I. Roll Call

II. Approval of Minutes – August 9, 2018 Minutes

III. 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.

IV. 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.

V. 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.

VI. 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.

VII. Other Items
   1. Administrative Approvals
      • Porch replacement at Ward Meade Mansion
      • DRC Approval of partial interior finish of the Crosby Place Building, 725 S. Kansas Avenue
      • Kansas State Historic Preservation Conference, September 22-22, 2018, Lawrence, KS
      • Wood Window Restoration Workshop – St. Joseph’s Parochial School

VIII. 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.
Grant Sourk called the meeting of the Topeka Landmarks Commission to order with seven members present for a quorum. He asked for a motion to approve the minutes of the June 14, 2018 meeting of the Topeka Landmarks Commission. A motion to approve the minutes as submitted was made by Mark Burenheide, seconded by Donna Rae Pearson. The motion was APPROVED 7-0-0.

CLGR18-12 by Emmanuel Birth Co., requesting a local Certificate of Appropriateness, and a State Historic Preservation Law review for the placement of a ramp parallel to the south face of the building located at 1109 S. Topeka Blvd. This property is listed as a City of Topeka Historic Landmark, and is listed on the Register of Historic Kansas Places and the National Register of Historic Places.

Mr. Paris presented the staff report and staff recommendation for a finding that the placement of the ramp, constructed of aluminum, and placed west of the porch that extends south of the mains structure will not damage or destroy the historic integrity of the structure.

Mr. Carson inquired about the placement of the ramp parallel to the driveway, and whether or not that would pose a risk for persons in wheel chairs and vehicular traffic. The owner of the property, Mr. Kennith Blair, responded that he had considered putting the ramp elsewhere, but that no space could be found that was functional, and accessible to persons parking to the rear of the building. Mr. Heit stated that he appreciated the use of aluminum, as opposed to the originally proposed material of treated lumber. Mr. Heit said that the revised proposal is much less visible, and less of an incompatible feature on the property.

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

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

Mr. Paris presented the staff report and staff recommendations for a finding that the placement, materials, and design of the proposed sign will not damage or destroy the historic integrity of the property.

Motion to concur with the staff recommendation was made by Ms. Steinkuehler, seconded by Ms. Anderson. APPROVAL (7-0-0)
Other Items

NAPC Conference July 18-22 in Des Moines, Iowa

Mr. Paris, Mr. Heit, and Ms. Pearson all reported on their experiences and impressions of the National Alliance of Preservation Commission’s Bi-Annual Forum. Mr. Paris reported that the 2020 Forum will be held in the City of Tacoma, Washington.

Kansas Historic Preservation Conference, September 20-22, 2018 in Lawrence, Kansas

Mr. Paris asked for an official headcount of Commissioners interested in attending this year’s State Preservation Conference to be held in Lawrence, Kansas. Mr. Paris said that funds left over from the grant used to pay the registration and travel costs in attending the NAPC conference in Des Moines would be used to cover those registration costs. Ms. Anderson, Mr. Heit, Ms. Pearson, and Ms. Steinkeuhler all indicated an interest in attending.

Adjournment at 6:05PM
CERTIFIED LOCAL GOVERNMENT
KANSAS HISTORIC PRESERVATION LAW
PROJECT REVIEW REPORT
TOPEKA PLANNING DEPARTMENT

CASE NO: CLGR18-08 by: Faith Temple

**Project Address:** 1147 SW Lincoln St.
**Property Classification:** Listed on the Register of Historic Kansas Places, and the National Register of Historic Places
**Standards:** Secretary of the Interior’s Standards for Rehabilitation
**Attachments:** Site Plan [X] Elevations [X] Arch./Const. Plans [X] Pictures [X]

**PROPOSAL:** The applicant is requesting a review under Kansas State Historic Preservation Law for the placement of a staircase extending from the south face of the 2nd-level of the building eastward toward the front of the building. The Topeka Council of Colored Women’s Club Building (TCCWB) is listed on the National Register of Historic Places.

**BACKGROUND:** 1149 SW Lincoln St. was originally built as a single-family dwelling in 1901 by William Warren, who was a Topeka dairyman and grocer. Mr. Warren lived in this home until his death in 1928. In 1931, the home was purchased, and changed for use as the clubhouse of the Topeka Council of Colored Women’s Club Building. The TCCWC continued ownership of the home until shortly before its donation to Living the Dream, Inc., a Topeka-based organization dedicated to spreading the message of Dr. Martin Luther King, Jr.

