

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

SEITEM

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS ONLY
RECEIVED
DATE ENTERED

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

HICKS BLOCK

AND/OR COMMON

2 LOCATION

STREET & NUMBER

600 West Sixth

CITY, TOWN

Topeka

VICINITY OF

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

No. 2 Martha Keys

STATE

Kansas

CODE

20

COUNTY

Shawnee

CODE

177

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME

Marjorie Dove

STREET & NUMBER

701 West Sixth

CITY, TOWN

Topeka

VICINITY OF

STATE

Kansas

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Register of Deeds

STREET & NUMBER

Shawnee County Courthouse

CITY, TOWN

Topeka

STATE

Kansas

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Historic Sites Survey

DATE

1969

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Kansas State Historical Society

CITY, TOWN

Topeka

STATE

Kansas

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CONTINUATION SHEET

ITEM NUMBER

PAGE

6.

Architectural Heritage of Shawnee County
1974 X County

Topeka-Shawnee County Metropolitan Planning Commission
Topeka Kansas

9.

Ripley, John, editor, An Album of 19th Century Homes of Shawnee County
(Topeka, Shawnee County Historical Society, 1974), p. 11.

Topeka Capital-Journal, August 24, 1975.

Topeka City Directories, 1885-1886, 1888-1889, 1890-1891, 1893-1894, 1896-1897.

Wallace, Douglass W., and Roy D. Bird, Witness of the Times, A History of Shawnee County (Topeka, Shawnee County Historical Society, 1976), pp. 234-242.

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Hicks Block is an L-shaped row of apartments built of red brick with limestone trim and foundations. It is located on the northwest corner of Tyler and Sixth, which is now a busy traffic artery into downtown Topeka. The block is set back from the street and there is a wide strip of grass and a brick sidewalk in front of the building.

There are four two-story units with an attic and basement along Sixth and three along Tyler. The facades have been treated similarly though there are differences at the corner. The entrance to each unit is through a double door which is under an elevated one story wood porch with a small pediment and detailed with lathe-turned spindles. The entrances to the apartments in the basement are down a flight of stairs underneath each porch. Each entrance on the first floor has an original pair of screen doors, and the transoms on the Sixth street facade are stained glass with the number of each unit. Between each porch on the first story is a window grouping with a large rectangular window and smaller windows to either side with a tripartite stained glass transom. The transom of the window in the central bay has been set in a rounded arch, while the windows to either side are set in segmental arches. A similarly designed window has been placed above these first story windows though there is stained glass only in the transom above the center window. The wood entablature has been broken above this window allowing room for a rectangular double-hung window, which has been centered in the pediment which crowns the bay. The peaks of these pediments rise above the ridge of the mansard roof. There is a single double-hung window on the second story above each porch with a border of colored glass squares on the upper sash. There are alternating shed and gabled dormers above these windows in the attic story.

The building comes to an oblique angle at the southeast corner and is crowned with a truncated spire with a shed dormer and smaller gabled dormers above. The second story window on this angled face has an arched lintel with raised letters that read "Hicks Block." Both the windows on this angle have stained glass in their fanlights.

Rounding the corner to the north on the eastern facade are single aligned double-hung windows on each story and a gabled dormer in the attic story. The next bay is crowned with a pediment with a small rectangular window. Below this pediment on each story is a grouping of three windows set in a segmental arch similar to those described before. There are two windows below these which light the basement. The next bay also has single double-hung windows aligned on each story. The building facade is interrupted here by an arched opening that leads into a courtyard with a small area of grass. The building walls on these inside facades have been constructed of brick and limestone rubble. Metal fire escapes from the apartments on the second and attic stories lead into this space.

Many of the apartments have wood paneling and marble fireplaces, and the large windows and liberal use of stained glass add interest to the interior spaces. The Hicks Block is one of the last remaining examples of Victorian row housing in Kansas. It has traditionally been considered a fashionable place to live and even now still maintains full occupancy.

B SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1889

BUILDER/ARCHITECT

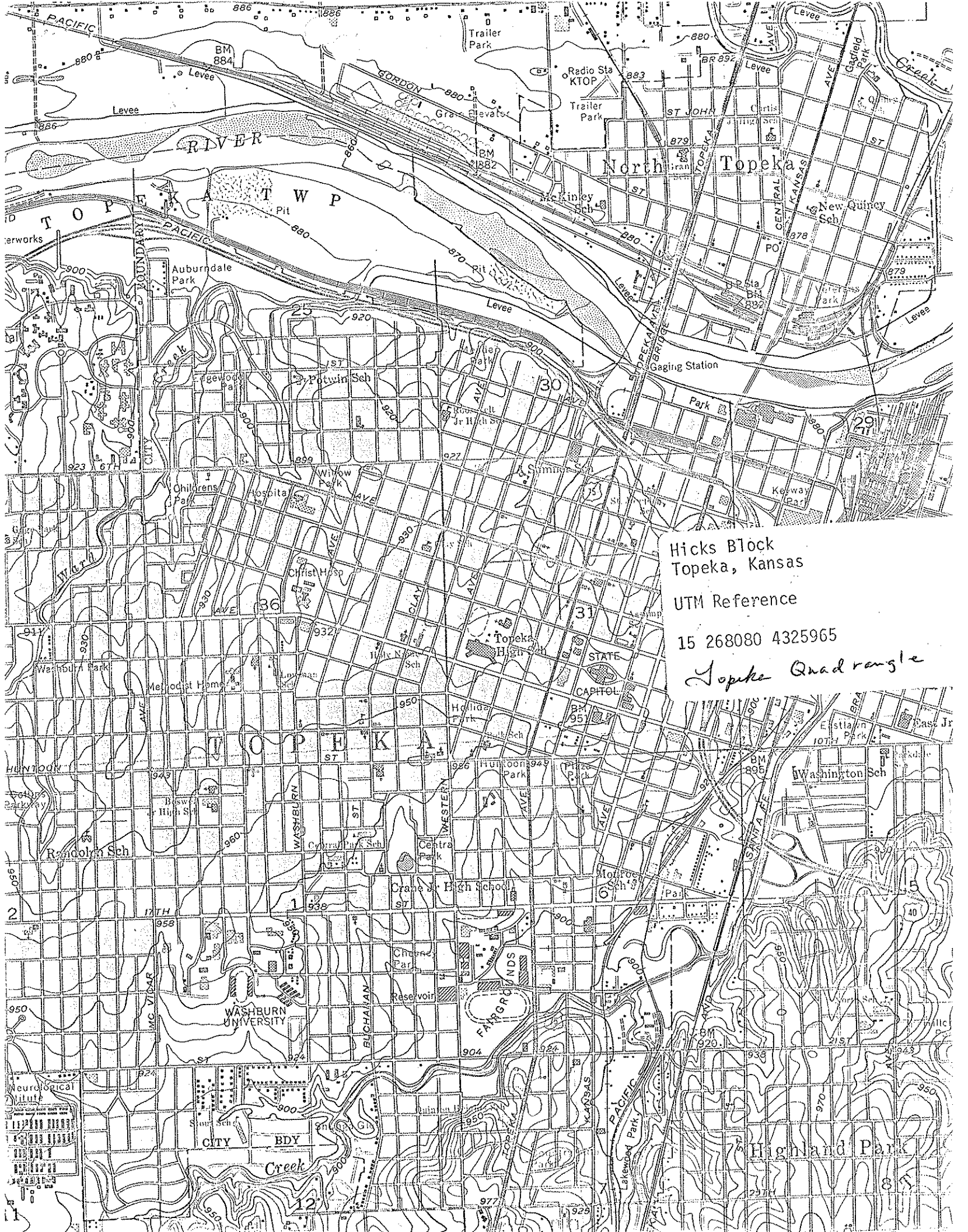
STATEMENT OF SIGNIFICANCE

The Hicks Block was built in 1889 for a Topeka realtor and capitalist named Elhanan Hicks. Building permit number 6508 was issued by the city of Topeka on January 21, 1889, for a business and tenement flat which was estimated to cost \$20,000. The scheduled completion date was September 1, 1889. Hicks reportedly went broke about the time the building was completed or shortly thereafter and lost it.

In the 1880's Topeka along with much of the West experienced a tremendous economic boom. There was an unbridled confidence in the future of the city. Construction of business buildings, office blocks and residences proceeded at a frantic pace, and land values skyrocketed. Topeka's boom peaked in 1888 and then economic retrenchment began to set in. By 1890-1891 Topeka began to feel the effects of the depression. Several businesses and banks failed; the city's population dropped from 35,622 in 1889 to 31,809 in 1890 and 30,151 in 1895.

The Hicks Block was built after the boom had ended but perhaps because of the optimistic spirit of the age the builder could not perceive that fact. Elhanan Hicks apparently was one of the casualties of the economic collapse who left Topeka in the early 1890's. He was listed in the 1890-1891 city directory as a "capitalist" and earlier as a realtor, but his name did not appear in any later directories.

The Hicks Block has continued in use as an apartment house. It is one of only a relatively few structures from the city's boom period which have survived. It recalls models of urban housing in the Eastern cities; yet the individual wood porches which enliven the rhythm of the block give it midwestern associations. Although a speculative venture, the Hicks Block was built to enrich the capital city for many years. This Victorian row house structure is a product of an era when entrepreneurs were proud to emblazon their names on their buildings.



Hicks Block
Topeka, Kansas

UTM Reference

15 268080 4325965

Topeka Quadrangle

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Insurance Maps of Topeka (New York, Sanborn Map Co., 1913), p. 13.

Remembrances in Wood, Brick and Stone (Topeka, Topeka-Shawnee County Metropolitan Planning Commission, 1974), pp. 106, 107.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY one

UTM REFERENCES

A

1	5
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2	6	8	0	8	0
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4	3	2	5	9	6	5
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 ZONE EASTING NORTHING

B

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 ZONE EASTING NORTHING

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE Richard Pankratz, Director, Historic Sites Survey
Cornelia Wyma, Architectural Historian

ORGANIZATION Kansas State Historical Society

DATE December 1, 1976

STREET & NUMBER 120 West 10th

TELEPHONE 913-296-3251

CITY OR TOWN Topeka

STATE Kansas 66612

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL STATE LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Nyle H. Miller

TITLE Executive Director, Kansas State Historical Society

DATE December 16, 1976

FDR NPS USE ONLY	
I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER	
	DATE
DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION	DATE
ATTEST:	DATE
KEEPER OF THE NATIONAL REGISTER	