THE TOPEKA LANDMARKS COMMISSION MEETING
Holliday Office Building
620 SE Madison Ave., Holliday Conference Room, 1st Floor
AGENDA
Thursday, April 11, 2019
5:30 PM

I. Roll Call

II. Approval of Minutes –March 14, 2019 Minutes

III. Announcement of Potential Conflicts

IV. CLGR18-23 by Brew Bank, requesting a Certificate of Appropriateness for the placement of a blade sign onto the 2nd-level exterior of the 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. CLGR19-14 by Brew Bank, requesting a Certificate of Appropriateness for the interior finish and renovation of the north half of the 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.

VI. Nomination and Appointment of the members of the Landmarks Commission’s Design Review Committee

VII. Administrative Approvals

• 101 N. Kansas Ave. Roof-top Deck (DRC)

VIII. Other Items

IX. Adjournment

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

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

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

Approval of Minutes – February 14, 2019

Motion by Mr. Burenheide to approve; second by Ms. Pearson. APPROVAL (7-0-0)

Election of 2019 Landmarks Commission Officers

Ms. Pearson nominated David Heit to serve as 2019 Chair of the Topeka Landmarks Commission. Mr. Heit accepted the nomination. With no other nominations being offered, Mr. Sourk called for a vote and the nomination as accepted unanimously. Grant Sourk stated that he would be willing to serve as 2019 Vice Chair of the Topeka Landmarks Commission. With no other nominations being offered, Mr. Sourk called for a vote and the nomination was accepted unanimously.

The gavel moved to Mr. Heit and he called the first case of the evening.

Announcement of Commissioner protocol when abstaining from votes

Mr. Warner explained that from here on, agendas will include a request for declarations of conflict. Commissioners can announce at that time what, if any, cases they will be abstaining from voting on due to a conflict of interest.

Mr. Burenheide stated that he will be abstaining from voting on CLGR19/10 by Mater Dei Church of the Assumption.

CLGR19-02 by Jim Klausman, requesting a Certificate of Appropriateness for the renovation of the interior atrium within the lobby of the Kansan Tower, located at 100 SE 9th Street. This property is listed as "contributing" to the historic integrity of the South Kansas Avenue Commercial Historic District. Mr. Paris presented the staff report and staff recommendation for approval, noting that the project’s architects were present and willing to take questions.

Mike Stormer of Schwerdt Design Group provided information regarding the smoke curtains proposed for in front of the elevators, explaining that they deploy if the fire alarms go off and keep smoke from going up the elevator shaft. They will work with Development Services on the installation details.
Motion by Mr. Sourk for a finding that the interior reconfiguration project as proposed for 100 SE 9th Street will NOT damage or destroy the historical integrity of the structure, or the surrounding South Kansas Avenue Commercial Historic District. Second by Ms. Steinkuehler. APPROVED (7-0-0)

CLGR19-10 by Mater Dei Church of the Assumption, requesting a Certificate of Appropriateness for the removal and replacement of two bell towers on the south face of the building located at 204 SW 8th Avenue. This property is listed as “contributing” to the historic integrity of the Church of the Assumption Historic District, and is an individually listed property on the National Register of Historic Places.

Mr. Paris presented the staff report and staff recommendation for approval. Bryan Falk was in attendance representing the applicant. He stated that he was instructed by SHPO to match materials as closely as possible in appearance; they have attempted to do this as well as use higher quality materials that will last longer into the future.

Mr. Post noted that currently the brick on the towers doesn’t match, and it was explained by the applicant that the towers were completed about 10-12 years after the original church.

Additional discussion followed, including information about the installation of bird netting and moving the bells so that they are located in each tower rather than just one as they currently sit.

Motion by Mr. Sourk for a finding that the removal and reconstruction of the bell towers, placed on the south façade of the Mater Dei Church of the Assumption, located at 204 SW 8th Street, as proposed will NOT damage or destroy the historical integrity of the structure, or the surrounding Church of the Assumption Historic District. Second by Ms. Pearson. APPROVED (6-0-1 with Mr. Burenheide abstaining.)

Administrative Approvals

Mr. Paris explained that the DRC approved modifications at 100 SE 9th Street and Mr. Heit provided additional information about the project.

Other Items

Mr. Paris stated that grant application for “The Big Reveal” will be submitted soon and they expect the project to take place June 8-9. There was discussion about how many volunteers may be needed.

Mr. Sourk stated that SNCO Historical Society Awards will be presented May 5 in the lobby of the Docking Building.

Kansas Preservation Alliance is May 3 at Treanor HL’s firehouse. This is KPA’s 40th year and they have been giving out the gold medallion awards since 1979. Their records of recipients only goes back to 2006 so they are asking for historical information.

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

CASE NO: CLGR18-23  
by: Jim Klausman

**Project Address:** 822-824 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 [X]

**PROPOSAL:** This proposal is for the placement of an illuminated blade sign affixed to the 2nd level façade of the property located at 822-824 S. Kansas Ave. No structural demolition is proposed in conjunction with this project. This structure is listed as a “contributing property” within the nomination of the South Kansas Avenue Commercial Historic District to the National Register of Historic Places.

This project is the continuation of the renovation of this entire building. As a part of this renovation, the owner is in the process of replacing the lower storefront. The design for that storefront was approved by the Topeka Landmarks Commission in October of 2018. The interior portions of this building are not subject to this review.

