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

AGENDA
Thursday, April 13, 2017
5:30 PM

I. Roll Call

II. Approval of Minutes – March 9, 2017 Minutes

III. CLGR17-07 by Architect One, LLC, proposing interior modifications to property located at 112 SW 6th Avenue, also known as the Columbian Building, a property that is listed on the National Register of Historic Places.

IV. CLGR07-08 by Architect One, LLC, proposing interior and exterior modifications to property located at 107 SW 6th Avenue, a contributing property within the South Kansas Avenue Commercial Historic District.

V. CLGR17-11 by Aim Strategies, proposing interior and exterior modifications to property located at 705 SW Kansas Avenue, a contributing property within the South Kansas Avenue Commercial Historic District.

VI. CLGR17-12 by Xidis, proposing the interior 2nd-level rehabilitation of property located at 724 S. Kansas Avenue, a contributing structure within the South Kansas Avenue Commercial Historic District, into a loft apartment.

VII. CLGR17-15 by 101 N. Kansas Ave, LLC, proposing the reclassification of property located at 101 N. Kansas Avenue from I-2 Heavy Industrial District TO D3 Downtown District, a contributing property within the Mill Block Historic District.

VIII. Administrative Review Report
1. 1201 SW Oakley – Interior Remodel
2. 212 SW 8th Avenue – Commercial Wall Sign, Approved by SHPO in Conjunction with a larger tax credit project

IX. Other Items

X. 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.
I. Roll Call

Members Present: Cheyenne Anderson, Mark Burenheide, Jeff Carson, Bryan Falk, David Heit, Donna Rae Pearson, Paul Post, Grant Sourk, (8)

Members Absent: Christine Steinkeuhler

Staff Present: Tim Paris, Dan Warner

II. Approval of Minutes – January 12, 2017

Mr. Carson moved approval of the minutes, seconded by Mr. Burenheide. The motion was APPROVED by a vote of 6-0-0. (Mr. Falk and Mr. Heit had not yet arrived.)

III. CLGR17-06 by Topeka Metropolitan Transit Authority – Tim Paris introduced the Staff Report for the construction of a bus shelter on property located along SW 6th Avenue, in front of the former Santa Fe Hospital, a property that is listed on the National Register of Historic Places. Mr. Paris recommended that because of the physical separation between the proposed bus shelter and the principle structure, and because the shelter utilizes a very utilitarian and benign architectural style, the shelter would not damage or destroy the historic integrity of the historic property. Mr. Post made the motion that the placement of the bus shelter at the proposed location would not damage or destroy this historic character of the former Santa Fe Hospital Building. This motion was seconded by Mr. Carson. The motion was APPROVED by a vote of 8-0-0.

IV. Annual Certified Local Government Training - Mr. Sourk introduced Katrina Ringler, the CLG Coordinator at the State of Kansas Historic Preservation Office. Ms. Ringler presented materials to the Commission, detailing the specifics of the Commission’s responsibilities and limitations under the regulations of the Kansas Historic Preservation Act. Ms. Ringler explained the purpose and basis of all historic reviews conducted under State Preservation Law by the Commission, the factors allowed by the Regulations to be considered by the Commission in their reviews, and the proper legal procedures for approving, denying, and appealing the findings of the Commission to the local Governing Body.

V. Adjournment at 7:25PM
PROPOSAL: This proposal is to accommodate the addition of walls to select spaces within the 3rd and 4th floors to subdivide rooms, to re-position doorways to access these rooms, and to provide upgraded lighting and HVAC to service these spaces. Within the subdivided office spaces on the 3rd floor, a “cloud” ceiling will also be installed to accommodate the necessary ductwork for HVAC and electrical conduit. This ceiling will be placed approximately 18” away from each wall, and 24” below the original ceiling. This separation will expose the original height of the ceiling, and negate the need for a soffit in front of the exterior windows.

BACKGROUND: This structure was named the Knox Building for its original owner and tenant, John Knox, when it was constructed in 1888. This name was changed to the Columbian Building in 1893, to reflect its change in occupancy to that of the Columbian Title and Trust Company, and the Columbian Securities Corporation. The National Register Nomination for this building lists in its Statement of Significance its unique properties of intricately carved stonework and exterior detail. Specifically, the nomination states that, “Although it was not unusual for Topeka’s buildings of the late 19th Century to be heavily ornamented, most examples of the stone-carver’s skill have survived in photograph’s only.” The architect for this building is recorded as Seymour Davis.

