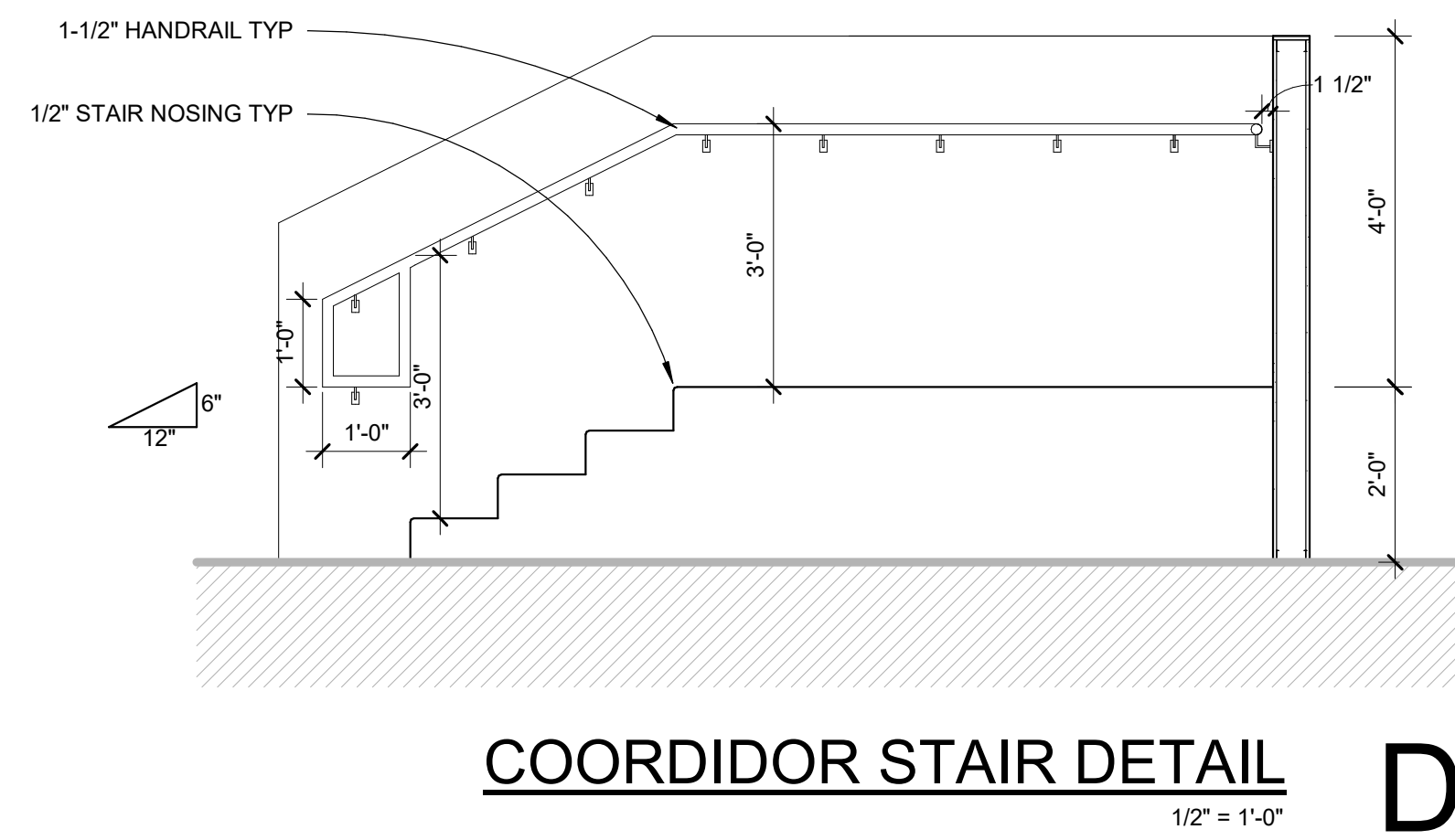
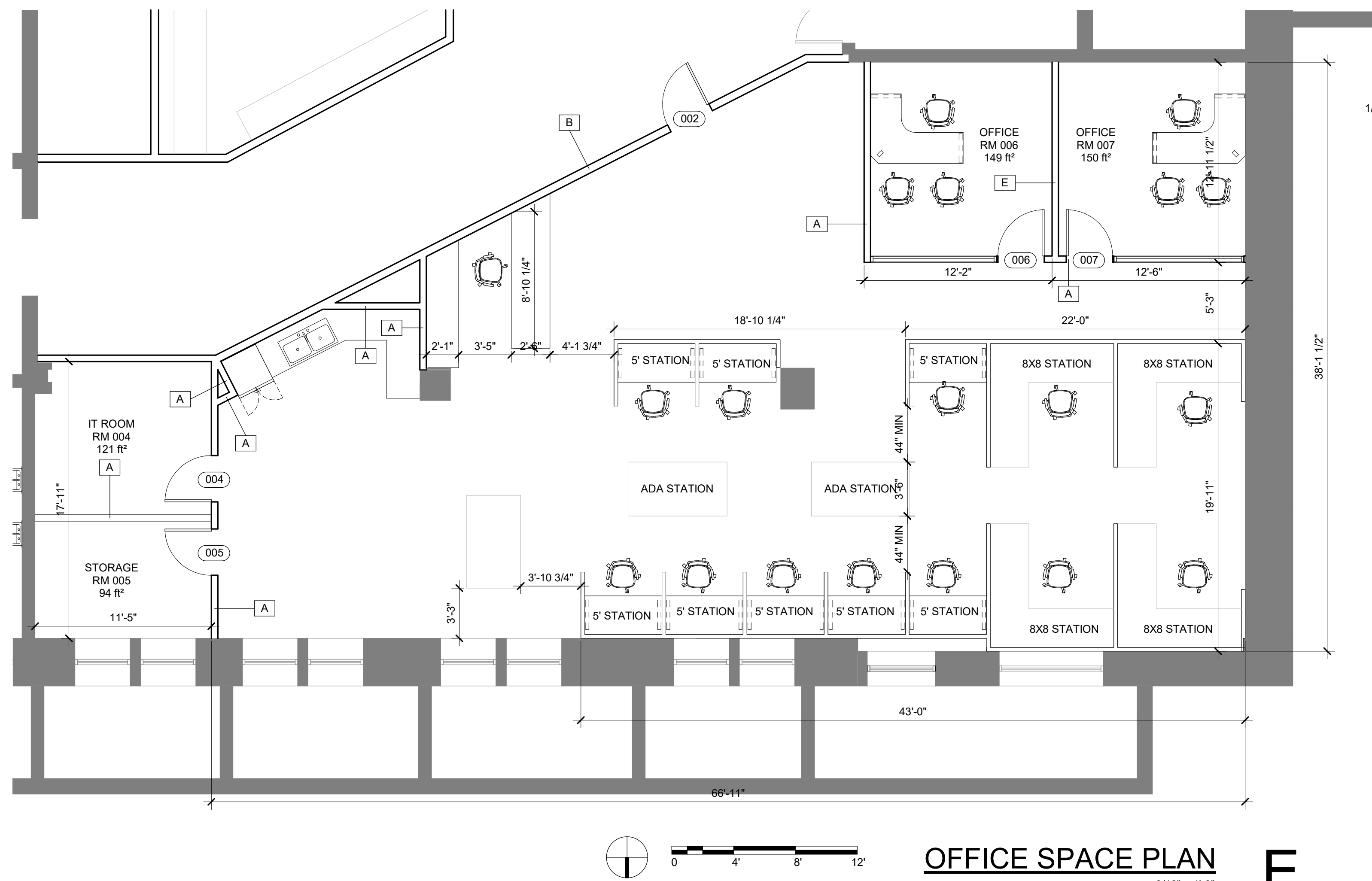
PEC EXPANSION  
PLANS