Living the Dream listed the property on the National Register of Historic Places in December of 2009. It is listed with its Statement of Significance under Criteria A, based on the property’s association with events that have made a significant contribution to the pattern of development within Topeka’s and the State of Kansas’ history. The building sat vacant and in significant disrepair for several years prior to its listing. It has recently been acquired by Faith Temple in Tennessee Town, which also owns the adjacent property to the south.

The building is an example of early 20th Century Folk Victorian architecture. An historical photograph of the south face of the building indicates that it was constructed with an entrance roughly 3 feet above the level of the lower 1st floor elevation. Above this entrance was a covered stoop. This entrance has since been removed, with a new entrance placed above, directly into the building’s 2nd floor. An exterior staircase was constructed to reach this entrance, but has been removed due to vandalism and disrepair. The property owner is seeking review of a new staircase, thus enabling habitation of the building’s 2nd-level apartment.
**REVIEW SUMMARY:** The Kansas State Historic Preservation Office requires that all projects occurring on any property listed on the Register of Historic Kansas Places be reviewed for their affect on the listed property and the surrounding district. State law (K.S.A. 75-2724) establishes that the Secretary of the Interior’s Standards for Rehabilitation be used to evaluate changes proposed to any property that is individually listed, or is located within an historic district. The following is an analysis of the application of each Standard to the proposed project.

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

**Analysis:** This project will not change the use of the property. The 2nd level has previously been converted for residential use, and an exterior staircase had previously been constructed prior to its listing as an historic property. This project will replace the staircase that had fallen into disrepair and removed.

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

**Analysis:** No historic materials will be removed from the property in association with this project. This project will replace a non-historic feature that had been previously removed. In addition, the proposed staircase will be painted to match the color of
the home, and will utilize railings and spindles that are currently in use on the home’s 2nd-floor balcony facing SW Lincoln Street, thus enhancing the overall compatibility of the staircase with the home’s historic character.

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

**Analysis:** This project will not introduce features to the property that will create a false sense of its historic development.

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

**Analysis:** No portions of the historic structure on the property will be removed or adversely affected in conjunction with this project.

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

**Analysis:** N/A

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

**Analysis:** N/A

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

**Analysis:** N/A

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

**Analysis:** N/A

**Standard 9.** New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
Analysis: The placement of the proposed staircase onto the south face of this building will not destroy historic materials or features that characterize the TCCWCB. This staircase is a non-historic feature that will replace a similarly placed staircase that was previously removed. The purpose of this staircase is to allow for access to the 2nd-level apartment within the building. This staircase is designed with appropriate massing, size, and scale, and will be constructed of materials and design that are compatible with the historic character 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 staircase, and the existing doorway on the 2nd level can be removed from the property and repaired with no permanent damage alteration to the structure’s historic character. The 2nd-level doorway was present on the home at the time of its nomination to the NRHP.

STAFF RECOMMENDATION: In light of these standards and the preceding analysis, Planning Staff recommends to the Topeka Landmarks Commission a finding that the placement of the staircase, as proposed, on the property located at 1147 SW Lincoln Ave. will not damage or destroy the historic character or the historic integrity of the listed property.

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

Prepared by: Timothy Paris, Planner II
Questions for the Appropriateness of Removal or Addition of Features or Materials to Historic Properties

Answer the following questions with regard to each feature and/or materials proposed for removal or addition.

**Removal:**

1. Is the feature or material a significant character-defining element that helps convey the style and associated period of construction for the structure?
2. Is the feature/material a unique artistic expression that is defines the character of the structure, or is it common and/or utilitarian in nature?
3. Would removal of the feature or material inherently alter the character of the structure?
4. Is the feature or material original to the structure, or at least 50 years old?
5. Has this feature been altered in the past?
6. Is the feature or material prominently visible from the public street right-of-way?
7. Is the feature or material of low quality, or does it exhibit poor craftsmanship?

