I. Roll Call

II. Approval of Minutes –September 13, 2018 Minutes

III. CLGR18-16 by Jim Klausman, requesting a State Preservation Law Review for alterations to the lower storefront and 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.

IV. CLGR18-21 by Reliant Apparel, requesting a State Preservation Law Review for a new projecting sign above the 1st-level storefront on 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.

V. 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.

VI. Other Items
   1. Administrative Approvals
      • Sign replacement for 632 SW Van Buren St. for Aetna, Topeka.
      • Wood Window Restoration Workshop – St. Joseph’s Parochial School

VII. Adjournment

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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, September 13, 2018
Holliday Office Building  I  620 SE Madison  I  1st Floor Holliday Conference Room

Roll Call

Members Present: Cheyenne Anderson, Mark Burenheide, Jeff Carson, David Heit, Donna Rae Pearson, Grant Sourk, Cassandra Taylor (7)
Members Absent: Paul Post, Christine Steinkuehler (2)
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. Mr. Carson arrived after the first vote.

Approval of Minutes – August 9, 2018

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

Mr. Carson arrived at 5:33PM

CLGR18-08 by Faith Temple, requesting a Certificate of Appropriateness and State Preservation Law review for the placement of an exterior staircase on the south side of the property located at 1149 SW Lincoln Street. 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.

Mr. Paris presented the staff report and staff recommendation for a finding that the placement of the staircase, as proposed, will not damage or destroy the historic character or the historic integrity of the listed property.

The applicant was present and available for questions. She stated that she agreed with everything Mr. Paris had stated.

Ms. Pearson asked when the original staircase was removed. The applicant stated she was not certain. Mr. Paris explained that the property had suffered from a good deal of vandalism and the previous owners removed the staircase in an attempt to prevent further vandalism. He added that the current owner wishes to replace the staircase so that the home can be occupied and further decrease the potential for vandalism. The first floor will continue to be used by Faith Temple for their youth ministry. Mr. Paris also stated that no alterations to the house are planned and that the previous staircase was in place when the house received its nomination.

Motion by Mr. Burenheide to agree with staff’s recommendation; second by Ms. Pearson. APPROVAL (7-0-0)

CLGR18-14 by Cyrus Hotel, requesting State Preservation Law review for the placement of a roof sign above the building located at 922 S. Kansas Avenue. This property is considered to be “non-contributing” to the historic integrity of the South Kansas Avenue Commercial Historic District.
Mr. Paris presented the staff report and staff recommendations for a finding that the placement of the roof sign as proposed will not damage or destroy the historic character or the historic integrity of the property or the surrounding historic district.

Andrew Wiechen of Architect One was present to take questions.

Ms. Anderson asked if the light will be continuous and Mr. Wiechen stated that it will; it is a continuous rope light with no hot spots.

Mr. Sourk asked if it’s only the lettering that’s lit and Mr. Wiechen confirmed that it is, adding that there are rope strands both inside and outside of the lettering.

Mr. Paris inquired as to why the sign is only facing 1 way (West). Mr. Wiechen explained that when plans were first being made, it was largely due to financial limitations and added that they are not re-thinking that, especially now that they recognize the line of sign is not hindered by other buildings.

Motion to concur with the staff recommendation was made by Mr. Heit, seconded by Ms. Anderson.

APPROVAL (5-0-2 with Ms. Taylor and Ms. Pearson abstaining)

CLGR18-15 by The Iron Rail Brewing Co., requesting a State Historic Preservation Law review for the placement of an illuminated wall sign above the storefront on property located at 705 S. Kansas Avenue. This property is listed as a “contributor” to the historic integrity of the South Kansas Avenue Commercial Historic District.

Mr. Paris presented the staff report and staff recommendations for a finding that the proposed sign to be placed above the storefront of the property is consistent with Downtown Topeka Design Guidelines and will not damage or destroy the historic integrity of the structure or the surrounding South Kansas Avenue Commercial Historic District.

Mr. Paris explained that the sign was in place on earlier drawings reviewed by the Commission, but it must have a sign permit so a new review is necessary. He added that the sign placement is consistent with previous drawings and that this is likely a space specifically designed for signs.

A representative from Midtown Signs was present and willing to take questions. He confirmed that Mr. Paris’s description was correct.

