



# Pioneer Group, Inc.

1200 S. Kansas ~ Topeka, Ks 66612-1331 ~ (785) 232-1122



Pioneer Curtis Homes, Topeka, Kansas - March 2004

Project Name: Pioneer Curtis Homes

Project Location: Topeka, Kansas

Completion Date: March 2004

Size: 43,265 sq ft

Architect: [Architect One, P.A.](http://www.architectonepa.com) <http://www.architectonepa.com>

General Contractor: Woltkamp Construction Company

Award: 2004 KPA Award for Excellence - Honorable Mention

## *Project Description:*

The Pioneer Curtis project includes the historic preservation of Curtis Junior High located in the North Topeka area. This building was constructed in 1927 and abandoned as a public school in 1976. At acquisition, almost every window was broken, the undergrowth had almost taken over the property, and the only occupants were pigeons. The school building was a magnificent three-story structure and, from a structural standpoint, was in good condition. It was our plan to historically preserve the school building, converting it into 35 one bedroom units for seniors. However, the configuration of the building presented two major problems- a gymnasium, which the floor was half a story below ground, and an auditorium that occupied two floors of space. Neither of these features was usable within our plan. Prior to starting the project, we worked with the Kansas State Historic Preservation Office and the National Park Service to secure prior approval to divide that space into additional apartment units and meeting rooms. Included in Pioneer Group's development work on this project was the creation of the renovation plan and then securing the necessary approvals including the listing of the building on both the state and national registers of historic places. At completion, this project won Honorable Mention for the 2004 Kansas Preservation Alliance Award for Excellence, and won the 2006 Historic Preservation Award from the Shawnee County Historical Society.



Kansas State Historical Society, Case Study, Curtis Homes