FALK ARCHITECTS INC

CD

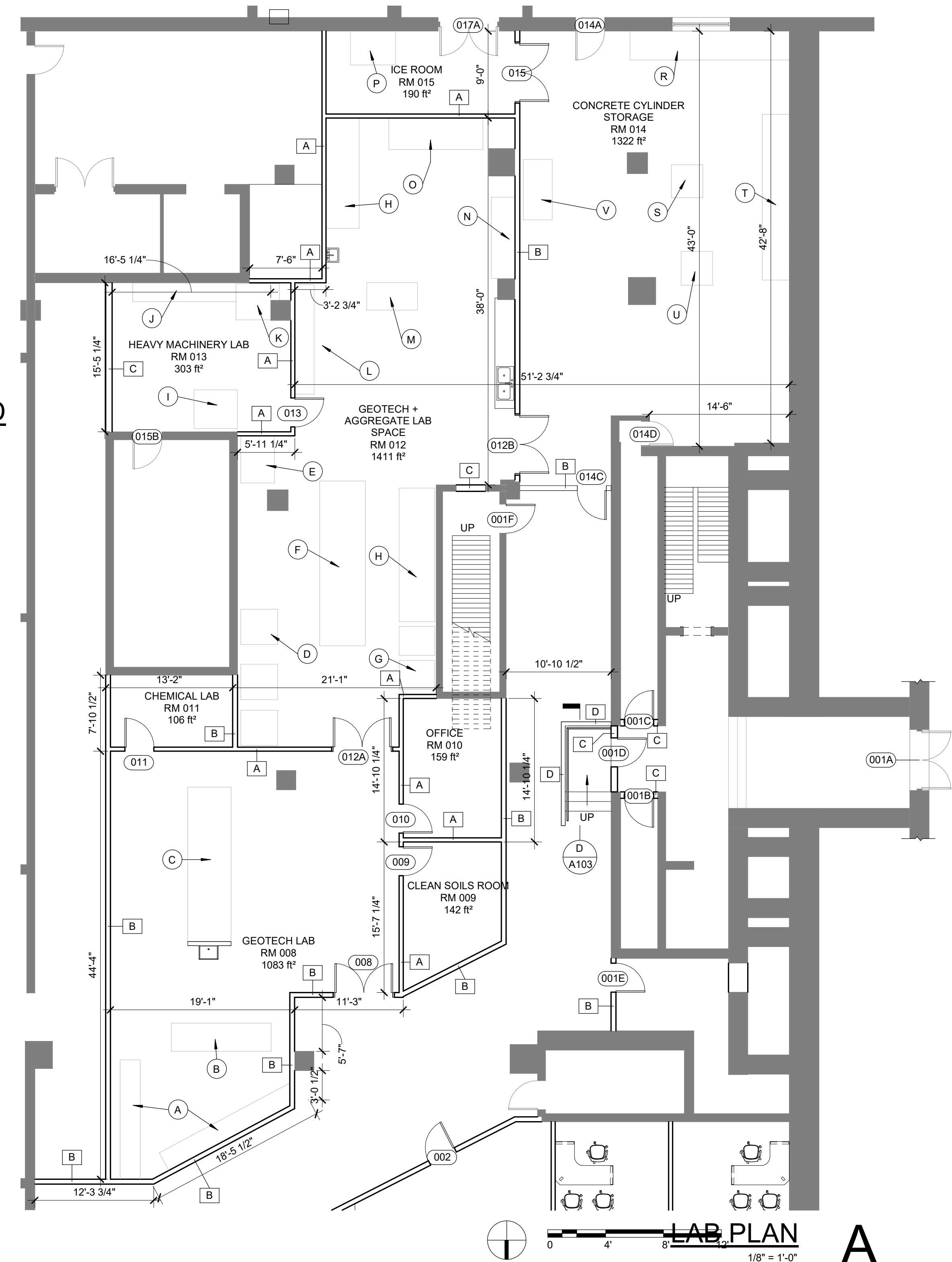
DATE: 11-28-2023

2022-037

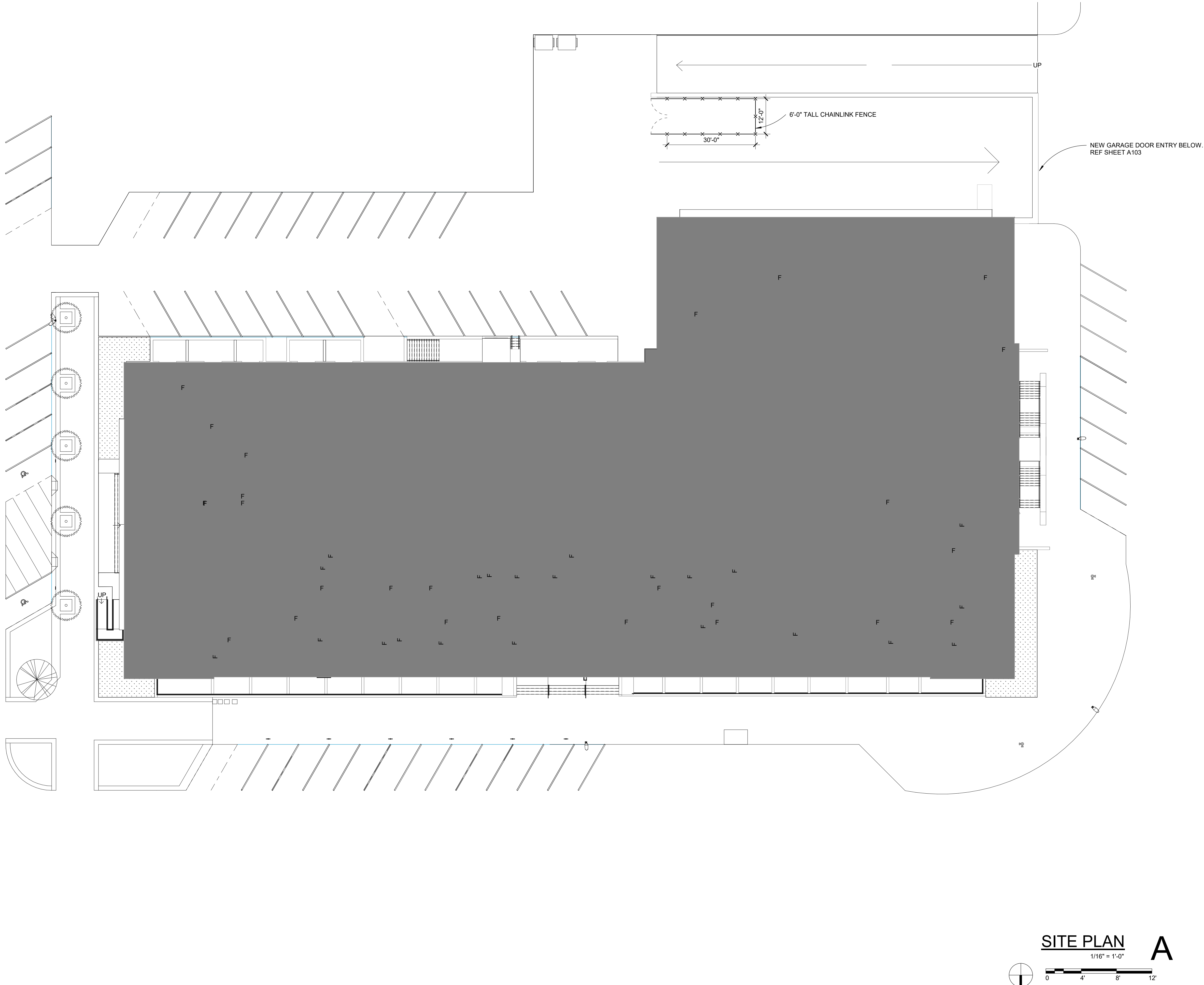


- ## FURNITURE KEYNOTE LEGEND

- (A) GEOTECH SAMPLE STORAGE
- (B) GEOTECH SAMPLE STATION
- (C) ATTERBERG LIMITS WORK STATION
- (D) EXTRACTION OVEN
- (E) HOBART MIXER - CONCRETE PEDESTAL
- (F) AGGREGATES
- (G) SHAKERS
- (H) AGGREGATE WORK STATIONS
- (I) LA ABRASION MACHINE
- (J) ASPHALT MARSHALL HAMMERS
- (K) AIR COMPRESSOR
- (L) PROCTOR BENCH
- (M) AUTO. PROCTOR HAMMER ON CONCRETE PEDESTAL
- (N) GAS BURNERS
- (O) GEOTECH SAMPLE EXTRUDER
- (P) ICE MACHINE
- (Q) NUCLEAR DENSITY GAUGE STORAGE
- (R) CYLINDER TABLE
- (S) CONCRETE SAW
- (T) WORK TABLE
- (U) BREAK MACHINE
- (V) DESK

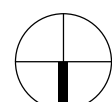


DATE PRINTED: 11/28/2023 4:34:45 PM  
FILE PATH: G:\shop\444 Se Quincy St\11-28-23\G:\Ewg62\awA1\p\11-28-23\Projects\2023 Contracted Projects\2023-087  
PEC Space Expansion CD\REV\HISTORIC DOWNTOWN POST OFFICE - PEC EXPANSION.rvt



SITE PLAN

1/16" = 1'-0"



0 4 8 12

A

DRAWN BY: JES  
CHECKED BY: BJF

**FALK**  
ARCHITECTS

© 2023 Falk Architects Inc

A104

SITE PLAN

FALK ARCHITECTS INC

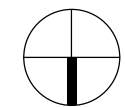
PEC EXPANSION - DOWNTOWN HISTORIC  
POST OFFICE

444 SE QUINCY ST; TOPEKA, KS 66603

CD  
DATE: 11-28-2023  
2022-037



DATE PRINTED: 11/28/2023 4:34:46 PM


$$3/32'' = 1'-0$$


# B



IMAGE : 3



IMAGE : 6



IMAGE : 9



IMAGE : 1:



IMAGE : 2



IMAGE : 5



IMAGE : 8



IMAGE : 1



IMAGE :



IMAGE : 4



IMAGE :



IMAGE :

**PEC EXPANSION - DOWNTOWN HISTORIC  
POST OFFICE**

DRAWN BY: JES  
CHECKED BY: BJF

**FALK**  
ARCHITECTS  
© 2023 Falk Architects Inc

A105

## HISTORIC REVIEW - PHOTOS

FALK ARCHITECTS INC

CD

DATE: 11-28-2023

2022-037

444 SE QUINCY ST.; TOPEKA, KS 66603



DATE PRINTED: 11/28/2023 4:34:48 PM  
FILE PATH: C:\Users\jg\OneDrive\Documents\11-28-2023\Projects\2023\Contracted Projects\2023-087  
PEC Space Expansion CD\REV\HISTORIC DOWNTOWN POST OFFICE - PEC EXPANSION.rvt

