THE TOPEKA LANDMARKS COMMISSION MEETING

Holliday Office Building
620 SE Madison Ave., Holliday Conference Room, 1st Floor

A G E N D A

Thursday, August 15, 2019 5:30 PM

I. **Roll Call**

II. **Approval of Minutes –June 13, 2019**

III. **Announcement of Potential Conflicts**

IV. **CLGR19-18 by David Guadnola and Fay Heazlit, 125 SW Greenwood Ave.** – Requesting a Certificate of Appropriateness for the demolition of an existing garage on the property, located within the Potwin Place National Register Historic District.

V. **CLGR19-20 by David Guadnola and Fay Heazlit, 125 SW Greenwood Ave.** – Requesting a Certificate of Appropriateness for the construction of a new garage on the property located within the Potwin Place National Register Historic District.

VI. **Administrative Approvals**

- **925 S. Kansas Ave., Crosby/US Bank Building -** approval of finishing treatments within a portion of the building's 2nd level, reviewed and **APPROVED** by the Design Review Committee

VII. **Progress Update on structural stabilization of the Thacher Building, 112 SE 8th Ave.**

VIII. **RFP Review Committee Volunteers (2 Commission members), August 23, 2019**

IX. **Kansas State Historic Preservation Conference, September 19-21, 2019, Dodge City, Kansas**

X. **Other Items**

XI. **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.

TOPEKA LANDMARKS COMMISSION

MINUTES

Thursday, June 13, 2019

Holliday Office Building I 620 SE Madison I 1st Floor Holliday Conference Room

Roll Call

Members Present: Cheyenne Anderson, Mark Burenheide, David Heit, Donna Rae Pearson, Grant Sourk (Chair), Cassandra Taylor (6)
Members Absent: Jeff Carson, Paul Post, Christine Steinkuehler (3)
Staff Present: Tim Paris, Dan Warner, Kris Wagers

Chairperson David Heit called the meeting of the **Topeka Landmarks Commission** to order with six members present for a quorum.

Approval of Minutes – May 9, 2019

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

Announcement of potential conflicts - none

Review and Comment on the National Register Nomination for St. Mark's AME Church at 801 NW Harrison St.

Mr. Paris explained that this is an opportunity to comment and/or make suggestions of changes to the nomination document. Ms. Pearson stated that she has some suggestions and will send them in writing to Mr. Paris, who will the pass them along to the Katrina Ringler at the Kansas Historical Society. Discussion included suggestions of placing more emphasis on the church itself in the Integrity of Association category. There were questions as to the timeline of Oliver Brown's term as pastor at St. Mark's.

Motion by Mr. Sourk that the Landmarks Commission support the nomination and send additional information to the Kansas Historical Society. Mr. Paris stated that he will forward additional information along to Katrina Ringler at the Kansas Historical Society and cite it as having come from a member of the Landmarks Commission. **Second** by Ms. Anderson. **APPROVED** (6-0-0)

Review and Comment on the National Register Nomination for Topeka Fire Station No. 4 at 813 SW Clay St.

Mr. Paris explained that he is the author of the nomination and intends to write nominations for either multiple properties all at once or, if necessary due to time constraints, stations #1, #4, #6, and #7 individually. The former was suggested by SHPO.

Mr. Paris shared some anecdotes he learned of through his research, including history on the water mains and water department, the City founder's cabin burning down, and the transition from horse drawn to mechanical engines.

Mr. Sourk asked how much the interior has been altered over the years, and Mr. Paris stated that changes are not significant and deal with subdivision of spaces.

Motion by Ms. Pearson that the Landmarks Commission support the nomination; **second** by Mr. Burenheide. **APPROVED** (6-0-0)

Discussion of "Historic Signs" and responsibilities of the Landmarks Commission as reflected in the proposed update to the City of Topeka Sign Regulations.