**Addition:**

1. Does the proposed feature or material cause the structure to look older or newer than its original time period?
2. Does the proposed feature or material confuse or alter the primary style of the structure?
3. Does the proposed feature or material make a design statement that is not authentic to the structure? Does the proposed feature or material overtly detract from the structure’s original or historic appearance?
4. Is the proposed feature or material typical of other features found within this or other structures from this time period within surrounding properties?
5. Is the proposed feature or material appropriate for the style of the structure?
6. Does the proposed feature or material visually affect the character of adjoining properties?
Preserving Historic Wood Porches
Aleca Sullivan and John Leeke

Replacement Materials

Wood

When selective replacement is necessary, the key to success is the selection of suitable wood. Dimensional stability, decay resistance and paint holding ability are wood characteristics that effect durability. Wood that expands and shrinks too much can cause paint to crack. Substances found naturally in certain kinds of wood repel fungi and insects that destroy wood. Selecting wood that is relatively stable and naturally decay resistant helps avoid problems.

The wood from trees cut one and two centuries ago was much different than most wood available today. The mature trees in older forests grew very slowly and, as a result, the annual growth rings were very close together. Today, trees grown by commercial companies for their lumber are fast growing so they can be harvested sooner. As a result, commercially farmed trees have annual growth rings much further apart, resulting in the cut lumber being less strong and decay resistant than older timber. These differences in quality are one of the reasons it makes sense to save old wood when possible.

Wood Selection: When choosing wood for repair and replacement work, the species, grade, grain and environmental impacts should be taken into consideration. This is especially applicable to historic porches because of their high exposure to the weather and vulnerability to decay. The best species are those with good natural resistance to decay, such as redwood, cypress, cedar or fir. A clear (knot free) grade of wood is best; however, if clear wood is not readily available or too expensive, a grade with small or tight knots is acceptable. Finally, the use of more stable vertical grain lumber is preferable to flat grain boards. Vertical grain lumber expands and contracts less with changes in moisture content, resulting in reduce warping and checks. Paint thus will hold better. The downside to using vertical grain boards is the cost, which tends to be as much as two to three times the price of flat grain lumber in the same grade and species. However, this expense is typically recovered through lower maintenance costs over the years. Thus, a decay-resistant, high-grade, vertical grain lumber is the best choice for the replacement of deteriorated porch elements, particularly flooring, stairs and milled elements such as balusters and moldings. The best species to choose will vary depending on the region the house is located. For example, in the South, cypress is more available, making it the selection of choice in the region. Because of this wood's relative ease with which a carpenter can shape it, cypress is a good choice for replacing brackets and trim boards on a porch. In contrast, vertical grain Douglas fir is less workable, but is a very good choice for the replacement of porch floorboards in most climates. Although Douglas fir is from the Northwest, it is generally available throughout the country. For most protected trim boards on porches, white pine is a good choice as it is easy to work and is moderately decay resistant, especially if the wood is back-primed before installation. Availability of any specific wood will change annually based on market supply and demand.
Chemically Treated Wood: Chemical wood preservative treatments are available to resist insect and fungal attack, but care should be taken to avoid using ones that may cause environmental or health risks. Borate preservatives can be applied to surfaces or injected to penetrate and protect the entire volume of the wood. Preservatives with zinc naphthenate can be applied to the wood surface, where necessary, especially to protect hidden joinery and the end grains of wood. Water-repellants can also be used to help seal out moisture. Finally, primers and paints should be applied to both protect the wood and to maintain the historic character of the porch. Note that these treatments are different than those used on most pressure-treated wood, which is typically a plantation-grown southern pine of lower quality that is impregnated with chemicals. Pressure-treated lumber can be effective when used for hidden structural members like posts, joists and sills. However, because typical pressure-treated wood is very susceptible to the deterioration of checks, warping and splitting, especially when left unpainted, it is not a good substitute for the better quality wood that is needed for visible finish porch parts.

Stock Components

For over a century, prefabricated architectural parts have been sold through catalogues or at home improvement stores. Some companies still make generic, stock architectural components in the same general sizes and designs as those that were first manufactured. These components can be available in both wood and substitute materials. Thus, it may be possible to replace a historic stock component, such as an architectural grade column, with a new prefabricated column that matches the original. Unfortunately, these replacement parts are not designed to match the historic parts of any particular porch. Because traditionally there were many different porch elements, a wide range of styles and considerable regional variations, stock replacement parts available today are not often found to match what is needed in a specific porch repair project. When faced with deterioration of a few porch parts, all the historic material should not be removed in favor of a readily available stock design that does not match the historic appearance. The expressed goal may be to create a porch with a "consistent look," but this approach diminishes the building's historic character and authenticity.

