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   HTK Architects Office Building
Other names/site number  Golden Rule Remodeling; KHRI #177-4822
Name of related Multiple Property Listing  Mid-Century Modern Non, Single-Family Residential Architecture in Topeka: 1945-1975

2. Location

Street & number  2900 SW MacVicar Avenue
City or town  Topeka
State  Kansas  Code  KS
County  Shawnee  Code  SN
Zip code  66611

3. State/Federal Agency Certification

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

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

4. National Park Service Certification

I hereby certify that this property is:
___ entered in the National Register  ___ determined eligible for the National Register
___ determined not eligible for the National Register  ___ removed from the National Register
___ other (explain:)

Signature of the Keeper  Date of Action
**HTK Architects Office Building**
Name of Property

**Shawnee, Kansas**
County and State

### 5. Classification

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Number of contributing resources previously listed in the National Register

0

### 6. Function or Use

**Historic Functions**
(Enter categories from instructions.)

**Current Functions**
(Enter categories from instructions.)

**COMMERCE/TRADE: professional**

### 7. Description

**Architectural Classification**
(Enter categories from instructions.)

**MODERN MOVEMENT/International Style**

**Materials**
(Enter categories from instructions.)

**foundation:** CONCRETE

**walls:** WOOD/cedar

**CONCRETE**

**roof:** ASPHALT

**GLASS**
The HTK Architects Office Building, located at 2900 SW MacVicar Avenue in Topeka, Shawnee County, Kansas, is a single-story building on a sloping site with a walkout basement. Designed by HTK Architects in 1966, the building served as the firm’s professional office until 2013, when they relocated to downtown Topeka. The building is an example of a small-scaled International Style office building in Topeka. The building combines Modernist construction methods, materials, and principles with the elements of an American version of the International Style. The rectangular building with a flat roof is characterized by a contrasting broad reinforced concrete exterior base, vertical cedar board siding, and expansive window walls. The building and site demonstrate a clear integration of inside and outside relationships, which is a prime tenant of Modernism. The interior of the building consists of gypsum walls, ceilings, and carpeted floors. This nomination includes the entire property on which the HTK Architects Office Building was built due to the clear integration of nature into its overall design. The building remains relatively unchanged since its construction, retaining the Modernist design elements employed by HTK Architects. The few alterations include pushing the recessed entry door further out to accommodate a small interior lobby and the addition of a kitchen, bathroom, and closet to the basement, both occurring during a remodeling in 2018-2019. Despite these alterations, the original design intent is very much intact. In addition to the building, the property includes two contributing structures and two contributing objects that are contemporaneous to the construction of the building. The property includes one noncontributing structure – a decorative wood low screen wall built post-2016 to conceal a non-historic handicap ramp and associated handrails.

Setting and Site: The HTK Architects Office Building is located in the northeast corner of Kansas in the city of Topeka, which is sited along the southern bank of the Kansas River. Topeka is similar to many Midwest towns with an older urban core surrounded by newer suburban sprawl. The office building is located within the South Topeka Area neighborhood, which is roughly bounded by SW Gage Boulevard, SW 29th Street, SW Burlingame Road, and I-470 to the south. The building is located approximately 3.25 miles southwest of downtown Topeka at the southwest corner of the intersection of SW MacVicar Avenue and SW 29th Street. This intersection is characterized by a small collection of office buildings within a largely residential sector of the city associated with the City’s post-World War II "Annexation Fever." The property is located at 2900 SW MacVicar Avenue. Adjacent to the east are two 1960s small- to moderate-sized office buildings, including the Menninger Education Center (KHRI #177-4683), which was constructed in 1965 and listed on the National Register in 2020 (#100005120). The surrounding residential neighborhood similarly dates to the 1960s and features a good collection of ranch houses.

The HTK Architects Office Building is centrally sited within a 0.58-acre parcel of land (Figure E). The building rests atop a small hill that slopes downward toward the intersection. The property is irregular in shape and characterized by a natural setting that is partially wooded with a creek bed or natural drainage feature meandering in a northwesterly direction toward the intersection of the two roads. A low stone retaining wall follows the southwestern edge of the drainage. A stone bridge with metal railing crosses the creek bed, connecting the property to the rear of the office buildings to the northeast. It is believed that the bridge and retaining wall were built for the neighboring community in the 1960s, prior to the development of this corner. Although not directly related to the design of the HTK Architects Building, both contribute to the overall aesthetic of the property. Both are considered contributing structures to the property.