DOOR & FRAME SCHEDULE											
Level	Phase Created	Phase Demolished	Mark	DOORS				FRAMES		DOOR HARDWARE	Comments
				OPENING SIZE		TYPE	MAT	MAT	FIN		
				WIDTH	HGT.						
BASEMENT	Existing	None	001A	6'-0"	7'-0"	HISTORIC MURAL	METAL	METAL	CLEAR COAT	ENTRY	CARD READER / ACCESS CONTROLS
BASEMENT	New Construction	None	001B	3'-0"	7'-0"	FLUSH	HOL. METAL	HOL. METAL	BLACK PAINT	STORERROOM	
BASEMENT	New Construction	None	001C	3'-0"	7'-0"	FLUSH	HOL. METAL	HOL. METAL	BLACK PAINT	STORERROOM	
BASEMENT	New Construction	None	001D	3'-0"	7'-0"	NARROW LITE	HOL. METAL	HOL. METAL	BLACK PAINT	PASSAGE 1	1/3 -HR RATED
BASEMENT	New Construction	None	001E	3'-0"	7'-0"	FLUSH	METAL	METAL	BLACK PAINT	PASSAGE 1	1/3 -HR RATED
BASEMENT	New Construction	None	001F	3'-0"	6'-8"	FLUSH	METAL	METAL	BLACK PAINT	PASSAGE 2	1/3 -HR RATED
BASEMENT	Existing	New Construction	001G	3'-0"	6'-8"	FLUSH	HOL. METAL	HOL. METAL	N/A	N/A	
BASEMENT	New Construction	None	002	3'-0"	7'-0"	FULL LITE	METAL	METAL	BLACK PAINT	PASSAGE 1	CARD READER / ACCESS CONTROLS 1/3-HOUR RATED
BASEMENT	New Construction	None	004	3'-0"	7'-0"	FLUSH	METAL	METAL	BLACK PAINT	PRIVACY	
BASEMENT	New Construction	None	005	3'-0"	7'-0"	FLUSH	METAL	METAL	BLACK PAINT	PRIVACY	
BASEMENT	New Construction	None	006	3'-0"	6'-8"	FULL LITE	ALUMINUM	ALUMINUM	BLACK ANNODIZED	OFFICE	
BASEMENT	Existing	None	006	3'-0"	7'-0"	SAFE	METAL	METAL	CLEAR COAT	N/A	
BASEMENT	New Construction	None	007	3'-0"	6'-8"	FULL LITE	ALUMINUM	ALUMINUM	BLACK ANNODIZED	OFFICE	
BASEMENT	New Construction	None	008	6'-0"	7'-0"	NARROW LITE - DBL	HOL. METAL	HOL. METAL	BLACK PAINT	PASSAGE 1	CARD READER / ACCESS CONTROLS 1/3-HOUR RATED
BASEMENT	New Construction	None	009	3'-0"	6'-8"	FLUSH	HOL. METAL	HOL. METAL	BLACK PAINT	PASSAGE 1	
BASEMENT	New Construction	None	010	3'-0"	6'-8"	NARROW LITE	HOL. METAL	HOL. METAL	BLACK PAINT	OFFICE	
BASEMENT	New Construction	None	011	3'-0"	7'-0"	NARROW LITE	HOL. METAL	HOL. METAL	BLACK PAINT	PASSAGE 1	
BASEMENT	New Construction	None	012A	6'-0"	7'-0"	NARROW LITE- DBL	HOL. METAL	HOL. METAL	BLACK PAINT	ENTRY	
BASEMENT	New Construction	None	012B	6'-0"	7'-0"	NARROW LITE - DBL	HOL. METAL	HOL. METAL	BLACK PAINT	PASSAGE 2	
BASEMENT	New Construction	None	013	3'-0"	6'-8"	NARROW LITE	HOL. METAL	HOL. METAL	BLACK PAINT	PASSAGE 1	
BASEMENT	Existing	None	014A	3'-0"	7'-0"	NARROW LITE	HOL. METAL	HOL. METAL	CLEAR COAT	ENTRY	CARD READER / ACCESS CONTROLS
BASEMENT	New Construction	None	014C	3'-0"	6'-8"	NARROW LITE	HOL. METAL	HOL. METAL	BLACK PAINT	PASSAGE 1	CARD READER / ACCESS CONTROLS 1/3-HOUR RATED
BASEMENT	Existing	None	014D	2'-6"	6'-8"	FLUSH	WOOD	WOOD	PAINT	STORERROOM	
BASEMENT	New Construction	None	015	6'-0"	7'-0"	NARROW LITE - DBL	HOL. METAL	HOL. METAL	BLACK PAINT	STORERROOM	
BASEMENT	Existing	None	015B	3'-0"	7'-0"	FLUSH	HOL. METAL	HOL. METAL	BLACK PAINT	STORERROOM	
BASEMENT	Existing	None	016	3'-0"	7'-0"	GATE	CHAIN LINK	METAL	CLEAR COAT	STORERROOM	
BASEMENT	Existing	None	017A	6'-0"	7'-0"	FLUSH - DBL	METAL	METAL	BLACK PAINT	STORERROOM	
BASEMENT	Existing	None	017B	6'-0"	7'-0"	HALF-GLASS - DBL	WOOD	WOOD	BLACK PAINT	ENTRY	
BASEMENT	Existing	None	017C	6'-0"	7'-0"	HALF-GLASS - DBL	WOOD	WOOD	BLACK PAINT	ENTRY	
BASEMENT	Existing	None	017D	6'-0"	7'-0"	HALF-GLASS - DBL	WOOD	WOOD	BLACK PAINT	ENTRY	
BASEMENT	New Construction	None	019A	28'-0"	14'-0"	OVERHEAD	ALUMINUM	STEEL	BLACK ANNODIZED	N/A	
BASEMENT	New Construction	None	019B	3'-0"	7'-0"	NARROW LITE	HOL. METAL	METAL	BLACK PAINT	ENTRY	
BASEMENT	Existing	New Construction	021	3'-0"	7'-0"	SAFE	METAL	WOOD	CLEAR COAT	N/A	
BASEMENT	Existing	None	021A	3'-0"	7'-0"	FLUSH	WOOD	WOOD	PAINT	PASSAGE 2	
BASEMENT	New Construction	None	021B	3'-0"	7'-0"	FLUSH	WOOD	WOOD	PAINT	PRIVACY	
BASEMENT	New Construction	None	021C	3'-0"	7'-0"	FLUSH	WOOD	WOOD	PAINT	PRIVACY	
BASEMENT	New Construction	None	021D	3'-0"	7'-0"	FLUSH	WOOD	WOOD	PAINT	PRIVACY	
BASEMENT	New Construction	None	021E	2'-8"	7'-0"	FLUSH	WOOD	WOOD	PAINT	PRIVACY	

OCCUPANCY						
Level	Number	Name	Area	Occupancy Factor	Occupancy Calculation	Occupancy Load
BASEMENT	RM 001	1HR RATED CORRIDOR	1471 ft²			
BASEMENT	RM 002	OFFICE SPACE	1809 ft²	150 ft²	12.056945	13
BASEMENT	RM 003	BREAKROOM	120 ft²	15 ft²	8.020284	9
BASEMENT	RM 004	IT ROOM	121 ft²	300 ft²	0.40331	1
BASEMENT	RM 005	STORAGE	94 ft²	300 ft²	0.312749	1
BASEMENT	RM 006	OFFICE	149 ft²	150 ft²	0.990231	1
BASEMENT	RM 007	OFFICE	150 ft²	150 ft²	1.000405	1
BASEMENT	RM 008	GEOTECH LAB	1083 ft²	100 ft²	10.82632	11
BASEMENT	RM 009	CLEAN SOILS ROOM	142 ft²	100 ft²	1.417483	2
BASEMENT	RM 010	OFFICE	159 ft²	150 ft²	1.057754	1
BASEMENT	RM 011	CHEMICAL LAB	106 ft²	100 ft²	1.064102	2
BASEMENT	RM 012	GEOTECH + AGGREGATE LAB SPACE	1411 ft²	100 ft²	14.106086	15
BASEMENT	RM 013	HEAVY MACHINERY LAB	303 ft²	100 ft²	3.032059	3
BASEMENT	RM 014	CONCRETE CYLINDER STORAGE	1322 ft²	100 ft²	13.21934	14
BASEMENT	RM 015	ICE ROOM	190 ft²	300 ft²	0.634653	1
BASEMENT	RM 016	STORAGE	181 ft²	300 ft²	0.602633	1
BASEMENT	RM 017	STORAGE	613 ft²	300 ft²	2.044502	3
BASEMENT	RM 018	LOADING DOCK PLATFORM	652 ft²	500 ft²	1.303049	2
BASEMENT	RM 019	LOADING DOCK	893 ft²	500 ft²	1.786337	2
Grand total: 19			10968 ft²			83