Plastic and Composites

A variety of modern materials are marketed today as a substitute for wood. They are usually composite materials typically in the form of plastic resins, including vinyl (PVC), fiber-reinforced polymers and polyester resin. There are other products on the market as well, including medium density wood fiberboard and composite fiber-cement boards. The market is ever changing with the introduction of new synthetic materials and the re-formulation of existing ones. The more costly synthetic products tend to offer the best potential for matching historic features while offering good durability. This means that potential cost savings over new wood tends to be more long term than immediate. Such products generally are not carried in local home improvement stores but rather are available from building supply companies or direct through catalog sales.

The historical significance of a particular property and its porch influences decisions regarding possible use of substitute materials. In general, greater emphasis is placed on authenticity and material integrity when maintaining and repairing individually significant historic properties. However, a front porch that is repeated on rowhouses may be one of the defining characteristics of the historic district and thus of importance to the entire streetscape. So, too, can the location and appearance of a porch influence material
decisions, as with, for example, a prominent front porch with ornate detailing as opposed to a small porch over a rear door.

Thus, when the historic porch contributes to the historic character of a building, the particular substitute material that is being considered should accurately match the appearance of the wooden feature being replaced. Composite materials that can be routed or shaped in the field to match specific pieces being replaced have greater potential for use in repairing a historic porch. Materials that cannot be shaped to match the visual appearance of the historic pieces being replaced usually are not suitable for use on historic buildings.

Substitute materials need to be finished to match the appearance of the historic elements being replaced. In nearly all cases, this means that the material should be painted, or where historically appropriate, stained as with some porch ceilings. While there are substitute materials being marketed as pre-finished with either a plain flat surface or generic wood-grain texture, select those that can be painted or stained in the field.

When a substitute material is to be used in conjunction with existing or new wood material, it is important to consider the differences in expansion and contraction due to temperature and moisture changes. Before making a decision, it is also important to understand how a particular substitute material will age, what its maintenance requirements are, and how the material will deteriorate. For example, sunlight can break down exposed surfaces of plastic resins, so painting the surfaces is needed just as with wood. Low and medium density plastic foam parts are easily damaged by abrasion and physical damage, exposing the interior foam to weathering.

Wood porches are just that, porches made out of wood, just as a brick house are made of brick and cast-iron porches are made of cast-iron. The type of materials used historically in the construction of a building helps define its character. Limited use of substitute materials that closely match missing or deteriorated features may not endanger this historic character, but wholesale replacement with substitute materials usually will.

**Stairs**

Historic stair risers are sometimes too steep and treads too shallow to meet contemporary building codes or the special needs of the occupants. In the latter case, the addition of a simple handrail that meets code may suffice. In instances where there is another stairway that meets code, for example a side stair, it may be possible to retain the existing non-conforming historic stairway.

Modifications to bring porch stairs into conformance with code can be difficult. Where buildings are set close to the street, it may not be possible to rebuild the stairs in the same direction to meet code if they will have to extend onto a public sidewalk. Unless a variance is obtained, it may be necessary to turn the stairs to be parallel rather than perpendicular to a building. Where wood stairs need to be rebuilt, the historic finish details, such as moldings, cut work and edge detailing, should be reflected in the new construction. One common mistake is the replacement of wood stairs or brick steps with concrete, a material that may not be in keeping with the historic building.

Where a porch must be used as a wheelchair accessible entrance, two general issues arise. If there is an elevation difference greater than ½-inch between the porch deck and the front door threshold, a simple threshold ramp may suffice. In cases where the elevation difference is larger than can be accommodated by a simple threshold ramp, a level platform
with sufficient turning radius at the door for a wheelchair may be necessary. The other issue is devising a means for wheelchair access from the grade to the porch deck when the porch is the only entrance alternative. It may be possible to retain the historic stairs by adding another entrance to the porch with the construction of a ramp parallel to the building.

**Baluster Spacing**

Codes generally require for children's safety that new balusters are spaced such that a four-inch sphere cannot fit through. Vertical balusters on older porches are often spaced farther apart than this. If modifications are required, inserting narrow metal rods between the existing balusters may be a compatible and inconspicuous solution, particularly if painted flat black or another dark color. This is generally preferable to moving the balusters closer together or adding more balusters to fill the gaps.