The nomination also details a fire within the structure in 1937 that caused extensive damage to the 3rd and 4th floors, with additional smoke and water damage throughout the entire building. Newspaper records from that year also indicate that the building was immediately restored.

Since the restoration from the fire in 1937, the entire structure has been further modified to incorporate modern plumbing, lighting, and HVAC, with the exception of the southern-most portion of the 3rd floor. Within these office spaces, the original ceiling height has been preserved that utilizes a variety of hanging lighting fixtures for illumination.
EXISTING CONDITIONS – INTERIOR: The interior of the Columbian Building has largely been intact for several decades, although some alterations have clearly been made. Throughout the building, a combination of HVAC systems have been introduced to service separate floors, and offices, resulting in the placement of lowered drop-ceilings in several offices and hallways. Where dropceilings have been installed, crown molding has been installed that is consistent with the materials and character of the trim throughout the entire building. The ceiling height has also been consistently placed above the transom window space above each doorway.

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

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

Analysis: No change in use is proposed in conjunction with this proposal.

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: Within the specific spaces proposed for alteration, those features that define the historic character are the doors, frames, transoms, hardware, windows, stairways, ceiling height, and the quality and quantity of natural light. With regard to this project, the new layout will save and reuse existing doorframes and transom windows for use within newly constructed walls. This proposal will also match the existing designs, trim materials, and hardware for new doorframes and transoms. In addition, the original ceiling height will be preserved by the placement of a hanging “cloud” ceiling that will not reduce the volume of natural light entering the rooms through exterior windows. This ceiling type will also leave a perimeter of no less than 18” around its perimeter, leaving the original ceiling height in view from any vantage point within the room. Based on these considerations, this project does not propose any alterations that would damage the historic features that characterize the interior of this structure.

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 changes proposed will consistent with the finishes and materials used elsewhere within the building. This project also proposes the installation of a hanging “cloud” ceiling in lieu of a traditional drop-ceiling utilized elsewhere within the property. This cloud ceiling will preserve the character established by the original ceiling height, while simultaneously accommodating new lighting and HVAC amenities within those office spaces.
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 not remove any feature of the historic structure. In those office spaces that are proposed for division, all existing doorways will be preserved and re-used within the newly created doorways to each office space. New and compatible materials will be supplemented to match the existing trim throughout the building, as necessary.

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

**Analysis:** This proposal will preserve, reuse, and replicate those historic features (doors, transoms, frames, hardware) that characterize this structure.

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 proposed interior alterations to the property located at 112 SW 6th Avenue WILL NOT damage or destroy the historical integrity of the structure.

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
An Interior Renovation Project to Suites on the 3rd and 4th Floors of the:

Columbian Building

112 SW 6th Street

Topeka, Kansas

General Information

These architectural plans and specifications are hereby approved only for the use of the architect, contractor, and the interior design for the purposes of our project. Any use of these plans and specifications by third parties is strictly prohibited without prior written permission from the architect and/or the contractor.

The contractor shall be responsible for the installation, completion, and maintenance of the work as specified in this contract. The owner reserves the right to make changes, additions, or deletions to the plans and specifications, and the contractor shall be responsible for any changes, additions, or deletions made by the owner.

Abbreviations

- AES: Architectural Engineering Services
- BLDG: Building
- ELEC: Electrical
- ERG: Ergonomics
- FIRE: Fire Protection
- HVAC: Heating, Ventilation, and Air Conditioning
- MATT: Mattress
- PLUMB: Plumbing
- SD: Section Drawing
- SM: Stackable Mattress
- WP: Wall Panel

Altered: No
Approved: Yes
Scale: 1/4" = 1'-0"

Interiors Context Images

Alternate:

- INSTALL new DESK made of LDF and UPHOLSTERY with new DESK MOUNT FOR VDT and new DESK HUTCH
- INSTALL new DESK made of LDF and UPHOLSTERY with new DESK MOUNT FOR VDT and new DESK HUTCH
- INSTALL new WALL to match existing WALL PANELS