Mr. Warner explained that the Planning Commission recommended to the Governing Body approval of an update to the City of Topeka Sign Regulations. The update includes the requirement that non-conforming signs be brought closer to compliance if changes are made to the signs, but it also provides for exemption if the sign is deemed "historic" by the Topeka Landmarks Commission. The sign must continue to be properly maintained and the exemption would be conditional to maintenance/upkeep and safety. There was discussion about what might qualify a sign as "historic" and the process that might be followed. Mr. Paris stated that the sign must meet the criteria for designation as a local historic landmark but does not have to have to be officially designated as such. There was also discussion of the possibility of someone requesting to place an "old" sign that might not be placed right now, i.e. similar circumstances to the Chief Drive-In Sign. Mr. Sourk noted that Wheatfield Village had considered placing the Southwest Bowl sign, which would have been a similar situation.

Administrative Approval of 921 S Kansas Avenue substitute materials and minor alteration of finished design.

Mr. Paris reviewed the request and his administrative approval.

Other

Mr. Paris reminded all that "The Big Reveal" is scheduled for this weekend (June 14 & 15) and stated that removal of the vinyl siding at 116 SW The Drive will make the property eligible to be included in the Garlinghouse Study.

Ms. Pearson noted the burning and subsequent demolition of 109 N Kansas Avenue.

Adjournment at 6:16 PM

August 8, 2019

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

CASE NO: CLGR19-18 **by: David Guadnola**

Project Address: 125 SW Greenwood Ave.
Property Classification: *Contributing Property* to the Potwin Place National Historic District
Standards: Secretary of the Interior's Standards for Rehabilitation
Attachments: Site Plan [ ] Elevations [ ] Arch./Const. Plans [ ] Pictures [X]

PROPOSAL: This proposal is for the demolition of a 2-car garage to the rear of the property at 125 SW Greenwood Avenue. This property is listed as a "contributor" to the historic integrity of the Potwin Place National Historic District.

BACKGROUND: The home on this property was constructed by L.F. Garlinghouse in 1924. This home does not appear to be included within any of the Garlinghouuse home plan catalogues, but does appear to be one of his early-career speculative home build projects. Upon completion, this home was sold to J.S. and Sudie Boydston, on April 20, 1925.

The National Register nomination for the Potwin Place National Historic District states that this property is a *"Two and one-half story frame residence with front gable roof, one story porch with roof balusters across the east façade and half-timber wall treatment. Above average integrity: awnings added, rear alterations."* The existing garage is not listed as a feature, contributing or otherwise, to the historic integrity of this property.

The current owner of this property seeks the demolition of this garage, and its subsequent replacement further to the rear of the property. A proposal for a replacement for this garage has been submitted in conjunction with this proposal for demolition.

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, although the demolition of this structure will constitute a significant change to a major defining characteristic of this property. This garage is built in the same architectural style as the principal structure, and shares the same materials and scale of construction. While there are no records documenting the date of construction for this garage, these characteristics establish this structure as a character-defining feature of this property.

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: While this garage is accessory to the principal structure, and by itself does not dominate the historic character or integrity of this property, it remains by virtue of its date of construction and architectural style, a character-defining feature. Its removal without a compatible replacement would not preserve the historic character of this property.

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: Demolition of this structure will remove a substantial portion of the time of this property's original development. This loss is mitigated, somewhat, by the fact that this structure is not completely visible from the street frontage, and thus its loss will not create the appearance of a missing element within the surrounding historic district. Yet, the demolition of this structure will remove a key element of this property's individual history and architectural character.

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

Analysis: Although the date of construction for this garage cannot be determined, its architectural characteristics that are consistent with the architectural style of the principle structure establish it as a character defining feature of this property. This structure is therefore deemed to have acquired historic significance in its own right, and should be preserved.

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

Analysis: While there are no records documenting the date of construction for this garage, the architectural features, finishes, and construction techniques establish this structure as a character-defining feature of this property. Whenever practical, such original and character defining elements of a property should be repaired and preserved v demolished and replaced.

