THE TOPEKA LANDMARKS COMMISSION MEETING
Holliday Office Building
620 SE Madison Ave., Holliday Conference Room, 1st Floor
AGENDA
Thursday, December 14, 2017
5:30 PM

I. Roll Call

II. Approval of Minutes –November 9, 2017 Minutes

III. CLGR17-28 by USD 501, proposing the placement of one wall to subdivide two separate rooms within Topeka High School for use as an office for Security Services. Topeka High School is listed on the National Register of Historic Places.

IV. CLGR17-29 by USD 501, proposing the construction of three interior walls to subdivide a space into three new rooms, all to be used in conjunction with the use of the spaces for a health clinic for Topeka High School. Topeka High School is listed on the National Register of Historic Places.

V. CLGR17-30 by USD 501, proposing the construction of three interior walls to subdivide a space into two new rooms, both to be used in conjunction with the use of those rooms for an administrative cafeteria office for Topeka High School. Topeka High School is listed on the National Register of Historic Places.

VI. CLGR17-31 by USD 501, proposing the refinishing of a room within Topeka High School for its use as a classroom. Topeka High School is listed on the National Register of Historic Places.

VII. CLGR17-32 by USD 501, proposing the removal of an interior wall, and the refinishing of the space to allow for its use as an Athletic Director's office within Topeka High School. Topeka High School is listed on the National Register of Historic Places.

VIII. CLGR17-33 by USD 501, proposing to enlarge a door opening, and associated refinishing of the adjacent rooms to allow for their repurposing for use as a basketball coach's office within Topeka High School. Topeka High School is listed on the National Register of Historic Places.

IX. Other Items

X. Adjournment

HAPPY HOLIDAYS!!!

ADA Notice: For special accommodations for this event, please contact the Planning Department at 785-368-3728 at least three working days in advance.
TOPEKA LANDMARKS COMMISSION
MINUTES

Thursday, November 9, 2017
Holliday Office Building | 620 SE Madison | 1st Floor Holliday Conference Room

Roll Call

Members Present: Mark Burenheide, Donna Rae Pearson, Paul Post, Grant Sourk, David Heit, Cheyenne Anderson, Jeff Carson (arrived after all roll call), Bryan Falk (arrived after all votes) (8)
Members Absent: Christine Steinkuehler (1)
Staff Present: Tim Paris, Dan Warner, Kris Wagers

Approval of Minutes – October 12, 2017

Motion by Mr. Heit to approve; second by Mr. Burenheide. APPROVAL (7-0-0)

Mr. Carson arrived at 5:33PM

CLGR17-25 by Community First/Faith Temple, proposing the placement of a chain link fence along the west (ear) property line of the Topeka Council of Colored Women’s Club Building located at 1149 SW Lincoln St. This property is listed on the National Register of Historic Places.

Mr. Paris presented the staff report and staff recommendation for approval.

Sandy Lassiter of Faith Temple was present to represent the applicant. Ms. Lassiter explained that not having a fence in place is allowing damage to be done to the grass and yard as people use the space for parking for the adjacent playground and basketball court.

Discussion included the possibility of planting shrubs/bushes rather than installing a fence, as well as the possibility of a wood fence. Mr. Paris explained that a chain link would connect other existing chain link fences on either side. The height is necessary because of the basketball court so balls won’t go over the fence as easily and people will be less likely to climb the fence to go after the balls.

Motion by Mr. Carson for a finding that the placement of the proposed fence on property at 1149 SW Lincoln Ave. will not damage or destroy the historic character or the historic integrity of the listed property; Second by Mr. Post. APPROVAL (7-0-0)

CLGR17-23 by The Pennant, proposing three signs to be erected on the façade of the property located at 915 S. Kansas Avenue. This property is located within the boundaries of the South Kansas Avenue Commercial Historic District.

Mr. Paris presented the staff report and staff recommendation for approval.

Amy Wilson with Hufft Architects was present for the applicant. Ms. Wilson explained that the goal was to pay homage to the history of the building, bringing it to a modern place and creating a new story.
Motion by Ms. Pearson for a finding that the placement of the proposed signage to be placed on the structure located at 915-917 S. Kansas Avenue will not damage or destroy the historic character or the historic integrity of the structure, nor the surrounding historic district; Second by Ms. Anderson. APPROVAL (7-0-0)

Other Items

Mr. Paris informed commissioners that administrative approval was given for 3rd floor interior finish at 720 S Kansas Avenue.

Mr. Carson reminded about the 11/25/17 Jayhawk Theater marquee dedication.

Mr. Falk arrived at 5:49PM and moved to adjourn.

Adjournment at 5:50PM
PROPOSAL: This project proposes the construction of one interior wall, measuring 3’ 6 ½” in length, to separate two rooms within the central portion of the school building, immediately adjacent to the central hallway and beneath the building’s central tower. No other physical alterations will be made within this space. This project is proposed to repurpose these rooms to function as the office for Topeka High School Security Services.