Motion to concur with the staff recommendation was made by Ms. Taylor, seconded by Mr. Heit.

APPROVAL (7-0-0)

CLGR18-17 by Aetna Topeka, requesting a State Historic Preservation Law review for the interior remodel of property located at 632 SW Van Buren Street. This property is individually listed on the National Register of Historic Places.

Mr. Paris presented the staff report and staff recommendations for a finding that the modifications proposed to the interior of the property will not damage or destroy the historic character or the historic integrity of the property.

Mr. Paris explained that the applicant was present and available for questions.

Following brief discussion, a motion to concur with the staff recommendation was made by Ms. Pearson, seconded by Mr. Burenheide. APPROVAL (7-0-0)
Other Items

Mr. Paris gave a brief summary of the items that had been approved administratively and by the DRC.

Mr. Paris reminded all that the Kansas State Historic Preservation Conference is September 20-22 in Lawrence, Kansas. Several commissioners are registered to attend.

Mr. Paris provided information about a Wood Window Restoration Workshop that will take place at St. Joseph’s Parochial School November 8-10 from 8AM-5PM. The Planning Department has received a grant to help pay for putting on the workshop. The speaker will be Bob Yapp and registration is limited to 18 participants.

Mr. Paris gave an update on the status of choosing the Survey Consultants. The Garlinghouse Survey will be done by Rosin Preservation and the Tennessee Town Survey will be done by J Desdefano of Nashville, TN.

Adjournment at 6:16PM
CERTIFIED LOCAL GOVERNMENT
KANSAS HISTORIC PRESERVATION LAW
PROJECT REVIEW REPORT
TOPEKA LANDMARKS COMMISSION

CASE NO: CLGR18-16

by: Jim Klausman

<table>
<thead>
<tr>
<th>Project Address:</th>
<th>822-824 S Kansas Avenue</th>
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<tr>
<td>Property Classification:</td>
<td>Contributing Property to the South Kansas Avenue Commercial Historic District.</td>
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<tr>
<td>Standards:</td>
<td>Secretary of the Interior’s Standards for Rehabilitation; Downtown Topeka Design Guidelines</td>
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<tr>
<td>Attachments:</td>
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PROPOSAL: This proposal is to accommodate the replacement of the lower storefront on property located at 822-824 S. Kansas Avenue. 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.

As a part of this renovation, the owner proposes to replace the lower storefront. This proposal would replace the lower metal siding below the storefront windows with wood paneling. This paneling is proposed for a lower total height than at present, corresponding to the height of a table that is planned within the interior. The measurement is specified at a height of 34” above the adjacent exterior sidewalk.

Above the bulkhead will be placed storefront windows. These windows on the north storefront will be operable, while the windows on the south storefront will be stationary. The north storefront windows will consist of three panels, all hinged to fold open, thus revealing an open storefront above the bulkhead. Each glass panel will be framed with glazed aluminum rails. The south storefront windows will match the frame profile of the north, but will be stationary, as opposed to operable.

Above the lower storefront will be placed new transom windows, also matching the glazed aluminum framing as the lower storefronts. The paneling of the transoms will match the lower storefront window panels in number and width. All existing double-wide doorways are also proposed for replacement using the same materials as the windows. Glass within the doorways, transoms, and storefront window panes is proposed double-paneled with minimal tint.

BACKGROUND: This structure dates to c. 1905, and has historically housed a variety of tenants, ranging from financial service, cafeterias, and various health services offices. The current owner of the building proposed a comprehensive renovation and rehabilitation of the building to house a similar variety of tenants. Although photographic documentation of the early 20th Century building does exist, there is no definitive evidence of the original configuration of the lower storefront. This lack of photographic evidence suggests that the earliest 1950s era photographs of the lower storefront depict a modified, or a replacement storefront that differs from the original. The only consistent documentation of the configuration of the lower storefront concerns the placement of 3 separate doorways, all centered within the width if the building. The upper 2nd-level façade has remained unchanged, and still retains its original windows, brick exterior, and fenestration.
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: “The first story contains a modified storefront with metal panels and aluminum and glass display windows and entries. A large metal canopy spans the façade. Metal siding covers the transom area. The second story is red brick with limestone trim. Fenestration divides the façade into three bays. The outer bays each contain a stone beltcourse and a paired window with a stone still, an elaborate brick hood, and exaggerated keystone. Each of the outer bays is capped with a simple stone cornice with dentils. The flat parapet has stone coping. The center bay has brick pilasters that support a stone entablature that rises above the flat parapet. Two windows in the center bay have stone sills and lintels. Rowlock brick arches, exaggerated keystones, and carved stone panels ornament the blind arches. A stone beltcourse in the outer bays, interrupted by the center bay, continues at the springpoint of the arches. The 1/1 hung windows have aluminum storm windows on the exterior. The rear (east) elevation has EIFS panels and metal siding. The second story contains single punched openings with 2/2 hung sashes.”

