THE TOPEKA LANDMARKS COMMISSION MEETING
Holliday Office Building
620 SE Madison Ave., Holliday Conference Room, 1st Floor

AGENDA
Thursday, February 14, 2019
5:30 PM

I. Roll Call

II. Approval of Minutes – December 13, 2018 Minutes

III. Election of 1029 Landmarks Commission Officers
   1. Chair
   2. Vice-Chair

IV. CLGR19-06 by Aim Strategies, LLC, requesting a Certificate of Appropriateness for the replacement of the lower storefront of the building located at 921 S. Kansas Avenue. This property is listed as “contributing” to the historic integrity of the South Kansas Avenue Commercial Historic District.

V. CLGR19-01 by Bloom Studio, requesting a Certificate of Appropriateness for the placement of a hanging, illuminated sign on the 2nd-level façade of the building located at 921 S. Kansas Avenue. This property is listed as “contributing” to the historic integrity of the South Kansas Avenue Commercial Historic District.

VI. CLGR19-09 by Cyrus Hotel, requesting a Certificate of Appropriateness for the placement of a sign onto the 2nd-level façade of property located at 918-920 S. Kansas Avenue. This property is a non-contributor to the historic integrity of the South Kansas Avenue Commercial Historic District.

VII. Administrative Approvals
   • 100 SE 9th Street – 2nd level interior addition of a corridor wall, approved by DRC

VIII. Other Items
   • Update on the Auburndale/Garlinghouse Big Reveal
   • 2019 HPF Grant Applications

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: Cheyenne Anderson, Mark Burenheide, Jeff Carson, David Heit, Donna Rae Pearson, Grant Sourk, Christine Steinkuehler (7)

Members Absent: Paul Post, 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 – December 13, 2018

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

CLGR19-03 by Downtown Topeka Foundation, requesting a Certificate of Appropriateness State Historic Preservation Law Review for the full demolition of the structure located at 612 S. Kansas Avenue, located within the South Kansas Avenue Commercial Historic District.

Mr. Paris thanked all for being available for this specially called meeting of the Topeka Landmarks Commission.

Mr. Paris presented the staff report and staff recommendation.

Zach Snethen of HTK Architects came forward representing the applicant. He explained that the structural capacity of the 2nd floor has been found to be insufficient to accommodate the future use of the building so would cause a safety hazard. The possibility of reinforcing the floor was explored and found to be a poor option.

Kurt Young of Downtown Topeka Foundation came forward and thanked the commissioners for holding the specially called meeting. He spoke in favor of the demolition and rebuilding based on information that was presented in the staff report.

Mr. Sourk noted that the danger of a floor/ceiling collapsing is a good reason for approving the request.

Motion by Mr. Burenheide for a finding that the proposed demolition of the property located at 612 S. Kansas Avenue with replacement consistent with plans previously approved will NOT damage or destroy the historic character or the historic integrity of this property, nor the historic integrity of the surrounding South Kansas Avenue Commercial Historic District. Second by Ms. Steinkuehler. APPROVED (6-1-0 with Ms. Pearson voting no)

CLGR19-04 by Downtown Topeka Foundation, requesting a Certificate of Appropriateness State Historic Preservation Law Review for the construction of a new building to be located at 612 S. Kansas Avenue. This building will replace the current structure that is proposed for demolition and will match the same configuration and footprint as plans previously submitted and approved by the Topeka Landmarks Commission.
Mr. Paris presented the staff report and staff recommendation.

Motion by Mr. Burenheide for a finding that the proposed plans for new construction on property located at 612 S. Kansas Avenue will not damage or destroy the historic character or the historic integrity of this property, nor the historic integrity of the surrounding South Kansas Avenue Commercial Historic District. Second by Ms. Pearson. APPROVED (7-0-0)

Other Items

Mr. Paris reminded commissioners that the February meeting would include election of officers and members of the Design Review Committee for 2019.

Adjournment at 5:42PM
CERTIFIED LOCAL GOVERNMENT
KANSAS HISTORIC PRESERVATION LAW
PROJECT REVIEW REPORT
TOPEKA LANDMARKS COMMISSION

CASE NO: CLGR19-06
by: Aim Strategies, LLC

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

PROPOSAL: This proposal is to replace the lower storefront, itself a replacement from the original, dating to sometime in the early to mid-1960s. 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. However, Staff believe this designation to be questionable, based upon further documentation not available at the time of NRHP nomination.

