

THE TOPEKA LANDMARKS COMMISSION MEETING

Holliday Office Building
620 SE Madison Ave., Holliday Conference Room, 1st Floor

A G E N D A

Thursday, November 8, 2018

5:30 PM

- I. Roll Call
- II. Approval of Minutes –October 11, 2018 Minutes
- III. **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.
- IV. **Other Items**
 1. Administrative Approvals
 - Repair fire damage at 1200 SW Taylor Street
- V. 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.

TOPEKA LANDMARKS COMMISSION MINUTES

Thursday, October 11, 2018

Holliday Office Building | 620 SE Madison | 1st Floor Holliday Conference Room

Roll Call

Members Present: Cheyenne Anderson, Mark Burenheide, Jeff Carson, David Heit, Paul Post, Grant Sourk, Christine Steinkuehler, Cassandra Taylor (8)

Members Absent: Donna Rae Pearson (1)

Staff Present: Tim Paris, Dan Warner, Kris Wagers

Chairperson Grant Sourk called the meeting of the **Topeka Landmarks Commission** to order with seven members present for a quorum. Ms. Steinkuehler arrived after the first vote.

Approval of Minutes – September 10, 2018

Motion by Ms. Anderson to approve; **second** by Mr. Carson. **APPROVAL** (6-0-1 with Mr. Post. Abstaining)

Ms. Steinkuehler arrived at 5:34PM

CLGR18-16 by Jim Klausman, requesting a State Preservation Law Review for alterations to the façade of property located at 822-824 S. Kansas Avenue. This property is listed as “contributing” to the historic integrity of the South Kansas Avenue Commercial Historic District.

Mr. Paris presented the staff report and staff recommendation. After discussion as to whether this evening's review included only the first floor or the entire façade, it was confirmed that the current review does include the total façade. Mike Hampton of SDG was in attendance and verified this as being their intent.

Mr. Hampton verified that the 2nd floor windows appear to be in good shape and their intent is to keep them, installing storm windows. If this changes, they would return to the Commission for approval for window replacements. Mr. Paris stated that he has looked at the windows and believes they are in good enough shape to be restored and reused.

Materials for lower doors and windows was discussed and Mr. Carson noted that the windows wouldn't match if there is aluminum on the 1st floor and wood on the 2nd windows. It was agreed that the wood windows could be painted to match the 1st floor windows.

Ms. Taylor noted that cleaning the existing stone should be done carefully by qualified people.

Regarding first floor materials, Mr. Heit asked if the applicant would consider keeping historic materials if, when the current metal siding is removed, they are found to remain. Mr. Paris suggested the DRC be allowed to approve changes to the materials used and also the height of the 1st floor windows should that change.

Following additional discussion about the potential finding of historic materials and their retention, there was a **Motion** by Ms. Taylor / **Second** by Mr. Heit: Topeka Landmarks Commission finding is that the proposed storefront will not damage or destroy the historic character or the historic integrity of the structure. Upon demolition, if original materials are found to be present and worth keeping, those items

TOPEKA LANDMARKS COMMISSION
MINUTES

should be considered for use within the final product, pending secondary review by either the DRC or the Landmarks Commission. Regarding 2nd floor windows: these have been deemed to be operable and functional, or easily restored, and should be retained. **APPROVAL (7-0-1** with Mr. Sourk abstaining).

CLGR18/21 by Reliant Apparel, requesting State Preservation Law review for the placement of a new projecting sign above the 1st level storefront on property located at 631 S Kansas Avenue.

Mr. Paris presented the staff report and staff recommendations for a finding that the placement of the sign as proposed will not damage or destroy the historic character or the historic integrity of the property or the surrounding historic district.

Mr. Sourk asked the height of the sign – 45”

Mr. Paris noted that the sign is consistent with D1 District sign standards.

Motion to concur with the staff recommendation was made by Mr. Post, **seconded** by Ms. Anderson.
APPROVAL (8-0-0)

CLGR18-20 by TKG, LLC and JT&DV Investments, requesting a State Historic Preservation Law review for the zoning reclassification of property located at 125 and 121 N. Kansas Avenue from I-2 Heavy Industrial District TO D-3 Downtown District. This property is listed as a “contributor” to the historic integrity of the Mill Block Industrial Historic District.