**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 use is proposed in conjunction with this project. The use of the structure will remain as a commercial place of business.

**Standard 2.** The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
Analysis: This building is listed as a “contributor” within the South Kansas Avenue Commercial Historic District. As such, physical alterations to its exterior should follow strict documentation if its appearance during an earlier time-period. In this instance, no documentation has been found of the original configuration and appearance of the lower storefront. The proposed plans offer a replacement storefront that is compatible with the Classical Revival style of this building, and maintains its original general configuration of the placement of the doors, bulkhead, display windows, and transoms. These elements of the storefront are supported by the Downtown Topeka Design Guidelines that recommends: “Where non-historic or inappropriate changes are removed, new replacement components should be of current but historically compatible and respectful design.” The Guidelines also recommend: “New design components should be of current design and should be respectful and appropriate to the overall character of the building, character of the historic district in the vicinity of the building, and any remaining historic fabric of the storefront;” and “New design components may vary from historic precedents such as they fulfill the overall goals of connecting retail spaces to the streetscape making the streetscape visible, lively, and engaging. New designs should be respectful of the historic building and context but do not need to replicate lost historic storefronts.”

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 project will replace its current storefront with a design that is compatible and complimentary to the building’s Classical Revival style. The Downtown Topeka Design Guidelines recommends that facades “...should only be restored to an earlier appearance if photographs, drawings, physical evidence, or other means can adequately document their appearance at a particular time.” In this instance, documentation of the storefront’s original appearance has not been located. Therefore, the proposal is to replace the current non-historic and aesthetically inappropriate storefront with a design that maintains and compliments the building’s Classical Revival style.

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 building storefront was modified with steel siding and paneling over the transoms, and bulkhead below the storefront windows during the 1970s, meaning that this storefront has not obtained its own historic significance within the history of this building. The building’s 2nd level façade will not be altered, retaining and restoring the existing 2nd-floor windows.

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: This building storefront was modified during the 1970s to its present state. The current proposal is to replace this storefront with one that is more consistent with the architectural style of the building. The placement and size of all proposed doors, display windows, bulkheads, and transoms are all consistent with the general massing, size, scale, and architecture of the Classical Revival style, and of early 20th Century storefront design.

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 proposed storefront replacement as proposed to the property located at 8220824 S. Kansas Avenue IS CONSISTENT with the recommendations outlined in the Downtown Topeka Design Guidelines, and 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.
822 & 824
South Kansas Avenue
Topeka, KS 66603

October 11, 2018
CERTIFIED LOCAL GOVERNMENT
KANSAS HISTORIC PRESERVATION LAW
PROJECT REVIEW REPORT
TOPEKA LANDMARKS COMMISSION

CASE NO: CLGR18-16 by: Schurle Signs/Reliant Apparel

Project Address: 631 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 [X] Arch./Const. Plans [X] Pictures [ ]

PROPOSAL: This proposal is for the placement of an extended projecting sign onto the face of the building located at 631 S. Kansas Avenue. 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.

The proposed sign measures 15 sq. feet in size, and is made of acrylic, affixed to the building face via two metal mounting brackets. The sign is proposed for placement above the lower storefront within the former transom space. This transom space was covered with a solid board material as part of a lower storefront replacement project in the 1980s. The proposed sign will also be internally illuminated, and is consistent with the D-1 Downtown zoning regulations.