ROOM FINISH SCHEDULE									
ROOM NO.	ROOM NAME	FLOOR FINISH	BASE FINISH	WALL FINISH				CEILING	COMMENTS
				WEST	EAST	NORTH	SOUTH	MAT	
RM 001	1HR RATED CORRIDOR	CONC. 1	N/A	N/A	N/A	N/A	N/A	GYP	NOT IN SCOPE
RM 002	OFFICE SPACE								
RM 003	BREAKROOM								
RM 004	IT ROOM	CPT1	RB1	PNT1	PNT1	PNT1	PNT1	ACT1	RB1 ON NEW CONSTRUCTION ONLY
RM 005	STORAGE								
RM 006	OFFICE	CPT1	RB1	PNT1	PNT1	PNT1	PNT1	ACT1	RB1 ON NEW CONSTRUCTION ONLY
RM 007	OFFICE	CPT1	RB1	PNT1	PNT1	PNT1	PNT1	ACT1	RB1 ON NEW CONSTRUCTION ONLY
RM 008	GEOTECH LAB	CONC. 1	RB1	PNT1	PNT1	PNT1	PNT1	ACT1	RB1 ON NEW CONSTRUCTION ONLY
RM 009	CLEAN SOILS ROOM	CONC. 1	RB1	PNT1	PNT1	PNT1	PNT1	ACT1	RB1 ON NEW CONSTRUCTION ONLY
RM 010	OFFICE	CONC. 1	RB1	PNT1	PNT1	PNT1	PNT1	ACT1	RB1 ON NEW CONSTRUCTION ONLY
RM 011	CHEMICAL LAB	CONC. 1	RB1	PNT1	PNT1	PNT1	PNT1	ACT1	RB1 ON NEW CONSTRUCTION ONLY
RM 012	GEOTECH + AGGREGATE LAB SPACE	CONC. 1	RB1	PNT1	PNT1	PNT1	PNT1	ACT1	RB1 ON NEW CONSTRUCTION ONLY
RM 013	HEAVY MACHINERY LAB	CONC. 1	RB1	PNT1	PNT1	PNT1	PNT1	ACT1	RB1 ON NEW CONSTRUCTION ONLY
RM 014	CONCRETE CYLINDER STORAGE	CONC. 1	RB1	PNT1	PNT1	PNT1	PNT1	ACT1	RB1 ON NEW CONSTRUCTION ONLY
RM 015	ICE ROOM	CONC. 1	RB1	PNT1	PNT1	PNT1	PNT1	ACT1	RB1 ON NEW CONSTRUCTION ONLY
RM 016	VALUABLE EQUIPMENT STORAGE	CONC. 1	RB1	PNT1	PNT1	PNT1	PNT1	ACT1	RB1 ON NEW CONSTRUCTION ONLY
RM 017	STORAGE	CONC. 1	RB1	PNT1	PNT1	PNT1	PNT1	ACT1	RB1 ON NEW CONSTRUCTION ONLY
RM 018	LOADING DOCK PLATFORM	CONC. 1							
RM 019	LOADING DOCK	CONC. 1							
RM 020	MECH	CONC. 1	RB1	PNT1	PNT1	PNT1	PNT1	ACT1	NOT IN SCOPE
RM 021	BATHROOM								

INTERIOR PARTITION WALL SCHEDULE:

TYPE 'A' - 1/2" GYP BOARD BOTH SIDES, 2X6 METAL STUD, UP TO STRUCTURE ABOVE

TYPE 'B' - 5/8" TYPE 'X' GYP BOARD BOTH SIDES, 2x6 METAL STUD, UP TO WAFFLE SLAB ABOVE, CUT TO INFIL SLAB, FIRE CAULK EDGES

TYPE 'C' - 1/2" TYPE GYP BOARD BOTH SIDES, 2X8 METAL STUD, UP TO STRUCTURE ABOVE.

TYPE 'D' - 1/2" GYP BOARD BOTH SIDES, 2X4 STUD UP TO 3'-0" ABOVE GRADE. REF DRAWING A103-D.

TYPE 'E' - 1/2" MOLD RESISTANT FOR WET WALLS GYP BOARD BOTH SIDES, 2X4 METAL STUD UP TO CEILING ABOVE

DOOR HARDWARE SCHEDULE:

ENTRY: PIVOT HINGES, PANIC HARDWARE, WEATHER STRIPPING, CLOSERS, KEYPAD DEADBOLT (RELEASED BY PANIC), THRESHOLD.

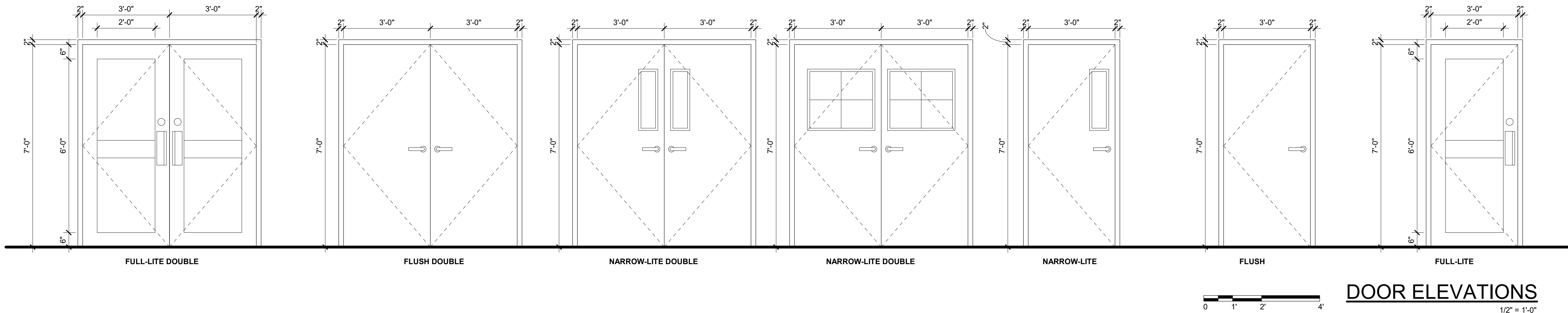
PASSAGE: PIVOT HINGES, PANIC HARDWARE, CLOSERS, KEYPAD/KEYFOB DEADBOLT (RELEASED BY PANIC), THRESHOLD

PASSAGE 2: PIVOT HINGES, PANIC HARDWARE, CLOSERS

STORERROOM: 3 HINGE, ADA LEVER, KEYPAD DEADBOLT

PRIVACY: 3 HINGE, ADA LEVER, LATCHBOLT W/ KNOB, EMERGENCY THUMBTURN BUTTON

OFFICE: 3 HINGES, ADA LEVER, DOOR STOP, WALL STOP, KEYPAD DEADBOLT



DOOR ELEVATIONS

A

DRAWN BY: JES  
CHECKED BY: BJF

FALK ARCHITECTS  
© 2023 Falk Architects Inc

A701

SCHEDULES + DOOR ELEVATIONS

FALK ARCHITECTS INC

PEC EXPANSION - DOWNTOWN HISTORIC POST OFFICE

444 SE QUINCY ST; TOPEKA, KS 66603

CD

DATE: 11-28-2023

2022-037

United States Department of the Interior

National Park Service

National Register of Historic Places Registration Form



1. Name of Property

Historic Name: United States Post Office and Court House

Other name/site number:

Name of related multiple property listing: NA

2. Location

Street & number: 424 South Kansas Avenue

City or town: Topeka

State: Kansas

County: Shawnee

Not for publication: ☐

Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria.

I recommend that this property be considered significant at the following levels of significance:

☐ national ☐ statewide ☒ local

Applicable National Register Criteria: ☒ A ☐ B ☒ C ☐ D

Frank Delabayo FPO  
Signature of certifying official / Title  
UNITED STATES POSTAL SERVICE  
State or Federal agency / bureau or Tribal Government  
1-15-15  
Date

In my opinion, the property ☒ meets ☐ does not meet the National Register criteria.  
Patricia Bell DSHPO  
Signature of commenting or other official  
Kansas State Historic Preservation Office  
State or Federal agency / bureau or Tribal Government  
1-9-15  
Date

4. National Park Service Certification

I hereby certify that the property is:

- ☒ entered in the National Register  
☐ determined eligible for the National Register  
☐ determined not eligible for the National Register  
☐ removed from the National Register  
other, explain: \_\_\_\_\_

For Edson H. Beall  
Signature of the Keeper

3.3.15  
Date of Action



United States Post Office and Court House, Topeka, Shawnee County, Kansas

## 5. Classification

### Ownership of Property

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

### Category of Property

<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

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
0	0	total

Number of contributing resources previously listed in the National Register: 0

## 6. Function or Use

**Historic Functions:** GOVERNMENT/ post office and court house

**Current Functions:** GOVERNMENT/ post office

## 7. Description

**Architectural Classification:** Classical Revival

**Principal Exterior Materials:** Limestone, terra cotta

**Narrative Description** (see continuation sheets 7-6 through 7-10)

United States Post Office and Court House, Topeka, Shawnee County, Kansas

## 8. Statement of Significance

### Applicable National Register Criteria

<input checked="" type="checkbox"/>	<b>A</b>	Property is associated with events that have made a significant contribution to the broad patterns of our history.
<input type="checkbox"/>	<b>B</b>	Property is associated with the lives of persons significant in our past.
<input checked="" type="checkbox"/>	<b>C</b>	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.
<input type="checkbox"/>	<b>D</b>	Property has yielded, or is likely to yield information important in prehistory or history.

