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

AGENDA
Thursday, February 8, 2018
5:30 PM

I. Roll Call

II. Approval of Minutes –December 14, 2017 Minutes

III. Nomination and Election of Officers for the 2018 Topeka Landmarks Commission
1. Chair
2. Vice-Chair

IV. Appointments of Members to serve on the Landmarks Commission’s Design Review Committee

V. CLGR18-01 by Iron Rail Brewery, requesting a Certificate of Appropriateness for the replacement of exterior storefront, and other interior renovations of property located at 705 S. Kansas Avenue, within the boundaries of the South Kansas Avenue Commercial National Historic District.

VI. Amendment to Administrative Review and Approval Project List

VII. Other Items
1. NAPC Conference, July 18-22, 2018 in Des Moines, Iowa
2. 2018 HPF Grant Applications
   a. Tennessee Town Historic Resources Survey
   b. NAPC Educational Expenses
   c. Garlinghouse Multiple Property NRHP Nomination
   d. City-Owned Property New Deal NRHP Amendment Nomination
   e. On-line Historic Preservation Project Cost Calculator

VIII. Adjournment

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

Members Present: Mark Burenheide, Christine Steinkuehler, Grant Sourk, Jeff Carson, Bryan Falk (5)
Arrived after roll call: Paul Post, David Heit
Members Absent: Donna Rae Pearson, Cheyenne Anderson (2)
Staff Present: Tim Paris, Dan Warner, Kris Wagers

Approval of Minutes – November 9, 2017

Motion by Mr. Carson to approve; second by Mr. Falk. APPROVAL (6-0-0)

Mr. Post arrived

USD 501 CLGR cases

Mr. Paris recommended and the Commission agreed that the CLGR cases could be heard together and voted on with one vote.

Mr. Paris gave an overview of the projects. He explained that all are relatively minor and take place in secondary areas of the building where there is no public access and only limited student access. He stated that in some instances the proposals will restore the functional purpose of the rooms and concluded by saying he believes none of the six projects rise to the level of damaging the historical character or historic integrity of the listed property.

Present representing the applicant were Mike Wilson and Mark Parth, both of Architect One. Mr. Wilson stated that the plans do not breach any corridors or exterior walls. He explained that the driving force behind the projects is a health clinic that is going into the high school. As a result of the health clinic, other offices need to be relocated with minor interior alterations.

Mr. Sourk called for questions, and Ms. Steinkuehler stated that the rooms look pretty compromised already.

Mr. Souk stated that the value of THS as a historical asset is understood and the best way to preserve it is to allow changes necessary to keep it functioning as a school.

Motion by Mr. Burenheide for approval for the projects listed below, finding that none of them will damage or destroy the historic character or the historic integrity of the listed property; second by Mr. Carson.

Mr. Falk asked if any original doors are being removed. Mr. Wilson explained that only one door is being affected and it’s already a hollow metal door.
Vote of APPROVAL (6-0-0)

Projects included in and approved by the vote:

CLGR17-29 by USD 501, proposing the construction of three interior walls to subdivide a space into three new rooms, all to be used in conjunction with the use of the spaces for a health clinic for Topeka High School. Topeka High School is listed on the National Register of Historic Places.

CLGR17-30 by USD 501, proposing the construction of three interior walls to subdivide a space into two new rooms, both to be used in conjunction with the use of those rooms for an administrative cafeteria office for Topeka High School. Topeka High School is listed on the National Register of Historic Places.

CLGR17-31 by USD 501, proposing the refinishing of a room within Topeka High School for its use as a classroom. Topeka High School is listed on the National Register of Historic Places.

CLGR17-32 by USD 501, proposing the removal of an interior wall, and the refinishing of the space to allow for its use as an Athletic Director’s office within Topeka High School. Topeka High School is listed on the National Register of Historic Places.

CLGR17-33 by USD 501, proposing to enlarge a door opening, and associated refinishing of the adjacent rooms to allow for their repurposing for use as a basketball coach’s office within Topeka High School. Topeka High School is listed on the National Register of Historic Places.

