

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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RECEIVED FEB 8 1982  
DATE ENTERED MAR 11 1982

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

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

**1 NAME**

HISTORIC  
Jayhawk Theater and Jayhawk Walk

AND/OR COMMON  
herein referred to as the Jayhawk Complex

**2 LOCATION**

STREET & NUMBER  
700 Jackson Avenue

CITY, TOWN  
Topeka

STATE  
Kansas

VICINITY OF  
N/A

CONGRESSIONAL DISTRICT  
N/A

COUNTY  
Shawnee

CODE  
20

CODE  
177

NO. 2, Jim Jeffries

**3 CLASSIFICATION**

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

**4 OWNER OF PROPERTY**

NAME  
Multiple Ownership (see continuation sheet)

STREET & NUMBER

CITY, TOWN  
N/A

STATE

VICINITY OF

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.  
Register of Deeds

STREET & NUMBER  
Shawnee County Courthouse

CITY, TOWN  
Topeka

STATE  
Kansas

66603

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE  
Kansas Historic Site Inventory

DATE  
1974

DEPOSITORY FOR  
SURVEY RECORDS  
Ks. State Historical Society

CITY, TOWN  
Topeka

STATE  
Kansas

66612

FEDERAL  STATE  COUNTY  LOCAL

# 7 DESCRIPTION

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

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DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Located at the southeast corner of Seventh and Jackson Streets in Topeka, Kansas, the Jayhawk Complex is an ell-shaped, steel-framed concrete building faced with brick and trimmed with cut stone. The hotel is twelve stories (152 feet) tall. The Jackson Street front is 96 feet wide, and the Seventh Street facade is 150 feet wide.

Of the two entrances on the Jackson Street side, the one on the north leads to the hotel lobby and to shops on the ground floor. The entrance on the south opens into the former coffee shop. Another entrance is located at the east end of the Seventh Street facade. This leads directly to the theater and also connects with the arcade and hotel.

The ground floor is faced with limestone. A number of small shops with large, rectangular show windows line the perimeter of this first story. Above this the divided, multi-paned windows of the second story are emphasized by decorative stone hoods and surrounds. A veneer of light-colored brick on the second story is terminated by a wide cornice of cut stone.

From the third story to the eleventh, the hotel is faced with dark red brick. Double-hung windows are arranged in a rhythmic pattern. The top floor is accented by a limestone sill course. The windows on this floor have limestone surrounds. The building is terminated by a broad stone cornice and a brick parapet.

A penthouse, an enclosed "roof garden" and an adjoining terrace along the north and east comprise the twelfth floor. The penthouse and roof garden structure is constructed of light-colored brick, which in recent years has been painted white. The penthouse has a hipped roof covered with green tile.

Two large neon signs (displaying the mythical Jayhawk bird and identifying the hotel) surmount the roof. These have helped make the building a distinctive part of Topeka's skyline.

Just inside the northernmost Jackson Street entrance, a marble stairway with a decorative railing leads up to the main lobby on the second floor. Decorative piers and cornices, mosaic tiling, bronze elevator doors, ornate glass chandeliers, and decorative light fixtures ornament the lobby. The dining and meeting rooms which adjoin the main lobby are similarly decorated. These include the Rose Dubarry Room, the Florentine Banquet Room, and the Senate Room.

The "Jayhawk Walk," a wide corridor lined with showcases and elaborately decorated with wood trim and marble, connects the hotel with the Old Jayhawk Theater on the east and with the adjoining department store.

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Description of the Jayhawk Theater is a difficult matter because there are no lights. A tour by flashlight revealed that the basic configurations of space have remained untouched and much of the decorative detail, as well as the various mechanical systems, remains intact.

The entire theater complex consists of a large entrance lobby accessible from Jackson or Seventh streets, a mezzanine level foyer, the theater, and various dressing and storage rooms on the level below the stage. The theater was built entirely of steel and concrete and was praised when it was new as "the most absolutely fireproof bit of amusement construction west of the Mississippi." The plans and specifications for the interiors were furnished by Andres Decorating company of Chicago, and C. A. Allen was awarded the contract for carrying out the interior decoration.

The lobby was described in the August 15, 1926, edition of the Topeka Daily Capital as "the ultimate in refinement and appeal to the senses." Two grand staircases lead from this lobby to the mezzanine floor back of the balcony. On this floor are rooms which functioned as offices for the Jayhawk theater operating company, the projection booth, and store rooms, as well as "lounging rooms, toilet rooms, cloak rooms and smoking accommodations

The theater itself measures 74x125 feet on ground plan and has two balcony levels. The stage is located at the extreme southern end and the opening for it measures 30' high by 38' wide. The theater seats have all been removed, but it formerly accommodated 1500 people. Because of the steel and concrete construction no support posts were necessary anywhere, and the entire audience had a clear view of the stage.