### Criteria Considerations:

**Areas of Significance:** Law (A), Architecture (C)

**Period of Significance:** 1933, 1951

**Significant Dates:** 1933 (C), 1951 (A)

**Significant Person** (only if Criterion B is marked):

**Cultural Affiliation** (only if Criterion D is marked):

**Architect/Builder:** James A. Wetmore, Acting Supervising Architect (actual architect unknown); James L. Barnes, builder

**Narrative Statement of Significance** (see continuation sheets 8-11 through 8-13)

## 9. Major Bibliographic References

**Bibliography** (see continuation sheet 9-14)

### 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 #

### Primary location of additional data:

- ☒ State historic preservation office
- ☐ Other state agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other -- Specify Repository:

**Historic Resources Survey Number** (if assigned): NA

United States Post Office and Court House, Topeka, Shawnee County, Kansas

## 10. Geographical Data

**Acreage of Property:** Less than 1 acre

**Coordinates** (either UTM system or latitude/longitude coordinates)

### Latitude/Longitude Coordinates

Datum if other than WGS84: NA

- |                        |                       |
|------------------------|-----------------------|
| 1. Latitude: 39.053205 | Longitude: -95.671759 |
| 2. Latitude:           | Longitude:            |
| 3. Latitude:           | Longitude:            |
| 4. Latitude:           | Longitude:            |

### UTM References

NAD 1927 ☐ NAD 1983 ☐

Zone:

- |             |           |
|-------------|-----------|
| 1. Easting: | Northing: |
| 2. Easting: | Northing: |
| 3. Easting: | Northing: |
| 4. Easting: | Northing: |

**Verbal Boundary Description:** See continuation page 10-15

**Boundary Justification:** See continuation page 10-15

## 11. Form Prepared By

Name/title: Kurt Korfmacher, Architectural Historian and Thomas Eisenhour, Historical Architect  
Organization: AmaTerra Environmental, Inc.  
Street & number: 4009 Banister Lane, Suite 300  
City or Town: Austin State: Texas Zip Code: 78704  
Email: kkorfmacher@amaterra.com  
Telephone: 512-329-0031  
Date: August 2014

## Additional Documentation

### Continuation Sheets

**Maps** (see continuation sheets MAP-16 and MAP-17)

**Additional items** (see continuation sheets FIGURE-18 and FIGURE-19)

United States Post Office and Court House, Topeka, Shawnee County, Kansas

---

**Photographs** (see continuation sheets PHOTO-20 through PHOTO-34)

**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.

United States Post Office and Court House, Topeka, Shawnee County, Kansas

---

## **Narrative Description**

The United States Post Office and Court House is a four-story building occupying half a city block in the commercial district of Topeka, Kansas. The Classical Revival building, completed in 1933, features a concrete foundation with basement, limestone masonry and structural clay tile over a steel structural frame, Corinthian columns and temple fronts, and fluted pilasters. The flat main roof has two fourth-floor penthouses (also with flat roofs). The footprint of the building is in the shape of the letter "G" with the open side facing north. Exterior windows and public lobby doors are non-historic replacements.

---

### Site

The building sits in the south half of the block formed by S. Kansas Avenue, SE 4th Street, SE Quincy Street, and SW 5th Street, in downtown Topeka. SE 4th Street is a major east-west city street that connects the downtown with residential areas to the east and west. S. Kansas Avenue is the primary north-south street that bisects the downtown area and roughly parallels U.S. Highway 75 to the east. Prior to construction of the current building, this block was occupied by the previous post office along with commercial buildings (Figure 1). The building occupies Original Town Lot 129; Quincy Avenue Lots 129, 131, 133, 135, 137, 139, 141, 143; and Kansas Avenue Lots 134, 136, 138, 140, 142, 144.

### Exterior

Stylistically, the four-story building is an eclectic blend of Classical Revival and Art Deco. Classical temple fronts are superimposed on the east and west facades. (Unless otherwise noted, all fabric dates from the period of significance.) The building's main entrance on the west facade is set in a recessed portico with four Corinthian columns and two fluted pilasters supporting a frieze inscribed with the building's name in Roman font and decorated with garlanded bucrania, floral and heraldic designs, all accented in gold leaf. Above the frieze is a dentiled pediment with cartouche. A stepped gable rising above the pediment is flanked by Art Deco eagles. The upper facade terminates in a flat parapet above a simple cornice. Three pair of non-historic aluminum doors with fixed transoms and classically ornamented white marble proscenia access the lobby vestibule from S. Kansas Avenue. Non-historic windows are set into slightly recessed vertical panels on either side of the portico.

The south facade extends the length of the block from S. Kansas to S.E. Quincy Street. The central portion of the facade is recessed and divided into nineteen bays by fluted pilasters supporting an entablature decorated with garlanded bucrania and floral and heraldic designs, accented with gold leaf. Non-historic windows are set into recessed panels as on the west facade. A single pair of non-historic aluminum-and-glass doors in the center of the facade provides access to the lobby from S.E. Fifth Street. Four decorative wall-mounted bronze light fixtures illuminate the entry. An area way extends the length of the facade, providing light and air to the basement.

The east facade is broader, but otherwise similar to the west facade. Due to the change in elevation, which decreases from west to east, the ground floor sits on a raised basement. A double stair leads up to the building entry, which consists of a single pair of non-historic aluminum doors. As on the west facade, the entry is set within a recessed portico. Three recessed vertical window panels flank the portico on either side, with basement windows beneath. A service dock with access into the basement is located at the northeast corner of the facade.

United States Post Office and Court House, Topeka, Shawnee County, Kansas

---

The north facade consists of three-story blocks at the eastern and western ends, with a one-story connection over the workroom and a three-story block beyond, giving the building a G-shaped plan above the first level. Fourth floor penthouses are on the eastern and western ends of the building. Like the main roof, they have flat roofs with non-historic ethylene propylene diene monomer (EPDM) roofing and internal drains.

Interior

The basement was originally partitioned for storage and a boiler room. A large room at the eastern end of the building opens onto the covered loading dock on Quincy Street. This area has glazed ceramic tile extending 5'-5" above finished floor with plastered masonry walls from the top of wainscot to the exposed concrete ceiling. An elevator to the third floor courtroom, a caged stair, and a cold storage vault are located in this area. The remainder of the basement was later partitioned into smaller rooms that are currently used for storage. Typical finishes in this area are painted masonry walls without base and exposed concrete floors and first floor structure.

The first floor of the building reflects the standardization of 1930s post office layouts, with its arrangement of dual entrances with vestibules, elongated public lobby, service windows, post office boxes set flush with the face of the lobby walls, workroom, administrative offices, and loading dock. The flooring is quarry tile, with white and verde antique—a dark green serpentine—borders and base. The walls have St. Genevieve gray marble high wainscoting and pilasters. Doors are cased with verde antique serpentine with a cartouche motif, and aluminum doors between the lobby and entry vestibules are decorated with brass rosettes and topped with a spread-winged eagle. The elevators have verde antique casing with brass rosettes; their metal doors are decorated with octagonal panels and rosettes.

Counter services are provided at the northern end of the lobby. The original bank teller style service windows have been replaced by three service windows with non-historic pull-down aluminum shutters. Non-historic postal boxes are set in three alcoves along the north wall of the lobby. Two elevators are located in the northwest corner of the lobby. Another elevator that served the third-floor courtroom is located at the Quincy Street entrance. The space south of the public lobby, originally occupied by the bookkeeping department, has been partitioned into a series of offices with carpeted floors and suspended acoustical ceilings. A rustic "Santa Fe Room," designed to resemble a railroad depot, has been added at the northwest end of the lobby in the space formerly occupied by the postmaster's office. The suite of offices in the northwest corner of the floor have painted plaster walls, carpet flooring, and stained paneled wooden doors. Other major first floor spaces include the work room and the former swing room. Both areas have non-historic vinyl composition tile flooring and painted plaster walls with glazed clay tile wainscoting. The swing room, located in the southwest corner of the first floor, has a non-historic suspended acoustical ceiling with fluorescent light panels.

A double-loaded central corridor extends the length of the second floor. Elevators and stairs are in the southwest corner and in the east wing. The corridor has quarry tile flooring with white marble border and verde antique base, painted plaster walls, and a non-historic suspended acoustical tile ceiling. Offices have painted plaster walls and carpet over the original red oak flooring. Office doors are paneled wood with obscure glass in the upper portion and a ventilation grill in the bottom panel. The offices retain their original plaster ceilings but have non-historic suspended fluorescent light fixtures in place of the original incandescent ones.

The third floor contains former court rooms and offices that are currently unoccupied. As on the second floor, a central corridor extends around three sides of the building with offices on both sides. The east wing houses the former courtroom, judge's library, and judge's chambers. Elevators and stairs are in the southwest corner and in the east wing. The corridor has quarry tile flooring with white marble border and verde antique base, painted plaster walls with gray marble wainscoting, and painted plaster ceiling. The courtroom, which also served as an auditorium, has stained paneled wood walls. The dais/stage has a verde antique-clad proscenium and stained



United States Post Office and Court House, Topeka, Shawnee County, Kansas

---

paneled wood walls. The courtroom has non-historic carpeting over the original oak flooring, and modern fluorescent light fixtures. The courtroom was sub-partitioned by creating a room in the southeast corner after the historic period of significance. Between the former offices of the U.S. District Court and the U.S. Circuit Court is a law library with wood wainscoting and built-in wood bookcases with wood and glass doors. Non-historic carpeting covers the historic oak flooring.

The fourth floor contains an equipment penthouse and a suite of offices. The equipment penthouse, which is directly above the elevators on the west end of the building, houses the elevators' electric motors and hoisting equipment. Finishes are utilitarian: exposed masonry walls and concrete roof and floors. A stair in the northeast corner leads to the lower floors and a door on the east facade provides access to the roof. Finishes in the offices and corridor in the east wing are the same as on the second and third floors.

### Non-Historic Alterations

Dates of alterations, if known, are shown in parentheses

#### *Exterior*

- Historic windows replaced with bronze-anodized aluminum sashes with tinted glass building-wide (1985)
- Exterior public-access doors replaced with replicas (2011)

#### *Interior*

- Replacement of original incandescent light fixtures with fluorescent fixtures building-wide
- Carpeting installed over the original hardwood floors on second, third, and fourth floor offices
- Original bank-style service windows replaced by aluminum slat roll-up shutters in lobby
- Original lobby desks replaced
- "Santa Fe Room" added in lobby
- Sub-partitioning of former bookkeeping space south of lobby
- Vinyl composition tile flooring in work room
- Sub-partitioning of court room
- Court room ceiling stenciling painted over
- Suspended acoustical ceiling installed in swing room and new first floor offices south of lobby

United States Post Office and Court House, Topeka, Shawnee County, Kansas

---

## Statement of Significance

The United States Post Office and Court House is significant under Criterion A at the local level of significance in the area of Law as the site of the district court case of *Brown v. Board of Education* and under Criterion C at the local level in the area of Architecture as a good example of the Classical Revival style applied to a multi-story Federal building.

