I. Roll Call

II. Approval of Minutes – November 8, 2018 Minutes

III. CLGR18-26 by Marathon Health for Life, requesting a State Preservation Law Review for the rehabilitation of the 1st floor of the Mills Building for use as an in-patient medical office, located at 901 S. Kansas Avenue. This property is listed as “contributing” to the historic integrity of the South Kansas Avenue Commercial Historic District.

IV. CLGR18-28 by Downtown Topeka Foundation, requesting a State Historic Preservation Law Review for the expansion of a structure located at 612 S. Kansas Avenue, for use in conjunction with an adjacent open-space plaza located on the east side of the 600-block of S. Kansas Avenue. The partial demolition of this structure was approved by the Topeka Governing Body at their regularly scheduled meeting on May 8, 2018. This property is located within the boundaries of the South Kansas Avenue Commercial Historic District.

V. CLGR18-29 by Downtown Topeka Foundation, requesting a State Historic Preservation Law Review for the construction of a new 1-story building located on the east-side of the alley and adjacent to the parking garage located in the mid-600 block of SE Quincy Street. This building will be used in conjunction with an open-space plaza, located on the east side of the 600-block of S. Kansas Avenue. This property is located within the boundaries of the South Kansas Avenue Commercial Historic District.

VI. CLGR18-30 by Architect One, LLC, requesting a State of Kansas Historic Preservation Law Review for the refinish and rehabilitation of the 2nd-level of property located at 921 S. Kansas Avenue. This property is listed as a “contributing” property within the boundaries of the South Kansas Avenue Commercial Historic District.

VII. Administrative Approvals
- 227 SW Woodlawn Ave, SHPO approval for a rear-yard fence

VIII. Other Items
- Wood Window Restoration Workshop Report
- Possible 2019 HPF Grant Projects

IX. 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, Paul Post, Grant Sourk, Christine Steinkuehler, Cassandra Taylor (6)

Members Absent: Jeff Carson, Donna Rae Pearson, Cassandra Taylor (9)

Staff Present: Tim Paris, Dan Warner, Kris Wagers

Chairperson Grant Sourk called the meeting of the Topeka Landmarks Commission to order with six members present for a quorum.

Approval of Minutes – October 11, 2018

Motion by Mr. Heit to approve; second by Ms. Anderson. APPROVAL (6-0-0)

CLGR18-24 by Mark & Meg Braun, requesting a State Preservation Law Review for the replacement of a rear room addition onto their property located at 117 SW Woodlawn Avenue. This property is listed as "contributing" to the historic integrity of the Potwin Place National Historic District.

Mr. Paris presented the staff report and staff recommendation. Representing the applicant was Mr. Robert Berry, who stated he was available for questions.

Following a brief discussion, there was a Motion by Ms. Steinkuehler / Second by Mr. Burenheide: Topeka Landmarks Commission finding is that the construction of the enclosed porch as proposed at 117 SW Woodlawn Avenue will not encroach upon, damage or destroy the historical integrity of the principle contributing property, nor the historic integrity of the surrounding historic district. APPROVAL (6-0-0).

Other Items

Mr. Paris reported on the permits he reviewed and approved administratively, including property at 1200 SW Taylor demo for cleaning/report following fires.

Mr. Paris reported regarding the Tennessee Town Survey: a neighborhood meeting is scheduled for Wednesday, November 14 and consultant Jaime Desdefano will be in town for the meeting.

Mr. Paris reported that there is a Garlinghouse meeting December 5 at the TSCPL, Marvin Auditorium. He noted the article regarding the project that appeared in the November 4, 2018 edition of the Topeka Capital Journal.

Mr. Paris reported that the CLG agreement has been signed by SHIPO, extending the City of Topeka's status as a Certified Local Government for another 5 years.

Mr. Post provided an update on the status of the Sumner School lawsuit.

Mr. Paris reported that he is looking for pictures of mid-century modern non-residential buildings and examples were discussed. He asked that people send emails or photos if they have them.

Adjournment at 6:04PM
CERTIFIED LOCAL GOVERNMENT
KANSAS HISTORIC PRESERVATION LAW
PROJECT REVIEW REPORT
TOPEKA LANDMARKS COMMISSION

CASE NO: CLGR18-26 by: Marathon Health for Life

<table>
<thead>
<tr>
<th>Project Address: 901 S Kansas Avenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Classification: Contributing Property to the South Kansas Avenue Commercial Historic District.</td>
</tr>
<tr>
<td>Standards: Secretary of the Interior’s Standards for Rehabilitation; Downtown Topeka Design Guidelines</td>
</tr>
<tr>
<td>Attachments: Site Plan [ ] Elevations [ ] Arch./Const. Plans [X] Pictures [X]</td>
</tr>
</tbody>
</table>

PROPOSAL: This proposal is to reconfigure the 1st-level of the Mill’s Building, located at 901 S. Kansas Avenue, to accommodate a medical clinic. No exterior alterations are proposed in conjunction with this project. This structure is listed as a “contributing property” within the nomination of the South Kansas Avenue Commercial Historic District to the National Register of Historic Places.

BACKGROUND: The Mills Building is a seven story structure located in downtown Topeka, Kansas on the southwest corner of Ninth and Kansas. The corporation owning the building (i.e. Mills Building Company) was formed in 1909, and construction was completed in 1912. The lower floors were occupied by the Mills Dry Goods Company and upper floors rented to tenants. In 1915 the dry goods store was sold to Frank Pelletier who changed the store’s name in 1919. In 1973 Pelletier’s heirs bought the building itself.