BACKGROUND: The National Register of Historic Places nomination for Topeka High School states the following, regarding the overall significance of this building:

"Narrative Statement of Significance

Overview
Topeka High School is being nominated to the National Register of Historic Places under the multiple property documentation form, Historic Public Schools of Kansas, as a representative of the City High School property type. The school is significant under National Register Criterion A, as the capital city’s central high school that continues in operation today, and Criterion C – Architecture, as an outstanding representative of a Collegiate Gothic public school building. Constructed at a cost of nearly $1.8 million in 1930, the school reflected the city’s decision to build a centrally located high school to serve the entire city. The school embodies traditional characteristics of the Collegiate Gothic style with its red brick exterior, and stone detailing, pointed arches, multiple gable roofs, crenellations and the dominant carillon tower over the main entrance. The design of the school reflects an emerging trend in which the layout of specialized interior spaces dictated exterior form, a departure from the rectangular boxes characteristic of the Progressive Era. Topeka High School is significant on a state and local level as the work of Thomas Williamson and Co., a Topeka architectural firm responsible for the design of over two hundred public schools in the State of Kansas."

REVIEW SUMMARY: The Kansas State Historic Preservation Office requires that all projects occurring on any property listed on the Register of Historic Kansas Places be reviewed for their affect on the listed property and the surrounding district. State law (K.S.A. 75-2724) establishes that the Secretary of the Interior’s Standards for Rehabilitation be used to evaluate changes proposed to any property that is individually listed, or is located within an historic district. The following is an analysis of the application of each Standard to the proposed project.
Standard 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Analysis: This project will not change the use of Topeka High School for educational purposes. The interior spaces where this project will occur within a secondary space, as defined by the National Park Service Technical Preservation Brief (TPB) 18, Rehabilitating the Interiors in Historic Buildings. This TPB states that “Secondary spaces tend to be of less importance to the building, and may accept greater change in the course of work without compromising the building’s historic character.”

Standard 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Analysis: No historic materials will be removed from the associated spaces in conjunction with this project. The historic character of this space, as defined by the massing, spatial relationships, and scale, will be preserved.

Standard 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Analysis: The use of modern building materials, such as sheet rock in lieu of traditional plaster for the construction of the wall, will prevent this project from introducing a false sense of historical development to this space. The US Secretary of the Interior’s Standards for Rehabilitation do allow greater flexibility in affecting changes to historic properties in order to accommodate their continued use.

Standard 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Analysis: No materials will be removed from the associated spaces in conjunction with this project. The historic character of this space, as defined by the massing, spatial relationships, and scale, will be preserved.

Standard 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Analysis: Existing flooring materials and ceiling treatments will be retained in association with this project.

Standard 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Analysis: N/A
Standard 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Analysis: N/A

Standard 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Analysis: N/A

Standard 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Analysis: No historic materials shall be removed in association with this project. All resulting changes to the massing, size, scale, and architectural features within these affected spaces will be compatible with the spaces existing historic character.

Standard 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Analysis: N/A

STAFF RECOMMENDATION: In light of these standards and the preceding analysis, Planning Staff recommends to the Topeka Landmarks Commission a finding that the construction of the proposed interior wall within property located at 800 SW 10th Avenue, will not damage or destroy the historic character or the historic integrity of the listed property.

APPEAL TO THE GOVERNING BODY: If the Landmarks Commission determines that the proposed treatment will damage or destroy the historic integrity of the property and/or the surrounding historic district, the applicant may appeal to the governing body. It will be incumbent upon the governing body to make a determination, after consideration of all relevant factors, that: (1) there are no feasible and prudent alternatives to the removal of the facade; and (2) that alternatives to the project include all possible planning to minimize harm to the property and the district that may result from those alternatives.

Prepared by: Timothy Paris, Planner II
# USD 501 Topeka High School

**Address:**

800 SW 10th Street  
Topeka, Kansas 66612

**Project Description**

A detailed description of the project is not visible in the text provided.

**General Information**

These documents and specifications convey all the necessary information for executing the project. It includes general contractor requirements, bidding, and building specifics. This document is divided into sections for easy reference:

1. **Abbreviations**
2. **Site Photo**
3. **Drawing Index**
4. **Symbol Legend**

**Abbreviations**

<table>
<thead>
<tr>
<th>Abbreviation</th>
<th>Description</th>
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<tr>
<td>LT</td>
<td>Long Room</td>
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<td>LTIC</td>
<td>Letterhead</td>
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**Site Photo**

![Site Photo](image)

**Drawing Index**

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<tr>
<th>Sheet Number</th>
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**Symbol Legend**