Symbol Legend

Drawing Index

Architect

PKMR Engineers

MEP Engineering

Topeka, Kansas

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PKMR Architects

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PKMR Engineers

MEP Engineering

Topeka, Kansas
Columbian Building
3rd & 4th Floor Suite Renovation Materials

Walls (4th Floor) / Bulkhead (3rd Floor):
3-1/2” WD Stud w/ 1/2” Gyp Board Each Side
Latex Paint – Sherwin Williams – Promar 200, Egg-shell (Color to be selected by owner/tenant)
Wood Base Trim – Oak (Match existing – 1X8 w/ 3/4” Quarter-round)
Wood Picture Molding – Oak (Match existing – WM-166)
Wood Crown Molding – Oak (Match existing – LWM – 49 w/ WM-100 Cove)

Doors:
Solid Core Wood Door – 3rd Floor (Match existing adjacent office door style and color)
Solid Core Oak Door w/ Oak Trim Around Transom (Match existing) – 4th Floor

Ceiling:
2x2 Armstrong Optima Lay-In Acoustical Ceiling Tile w/ Exposed Grid – White

Surface:
Window Shade - Eco-Fabrix – 253 Series – 3% Open (Color to be selected by owner) – 3rd Floor Suite Only
Plastic Laminate Veneer Countertop - Break Room (Color to be selected by owner)
Plastic Laminate Veneer Countertop on Wood Veneer Base Cabinets – (Color to be selected by owner) – 4th Floor Conference Room
**NAME**
Columbian Building

**LOCATION**
112-114 West Sixth Street

**CLASSIFICATION**
- Category
- Ownership
- Status

**OWNER OF PROPERTY**
Owners Investment Company

**LOCATION OF LEGAL DESCRIPTION**
Register of Deeds

**REPRESENTATION IN EXISTING SURVEYS**
Historic Sites Survey

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The Columbian Building is a rectangular five-story structure whose architectural style can best be described as Eclectic. Influences can be identified from a variety of architectural styles, including Egyptian, Romanesque, and Richardsonian Romanesque.

Measuring 50 feet wide, 130 feet long and 65 feet high, the building faces south on Sixth street, which was Topeka’s major east-west commercial street in 1888. It is located one-half block west of Kansas avenue, the main thoroughfare of the city’s central business district, and is flanked by smaller business buildings.

The south front is of Colorado red sandstone, which has been painted a cream color, while the other sides are of red brick. Most of the stone have rock-faced surfaces, but smoother dressed stone with what appears to be a bush hammered or a pecked finish are used for the entry, arched window trim and for the cornice and upper portion of the building. Exterior wall thicknesses, according to a 1913 fire insurance map, are 24 inches for the second floor, 20 inches for the third, 16 inches for the fourth and 12 inches for the fifth. (What is now called the first floor was regarded then as the basement and no dimension given.) The flat roof is hidden from view.

Many things are happening on the south façade but at first glance the building’s appearance is dominated by two: the oriel centered on the fourth and fifth floors and the main entry with its large flanking semicircular arched windows.

The entrance opening is centered on the façade and runs the height of the first and second floors. Large cut stones form the framing columns and the flat lintel. The entrance enframement is narrower at the top than the bottom. Over the opening is a simple pediment. Portions of the pediment which had decorative stonework were removed some time after the 1920’s. Originally the lintel had the carved raised letters KNOX on its flat surface. These were removed, probably in the early 1890’s, and a new area was recessed with new raised letters spelling COLUMBIAN. About 12 feet above street level on each flanking column of the entry enframement are intricately carved decorations. The west column the carving centers around a squirrel, on the east around a bird and snake. Originally the entry way had stone steps from the street level to provide access to the building on what is now the second floor. This had been changed to the present ground floor entry by the 1920’s.

Window forms are different for each floor, but all are double-hung sash except for the first floor. The two first floor openings were the original entries to the ground floor. Some time prior to the 1920’s they were altered to the present configuration.

Two large semicircular arched window openings flank the entry at the second floor level. The voussoirs are all of smooth cut stone. Decorative stone carvings are located at the end of the extrados.

Third floor window openings are large rectangles with trabeated lintels flush with the wall. The sills are of smooth cut stone and a protruding sill line runs the width of the building. In the center are two smaller rectangular openings with a small column between them. Carved stone designs are placed between the larger windows.

Fourth floor windows are also rectangular but larger than those of the third floor. Each opening is framed by circular stone molding. Windows on the fifth floor are smaller and separated by two engaged columns. The oriel is the dominant feature of the upper two floors. It corbels out above the two small central windows of the third floor. Two large decorative carved engaged columns flank the oriel. Rinceaux cross the oriel at a number of points and at the very top is a band of carved interwoven tracery at least five feet high.
The Knox Building, or Columbian Building as it is now known, was erected in 1888 for William C. Knox at a time when Topeka was experiencing a great building boom. Investors were very optimistic about the city's and the nation's economic future, and many business blocks were under construction in Topeka. Only a very few have survived, like the Columbian Building, without major modifications to the exterior.