This building is classified within the National Register nomination for the South Kansas Avenue Commercial Historic District as a late 19th & early 20th Century Classical Revival commercial structure. The nomination states, specifically for this building: “This 7-story three-part vertical block has brick walls with decorative brickwork and stone trim. Stone beltcourses divide the primary north and east facades at the second and sixth stories into the two-story base, four-story shaft, and two-story capital. The base contains rows of aluminum storefronts on the first floor and polished granite panels on the second floor. The four-story shaft contains brick pilasters that divide the façade into bays. Non-historic windows fill the historic masonry openings of each bay. Spandrel panels contain patterned brickwork. Two-story brick pilasters with polychrome brick patterns distinguish bays on the upper two stories. A stone cornice with dentils and scroll brackets caps the Classical Revival building.”
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:** No significant change in current use is proposed in conjunction with this project. The reconfiguration of office space to exam rooms will require the internalization of several rooms within the interior of the structure, but the general use and purpose of the same will remain unchanged.

**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:** Most historic features within the interior of this space were removed to accommodate the re-purposing of this building from a department store to office uses. Character-defining elements that remain are primarily the capitals located at the top of several large columns that extend the height of the 1st-floor elevation. Although these capitals remain intact, they are located above a drop ceiling that was installed during a previous reconfiguration of the 1st-level floor space. This project will re-install the drop ceiling treatment throughout the 1st-floor elevation, leaving the historic column capitals intact, but out of view. No historic materials will be removed in conjunction with this project.

**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 create a false sense of historical development. All features removed are considered to be non-historic and non-character-defining materials, and will be replaced with similar materials.

**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 or finishes within the interior of this building have acquired a historic significance in their own right. All materials and finishes removed will be replaced with similar materials and finishes.

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

**Analysis:** No distinctive features, finishes, or construction techniques will be removed or altered in conjunction with this project proposal.

**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 that characterize this property will be removed or altered in conjunction with this project proposal.

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 the performance of this review under KSA 75-2724, Staff is recommending a finding that the interior reconfiguration project as proposed for 901 S. Kansas Avenue will NOT damage or destroy the historical integrity of the structure, or the surrounding South Kansas Avenue Commercial Historic District.

Prepared by: Timothy Paris, Planner II

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.
# STATE OF KANSAS OUTPATIENT MEDICAL CLINIC

901 S KANSAS AVE.
TOPEKA, KS 66612

## SHEET INDEX

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<td>P100</td>
<td>PLUMBING PLAN, DETAILS AND RISER DIAGRAMS</td>
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<td>M100</td>
<td>HVAC PLANS AND DETAILS</td>
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<td>PME101</td>
<td>PLUMBING, MECHANICAL &amp; ELECTRICAL SCHEDULES</td>
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<td>ELECTRICAL TITLE SHEET, LIGHTING PLAN &amp; RISER DRAWING</td>
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<td>POWER &amp; SYSTEMS PLAN</td>
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</table>

## PROJECT DIRECTORY

### HEALTHCARE PROVIDER
Marathon Health
20 Winooski Falls Way (Suite 400)
Winooski, VT 05404
Contact: David Ridley
Phone: (303) 733-5002
dridley@marathon-health.com

### ARCHITECT
Pope Associates, Inc.
1295 Bandana Boulevard N, Suite 200
St. Paul, MN 55108
Contact: Jim Johnson
Phone: (651) 789-1639
jjohnson@popearch.com

### GENERAL CONTRACTOR
Retail Construction
11343 39th Street N
Lake Elmo, MN 55042
Contact: Mark Williams
Phone: (651) 704-1735
mwilliams@retailconstruction.com

### MECHANICAL
9100 49th Avenue N
Minneapolis, MN 55428
Contact: Frederic A. Decourt
Phone: (763) 367-7624
Frederic.Decourt@nelsonrudie.com

### ELECTRICAL
9100 49th Avenue N
Minneapolis, MN 55428
Contact: Paul Larson
Phone: (763) 367-7624
Paul.Larson@nelsonrudie.com

## LOCATION MAP

Site Location: 901 S Kansas Ave, Topeka, KS 66612
ALL GYPSUM BOARD TO BE TYPE "X". "X" DESIGNATION IS NOT USED ON

SEE BELOW

ABBREVIATIONS

ACC ACCESSIBLE
ETC ET CETERA
EQUIP EQUIPMENT
ELEV VERTICAL ELEVATION/ELEVATOR
DWG DRAWING
DISP DISPENSER
DH DECORATIVE HARDWARE
DET DETAIL
DEPT DEPARTMENT
CMU CONCRETE MASONRY UNIT
CM CULTURED MARBLE
CJ CONTROL JOINT
CFM CUBIC FOOT PER MINUTE
BR BRICK
AP ACCESS PANEL
ADJ ADJUSTABLE
X

