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

AGENDA
Thursday, March 14, 2019
5:30 PM

I. Roll Call

II. Approval of Minutes – February 14, 2019 Minutes

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

IV. Announcement of Commissioner protocol when abstaining from votes

V. 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.

VI. 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.

VII. Administrative Approvals
   • 100 SE 9th Street – 2nd level modification of an interior wall, approved by DRC on 2-26-19

VIII. Other Items
   • Update on the Auburndale/Garlinghouse Big Reveal

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, Cassandra Taylor (6)

Members Absent: Cheyenne Anderson, Paul Post, (2)

Staff Present: Tim Paris, Dan Warner

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

Approval of Minutes – January 30, 2019

Motion by Mr. Burenheide to approve; second by Ms. Taylor. APPROVAL (6-0-0)

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, located within the South Kansas Avenue Commercial Historic District.

Mr. Paris presented the staff report and staff recommendation for approval, citing that the status of the building as a “contributor” to the historic integrity of the South Kansas Avenue Commercial Historic District was debatable based on a building permit for work on the storefront from the early 1980s.

Andrew Weichen of Architect One came forward representing the applicant. He explained that it was the intent to utilize existing elements within the storefront that might be uncovered through the demolition process within the new storefront.

Jeff Carson asked if an intended occupant for this building had been determined. Mr. Weichen replied that no prospective tenant had yet been secured.

Motion by Mr. Carson for a finding that the proposed storefront design for property located at 921 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. Steinkuehler. APPROVED (5-1-0 with Ms. Taylor abstaining.)

CLGR19-01 by Bloom Studio, requesting a Certificate of Appropriateness for the placement of a sign attached to the 2nd-level façade of the building located at 921 S. Kansas Avenue, and within the South Kansas Avenue Commercial Historic District.

Mr. Paris presented the staff report and staff recommendation for approval, stating that the proposed sign will use existing mounting hardware from a previous perpendicular blade sign that was previously located on the building.

Motion by Mr. Carson for a finding that the proposed sign with external illumination on property located at 921 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 (5-0-1 with Ms. Taylor abstaining.)
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CLGR19-09 by Cyrus Hotel, requesting a Certificate of Appropriateness for the placement of a sign attached to the 2nd-level façade of the building located at 921 S. Kansas Avenue, and within the South Kansas Avenue Commercial Historic District.

Mr. Paris presented the staff report, and recommended that the proposed sign will not adversely harm the historic integrity of the building or the surrounding historic district. Mr. Paris stated that the stone onto which the letters of the sign are proposed for mounting was salvaged from the previous façade of the building located on this property. Mr. Paris further stated that this stone was previously used for the signage of this building, but that relief-carved lettering had since been removed, leaving the stone essentially blank in its current state. Mr. Paris said that this stone’s historic purpose was for signage for this building, and that its proposed use with letters mounted, as opposed to carved, would still be in keeping with the purpose and intended use of the stone’s placement within the building’s façade.

Ms. Pearson asked if the property owner had considered a new relief carving into the stone for the signage instead of mounting individual letters, as proposed. Mr. Weichen, the project architect for this sign, replied that this option had not been examined, but would likely be too destructive to the stone, itself, and that mounting via the proposed method was considered safer.

Motion by Mr. Burenheide for a finding that the proposed sign mounted as proposed onto the 2nd-level façade of property located at 922-924 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 Mr. Sourk. APPROVED (4-0-2 with Ms. Taylor and Ms. Pearson abstaining.)

Other Items

Mr. Paris updated the Commission on a project within the Kansan Tower, located at 830 S. Kansas Avenue. Mr. Paris described the project as the construction of an internal hallway on the 2nd level of the property that runs parallel to an enclosed atrium. Mr. Paris said that this project fit the definition of a “secondary space” as defined by the NPS, and was thus approved by the Commission’s Design Review Committee.

Mr. Paris also updated the Commission on the Edgewood Park/Garlinghouse Show Homes Big Reveal project to be conducted over the weekend of June 14-15, 2019. Mr. Paris said that two homes had been secured for this project that will removed the vinyl siding from each home, and that volunteers are needed.

Mr. Paris also asked for 2 volunteers to serve on a joint committee with the Shawnee County Historical Society to organize and nominate recipients of the 2019 Historic Preservation Awards. Ms. Steinkeuhler noted that Bill Wagnon had already asked for her participation. Mark Burenheide also agreed to serve on the Committee.

Adjournment at 6:15 PM
CERTIFIED LOCAL GOVERNMENT
KANSAS HISTORIC PRESERVATION LAW
PROJECT REVIEW REPORT
TOPEKA LANDMARKS COMMISSION

CASE NO: CLGR19-02                    by: Jim Klaussman

| Project Address: 100 SE 9th St. |
| 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 partially restore the interior atrium of the Kansan Tower to a period consistent and in keeping with its original configuration. This will be accomplished by the removal of three of the four walls currently enclosing the 2nd level of the atrium in the interior lobby of the building. A 4th wall has been modified by its partial replacement with clear glass. No exterior alterations are 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.