Seymour Davis, a prominent Topeka architect in the 1880's and 1890's, designed the building. He was later state architect of Kansas (1893-1895) and prepared plans for the wings of the State Capitol which were under construction during his term of office. (In 1888 he also designed Topeka's Crawford Building, also nominated to the Register.) Davis later returned to his native Philadelphia where he built a reputation as one of that city's leading architects before his death in 1923.

William C. Knox was the son of John D. Knox, a pioneer Methodist minister and the head of one of the city's leading investment banks from 1874 to 1891. William had worked as a clerk in his father's bank, and in the mid-1880's he organized his own investment company. The company guaranteed eight per cent interest to investors and like so many other companies of the day its advertisements held promises of much greater rewards. According to newspaper reports, the company invested in Kansas real estate, primarily in Topeka.

A building permit to erect a five-story office block was issued to William C. Knox and Co. on March 31, 1888. It was expected to cost $50,000 and to be ready for occupancy by December of that year. The excavation work began on Saturday, April 14, and the foundation was completed toward the end of May. Construction work progressed rapidly. A July 1 newspaper account of the city's building boom reported the cost estimate to be $60,000. By the end of September the estimate had risen to $75,000. The plumbing contract amounted to $10,500, reportedly the largest job of that type ever awarded in the state at that time. Early in 1889 the Knox Building was ready for tenants. The United States Savings Bank of William Knox was to occupy half of the first floor (the present second floor). The remainder of the building housed offices of law firms, insurance companies, investment companies, land agents, and other tenants. The structure was known as the Knox Building for only a few years. The city directory of 1891 was the last to so identify it. Evidently Knox's firm, like that of his father and so many others, failed when the boom collapsed in the early 1890's.

The 1893 city directory listed the structure as the Columbian Building. The Columbian Title and Trust Co. and the Columbian Securities Corp were long-time occupants; and the latter continues to maintain offices there. The Weather Bureau offices were there from 1902 to 1907. Over the years many of the city's most prestigious law firms, real estate agencies and insurers had their offices in the Columbian Building.
7. cont.

Perhaps the outstanding feature of the building is the intricate detail of the carved stonework. Although it was not unusual for Topeka buildings of the late 19th century to be heavily ornamented, most examples of the stone carver's skill have survived in photographs only.

8. cont.

A fire of unknown origin caused extensive damage to the hallways of the upper two floors in 1937 and water and smoke damage was incurred throughout the building. The estimate of the damages was $45,000. Repairs were soon made and most of the tenants were able to return to their offices within a few months, some on the lower levels in a matter of days or weeks.

The exterior of the Columbian Building displays extensive decorative stone carving and has not been greatly altered. It was the work of Seymour Davis, a noted architect of the day, and it exhibits the craftsmanship of the unknown artisans who built it. The Columbian Building has had an important place in the city's economic and commercial development because of the tenants it has housed. It stands as a reminder of the expansive boom period of Topeka's history and is one of the few major buildings of that era to survive basically unaltered. It has been a Topeka landmark for many years.

9. cont.

"Columbian Building to Be Restored at Once," Topeka Capital, July 4, 1937.
"John D. Knox Dead," Topeka Journal, Jan. 11, 1912.
Topeka Capital, April 15, 1888; Jan. 12, 20, 1912.
Topeka City Directories, various dates and publishers.
## GEOGRAPHICAL DATA

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**VERBAL BOUNDARY DESCRIPTION**

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**LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES**

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**FORM PREPARED BY**

**NAME / TITLE**

Richard Pankratz, Director, Historic Sites Survey

**ORGANIZATION**

Kansas State Historical Society

**DATE**

July 14, 1975

**STREET & NUMBER**

120 West Tenth Street

**TELEPHONE**

(913) 296-3251

**CITY OR TOWN**

Topeka

**STATE**

Kansas 66612

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**STATE HISTORIC PRESERVATION OFFICER CERTIFICATION**

**THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:**

- NATIONAL
- STATE
- LOCAL X

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-965), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

**FEDERAL REPRESENTATIVE SIGNATURE**

[Signature]