Ref

ELEVATION LAYOUT

WALL & BUILDING
STONE
CONCRETE PANEL
FIN FINISH
EXT EXTERIOR
EXIST EXISTING
FTG FOOTING
FT FOOT, FEET
FRP FIBERGLASS REINFORCED PANEL
MT METAL TRIM
MIR MIRROR
MFR MANUFACTURER
MEZZ MEZZANINE
MEMB MEMBRANE
MAX MAXIMUM
LMC LINEAR METAL CEILING
LCT LINOLEUM COMPOSITE TILE
LAV LAVATORY
LAM LAMINATED
JST JOIST
INV INVERT
IN INCH
ID INSIDE DIAMETER
HRL HANDRAIL
HR HOUR
HM HOLLOW METAL
HDWE HARDWARE
HDCP HANDICAPPED
HDBD HARDBOARD
GL GLASS OR GLAZING
SYS SYSTEM
SV SHEET VINYL
ST STONE TILE
SQ SQUARE
SNR SANITARY NAPKIN RECEPTOR
SIM SIMILAR
SCHED SCHEDULE
REF REFRIGERATOR
RCP REFLECTED CEILING PLAN
R RISER OR RADIUS
QS QUARTZ SURFACE
QTF QUARTZ TILE FLOOR
PTD PAPER TOWEL DISPENSER
PT PAINT
PL GL GLASS
PART PARTITION
OD OUTSIDE DIAMETER
NTS NOT TO SCALE
MULL MULLION
MATCHLINE SYMBOL
ALUMINUM
SEMI RIGID
BATT/CHANNEL
CL o/WT WEIGHT/WINDOW TREATMENT
@

WH WATER HEATER
WG WIRE GLASS
WD WOOD
W/O WITHOUT
VERT VERTICAL
VENT VENTILATOR
VAC VACUUM
UPH UPHOLSTRY
UH UNIT HEATER
TS TRANSITION STRIPS
TPH TOILET PAPER HOLDER
TOS TOP OF STEEL
TOM TOP OF MASONRY
STATE OF KANSAS
OUTPATIENT MEDICAL CLINIC
901 S KANSAS AVE.
TOPEKA, KS 66612

FIRST LEVEL CODE FLOOR PLAN

CODE DATA & CODE FLOOR PLAN
A) THE OWNER RESERVES THE RIGHT TO SALVAGE ANY EXISTING MATERIAL, EQUIPMENT, ETC. PRIOR TO THE START OF DEMOLITION. THE CONTRACTOR SHALL VERIFY THOSE ITEMS TO BE SALVAGED WITH OWNER.

B) ALL EXISTING CONSTRUCTION INDICATED TO REMAIN THAT IS DAMAGED OR AFFECTED BY THE DEMOLITION SHALL BE REPAIRED AND RESTORED TO ITS ORIGINAL CONDITION.

C) CONTRACTOR SHALL COORDINATE CONSTRUCTION WITH THE OCCUPANT TO AVOID DISRUPTION OF THE FACILITY OPERATIONS. MAINTAIN REQUIRED EGRESS DURING CONSTRUCTION. PROVIDE TEMPORARY BARRICADES, ENCLOSURES AND PROTECTION AS NECESSARY DURING CONSTRUCTION.

D) WHERE WALLS OR PARTITIONS ARE SHOWN TO BE REMOVED, ALSO REMOVE ALL ITEMS ATTACHED, CONNECTED OR INTERNAL TO THE WALLS INCLUDING TRIM, SHELVING, ACCESSORIES, CABINETS, BLOCKING, EQUIPMENT, ETC. REMOVE IN THEIR ENTIRETY, FASTENERS AND WALL ATTACHMENT DEVICES. PATCH AND REPAIR AS NEEDED TO COMPLETE WORK.

E) CONTRACTOR TO VERIFY EXACT LOCATION AND IDENTIFY, LABEL AND PROTECT EXISTING MECHANICAL AND ELECTRICAL SERVICES WHICH MAY BE AFFECTED BY DEMOLITION.

F) REFER TO THE GENERAL NOTES FOR OTHER APPLICABLE INFORMATION.

DEMOLITION PLAN SYMBOLS

- EXISTING DOOR AND FRAME TO REMAIN
- EXISTING DOOR AND FRAME TO BE REMOVED
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- EXISTING WINDOW TO REMAIN
- EXISTING WINDOW TO BE DEMOLISHED
- INDICATES EXISTING BUILDING AREAS WITH NO SCOPE OF WORK, U.N.O.
Door or Window Vinyl

Second Surface applied Graphic Vinyl Film.
First Surface application is strongly recommended for Tinted Glass.

Qty. 1

Colors:
3033-107 Sultan Blue
3633-136 Lime Green

Door-A3

GLASS TYPES
GL-1T 1/4" THICK CLEAR "TEMPERED" FLOAT GLASS

OPENING SCHEDULE

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<thead>
<tr>
<th>Room Name</th>
<th>Door Type</th>
<th>Frame Type</th>
<th>Width</th>
<th>Height</th>
<th>Thick</th>
<th>Type</th>
<th>Hardware Group</th>
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<td>D AL</td>
<td>1 3/4&quot;</td>
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<td>A</td>
<td>AL 2 STOREFRONT SYSTEM DOOR W/ SIDE LIGHT</td>
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HARDWARE GROUPS

GROUP 1: STOREROOM FUNCTION
- SINGLE 1 1/2 PR HINGES AS SPECIFIED
- 1 EA LOCKSET
- 1 EA WALL STOP

GROUP 2: LOCKED CLASSROOM FUNCTION
- SINGLE 1 1/2 PR HINGES AS SPECIFIED
- 1 EA LOCKSET
- 1 EA CLOSER
- 1 EA WALL STOP
- 1 EA OVERHEAD STOP

GROUP 3: PASSAGE FUNCTION
- SINGLE 1 1/2 PR HINGES AS SPECIFIED
- 1 EA PASSAGE LATCHSET
- 1 EA OVERHEAD STOP
- 1 EA WALL STOP