Mr. Paris presented the staff report and staff recommendation for a finding that the proposed reclassification from I-2 Heavy Industrial zoning district to D-3 Downtown District will not damage or destroy the historic integrity of the property located at 101 N. Kansas, nor the surrounding Mill Block Historic District.

Following discussion about what the buildings are currently used for, Mr. Paris pointed out that the Standards for Rehabilitation do allow for repurposing and alterations to accommodate new uses. Mr. Paris stated he believes the reclassification preserves the historic integrity more than other actions that could be taken.

Following discussion, **Motion** to concur with the staff recommendation was made by Mr. Carson, **seconded** by Mr. Burenheide. **APPROVAL (7-0-1** with Mr. Heit abstaining).

Discussion Item – nomination of the St. Joseph’s Elementary School to Register of Historic Places National Registry of Historic Places

Mr. Sourk introduced the item and explained that commissioners could give comments and/or recommendations for changes. The project applicant was Commissioner Mark Burenheide, who was present and provided information about the application, the history of the building, and anticipated use. Mr. Paris added that this is the site for our first ever Historic Window Restoration Workshop scheduled for November 8, 9, 10. Mr. Carson stated he believes the Commission should recognize Mr. Burenheide for his willingness to take this project on and Mr. Sourk concurred that he has the support of the Commission.

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Other Items

Mr. Paris briefly reviewed the sign he reviewed and approved administratively.

Mr. Paris gave an update on the Historic Window Restoration workshop, noting that registration is on-going with a cost of \$100 per student. The workshop will be limited to 18 people.

Adjournment at 6:25PM

November 8, 2018

Topeka Landmarks Commission
Certified Local Government
Certificate of Appropriateness
National Historic Register Project Review
Topeka Planning Department

CASE NO: CLGR18-24

by: Mark & Meg Braun

Project Address: 117 SW Woodlawn Ave

Historic District: Potwin Place National Historic District

Standards: Secretary of the Interior's Standards for Rehabilitation

Type of work: Replacement of a non-historic sun-room with an enclosed back porch

Square Footage: 91 sq. ft.

Height: 1-Story

Property Classification: Contributing Property to the Potwin National Historic District

PROPOSAL: The applicant is requesting Certificate of Appropriateness for the construction of an enclosed porch to be located on the south-west (rear) corner of the home. The porch will replace, and will occupy an identical footprint as an existing non-historic metal-framed sun-room. The proposed enclosed porch will be finished with siding and roofing materials that match the architectural style of the home.

BACKGROUND: The property is a Contributor to the historic integrity of the Potwin Place National Historic District, and is therefore subject to a Certificate of Appropriateness Review for all proposed exterior or structural alterations.

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) dictates that the following guidelines for evaluation must be used for any property individually listed or located within an historic district:

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 change in the principle and historic use of the property is proposed. Proposed changes to the property are deemed to be minimal, while still maintaining the historical character 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:** The enclosed porch is proposed to replace a non-historic sunroom addition in the same location. The existing sunroom has no historic character, and is considered to be less compatible with the overall architectural style of the home than the proposed enclosed porch.
- 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 proposed porch addition will retain distinguishing characteristics as an addition onto the home. This distinction will be achieved through materials, and the placement of trim-board utilized in the exterior siding. Therefore, this project will not visibly suggest a false sense of historical attachment to the primary structure, yet will be architecturally compatible and supporting of the overall architectural character of the home.
- Standard 4** *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*
- Analysis:** The existing sunroom has not achieved historical significance in its own right.
- Standard 5** *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
- Analysis:** Removal of the existing sunroom will not remove distinctive materials, features, finishes, or construction techniques that are distinctive qualities of the home. The proposed porch addition will match the principle structure in materials, lap siding dimensions, roofing materials, and color.
- Standard 6** *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
- Analysis:** N/A
- Standard 7** *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*
- Analysis:** N/A
- Standard 8** *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will 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 proposed construction will not remove or destroy any distinctive materials or character-defining feature of this property. The proposed porch addition will be compatible with the massing, size, scale and architectural features that define the historical character of the property.