The small office building is oriented in a north-south direction, parallel to SW MacVicar Avenue. The building is setback from MacVicar Avenue by 40 feet, whereas its setback from the busier SW 29th Street is approximately 130 feet. The siting of the building atop a hill and its deep setback from SW 29th Street creates a more residential and natural setting than the two office buildings to the northeast that front SW 29th Street. The HTK Building faces south toward a small paved parking lot.

The exterior design and landscaping immediately surrounding the building evokes a deliberate attempt to incorporate nature into the design of the property. Along the front of the building is an 8-foot wide raised planting bed framed by bush-
A wooden walkway bridge extends from the center of the façade (south), crossing above the planting area. A concrete handicap ramp (post-2016) extends along the western plant bed, and a concrete sidewalk is along the eastern plant bed, wrapping around the east side of the building. Both the ramp and sidewalk connect to the parking lot to the south (Figure F). The northern side of the parking lot is lined with a concrete sidewalk. Between the concrete pathways, the yard is grassed with two mid-century light fixtures comprised of a simple round metal post and a large round globe that is tinted. The light fixtures are original to the building and shown on both the 1966 construction plan and architect rendering of the building (Figures I and J). As such, the light fixtures are considered contributing objects to the property. An approximately 4-foot high wooden privacy fence wall is along the western half of the front garden bed and walkway. This was installed in the 2018-2019 remodel to conceal the handicap ramp. The wall is not part of the original design, and therefore, is a noncontributing structure on the property.

Along the east side of the building, a decorative wooden screen wall separates concrete steps from the wall of the building, apparently concealing exterior electrical equipment. At the base of the steps was historically a small Japanese garden that was replaced with a square concrete patio during the c.2016 renovations of the building conducted by the present owners, Golden Rule Remodeling. At the north end of the patio is a raised U-shaped concrete bench wall, which was historically a small wooden walkway bridge extending from the center of the façade (south), crossing above the planting area. This was installed in the 2018-2019 remodel to conceal the handicap ramp. The wall is not part of the original design, and therefore, is a noncontributing structure on the property.

The front façade is symmetrical, with a recessed central entryway flanked by tinted window walls. The window walls are framed by beams with wood fascia and are comprised of four bays of insulated sliding doors. The entry door was replaced in 2019 by a single-leaf glass door with a wide, single-light sidelight. The original door was located further to the north, which created a longer wooden walkway crossing the raised plant beds. During the 2019 renovation, the door was pushed forward to accommodate a small interior lobby. The west elevation lacks windows or door openings.

The first floor of the north elevation features a full-width window wall comprised of five bays of insulated sliding doors. At the basement level, a set of five fixed windows with metal frames occupies the western half of the wall. Projecting from the west end of the rear elevation is a corduroy concrete wall. The wall acts as a privacy screen at the rear of the building. Similarly, the exterior wall occupying the eastern half of the rear extends approximately 10 feet from the east elevation. Here, the wall provides privacy to the outdoor patio on the east elevation.

On the east elevation, a large, multi-light garage bay door is located at the basement level. Its opening is original to the building and designed for a sliding door. The garage bay door was installed during the recent renovations. Perpendicular to the north of the door, a prominent bush-hammered concrete screen wall extends from the basement. The west elevation reveals a partially raised basement. The basement's west wall extends approximately 10 feet from the south elevation, acting as a screen wall. The south elevation reveals a full-height basement with a corduroy concrete wall and a window wall comprised of five metal-framed panes.

The interior of the HTK Architects Office Building retains its overall arrangement of space and design elements. The first floor (upper level) rooms are arranged around a central reception area, and the large open drafting room occupies the full rear third of the floor and looks to the wooded lot along the entire north wall. The approximate 8-foot ceilings are painted gypsum board panels, and the floors are concrete. In some spaces, recent carpeting was installed atop the concrete floor. Interior walls are primarily drywall; however, sidewalls of the drafting room, office, conference room, and lobby are clad in the same vertical cedar siding as the building's exterior. This emphasizes the indoor-outdoor relationship of the building, a prime tenant of Modernism and the International Style. Among the most distinguishing features of the interior is the use of red birch for the cabinetry, doors, and base.