GROUP 4: PRIVACY FUNCTION
- SINGLE 1 1/2 PR HINGES AS SPECIFIED
- 1 EA PRIVACY LOCKSET
- 1 EA CLOSER
- 1 EA WALL STOP
- 1 EA COAT HOOK

GROUP 5: LOCKED OFFICE FUNCTION
- SINGLE 1 1/2 PR HINGES AS SPECIFIED
- 1 EA LOCKSET (OFFICE FUNCTION)
- 1 EA OVERHEAD STOP
- 1 EA COAT HOOK

GROUP 6: STOREROOM FUNCTION
- PAIR 3 PR HINGES AS SPECIFIED
- 1 EA LOCKSET
- 1 EA FLUSHBOLT
The lighting information shown is based on the design of (insert engineer's name). Refer to all ceiling grilles, misc. metals to be painted to match surface on which they occur.

Attach grid suspension wires to bottom of structure above.

Area of work to be centered in room or space, U.N.O.

Area of work.

All new mechanical/electrical ceiling devices shall be centered in acoustic ceiling.

Replace all existing acoustic ceiling tiles within the limits of construction that are needed clearances are met.

Staff. Verify location with equipment above before installation and confirm equipment above before.

Axes: 1/4" = 1'-0".

Area of work.
<table>
<thead>
<tr>
<th>CM</th>
<th>MANUFACTURER</th>
<th>DISTRIBUTOR</th>
<th>CONTACT</th>
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</table>

FLOOR FINISH, BASE FINISH

RB1

RB2

FLOOR SURFACE PREPARATION: SURFACES TO BE PREPARED IN ACCORDANCE WITH PRODUCT RB2

RB2

ALL CLOSET SHELVING TO BE PLAM

SEE FLOOR FINISH PLANS AND/OR WALL FINISH PLANS AT A10.2 FOR SPECIFIC FINISH

AREA OF WORK

INSTALL FRP AT BOTH SIDES OF MOP SINK, 4'

MCB1

RB2

JOINTS IN VINYL BASE SHALL NOT OCCUR CLOSER THAN 6" FROM CORNER AND SHALL BE BUTTED

RB1

MILLWORK SURFACE PREPARATION SHALL INCLUDE PUTTYING OF NAIL HOLES, CRACKS, AND

RB2

SL1

ALL INTEGRAL SOLID SURFACE SINKS TO BE SSM

THRESHOLDS AT RESTROOM DOORS TO BE TS

ALL WALLS TO BE PT

RB2

RB2

RB2

RB2

RB2

RB2

RB2

RB2

PROVIDE REDUCER/TRANSITION STRIP BETWEEN DISSIMILAR FINISH FLOOR MATERIALS AT ALL

CONTRACTOR SHALL REMOVE ALL ELECTRICAL SWITCHES AND OUTLET PLATES, SURFACE

SUBMIT FINISH FLOORING SEAMING DIAGRAMS FOR APPROVAL BY ARCHITECT/DESIGNER PRIOR TO

CONTRACTOR SHALL FINISH AFFECTED SURFACES TO MATCH THE ADJACENT CONDITIONS.  FINISH

RB2

SL1

MISCELLANEOUS ITEMS (GRILLES, REGISTERS, METAL PANELS, ETC.) ON CEILINGS AND WALLS TO

CORNER GUARD (CG

MCB1

RB2

REFER TO THE GENERAL NOTES FOR OTHER APPLICABLE INFORMATION.

EXTEND FLOOR AND WALL FINISHES UNDER AND BEHIND ALL APPLIANCES AND INTO ACCESSIBLE

RB2

LVT1

WALL AND CEILING SURFACE PREPARATION:  SURFACES TO BE PREPARED IN ACCORDANCE WITH

RB2

RB2

RB2

RB2

RB2

RB2

RB2

RB2

RB2

PROVIDE REDUCER/TRANSITION STRIP BETWEEN DISSIMILAR FINISH FLOOR MATERIALS AT ALL

CONTRACTOR SHALL REMOVE ALL ELECTRICAL SWITCHES AND OUTLET PLATES, SURFACE

SUBMIT FINISH FLOORING SEAMING DIAGRAMS FOR APPROVAL BY ARCHITECT/DESIGNER PRIOR TO

CONTRACTOR SHALL FINISH AFFECTED SURFACES TO MATCH THE ADJACENT CONDITIONS.  FINISH

RB2

SL1

MISCELLANEOUS ITEMS (GRILLES, REGISTERS, METAL PANELS, ETC.) ON CEILINGS AND WALLS TO

CORNER GUARD (CG

MCB1

RB2

REFER TO THE GENERAL NOTES FOR OTHER APPLICABLE INFORMATION.

EXTEND FLOOR AND WALL FINISHES UNDER AND BEHIND ALL APPLIANCES AND INTO ACCESSIBLE

RB2

LVT1

WALL AND CEILING SURFACE PREPARATION:  SURFACES TO BE PREPARED IN ACCORDANCE WITH
KEYNOTES:

1. DETAIL 5/P100.
2. PROVIDE THERMOSTATIC MIXING UNDER SINK. CONNECT TO 4" VENT LOCATED IN MEZZANINE.
3. TO MEDICAL VALVE CABINET. LOCATE CABINET IN, AND ACCESSIBLE TO OTHER TRADES.
4. PROVIDE MAIN TENANT WATER SHUT-OFF VALVE. MOUNT AT 5'-0" A.F.F. PROVIDED BY LANDLORD. FIELD VERIFY EXISTING SIZE AND LOCATION.
5. PROVIDE TAG LABELLED "MAIN WATER SHUT-OFF VALVE". PROVIDE BALANCING VALVE IN AN ACCESSIBLE LOCATION 1'-0" ABOVE CEILING.
6. PROVIDE FIRE PROTECTION COVERAGE IN REMODELED SPACE USED IF EXISTING CONDITIONS AND PIPE SIZES ALLOW.