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 porch addition could be removed at a future date, leaving the present form, function, and architectural character of the principle structure intact.

Staff Recommendation: Therefore, in light of these standards and the preceding analysis, Planning Staff recommends a finding 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

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.

117 SW Woodlawn Ave.



Replacement Enclosed Porch



Development Services Division
620 SE Madison, Unit 6
Topeka, Ks, 66607
Phone: (785) 368-3704
Fax: (785) 368-1650

DEVELOPMENT SERVICES USE ONLY

DATE: 10/10/18 PERMIT FEE: \$ 4300

APPLICATION # 201810105747

1 & 2 Family Residential Building Permit Application

PROJECT ADDRESS: 117 SW WOODLAWN Square Footage of Impervious Surface 91
Estimated Construction cost: \$25,000.00 Square footage of Construction: 91
Legal description: Lot(s) _____ Block _____ Subdivision: _____ (Or see Attached) _____

PROJECT/DESCRIPTION:

- | | | |
|--|--|--|
| <input type="checkbox"/> New Single Family Residence | <input type="checkbox"/> Attached Carport | <input type="checkbox"/> Canopy |
| <input type="checkbox"/> New Duplex | <input type="checkbox"/> Detached Carport | <input type="checkbox"/> Deck/Patio Cover |
| _____ Number of Bedrooms | <input type="checkbox"/> Other Detached Structure | <input type="checkbox"/> Other Exterior Alteration |
| <input type="checkbox"/> Basement Finish | <input type="checkbox"/> Open Porch | <input type="checkbox"/> Interior Remodel |
| <input type="checkbox"/> Attached Garage | <input checked="" type="checkbox"/> Enclosed Porch | <input checked="" type="checkbox"/> Other _____ |
| <input type="checkbox"/> Detached Garage | <input type="checkbox"/> Attached Deck | |

Please provide footing/foundation/pier/slab plans, building plans and elevations with notes and details describing building materials – size and spacing of framing materials – for floors, walls and roof construction, support posts, decking, railings, stairs, a dimensioned site plan indicating property lines, easements and public-right-of-ways, location of proposed structure, related paving such as sidewalks, driveways

Services to property: ☒ City water service ☐ Rural water district ☐ Requesting City service
☐ Septic system ☒ Public sanitary sewer ☐ Other _____

NOTE: I OWN & OCCUPY THIS EXISTING STRUCTURE (ownership & occupancy must be verified):

- ☐ I plan on doing: ☐ Plumbing Work ☐ Mechanical Work ☐ Electrical Work
☐ If I do the plumbing, mechanical or electrical work, I will need a separate permit for each

APPLICANT:

ROBERT BERRY

(Please Print Name)

I am the:

- ☐ Property Owner ☒ Contractor
☐ Other: _____

PROPERTY OWNER:

Name: MARRIEG BRAUN
Mailing Address: 117 SW WOODLAWN
City: TOPEKA State: KS Zip: 66606
Phone #'s: _____ Cell: 690-6794
Fax: _____ Email: _____

BUILDING / GENERAL CONTRACTOR: Company Name: RJ BERRY HOMEBUILDERS

Address: 2030 NW SILVERLAKE RD City: TOPEKA State: KS Zip: 66618
Phone #'s: 233-9800 Cell: 221-7407 Fax: _____ Email: _____
Designated contact person: ROBERT BERRY City License #: RICP 2012000001825

Electrical Contractor:	Company Name / Phone	<u>1 () -</u>
Plumbing Contractor:	Company Name / Phone	<u>1 () -</u>
Mechanical Contractor:	Company Name / Phone	<u>1 () -</u>

I understand location of the structure is the responsibility of the contractor and/or owner and that said structure shall be placed in accordance with the approved plan and Topeka zoning regulations. I certify the information provided to be true and correct and agree to comply with all pertinent City of Topeka codes, ordinances and regulations. By the execution of this application, I understand I/the contractor am/is responsible to call for all required inspections and also consent to have the City of Topeka personnel enter onto the premises legally described herein for the purpose of inspecting the premise for compliance with all applicable City codes, during normal business hours. I understand all inspections must be completed and all work approved.