**TITLE**

Executive Director, Kansas State Historical Society

**DATE**

July 15, 1975

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**FOR NPS USE ONLY**

**HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER**

**DATE**

**DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION**

**DATE**

**KEEPER OF THE NATIONAL REGISTER**

**DATE**
CERTIFIED LOCAL GOVERNMENT
KANSAS HISTORIC PRESERVATION LAW
PROJECT REVIEW REPORT
TOPEKA LANDMARKS COMMISSION

CASE NO: CLGR17-08  by: Architect One, LLC

Project Address: 107 SW 6th 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 [ ] Arch./Const. Plans [X] Pictures [X]

PROPOSAL: This proposal is to accommodate an interior remodel of the structure to: 1) create a secure interior “air-lock” entrance to the second-level staircase and elevator; 2) remodel and expand the existing 1st-level restroom facilities; 3) re-install windows along the east façade to match the bay windows along the frontage of SW 6th Avenue; 4) redesign the interior areas for product display and office uses; and 5) create a rear entrance within the east façade within the secondary brick, barrel-roof portion of the structure.

BACKGROUND: This structure is known as the Stormont Building, and was constructed in 1926. The first tenants of this structure were the Union Bus Depot, the Davis-Wellcome Mortgage Company, and the W. T. Dawson Real Estate Company. The current tenant is now seeking to remodel the interior of their offices to incorporate more space for product display, create a secure entrance for 2nd-level office space, and to increase the volume of natural lighting to the 1st level by restoring original window openings along the east façade.

This building is classified within the National Register nomination for the South Kansas Avenue Commercial Historic District as a Late 19th and Early 20th Century Classic Revival structure. The nomination states, specifically for this building: “This two-story commercial building has two-story limestone pilasters that divide the façade into eight regular bays. A modified storefront and wide second-story windows fill each bay. The storefronts contain concrete bulkheads and aluminum and glass display windows and entries. The grade slopes downward to the west, lengthening the height of the storefront display windows and concrete bulkheads. The transoms remain at the same level while the bulkheads and entrances step down four times across the façade. The second-story Chicago-style window configuration is not historic, but windows fill the entire opening as paired windows did historically. A simple limestone cornice with wide dentils is beneath a flat stone parapet that caps the building. The north third of the building has a flat roof while the south two-thirds is brick and has a barrel vaulted roof. This southern portion of the building was originally a bus terminal.”
EXISTING CONDITIONS - INTERIOR: Since its construction in 1926, the interior of the Stormont Building has been modified to accommodate a wide range of office uses for various tenants. Permanent historic materials that remain consist predominantly of structural support columns, joists, and flooring. Throughout its history, upgraded HVAC and electrical services have been added to the structure, resulting in the installation of a drop-ceiling to shield all necessary ductwork from interior public spaces. Although not original, the interior staircase to the 2<sup>nd</sup> level remains in its original location. At present, the interior is comprised of predominantly non-historic materials, including ceilings, interior walls, lighting, and floor materials.

EXTERIOR: The exterior of this structure has remained well maintained throughout its history. Notable changes that have occurred are: 1) the replacement of the 2<sup>nd</sup>-level windows along the frontage of SW 6<sup>th</sup> Avenue; 2) the removal of windows along the east façade, and replaced with plywood paneling and other materials; and 3) the periodic relocation of entrances within the bays fronting SW 6<sup>th</sup> Avenue to accommodate the needs of different tenants.

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

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

Analysis: No change in use is proposed in conjunction with this project.

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 exterior character of this property will remain largely unchanged. The only visible alteration to the exterior will be the reinstallation of display windows along the ground-level of the east façade, consistent with the building’s original construction.

The Downtown Topeka Design Guidelines recommend the retention and replacement of historic display windows in their entirety, including their historic configurations, glass materials, sealant, framing, and other components. This proposal will reinstall three display windows in their original locations using the same materials, profiles, and framing of the windows facing the front of the building along SW 6<sup>th</sup> Avenue. This treatment will preserve the original historic character of the property.