NOTES:

1. WATER HEATER MOUNTED ON PLATFORM TO REMAIN.
2. THERMOMETER
3. BALL VALVE AND THERMOMETER
4. THERMOMETER
5. THERMOMETER
6. NOTE: SET OUTLET TEMPERATURE TO 130° F.
7. EXPANSION TANK, AMTROL ST-8
8. CIRCULATING HOT WATER PRESSURE RATED RELIEF VALVE PIPE TO 8"
9. GROHE SHUT-OFF VALVE AND EXPANSION TANK, AMTROL ST-8
10. NOTE: SET OUTLET TEMPERATURE TO 130° F.
11. PROVIDE PLUMBING ROUGH INS FOR FUTURE PT SINK
12. PROVIDE TAG LABELLED "MAIN WATER SHUT-OFF VALVE". PROVIDE UNIFORM BALL VALVE IN AN ACCESSIBLE LOCATION 1'-0" ABOVE CEILING.
13. THERMOMETER
14. PROVIDE THERMOSTATIC MIXING UNDER SINK. CONNECT TO (E) 2" V.T.R.
15. PROVIDE MAIN TENANT WATER SHUT-OFF VALVE. MOUNT AT 5'-0" A.F.F. PROVIDED BY LANDLORD. FIELD VERIFY EXISTING SIZE AND LOCATION.
16. PROVIDE THERMOSTATIC MIXING UNDER SINK. CONNECT TO 4" VENT LOCATED IN MEZZANINE.

PLUMBING PLAN

WATER ISOMETRIC

WASTE AND VENT ISOMETRIC

PLUMBING PLANS, DETAILS AND RISER DIAGRAMS

STATE OF KANSAS
OUTPATIENT MEDICAL CLINIC
901 S KANSAS AVE,
TOPEKA, KS 66612

POPE ARCHITECTS, INC.
1-1/2" VENT AND 1/2" COLD WATER DOWN.
www.popearch.com

Rudie & Associates, Inc.
Structural

9100 49th Avenue N.
Minneapolis, MN 55428
Tel:  (763) 367 7600
Fax: (763) 367-7601
AND NOTIFY THE ENGINEER OF DISCREPANCIES.

OF TEN VOLUME DAMPERS AS NEEDED TO BALANCE SYSTEMS AS DIRECTED BY TAB CONTRACTOR.

KEYNOTES:

EXISTING VAV BOX TO REMAIN. CLEAN HEATING COIL AS NEEDED. DUCTWORK DOWNSTREAM OF EXISTING TEMPERATURE TO REMAIN. MAY BE USED FOR FINAL REGISTER FACE, WHERE NEEDED. PROVIDE EQUALIZING GRID AT REGISTER MAY BE USED FOR FINAL DIFFUSER SIZE.

EXISTING RETURN AIR DUCT TO ADJACENT TENANT SPACES TO REMAIN.

EXISTING TEMPERATURE TO REMAIN. FIELD VERIFY LOCATION AND EQUIPMENT SERVED. RELOCATE IF REQUIRED.

EXISTING 44"x16" RETURN AIR DUCT AND FIRE DAMPER OPEN TO ADJACENT TENANT PLENUM SPACE TO REMAIN. MODIFY EXISTING DUCTWORK IN TENANT SPACE TO ACCOMMODATE NEW LAYOUT AS SHOWN.

EXISTING SUPPLY AIR DUCT TO ADJACENT TENANT SPACES TO REMAIN.

EXISTING OUTSIDE GRILLE LOCATED ON BOTTOM SIDE OF SOFFIT AND ASSOCIATED O.A. DUCT TO AHU TO REMAIN. CONTROLS CONTRACTOR TO REPROGRAM BMS, AND ADD AIRFLOW MONITORING STATION IN O.A. DUCT AS NEEDED TO MAKE SURE OUTSIDE AIR FLOW IN AHU-1A AND AHU-1B IS 175 CFM, RESPECTIVELY, 350 CFM TOTAL, IN NEW TENANT SPACE IN OCCUPIED MODE AS SYSTEM STATION IN O.A. DUCT AS NEEDED TO MAKE SURE OUTSIDE AIR FLOW IN AHU-1A AND AHU-1B IS 175 CFM, RESPECTIVELY, 350 CFM TOTAL, IN NEW TENANT SPACE IN OCCUPIED MODE AS SYSTEM.

EXISTING RETURN AIR DUCT TO ADJACENT TENANT SPACES TO REMAIN.

EXISTING TEMPERATURE TO REMAIN. FIELD VERIFY LOCATION AND EQUIPMENT SERVED. RELOCATE IF REQUIRED.

EXISTING RETURN AIR DUCT TO ADJACENT TENANT SPACES TO REMAIN.