Upon entry into the building from the main entrance on the front façade is a narrow entry lobby with walls clad in the vertical siding matching the exterior cladding. Historically, the lobby was a covered extension of the wooden walkway that
surrounding neighborhood were constructed, including office buildings fronting SW 29th Street. The area is a combination of residential, light commercial, and office construction. Despite minimal infill construction within the area, its overall setting remains largely intact and continues to reflect a mixed suburb contemporaneous with Topeka's extensive expansion throughout the mid-20th century. The building strongly reflects Modernist aesthetics of mid-century design, particularly the use of modern materials and building methods, and the International Style with its characteristic flat roof, juxtaposition of materials, and asymmetrical compositions. Together, the building, its setting, and landscape elements maintain the historic aesthetic intended by the architects. The building was designed by prolific Topeka architects, HTK Architects, to serve as their office. The firm was the only tenant of the building for nearly 55 years when in c.2016, they relocated their office to downtown to accommodate an expanding business. The building continues to be remembered for its association with the firm. Further, the new owners, who specialize in architectural remodeling, have maintained the building's use as a professional office.

crosses the raised plant beds along the front of the building. The 2018-2019 remodel pushed the primary entry door northward approximately four to five feet to accommodate the small waiting area. The lobby is carpeted.

Directly south of the entryway and lobby is the central reception area. Here the walls are drywall and floors carpeted. The conference room and office on either side of the lobby each contain two sets of sliding window walls. Adjacent to the north of the office is a narrow hallway with a concrete block eastern wall. Opposite this wall is a concrete vault presently used for storage. The hallway is carpeted with full-height red birch cabinets and a small kitchenette that is original to the design. The hallway leads to an open drafting room occupying the north end of the first floor. The row of sliding glass doors along the north wall provide extensive natural lighting into the space. Two long rows of fluorescent lighting spans the ceiling. According to the construction drawings, the architects provided framing for a future 30-inch wide stair hall within the drafting room. The stairs were reportedly installed in the 1960s. Recent renovations removed the stairs.

At the basement level, the floors are concrete, and interior steel support posts are exposed. The majority of the basement walls are original vertical cedar siding, matching the exterior wood siding on the first floor. The basement is primarily an open space. Ghost marks on the concrete floor that form a rectangular shape indicate the location of a former set of stairs leading from the drafting room above. The window wall on the north end of the basement strongly integrates the surrounding environment into the space, as well as provides abundant natural lighting. Recent building renovations included the addition of a kitchen, bathroom, and storage room to the basement. The kitchen occupies the south end of the open space, flanked on either side by the bathroom and storage room. The walls of the additions are drywall.

**Alterations:** Modifications to the HTK Architects Office Building occurred during the recent renovations undertaken by the present owner, Golden Rule Remodeling. The majority of the modifications occur in the basement. Specifically, the basement features a new entry door and a garage bay door that replaced the original sliding doors. Also, in the basement, the stairs leading from the drafting room on the first floor were removed, and the kitchen, bathroom, and storage room were installed. On the first floor, the location of the entry door was pushed forward to accommodate the small lobby, and the door replaced. Within the drafting room, low walls, which are removable, were installed to create private cubicle space. Landscaping modifications include the addition of the concrete handicap ramp, the decorative wood fence/wall to hide the ramp, and the wooden enclosure of possible electrical equipment on the east elevation. In addition, the former Zen/Japanese garden was replaced with the present concrete patio with a fire pit and concrete bench.

**Integrity:** The HTK Architects Office Building has not moved since its construction. Therefore, it retains its historic location. Landscaping alterations are minor and done primarily for aesthetic purposes to conceal necessary modern installations, including the handicap ramp and exterior electrical or plumbing equipment. The patio addition might be considered a modern upgrade to the earlier Zen garden. The changes within the interior of the building are minor and do not affect the form, space, structure, and overall style of the property. Thus, the integrity of materials, workmanship, and design remain intact. The HTK Architects Office Building was built at a time during the 1960s when many buildings in the surrounding neighborhood were constructed, including office buildings fronting SW 29th Street. The area is a combination of residential, light commercial, and office construction. Despite minimal infill construction within the area, its overall setting remains largely intact and continues to reflect a mixed suburb contemporaneous with Topeka's extensive expansion throughout the mid-20th century. The building strongly reflects Modernist aesthetics of mid-century design, particularly the use of modern materials and building methods, and the International Style with its characteristic flat roof, juxtaposition of materials, and asymmetrical compositions. Together, the building, its setting, and landscape elements maintain the historic aesthetic intended by the architects. The building was designed by prolific Topeka architects, HTK Architects, to serve as their office. The firm was the only tenant of the building for nearly 55 years when in c.2016, they relocated their office to downtown to accommodate an expanding business. The building continues to be remembered for its association with the firm. Further, the new owners, who specialize in architectural remodeling, have maintained the building's use as a professional office.
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

1966

Significant Dates

Cultural Affiliation

Architect/Builder

HTK Architects

Period of Significance (justification)

The Period of Significance is 1966, when the HTK Architects Office Building was erected.

