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United States Department of the Interior
National Park Service

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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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 entries and narrative items on continuation sheets (NPS Form 10-9000a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name Tinkham Veale Building
Other name/site number 177-5400-1261

2. Location

Street & number 909-911 S. Kansas Avenue not for publication
City or town Topeka vicinity
State Kansas Code KS County Shawnee Code 177 Zip code 66604

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 nationally statewide locally. (See continuation sheet for additional comments.)

[Signature] 11/21/06
Signature of certifying official/Title Kansas State Historical Society Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional Comments.)

Signature of commenting official /Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other, (explain:)

for
Edson W. Beall
Signature of the Keeper

Date of Action 1.11.06

Tinkham Veale Building
Name of property

Shawnee County, KS
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)
N/A

Number of contributing resources previously listed in the National Register
0

6. Function or Use

Historic Functions
(Enter Categories from instructions)

Commerce/Trade: business; professional;
restaurant; speciality store

Current Functions
(Enter categories from instructions)

Commerce/Trade: business; speciality store;
restaurant
Domestic: multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Late 19th and Early 20th Century American
Movements

Materials
(Enter categories from instructions)

foundation Concrete
walls Brick; Terra Cotta
roof Synthetics
other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Name of Property Tinkham Veale Building

County and State Shawnee County, KS

8. Statement of Significance

Applicable National Register Criteria

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

- Criteria A, B, C, D with checkboxes and descriptions.

Criteria Considerations

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

Property is:

- Criteria A through G with checkboxes and descriptions.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance

(Enter categories from instructions)

Commerce

Period of Significance

1923- 1933

Significant Dates

1923

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Walter Earl Glover-Architect

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS): Primary location of additional data:

- Documentation checkboxes: preliminary determination, previously listed, etc.

- Repository checkboxes: State Historic Preservation Office, Other State agency, etc.

Name of repository:

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Tinkham Veale Building
Shawnee Co., Kansas

Description

The Veale Building (c. 1923) is located at 909-911 S. Kansas Avenue in Topeka, Kansas. Featuring a brick and white glazed terra cotta front, the two-story masonry building housed retail and service businesses on the ground and basement levels with professional offices on the second floor. The building was constructed in three distinct phases. In 1902, a single-story express and fuel and feed store (911 Kansas) was constructed, followed in 1908 by a modern two-story retail and office block (909 Kansas). In 1923 the two structures were combined in a remodel.

Though comprising two masonry structures built at different times, since 1923 the two-story, with basement, Veale Building, 909-11 S. Kansas Ave. (lots 297, 299), has presented a unified façade facing Kansas Ave., downtown Topeka's principal thoroughfare. Its north and south walls abut other structures while the rear or west wall fronts an alley. Plan #909, originally built in 1908, measures approximately 25' x 110' whereas plan #911, built in 1902, measures approximately 25' x 140'; the smaller second floor area, however, measures only roughly 50' x 78'. The combined first and second floors total a little over 9,700 square feet. A full basement runs under the entire building and once included some vaulted space beneath the sidewalk eliminated during street and sidewalk improvements or beautification in the late 1980s.

While shop entrances and display windows for both #909 and #911 have been altered over the years, the central entrance, lobby, and stairs to the second floor suites plus the second story front remain essentially intact. The latter's brick and terra cotta façade features six equally spaced, slightly recessed double-hung windows; three positioned above #909 (original, dating from 1908) and three above #911 (dating from the 1923 remodeling). They possess terra cotta or white glazed tile sills and above them decorative label or hood molding which, in turn, are linked by a narrow band or molding of terra cotta tiles. More glazed/terra cotta tiles form the large cornice that includes dentils and other elements which is then topped by a brick parapet with tile cap. Bracketing this cornice, at either end, is a decorative console while a vertical row of tiles frames the building at both ends, from roof line to base. Another vertical row of tiles visually separates #909 from #911 in the center, from the window molding to a structural I-beam above the former transom windows located over the first floor display windows. Large terra cotta tile blocks also surround the central entry to the office suites, to give it a sense of formality. A canopy, supported to the building by chains, juts over the entrance.