The interior of the theater is extremely ornate with much of the original wall and ceiling ornamentation remaining. Floral plasterwork seems to abound, and the luxurious polychrome scheme of the original theater seems to be intact. It could not be determined at an October, 1981, inspection whether or not the mural painted over the proscenium arch by William Peaco of Chicago was still intact. It depicted the Goddess of Agriculture surrounded by symbols of Kansas' history and prosperity, with the great seal of Kansas at her right hand. As of November, 1979, that mural was still in place.

The dome over the center of the theater originally represented "a portion of the heavens, with stars twinkling in their proper places. . ." The stars are long since gone.

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The two large and elaborate boxes to either side of the stage contained the pipes for the mammoth organ. The grillwork from these boxes is gone, as is the organ.

Much of the mechanical equipment seems to be in a basically unchanged state. The telephone system, which interconnected all the departments and was used to coordinate "scenic, electrical, personal and musical effects," is still there. The electrical switchboard was reported in 1926 as being one of the largest in the Middle West, weighing five tons. It remains in its original location on the left hand side of the stage. Originally all of the lights for the auditorium, the main foyer, and the stage effects were controlled from there.

**ALTERATIONS**

The architectural detailing of the public spaces on the first and second floors of the Jayhawk Hotel has remained intact through remodelings in 1957, 1976, and the current renovation. In the past year all floors from the third on up have been entirely gutted, and work is in progress to convert the space to offices.

The Jayhawk Walk remains essentially unchanged. The display cases have been removed temporarily while construction is going on. The changes in the theater have already been described.

# 8 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 checked="" type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" 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 1926

BUILDER/ARCHITECT John M. Leepr/Thomas W. Williamson

## STATEMENT OF SIGNIFICANCE

For more than thirty years after it was completed in 1926, the Jayhawk Hotel in Topeka was recognized as one of the finest hotels in the state. Because of its location just one block north of the state capitol, the hotel was closely associated with the seat of state government. The Jayhawk Theater, linked to the hotel by a commercial arcade known as the Jayhawk Walk, was billed as "Topeka's first deluxe motion picture palace." When it opened, the Jayhawk Hotel and Theater was called "the largest steel frame building in the state." The entire complex was designed by the locally prominent Topeka architect, Thomas W. Williamson, and is a characteristic example of what was at the time often called "eclectic classicism."

In 1923 a group of Topeka businessmen organized the Topeka Hotel Company to initiate the construction of a major hotel for the city. The group consisted of J. R. Burrow (banker), E. H. Crosby (merchant), Charles P. Adams (printer), and Otto B. Gufler (grocery and hotel executive). These investors were in competition with another group with a similar plan to build a major hotel (The Kansas) at Ninth and Kansas Avenue. Although the group backing the future Hotel Jayhawk did not win the construction race, their project eventually surpassed all other similar enterprises.

Thomas W. Williamson was chosen to design the twelve-story building. Williamson had lived in Topeka as a boy before he attended the Pennsylvania School of Architecture from 1907-10. After graduation he returned to the Kansas capitol and worked in the state architect's office and in the office of John F. Stanton. He opened his own office in 1912.

By 1934 writer Walt Markley observed that "probably no firm of architects in Kansas has designed more schools and other public buildings in the last twenty years than that of Thomas Williamson & Company." In 1974 a journalist called the retired Williamson "the dean of Topeka architects." He had designed 27 elementary schools, 7 junior high schools in Topeka, the Topeka High School, the Mulvane Art Museum and many other buildings in the city.

The 26 designers, engineers, and draftsmen in Williamson's office prepared the plans for the Jayhawk in three months.

Construction of the steel frame actually commenced in 1924. However, not having in hand the commitment of a permanent lease or the necessary financial

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

## NEWSPAPER ARTICLES

"After the Ball," Topeka Capital-Journal, May 11, 1980

"Announcement Confirms Jayhawk Hotel Transfer," Topeka State Journal, July 1, 1957.

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY .571 acre

Quadrangle Name: Topeka  
Quadrangle scale: 1:24,000

UTM REFERENCES

A	1,5	2,6,8,5,3,0	4,3,2,5,5,6,0
	ZONE	EASTING	NORTHING
C			

B			
	ZONE	EASTING	NORTHING
D			

### VERBAL BOUNDARY DESCRIPTION

The nominated property occupies 0.571 acre at the southeast corner of Seventh and Jackson Streets in Topeka, Kansas, with the hotel occupying lots 218, 220, 222, 224, and the north 5 feet of lot 226, and the theater occupying the east 82 feet of the south 20 feet of lot 226, the east 82 feet of lots 228, 230; 232, and the north 8 feet of lot 234.