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

Analysis: The deterioration of this structure has led to the property owner's request for its demolition and subsequent replacement. The deterioration consists of a cracked and un-level concrete floor, un-plumb walls, and gaps within the outer building envelope that allows for the penetration of outdoor elements into the structure. These factors, and other attributes within its overall design preclude its use by the property's current owners for its intended purpose. Therefore, this request for

demolition is accompanied by a request for review of its replacement, albeit not within the same building footprint.

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 demolition of the garage, located to the rear of the main structure on property at 125 SW Greenwood Avenue, **will damage or destroy the historical integrity of the structure, and the surrounding Potwin Place National Historic District.**

Prepared by: _____
Timothy Paris, Planner II

APPEAL TO THE GOVERNING BODY: If the Landmarks Commission determines that the proposed treatment will damage or destroy the historic integrity of the property and/or the surrounding historic district, the applicant may appeal to the governing body. It will be incumbent upon the governing body to make a determination, after consideration of all relevant factors, that: (1) there are no feasible and prudent alternatives to the removal of the 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.


2019 07 16


2019 07 16


2019 07 16


2019 07 16

DEED RECORD—No. 526

QUIT-CLAIM

FROM

L. F. Garlinghouse and wife

TO

J. S. Boydston and Sudie N. Boydston

STATE OF KANSAS, SHAWNEE COUNTY, ss.

This instrument was filed for record on the 20 day of April A. D. 19 25, at 3:30 o'clock P. M.,

Flora M. Stratemeyer
Register of Deeds.

THIS INDENTURE, Made this 16th day of April 19 25, between L. F. Garlinghouse and Katherine F. Garlinghouse, husband and wife of Shawnee County, in the State of Kansas of the first part, and J. S. Boydston and Sudie N. Boydston, husband and wife of Shawnee County, in the State of Kansas of the second part:

WITNESSETH, That said part ies of the first part, in consideration of the sum of One ~~- - - - - - - - - - - - - -~~ and no/100 DOLLARS, the receipt of which is hereby acknowledged, do by these presents, Remise, Release and Quit-Claim unto said parties of the second part, their heirs and assigns, all the following-described real estate, ~~with the appurtenances, and all the estate, title and interest of the said part of the first part therein~~, situated in the County of Shawnee, and State of Kansas, to-wit:

The South Fifty (50) feet of the North One Hundred Five (105) feet of Lot No. Twenty-seven (27) on Greenwood Avenue, in C. W. Potwin's Subdivision to the City of Topeka.

(This deed is given to correct a clerical error made in deed between the same parties dated June 14, 1924, recorded in book 511, page 511 in Register of Deeds office, Shawnee County, Kansas.)

~~The part of the first part covenants that at the date hereof executed no conveyance or other instrument of writing whatsoever affecting the said real estate, which does not now appear of record in the office of the Register of Deeds of said County and State~~

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining forever.

IN WITNESS WHEREOF, The said part ies of the first part, ha ve hereunto set their hand s, the day and year first above written.

Executed and delivered in presence of

--

Witnesses.

L. F. Garlinghouse

Katherine F. Garlinghouse

STATE OF Kansas, Shawnee COUNTY, ss.