**Railing/Balustrade Heights**

Historic porches generally have handrails that measure 28 to 30 inches in height from the floor. Current code requirements for new construction generally mandate that railings be 36 to 42 inches in height (often 36 inches for single family dwellings, and 42 inches for multi-family dwellings and commercial buildings). Raising the historic railing by as much as 30% or more can have a major impact on not just the proportions of the balusters, but also on the overall appearance of a historic porch. Adding a simple rail above the historic railing and painting it to hide its presence as much as possible is generally the least intrusive solution when this safety requirement must be met. Similarly, an existing bottom rail is sometimes set too high off the deck to meet contemporary code requirements. The addition of a simple wood rail or even a narrow metal pipe below the bottom rail will usually suffice.
<table>
<thead>
<tr>
<th>Species</th>
<th>Cut or Grade</th>
<th>Cost</th>
<th>Workability</th>
<th>Resistance to Decay</th>
<th>Resistance to Cupping</th>
<th>Paint Holding Ability</th>
</tr>
</thead>
<tbody>
<tr>
<td>Redwood</td>
<td>Clear, Vertical-grain, all-heart</td>
<td>$$$</td>
<td>Fair</td>
<td>Excellent</td>
<td>Excellent</td>
<td>Excellent</td>
</tr>
<tr>
<td></td>
<td>“B” Select, flat-grain</td>
<td>$</td>
<td>Fair</td>
<td>Excellent</td>
<td>Good</td>
<td>Good</td>
</tr>
<tr>
<td>Cedar</td>
<td>Clear</td>
<td>$</td>
<td>Fair</td>
<td>Excellent</td>
<td>Good</td>
<td>Fair</td>
</tr>
<tr>
<td>Cypress</td>
<td>Clear</td>
<td>$</td>
<td>Fair</td>
<td>Excellent</td>
<td>Fair</td>
<td>Good</td>
</tr>
<tr>
<td>Douglas Fir</td>
<td>“C” &amp; better, Vertical grain</td>
<td>$</td>
<td>Fair to Poor</td>
<td>Good to Fair</td>
<td>Excellent</td>
<td>Fair</td>
</tr>
<tr>
<td>Southern Yellow Pine</td>
<td>“D” Select, flat-grain</td>
<td>$</td>
<td>Fair</td>
<td>Fair</td>
<td>Good</td>
<td>Fair</td>
</tr>
<tr>
<td></td>
<td>Vertical-grain</td>
<td>$$$</td>
<td>Fair</td>
<td>Fair</td>
<td>Excellent</td>
<td>Fair to Good</td>
</tr>
<tr>
<td>Eastern White Pine</td>
<td>“D” Select, flat-grain</td>
<td>$</td>
<td>Excellent</td>
<td>Fair</td>
<td>Excellent</td>
<td>Good</td>
</tr>
<tr>
<td></td>
<td>Vertical-grain</td>
<td>$$$</td>
<td>Excellent</td>
<td>Fair</td>
<td>Good</td>
<td>Excellent</td>
</tr>
<tr>
<td>Poplar</td>
<td>Firsts and Seconds</td>
<td>$</td>
<td>Good</td>
<td>Poor</td>
<td>Good</td>
<td>Fair</td>
</tr>
<tr>
<td>American Mahogany</td>
<td>Clear</td>
<td>$$$</td>
<td>Excellent</td>
<td>Excellent</td>
<td>Excellent</td>
<td>Good</td>
</tr>
</tbody>
</table>

This table summarizes the characteristics of just a few of the different species available, including the workability of the wood (indicating a better wood for decorative porch pieces), the resistance to decay (an important feature for all porch components), resistance to cupping (a wood highly resistant to cupping is a better choice for floor board replacement) and paint holding ability. The Cut or Grade is also listed, as a low-grade wood can perform very differently than a higher grade in the same species. Cost will vary depending on region and market supply and demand. In general, it is best to contact two or three local lumberyards to find the available woods with the characteristics needed in the local market. Source: Practical Restoration Report, Exterior Woodwork Details.
CERTIFIED LOCAL GOVERNMENT
KANSAS HISTORIC PRESERVATION LAW
PROJECT REVIEW REPORT
TOPEKA PLANNING DEPARTMENT

CASE NO: CLGR18-14

by: Cyrus Hotel

<table>
<thead>
<tr>
<th>Project Address:</th>
<th>922 S. Kansas Avenue</th>
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</thead>
<tbody>
<tr>
<td>Property Classification:</td>
<td>Non-Contributing property to the South Kansas Avenue Commercial Historic District</td>
</tr>
<tr>
<td>Standards:</td>
<td>Secretary of the Interior’s Standards for Rehabilitation</td>
</tr>
</tbody>
</table>

PROPOSAL: The applicant is requesting a review under Kansas State Historic Preservation Law for the placement of an illuminated sign on the roof of the newly constructed building on property located at 922 S. Kansas Avenue. This building is listed as a non-contributing building within the boundaries of the South Kansas Avenue Commercial Historic District.