Other Items

Mr. Paris stated that the Design Review Committee (DRC) had met to review the projects on this evening’s agenda and agreed that the nature of the changes is relatively minor. Mr. Heit suggested that a change be made to the list of Administrative Reviews allowing such projects to be approved administratively after review and comment by both staff and DRC. The text has been reviewed and approved by the state and will go back to the DRC for their final comments and possible approval. Upon approval by the DRC, the recommendation will be placed on the Landmarks Commission agenda.

Mr. Heit arrived at 5:41PM.

Adjournment at 5:44PM
CERTIFIED LOCAL GOVERNMENT
KANSAS HISTORIC PRESERVATION LAW
PROJECT REVIEW REPORT
TOPEKA LANDMARKS COMMISSION

CASE NO: CLGR18-01  Iron Rail Brewery by: Aim Strategies, LLC

**Project Address:** 705 SW Kansas Avenue

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

**Standards:** Secretary of the Interior’s Standards for Rehabilitation; Downtown Topeka Historic District Design Guidelines

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

**PROPOSAL:** This proposal is to renovate the interior and storefront of this property for use as a brew pub and restaurant. An externally illuminated sign, not to be reviewed at this time, will be placed above the transom storefront windows in the original location for signage for this building.

There are three main components to this renovation project. The first component is the replacement of the lower storefront. The current storefront is non-historic, having been constructed in 2002 with assistance of the City of Topeka’s Façade Improvement Program. The proposed new storefront will be constructed of glazed aluminum baseboard paneling and framing around storefront windows. These windows will be hinged and connected in pairs, enabling these pairs to be opened and folded back horizontally, rather than opened vertically. The entire storefront and opening will also be set back from the sidewalk a distance of 25 ¾ inches. This setback will establish a minimal yet sufficient separation between the sidewalk and the dining area immediately inside the windows when open.

The second component of this project is the interior renovation of the first-level and basement-level interior spaces within the building. Renovations on the first level will include the construction of a bar within the dining area, and renovations to the kitchen. These components will be minimal, and will not require the removal or alteration of any present features within the building. Part of the renovation of this level will also require the removal of a large portion of the floor area to allow for the placement of brewery tanks within the basement level. The size and height of these tanks and equipment will require more vertical height than can be accommodated exclusively within either the basement or first level spaces. The opening to be created will be secured by the placement of clear Plexiglas walls around all four sides, thus allowing for public viewing of the brewing operations within the basement.

The third and final component of this project is the placement of a sign above the exterior storefront, in the same location as the original signage for the building. The location and proposed size of the proposed sign has been evaluated according to all applicable zoning and signage requirements, and has been found to be appropriate and compatible with the building, and its surrounding environment. However, the source of illumination and therefore the projected materials of the sign, have yet to be determined. For this reason, no review of the sign by the Landmarks Commission is requested at this time.

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

This building was reviewed by the Topeka Landmarks Commission for a similar project in April of 2017. At that time, all proposed changes were found to be consistent with the US Secretary of the Interior’s Standards for Rehabilitation.
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: All proposed changes to the building exterior, and to the basement and ground level are 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 wood flooring materials will be added in conjunction with this project. Exposed walls will remain in their current condition.

The existing storefront is non-historic, having been constructed in 2002. No clear photographs or documentation exists of the original storefront design. The new storefront is consistent with recommendations of the Downtown Topeka Historic District Design Guidelines. These guidelines state as RECOMMENDED with regards to new storefront design: (6-25)

“New storefronts may be set back slightly from the face of the building’s facade. Storefronts were historically set into a building’s facade, rather than applied to it, so the appearance of being applied should be avoided.” And,

“The design of new storefronts may vary from historic precedents so long as they fulfill the overall goals of connecting retail spaces to the streetscape in order to make the streetscape visible, lively, and engaging. For instance, new storefronts may have window components that open fully to the sidewalk such as might be desirable for a restaurant. New storefronts should be respectful of the historic building and context but do not need to replicate lost historic storefronts.
The sign is projected to meet the Downtown Topeka Design Guidelines, the “D” District zoning regulations. Its placement on the facade will not alter the features that characterize the building.