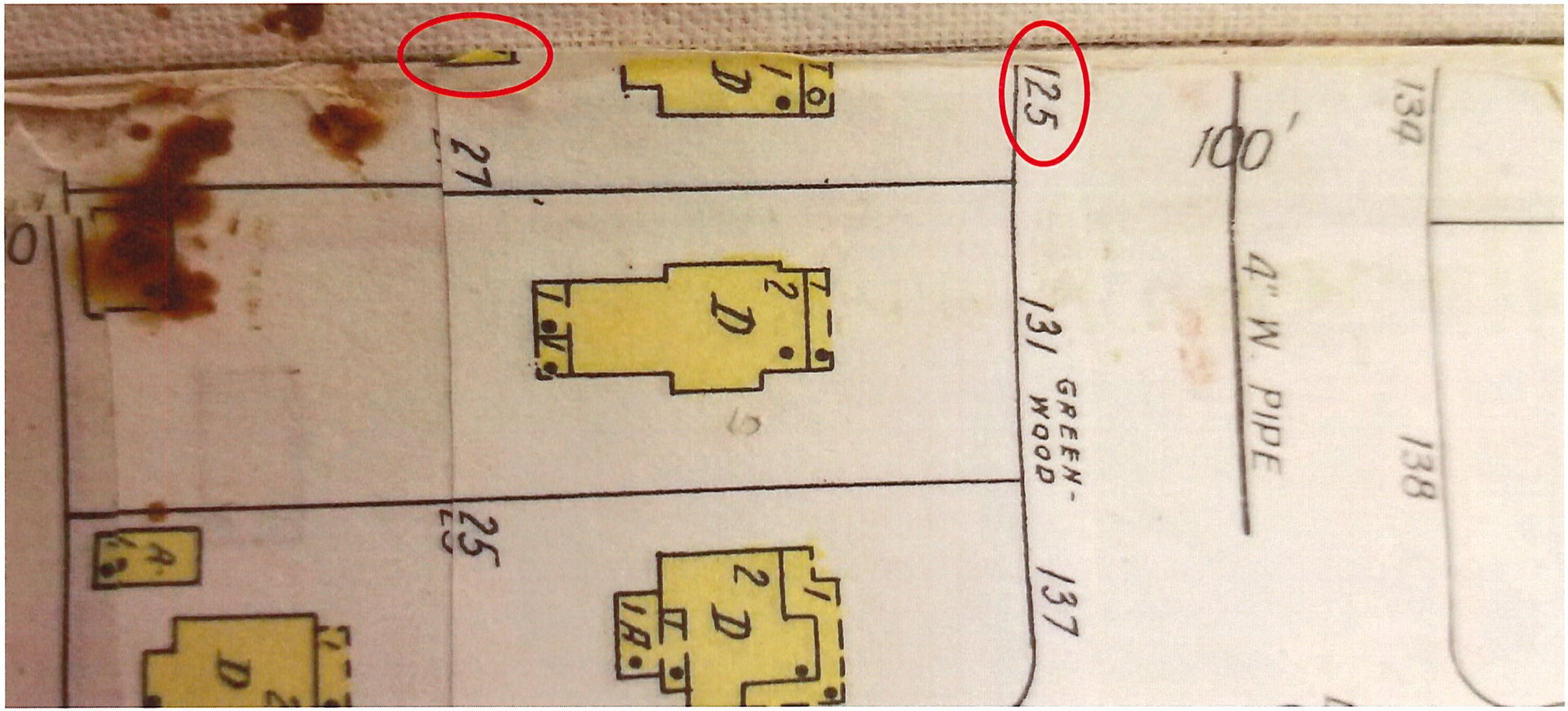
BE IT REMEMBERED, That on this 16th day of April A. D. 19 25, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came L. F. Garlinghouse and Katherine F. Garlinghouse (his wife) who are personally known to me to be the same person s who executed the within instrument of writing and such person s duly acknowledged the execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Notarial seal, the day and year last above written.

Ivn G. Lieurance
Notary Public.

Term expires May 24th, 19 26 (Seal)

Sanborn Fire Insurance Map, Topeka, 1935



FALK
ARCHITECTS

Condition Report
125 Greenwood Avenue Garage
August 1, 2019

Tim Paris,

We would like to offer this condition report for 125 Greenwood Avenue garage.