- **DOORS**
- **WINDOWS**
- **STAIRS**
- **ELEVATORS**
- **SHEET NUMBER**
- **ARCHITECT**
- **M.E.P. ENGINEERING**

**Architect**

Architect One

**M.E.P. Engineering**

PKMR Engineers

**Project Manager**

Architect One

**M.E.P. Manager**

PKMR Engineers

**Contractor**

Architect One

**M.E.P. Contractor**

PKMR Engineers

**Site Superintendent**

Architect One

**M.E.P. Site Superintendent**

PKMR Engineers

**Supervisor**

Architect One

**M.E.P. Supervisor**

PKMR Engineers

**Quality Control**

Architect One

**M.E.P. Quality Control**

PKMR Engineers

**Estimator**

Architect One

**M.E.P. Estimator**

PKMR Engineers

**Concrete Contractor**

Architect One

**M.E.P. Concrete Contractor**

PKMR Engineers

**Steel Contractor**

Architect One

**M.E.P. Steel Contractor**

PKMR Engineers

**Mechanical Contractor**

Architect One

**M.E.P. Mechanical Contractor**

PKMR Engineers

**Electrical Contractor**

Architect One

**M.E.P. Electrical Contractor**

PKMR Engineers

**Plumbing Contractor**

Architect One

**M.E.P. Plumbing Contractor**

PKMR Engineers

**HVAC Contractor**

Architect One

**M.E.P. HVAC Contractor**

PKMR Engineers

**Site Safety Manager**

Architect One

**M.E.P. Site Safety Manager**

PKMR Engineers

**Project Manager**

Architect One

**M.E.P. Project Manager**

PKMR Engineers
### General Finish Notes

A. CONTRACTOR TO PROVIDE BURGLAR RESISTANT STURS AND PROTECTIVE BARS AT F/P
   B. CONTRACTOR TO PROVIDE SELF-CLOSING BARS AT EACH EXITS
   C. CONTRACTOR TO PROVIDE E-20 FRAMING BETWEEN WALLS AND FLOOR
   D. CONTRACTOR TO PROVIDE BURGALAR RESISTANT STURS AND PROTECTIVE BARS AT F/P
   E. CONTRACTOR TO PROVIDE SELF-CLOSING BARS AT EACH EXITS

### Door Schedule Notes

1. Door Schedule includes construction size at finish
2. All doors are assumed to be swing, unless otherwise noted.
3. Door frames and trim are assumed to be standard, unless otherwise noted.
4. Door hardware is assumed to be standard, unless otherwise noted.
5. Door latches and bolts are assumed to be standard, unless otherwise noted.
6. Door stops are assumed to be standard, unless otherwise noted.
7. Door frames and trim are assumed to be standard, unless otherwise noted.
8. Door hardware is assumed to be standard, unless otherwise noted.
9. Door stops are assumed to be standard, unless otherwise noted.
10. Door latches and bolts are assumed to be standard, unless otherwise noted.

### General Floor Plan Notes:

1. All dimensions are shown in feet and inches.
2. All openings are shown in inches.
3. All materials are shown in plan view.
4. All fixtures are shown in detail view.
5. All finishes are shown in detail view.
6. All electrical fixtures are shown in detail view.
7. All plumbing fixtures are shown in detail view.
8. All mechanical systems are shown in detail view.
9. All structural elements are shown in detail view.
10. All architectural elements are shown in detail view.

### Door Frames

- **Scale:** 1/8" = 1'-0"
- **Notes:**
  - Door frames include standard hardware and finishes
  - Door stops are standard
  - Door hardware is standard
  - Door latches and bolts are standard

### Door Types

- **Scale:** 1/8" = 1'-0"
- **Notes:**
  - Door types include standard materials and finishes
  - Door hardware is standard
  - Door stops are standard
  - Door latches and bolts are standard

### BASKETBALL COACH'S OFFICE

- **Scale:** 1/8" = 1'-0"
- **Notes:**
  - Office includes standard materials and finishes
  - Office is equipped with standard equipment
  - Office is accessible with standard access

### HEALTH CLASSROOM

- **Scale:** 1/8" = 1'-0"
- **Notes:**
  - Classroom includes standard materials and finishes
  - Classroom is equipped with standard equipment
  - Classroom is accessible with standard access

### ATHLETIC DIRECTOR'S OFFICE

- **Scale:** 1/8" = 1'-0"
- **Notes:**
  - Office includes standard materials and finishes
  - Office is equipped with standard equipment
  - Office is accessible with standard access

### Reflection Ceiling Plan

- **Scale:** 1/8" = 1'-0"
- **Notes:**
  - Ceiling plan includes standard materials and finishes
  - Ceiling is equipped with standard equipment
  - Ceiling is accessible with standard access

### Floor Plan

- **Scale:** 1/8" = 1'-0"
- **Notes:**
  - Floor plan includes standard materials and finishes
  - Floor is equipped with standard equipment
  - Floor is accessible with standard access

### Second Floor Plan

- **Scale:** 1/8" = 1'-0"
- **Notes:**
  - Second floor plan includes standard materials and finishes
  - Second floor is equipped with standard equipment
  - Second floor is accessible with standard access

### First Floor Plan

- **Scale:** 1/8" = 1'-0"
- **Notes:**
  - First floor plan includes standard materials and finishes
  - First floor is equipped with standard equipment
  - First floor is accessible with standard access
CERTIFIED LOCAL GOVERNMENT  
KANSAS HISTORIC PRESERVATION LAW  
PROJECT REVIEW REPORT  
TOPEKA LANDMARKS COMMISSION  

CASE NO: CLGR17-29

Project Address: 800 SW 10th Avenue  
Property Classification: Listed on the Register of Historic Kansas Places, and the National Register of Historic Places  
Standards: Secretary of the Interior’s Standards for Rehabilitation  
Attachments: Site Plan [ ] Elevations [ ] Arch./Const. Plans [X] Pictures [X]

PROPOSAL: This project proposes the construction of three interior walls, all oriented to reconfigure the existing office spaces for use as a health clinic to serve the needs of students at Topeka High School. The proposed health clinic will consist of three exam rooms, a restroom, an office for a social worker, a waiting room, and a business office. The location of the proposed health clinic is on the south side of the interior hallway entrance to the building’s southwest wing.