BACKGROUND: This structure, known as the F. W. Woolworth Building, dates to 1948, with major storefront alterations dating to c. 1980. This building is described within the National Register nomination for the South Kansas Avenue Commercial Historic District as having a Streamlined/Art Modern style of architecture, and categorizes this building as a contributor to the surrounding historic district. The nomination states, specifically for this building: “This three-story two-part commercial block has three modified storefronts with inset entrances on the first floor and buff brick cladding on the upper stories. Angled walls clad in glazed tile separate the recessed storefronts with their aluminum frames and large display windows. Alterations to the storefronts appear to date to around 1980. Subtle brick pilasters divide the façade into regular bays. The three outer bays each contain a single window. The multi-light windows have hopper and pivot sashes. The center two bays each contain a narrow single window, one pane wide. The punched window openings have concrete sills. The stepped parapet has terra cotta coping. The rear (west) elevation is brick with an exposed concrete frame. Although these modifications alter the storefronts, the configuration of the three storefront entrances remains intact, clearly communicating the building’s historic commercial function.”
**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 change in use is proposed in conjunction with this project. The use of the structure will remain as a commercial place of business.

**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:** Although this building is listed as a “contributor” within the South Kansas Avenue Commercial Historic District, the lower storefront is not historic, and it does not reflect the Streamline/Art Modern architectural style of the rest of the building. The proposed projecting sign will be a new feature on the building, but will not further compromise the modern character of the lower storefront, nor the upper-level façade above.

The proposed sign is also consistent with the recommendations of the Downtown Topeka Design Guidelines. These Guidelines recommend:

- The size and shape of an individual sign should be determined by the type of sign and the location in which it is mounted.
- A sign should be appropriately sized to the scale and character of the building or facade upon which it is located.
- The sizes of projecting signs should relate to and be compatible with the scale of the surface area upon which they are mounted and to the size and scale of adjacent architectural features on the façade.; and
- The mounting of any type of signage on a building within the historic district should be accomplished with minimum damage to existing wall fabric. For example, signs attached to brick masonry or tile walls should be secured at joint locations rather than in the face of the brick or tile. Sign installation should be fully reversible to the maximum extent possible.

**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 sign is compatible with the massing, size, scale, and placement for the character of the building, but will not create a false sense of historical development. It will be differentiated by its use of materials and illumination.

**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 historic features on this property will be removed as a part of this project.

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 or character-defining features or materials will be affected by this project. The proposed sign will be architecturally compatible in its size, massing, scale, and architectural features 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 projecting sign can be removed without any damage to the principle structure.

STAFF RECOMMENDATION: In the performance of this review under KSA 75-2724, Staff is recommending a finding that the proposed storefront replacement as proposed to the property located at 8220824 S. Kansas Avenue IS CONSISTENT with the recommendations outlined in the Downtown Topeka Design Guidelines, and 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.
CERTIFIED LOCAL GOVERNMENT
KANSAS HISTORIC PRESERVATION LAW
PROJECT REVIEW REPORT
TOPEKA LANDMARKS COMMISSION

CASE NO: CLGR18-20 by: TKG Investments, LLC and JT/DV Investments, LLC

**Project Address:** 121 and 125 N. Kansas Avenue

**Property Classification:** Contributing Properties to the Mill Block Historic District.

**Standards:** Secretary of the Interior’s Standards for Rehabilitation; Downtown Topeka Historic District Design Guidelines

**Attachments:** Site Plan [ ] Elevations [ ] Arch./Const. Plans [ ] Pictures [X]

**PROPOSAL:** The applicant is proposing the zoning reclassification of the subject properties from I-2 Heavy Industrial District TO D-3 Downtown District to accommodate the renovation and reuse of the buildings for mixed-use retail and multi-family residential uses. These properties are designated as “contributors” within the Mill Block National Register Historic District.

**BACKGROUND:** The D-3 Downtown zoning district is unique to the downtown Topeka area, and was established to encourage compatible, urban-density mixed use activity. This district was created in 1995 to implement the Downtown Topeka Redevelopment Plan, which is part of the city of Topeka’s comprehensive metropolitan plan.

The D-3 Downtown District was created specifically to reestablish the linkage between Downtown Topeka and the Kansas River through intensive redevelopment north of Crane Street. The district includes a compatible mixture of residential, commercial and office uses that emphasize the relationship between Downtown Topeka and the Kansas River, as well as expand cultural opportunities within the greater downtown area.