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

STATE	CODE	COUNTY	CODE
N/A			
STATE	CODE	COUNTY	CODE
N/A			

# 11 FORM PREPARED BY

NAME / TITLE Julie A. Wortman, Historic Preservation Specialist II  
Dale Nimz--Program Assistant; Nora Pat Small, Architectural Historian

ORGANIZATION Kansas State Historical Society--Historic Preservation Dept. DATE

STREET & NUMBER 120 West Tenth TELEPHONE 913 296-3251

CITY OR TOWN Topeka STATE Kansas

# 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

TITLE Executive Director, Ks. State Historical Society

DATE Jan. 27, 1982

### FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE 3.11.82

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

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resources, the group finally decided to suspend construction indefinitely. As Williamson later recalled, the members of the Jayhawk group "were just as determined to be the first to build a major hotel, but being bankers, they were a little more conservative when it came to going all the way blindly..."

By 1925 Charles Mosby and his son, Jack, promised to take control of the new hotel's management. The Mosbys had previously operated the National Hotel at Seventh and Kansas Avenue. Architect Williamson and the general contractor, John M. Leeper, agreed to complete construction in exchange for \$75,000 in stock. "The Topeka Chamber of Commerce helped in financing the Jayhawk by selling \$375,000 worth of common stock to small shareholders thru a vigorous campaign." When the project resumed after a one-year delay, the owners and hotel managers had several design changes in mind. Lacking the necessary time normally required to incorporate changes into a set of building plans, Williamson proceeded to bypass the drawings and to make the requested alterations "right on the site," as he described in his memoirs.

Included in the hotel complex, Williamson designed a 1,500-seat movie theater and a shopping arcade for E. H. Crosby whose department store adjoined the hotel. Maurice W. Jencks, president of the Jayhawk Theater Operating Company, and G. L. Hooper, secretary, directed the construction and furnishing of the new amusement palace.

The Topeka Daily Capital described the new theater in exhaustive detail. "The Jayhawk Theater is specially designed with the idea of giving the patron, seated in any part of the auditorium, a feeling of intimate contact with the stage. Entering the theater from either entrance the patron will find himself in an imposing and beautifully decorated lobby, the tones of which suggest the ultimate in refinement and appeal to the senses." The newspaper reported that theater men who have seen the stage of the new Jayhawk Theater called it "the most elaborate and complete in every respect we have ever seen."

Inside the building a shopping arcade known as the Jayhawk Walk connected the hotel lobby with the theater and, as a contemporary report concluded, "while neither is under the hotel management, the three form the most alluring combination to be found anywhere in the country." The chief decorator and window designer for Crosby Brothers department store, R. T. Whitnak, designed "Topeka's first commercial arcade" to reveal choice merchandise to the best advantage. The arcade was directly connected to the adjoining department store by an elevator and a stairway from the furniture department.

Almost all the subcontractors contributing to the building and furnishing of the Jayhawk Hotel and Theater were from Topeka. Some of these included the

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plumbing and heating contractors, Johnson & Beck; painting contractor, C. A. Allen; A. Tucker Electric Company; plaster contractor L. P. Hoover; Irvin Tile and Marble Company; and George W. Warren & Son, who installed the tile roof of the penthouse.

The Capital Iron Works of Topeka had, perhaps, the most essential task of the contractors. This firm had three separate contracts--the original frame on Seventh Street, the southwest wing on Jackson Street, and the truss supporting the Jayhawk Theater balcony. The company also fabricated three trusses which spanned the main dining room on the second floor eliminating pillars. These trusses bear the load of ten upper stories of the southwest wing.

One year after construction had been resumed, the hotel management welcomed its first guests. "Another million dollar hotel in Topeka is open to the public," proclaimed the Journal. This assessment was reached by combining the \$850,000 spent for construction and \$175,000 spent for equipment. The building site, which had cost \$55,000 in 1923, was estimated as worth "at least \$100,000" in 1926. An article in the August 26, 1926 Kansas City Star announced, "Friday night there will be a dinner-dance celebrating the formal opening of the hotel with Governor Paulen, Mayor J. E. Thomas, and Fred Trigg of the Star as speakers. Saturday night there will be another dinner-dance to take care of the demand for places..."