The west side, or rear, is plain with no decorative components, but nevertheless clearly outlines the separate history and construction of the original buildings: the one-story #911 with rubble or rough cut stone walls contrasting with #909's brick work and the remodeled second story office segment. Many of the windows and doors facing the alley are barred, and there are basement entrances to both #909 and #911.

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Despite various uses over 80 years, the interiors have not been drastically modified since the 1933 fire. The outside entry to #909 has a terrazzo floor incorporating a large star in the design. Its main, front room is rectangular, excepting the portion indented by the lobby and stairs to the second floor in the southeast corner. This large, open space has an approx. 13' 9" clearance from the terrazzo floor, which was laid after the 1933 fire, to the c. 1908 tin ceiling. Along the north and south walls a portion juts out approx. 4"; this false wall was added c. 2000 for a gift shop. The main shop occupies approx. two-thirds of the area the rear stairs lead to a balcony which displayed business furniture when Moore's Stationery Co. occupied the building. Railing along the stairs is original though the section overlooking the shop has been replaced. This area has a clearance of 6'2". Space under the balcony presently (2003) is being used for kitchen, restroom, and storage purposes. A similar stair with metal railing leads to the basement.

Veneer paneling, possibly from 1930s or 1940s, greets the shopper to #911. Like #909, the main business floor of this segment of the Veale Building is a large space with an approx. 13'9" ceiling and occupies about two-thirds of the full length of the original 1902 structure. Its impressive characteristics are the hardwood floor and tin ceiling, both possibly original, plus later veneer paneling along the east wall at the entrance. Likewise, the back room is a large, open space with the original windows and molding along the south wall (now, boarded). Stairs with wood newel post and balusters lead to the basement from this rear room.

Architecturally as interesting, and largely intact, are the second floor office suites and the basement. Entry to them is through a lobby or vestibule centered along the Kansas Ave. front. Presently encased by doors and transom forming a glass curtain wall, at one time this space was open to the sidewalk. Now the glass double doors give entry to the small lobby which has a display case on the left or south wall and a metal ceiling above. In this vestibule, the stairs to the right descend to a landing where a door leads to the basement and former Chocolate Shop (later Rex's Pipe Shop). Left of the landing, stairs go to the barber shop site. A window along the stair wall looks into the former shop. The restaurant portion of the basement, below #909, retains a few early features: metal stair railing, one or two doors, and terrazzo floor. Some of these have a vague Art Moderne look to them, dating them to the 1933 remodeling, and site of a fireplace is still visible. Though finished, the remainder of the basement is plain with no special features.

Back at the entry lobby, stairs ascend to a landing and then through double doors on to a spacious upper lobby or central hall. Wood newel posts and balusters physically separate the large area from the stairs. A central skylight originally illuminated this interior but, at some point, was eliminated with construction of a new roof and only recently restored. All office suites ring the hall, and interior windows provide more light into the offices. The plaster walls below

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these windows were designed to resemble stone blocks, a technique commonly employed in the 1920s. In all, ten office doors open into the hall or lobby.

Two office suites front on Kansas Ave. and two on the rear alley. Each consists of a lobby or reception area, two nearly identical offices, and a third office or "conference" room. Approximate dimensions for the two Avenue suites are: reception room, 9' x 15'; two small offices, 7'9" x 9'6"; and conference room, 7'6" x 18'. In addition to the above four suites, there are two interior suites composed of reception area plus two offices for a total of three rooms. These received light and ventilation from two interior courts that have subsequently been restored. A men's and a women's restroom completed the second floor layout.

A number of features or fixtures have survived including the floors, which vary from suite to suite, the main lobby is covered with terrazzo, while some office floors are covered in hardwood and others with linoleum. One office, presumably the reception room for a doctor, has on its linoleum floor the symbol for a physician. Most doors and hardware, likewise, have survived. Though most offices are ordinary with no special features, one room, believed to have been Tinkham Veale's office, has a unique paneling of cloth-like material between vertical wood strips giving the look of full wood paneling.

For both its exterior and interior, the Veale Building retains a high degree of integrity. Its unique architectural history and Association with early Topeka's 20th century commercial history make No. 909-911 Kansas Ave. an important and distinctive downtown landmark.

