THE TOPEKA LANDMARKS COMMISSION MEETING
Holliday Office Building
620 SE Madison Ave., Holliday Conference Room, 1st Floor
AGENDA
Thursday, August 9, 2018
6:00 PM

I. Roll Call

II. Approval of Minutes – June 14, 2018 Minutes

III. CLGR18-12 by Immanuel Birth Co. requesting, requesting a local Certificate of Appropriateness and State Preservation Law review for the placement of a handicapped-accessible ramp along the south side of the property located at 1109 S. Topeka Blvd. This property is listed on the Register of Historic Kansas Places, the National Register of Historic Places, and is a City of Topeka Historic Landmark.

IV. CLGR18-13 by Immanuel Birth Co. requesting, requesting a local Certificate of Appropriateness and State Preservation Law review for the placement of a ground sign within the front (east) yard of property located at 1109 S. Topeka Blvd. This property is listed on the Register of Historic Kansas Places, the National Register of Historic Places, and is a City of Topeka Historic Landmark.

V. Other Items
1. Kansas State Historic Preservation Conference, September 22022, 2018, Lawrence, KS
2. Report from NAPC Bi-Annual Forum, Des Moines, IA

VI. Adjournment

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

Members Present: Mark Burenheide, David Heit (arrived after roll call), Donna Rae Pearson, Paul Post, Grant Sourk, Christine Steinkuehler, Cassandra Taylor (7)
Members Absent: Cheyenne Anderson, Jeff Carson (2)
Staff Present: Tim Paris, Dan Warner, Kris Wagers

Grant Sourk called the meeting of the Topeka Landmarks Commission to order with six members present for a quorum. He asked for a motion to recess to address the agenda of the Historic Tourism Committee. Motion by Cassandra Taylor to recess the meeting of the Topeka Landmarks Commission, seconded by Donna Rae Pearson. The motion was APPROVED 6-0-0.

Mr. Sourk then called the meeting of the Historic Tourism Committee meeting to order. This meeting was adjourned at 5:43, at which time Mr. Sourk called the Landmarks Commission meeting to order.

Approval of Minutes – May 10, 2018

Notification by Ms. Taylor regarding change to attendance. Motion by Mr. Post to approve with change; second by Ms. Taylor. APPROVAL (6-0-0)

CLGR18-11 by El Shaddai Templo de Albanza, requesting a local Certificate of Appropriateness review for the placement of a 6’ chain link fence along the rear property line of the property located at 1248 SW Buchanan St. This property is listed as a City of Topeka Historic Landmark.

Mr. Paris presented the staff report and staff recommendation for a finding that the placement of a 6’ chain link fence along the rear property line of the locally designated Historic Landmark located at 1248 SW Buchanan Street will not damage or destroy the historic integrity of the structure.

Ms. Pearson asked if the applicant had considered extending the nearby existing wood fence; it was suggested that graffiti may be a concern, as well as possibly a cost concern. Also suggested was a black chain link. Ms. Taylor asked if there’s already a fence on the north side of the property and Mr. Paris stated that for the purpose of the request at hand, commissioners should assume that a post will be placed at the corner of the building.

Motion by Mr. Burenheide to agree with staff’s recommendation; second by Mr. Sourk. APPROVAL (6-0-0)

Review and Comment on NRHP Nomination for the Casson Building, 603 SW Topeka Blvd.

Mr. Paris explained that the Casson Building is being nominated to the National Registry by Pioneer Development Group. He read the summary of the nomination as provided in the agenda packet.

Mr. Warner added that the group is constructing two additional buildings; one west of the Casson Building along 6th and one along Tyler. The current building will not have retail on the ground floor.

Discussion included whether the 1st floor windows will be retained or retrofitted.
Mr. Heit arrived at 5:57PM.

Ms. Pearson suggested that on p. 10, paragraph 2 of the nomination, the name be verified prior to submitting. Mr. Sourk noted that the nomination is well done.

Motion by Mr. Sourk that the Landmarks Commission offers their support of the nomination of the Casson Building for submission to the National Registry. Second by Ms. Pearson. APPROVAL (7-0-0)

Annual Certified Local Government Training – Katrina Ringler, State of Kansas CLG Coordinator, Kansas State Historic Preservation Office (SHPO)
Ms. Ringler spoke to the commission and provided handouts and a copy of her PowerPoint presentation. She also took questions from the commission.

Other Items

NAPC Conference July 18-22 in Des Moines, Iowa
Verified the following plan to attend: Burenheide, Heit, Taylor (in place of Steinkuehler) and Pearson, along with Mr. Paris. Registration and hotel expenses are covered by a grant. Travel details will be provided.

Annual SCHS/Landmarks Commission Historic Preservation Awards
Mr. Sourk offered congratulations to those who received awards, including Mr. Burenheide.

2018 HPF Grant Awards
Mr. Paris reported we received all three grants that applied for: Garlinghouse documentation, Tennessee Town survey (historic resources survey of northern half), and travel/registration for the NAPC Conference.

Shiloh Baptist Church NRHP Nomination
Mr. Paris reported that Shiloh Baptist Church’s nomination was approved for their nomination and it’s been forwarded on to the National Park Service.

Mr. Warner stated that volunteers will be needed to review consultant applications for the Garlinghouse and Tennessee Town projects. There will be a call for volunteers at the July meeting.

Adjournment at 6:55PM
August 9, 2018

CERTIFIED LOCAL GOVERNMENT
KANSAS HISTORIC PRESERVATION LAW
PROJECT REVIEW REPORT
TOPEKA PLANNING DEPARTMENT

CASE NO: CLGR18-12
by: Immanuel Birth Co.