Criteria Considerations (justification)

N/A
HTK Architects Office Building
Shawnee, Kansas

**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 HTK Architects Office Building is nominated to the National Register of Historic Places under the *Mid-Century Modern Non, Single-Family Residential Architecture in Topeka* context as an excellent example of the Small Office property type. It is nominated under Criterion C as a local example of Modernist architecture incorporating the International Style. The building's overall functional form, flat roof, curtain walls, and exposed reinforced concrete walls are all distinguishing design features of Modernist architecture, specifically the International Style. One particular element of the International Style is the solid planar east and west facades contrasted to the completely clear glazed north and south facades. The walls of sliding glass doors not only provide considerable natural lighting but are a deliberate attempt to bring the outdoors inside. The bush-hammered corduroy concrete exterior walls at the basement level extend beyond the boxy enclosure above, screening glass openings and creating exterior space. The same exterior cedar siding is used on interior walls – another design element to bring the outdoors in. The use of exterior bush-hammered concrete walls at the basement create a more natural appearance than raw concrete and contrast with the wood and glass first floor, cantilevered above. Additional International Style design elements include distinct zones distinguished by exterior material (wood/concrete), and walls extending beyond the building to create private outdoor space. Finally, the overall design of the building includes a raised planting bed along the front façade with a wooden walkway and bridge crossing over. An original Japanese garden was replaced with a modern concrete patio with a fire pit. The stone bridge at the rear of the property, which spans multiple property lines, further reflects the builder's attempt to encourage people to enjoy a natural park-like setting between office buildings. The office building, along with original landscape elements, retain a high degree of integrity.

**Elaboration**

*Neighborhood History*

The City of Topeka was first settled in the winter of 1854 when Cyrus K. Holliday and Charles Robinson traveled along the Kansas River in search of a new site for a second Kansas colony. An ideal location for the future colony was discovered on a low bluff on the south side of the Kansas River. The settlement was named Topeka, which was incorporated as a city on February 14, 1857, with a population of 450 residents. The following year, the county seat was moved from Tecumseh to Topeka, and in 1861, the city became the permanent location of the state capital.¹

Throughout the late-19th and early-20th centuries, the city limits expanded outward as small villages, neighborhoods, and undeveloped areas were annexed into the city. By 1890, the city's population exceeded 35,000 residents, with new streetcar suburbs emerging across the city. By 1940, Topeka had reached an area of 11.6 square miles with a population of 67,833.² The corporate city limits included North Topeka on the north side of the Kansas River; the Oakland annexation at the northeast corner; the city cemetery at the southeast corner; Quinton Heights to the south; and Washburn College at the southwest corner. The western edge extended to include MacVicar, High, and Summit Avenues.

Lowmans Mill was adjacent to the west of the city limits, and the State Insane Asylum adjacent to the northwest.

Following World War II, Topeka experienced an unprecedented period of population growth and expansion. A number of factors contributed to this dramatic increase. Nationwide, the period from 1945 to 1975 was considered a “boom for single-family residential construction, suburbanization, and the realization of the American dream of home ownership.” Between 1945 and 1954, more than 13 million houses were constructed across the country. Among those, 80% were built in the suburbs of metropolitan areas and only 20% within cities. This housing boom was stimulated in part by affordable mortgages for returning veterans. At the same time, the jump in post-war births, known as the “baby boom,” catapulted the national population. Such is the case in Topeka, where its adjacent suburbs continued to strengthen and were absorbed into the City’s corporate limits.

In 1944, the city’s economy was given another boost when the Goodyear Tire and Rubber Company built an impressive plant in North Topeka. The presence of the Forbes Air Base south of downtown from the late-1940s through the 1960s further contributed to the population growth and renewed expansion and annexation of residential sectors of Topeka. By 1950, the corporate limits of Topeka encompassed 12.5 square miles, with the population reaching 78,791. An “annexation fever” swept across Topeka during the 1950s, more than doubling the area of the City to 36.4 square miles by 1960.