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

**Analysis:** No false sense of historical development will be created in conjunction with this project. Adequate variation in materials will delineate new from old periods of historic development. The proposed use, all interior and exterior alterations, and anticipated 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. 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.

Floor joists have also been damaged as a result of the water damage in 2014. As a result, the first-level floor lacks the structural strength necessary to support the brewery equipment planned for use in this building. In light of this structural deficiency, the owners are proposing to remove a portion of the floor to allow for the brewing equipment to be placed in the basement, with the upper portions of the equipment projecting up into the first-level space. Floor joists elsewhere below the first-level floor will be reinforced as necessary.

**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: This project proposes the creation of a large opening within the floor of the first level, creating an opening to the basement level. This opening is being created to accommodate the height requirements of the brewery equipment. This opening can also be closed at any time in the future, thus restoring its original appearance and function.

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 ARE CONSISTENT with the Downtown Topeka Design Guidelines, and WILL NOT damage or destroy the historical integrity of the structure, or the surrounding South Kansas Avenue Commercial Historic District.

APEAL 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
List of Projects to be reviewed by Planning Staff and/or the Topeka Landmarks Commission Design Review Committee

The following is a list of projects that Planning Staff may review for APPROVAL on behalf of the Topeka Landmarks Commission, with and/or without (as designated) the review and comment of the Topeka Landmarks Commission Design Review Committee, in accordance with KSA 75-2724 and KAR 118-3-1, and Chapter 18.255 Historic Preservation, of the Topeka Municipal Code.

Individually Listed and All Properties within Listed Historic Districts
1. Reroofing (Using like material)
2. Repair using like material and not changing the current look, massing, and scale, including but not limited to the following:
   a) Porches
   b) Fascia
   c) Building details (i.e. cornices, porch railings, pediments, etc.)
   d) Window and door repair
   e) Other interior features that are deemed to be contributing features to the structure's historical integrity.
3. Repair/replacement of mechanical, plumbing, and electrical equipment
   a) in current location, or
   b) installation of new such equipment on secondary or higher elevations that do not create new penetrations through structural elements of the building, or
   c) are concealed within existing interior walls, or
   d) other minor changes that follow the Secretary of the Interior’s Standards for Rehabilitation.
4. Removal or alteration of interior features that, upon review and comment from the Design Review Committee, could be deemed to be a character-defining feature to the historical integrity of a non-contributing property within an historic district.
5. Removal or alteration of interior features that, upon review and comment of the Design Review Committee, could be deemed to be a character-defining feature to the historic integrity of a listed, contributing or non-contributing property, provided that the alteration is proposed to occur within a “secondary space,” as defined by NPS Preservation Brief 18, and that the cumulative alteration involves less than a total of 250 sq. ft. of interior space.
6. Demolition of outbuildings and accessory structures not visible from the street frontage of the property, and are not identified as contributing features of the property in its nomination for historic listing.
7. Replacement of illuminated and non-illuminated wall signs that follow the Secretary of Interior’s Standards for Rehabilitation.
8. Fences behind the plane of the associated structures’ front elevation.
9. Repair or replacement of brick sidewalks, streets, alleys and stone curbing adjacent to a listed property, or located within the boundaries of an historic district consistent with the City of Topeka’s adopted Brick Streets and Brick Sidewalks Policy.
10. Minor exterior building additions to listed properties, or properties within an historic district that upon review by the Design Review Committee, do not damage or negatively alter the historic structure, including, but not limited to the following:
    a) Small additions to primary structures, less than 250 sq. ft. (e.g. removable wheelchair access ramp).
    b) Small accessory structures not visible from the street frontage of the property, less than 250 sq. ft.
    c) Additions to accessory structures not visible from the street frontage of the property that follow the Secretary of Interior’s Standards for Rehabilitation.
    d) Installation of new decks not visible from the street frontage of the property, less than 250 sq. ft.
11. Minor Zoning Variances for building-line setbacks
12. Review and comment by the Topeka Landmarks Commission Design Review Committee for all National Historic Preservation Act Section 106 reviews submitted for comment by other City Departments, and outside entities.