- Carved into the slab is the year 1951 (ref Fig 1)
- The foundation has settled, causing the garage walls to twist and the door openings are no longer plum and cannot be closed to the elements (ref Fig 2).
- The walls are not at ninety-degree corners. This settling and twisting of the foundation and structure has not only caused the building to be unsafe but has also caused significant damage to the trim and stucco.
- The trim has become warped and rotten (ref Fig 3).
- The stucco has cracked in many areas (ref Fig 4).
- The garage has shifted 2.5" in 4' vertical (ref Figures 5, 6, 7, 8).

The existing detached garage is too small for many modern vehicles, including the building Owner's truck. It is our belief that there is not a prudent and feasible alternative to modify this garage to provide a garage that fits the Owner's vehicle.

We have not found evidence that this garage was built at the same time as the house. Because its location hidden behind the original house we believe that removing it does not significantly damage the historic integrity of the district.

Thank you,

Bryan Falk, AIA - NCARB - LEED AP
Architect, licensed in KS, MO & NE
Falk Architects, Inc
602 SW 6th Ave. #1
Topeka, Kansas 66603
785-691-9958 (direct)

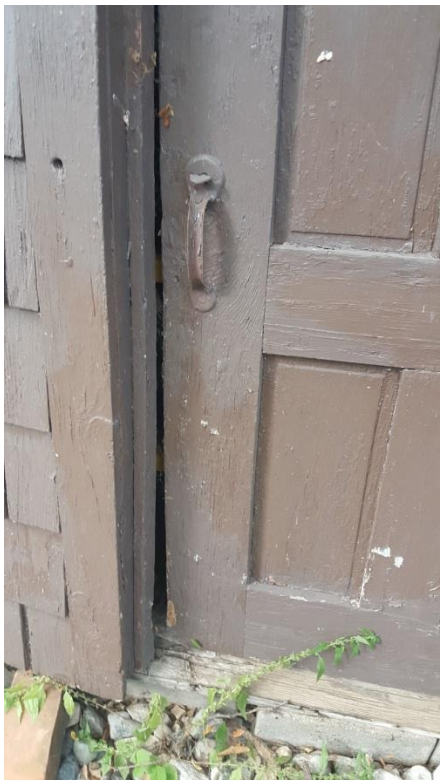


Fig. 1. Foundation (Top)
Fig. 2. Door opening. (Left)
Fig. 3. Trim detailing. (Right)
Fig. 4. Stucco Crack (Bottom)

Fig. 5 Wall 2 ½”out of plum

Fig. 6 Wall out of plum

Fig. 7 Wall 2 ½”out of plum

Fig. 8 Door out of plum

August 8, 2019

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

CASE NO: CLGR19-20 **by: David Guadnola**

Project Address: 125 SW Greenwood Ave.
Property Classification: *Contributing Property* to the Potwin Place National Historic District
Standards: Secretary of the Interior's Standards for Rehabilitation
Attachments: Site Plan [X] Elevations [X] Arch./Const. Plans [X] Pictures [X]

PROPOSAL: This proposal is for the construction of a 2-car garage to the rear of the property at 125 SW Greenwood Avenue. This property is listed as a "contributor" to the historic integrity of the Potwin Place National Historic District.

BACKGROUND: The home on this property was constructed by L.F. Garlinghouse in 1924. This home does not appear to be included within any of the Garlinghouuse home plan catalogues, but does appear to be one of his early-career speculative home build projects. Upon completion, this home was sold to J.S. and Sudie Boydston, on April 20, 1925.

The National Register nomination for the Potwin Place National Historic District states that this property is a *"Two and one-half story frame residence with front gable roof, one story porch with roof balusters across the east façade and half-timber wall treatment. Above average integrity: awnings added, rear alterations."* The existing garage is not listed as a feature, contributing or otherwise, to the historic integrity of this property.

The current owner of this property seeks the replacement of an existing garage to the rear of the property. A proposal for the demolition of the current garage has been submitted in conjunction with this proposal for new construction.