As the City expanded, distinct neighborhoods and wayside commercial corridors emerged. This is especially the case in South Topeka Neighborhoods, where the HTK Architects Office Building is located. With the exception of a few scattered additions and neighborhoods, the area within which the office building is located remained predominantly rural until after World War II when the postwar baby boom and “annexation fever” expanded the city's suburban neighborhoods. The Shunganunga Creek runs through the area a short distance north of the property. Four large parks (Felker, Wells, Warren, and Big Sunga), totaling more than 300 acres, are located within the South Topeka Neighborhood area. The area consists of post-war and later subdivisions, apartment complexes, schools, and several churches. Light commercial and office buildings are located along the busier thoroughfares. Constructed in 1966, the HTK Architects Office Building and its associated neighborhood are indicative of the post-World War II suburban expansion of the city of Topeka and its continued development through the 1960s.

Architecture

topeka boasts an impressive collection of Modernist architecture, including a wide range of building types and distinct stylistic influences. The multitude of Mid-Century Modern buildings in Topeka is attributed not only to the “annexation fever” of the post-war period but also the 1951 Flood, an F-5 tornado that destroyed much of the City in 1966, and Urban Renewal programs. Collectively, these four events greatly impacted the City's built environment, with much of the new construction adopting the popular Modernist principles of the era. The HTK Architects Office Building is indicative of the impressive expansion of the City throughout the mid-20th century. Although the 1966 tornado passed just north of the property, the construction of the building does not appear to be a result of the tornado.

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7 The majority of the Architectural Context is taken from the *Mid-Century Modern Non, Single-Family Residential Architecture in Topeka: 1945-1975* Multiple Property Documentation Form, prepared by Jaime Destefano, the author of this nomination.
Modern Architecture, or Mid-Century Modern, might be considered an umbrella term used for resources sharing characteristics commonly occurring in post-World War II American architecture, particularly in commercial and institutional buildings. Changes in construction methods, materials, and styles characterized post-World War II era architecture nationwide. Among the common design elements characterizing Mid-Century Modern architecture is the general rejection of ornamentation and references to historical precedents. Building materials and methods reflect technological advancements of the age and emphasize function over form, and "design based on expressing structure and use." Concrete became a primary building material, including pre-cast, aggregate, and pre-stressed. Aluminum and stainless steel were favored over other metals due to their durability and sleekness.

Modernist architecture would "convey meaning by the very lack of ornament." It was an era marked by a transformation from classical symbolism and masonry massing towards steel and glass construction to "celebrate innovation, freedom, and flexibility." Although references to the past were generally avoided, classical traditions often endured or evolved.

Modernism has its roots in the International Style as it evolved in Europe during the 1920s. Modernism grew out of the art and architectural reform movements that came together in the Bauhaus School of Design in Weimer, Germany. The Bauhaus sought to steer artists and architects towards the "building of the future." This philosophy carried strong associations with political reforms, socialism, and mandates to embrace the machine age.

It was not until the Post-World War II era that American architects began embracing Modernism. According to Meghan Hogan's The Future of Modern, the Movement was a "salute to the postwar era itself, spearheaded by architectural giants such as Mies van der Rohe, Eero Saarinen, and Philip Johnson. At the height of its popularity, the sweeping curves, sheets of glass, and absence of ornament signaled change." Following the War, the increased use of industrially-produced materials and building components ultimately led to the adoption of a "machine" aesthetic in building design that is evident among a variety of Mid-Century Modern styles and sub-styles. Ultimately, in the United States, the "advanced technologies and the development of pre-fabricated materials, combined with Urban Renewal programs at the federal, state, and local levels, greatly impacted the social changes, design innovations, and expressive influences on the built environment."

Modernist design in Topeka generally falls into two umbrella philosophies – conservative and radical. Sub-styles embracing conservative Modernism include the international Style and New Formalism. Radical Modernist, which gained popularity by the late-1950s, include Neo-Expressionism, Brutalism, and Googie. The HTK Architects Office Building is a later representation of conservative Modernist design. The building reflects elements drawn from the International Style and the Bauhaus philosophies. By this point, both Gropius and Breuer were practicing and teaching at the Harvard Graduate School of Design (GSD) and influencing an entire generation of Architects.