EXISTING TEMPERATURE TO REMAIN. FIELD VERIFY LOCATION AND EQUIPMENT SERVED. RELOCATE IF REQUIRED.
### Mechanical

#### Variable Air Volume Schedule - Existing

<table>
<thead>
<tr>
<th>Tag</th>
<th>Description</th>
<th>Manufacturer</th>
<th>Model</th>
<th>Location</th>
<th>Notes</th>
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<tbody>
<tr>
<td>VAV 1A-3</td>
<td>Price SDV</td>
<td>WH-1</td>
<td>BELL &amp; GOSSETT</td>
<td>NBF-22</td>
<td>1.5 10</td>
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<tr>
<td>VAV 1B-1</td>
<td>Price SDV</td>
<td>TRIM</td>
<td>HAWS</td>
<td>CP 1</td>
<td>H10</td>
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<tr>
<td>VAV 1B-2</td>
<td>Price SDV</td>
<td>TRIM</td>
<td>HAWS</td>
<td>CP 1</td>
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<tr>
<td>VAV 1B-3</td>
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<td>TRIM</td>
<td>HAWS</td>
<td>CP 1</td>
<td>H10</td>
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<tr>
<td>VAV 1B-5</td>
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<td>TRIM</td>
<td>HAWS</td>
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#### Blower Coil Schedule

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<tr>
<td>BLOWER</td>
<td>Price SDV</td>
<td>WH-1</td>
<td>BELL &amp; GOSSETT</td>
<td>NBF-22</td>
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### Electrical

#### Refrigerant Schedule

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<td>HAWS</td>
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#### Pump Schedule

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<th>Location</th>
<th>Notes</th>
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</thead>
<tbody>
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<td>TRIM</td>
<td>HAWS</td>
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### Plumbing

#### Fixture Schedule

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<td>FIXTURE 1</td>
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#### Drain Schedule

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<td>DRAIN 1</td>
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### HVAC

#### Air Terminal Schedule

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<td>HAWS</td>
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### Structural

#### Consulting Engineers

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<td>CONSULTANT 1</td>
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### Heating

#### Heating Equipment Schedule

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### Cooling

#### Cooling Equipment Schedule

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### Refrigeration

#### Refrigeration Equipment Schedule

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### Wind/Water

#### Wind/Water Equipment Schedule

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<td>HAWS</td>
<td>CP 1</td>
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**Branch Panel: PI**

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<th>Type</th>
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<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
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</tbody>
</table>

**POWER AND SYSTEMS GENERAL NOTES**

1. **Branch Panel:** The branch panel is located in the specified area.
2. **Panel Details:** The panel details are as follows:
   - Panel Type: [Specify panel type]
   - Rating: [Specify rating]
   - Location: [Specify location]
3. **Wiring:** The wiring is as per the specified requirements.
4. **Electrical Devices:** All electrical devices are as per the specified requirements.
5. **Scheduling:** The scheduling is as per the specified requirements.

**POWER AND SYSTEMS KEYNOTES**

- **Electrical Devices:** Ensure all electrical devices are properly labeled and identified.
- **Wiring:** Ensure all wiring is properly routed and secured.
- **Panelboard:** The panelboard is located in the specified area.
- **Wiring Diagram:** The wiring diagram is as follows:
   - [Insert wiring diagram]

**Additional Notes:**

- [Insert additional notes]
- [Insert additional notes]
**Demolition General Notes**

- **Electrical**
  - On demolition work, the electrical systems and devices are to be disconnected, and wiring to be removed back to the nearest junction box or panel as required.

- **Mechanical**
  - On demolition work, the mechanical systems and devices are to be disconnected, and piping to be removed back to the nearest pipe or fitting as required.

- **Demolition Keynotes**
  - Reference only.

- **Demolition Plan**
  - First Level Demolition Plan

- **SOUTH PANEL**
  - 1/4" = 1'-0"

- **ED1.1**
  - 1st Floor

- **Medicine Clinic**
  - Topeka, KS 66612

- **POPE ARCHITECTS, INC.**
  - POPE Architects, Inc.
  - Minneapolis, MN 55428
  - Tel: (763) 367-7601 FAX: (763) 367-4919

- **DEMO ELECTRICAL NOTICES**
  - All electrical devices in attics above existing rooms only are existing to remain and are shown for reference only.

- **Demolition General Notes**
  - All work in this room is for reference only.
  - All electrical devices are existing to remain.

- **Demolition Notes**
  - No work is for existing condition.
  - All existing panels may contain circuits only and are existing to remain.

- **Demolition Plan**
  - The contractor is to disconnect electrical devices and wiring to be removed back to the nearest junction box or panel as required.

- **Demolition Notes**
  - All electrical devices are to be disconnected and wiring to be removed back to the nearest junction box or panel as required.

- **Demolition Notes**
  - Electrical devices existing to remain.
  - Provide new pipe, wire & box or panel as required.

- **Demolition Notes**
  - All tracks & conduits are to be removed back to the nearest pipe or fitting as required.

- **Demolition Notes**
  - All non-current receptacles are to be removed as indicated by a dashed line.

- **Demolition Notes**
  - All metal boxes & enclosures containing non-current receptacles are to be removed.

- **Demolition Notes**
  - The grounding terminals of all electrical devices must be removed.

- **Demolition Notes**
  - The equipment grounding conductor that is directly connected to an insulated copper conductor must be removed.

- **Demolition Notes**
  - The foiling of all metallic armor or sheath assemblies must be removed.

- **Demolition Notes**
  - The wiring in patient care areas shall comply with the wiring methods as provided in 517.13 (A).