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

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

The current lower storefront dates to the early 1960s.
**REVIEW SUMMARY:** The Kansas State Historic Preservation Office requires that all projects occurring on any property listed on the Register of Historic Kansas Places be reviewed for their affect on the listed property and the surrounding district. State law (K.S.A. 75-2724) establishes that the Secretary of the Interior's Standards for Rehabilitation be used to evaluate changes proposed to any property that is individually listed, or is located within an historic district. The following is an analysis of the application of each Standard to the proposed project.

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

**Analysis:** No significant change in current use is proposed in conjunction with this project. The building is currently vacant. This project proposes to replace the lower storefront, which arguably detracts from the historic character of the building and the surrounding historic district. The general commercial purpose of this building will remain unchanged.

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

**Analysis:** There are few historic character-defining features within the lower storefront of this building. Based on all documented evidence, the ground-level and 2nd-level entrances will remain in their current positions. No other original or historic features remain within the lower storefront. The proposed design for the replacement will restore the limestone blocks that provide the vertical frame and lower bulkhead for the storefront, all in keeping with historic documentation. Reference Photo #1 for documentary evidence of this feature, circa 1954.

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

**Analysis:** This project will not create a false sense of historical development. All proposed changes are based on documentary evidence of a pervious appearance circa 1954. Furthermore, the current appearance of this building could be deemed to detract from the surrounding historic character within the historic district.

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

**Analysis:** Although this building is deemed to be a “contributor” to the historic character of the surrounding historic district, this designation is arguable based on documentation discovered since the NRHP nomination in 2014. Changes to the lower storefront appear to have occurred at some point in the 1980s that resulted in its current appearance. Therefore, it is recommended that the lower storefront has not acquired historic significance in its own right.

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

**Analysis:** No historic distinctive features, finishes, 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 “historic” features within the lower storefront have suffered from deterioration. However, structural elements within the framing along the south wall have suffered water damage from a leaking roof, and will need to be addressed within this proposal.

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

Analysis: N/A

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

Analysis: N/A

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

Analysis: No historic materials that characterize this property will be removed or altered in conjunction with this project proposal. The proposed replacement is consistent with the Downtown Topeka Historic District Design Guidelines, and is deemed to meet the Secretary’s Standards for Rehabilitation for contributing properties.

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 replacement of the lower façade as proposed for 921 S. Kansas Avenue will NOT damage or destroy the historical integrity of the structure, or the surrounding South Kansas Avenue Commercial Historic District.

Prepared by:
Timothy Paris, Planner II

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

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.

Photo #1
CERTIFIED LOCAL GOVERNMENT
KANSAS HISTORIC PRESERVATION LAW
PROJECT REVIEW PRESERVATION REPORT
TOPEKA LANDMARKS COMMISSION

CASE NO: CLGR19-01 by: Studio Bloom

**Project Address:** 921 S Kansas Avenue

**Property Classification:** Contributing Property to the South Kansas Avenue Commercial Historic District.

**Standards:** Secretary of the Interior's Standards for Rehabilitation; Downtown Topeka Design Guidelines

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

**PROPOSAL:** This proposal is to place a perpendicular hanging and illuminated sign onto existing mounting brackets within the 2nd-level façade of property located at 921 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. However, Staff believe this designation to be questionable, based upon further documentation not available at the time of NRHP nomination.

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

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

Analysis: No significant change in current use is proposed in conjunction with this project. The building is currently vacant. This project proposes to place a hanging, illuminated, high-density urethane sign onto existing framework extending from the 2nd-level façade of the property. The general commercial purpose of this building will remain unchanged.

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

Analysis: No historic materials will be removed in conjunction with this project. In fact, this project proposes to utilize framing and mounting materials that are existing on the building that have gained historic value in and of themselves.

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

Analysis: This project will not create a false sense of historical development. The proposed sign does utilize existing framework and mounting hardware, but in a vastly different configuration than all previous signs placed on this building. The proposed sign will be differentiated from historic signage, but will remain compatible with the building, and with the surrounding historic district.

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 proposal will utilize, but will not alter any features of the upper façade that have gained historic significance in their own right.

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

Analysis: No historic distinctive features, finishes, 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: The mounting hardware and points of attachment for this existing signage bracket will be reinforced and deemed sufficient to support the proposed weight of the proposed sign and lighting fixtures.

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

Analysis: N/A

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

Analysis: N/A

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

Analysis: No historic materials that characterize this property will be removed or altered in conjunction with this project proposal. The proposed sign is consistent with the Downtown Topeka Historic District Design Guidelines, the D-1 Downtown Zoning District sign regulations, and is deemed to meet the Secretary’s Standards for Rehabilitation for contributing properties.