Applicant/Owner Signature Robert Berry

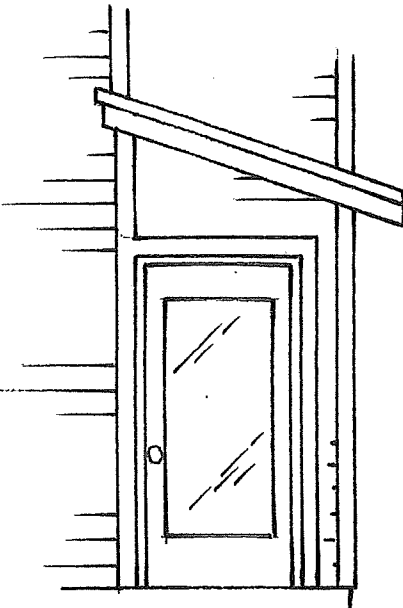
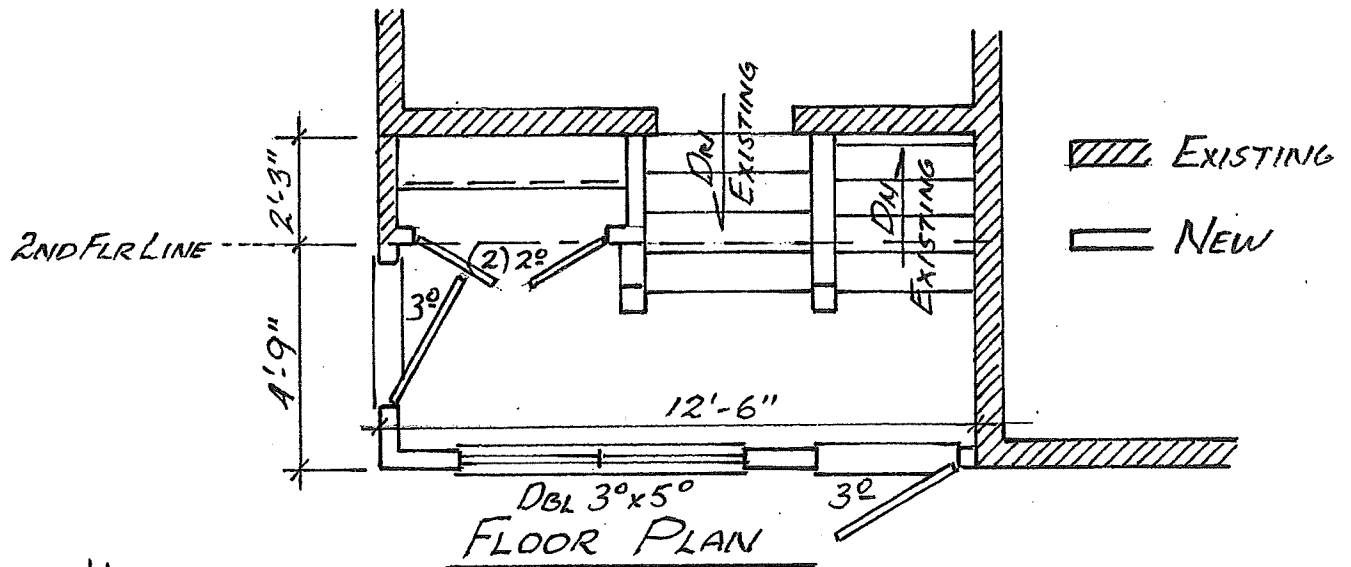
Date 10/9/18

DEPARTMENT/DIVISION REVIEWS

Is the property on the register of historic places? ☐ Yes ☐ No Is the property in a designated floodplain? ☐ Yes ☐ No