Project Address: 1109 S. Topeka Blvd.
Property Classification: Listed on the Register of Historic Kansas Places, the National Register of Historic Places, and a Topeka Historic Landmark
Standards: Secretary of the Interior’s Standards for Rehabilitation

PROPOSAL: The applicant is requesting a review under Kansas State Historic Preservation Law and Topeka Municipal Code, Chapter 18.255 for the placement of an ADA accessible ramp extending west from the south extension of the porch on property located at 1109 S. Topeka Blvd. The property, known as the Crosby House, is listed on the Register of Historic Kansas Places, the National Register of Historic Places, and is a Topeka Historic Landmark.

BACKGROUND: 1109 S. Topeka Blvd. was originally built as a single-family dwelling in 1910 by William Crosby, who was a prominent Topeka business man and founder of the Crosby Department Store in downtown Topeka. Mr. Warren lived in this home with his wife, Delora, until his death in 1922. The home was designed by well-known Topeka architect Frank Squires as a vernacular interpretation of Italian Renaissance Revival. This style of architecture is embodied within the homes many features of masonry construction, entablature, regularly spaced columns, quoining, decorative brackets, a clay-tile roof, and prominent window surrounds.

The Crosby House was used as a single-family residence until 1942, when the house was listed in the Polk Directory as the Grover Tea Room. Since that time, the home has been occupied by a variety of office uses, beginning with the State offices for the Seventh Day Adventist Church in 1946. It’s most prominent use was as the Grand Chapter of Kansas/Order of the Eastern Star. The home is presently being renovated for use as a birth center.
**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 the property, but will serve to allow handicapped and wheelchair access into the building.

**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 property in association with this project. This project will place a non-historic feature into an area of the exterior that is causes minimum disruption to the overall appearance and character of the structure.

**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:** This project will not introduce features to the property that will create a false sense of its historic development. All materials selected for use will be compatible with the general character of the property, but will not appear “original” to the home’s construction.

**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 portions of the historic structure on the property will be removed or adversely affected in conjunction with this project.

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

**Analysis:** N/A

**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: The placement of the proposed ramp will not destroy historic materials or features that characterize this property. This placement is behind the front face of the building, and will not be visible from the street right-of-way. The ramp is proposed for construction with materials that were commonly available and used during this property’s period of significance, yet will remain distinguishable from original construction. The massing, size, and scale are all appropriate for a utilitarian addition to enable access into the property while respecting the architectural style and features of the home’s exterior finishes.

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: The proposed ramp can be removed from the property with no permanent damage to the structure’s historic integrity.

STAFF RECOMMENDATION: In light of these standards and the preceding analysis, Planning Staff recommends to the Topeka Landmarks Commission a finding that the placement of the ramp, as proposed, on the property located at 1109 S. Topeka Blvd. 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, 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
A 30' long all aluminum ramp (30' rise) (No pickets)
CERTIFIED LOCAL GOVERNMENT
KANSAS HISTORIC PRESERVATION LAW
PROJECT REVIEW REPORT
TOPEKA PLANNING DEPARTMENT

CASE NO: CLGR18-13

by: Immanuel Birth Co.

Project Address: 1109 S. Topeka Blvd.
Property Classification: Listed on the Register of Historic Kansas Places, the National Register of Historic Places, and a Topeka Historic Landmark
Standards: Secretary of the Interior’s Standards for Rehabilitation

PROPOSAL: The applicant is requesting a review under Kansas State Historic Preservation Law and Topeka Municipal Code, Chapter 18.255 for the placement of a ground sign within the front yard of the property located at 1109 S. Topeka Blvd. The property, known as the Crosby House, is listed on the Register of Historic Kansas Places, the National Register of Historic Places, and is a Topeka Historic Landmark.

BACKGROUND: 1109 S. Topeka Blvd. was originally built as a single-family dwelling in 1910 by William Crosby, who was a prominent Topeka business man and founder of the Crosby Department Store in downtown Topeka. Mr. Warren lived in this home with his wife, Delora, until his death in 1922. The home was designed by well-known Topeka architect Frank Squires as a vernacular interpretation of Italian Renaissance Revival. This style of architecture is embodied within the homes many features of masonry construction, entablature, regularly spaced columns, quoining, decorative brackets, a clay-tile roof, and prominent window surrounds.

The Crosby House was used as a single-family residence until 1942, when the house was listed in the Polk Directory as the Grover Tea Room. Since that time, the home has been occupied by a variety of office uses, beginning with the State offices for the Seventh Day Adventist Church in 1946. It’s most prominent use was as the Grand Chapter of Kansas/Order of the Eastern Star. The home is presently being renovated for use as a birth center.
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 the property.

**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 property in association with this project. This project will place a non-historic feature into the front view of the property, but will be compatible with the overall appearance and character of the principal structure.

**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:** This project will not introduce features to the property that will create a false sense of its historic development. All materials selected for use will be compatible with the general character of the property, but will not appear “original” to the home’s construction.

**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 portions of the historic structure on the property will be removed or adversely affected in conjunction with this project.

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

**Analysis:** N/A

**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 will be destroyed or altered in association with this project. All materials, size, scaling, and architectural features of the proposed sign will be compatible with the historic integrity of the principle structure.

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: The proposed sign can be removed from the property with no permanent damage to the structure’s historic integrity.

STAFF RECOMMENDATION: In light of these standards and the preceding analysis, Planning Staff recommends to the Topeka Landmarks Commission a finding that the placement of the sign, as proposed, on the property located at 1109 S. Topeka Blvd. 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, 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
Aluminum panel sign, (Not illuminated)

Immanuel Birth Co.

Birth Center, Home Birth

Well Woman Care

785-232-6950

6'6" Pressure Treated Wood Posts set in Concrete