The International Style was popular nationwide from the 1940s through the 1970s, becoming the standard for American commercial and institutional design. The style emphasized technology and expression of

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9 Rifkind p.104.
10 Rifkind p.104.
construction methods, materials, exposed structural elements, and simplicity of form. It is from the International style that other Modernist styles, or sub-styles, are derived. Identifying features of the International style include the use of modern structural materials (concrete, glass, and steel), flat roof, balance and regularity, ribbon windows and glass curtain walls, and the general rejection of non-essential decoration. Other important features include the occasional skeleton-frame construction, the juxtaposition of materials, metal Mullions, and smooth spandrel panels separating large, single-pane windows between floors. The majority of Modernist buildings in Topeka reflect some degree of International Style design features.

Constructed in 1966, the HTK Architects Office Building was built during the later years of the Modern Movement and adopts a variety of the stylistic influences of the International Style. The International Style is visible in the overall functionality of the building, its simple boxy form, flat roof, curtain wall, reinforced concrete exterior, and substantial use of glass.

The building is best characterized by its International Style influences and its emphasis on the integration of Bauhaus principles of design. The walls of sliding glass doors not only provide considerable natural lighting to the interior but are a deliberate attempt to design a workspace where the exterior walls could quite literally be moved, inviting the outdoors inside. The bush-hammered concrete exterior walls at the basement level and the use of cedar cladding on the first floor, further the natural aesthetic of the building. The same exterior cedar siding is used on interior walls – another "organic" design element used to bring the outdoors in. The use of exterior bush-hammered corduroy concrete walls at the basement also creates the appearance of stone walls with the wood-clad first floor cantilevered above. Additional International Style-inspired design elements include zones distinguished by exterior material (wood versus concrete) and walls extending beyond the building to create privacy for employees to enjoy the outdoor space. Finally, the overall design of the building includes a raised planting bed along the front facade with a wooden walkway and bridge crossing over. An original Japanese garden was replaced with a modern concrete patio and fire pit. The stone bridge at the rear of the property, which spans multiple property lines, further reflects the builder's attempt to encourage people to enjoy a natural park-like setting between office buildings. The office building, along with original landscape elements, retain a high degree of integrity.

HTK Architects occupied the office building at 2900 SW MacVicar for nearly 50 years before relocating to a large office downtown. In 2013, the building was acquired by Henry McClure. In 2016, Golden Rule Remodeling acquired the property, undertaking an impressive restoration of the building and property that honored the original architects' historic design and landscape elements.

The HTK Architects Office Building is eligible for listing in the National Register of Historic Places under Criterion C for Architecture. The building remains in its original location and retains its historic integrity and character-defining features. The building meets the eligibility requirements for Small Office Buildings as outlined in the *Mid-Century Modern, Non, Single-Family Residential Architecture in Topeka*.

**HTK Architects**

HTK Architects began in 1958 when Glen Horst and Joe Terrill first opened H&T Architects in downtown Topeka. A few years later, Gary Karst joined the firm, and it became HTK Architects. There first education project was the Sunny Elevation Elementary School in Topeka (presently Auburn Washburn District Office), completed in 1959. Since 1958, HTK has been a leading architectural firm in Topeka and throughout Kansas, designing a wide range of buildings from civic, corporate, healthcare, public education, higher education, military, religious, and sports facilities. Today, the firm has more than 30 employees. Among the numerous buildings designed by the firm during the Modernist period include the Prudential and State Farm Insurance Office Building (KHRI #177-4825) in 1960, the American Savings Bank (KHRI #177-4834) in 1960, and an office building at 3310 SW Harrison Street (KHRI #177-4864) c.1965, as well as many others.
9. Major Bibliographical References

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


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

Acreage 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)

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OR
HTK Architects Office Building  
Shawnee, Kansas  

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

Located in the Moss subdivision in the Southwest Topeka Area neighborhood, Block A, Lot 7+ and N70 of Lot 8, in Section 13, Township 12, Range 15. Beginning at the northeast corner of the lot at SW 29th Street and thence southeasterly 195 feet, thence southwesterly 60 feet. The boundary then continues in a southerly direction for approximately 70 feet. The boundary then travels west approximately 112 feet to form the southern boundary of the property. The boundary then travels in a northerly direction approximately 252 feet to the northwest corner of the property. The boundary then travels 24 feet in an easterly direction along SW 29th Street to the point of beginning.

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

The nominated boundary includes the entire parcel which is historically associated with the HTK Architects Office Building.