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Tinkham Veale Building
Shawnee Co., Kansas

Statement of Significance

Summary

The Veale Building (c. 1923) is being nominated to the National Register under criteria A for its historical association with the growth and development of Topeka, Kansas. Downtown Topeka's Veale Building, 909-911 S. Kansas Ave., typifies the countless, smaller commercial blocks that lined America's main streets from 1900 to 1930. Featuring a brick and white glazed terra cotta front, the two-story masonry building housed retail and service businesses on the ground and basement levels with professional offices on the second floor.

Though seemingly an architecturally unified structure, the Veale Building actually represents three distinct phases. The first phase began in 1902, when a single-story express and fuel and feed store was built at 911 Kansas. In 1908, a modern two-story retail and office block was constructed at 909 Kansas, representing the second phase. The third phase was completed in 1923 when the building was remodeled, resulting in a unified two-story façade on Kansas Avenue. The buildings three floors of retail or service businesses and offices comprised 909-911 Kansas Avenue. Its extensive use of white tile around upper-story windows and cornice, contrasted with the darker brick, makes the structure a striking visual landmark along the Avenue. With numerous original or early interior and exterior features still existing, and the association with many prominent Topekans and businesses, among them Tinkham Veale and The Chocolate Shop restaurant, the Veale Building stands as an important component of downtown Topeka.

History

At the turn of the 20th century, the 900 block of downtown Topeka's Kansas Ave. was only sparsely developed. Its most important building, the Copeland Hotel (1880s), stood on the southeast corner of 9th and Kansas, the location largely predicated on proximity to the Kansas Statehouse. Indeed, the location of the capitol and A.T. & S.F. Rwy. Headquarters immediately to the west assured that office and retail growth would only be a matter of time. While the dawn of the new century saw Kansas Ave.'s 800 block well established, it would be 900 Kansas' turn in its first decade.

Lot #299 Kansas Ave. (now 911 Kansas) in 1900 was undeveloped; lot #297 (now 909 Kansas), on the other hand, had a small, two-story brick house, square in plan. Built c. 1859-60, possibly by John Ritchie, for Civil War veteran Daniel Boutwell, Topekans in 1908 considered it, then, an ancient monument; on September 10 of that year the *Daily Capital* asserted how "the building...was built for a residence, and people who were here forty years ago say it was then a very old building."

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With that setting, the Veale Building story formally began on September 9, 1902, when feed and grain store owner Frank M. Neale (1856-1922) took out building permit #10646 for a \$1,500 one-story business building 25 feet wide and 130 feet deep. Neale sold flour and coal as well as feed. The 1907 city directory also recorded at the 911 address the Topeka Express Co., an express, dray, and transfer company. This possibly explains early photographs that hint at a large opening or door on the street front, access for a team. Though a plain façade, like most existing shops along the 900 block, it possessed one unique feature: atop the roof a huge billboard showcased properties for the real estate office of Jay B. Mills, who leased an office at 911 Kansas.

During the next phase in the Veale Building's history, Josephine Norton (1890-1962), daughter of prominent Topeka miller and banker Willis Norton (1845-95), is recorded as taking out permit #13806 on September 9, 1908, for a 25 x 80 foot two-story business building expected to cost \$9,000. The September 10, the *Capital* gave a brief notice that "Ms. (sic) Josephine Norton is to erect a two-story building...at 909 Kansas Avenue. It will be a business building so far as the first story and basement are concerned, and a residence upstairs. MC. Plank is the builder..." While she was only 18 at the time little is known if Miss Norton had anything to do with its construction of the building or if her father's estate acted in her name.

Whether 909 Kansas' second floor was ever residential is unknown; however, the 1912 city directory lists as tenants (on ground floor) Johnson & Beck (Dudley Johnson and Frank Beck), Plumbers and Heating, a major local firm in that field which 20 years later received the plumbing contract for the new Topeka High School. On the second floor (1912) were suites for music teacher Jennie Blinn and medical offices for the husband and wife homeopathic doctors David and Dorothy Nicoll, photos from this period show window signs for the Drs. Nicoll.