BACKGROUND: The National Register of Historic Places nomination for Topeka High School states the following, regarding the overall significance of this building:

“Narrative Statement of Significance  
Overview  
Topeka High School is being nominated to the National Register of Historic Places under the multiple property documentation form, Historic Public Schools of Kansas, as a representative of the City High School property type. The school is significant under National Register Criterion A, as the capital city’s central high school that continues in operation today, and Criterion C – Architecture, as an outstanding representative of a Collegiate Gothic public school building. Constructed at a cost of nearly $1.8 million in 1930, the school reflected the city’s decision to build a centrally located high school to serve the entire city. The school embodies traditional characteristics of the Collegiate Gothic style with its red brick exterior, and stone detailing, pointed arches, multiple gable roofs, crenellations and the dominant carillon tower over the main entrance. The design of the school reflects an emerging trend in which the layout of specialized interior spaces dictated exterior form, a departure from the rectangular boxes characteristic of the Progressive Era. Topeka High School is significant on a state and local level as the work of Thomas Williamson and Co., a Topeka architectural firm responsible for the design of over two hundred public schools in the State of Kansas.”

REVIEW SUMMARY: The Kansas State Historic Preservation Office requires that all projects occurring on any property listed on the Register of Historic Kansas Places be reviewed for their affect on the listed property and the surrounding district. State law (K.S.A. 75-2724) establishes that the Secretary of the Interior’s Standards for Rehabilitation be used to evaluate changes proposed to any property that is individually listed, or is located within an historic district. The following is an analysis of the application of each Standard to the proposed project.
Standard 1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

**Analysis:** This project will not change the use of Topeka High School for educational purposes. The interior spaces where this project will occur are currently used as security offices, and would be considered to be a secondary spaces, as defined by the National Park Service Technical Preservation Brief (TPB) 18, *Rehabilitating the Interiors in Historic Buildings*. All necessary changes to accommodate the repurposing of these rooms will be minimal, and will not alter the space’s defining historic character.

Standard 2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

**Analysis:** No historic materials will be removed from the associated spaces in conjunction with this project. The historic character of this space, as defined by the massing, spatial relationships, and scale, will be preserved.

Standard 3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

**Analysis:** The spaces within these rooms have been previously altered to adapt their spatial relationships to accommodate a variety of secondary uses in conjunction with the primary function of Topeka High School. The US Secretary of the Interior’s Standards for Rehabilitation do allow greater flexibility in affecting changes to historic properties in order to accommodate their continued use. The proposed changes will not create a false sense of historical development.

Standard 4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

**Analysis:** No materials will be removed from the associated spaces in conjunction with this project. The historic character of this space, as defined by the massing, spatial relationships, and scale, will be preserved.

Standard 5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

**Analysis:** No existing features, finishes, construction techniques, or examples of craftsmanship will be removed in association with this project. All existing historic character will be retained and preserved.

Standard 6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
Analysis: No features within these spaces are considered to be deteriorated. However, all surfaces will be uniformly finished with similar treatments to existing adjacent spaces.

**Standard 7.** Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Analysis: N/A

**Standard 8.** Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Analysis: N/A

**Standard 9.** New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Analysis: No historic materials shall be removed in association with this project. All resulting changes to the massing, size, scale, and architectural features within these affected spaces will be compatible with the spaces existing historic character.

**Standard 10.** New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Analysis: N/A

**STAFF RECOMMENDATION:** In light of these standards and the preceding analysis, Planning Staff recommends to the Topeka Landmarks Commission a finding that the construction of the proposed health clinic within the interior of the property located at 800 SW 10th Avenue, will not damage or destroy the historic character or the historic integrity of the listed property.

**APPEAL TO THE GOVERNING BODY:** If the Landmarks Commission determines that the proposed treatment will damage or destroy the historic integrity of the property and/or the surrounding historic district, the applicant may appeal to the governing body. It will be incumbent upon the governing body to make a determination, after consideration of all relevant factors, that: (1) there are no feasible and prudent alternatives to the removal of the facade; and (2) that alternatives to the project include all possible planning to minimize harm to the property and the district that may result from those alternatives.

Prepared by: _______________________
Timothy Paris, Planner II
December 14, 2017

CERTIFIED LOCAL GOVERNMENT
KANSAS HISTORIC PRESERVATION LAW
PROJECT REVIEW REPORT
TOPEKA LANDMARKS COMMISSION

CASE NO: CLGR17-30

by: USD 501

Project Address: 800 SW 10th Avenue
Property Classification: Listed on the Register of Historic Kansas Places, and the National Register of Historic Places
Standards: Secretary of the Interior’s Standards for Rehabilitation
Attachments: Site Plan [ ] Elevations [ ] Arch./Const. Plans [X ] Pictures [X]

PROPOSAL: This project proposes the construction of three interior walls, all oriented to divide one existing restroom into three separate spaces, including a restroom, vestibule, and office. This space is located within a secondary service area of the school, adjacent to the school cafeteria.