- **Demolition Notes**
  - All branch circuits serving patient care areas shall provide an effective ground path by installation in a metal raceway system or a cable having a metallic armor or sheath assembly rated as a ground.

- **Demolition Notes**
  - All branch circuits serving examination rooms shall provide an effective ground path by installation in a metal raceway system or a cable having a metallic armor or sheath assembly rated as a ground.

- **Demolition Notes**
  - All branch circuits serving examination rooms shall provide an effective ground path by installation in a metal raceway system or a cable having a metallic armor or sheath assembly rated as a ground.
CERTIFIED LOCAL GOVERNMENT
CERTIFICATE OF APPROPRIATENESS
REVIEW REPORT
TOPEKA PLANNING DEPARTMENT

CASE NO: CLGR18-28 by: Downtown Topeka Foundation

Project Address: 612 S. Kansas Avenue
Property Classification: Non-Contributing property within the boundary of the South Kansas Avenue Commercial Historic District, Listed on the Register of Historic Kansas Places, and the National Register of Historic Places
Standards: Secretary of the Interior’s Standards for Rehabilitation

PROPOSAL: The applicant is requesting a Certificate of Appropriateness for the rehabilitation and addition onto an existing structure located at 612 S. Kansas Avenue. This building is classified as a non-contributor to the historic integrity of the S. Kansas Avenue Commercial Historic District.

BACKGROUND: The applicant is proposing the partial demolition and reconstruction and expansion of a structure that is located at the north end of a proposed public plaza, all located on the east side of the 600-block of S. Kansas Avenue. This structure dates to 1982, and is characterized as a Postmodern/Neoeclectic style of architecture.

This building is described within the National Register Nomination for the surrounding historic district as following: “This two-story freestanding professional building has dark brown brick walls and deeply recessed, fixed, tinted windows and balconies. An exterior dogleg stair with curved brick walls stands at the south end of the rear elevation. The building has a flat roof. The building was constructed outside the period of significance and is therefore non-contributing. A landscaped plaza with concrete paths and irregularly shaped planting beds with ground cover, rock walls, and medium-sized deciduous trees occupies the space between the west façade of the building and the public sidewalk.”
**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:** No changes to the principle use of this property are proposed. The current building was constructed in 1982, and is not representative of the historic character of the surrounding historic district. The proposed changes to the west-facing front of the building will more closely resemble a traditional commercial main street building, being two-story, with a lower storefront, bulkhead, and the appearance of upper-floor double-hung windows.

**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:** The postmodern/neoeclectic architectural style of this building is not indicative of the general character of the surrounding historic district. Its front façade is set back roughly 60’ from the sidewalk, also not in keeping with the historic character of the surrounding district. The proposed reconfiguration of this building will more closely resemble a traditional commercial structure, albeit with a more contemporary architectural style.

**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 any features that will present a false sense of historical development or conjectural features.

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

**Analysis:** This property has not achieved any historic significance in its own right. The proposed uses of this property will also remain consistent with its historic purpose.

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

**Analysis:** No historic distinctive features, finishes, construction techniques, or examples of craftsmanship are associated with this property. The proposed project will use consistent quality materials of brick and stone in its construction.
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 lost in conjunction with this project. The new work will be compatible with the massing, size, and scale of the surrounding historic district. The new construction will utilize a more contemporary design. The Downtown Design Guidelines recommend for new construction within the historic district: “New construction and additions related to existing buildings should be of a design that is respectful of the character of the historic district as a whole, the buildings to which it is related, and buildings in the immediate vicinity as outlined in the guidelines for new construction on vacant and open lots [discussed] in this chapter.” This project also reinforces the presence of a street wall that will be lost as a result of the demolition of other buildings within this block, and the conversion of that land for use as a public plaza.

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 proposed rehabilitation and addition onto property located at 612 S. Kansas Avenue will not damage or destroy the historic character or the historic integrity of this property, nor the historic integrity of the surrounding South Kansas Avenue Commercial Historic District.
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 demolitions of the structures; 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
612 Foundation Plan

612 Second Floor Framing Plan

612 Roof Framing Plan

COLUMN SCHEDULE

SPREAD FOOTING SCHEDULE

S104

P-(#) - Denotes Pilaster Type, Reference Details
BP-(#) - Denotes Column Base Plate Type, Reference Details

* Indicates Dimension to be Verify with Architectural Plans.

CONTRACTED AS PERSTRUCTION DRAWING, THE SCHEDULES ARE FOR USE WITH OTHER DRAWING CONSTRUCTION.

NOTES: DRAWINGS DOWON WITH ARCHITECTURAL AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION. INFORM

HTK Architects
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CERTIFICATE OF AUTHORIZATION
100% DEMOLITION DOCUMENTS
12/5/2018 8:10:42 AM BIM 360://DTI Plaza/DTI Plaza CENTRAL DD.rvt
PROPOSAL: The applicant is requesting a Certificate of Appropriateness for the construction of 2 buildings, both adjacent to the rear-face (west) of the parking garage located at 615 SE Quincy Street. This parking garage is classified as a non-contributor to the historic integrity of the S. Kansas Avenue Commercial Historic District.