**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. The most recent tenant in this portion of the building was a restaurant. As such, all of the interior facilities (kitchen, restrooms, dining area) are in place, and do not need to be created or altered. The proposed use in consistent with this previous use, and will therefore utilize these existing facilities.
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 property is currently undergoing an extensive renovation, the designs for which are extensively preserving its historic character. The sign is proposed for the same location on the face of the building as a similar blade sign dating to the 1950s. This sign will be considerably smaller in size, yet is deemed to be of an appropriate character for the building and the period of significance for the surrounding historic district.

**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 will not create a false sense of historical development, but will be compatible with the building's character, and with its period of development. The proposed sign will be differentiated from an authentic historic sign by virtue of its means of illumination, which is proposed via internal LED lighting, as opposed to a more traditional and historic neon. All materials to be used are deemed appropriate under the Downtown Topeka Design Guidelines.

**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 project will not remove any features or character-defining details that have acquired historic significance.

**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: All masonry and stone surface areas surrounding the points of attachment for the proposed sign are scheduled for stabilization and rehabilitation. The proposed sign will not remove any distinctive features that characterize the exterior of this property.

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: N/A

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 will be attached to the building in such a manner that it could be removed with minimal effect to its present historic character.

STAFF RECOMMENDATION: In the performance of this review under KSA 75-2724, Staff is recommending a finding that the proposed sign and its placement on the property located at 822-824 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: [Signature]
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.
Suitable grounds for appeal under the Kansas Preservation Act, and as outlined within the adopted Downtown Topeka Design Guidelines, include any project that:

- Is a substantial, contributing use of clear public benefit to the revitalization of Downtown Topeka, either as an anchor, or as a small project with minimal negative impact;
- Enhances vitality in the streetscape, and is of benefit to adjacent historic properties;
- Emphasizes historic character and, though not in full compliance with the Secretary’s Standards, adequately addresses the preservation and appropriate treatment of existing historic fabric;
- Is compatible with and enhances the overall character of the historic district;
- Exhibits exceptional design quality;
- Has no negative impacts to the historic district’s primary contributing historic buildings of high integrity; and
- Mitigates any adverse effects on other contributing historic buildings.

822 & 824 S. Kansas Ave, date unknown.
CERTIFIED LOCAL GOVERNMENT
KANSAS HISTORIC PRESERVATION LAW
PROJECT REVIEW REPORT
TOPEKA LANDMARKS COMMISSION

CASE NO: CLGR19-14

by: Jim Klausman

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<tr>
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PROPOSAL: This proposal is for the finishing of the interior of the property located at 822 S. Kansas Ave. No structural demolition is proposed in conjunction with this project. This structure is listed as a “contributing property” within the nomination of the South Kansas Avenue Commercial Historic District to the National Register of Historic Places.

As a part of this renovation, the owner is in the process of replacing the lower storefront. The design for that storefront was approved by the Topeka Landmarks Commission in October of 2018. The interior of the south portion of this building, as well as the 2nd level, are not subject to this review.

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. The most recent tenant in this portion of the building was a restaurant. As such, all of the interior facilities (kitchen, restrooms, dining area) are in place, and do not need to be created or altered. The proposed use is consistent with this previous use, and will therefore utilize these existing facilities.
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 interior should avoid the removal of authentic, character-defining features. In this instance, left intact are the original tin ceiling, wood floors, and plaster walls. All of these features will remain, although significant portions of the walls will be covered with wood paneling, tiles, and painted murals, leaving the plaster walls intact underneath. The "airlock" vestibule, a non-historic addition at the front main entrance, will be slightly expanded.

In addition, one change to the floorplan of 824 S. Kansas Ave. is being proposed, that being the relocation of the building elevator. This elevator will be shifted to the south approximately 4 feet to allow its doorway to be flush with the wall of the main hallway on the 2nd level. This change will restore the original character of this space within the 2nd level of 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:** The interior finish of this property will not create a false sense of historical development, but will be compatible with its character, and with its period of development. All materials to be used are deemed appropriate under the Downtown Topeka Design Guidelines.

**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 project will not remove any features or character-defining details that have acquired historic significance. All existing feature, such as floors, walls, and ceiling will be incorporated into the finish design. A non-historic mezzanine will be removed, and its lower walls raised to ceiling height.

**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: Interior plaster walls, hardwood floors, and the existing tin ceiling will all be repaired and reused within the finish design for this project.

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: N/A

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 822-824 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 façade; 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.

Suitable grounds for appeal under the Kansas Preservation Act, and as outlined within the adopted Downtown Topeka Design Guidelines, include any project that:

- Is a substantial, contributing use of clear public benefit to the revitalization of Downtown Topeka, either as an anchor, or as a small project with minimal negative impact;
- Enhances vitality in the streetscape, and is of benefit to adjacent historic properties;
- Emphasizes historic character and, though not in full compliance with the Secretary’s Standards, adequately addresses the preservation and appropriate treatment of existing historic fabric;
- Is compatible with and enhances the overall character of the historic district;
- Exhibits exceptional design quality;
- Has no negative impacts to the historic district’s primary contributing historic buildings of high integrity; and
- Mitigates any adverse effects on other contributing historic buildings.