---

## Historical Background and Context

The building was constructed in 1932-33 by the Department of the Treasury headed by Secretary of the Treasury Andrew W. Mellon. The Public Buildings Act of May 25, 1926, also known as the Keyes-Elliott Act, authorized \$100 million for buildings outside the District of Columbia. The Act stipulated that no more than \$25 million could be spent annually and no more than \$5 million could be spent in any one state. Further, the Secretary of the Treasury and Postmaster General were directed to conduct a nationwide survey to determine the need for new postal facilities and to report annually to Congress on proposed locations and costs. For the first time since 1913, the Secretary of the Treasury was authorized to hire private architects to develop designs and layouts for post offices, although construction documents would continue to be prepared by the Office of the Supervising Architect. The Stock Market Crash of 1929 delayed full implementation of the building program outlined in the Act of 1926; however, as the Public Buildings Program ramped up in the 1930s it was guided by the 1927 survey of needs. In May 1930, Congress amended the Public Buildings Act of 1926 to increase funding for public buildings and also authorized the Secretary of the Treasury to utilize the services of private architects and engineers "to such extent as he may require."

The Post Office and Court House is an example of the style of architecture known as Classical Revival or Neoclassical with Art Deco influences. Many post offices, court houses, and other Federal, state, and local government buildings constructed in the 1920s and 30s were designed in the Classical Revival style. It was popularized by the 1893 World's Columbian Exposition in Chicago which promoted a renewed interest in the classical forms. Although it is similar to the Colonial Revival style that was widely used for Federal buildings during the same period, the Classical Revival style is more formal and monumental in its design. Windows and doors are arranged formally and symmetrically, with the centrally placed main entrance emphasized by a proscenium or sidelights.

A cornerstone at the southwest corner of the building credits James A. Wetmore as the Acting Supervising Architect. Wetmore, who served as Acting Supervising Architect from 1915-33, was not an architect; he received a law degree from George Washington University in 1896 and joined the Treasury Department that same year. His name appears on the cornerstones of 2,000 Federal buildings.

Tied to the founding of the state of Kansas, the city of Topeka was established shortly after the Kansas-Nebraska Act of May 30, 1854. In December 1854, nine settlers hailing from Pennsylvania, Massachusetts, New Hampshire and Iowa met and established the town site known as Topeka. The following day the men entered into an agreement and proceeded to survey the land and plot the town site. They formed the Topeka Association and officially named the town in January 1855. In 1857, the city was incorporated.

In the spring of 1855, settlers began pouring into Topeka. Soon a saw mill was erected to accommodate the building needs of all the new residents. Upon the discovery of limestone, more permanent structures surfaced, such as Constitution Hall (where the first state constitution was written), hotels, churches and houses. Topeka became the county seat of Shawnee County in 1859. Kansas was admitted into the United States on January 29, 1861 and Topeka was chosen as the state capital. During the late-19th century Topeka experienced

United States Post Office and Court House, Topeka, Shawnee County, Kansas

---

tremendous growth due in large part to the arrival of the railroads, particularly the Atchison, Topeka, and Santa Fe (AT&SF) Railway. The AT&SF brought approximately 5,000 jobs to Topeka. Utilities expanded and the entire city experienced a building boom. However, this boom time fell prey to a brief depression during the 1890s, during which the population dwindled, and the AT&SF went into receivership.

During the early-20th century, Topeka's economy regained stability relying on the recovered railroad, meat packing and agricultural industries and the population grew. In celebration of Kansas's 50th anniversary, the city sought to update the buildings along Kansas Avenue and the city once again experienced a building boom. This growth halted during the 1930s and new construction was limited to government buildings. During World War II, the economy shifted to manufacturing and government/military services. The Goodyear Tire & Rubber Company and Forbes Air Force Base both opened during the war. The Morrell Meat Packing Plant closed in 1951 but manufacturers such as Hallmark Card and Dupont helped diversify the economy. The city appointed an Urban Renewal Authority to revitalize many of the older decaying areas of the city in 1956.

In March 1855, F.W. Giles became the first Postmaster General and the city received its first mail in May. The original post office was in Sidney J. Case's house on the east side of Quincy near Second Street which also contained a blacksmith's shop. Later in 1855, the post office was moved to one of the first frame buildings in Topeka. It shared the space with the newspaper, a dry goods store, a hotel and the Garvey residence and law office. For the next thirty years, the post office moved to approximately ten different locations, twice due to fire.

In 1878, the U.S. Congress passed a bill to construct a U.S. Courthouse and Post Office in Topeka. Designed by architect Col. John G. Haskell, the Romanesque Revival building was completed in 1884 for \$180,000. The post office incorporated a clock tower that had been salvaged from a local Methodist church. This clock was so beloved by the community that they took up a collection to move it to another court house during the demolition. This post office was razed before construction began on the current post office at 424 South Kansas Avenue.

During the 1930s, the U.S. Government constructed two post offices in Topeka: a smaller facility at 935 North Kansas Avenue and a larger building at 424 South Kansas Avenue that also housed the U.S. Court House. According to a 1920 newspaper article, the former post office was too small for the volume of mail in Topeka and the property for the new site was purchased from various citizens for \$107,800. In 1920, the plans were going to be "thrown open to architectural competition and a standard type of building will not be erected." Vice President Charles Curtis (under President Herbert Hoover) and Senator Arthur Capper lobbied to get an outstanding facility for their hometown of Topeka.

Construction of the Post Office and Court House began on January 29, 1932 by the Indiana-based James L. Barnes construction firm. W.N. Collier, Federal district engineer of Kansas City and Frank L. Moore, Federal resident engineer, supervised the construction. The total cost of the building was \$615,512.67. The building opened to the public at noon on December 9, 1933 with no formal ceremony. The first floor contained the lobby, the work room, the bookkeeping department and offices of the postmaster and assistant postmaster. The second floor held offices for the Bureau of Animal Industry, Post Office Inspector, Prohibition Bureau, District Attorney, Agricultural Economics, Navy, Army, Officers' Reserve, Coast Guard, and Internal Revenue Collector. The U.S. District Court was on the third floor, and it contained the U.S. Circuit Court, the U.S. Marshall's office and holding cells, Clerk of the District Court, and the following offices: Probation Officer, Naturalization Bureau, Geological Survey Bureau, and the Agricultural Extension Bureau. The roof contained two penthouses: one for the Weather Bureau and one for elevator machinery. The building was formally dedicated on August 20, 1934.

United States Post Office and Court House, Topeka, Shawnee County, Kansas

---

*Brown v. Board of Education*

The National Association for the Advancement of Colored People (NAACP) attempted to challenge the idea that “separate but equal” was a valid constitutional argument. While these efforts met with some success in improving the conditions at black schools, segregation remained a common practice in many parts of the country (particularly in the southern states).

In 1951, the NAACP turned its efforts to Topeka, where segregation was allowed under Kansas law but not required. Thirteen families filed a class action lawsuit against the Board of Education of Topeka arguing that segregation resulted in unequal facilities. The children of the affected families, some living in integrated neighborhoods, had to walk to bus stops for transport to their distant black elementary schools despite the presence of nearby white schools (that in some cases were safer for the children to reach). Oliver Brown, the lone male plaintiff, was chosen as the head of the lawsuit to help lend political weight (as it was felt that a male plaintiff would be better received by the court than a female).

The Topeka law firm of Scott, Scott and Scott, along with Robert Carter (the top assistant of Thurgood Marshall), argued before U.S. District Court Judge Walker Huxman to end racial segregation in the city’s public schools. Using the results of a 1940 psychological study on the impact of segregation as evidence, the plaintiffs argued that segregation had a negative impact on school children and thus the schools could never be equal. The study, conducted by psychologists Kenneth Clark and Mamie Phipps in New York, used dolls of different races to test how children viewed themselves and their self-worth. The study concluded that segregation planted feelings of inherent inferiority in black children, thus impacting their psychological health and development. On August 3, 1951, Judge Huxman, while sympathetic to the psychological impact of segregation on the plaintiffs’ children, nonetheless found that the Board of Education’s segregation policies did not violate *Plessy v. Ferguson* and dismissed the plaintiff’s suit.

The case was quickly appealed, but sat at the Supreme Court for several months before finding a place on the Court’s docket. Initially combined with one other similar case, *Brown v. Board of Education* eventually encompassed five cases by the time it was finally argued in front of the Court in December 1952. *Brown* was chosen as the lead case because it was the first to arrive, and the only non-southern case before the Court. Nine months passed after oral arguments without word from the Court, and in September 1953 Chief Justice Fred M. Vinson died unexpectedly of a heart attack. President Eisenhower named Earl Warren to the Court as his replacement, and the case was reheard in December 1953 for Warren’s benefit. On May 17, 1954, the Supreme Court ruled unanimously that “separate but equal” in the nation’s public schools was a violation of the equal protection clause of the Fourteenth Amendment and thus unconstitutional. The psychological impact of segregation was too great, and in the words of Chief Justice Warren, “[s]eparate educational facilities are inherently unequal.”

Significance

The Post Office and Court House is locally significant under Criterion A for Law as the site of the 1951 district court hearing of the suit brought by Oliver Brown against the Topeka Board of Education. The suit was later combined with four other cases into *Oliver Brown et al. v. the Board of Education of Topeka* that the National Association for the Advancement of Colored People (NAACP) argued before the U.S. Supreme Court in 1952 and 1953.