Originally, the hotel complex was to be called the Hotel Topeka. However, Mrs. Charles Mosby felt that the establishment should be identified with the "Jayhawk," a mythical bird traditionally associated with the abolitionist pioneers who settled in the territory and brought Kansas into the Union as a free state. Mrs. Mosby suggested the name because as she said, "Jayhawk has come to stand for Kansas and this is a hotel for Kansas."

This symbol is portrayed in two prominent neon signs mounted above the hotel penthouse. From the available photographs, it appears that these signs were installed some time soon after the hotel opened in August, 1926. Since it was only in 1924 that Claude Neon began offering territorial licenses outside France in New York, and later Los Angeles, Chicago, and San Francisco, the neon Jayhawks evidence the early use of this technique on a large scale.

Williamson's design for the Jayhawk Hotel and Theater complex epitomized the mainstream of American architecture in the mid-1920s. The building was clearly an example of "classical eclecticism" as Talbot Hamlin defined it in his book American Spirit in Architecture. Published in the same year that the Jayhawk

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was completed, the last section of Hamlin's book provides an explanation of "modern" architecture. For the architect, Hamlin claimed, "historical style was an aid only, a means to be used as the designer wished, freely or strictly." More important, Hamlin emphasized, was "the character of the basic design--planning, expression, composition--that was the big, the deciding element." Rather than concentrating on identifying "styles", Hamlin felt that one had to consider buildings as examples of specialized building types. The Jayhawk fell into two categories. It was a skyscraper and, for the most part, a hotel.

Viewed from the exterior, the Jayhawk is a tall skeleton frame building. The organization of the design into base-shaft-capital respects the classical method of composition, but as Hamlin observed about skyscrapers, "what ornament there is plays a subsidiary role." Construction, not decoration determined its basic "style." Hamlin considered a hotel, on the other hand, to be "almost a civic monument, a center of commercial life." Functioning in this way required the elaborate lobbies, grand ballrooms, and fine restaurants that the Jayhawk and other hotels of this period supplied. Along with the efficient plan, the classically-inspired ornamentation of the public spaces enhanced the guest's comfort and sense of participating in a "grand life."

The success of the Jayhawk in this latter respect was considerable. According to the Topeka Daily Capital August 15, 1976, "...the Jayhawk is a landmark in Topeka business, social, and political life. For years it has housed many political party and social events. There, Republicans gathered when they came for Kansas Day. And the Democrats took over on Washington's Birthday or Jefferson-Jackson Day." While it was popular, the Jayhawk Hotel was the most glamorous place in Topeka to see and be seen. It was noted for its cuisine and gala holiday parties as well as for its fine hotel accomodations.

The management of the new hotel emphasized hospitality. In a June 10, 1931 article, the Topeka Daily Capital said of Jack G. Mosby, one of the hotel's owners and managers, "he was always deeply interested in the convenience and comforts of his hotel guests, providing a touch that assumed a homelike atmosphere so much appreciated by the traveling public. "

Because of its proximity to the state Capitol, many legislators resided in the hotel while the legislature was in session. Other people made the hotel their permanent residence. Most of the hotel's managers and their families have resided in the twelfth-floor penthouse with its spectacular view of the city and the Kansas River valley.

In 1933 the hotel became center stage when the main attraction, oil producer and politician Alfred M. Landon, was elected to his first two-year term as governor. During Landon's tenure, the Hotel Jayhawk was the scene of many social

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and political functions.

During the summer of 1936, the hotel received national attention when Governor Landon accepted the Republican nomination for president of the United States there. Not only was the hotel the site of the Republican national headquarters, it also served as the governor's special "parlor" for entertaining dignitaries. After Governor Landon lost the presidential election and Kansas elected a new governor, Walter Huxman, the political activity that centered around the Jayhawk was limited to state and local concerns.

Among the celebrities who have stayed at the hotel over the years were comedian Groucho Marx, dancers Gypsy Rose Lee and Sally Rand, actors Robert Young and Robert Mitchum, singer and actor Bing Crosby, and Kansas senator Arthur Capper.

While he served in the U. S. Senate, Capper divided his time between a home in Washington, D.C. and a "home" at the Hotel Jayhawk. He resided in the hotel intermittently for nearly twenty years. Having a reputation as a "character," the jovial Capper often would drop in on private parties at the hotel, taking the opportunity to extol the virtues of Americanism.

In addition to the political clientele, the hotel was popular with a number of civic organizations and businesses. The Santa Fe Railroad was one of the most important and consistent clients of the hotel. Entertaining employees at the Jayhawk became one of the railroad's regular activities. Company-sponsored in-service training programs and seminars for employees of the state's divisional offices were also frequently conducted at the hotel.