BACKGROUND: The owner of the property has recently constructed an 8-story building on the property. This construction project was reviewed and approved according to Kansas State Historic Preservation Law by the Topeka Landmarks Commission in May of 2016. The current proposal is for the placement of an illuminated sign on the roof of the building to establish this location to the public as the Cyrus Hotel. The proposed sign will measure 6.5 ft. in height x 30 ft. in length, for a total square footage of 195 sq. ft. The sign will consist of 6 individual channel letters with aluminum faces and frames, each with LED border tubing framing the outline of each letter. The proposed sign meets all design guidelines specified under the D-1 Downtown District zoning regulations, and the Downtown Topeka Historic District Design Guidelines.
REVIEW SUMMARY: The Kansas State Historic Preservation Office requires that all projects occurring on any property listed on the Register of Historic Kansas Places be reviewed for their affect on the listed property and the surrounding district. State law (K.S.A. 75-2724) establishes that the Secretary of the Interior's Standards for Rehabilitation be used to evaluate changes proposed to any property that is individually listed, or is located within an historic district. The following is an analysis of the application of each Standard to the proposed project.

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

Analysis: This proposed sign will not change the use of the property. The building onto which the sign will be placed is under construction, and is not presently occupied. The building and its use were previously reviewed and approved by the Topeka Landmarks Commission according to Kansas State Historic Preservation

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

Analysis: No historic materials will be removed in association 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 introduce features to the property that will create a false sense of its historic development. This project will harken back to the days of yore (period of significance) when neon roof signs downtown were everywhere.

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

Analysis: No portions of this structure will be removed or adversely affected in conjunction with this project.

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

Analysis: No distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize this structure will be removed or adversely affected 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: N/A
Standard 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Analysis: N/A

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

Analysis: N/A

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

Analysis: The placement of the proposed roof sign this building will not destroy contemporary character of this building or the historic character of the surrounding historic district. This roof sign is designed with appropriate massing, size, scale, and illumination, and will be constructed of materials that are compatible with the contemporary character 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 roof sign can be removed in the future resulting in no damage to the structure or to its general character, or the historic character of the surrounding historic district.

STAFF RECOMMENDATION: In light of these standards and the preceding analysis, Planning Staff recommends to the Topeka Landmarks Commission a finding that the placement of the roof sign, as proposed, onto the property located at 922 S. Kansas Avenue, will not damage or destroy the historic character or the historic integrity of the property or the surrounding 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, the applicant may appeal to the governing body. It will be incumbent upon the governing body to make a determination, after consideration of all relevant factors, that: (1) there are no feasible and prudent alternatives to the removal of the facade; and (2) that alternatives to the project include all possible planning to minimize harm to the property and the district that may result from those alternatives.

Prepared by: Timothy Paris, Planner II
**Cyrus**

**Provide paint color to match Pantone 187 U**

**Design by: Connor**

**Salesman: Robbin**

**Scale: 1/4"=1'**

**Customer Signature**
CITY OF TOPEKA SIGN PERMIT APPLICATION

DATE: 8/7/18

Development Services - Application #: 201808084656 Permit fee: $ 6200

LOCATION: 918 Kansas Ave. Topeka

NAME OF BUSINESS: Cyrus

LEGAL DESCRIPTION: LOT ___ BLOCK ___ SUBDIVISION ___

○ LEGAL DESCRIPTION ATTACHED TO APPLICATION

IS PROPERTY ON THE REGISTER OF HISTORIC PLACES? YES ☒ NO ☐

The undersigned hereby makes application to erect ___(total number) sign(s) as specified herein, and does agree that the provisions of the sign ordinance will be complied with whether the same are specified herein or not.