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

name  KMBKC Properties, Inc
street & number  2900 SW MacVicar Avenue  
city or town  Topeka  
state  Kansas  
zip code  66611
HTK Architects Office Building
Name of Property
Shawnee, Kansas
County and State

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

Additional Documentation
Submit the following items with the completed form:

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

Photograph Log
Name of Property: HTK Architects Office Building
City or Vicinity: Topeka
County: Shawnee State: Kansas
Photographer: Jaime Destefano, MSHP
Date Photographed: November 13, 2019

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

1 of 20. Front Façade (South Elevation), photographer facing north
2 of 20. Front Façade (South Elevation), photographer facing north
3 of 20. Southeast Oblique, photographer facing northwest
4 of 20. Southwest Oblique, photographer facing northeast
5 of 20. Northwest Oblique, photographer facing southeast
6 of 20. North Elevation, photographer facing south
7 of 20. East Oblique, photographer facing northwest
8 of 20. Raised Plant Beds along Front Façade (south elevation), photographer facing west
9 of 20. Rear patio, stone retaining wall, and stone bridge, photographer facing northeast
10 of 20. Interior reception, photographer facing northeast
11 of 20. Interior reception and waiting lobby, photographer facing southeast
12 of 20. Conference Room, photographer facing southeast
13 of 20. Front Office, photographer facing southeast
14 of 20. Drafting Room, photographer facing northwest
15 of 20. Drafting Room, photographer facing east
16 of 20. Drafting Room, photographer facing southwest
17 of 20. Work Room Cabinetry, photographer facing southwest
18 of 20. Hall and Kitchenette, photographer facing northeast
19 of 20. Basement, photographer facing northwest
20 of 20. Basement – Modern Kitchen and Small Room Additions, photographer facing south
HTK Architects Office Building
Name of Property

Shawnee, Kansas
County and State

Figures
Include GIS maps, figures, scanned images below.

a. HTK Architects in Front of Their New Office Building, 1966
b. Topographic Map
c. Enlarged Topographic Map
d. Aerial Map
e. Enlarged Aerial Map with Building Coordinates
f. Site Plan showing Exterior Photograph Locations
g. Interior Floor Plan with Photograph Locations – First Floor
h. Interior Floor Plan with Photograph Locations - Basement
i. 1966 Architect Rendering
j. Construction Drawing, 1966 – Site Plan
k. Construction Drawing, 1966 – First Floor Plan
l. Door Schedule and Room Finish Schedule
m. Construction Drawing, 1966 - Foundation Plan
n. Construction Drawing, 1966 – First Floor Framing Plan
o. Construction Drawing, 1966 – Exterior Elevations
p. Construction Drawing, 1966 – Typical Wall Section
q. Construction Drawing, 1966 – Entrance Stair Detail
r. Construction Drawing, 1966 – Aluminum Sliding Glass Door Details
s. Construction Drawing, 1966 – Interior Door Detail
t. Construction Drawing, 1966 – East Elevation of East Storage Unit with Kitchenette
u. Construction Drawing, 1966 – West Elevation of West Storage Unit
v. Construction Drawing, 1966 – East Elevation of Workroom Cabinets
w. Construction Drawing, 1966 – Beam & Columns Details
HTK Architects Office Building
Name of Property

Shawnee, Kansas
County and State

A. 1966 Photograph of HTK Architects in Front of Their New Office Building, 1966
HTK Architects Office Building

Shawnee, Kansas

B. Topographic Map – Overview
HTK Architects Office Building
Shawnee, Kansas

2900 SW MacVicar Avenue
HTK Architects Office Building
Topeka, Shawnee County, Kansas
Topographic - Enlarged

C. Enlarged Topographic Map Showing Building Location
HTK Architects Office Building
Name of Property

2900 SW MacVicar Avenue
HTK Architects Office Building
Topeka, Shawnee County, Kansas
Aerial Photograph - Overview

D. Google Earth Aerial Photograph – Overview
2900 SW MacVicar Avenue

E. Parcel Bounding with Building Coordinates and Aerial Underlay
F. Site Plan with Exterior Photograph Locations
G. Original Interior Floor Plan (1966) with Photographs
Changes: The entry door was shifted forward to accommodate small lobby; Conference Room and Office locations changed
HTK Architects Office Building
Shawnee, Kansas

Name of Property
County and State

H. Sketch Map of Basement with Interior Photographs
Name of Property: HTK Architects Office Building
County and State: Shawnee, Kansas