United States Post Office and Court House, Topeka, Shawnee County, Kansas

---

The building is eligible under Criterion C at the local level of significance for Architecture as a good example of the 1930s blend of the Classical Revival and Art Deco styles applied to a multi-story Federal building. The characteristics of the Classical Revival style of architecture in this building are:

- Classical columns with Corinthian, Doric or Ionic capitals;
- A full-height columned front porch topped with a classical pediment;
- Formal and symmetrical arrangement of windows and doors;
- The main entry flanked by pilasters or side lights or placed within a proscenium, and capped with a flat entablature, broken pediment or rounded fanlight.

The historic exterior character-defining features of the building exemplify its Classical Revival-Art Deco hybrid style and the unique interior features allow the building to stand out as architecturally significant.

Significant exterior character-defining features are:

- Mass and scale of the building;
- Symmetrical, classically-inspired arrangement and detailing of the west, south, and east facades;
- Classical temple front with Corinthian columns and fluted pilasters on the east and west facades;
- Entablature decorated with garlanded bucrania, floral, and heraldic designs accented in gold leaf;
- Dentiled pediment with cartouche;
- Stepped gable flanked by terra cotta eagles;
- Flat parapet with simple cornice;
- Design and materials of doors to public lobby;
- Classically decorated white marble doorway proscenia on west facade;
- Window locations and opening sizes;
- Decorative wall-mounted bronze light fixtures on the south facade; and
- Exterior stairs on east facade decorated with bas-relief eagles.

Significant character-defining features of the lobby are:

- Volume and layout of the lobby and vestibules;
- Gray marble wainscoting;
- Flooring of quarry tile accented with gray-and-white mosaic tile and white marble, and verde antique serpentine base;
- St. Genevieve gray marble high wainscoting and pilasters;
- Verde antique serpentine door casing topped with a cartouche motif;
- Entry vestibule interior metal doors and frames decorated with brass rosettes topped with a spread-winged eagle sculpture;
- Metal elevator doors decorated with octagonal panels and rosettes;
- Elevator door casing of verde antique serpentine with brass rosette medallions; and
- Wall-mounted display cases with verde antique serpentine casing.

The period of significance for the building under Architecture is 1933, the year of completion. Although changes have occurred to the building in the years following the period of significance, they do not substantially alter the significant character-defining features of the building nor impact its historic integrity to a degree that it can no longer convey its significance. The building retains sufficient integrity of location, design, materials, and workmanship to convey its significance under Criterion C.

Criterion B was considered and rejected. The case was argued by lawyers from the Topeka law firm of Scott, Scott, and Scott, assisted by attorneys from the NAACP. Research is inconclusive regarding the role of

United States Post Office and Court House, Topeka, Shawnee County, Kansas

---

Thurgood Marshall in the district court case. Other buildings have a longer and more direct association with the life of Justice Marshall, including the Thurgood Marshall United States Courthouse in New York City, where Marshall served from 1961 to 1965 as a judge of the Second Circuit Court of Appeals and the Anthony Bowen YMCA in Washington D.C. where Marshall often stayed while preparing his arguments for the Supreme Court case. No information came to light regarding any other prominent individual who was significantly associated with the building during the historic period.

Criterion D was also rejected because the Post Office and Court House does not possess, or is likely to possess, information important in history.



United States Post Office and Court House, Topeka, Shawnee County, Kansas

---

## Bibliography

Boland, Beth M. 1994. "National Register Bulletin 13: How to Apply the National Register Criteria to Post Offices." United States Department of the Interior, National Park Service, Washington, D.C.

Brown Foundation, Brown Foundation website. <http://brownvboard.org/> (accessed July 30, 2014).

Kansas Historical Society. Kansas Historic Resources Inventory: U.S. Post Office and Federal Court House, 424 S. Kansas Avenue, Topeka. Record No. 177-5400-00044. <http://khri.kansasgis.org/index.cfm?in=177-5400-00044> (accessed February 9, 2014).

"Construction on the Post Office and Federal Courthouse in Topeka, Kansas," photographs, May 2, 1932 - November 1, 1933, Dollar Portrait Studio, Kansas Historical Society, Kansas Memory, [www.kansasmemory.org/](http://www.kansasmemory.org/) (accessed December 16, 2014).

Lee, Antoinette J. *Architects to the Nation: The Rise and Decline of the Supervising Architect's Office*. Oxford, New York: Oxford University Press, 2000.

National Park Service, Brown v. Board of Education National Historic Site. <http://www.nps.gov/brvb/index.htm> (accessed July 30, 2014).

Rosin Preservation, LLC. "Downtown Topeka Historic Resources Survey." Kansas City, MO., 2012. <http://www.topeka.org/pdfs/DowntownTopekaHistoricResources.pdf> (accessed February 9, 2014).

United States Postal Service, Facilities, Topeka-Main Office Property Detail Report. Run date November 15, 2013.

United States Postal Service, Office of Real Estate. 1982. *History of Post Office Construction, 1900-1940*, United States Government Printing Office, Washington D.C. July 1982.

Whiffen, Marcus, and Frederick Koeper. *American Architecture, Volume 2: 1860-1976*. Cambridge. MIT Press, 1987.

Wikipedia contributors. "Brown v. Board of Education." Wikipedia – The Free Encyclopedia. [http://en.wikipedia.org/wiki/Brown\\_v.\\_Board\\_of\\_Education](http://en.wikipedia.org/wiki/Brown_v._Board_of_Education) (accessed July 30, 2014)

---. "James A. Wetmore" Wikipedia – The Free Encyclopedia. [http://en.wikipedia.org/wiki/James\\_A.\\_Wetmore](http://en.wikipedia.org/wiki/James_A._Wetmore) (accessed February 6, 2014).

--- "Louis A. Simon" Wikipedia – The Free Encyclopedia. [http://en.wikipedia.org/wiki/Louis\\_A.\\_Simon](http://en.wikipedia.org/wiki/Louis_A._Simon) (accessed February 7, 2014).

---. "Office of the Supervising Architect." Wikipedia – The Free Encyclopedia. [http://en.wikipedia.org/wiki/Office\\_of\\_the\\_Supervising\\_Architect](http://en.wikipedia.org/wiki/Office_of_the_Supervising_Architect) (accessed July 23, 2014).

Williams, Juan. *Eyes on the Prize: America's Civil Rights Years, 1954-1965*. New York: Viking Penguin, 1987.

United States Post Office and Court House, Topeka, Shawnee County, Kansas

---

### **Section 10: Boundary Continuation Sheet**

**Verbal Boundary Description:** South half of the city block bounded on the north by SE 4th Street, on the east by SE Quincy Street, on the south by SW 5th Street, and on the west by S. Kansas Avenue, in Topeka, KS.

**Boundary Justification:** The boundaries encompass the entirety of the parcel occupied by the United States Post Office and Court House and conform to its historic land boundaries.

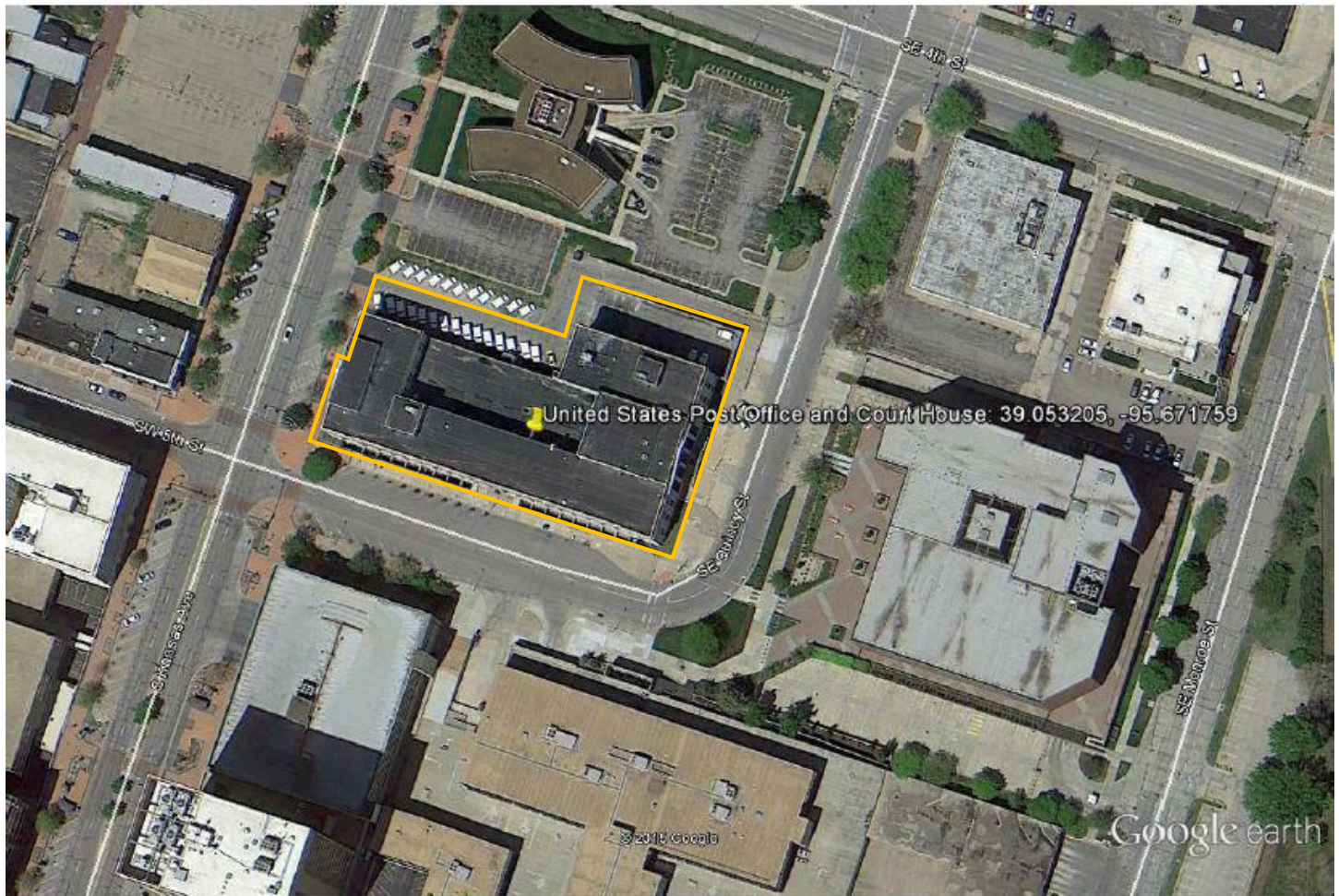
A map of the state of Oklahoma, divided into its 77 counties. Garfield County, located in the eastern part of the state, is highlighted in red. The surrounding counties are shown in white with black outlines.