TYPE OF SIGN(S):

○ GROUND SIGN ___ ○ WALL SIGN ___ ○ POLE SIGN ___

○ TEMPORARY SIGN ___ ○ ROOF SIGN ___ ○ BALLOON SIGN ___

WORK TO BE DONE:

X NEW SIGN ○ REWORK/REPLACE SIGN ○ FACE REPLACEMENT

HEIGHT ABOVE GRADE IS ___ FEET. SIZE OF SIGN: WIDTH 166" LENGTH 30"

TOTAL SQUARE FEET OF SIGN:___ PER SINGLE FACE

SIGN CONTRACTION OF WHAT TYPE OF MATERIAL? Aluminum

IS SIGN ILLUMINATED? ☒ YES ☐ NO IF YES, HOW? LED Border tubing

APPLICATION SHOULD INCLUDE THE FOLLOWING ATTACHMENTS:

1. Drawings to scale indicating method of attachment, depth & size of sign foundation and structural members (the City reserves the right of requiring seal on plans).
2. Site plan indicating location of sign with dimensions to property lines, indicate any streets, drives or curb areas.
3. New, illuminated signs require an electrical inspection to be completed before installation.
4. Balloon signs may be placed four times a year for one week. Indicate date(s) balloon sign will be flown:

Sign Company: Mary Baumgartner
Address: 1837 E. Jeffery, Topeka, KS 66614 Phone: (785) 832-4897

Owner: Cyrus
Address: 918 Kansas Ave. Phone:

Site Approval ___ Date ___ Disapproval ___ Date ___
Water Approval ___ Date ___ Disapproval ___ Date ___
Traffic Approval ___ Date ___ Disapproval ___ Date ___
Historical Society (if applicable) Approval ___ Date ___ Disapproval ___ Date ___
Planning Approval ___ Date ___ Disapproval ___ Date ___
Zoning of Property Approval ___ Date ___

By the execution of this application I consent to have City of Topeka personnel enter onto the premises legally described herein for the purpose of inspecting the premises for compliance with applicable City codes, during business hours.

Mary Baumgartner Owner or Contractor Signature

f:\departments\dev_sfo\Permits - Forms\Current\Sign permit application - april 2016.docx
CERTIFIED LOCAL GOVERNMENT
KANSAS HISTORIC PRESERVATION LAW
PROJECT REVIEW REPORT
TOPEKA LANDMARKS COMMISSION

CASE NO: CLGR18-15  Iron Rail Brewery by: Aim Strategies, LLC

**Project Address:** 705 SW 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 Historic District Design Guidelines

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

**PROPOSAL:** This proposal is for the placement of an illuminated wall sign above the storefront of the W. T. Grant Building, located at 705. S. Kansas Avenue. The placement of the sign in this location is consistent with the original design of the building, and proposed dimensions are consistent with the signage for the building’s original tenant. This sign is proposed to be constructed of a black steel panel, with overlapping raised stainless steel text. This text will be backlit to illuminate the silhouette of each letter. The proposed sign is in compliance with all design regulations of the D-1 Downtown zoning district.

**BACKGROUND:** This structure was constructed in 1935, and is known as the W. T. Grant Building, after the name of an early tenant. The building was constructed with a false 2nd-level façade along the street frontage, giving the appearance of a two-story building. The National Register nomination of the South Kansas Avenue Commercial Historic District describes the overall character of this building as follows: “This two-story two-part commercial block has a cut stone façade with Art Deco details. The first story contains a recessed, central entry with flanking Chicago Style display windows. The wood storefront features granite bulkheads and painted transom panels. A stone beltcourse runs the width of the façade above the storefront. The second story contains two paired historic double-hung windows and one band of four historic wood double-hung windows. "W.T. Grant Building" is inscribed in the stepped parapet. The parapet contains engaged stone pendants. The rear (west) elevation is brick and retains some historic multi-light metal windows with center pivot sashes.”

This building was reviewed by the Topeka Landmarks Commission for a new lower storefront in February 2018. At that time, all proposed changes were found to be consistent with the US Secretary of the Interior’s Standards for Rehabilitation, and the Downtown Topeka Historic District Design Guidelines.
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 sign will not alter the approved use of the property as a brewery/restaurant.

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 sign is proposed for placement in its designed location. The proposed sign will be consistent with the sizing and materials used in the signage for the building’s original occupant. This sign will, however, be illuminated with backlighting. This method of illumination is neither overly bright nor glaring, and is not expected to harm the historic character of this building.

The sign is also consistent with the Downtown Topeka Design Guidelines, and the “D-1” District zoning regulations. Its placement on the facade will not alter the features that characterize the building.

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: No false sense of historical development will be created in conjunction with this project. The method of illumination and construction will distinguish the proposed sign from its historic predecessors. Furthermore, the proposed sign is not a conjectural feature of the overall façade of this building, but is in keeping with the original design of the building.

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 architectural features present on the façade of this building will be removed in conjunction with this project.

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

Analysis: 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: No deteriorated historic features are present on this façade, and none are proposed for repair or replacement.