BACKGROUND: The applicant is proposing the construction of two new buildings to serve as restrooms, and housing of the mechanical systems that will serve the functional needs of the new public plaza to be located immediately to the west of these new buildings across the alley. This structure dates to 1986, and is a concrete, 5-story parking garage with an open façade. The new buildings will be located adjacent and behind the principle structure, and will lay parallel between the alley to the west, and the parking garage on the east. The new buildings will not be considered or used as the primary or principle structures on the property, but will be used in conjunction and in support of the public plaza that will be constructed immediately to the west. As such, their appearance and architectural style is subdued and utilitarian in design.
**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 proposed buildings will be ancillary structures, functionally and structurally detached from the principle use on the property. The proposed changes to not alter the continued use of the property for its primary purpose.

**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: The proposed buildings will not alter nor diminish the character of the principle building on the property. The new buildings will be complementary in their design to the principle structure, and will not degrade the historic character of adjacent properties.

**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 any features that will present a false sense of historical development or conjectural features.

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

Analysis: This property has not achieved any historic significance in its own right. The proposed uses of this property will also remain consistent with its historic purpose.

**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 lost in conjunction with this project. The new work will be compatible with the massing, size, and scale of the surrounding historic district.

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 proposed rehabilitation and addition onto property located at 615 SE Quincy Street will NOT damage or destroy the historic character or the historic integrity of this property, nor the historic integrity of the surrounding South Kansas Avenue Commercial Historic District.

**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 demolitions of the structures; 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: CLGR18-30             by: Studio Bloom by Shelley

**Project Address:** 921 S Kansas Avenue
**Property Classification:** Contributing Property to the South Kansas Avenue Commercial Historic District.
**Standards:** Secretary of the Interior’s Standards for Rehabilitation; Downtown Topeka Design Guidelines
**Attachments:** Site Plan [], Elevations [], Arch./Const. Plans [x] Pictures [x]

**PROPOSAL:** This proposal is to refinish the 2nd-level of the building, located at 921 S. Kansas Avenue, to accommodate a photography studio. No exterior alterations are proposed in conjunction with this project, with the exception of the removal of the boards covering the east-facing windows, and associated restoration and re-use of the existing windows behind those board coverings. This structure is listed as a “contributing property” within the nomination of the South Kansas Avenue Commercial Historic District to the National Register of Historic Places.

**BACKGROUND:** This Building is a two-story structure located in downtown Topeka, Kansas, near the middle of the west side of the 900-block of S. Kansas Avenue. The building dates to 1880, and as such is one of the oldest commercial structures within the S. Kansas Avenue Commercial Historic District.

This building is classified within the National Register nomination for the South Kansas Avenue Commercial Historic District as a late 19th & early 20th Century Classical Revival commercial structure. The nomination states, specifically for this building: This two-story two-part commercial block contains non-historic brick cladding on the first story. The second story contains two window openings that are covered with painted plywood. Corbeled brickwork and recessed brick panels above the windows and at the flat parapet provide the only ornament on this simple commercial building. This new facade was designed in 1911. The rear (west) elevation is stone, brick, and concrete block.

The current lower storefront dates to the early 1960s.
**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: No significant change in current use is proposed in conjunction with this project. The building is currently vacant. This project refinishes and restores the building’s 2nd-level for use as a photography studio. The general commercial purpose of this building will remain unchanged.

**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: There are few historic character-defining features within the 2nd-level of this building. For some time after 2010, the roof of this building began to collapse, and leaked water into the 2nd-level, causing substantial damage and loss of historic materials. The roof has since been replaced, and some plaster remains of the walls, and will be retained as feasible. The east-facing windows will also be restored and re-used in conjunction with this project. Otherwise, this project will not remove any historic materials, nor any features that define the interior 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: This project will not create a false sense of historical development. New finishing features within the interior on the 2nd-level will be minimal in nature, and will not suggest any historical replication the building’s past.

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

Analysis: Some plaster within the 2nd-level have been degraded. This project proposes some replacement where appropriate, but will otherwise leave some brick and stone walls exposed, depending on the structural stability of the plaster overlay.

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

Analysis: No distinctive features, finishes, or construction techniques will be removed or altered in conjunction 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:** Some plaster within the 2nd-level have been seriously degraded. The current tenant proposes some replacement where appropriate, but will otherwise leave some brick and stone walls exposed, depending on the structural stability of the plaster overlay.

**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 that characterize this property will be removed or altered in conjunction with this project proposal.

**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 the performance of this review under KSA 75-2724, Staff is recommending a finding that the interior restoration project as proposed for 921 S. Kansas Avenue will NOT damage or destroy the historical integrity of the structure, or the surrounding South Kansas Avenue Commercial Historic District.

Prepared by: __________________________________
Timothy Paris, Planner II

**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.
NOTE: EXTERIOR WORK LIMITED TO THE REPLACEMENT OF THE SECOND FLOOR WINDOWS ONLY AT THIS TIME.
**Floor Plan**

- **Wall Details**
  - Wall Finishes: Elevation, Sill Detail
  - Wall Finish at Inset to Be Level Five Gypsum Board
  - Wall Finish at Rid to Be Rustic Plaster
  - Wall Finish at All to Be Rustic Plaster

- **Window Details**
  - New Double Hung Alum Window Assembly - 5500 Series by Manko Window Systems Inc.
  - Existing Masonry Sill Below
  - Line of Existing Exterior Panning Trim

- **Hint**
  - Beadboard Soffit to Open to Reveal the Kitchenette. They then slide into side pockets to ensure they are out of the way and not inhibiting the floor space.

- **Gallery Wall**
  - Hidden Kitchenette
  - Hidden Picture

- **Signage**
  - Concept exterior signage to be installed

- **Photo**
  - Studio 455 Photography