The character of the interior of this structure will also remain relatively unchanged from an historic perspective. The primary entrance will open into an airlock that will separate the ground-level entrance from the entrance to the upper level. Interior display areas will also change, but will result in little or no change to the building’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: The proposed project will reinstall windows along the ground-level of the east façade, consistent with the building's original design and construction. At present, the east façade is covered with plywood paneling and other materials, painted to match the grey limestone of the north façade. In this instance, documentary evidence exists to prove the presence of display windows in their current proposed location. The Downtown Topeka Design Guidelines recommends that facades "...should only be restored to an earlier appearance if photographs, drawings, physical evidence, or other means can adequately document their appearance at a particular time." Additionally, the Guidelines state that when repairing an existing portion of a historic storefront or façade, the use of historically appropriate materials should be pursued. When not available, the use of materials that are similar and consistent with the general character and appearance of the façade is recommended.

The materials, profile, and appearance of the proposed replacement windows will match those of the bay windows presently installed along the north façade. The windows presently installed along the frontage of SW 6th Avenue are aluminum-clad frames. Therefore, no false sense of historical development will be created 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 interior or exterior features proposed for alteration by this project have gained historic significance in their mown 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 proposed interior and exterior alterations to property located at 107 SW 6th 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.**

**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: [Signature]

Timothy Paris, Planner II
A Remodel for: 107 SW 6th Street

Topeka, Kansas

Project Description

An architect with the professional designation of Architect (A) is responsible for the design and supervision of the construction of buildings, structures, and facilities. The architect is responsible for ensuring that the design meets all applicable codes and regulations. The architect is also responsible for ensuring that the design is safe, functional, and aesthetically pleasing.

General Information

The following abbreviations and definitions are used in this document: architectural, engineering, and construction drawings (AEC drawings) are drawings used to convey information about the design and construction of buildings, structures, and facilities. The drawings are used to convey information about the design and construction of buildings, structures, and facilities. The drawings are used to convey information about the design and construction of buildings, structures, and facilities. The drawings are used to convey information about the design and construction of buildings, structures, and facilities. The drawings are used to convey information about the design and construction of buildings, structures, and facilities. The drawings are used to convey information about the design and construction of buildings, structures, and facilities.

Abbreviations

AEC: Architectural, Engineering, and Construction
AS: Asphalt
B: Beam
C: Column
CP: Concrete Pump
CRC: Concrete Railing
D: Door
EF: Elevator
EPL: Electrical Panel
F: Floor
G: Garage
GFC: Garage Door Closer
H: Hatch
I: Insulation
J: Joint
K: Kitchen
L: Ladder
M: Masonry
MGC: Mecanical, Electrical, and Gas
N: Nails
P: Plumbing
R: Raum
S: Stair
S: Sheet Metal
T: Roof
V: Vent
W: Window
X: Exterior Wall
Y: Foundation
Z: Ceiling

Drawing Index

4th St. & 4th PERSPECTIVE

Symbol Legend

Architect

Architect One

Rev. 08/2020

Phone: 785.272.1371

Q-001
CERTIFIED LOCAL GOVERNMENT
KANSAS HISTORIC PRESERVATION LAW
PROJECT REVIEW REPORT
TOPEKA LANDMARKS COMMISSION

CASE NO: CLGR17-11

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 [ ] Arch./Const. Plans [X] Pictures [X]

PROPOSAL: This proposal is to renovate the basement and 1st-level interiors to restore the use
of this property as a restaurant. A second component of this proposal is to modify the existing
canopy that is placed above the central ground-level entrance with a longer canopy that extends
the full width of the building. An internally illuminated sign will be placed on this canopy, also
central to the entrance to the building.

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.”
EXISTING CONDITIONS - INTERIOR: In 2014, this structure was left vacant without shutting off the waterlines to the interior of this structure. During the winter months, these lines froze and burst, resulting in significant water damage to nearly all surfaces and materials within the building. As a result of this damage, all interior flooring, ceiling, and wall surfaces walls have been removed. At the present time, the interior of this structure is completely void of any historic materials, except for the presence of two historic staircases extending to the basement level, and minimal plaster molding along the support-beams across the width of the ceiling. These historic features are proposed to be retained in conjunction with this rehabilitation project.

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 property proposes to renovate the basement and ground level for uses consistent with the building’s historical uses. Previous uses within this structure have included dining and entertainment establishments. Changes required for this purpose will impose minimal changes to the building and its environment that define its historic characteristics.