Beginning in 1922, attorney and businessman Tinkham Veale (1884-1966, the grandson of Topeka pioneers Albert Ward Tinkham and George Washington Veale) acquired the separate properties. On April 3, 1922, Miss Norton sold her building for \$30,000, the transaction taking place in New York City. The following year, October 18, 1923, the 911 Kansas Ave. site was finally turned over from the Thomas Page Milling Co. to Veale. A week earlier the attorney had secured building permit #A-5272, October 10, 1923, for an addition and remodeling to 909-911 Kansas with a proposed cost of \$25,000 and a May 1, 1924, completion date. The trade paper *Kansas Construction News* for October 6, 1923, confirmed that local architect W.E. Glover would supervise the work with the general contract (for \$33,700) awarded to Edward Johnson of Topeka. Subsequent editions for February 9 and 23, 1924, noted that the plumbing and heating contract went to (appropriately, given its prior history at the site) Johnson & Beck (\$5,000) and wiring to the College Hill Electric Co. (\$750).

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Other than the Veale Building itself, this project inaugurated a long and very fruitful (for Topeka, as well) association between Tinkham Veale and architect Walter Earl Glover (1889-19). They collaborated less than four years later for another downtown building in the same block, the Pennant Building at 915-17 Kansas Ave. About this same time the two launched their best known venture: the exclusive Westboro subdivision where Glover designed Veale's Mediterranean style villa at 1535 Pembroke Lane (1926) plus other homes and commenced the distinctive Westboro Mart, inspired by the Country Club Plaza in Kansas City. Glover opened an architectural office in Topeka in 1919 and is credited with many commercial, institutional, and private commissions, including the original Security Benefit Administration campus (which became the Menninger Clinic in the 1960s).

Upon completion of the remodeling, an eclectic mix of shops and tenants called 909-911 Kansas Avenue, by now usually referred to as the Veale Building, home. In 1924, for example, Edith Mathewson's flower shop was on the ground floor of 911 while the Kansas Independent Telephone Assn. was on the second floor. The 1929-30 city directory noted the following businesses as professional offices: Campbell Drugstore, "Drugs and Physician's Supplies, Beauty Balcony" (909); Tinkham Veale, lawyer (909); The Veale & Linscott Co., Westboro developers (909); Ransley J. Miller, "physician and surgeon" (909); Gerald Wempe, dentist (909); Augusta Pickens, milliner (911); Viola Beauty Bath & Reducing Parlor (911); Charles Attwood, physician (911); Ray Smith, dentist (911); Clarence Thompson, dentist (911); Leonard Frohhoese, beauty parlor (911); Grotto Galleries, art goods (911); and Allan Alexander, barber (bsmt., 911).

Ten years after Veale implemented his remodeling, tragedy struck which led to further changes. On October 2, 1933, barber Allan Alexander's assistant was cleaning shoes when chemicals being used ignited, causing an explosion and fire that spread to the drugstore upstairs at 909 Kansas. This and the resulting smoke forced evacuation of the upstairs offices. Some people, including Veale, escaped through alley side windows. Both the October 2, 1933, *Journal* and the next morning's *Capital* carried the story on page one. The Campbell Drugstore at 909 Kansas sustained the most damage; its floor caved into the basement. For this reason its present day terrazzo floor stands in contrast to 911 Kansas' original or early hardwood floor.

Also destroyed by the fire was a fairly new basement tenant, The Chocolate Shop restaurant or tea room managed by the siblings Mary, Sarah, and John Parkinson. Located at several sites including next door in the Mills Building, the Chocolate Shop had moved to the Veale basement in 1931 and would become, until its closure in 1967, downtown's premier noon time restaurant where business, medical, legal and government professionals met for a leisurely lunch. It also served as a quasi-headquarters for Kansas' senior statesman Alf Landon and his cronies, becoming an unofficial hub for Topeka's civic leadership.

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Remodeling was not completed until late January or early February, 1934, but even before it had really gotten under way, the Chocolate Shop hosted possibly its most famous diner: Atchison aviatrix Amelia Earhart who was passing through town on October 14, 1933. If not totally presentable to its renown guest, the fire nevertheless afforded opportunities for improvements, the basement restaurant among them.

Destroyed beyond refurbishment, the drugstore replaced by a stationery and bookstore, Moore Stationery Co., owned by Ralph Moore who had been affiliated with another important stationery firm downtown, Hall's. A long time fixture on Kansas Ave. and the 900 block until it closed in the 1960s, Moore's sold office furniture and equipment as well as books and stationery supplies. Like many small stores along the Avenue, the rear section had a balcony where some of the furniture was displayed.