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. The proposed structure is designed to be complimentary to, and compatible with the architectural style of the principal structure, with minimal effect on the property's defining 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: This project will not remove any historic materials from the property. The placement of the structure toward the rear of the property, with access from the alley, is in keeping with the general character of surrounding properties within the historic district. This structure will also be designed and constructed to replicate the architectural style of the home, and existing garage (proposed for demolition). The proposed pitch of the roof will match the slope of the existing garage, and the walls and siding will consist of clapboard siding to a height of approximately 36". The remaining height of the exterior walls will be constructed of cement, stucco panels, the seams of which will be covered by a resin board to mimic the ½-timber features, also in the existing garage and the adjacent home. With these features present in the new construction, the general architectural character of this property can be adequately preserved.

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 construction of this garage will not create a false sense of development. This structure is proposed for construction using materials that are substantially different from materials used in the 1st quarter of the 20th Century, and will differ from the principle structure adequately to avoid the appearance of same-period construction.

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 proposed garage is designed to be fully compatible with, and complimentary to the existing structure. This structure should establish its own historic significance in association with this property over time.

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

Analysis: N/A

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: No historic materials will be destroyed within the boundaries of this construction project.

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: Removal of this garage in the future would remove a feature from the property that has always been present within its developed history. The historic character of the principal structure would remain unaffected.

STAFF RECOMMENDATION: In the performance of this review under KSA 75-2724, Staff is recommending a finding that the proposed construction of the proposed garage, located to the rear of the main structure on property at 125 SW Greenwood Avenue, **will NOT damage or destroy the historical integrity of the structure, and the surrounding Potwin Place National Historic District.**

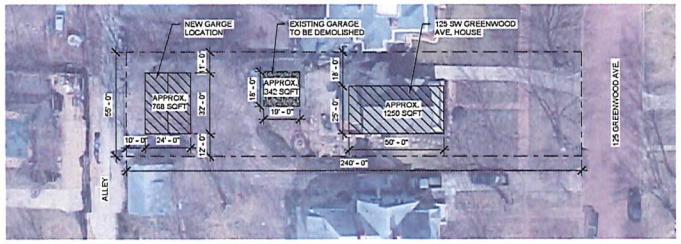
Prepared by: _____
Timothy Paris, Planner II

APPEAL TO THE GOVERNING BODY: If the Landmarks Commission determines that the proposed treatment will damage or destroy the historic integrity of the property and/or the surrounding historic district, the applicant may appeal to the governing body. It will be incumbent upon the governing body to make a determination, after consideration of all relevant factors, that: (1) there are no feasible and prudent alternatives to the removal of the 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.

125 SW Greenwood Ave

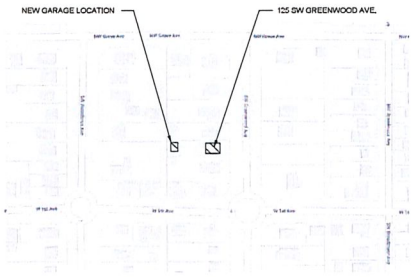
NEW GARAGE

125 GREENWOOD AVE.
TOPEKA, KS 66606

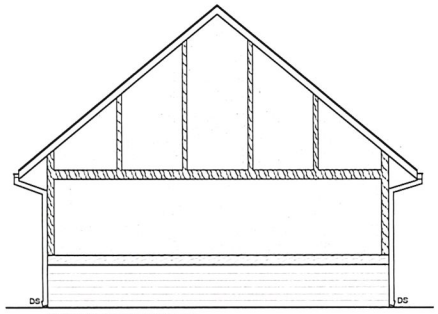


HOUSE APPROX 1250 SQFT x .9 = 1125 (90%)
NEW GARAGE APPROX. 768 SQFT
EXISTING GARAGE APPROX. 342 SQFT

SITE PLAN F
1" = 30'-0"