BACKGROUND: The National Register of Historic Places nomination for Topeka High School states the following, regarding the overall significance of this building:

"Narrative Statement of Significance
Overview
Topeka High School is being nominated to the National Register of Historic Places under the multiple property documentation form, Historic Public Schools of Kansas, as a representative of the City High School property type. The school is significant under National Register Criterion A, as the capital city’s central high school that continues in operation today, and Criterion C – Architecture, as an outstanding representative of a Collegiate Gothic public school building. Constructed at a cost of nearly $1.8 million in 1930, the school reflected the city’s decision to build a centrally located high school to serve the entire city. The school embodies traditional characteristics of the Collegiate Gothic style with its red brick exterior, and stone detailing, pointed arches, multiple gable roofs, crenellations and the dominant carillon tower over the main entrance. The design of the school reflects an emerging trend in which the layout of specialized interior spaces dictated exterior form, a departure from the rectangular boxes characteristic of the Progressive Era. Topeka High School is significant on a state and local level as the work of Thomas Williamson and Co., a Topeka architectural firm responsible for the design of over two hundred public schools in the State of Kansas."

REVIEW SUMMARY: The Kansas State Historic Preservation Office requires that all projects occurring on any property listed on the Register of Historic Kansas Places be reviewed for their affect on the listed property and the surrounding district. State law (K.S.A. 75-2724) establishes that the Secretary of the Interior’s Standards for Rehabilitation be used to evaluate changes proposed to any property that is individually listed, or is located within an historic district. The following is an analysis of the application of each Standard to the proposed project.


Standard 1. **A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**

Analysis: The subdivision of this space into three separate rooms will maintain, and expand its historical use, requiring minimal yet compatible changes, and will not alter the defining historic characteristics of this space. The interior space where this project will occur is currently used exclusively as an employee restroom, and would be considered to be a secondary space as defined by the National Park Service Technical Preservation Brief (TPB) 18, *Rehabilitating the Interiors in Historic Buildings*. All necessary changes to accommodate the repurposing of these rooms will be minimal.

Standard 2. **The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**

Analysis: No historic materials will be removed from the associated spaces in conjunction with this project. The historic character of this space, as defined by the massing, spatial relationships, and scale, will be preserved through the appropriate subdivision of the existing space.

Standard 3. **Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**

Analysis: The interior finishing treatments will all be compatible with the defining characteristics of the treatments of other rooms within Topeka High School. The US Secretary of the Interior's Standards for Rehabilitation do allow greater flexibility in affecting changes to historic properties in order to accommodate their continued use. The proposed changes will not create a false sense of historical development, but will reconfigure the existing space to accommodate the enhancement of operation of the school.

Standard 4. **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**

Analysis: No materials will be removed from the associated spaces in conjunction with this project. The historic character of this space, as defined by the massing, spatial relationships, and scale, will be preserved.

Standard 5. **Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**

Analysis: No existing features, finishes, construction techniques, or examples of craftsmanship will be removed in association with this project. All existing historic finishes will be retained and preserved.

Standard 6. **Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**
Analysis: No features within these spaces are considered to be deteriorated. However, all surfaces will be uniformly finished with similar treatments to existing adjacent spaces.

Standard 7. **Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**

Analysis: N/A

Standard 8. **Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**

Analysis: N/A

Standard 9. **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**

Analysis: No historic materials shall be removed in association with this project. All resulting changes to the massing, size, scale, and architectural features within these affected spaces will be compatible with the space’s existing historic character.

Standard 10. **New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

Analysis: All new walls constructed in association with this project leave the original walls intact, and can be removed in the future without permanently altering the defining integrity of the space.

**STAFF RECOMMENDATION:** In light of these standards and the preceding analysis, Planning Staff recommends to the Topeka Landmarks Commission a finding that the subdivision of this space into three separate rooms within the property located at 800 SW 10th Avenue, **will not damage or destroy the historic character or the historic integrity of the listed property.**

**APPEAL TO THE GOVERNING BODY:** If the Landmarks Commission determines that the proposed treatment will damage or destroy the historic integrity of the property and/or the surrounding historic district, the applicant may appeal to the governing body. It will be incumbent upon the governing body to make a determination, after consideration of all relevant factors, that: (1) there are no feasible and prudent alternatives to the removal of the facade; and (2) that alternatives to the project include all possible planning to minimize harm to the property and the district that may result from those alternatives.

Prepared by: Timothy Paris, Planner II
CERTIFIED LOCAL GOVERNMENT
KANSAS HISTORIC PRESERVATION LAW
PROJECT REVIEW REPORT
TOPEKA LANDMARKS COMMISSION

CASE NO: CLGR17-31

Project Address: 800 SW 10th Avenue
Property Classification: Listed on the Register of Historic Kansas Places, and the National Register of Historic Places
Standards: Secretary of the Interior's Standards for Rehabilitation
Attachments: Site Plan [ ] Elevations [ ] Arch./Const. Plans [X] Pictures [X]

by: USD 501

PROPOSAL: This project proposes the refinishing and repurposing of an interior space (no demolition or new construction) from a racquetball court to a classroom. This space is located on the south side of the hallway underneath the entrances to the bleachers to the Topeka High School gymnasium (aka THE DUNGEON).