Tenants in the offices and shops of the Veale Building tended to be loyal and long term; some doctors and dentists leased their space for decades. Examples of other long-term tenants include Moore's, an establishment that occupied 909 Kansas for over three decades, and Frank Griggs Men's Wear, which occupied 911 Kansas in the 1950s and 1960s. Possibly the most atypical business at this address, at least in the 1930s, was the Rahn Shirt Factory, located at least partially in the basement of the 911 Kansas unit, making the Veale Building, for a time, Topeka's "garment district". However, by 1971, older tenants had retired, moved elsewhere downtown or to newer suburban office complexes, or died leaving the second floor vacant. Veale had died in 1966. The city directory for 1971 listed only Scrinopskies Loan Office (909), Frank Griggs Men's Wear (911), Rex's Pipe Shop (the Chocolate Shop site), and Crown Beauty Salon (basement, presumably the old barber shop).

By the end of the 20th century, the Veale Building's future was somewhat bleak, if not in doubt, with the upstairs and basement long vacant. The Scrinopskie family owned it but were interested in selling. Meanwhile, in the fall of 1999, Michael Stringer moved his floral shop, Flowerworks, into 911 Kansas Ave. An ardent preservationist, he and partner Brian Eakes, concerned about what could happen to the historic structure, formed Golden City Development, L.L.C., in 2000 to buy the building. They assisted in bringing in a specialty gift shop in 909 (Metropolis) and the following year (2001) converted the former Chocolate Shop dining room into an apartment.

Having secured the Veale Building's preservation and ready to move on to other opportunities, Stringer sold his interest to Mark and Sarah Burenheide, Topeka preservationists, of Historic Landmark Development, Inc. in 2003. The Burenheides immediately implemented restoration. Field of Greens, a restaurant begun by Mr. Stringer and Chris Schultz in 2003, occupies 909 Kansas Ave. while the second floor office suites are being renovated and rented.

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Bibliography

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“The Veale Building,” Downtown! Strolling Down the Avenue. Topeka: Shawnee County Historical Society, 2002, pp. 96-101.

“Downtown Biography: Josephine Norton,” Downtown! Strolling Down the Avenue. Topeka: Shawnee County Historical Society, 2003, p. 102.

“Downtown Biography: Tinkham Veale,” Downtown! Strolling Down the Avenue. Topeka: Shawnee County Historical Society, 2002, p. 103.

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Tinkham Veale Building
Shawnee Co., Kansas

Verbal Boundary Description

Lots 297 & 299, Block 28, Original Town of Topeka.

Boundary Justification

This boundary includes all of the land historically associated with this property.

Photographs

The following information is consistent for all photographs:

1. Tinkham Veale Building
2. Shawnee Co., Kansas
3. Photograph by Katrina Klingaman
4. May 11, 2005
5. Negative on file at KSHS

The following information is consistent for each photograph:

<u>Photo #</u>	<u>Description of View</u>
1.	View from the east
2.	View of front entrance from the east
3.	View of front entrance & 909 S. Kansas storefront from the east
4.	View of second-story façade from the east
5.	Window and eave detail from the southeast
6.	Interior staircase inside main front entrance from the east
7.	Interior staircase to basement
8.	Interior staircase to basement, lowest flight.
9.	Basement, south side of building (911 S. Kansas)
10.	Basement doors, south side of building (911 S. Kansas)
11.	Basement, north side of building (909 S. Kansas)
12.	Basement, north side of building (909 S. Kansas)
13.	First floor storefront, south side (911 S. Kansas), looking toward rear of room
14.	First floor storefront, south side (911 S. Kansas) looking toward front of building
15.	First floor storefront, north side (909 S. Kansas) looking toward front of building
16.	First floor storefront, north side (909 S. Kansas) looking toward rear of room

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17. Staircase to second-story offices
 18. Second-story hall, south side (911 S. Kansas)
 19. Second-story door and window trim detail (911 S. Kansas)
 20. Second-story office (911 S. Kansas)
 21. Second-story office window detail (911 S. Kansas)