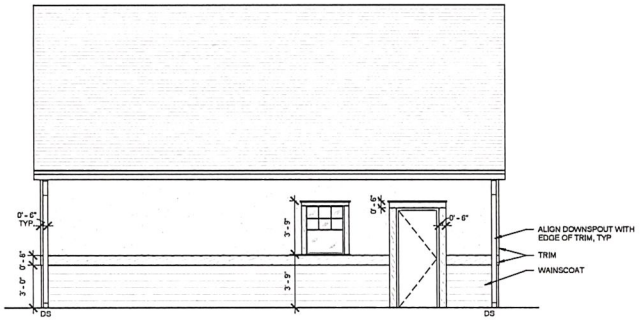


VICINITY MAP C
1" = 60'-0"

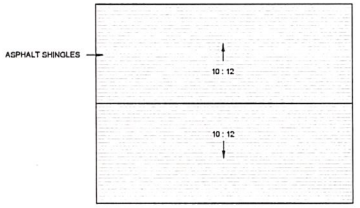


REF G/A101 SIDE ELEVATION FOR DETAIL

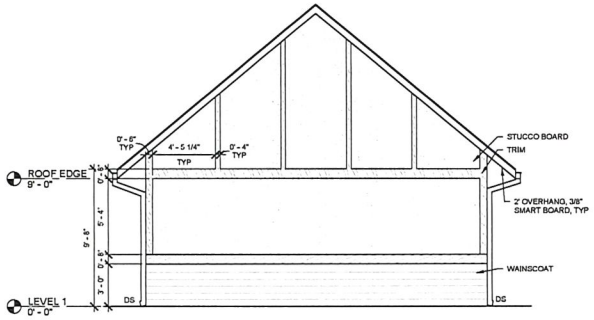
SIDE ELEVATION H
1/4" = 1'-0"



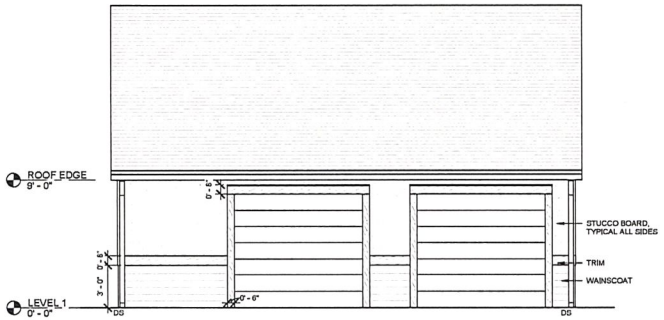
DOOR ELEVATION E
1/4" = 1'-0"



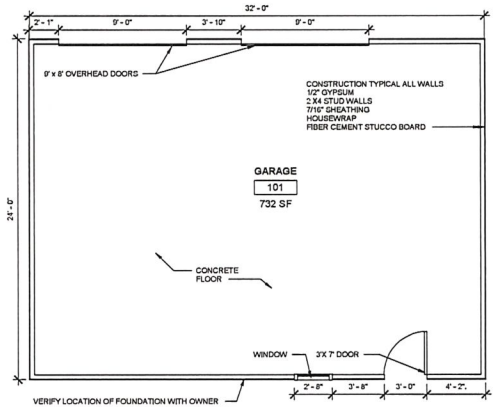
ROOF PLAN B
1/8" = 1'-0"



SIDE ELEVATION G
1/4" = 1'-0"



GARAGE ELEVATION ALTERNATE D
1/4" = 1'-0"



FLOORPLAN A
1/4" = 1'-0"

CD
DATE: 08/01/19
19 - 037

NEW GARAGE
125 SW GREENWOOD AVE. TOPEKA, KS 66606

DATE PRINTED: 8/2/2019 8:27:20 AM
FILE PATH: G:\My Drive\100 PROJECTS FALK ARCHITECTS\2019 Projects\Current projects 2019\2019-037 125 Greenwood Garage\101_125 Greenwood Garage.rvt

DRAWINGS NOT FOR CONSTRUCTION UNLESS HIGH ESSENTIAL STAMP SIGNATURE & DATE IS PROVIDED.