United States Post Office and Court House, Topeka, Shawnee County, Kansas

Map 3. Google Earth map of the nominated property's boundaries and latitude and longitude coordinates.



Google earth

feet  
meters 100 500





United States Post Office and Court House, Topeka, Shawnee County, Kansas

Figure 1. Former Topeka post office circa 1914, demolished 1931.

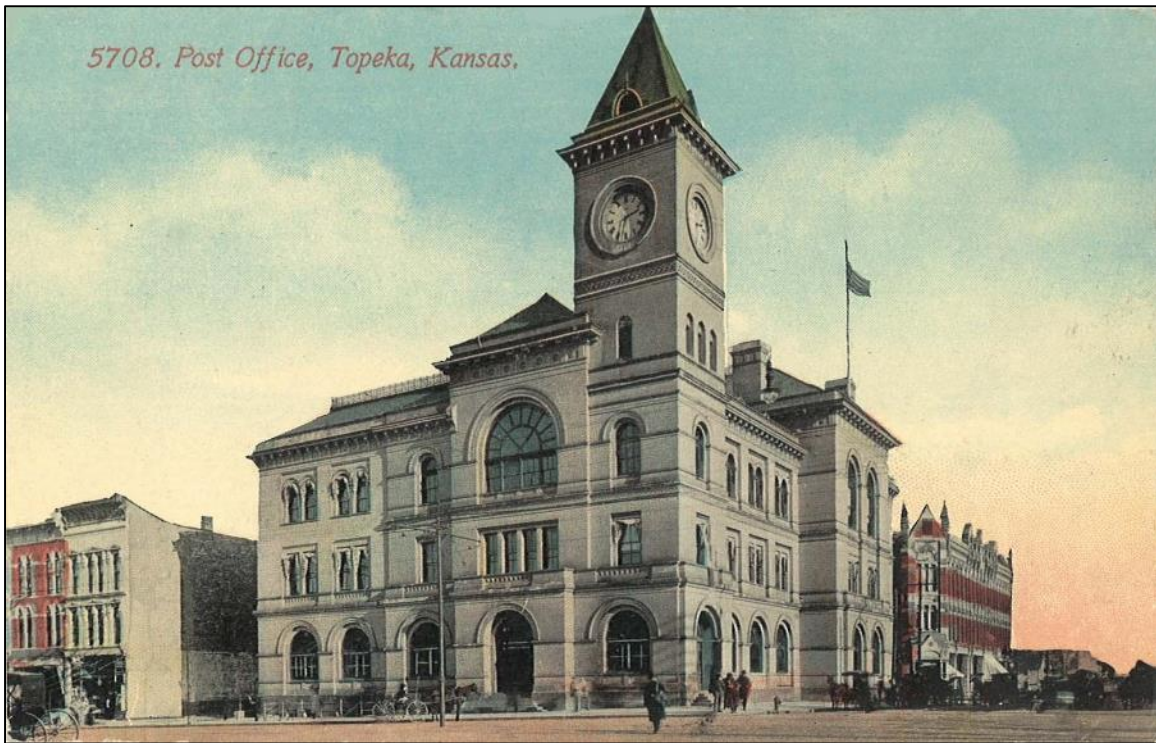


Figure 2. United States Post Office and Court House, 1933.



United States Post Office and Court House, Topeka, Shawnee County, Kansas

---

Figure 3. A construction progress photograph from November 1, 1933 shows the building's original casement windows.



United States Post Office and Court House, Topeka, Shawnee County, Kansas

---

## Photographs

The following information pertains to all current photographs provided for this property:

**Name of Property:** United States Post Office and Court House

**City or Vicinity:** Topeka

**County, State:** Shawnee County, Kansas

**Photographer:** Thomas P. Eisenhour

**Date Photographed:** February 2014

Photograph Number: KS\_Shawnee County\_United States Post Office and Court House\_0001

Description of Photograph(s): Oblique view of west and south facades, facing east.

Photograph Number: KS\_Shawnee County\_United States Post Office and Court House\_0002

Description of Photograph(s): View of west facade, facing southeast.

Photograph Number: KS\_Shawnee County\_United States Post Office and Court House\_0003

Description of Photograph(s): Detail of eagle bas-relief on west facade, facing southeast.

Photograph Number: KS\_Shawnee County\_United States Post Office and Court House\_0004

Description of Photograph(s): Detail of entry on west facade, facing east.

Photograph Number: KS\_Shawnee County\_United States Post Office and Court House\_0005

Description of Photograph(s): Oblique view of south facade, facing northwest.

Photograph Number: KS\_Shawnee County\_United States Post Office and Court House\_0006

Description of Photograph(s): Detail of entry on south facade, facing northwest.

Photograph Number: KS\_Shawnee County\_United States Post Office and Court House\_0007

Description of Photograph(s): Oblique view of east facade, facing northeast.

Photograph Number: KS\_Shawnee County\_United States Post Office and Court House\_0008

Description of Photograph(s): View of garage and north facade, facing southwest.

Photograph Number: KS\_Shawnee County\_United States Post Office and Court House\_0009

Description of Photograph(s): View of north facade and penthouses, facing southwest.

Photograph Number: KS\_Shawnee County\_United States Post Office and Court House\_0010

Description of Photograph(s): View of the main lobby, facing northwest.

Photograph Number: KS\_Shawnee County\_United States Post Office and Court House\_0011

Description of Photograph(s): Detail view of west entry vestibule doors, facing west.

Photograph Number: KS\_Shawnee County\_United States Post Office and Court House\_0012

Description of Photograph(s): View of courtroom, facing northwest.

Photograph Number: KS\_Shawnee County\_United States Post Office and Court House\_0013

Description of Photograph(s): View of courtroom, facing south.

Photograph Number: KS\_Shawnee County\_United States Post Office and Court House\_0014

Description of Photograph(s): View of second floor corridor, facing east.



United States Post Office and Court House, Topeka, Shawnee County, Kansas

---



KS\_Shawnee County\_United States Post Office and Court House\_0001



United States Post Office and Court House, Topeka, Shawnee County, Kansas

---



KS\_Shawnee County\_United States Post Office and Court House\_0002

United States Post Office and Court House, Topeka, Shawnee County, Kansas

---



KS\_Shawnee County\_United States Post Office and Court House\_0003



United States Post Office and Court House, Topeka, Shawnee County, Kansas

---



KS\_Shawnee County\_United States Post Office and Court House\_0004

United States Post Office and Court House, Topeka, Shawnee County, Kansas

---



KS\_Shawnee County\_United States Post Office and Court House\_0005



United States Post Office and Court House, Topeka, Shawnee County, Kansas

---



KS\_Shawnee County\_United States Post Office and Court House\_0006

United States Post Office and Court House, Topeka, Shawnee County, Kansas

---



KS\_Shawnee County\_United States Post Office and Court House\_0007



United States Post Office and Court House, Topeka, Shawnee County, Kansas

---



KS\_Shawnee County\_United States Post Office and Court House\_0008

United States Post Office and Court House, Topeka, Shawnee County, Kansas

---



KS\_Shawnee County\_United States Post Office and Court House\_0009



United States Post Office and Court House, Topeka, Shawnee County, Kansas

---



KS\_Shawnee County\_United States Post Office and Court House\_0010

United States Post Office and Court House, Topeka, Shawnee County, Kansas

---



KS\_Shawnee County\_United States Post Office and Court House\_0011



United States Post Office and Court House, Topeka, Shawnee County, Kansas

---



KS\_Shawnee County\_United States Post Office and Court House\_0012



United States Post Office and Court House, Topeka, Shawnee County, Kansas

---



KS\_Shawnee County\_United States Post Office and Court House\_0013



United States Post Office and Court House, Topeka, Shawnee County, Kansas

---



KS\_Shawnee County\_United States Post Office and Court House\_0014









UNITED STATES  
AND COURT POST OFFICE  
HOUSE

UNITED STATES  
POST OFFICE

















UNITED STATES  
POST OFFICE  
DEPARTMENT OF COMMERCE - POSTAL SERVICE













CUSTOMER ASSISTANCE  
NO RETAIL SALES, PLEASE





THANK YOU  
FOR VISITING

REMEMBER YOU CAN  
PAY, PRINT AND SHOP  
AT USPS.COM

SHIP  
PACKAGES  
HERE

Apply for a  
U.S. Passport  
here.