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 could be removed at any time in the future without any detriment or damage caused to the 2nd-level façade.

STAFF RECOMMENDATION: In the performance of this review under KSA 75-2724, Staff is recommending a finding that the replacement of the lower façade as proposed for 921 S. Kansas Avenue will NOT damage or destroy the historical integrity of the structure, or the surrounding South Kansas Avenue Commercial Historic District.

Prepared by: Timothy Paris, Planner II

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

E Sign Section
SCALE: 1" = 1'-0"

D Sign Elevation
SCALE: 1" = 1'-0"

C Sign Plan
SCALE: 1" = 1'-0"

B East Elevation
SCALE: 1" = 1'-0"

A North Elevation
SCALE: 1" = 1'-0"
CERTIFIED LOCAL GOVERNMENT  
KANSAS HISTORIC PRESERVATION LAW  
PROJECT REVIEW REPORT  
TOPEKA LANDMARKS COMMISSION

CASE NO: CLGR19-09  by: Cyrus Hotel

Project Address: 918-920 S. Kansas Avenue
Property Classification: Non-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 to place a mounted 10-letter sign with an additional pendant onto existing stone placed within the 2nd-level façade of property located at 918-920 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. However, this façade has since been removed and rebuilt according to its original appearance, thus removing its contributing status to the District.

BACKGROUND: This building is a new structure located on S. Kansas Avenue, completed in 2019. The façade for this structure was removed in 2016 when structural instabilities were discovered through the demolition process of the portions of the building behind the façade. At that time, the Topeka Landmarks Commission allowed its removal consistent with its obligations under the Kansas State Historic Preservation Law, on the condition that its overall design be replicated within the new construction, and that key portions of the façade be saved and reused within that design. The stone onto which this proposed sign will attach is a remnant element of the previous façade.
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 current use is proposed in conjunction with this project. The building was constructed for its current use as a hotel. The proposed placement of the signage is consistent with the historical use and purpose of the stone onto which is it is proposed to attach.

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 conjunction with this project. The company installing the sign has tested the strength and stability of the stone onto which the sign will be attached with pilot holes behind the central medallion, and has found the stone sufficiently able to be used for this purpose. Installation of the sign will require 2 to 3 additional ¼” holes drilled into the stone per letter for the placement of anchor bolts.

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

Analysis: This project will not create a false sense of historical development. The stone onto which the proposed sign will be attached was historically used for the same purpose. Previously, however, the signage was a carved relief within the stone. This relief was since been removed, meaning that the proposed sign will be mounted onto the stone, rather than carved within the stone.

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

Analysis: The stone onto which the proposed sign will be attached is an historic remnant saved from the previous façade of this building. It has been deemed to be historically significant as a defining feature of this property. The proposal will continue to use the stone according to its historic purpose, that being the location of signage for this building.

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

Analysis: No historic distinctive features, finishes, or construction techniques will be removed or altered in conjunction with this project. All carved reliefs within the stone onto which the proposed sign will attach have been previously removed, not in association 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:** It is deemed unfeasible and inappropriate in this instance to repair the previous signage feature that was carved within the stone. Such repair would cause more deterioration of the stone than is being offered through the proposed method of attachment.

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

**Analysis:** N/A

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

**Analysis:** N/A

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

**Analysis:** No historic materials that characterize this property will be removed or destroyed in conjunction with this project proposal. Existing salvaged stone will be re-used for its original intended purpose of signage. The proposed sign is consistent with the Downtown Topeka Historic District Design Guidelines, the D-1 Downtown Zoning District sign regulations, and is deemed to meet the Secretary’s Standards for Rehabilitation for contributing properties.

**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 holes necessary for the placement of the proposed sign onto the stone within this façade can be filled and repaired without disrupting the essential form and integrity of the stone, itself.

**STAFF RECOMMENDATION:** In the performance of this review under KSA 75-2724, Staff is recommending a finding that the proposed sign placed within the upper-level façade as proposed for 918-920 S. Kansas Avenue will NOT damage or destroy the historical integrity of the structure, or the surrounding South Kansas Avenue Commercial Historic District.

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

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.
Option w/ Added Spacing

Manufacture and Install
Qty: (1) One Total
Set of Letters (Type TBD)
1" Deep
Stud Mounted
Painted Two Colors
Installed Using Paper pattern
Drill Holes for Studs

(Non-Illuminated)