BRYAN J. FALK LICENSED 5980 KANSAS ARCHITECT 2019-8-2

DRAWN BY: JC
CHECKED BY: BJF

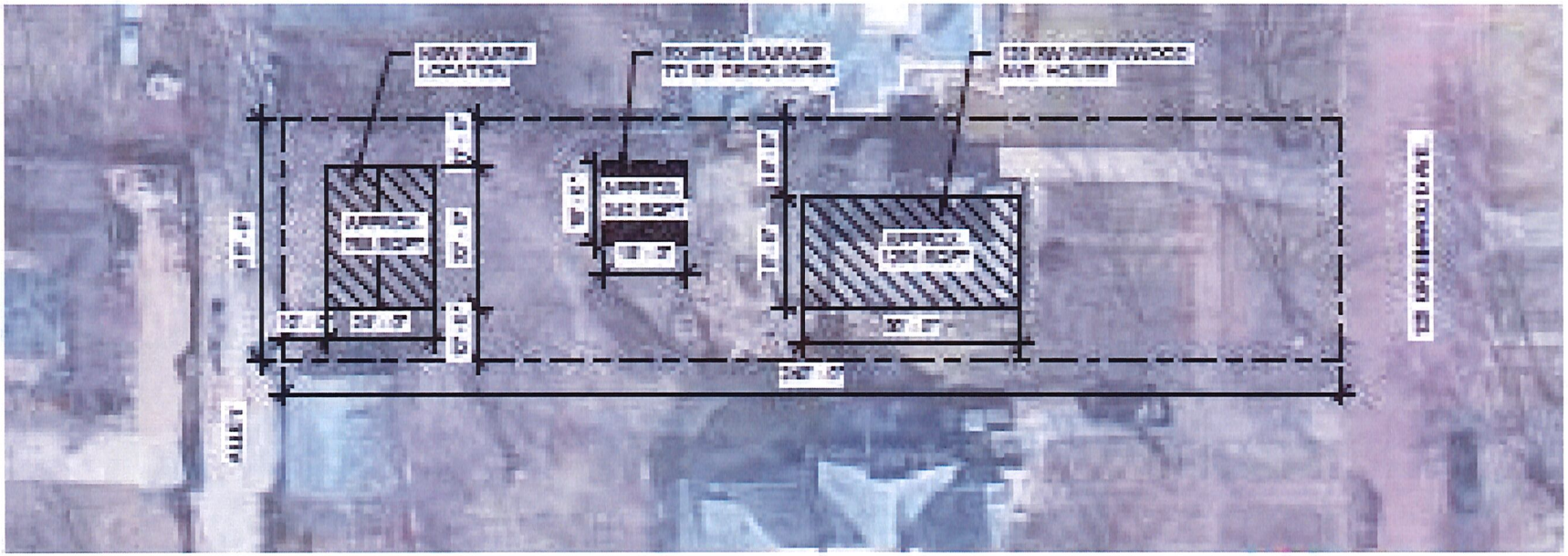
FALK ARCHITECTS

© 2019 Falk Architects Inc

A101

FLOORPLAN & ELEVATIONS

FALK ARCHITECTS INC



SITE PLAN

F

HOUSE APPROX 1250 SQFT x .9 = 1125 (90%)

NEW GARAGE APPROX. 768 SQFT

EXISTING GARAGE APPROX. 342 SQFT

SITE PLAN

1" = 10'-0"

A

SD

DATE: 08/02/19

19 - 037

NEW GARAGE

125 SW GREENWOOD AVE. TOPEKA, KS 66606

DATE PRINTED: 8/2/2019 10:33:30 AM
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FALK ARCHITECTS

A100

SITE PLAN

FALK ARCHITECTS INC