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: All historic surface materials (flooring, ceiling, plaster) within the interior of this structure have been previously removed. New flooring and acoustic ceiling materials will be added in conjunction with this project. Exposed walls will remain in their current condition. On the exterior of the structure, the existing non-historic awning will be expanded to cover the entire width of the building. The new awning will be solid, will utilize the same points of attachment to the exterior façade, and will provide the base structure for the proposed signage for the new business within the building. The proposed sign has been determined to meet the Downtown Topeka Design Guidelines, the “D District zoning regulations, and 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 proposed use, all interior and exterior alterations, and proposed signage are consistent with 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: No interior or exterior features proposed for alteration by this project have gained historic significance in their own right. Original plaster crown moldings and staircases to the basement will be retained as a part of this project.

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

Analysis: No distinctive features, finishes, or construction techniques will be removed or altered in conjunction with this project proposal.

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

Analysis: All previous interior plaster, flooring, and ceiling materials within this building were seriously damaged as a result of water damage in 2014. These surface materials have been removed, thus enabling its re-occupancy and use. These materials were added to the interior of the structure during extensive remodeling during the early 2000s, and were not considered historic. Exposed stone and brick walls will remain exposed.

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 interior and exterior alterations to property located at 705 S. Kansas Avenue IS CONSISTENT with the Downtown Topeka Design Guidelines, will NOT damage or destroy the historical integrity of the structure, or the surrounding South Kansas Avenue Commercial Historic District.

Staff is also recommending a finding that the proposed sign for the business to be located within the building located at 705 S. Kansas Avenue IS CONSISTENT with the Downtown Topeka Design Guidelines, 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. Ceramic brick tile
2. Luxury vinyl tile flooring
3. Quartz counter material
4. Corrugated steel wall panel
5. Existing brick
6. Black hexagon tile flooring
7. Historic graphic of 705 Kansas Ave
1. MODULAR CARPET TILE
2. MIRRORED MODULAR WALL TILE
3. QUARTZ COUNTER MATERIAL
4. BAR SURFACE WOOD MATERIAL
5. EXISTING BRICK
6. TEXTURED WALL COVERING
7. BLACK HEXAGON TILE FLOORING
8. HISTORIC GRAPHIC OF 705 KANSAS AVE
9. ABOVE BAR STORAGE IN WOOD FINISH

BANQUET FINISHES & FURNITURE
CERTIFIED LOCAL GOVERNMENT
KANSAS HISTORIC PRESERVATION LAW
PROJECT REVIEW REPORT
TOPEKA LANDMARKS COMMISSION

CASE NO: CLGR17-12
by: Architect One, LLC

Project Address: 726 SW Kansas Avenue
Property Classification: Contributing Property to the South Kansas Avenue Commercial Historic District.
Standards: Secretary of the Interior’s Standards for Rehabilitation
Attachments: Site Plan [ ] Elevations [ ] Arch./Const. Plans [X] Pictures [X]

PROPOSAL: This proposal is to renovate the 2nd-level interior to accommodate a loft apartment. This renovation will include the installation of all plumbing, electrical, and HVAC services, in addition to a staircase leading to the roof of the building, replacement windows in the west façade overlooking SW Kansas Avenue, and interior walls to separate the rooms within the living space. Ground-level access to the 2nd-level will be accommodated via a street-front entrance and staircase located in the adjacent address of 724 S. Kansas Avenue.

BACKGROUND: This structure was constructed in 1905, and is characterized in the South Kansas Avenue Commercial Historic District National Register nomination as a minimal commercial, early 20th Century structure. Specifically, the nomination states for this property: “This two-story two-part commercial block has a brick façade and a flat roof. The building is joined with 724 S Kansas Avenue to the north by a party wall. The first story has a non-historic aluminum and glass storefront. Wood panels cover the transom. The second story contains two, rectangular window openings with peaked stone window hoods with exaggerated keystones. The multi-light aluminum windows with center pivot sashes are not historic. Brick pilasters at the corners of the building are corbeled at the window sill level. Brick beltcourses form a simple cornice. Two vertical stone projections and narrow rectangular inset panels centered above each window provide the only ornament. This ornament, along with the cornice, is repeated on the façade of 724 S Kansas Avenue. This façade was added in 1911. The rear elevation is painted brick and retains its historic window openings with non-historic replacement windows.”
EXISTING CONDITIONS - INTERIOR: All interior flooring and ceiling materials, and plaster on the exterior walls have been removed. At the present time, the ceiling consists of exposed wood joists and trusses, while the north wall is exposed brick, and the south wall is exposed stone. The front and rear 2nd level windows are non-historic aluminum with center pivot sashes.