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

Analysis: N/A

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

Analysis: N/A

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

Analysis: The proposed sign is in keeping with the historical placement for signage on this façade. All proportions, sizing, massing, materials, and scale are consistent with the original design for this building. No historic materials or features on the façade will be removed or covered by the proposed sign.

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

Analysis: The proposed sign is designed and will be installed in such a manner that allows its removal without any harm to the historic integrity of this building.

STAFF RECOMMENDATION: In the performance of this review under KSA 75-2724, Staff is recommending a finding that the proposed sign to be placed above the storefront of the property located at 705 S. Kansas Avenue IS CONSISTENT with 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.

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

Prepared by: Timothy Paris, Planner II
1. All existing limestone to remain.
2. Existing second floor windows to remain, paint trim black.
3. New reeded storefront, wood paneling with trim painted charcoal grey.
4. New prefinished painted aluminum storefront windows and doors, black.
5. New signage, black panel with brass cut stainless-steel text.
CERTIFIED LOCAL GOVERNMENT
KANSAS HISTORIC PRESERVATION LAW
PROJECT REVIEW REPORT
TOPEKA PLANNING DEPARTMENT

CASE NO: CLGR18-17

Project Address: 632 SW Van Buren St.
Property Classification: Individually listed property on the National Register of Historic Places
Standards: Secretary of the Interior’s Standards for Rehabilitation
Attachments: Site Plan [ ] Elevations [ ] Arch./Const. Plans [X] Pictures [X]

PROPOSAL: The applicant is requesting a review under Kansas State Historic Preservation Law for interior modifications to the property located at 632 SW Van Buren St. The proposal will require demolition of new, non-historic walls and ceilings. No historic materials will be removed or modified in conjunction with this project. This building is individually listed on the National Register of Historic Places.

BACKGROUND: The tenant for this property requires a modified floor plan from its existing configuration that allows for larger spaces, and a different configuration of private office space. The interior of this building had previously been modified, changing its function from a motor vehicle dealer’s garage to office uses. The interior retains its original concrete ceilings, floors, walls, and windows. All of these historic features will be retained, and/or revealed with this project.

632 SW Van Buren
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 for this property is proposed. The proposed interior modifications will not decrease or negatively impact the “open” character that defines the majority of the space. All historic finishes will be retained and/or revealed were applicable.

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

Analysis: No historic materials will be removed in association with this project. Both the interior and the exterior will retain all existing historic character-defining features.

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

Analysis: This project will not introduce features to the property that will create a false sense of historic development. Likewise, this project will not remove any features that have acquired historic significance in their own right.

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 or character-defining features of this structure will be removed or adversely affected in conjunction with this project.

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

Analysis: No distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize this structure will adversely affected in conjunction with this project. However, a greater extent of the historic ceiling will be revealed.
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:** A loading bay door at the rear of this building is proposed for replacement. The original rolling door was retained and discovered in the basement of this property. However, its condition is not suitable for reuse. Therefore, this glass and steel-framed door will serve as the model for its replacement.

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 additions or exterior alterations are proposed in conjunction with this project.

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

**Analysis:** All new interior construction is being undertaken in a manner that facilitates its removal at a future date without permanent damage to the historic character of the original structure.
STAFF RECOMMENDATION: In light of these standards and the preceding analysis, Planning Staff recommends to the Topeka Landmarks Commission a finding that the modifications proposed to the interior of the property located at 632 SW Van Buren St., will not damage or destroy the historic character or the historic integrity of the property.

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

Prepared by: Timothy Paris, Planner II
REPLACE ORIGINAL GLASS FOUND IN BASEMENT TO REPLACE THE OVERHEAD DOOR THAT WAS ADDED, IF CONTRACTOR CAN NOT REPAIR TO A WATER TIGHT CONDITION, SHOP DRAWINGS TO MATCH EXISTING CAN BE SUBMITTED ON REQUEST, ADVISE. THIS IS AN ALLEY VIEW.

RETAIN OVER 50% OF THE EXPOSED OPEN CEILING.

NOT HISTORICAL MILLWORK

LANDLORD TO PREFORM ANY EXTERIOR UPGRADES, EXISTING DOOR AWINGS TO REMAIN, SEE NEXT SHEET FOR PROPOSED NEW SIGNAGE

EXTERIOR VIEW FROM ALLEY / PARKING LOT OF GLASS TO BE REPLACED.