BACKGROUND: The Kansan Tower is a 9-story building located in downtown Topeka, Kansas on the northeast corner of S. Ninth St. and S. Kansas Ave. The building was originally constructed in 1923 as the Hotel Kansan.

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 nine-story building was constructed as a hotel in 1923. The U-shaped building exhibits the tripartite base-shaft-cap form typical of the Three-Part Vertical Block. The base contains the first story lined with modified storefronts and clad in stone and the second story with its carved stone panels and stone beltcourse. Large canopies project outward over the primary entrances to the hotel on the east and south elevations. The six-story shaft contains single and paired window openings with stone sills and brick lintels with stone keystones. A stone beltcourse encircles the building above the eighth story. The one-story cap has brick pilasters with stone capitals between each window opening. A stone cornice caps the ninth story. The tall brick parapet has stone coping. Carved stone panels ornament the shaped parapets on the south facades of the east and west wings. The south facade also contains balconies that historically were open but are now enclosed with metal screening. The building contains replacement windows. The windows on floors 2-5 are single-pane fixed windows with tinted glass. The windows above the 5th story are 1/1 aluminum windows.”
**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 use of this building as a hotel ceased in 1968. At that time, the bottom two floors were converted for use as offices, while the remaining floors were to apartments. The building remains in use for these purposes at this time. No significant change in current use is proposed in conjunction with this project. The removal of three of the interior walls enclosing the atrium will restore the core ambiance and appearance of the atrium to its original configuration.

**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 features will be removed in conjunction with this project. Still present within this space are the original railings for the atrium, and the columns and capitals placed around the atrium’s perimeter. These features will be fully restored and reused as prominent aspects of 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:** No sense of false historical development will be created as a result of this project. Original features will be restored and preserved. All features removed are considered to be non-historic and non-character-defining materials.

**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 materials or finishes within the interior of this building that are proposed for removal have acquired a 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 distinctive features, finishes, or construction techniques will be removed or altered in conjunction with this project proposal.

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

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

Analysis: N/A

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

Analysis: N/A

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

Analysis: 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 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.

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 proposed project; 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.
CERTIFIED LOCAL GOVERNMENT
KANSAS HISTORIC PRESERVATION LAW
PROJECT REVIEW REPORT
TOPEKA LANDMARKS COMMISSION

CASE NO: CLGR19-02               by: Mater Dei Church of the Assumption

**Project Address:** 100 SE 9th St.

**Property Classification:** Individually listed on the National Register of Historic Places, and listed as a *Contributing Property* to the Church of the Assumption 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 remove and replace the upper portions of two bell towers constructed on the south façade of the Church of the Assumption, located at 204 SW 8th Avenue. This structure is individually listed on the National Register of Historic Places, and is listed as a *Contributing Property* to the Church of the Assumption Historic District.

**BACKGROUND:**

The Church of the Assumption was originally built in 1924 in the Mission Revival style of architecture. This building was listed on the National Register of Historic Places in 2008, and was recognized as a contributing property to the historic integrity of the Church of the Assumption Historic District in 2015. This building has not been altered since it was individually listed on the Register.

The District nomination form states with regard to the Church of the Assumption: “*The church is rectangular in massing, with exterior elevations that exhibit symmetry along a north-south axis. The building has a front-gabled roof, which was historically covered with green clay tile, with copper gutters and downspouts. The principal exterior material is buff brick, accented with Carthage limestone. The main windows are arch-topped openings filled with stained glass. The south (primary) elevation is divided into three bays – a central step-gabled bay flanked by two bell-tower bays. The towers are four stories in height and are topped by domed roofs. The most striking feature of the central bay is its two-story arch-topped stained glass window.*”
**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 use of this building as a church will not be affected by this project. The reconstruction of the bell towers will result in no visible alterations to the structure’s historic integrity of historic character.

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

**Analysis:** The reconstruction of the bell towers will result in no visible alterations to the structure’s historic integrity of 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:** No sense of false historical development will be created as a result of this project. Select substitutions of materials will result in the maintenance and preservation of the structure’s historic character and integrity. No conjectural features will be added in conjunction with this project.

**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 non-original materials or finishes within the interior of this building that are proposed for removal have acquired a historic significance in their own right. All original materials to be removed will be replaced in their original design and configuration.

**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 substitute materials to be used in conjunction with this project have been demonstrated to be superior in quality, and equivalent in the preservation of the original material’s historic character.

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 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.

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 proposed project; 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.