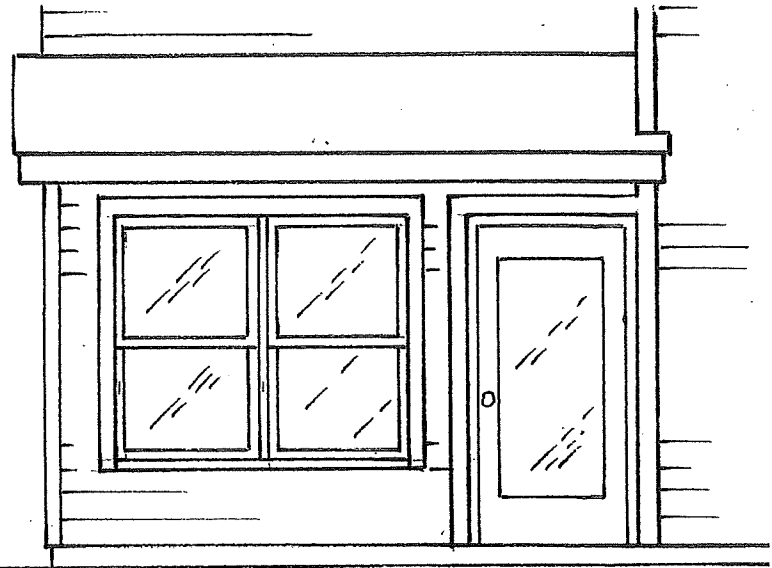
Building review: Approved _____ Date _____	Disapproved _____ Date _____
Site review: Approved _____ Date _____	Disapproved _____ Date _____
Planning review: Approved _____ Date _____	Disapproved _____ Date _____
Water review: Approved _____ Date _____	Disapproved _____ Date _____

Comment: _____

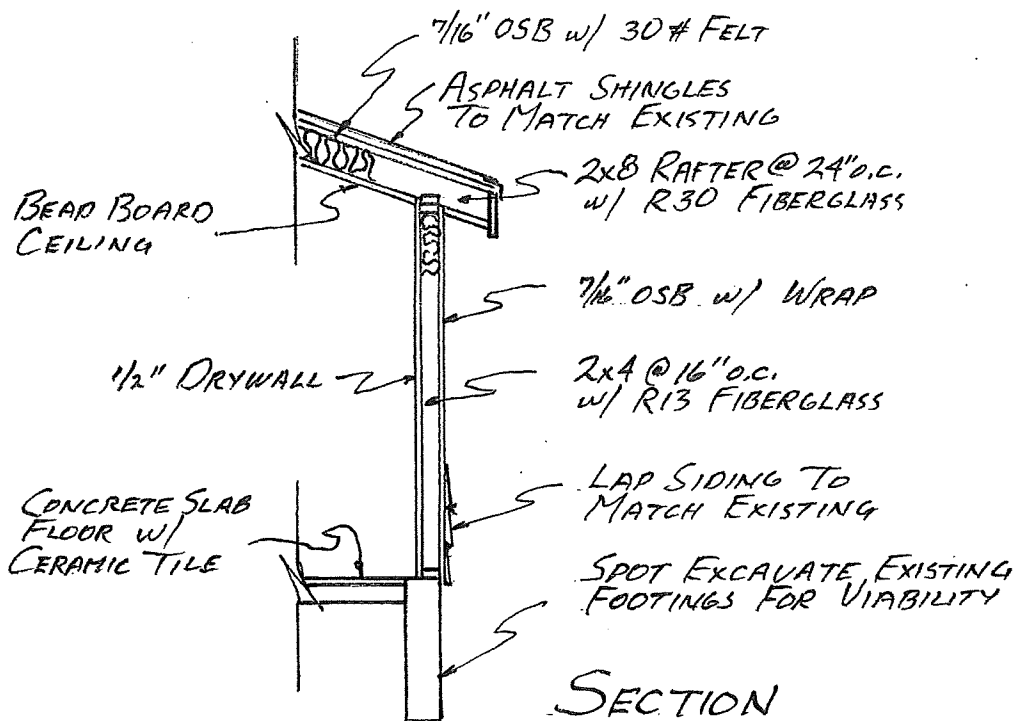


WEST ELEV.

SCALE FOR ALL
DRAWINGS IS
1/4" = 1'-0"



SOUTH ELEV.



PROPOSED STRUCTURE
TO REPLACE GLASS SOLARIUM
@ 117 SW WOODLAWN
MARK + MEG BRAUN RESIDENCE



Home @
117 SW Woodlawn



WEST ELEV.
SUNROOM
PROPOSED FOR
REMOVAL



SOUTH ELEV:
SUNROOM PROPOSED FOR REMOVAL