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

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

Analysis: The property proposes to renovate the 2nd-level of this building for use as an apartment. Changes required for this purpose will impose minimal changes to the building and its environment that define its 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: All historic surface materials (flooring, ceiling, plaster) within the interior of this structure have been previously removed. New flooring and ceiling materials will be added in conjunction with this project. Exposed walls will remain in their current condition.

The replacement of the 2nd-level windows will utilize the complete area of the existing non-historic window openings, and will be consistent with the current aluminum materials. The non-historic center-pivot sash will be replaced to meet emergency fire rescue requirements.

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.

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 interior or exterior features proposed for alteration by this project 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 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, flooring, and ceiling materials may have existed in some state of deterioration at a prior time, but have since been removed. Flooring and ceiling materials will be replaced. Exposed stone and brick walls will remain exposed.

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 interior and exterior alterations to property located at 724 ½ S. Kansas Avenue 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
CERTIFIED LOCAL GOVERNMENT
KANSAS HISTORIC PRESERVATION LAW
PROJECT REVIEW REPORT
TOPEKA LANDMARKS COMMISSION

CASE NO: CLGR17-15 by: 101 N. Kansas, LLC

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<td>Contributing Property to the Mill Block Historic District.</td>
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<td>Standards:</td>
<td>Secretary of the Interior’s Standards for Rehabilitation; Downtown Topeka Historic District Design Guidelines</td>
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<td>Attachments:</td>
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PROPOSAL: The applicant is proposing the zoning reclassification of a subject property from I-2 Heavy Industrial District TO D-3 Downtown District to accommodate the renovation and reuse of the building on the property for multi-family residential uses. This property is within the Mill Block National Register Historic District.

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

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

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

The adjacent property to the north was zoned D-3 Downtown District in 2011. For the purposes of all D-Downtown District zoning classifications within designated historic districts, design guidelines will default to the Downtown Topeka Historic District Design Guidelines.

Sign regulations, specific to size and placement on buildings, will default to the D-3 Downtown District.

REVIEW SUMMARY: The Kansas State Historic Preservation Office requires that all projects occurring on any property listed on the Register of Historic Kansas Places be reviewed for their affect on the listed property and the surrounding district. State law (K.S.A. 75-2724) dictates that the following guidelines for evaluation must be used for any property individually listed or located within an historic district:

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

Analysis: This request is to accommodate the conversion and use of this property for a use not allowed under its current heavy-industrial zoning classification. The I-2
Heavy Industrial district classification is the most intense zoning district within the City of Topeka Zoning Regulations. By this measure, all uses allowed within the D-3 Downtown District are significantly less intense than I-2. Uses of less intensity in existing structures generally require minimal changes to the overall character of a property. Incompatible or inappropriate uses within this property will not be permitted under the D-3 zoning classification or the US Secretary of the Interior’s Standards for the Treatment of Historic Properties.

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

Analysis: The reclassification from I-2 to D-3 will not alter the historic character of this property, or the surrounding Mill Block Historic District. The US Secretary of the Interior’s Standards for Rehabilitation and the Downtown Topeka Historic District Design Guidelines will remain as the applicable standards for review.

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

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

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

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

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

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

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

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

**Standard 7.** *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

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

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

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

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

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

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

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

**Staff Recommendation:** Therefore, in light of these standards and the preceding analysis, Planning Staff recommends a finding that the proposed reclassification from I-2 Heavy Industrial zoning district TO D-3 Downtown District will not damage or destroy the historical integrity of the property located at 101 N. Kansas Avenue, nor the surrounding Mill Block Historic District.
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
The Above Building by Holland & Squires, Architects, Will be Erected Next Spring For Parkhurst-Davis Mercantile Co., by Jody Mahone.

The plans for the new Parkhurst-Davis Wholesale Grocer House have been completed by Holland & Squires. The building will stand on the southwest corner of Wash and Kansas Avenues. The structure will be of brick and stone, with a basement. There will be two electric elevators, and a lighting and heating plant. The first floor will be devoted to fixtures. The building will be one of the best wholesale buildings in the west. The estimated cost is $60,000.

DEDICATED BY
THE TOPEKA CHAPTER
D. A. R.
SEP. 19, 1901

THIS BUILDING
MARKS THE SITE OF THE
FIRST CABIN IN TOPEKA
WHERE THE TOWN COMPANY
WAS ORGANIZED.
DEC. 5, 1854