BACKGROUND: The National Register of Historic Places nomination for Topeka High School states the following, regarding the overall significance of this building:

"Narrative Statement of Significance
Overview
Topeka High School is being nominated to the National Register of Historic Places under the multiple property documentation form, Historic Public Schools of Kansas, as a representative of the City High School property type. The school is significant under National Register Criterion A, as the capital city's central high school that continues in operation today, and Criterion C – Architecture, as an outstanding representative of a Collegiate Gothic public school building. Constructed at a cost of nearly $1.8 million in 1930, the school reflected the city's decision to build a centrally located high school to serve the entire city. The school embodies traditional characteristics of the Collegiate Gothic style with its red brick exterior, and stone detailing, pointed arches, multiple gable roofs, crenellations and the dominant carillon tower over the main entrance. The design of the school reflects an emerging trend in which the layout of specialized interior spaces dictated exterior form, a departure from the rectangular boxes characteristic of the Progressive Era. Topeka High School is significant on a state and local level as the work of Thomas Williamson and Co., a Topeka architectural firm responsible for the design of over two hundred public schools in the State of Kansas."

REVIEW SUMMARY: The Kansas State Historic Preservation Office requires that all projects occurring on any property listed on the Register of Historic Kansas Places be reviewed for their affect on the listed property and the surrounding district. State law (K.S.A. 75-2724) establishes that the Secretary of the Interior's Standards for Rehabilitation be used to evaluate changes proposed to any property that is individually listed, or is located within an historic district. The following is an analysis of the application of each Standard to the proposed project.
Standard 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Analysis: The new use for this space will require no demolition or new construction. All proposed changes are limited only to the refinishing of surfaces, which include a carpeted floor with vinyl base (over existing concrete), acoustic ceiling tiles, and ductwork for HVAC. All necessary changes to accommodate the repurposing of this room will be minimal.

Standard 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Analysis: No historic materials will be removed from the associated spaces in conjunction with this project. All new finishes (carpet, ceiling tiles, HVAC) can be removed in the future, leaving the existing space intact. The historic character of this space, as defined by the massing, spatial relationships, and scale, will be preserved.

Standard 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Analysis: The interior finishing treatments will all be compatible with the defining characteristics of the treatments of other rooms within Topeka High School. The existing space is not currently suitable for use as a classroom. The proposed changes will not create a false sense of historical development, but will refinish the existing space to accommodate the use of this space for other educational purposes.

Standard 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Analysis: No materials will be removed from the associated spaces in conjunction with this project. The historic character of this space, as defined by the massing, spatial relationships, and scale, will be preserved. All new materials will be similar and compatible with the existing historic character of other classrooms within the school building.

Standard 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Analysis: No existing features, finishes, construction techniques, or examples of craftsmanship will be removed in association with this project.

Standard 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
Analysis: No features within these spaces are considered to be deteriorated. However, all surfaces will be uniformly finished with similar treatments to existing adjacent spaces.

Standard 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Analysis: N/A

Standard 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Analysis: N/A

Standard 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Analysis: No historic materials shall be removed in association with this project. All resulting changes to the massing, size, scale, and architectural features within these affected spaces will be compatible with the space’s existing historic character.

Standard 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Analysis: N/A

STAFF RECOMMENDATION: In light of these standards and the preceding analysis, Planning Staff recommends to the Topeka Landmarks Commission a finding that the refinishing of this space for use as a classroom within the property located at 800 SW 10th Avenue, will not damage or destroy the historic character or the historic integrity of the listed property.

APPEAL TO THE GOVERNING BODY: If the Landmarks Commission determines that the proposed treatment will damage or destroy the historic integrity of the property and/or the surrounding historic district, the applicant may appeal to the governing body. It will be incumbent upon the governing body to make a determination, after consideration of all relevant factors, that: (1) there are no feasible and prudent alternatives to the removal of the facade; and (2) that alternatives to the project include all possible planning to minimize harm to the property and the district that may result from those alternatives.

Prepared by: Timothy Paris, Planner II
PROPOSAL: This project proposes the removal of a clay-tile wall, separating a hallway entrance to a locker room/restroom, and repurposing this space for use as a reception area for use with an adjoining office. The removal of this wall will leave the header (visible scar) of the location of this wall on the ceiling. This space is located on the 2nd-level of the southwest side of the hallway underneath the entrances to the bleachers to the Topeka High School gymnasium.