When built, the Jayhawk Hotel and Theater complex was also seen as "leading a new development crusade" west of the main business corridor on Kansas Avenue. The Topeka State Journal (August 26, 1926) explained this view, "The argument that the location of the Jayhawk at Seventh and Jackson would get Topeka out of the 'one-street' class was advanced many times during the campaign for financing the hotel originally. The argument has proven sound..the activity of the business section of the city will tend to increase on both those streets with the opening of the hotel."

After the theater opened August 15, 1926, Crosby, who had conceived the idea of building a theater in connection with the hotel, stated, "Topeka cannot be made a great city until we have here the industries that will employ people and give them money to spend, in ever greater volume. . . This whole project, the theater, the Jayhawk Walk, and the Jayhawk Hotel, comprise one

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great monument to that ideal..." He went on to assert, "Topeka needed a really modern theater. Topekans were fast adopting permanently the idea that if they wanted good shows they had to go to Kansas City to get them. They were spending Topeka money to build newer and better theaters for Kansas City, rather than their home town. Now they will see that they do not need to go elsewhere..."

In 1979 about 165 rooms of the 300 guest rooms in the hotel were being used. About forty per cent of those occupying the hotel were permanent guests. The roof garden had been closed and the upper two floors were used only for storage.

Renovation of the hotel into an office and condominium building was announced in the Topeka Capital-Journal August 9, 1980 and is currently in progress. The developers estimate that the project will yield 75,000 to 85,000 square feet of office space. The possibility of converting the Jayhawk into an all-suite hotel was considered, but market demand was not strong enough. As one partner concluded, "there is a need for office space downtown that isn't filled, and the hotel is a prime place to start."

THIS STATEMENT REFLECTS CURRENT KNOWLEDGE AND IS SUBJECT TO FUTURE AMENDMENT.

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- "Arsonist Sets 5th Floor Fire in Jayhawk," Topeka Daily Capital, April 24, 1970.
- "Coffee Shop to Open at Jayhawk Hotel," Topeka Daily Capital, July 15, 1977.
- "Crosby's Vision Gave Topeka First Commercial Arcade and Deluxe Movie Palace"  
Topeka Daily Capital, July 4, 1926.
- "Fire Marshal Threatens to Close Jayhawk Hotel," Topeka Daily Capital, December  
19, 1977.
- "Hotel Changing Hands is City's Newest, Built in '26", Topeka State Journal,  
June 14, 1957.
- "Hotel Jayhawk Leased to Nationwide Chain," Topeka Daily Capital, July 1, 1957.
- "Hotel's Operators Purchase Jayhawk," Topeka Daily Capital, October 21, 1969.
- "Hotel Jayhawk Remodeling Started Under New Owners," Topeka State Journal,  
July 19, 1957.
- "Hotel Jayhawk Renovation Sought," Topeka Capital-Journal, August 9, 1980.
- "Hotel Safety Compliance is Sought," Topeka State Journal, May 13, 1977.
- "Jack Mosby, Jayhawk Hotel Manager, Dies," Topeka Daily Capital, June 10, 1931.
- "Jayhawk Built by Topeka Men and Home Cash," Topeka Daily Capital, August 15, 1926.
- "Jayhawk Complying With Fire Regulations," Topeka State Journal, January 12, 1978.
- "Jayhawk has a Facelift," Topeka Daily Capital, August 15, 1976.
- "Jayhawk Hotel Future in Doubt," Topeka Daily Capital, April 4, 1979.
- "Landon to Spend Day at Office with Visitors," Topeka Daily Capital, July 23, 1936.
- "Leeper Started Building Career When He Was 11," Topeka Daily Capital, August  
25, 1926.
- "Mosby is Dead," Topeka State Journal, December 25, 1934.
- "New Jayhawk Theater Will Open Early Next Month," Topeka State Journal, July  
17, 1926.

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"Otto Gufler Resigns," Topeka Daily Capital, March 13, 1927.

"The Hotel Jayhawk," Topeka State Journal, August 26, 1926.

"The Jayhawk, Topeka's Newest Hotel, is Opened," Kansas City Star, August 26, 1926.

"Women Sure of Dainty Ease at Jayhawk Hotel," Topeka Daily Capital, July 4, 1926.

"Worth the Wait," Topeka Daily Capital, January 14, 1979.

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Connelly, William E., Kansas and Kansans, Vol. III (Chicago: Lewis Publishing Company, 1918), pp. 1282, 1283.

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PERSONAL NOTES

Thomas W. Williamson, AIA. (provided by his daughter, Ella Marie Fisher.)

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