In 2015, The Mill Block Historic District was added to the National Register of Historic Places, followed by the adoption of design guidelines, specifically written for their application to this historic district, in 2016.

The adjacent property to the south was zoned D-3 Downtown District in 2017. For the purposes of all D-Downtown District zoning classifications within designated historic districts, design guidelines will default to the Downtown Topeka Historic District Design Guidelines. Sign regulations, specific to size and placement on buildings, will default to the D-3 Downtown District.

121 N. Kansas Ave. has already been converted from industrial to residential uses. As part of that rehabilitation process, the property owner worked with the State of Kansas Historic Preservation Office, and was awarded Historic Preservation Tax Credits for all work involved. No changes to 125 N. Kansas Ave are planned at the present time.
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: This request is to accommodate the conversion and use of this property for a use not allowed under its current heavy-industrial zoning classification. The I-2 Heavy Industrial district classification is the most intense zoning district within the City of Topeka Zoning Regulations. By this measure, all uses allowed within the D-3 Downtown District are significantly less intense than I-2. Uses of less intensity in existing structures generally require minimal changes to the overall character of a property. Incompatible or inappropriate uses within this property will not be permitted under the D-3 zoning classification or the US Secretary of the Interior's Standards for the Treatment of Historic Properties.

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 reclassification from I-2 to D-3 will not alter the historic character of this property, or the surrounding Mill Block Historic District. The US Secretary of the Interior’s Standards for Rehabilitation and the Downtown Topeka Historic District Design Guidelines will remain as the applicable standards for review.
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 reclassification is being sought to allow the conversion of these properties from heavy industrial to moderate-density residential uses. The US Secretary of the Interior’s Standards for Rehabilitation and the Downtown Topeka Historic District Design Guidelines will remain as the applicable standards for review.

Standard 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Analysis: No new development on these properties are proposed in conjunction with this request. Zoning reclassification is proposed for conversion from industrial to non-industrial uses within the existing buildings. The US Secretary of the Interior’s Standards for Rehabilitation and the Downtown Topeka Historic District Design Guidelines will remain as the applicable standards for review.

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

Analysis: No new development on these properties are proposed in conjunction with this request. One property is proposed for conversion from industrial to residential uses within the existing building. The US Secretary of the Interior’s Standards for Rehabilitation and the Downtown Topeka Historic District Design Guidelines will remain as the applicable standards for review.

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: No new development on these properties are proposed in conjunction with this request. The US Secretary of the Interior’s Standards for Rehabilitation and the Downtown Topeka Historic District Design Guidelines will remain as the applicable standards for review.

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: No new development on these properties are proposed in conjunction with this request. Zoning reclassification is proposed for conversion from industrial to non-industrial uses within the existing buildings. The US Secretary of the Interior’s Standards for Rehabilitation and the Downtown Topeka Historic District Design Guidelines will remain as the applicable standards for review.

Standard 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Analysis: No new development on these properties are proposed in conjunction with this request. Zoning reclassification is proposed for conversion from industrial to
non-industrial uses within the existing buildings. The US Secretary of the Interior’s Standards for Rehabilitation and the Downtown Topeka Historic District Design Guidelines will remain as the applicable standards for review.

**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 new development on these properties are proposed in conjunction with this request. Zoning reclassification is proposed for conversion from industrial to non-industrial uses within the existing buildings. The US Secretary of the Interior’s Standards for Rehabilitation and the Downtown Topeka Historic District Design Guidelines will remain as the applicable standards for review.

**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:** No new development on these properties are proposed in conjunction with this request. Zoning reclassification is proposed for conversion from industrial to non-industrial uses within the existing buildings. The US Secretary of the Interior’s Standards for Rehabilitation and the Downtown Topeka Historic District Design Guidelines will remain as the applicable standards for review.

**Staff Recommendation:** Therefore, in light of these standards and the preceding analysis, Planning Staff recommends a finding that the proposed reclassification from I-2 Heavy Industrial zoning district TO D-3 Downtown District will not damage or destroy the historical integrity of the property located at 101 N. Kansas Avenue, nor the surrounding Mill Block 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.