BACKGROUND: The National Register of Historic Places nomination for Topeka High School states the following, regarding the overall significance of this building:

“Narrative Statement of Significance
Overview
Topeka High School is being nominated to the National Register of Historic Places under the multiple property documentation form, Historic Public Schools of Kansas, as a representative of the City High School property type. The school is significant under National Register Criterion A, as the capital city’s central high school that continues in operation today, and Criterion C – Architecture, as an outstanding representative of a Collegiate Gothic public school building. Constructed at a cost of nearly $1.8 million in 1930, the school reflected the city’s decision to build a centrally located high school to serve the entire city. The school embodies traditional characteristics of the Collegiate Gothic style with its red brick exterior, and stone detailing, pointed arches, multiple gable roofs, crenellations and the dominant carillon tower over the main entrance. The design of the school reflects an emerging trend in which the layout of specialized interior spaces dictated exterior form, a departure from the rectangular boxes characteristic of the Progressive Era. Topeka High School is significant on a state and local level as the work of Thomas Williamson and Co., a Topeka architectural firm responsible for the design of over two hundred public schools in the State of Kansas.”

REVIEW SUMMARY: The Kansas State Historic Preservation Office requires that all projects occurring on any property listed on the Register of Historic Kansas Places be reviewed for their affect on the listed property and the surrounding district. State law (K.S.A. 75-2724) establishes that the Secretary of the Interior’s Standards for Rehabilitation be used to evaluate changes proposed to any property that is individually listed, or is located within an historic district. The following is an analysis of the application of each Standard to the proposed project.
Standard 1.  *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

**Analysis:** Although this project requires the removal of one original wall, the header, or a visible scar that denotes its historical presence, will remain. Two additional walls will be refinished with an application of laminated gyp board. This larger room will then receive a layer of carpet over a vinyl base. Collectively, these proposed changes are deemed to be minimal, and will maintain the spaces historic character.

The interior space where this project will occur is defined as a secondary space by the National Park Service Technical Preservation Brief (TPB) 18, *Rehabilitating the Interiors in Historic Buildings.* This TPB states that “Secondary spaces tend to be of less importance to the building, and may accept greater change in the course of work without compromising the building’s historic character.”

Standard 2.  *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

**Analysis:** This project does propose the removal of one original wall to expand an existing reception area. The use removed (shower and restroom) from this space by the removal of this wall is of an historically tertiary nature. The new or expanded use of this room will be consistent with the historic use of this space. The historic character of this space, as defined by the massing, spatial relationships, and scale, will be preserved.

Standard 3.  *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

**Analysis:** The interior finishing treatments will all be compatible with the defining characteristics of the treatments of other rooms within this area of Topeka High School. The existing space is not currently suitable for use as a classroom, or its current use as a restroom/shower. The proposed changes will not create a false sense of historical development, but will refinish the existing space to accommodate the use of this space for other associated educational purposes.

Standard 4.  *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

**Analysis:** The historic character of this space, as defined by the massing, spatial relationships, and scale, will be preserved. All new materials will be similar and similar and compatible with the existing historic character of other offices within this portion of the school building.

Standard 5.  *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

**Analysis:** No *distinctive* existing features, finishes, construction techniques, or examples of craftsmanship will be removed in association with this project.
Standard 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Analysis: No features within these spaces are considered to be deteriorated. However, all surfaces will be uniformly finished with similar treatments to existing adjacent spaces.

Standard 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Analysis: N/A

Standard 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Analysis: N/A

Standard 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Analysis: All changes to the massing, size, scale, and architectural features within these affected spaces will be compatible with the space’s existing historic character.

Standard 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Analysis: N/A

STAFF RECOMMENDATION: In light of these standards and the preceding analysis, Planning Staff recommends to the Topeka Landmarks Commission a finding that the refinishing of this space for use as a reception room within the property located at 800 SW 10th Avenue, will not damage or destroy the historic character or the historic integrity of the listed property.

APPEAL TO THE GOVERNING BODY: If the Landmarks Commission determines that the proposed treatment will damage or destroy the historic integrity of the property and/or the surrounding historic district, the applicant may appeal to the governing body. It will be incumbent upon the governing body to make a determination, after consideration of all relevant factors, that: (1) there are no feasible and prudent alternatives to the removal of the facade; and (2) that alternatives to the project include all possible planning to minimize harm to the property and the district that may result from those alternatives.

Prepared by: [Signature]
CERTIFIED LOCAL GOVERNMENT
KANSAS HISTORIC PRESERVATION LAW
PROJECT REVIEW REPORT
TOPEKA LANDMARKS COMMISSION

CASE NO: CLGR17-33

Project Address: 800 SW 10th Avenue
Property Classification: Listed on the Register of Historic Kansas Places, and the National Register of Historic Places
Standards: Secretary of the Interior’s Standards for Rehabilitation
Attachments: Site Plan [ ], Elevations [ ], Arch./Const. Plans [X], Pictures [X]

PROPOSAL: This project is proposing to enlarge an existing non-historic door, and to re-lay an uneven and un-level floor, both intended to repurpose an existing utilitarian storage room for use as an office. This space is located on the 2nd-level of the west end of the hallway, west of the staircase entrance to the south bleachers to the Topeka High School gymnasium.