1. Architect Rendering of HTK Architects Office Building, 1966
HTK Architects Office Building

Name of Property: HTK Architects Office Building

County and State: Shawnee, Kansas

J. Construction Drawing, 1966 – Site Plan
HTK Architects Office Building
Name of Property

Shawnee, Kansas
County and State

K. Construction Drawing, 1966 – First Floor Plan
**DOOR SCHEDULE**

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*Amweld or equal

NOTE: Hardware to be furnished by owner and installed by contractor

**ROOM FINISH SCHEDULE**

1. Floors - Carpet by owner except concrete in vault.

2. Walls - Painted ½" gypsum board drywall except painted haydite block both sides of vault walls, & ext. siding @ E & W walls of conference room and office.

3. Ceilings - Painted ½" gypsum board drywall except painted concrete in vault.

4. Base - Birch base below ½" drywall. No base at haydite block.

---

L. Door Schedule and Room Finish Schedule
HTK Architects Office Building
Name of Property

M. Construction Drawing,, 1966 - Foundation Plan
HTK Architects Office Building
Name of Property

Shawnee, Kansas
County and State

N. Construction Drawing, 1966 – First Floor Framing Plan
O. Construction Drawing, 1966 – Exterior Elevations
HTK Architects Office Building
Shawnee, Kansas

P. Construction Drawing, 1966 – Typical Wall Section
HTK Architects Office Building

Name of Property: HTK Architects Office Building
County and State: Shawnee, Kansas

Q. Construction Drawing, 1966 – Entrance Stair Detail

Entrance Stair Detail
scale 1"=1'-0"
HTK Architects Office Building
Shawnee, Kansas

Name of Property

R. Construction Drawing, 1966 – Aluminum Sliding Glass Door Details
HTK Architects Office Building
Name of Property

Shawnee, Kansas
County and State

S. Construction Drawing, 1966 – Interior Door Detail
HTK Architects Office Building

Name of Property: Shawnee, Kansas
County and State:

EAST ELEVATION of EAST STORAGE UNIT

Scale 1/2" = 1'-0"

All exposed material to be red birch
Wardrobe to be 2'-0" deep plus door thickness
Base cabinet to be 2'-0" deep plus doors
Wall cabinet to be 1'-0" deep plus doors

T. Construction Drawing, 1966 – East Elevation of East Storage Unit with Kitchenette
U. Construction Drawing, 1966 – West Elevation of West Storage Unit

All exposed material to be red birch
Cabinet to be 2'-0" deep plus doors

Scale 1/8" = 1'-0"
V. Construction Drawing, 1966 – East Elevation of Workroom Cabinets

- Adjustable shelves
- 3/4" overlap for pull
- 1/4" masonite dividers
- Formica top, edge and backsplash
- Drawers w/KV 1175 slide
- Routed finger pulls
- Fixed shelf

EAST ELEVATION OF WORKROOM CABINETS
All exposed material to be red birch
Base cabinet to be 2'-0" deep plus doors
Wall cabinet to be 1'-0" deep plus doors

Scale 1/2"=1'-0"
HTK Architects Office Building

Shawnee, Kansas

Name of Property

County and State

W. Construction Drawing, 1966 – Beam & Columns Details
HTK Architects Office Building
Name of Property

Shawnee, Kansas
County and State

Paperwork Reduction Act Statement: This information is being collected for nominations 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.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 – 60-100 hours
Tier 2 – 120 hours
Tier 3 – 230 hours
Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.
HTK Architects Office Building
Shawnee County, Kansas

Name of Property
County and State

Photo 1

Photo 2
HTK Architects Office Building
Name of Property

Shawnee County, Kansas
County and State
HTK Architects Office Building
Name of Property

Shawnee County, Kansas
County and State

Photo 5

Photo 6
HTK Architects Office Building

Name of Property

Shawnee County, Kansas

County and State

Photo 7

Photo 8
HTK Architects Office Building
Name of Property

Shawnee County, Kansas
County and State

Photo 9

Photo 10
HTK Architects Office Building
Name of Property

Shawnee County, Kansas
County and State

Photo 11

Photo 12
HTK Architects Office Building  
Name of Property

Shawnee County, Kansas  
County and State

Photo 17

Photo 18
HTK Architects Office Building
Name of Property

Shawnee County, Kansas
County and State

Photo 19

Photo 20