BACKGROUND: The National Register of Historic Places nomination for Topeka High School states the following, regarding the overall significance of this building:

“Narrative Statement of Significance
Overview
Topeka High School is being nominated to the National Register of Historic Places under the multiple property documentation form, Historic Public Schools of Kansas, as a representative of the City High School property type. The school is significant under National Register Criterion A, as the capital city’s central high school that continues in operation today, and Criterion C – Architecture, as an outstanding representative of a Collegiate Gothic public school building. Constructed at a cost of nearly $1.8 million in 1930, the school reflected the city’s decision to build a centrally located high school to serve the entire city. The school embodies traditional characteristics of the Collegiate Gothic style with its red brick exterior, and stone detailing, pointed arches, multiple gable roofs, crenellations and the dominant carillon tower over the main entrance. The design of the school reflects an emerging trend in which the layout of specialized interior spaces dictated exterior form, a departure from the rectangular boxes characteristic of the Progressive Era. Topeka High School is significant on a state and local level as the work of Thomas Williamson and Co., a Topeka architectural firm responsible for the design of over two hundred public schools in the State of Kansas.”

REVIEW SUMMARY: The Kansas State Historic Preservation Office requires that all projects occurring on any property listed on the Register of Historic Kansas Places be reviewed for their affect on the listed property and the surrounding district. State law (K.S.A 75-2724) establishes that the Secretary of the Interior’s Standards for Rehabilitation be used to evaluate changes proposed to any property that is individually listed, or is located within an historic district. The following is an analysis of the application of each Standard to the proposed project.
Standard 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Analysis: This room will retain it original configuration, but will receive a new floor and a larger doorway, making this space suitable for an expanded array of uses. The proposed changes are deemed to be minimal, and will maintain the spaces historic character.

The interior space where this project will occur is defined as a secondary space by the National Park Service Technical Preservation Brief (TPB) 18, Rehabilitating the Interiors in Historic Buildings. This TPB states that "Secondary spaces tend to be of less importance to the building, and may accept greater change in the course of work without compromising the building's historic character."

Standard 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Analysis: This project does propose the expansion of a doorway within an original wall to expand an existing reception area. No character-defining feature within this space will be removed. The new use of this room will be compatible with the historic use of this space. The historic character of this space, as defined by the massing, spatial relationships, and scale, will be preserved.

Standard 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Analysis: The interior finishing treatments will all be compatible with the defining characteristics of the treatments of other rooms within this area of Topeka High School. The proposed changes will not create a false sense of historical development, but will refinish the existing space to accommodate the use of this space for other associated educational purposes.

Standard 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Analysis: The historic character of this space, as defined by the massing, spatial relationships, and scale, will be preserved. All new materials will be similar and similar and compatible with the existing historic character of other offices within this portion of the school building.

Standard 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Analysis: No distinctive existing features, finishes, construction techniques, or examples of craftsmanship will be removed in association with this project.

Standard 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities
and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Analysis: No features within these spaces are considered to be deteriorated. However, all surfaces will be uniformly finished with similar treatments to existing adjacent spaces.

Standard 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Analysis: N/A

Standard 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Analysis: N/A

Standard 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Analysis: All changes to the massing, size, scale, and architectural features within these affected spaces will be compatible with the space’s existing historic character.

Standard 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Analysis: N/A

STAFF RECOMMENDATION: In light of these standards and the preceding analysis, Planning Staff recommends to the Topeka Landmarks Commission a finding that the refinishing of this space, and enlarging the existing doorway for use as an office within the property located at 800 SW 10th Avenue, will not damage or destroy the historic character or the historic integrity of the listed property.

APPEAL TO THE GOVERNING BODY: If the Landmarks Commission determines that the proposed treatment will damage or destroy the historic integrity of the property and/or the surrounding historic district, the applicant may appeal to the governing body. It will be incumbent upon the governing body to make a determination, after consideration of all relevant factors, that: (1) there are no feasible and prudent alternatives to the removal of the facade; and (2) that alternatives to the project include all possible planning to minimize harm to the property and the district that may result from those alternatives.

Prepared by: Timothy Paris, Planner II
General Demolition Notes

1. The contractor is advised that the building owner will continue to conduct business within the area of demolition and construction. Therefore, the owner agrees to leave all items in place that are to remain in place or be salvaged. The owner agrees to provide a list of all items that are to remain in place or be salvaged.

2. The contractor shall remove all interior and exterior fixtures, trim, and finishes from the building. The contractor shall remove all door hardware, including deadbolts, locks, and hinges.

3. The contractor shall remove all mechanical systems, including but not limited to, HVAC, plumbing, electrical, and drywall.

4. The contractor shall remove all exterior masonry, including but not limited to, brick, stone, and stucco.

5. The contractor shall remove all interior masonry, including but not limited to, brick, stone, and stucco.

6. The contractor shall remove all interior and exterior metal work, including but not limited to, railings, gates, and doors.

7. The contractor shall remove all interior and exterior glass, including but not limited to, windows and doors.

8. The contractor shall remove all interior and exterior wood, including but not limited to, trim, doors, and windows.

9. The contractor shall remove all interior and exterior concrete, including but not limited to, floors and walls.

10. The contractor shall remove all interior and exterior metal, including but not limited to, beams, columns, and joists.

11. The contractor shall remove all interior and exterior plastic, including but not limited to, plumbing and electrical conduit.

12. The contractor shall remove all interior and exterior cement, including but not limited to, floors and walls.

13. The contractor shall remove all interior and exterior asphalt, including but not limited to, parking lots and driveways.

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