

THE TOPEKA LANDMARKS COMMISSION MEETING

Meeting to be held via video conference

A G E N D A

Thursday, May 14, 2020

5:30 PM

- I. Roll Call
- II. Approval of Minutes –March 12, 2020
- III. Welcome and Thank You for Remote Meeting Accommodations
- IV. Announcement of Potential Conflicts
- V. **CLGR20-02 by Axe & Ale**, requesting a Certificate of Appropriateness for the placement of a wall sign onto the exterior of the ground-level façade of the building located at 115 SE 6th Avenue. This property is listed as a “contributor” to the historic integrity of the South Kansas Avenue Commercial Historic District.
- VI. **CLGR20-06 by Jennifer Beyer**, requesting a Certificate of Appropriateness for the placement of a wood picket fence enclosing the front yard of the property located at 1013 SW Western Avenue. This property is listed as a “contributor” to the historic integrity of the Holliday Park National Historic District No. 1.
- VII. **Administrative Approvals**
 1. **CLGR20-07 – Engstrom Loft** – Minor alterations to the interior of the 4th-floor condominium located at 709 S. Kansas Avenue within the South Kansas Avenue Commercial Historic District. **APPROVED** by the Design Review Committee on April 28, 2020.
- VIII. **2020 HPF Grant Projects**
 1. NAPC 2020, July 22-26, Tacoma, WA - CANCELLED
 2. Country Club Addition National Register Historic District Nomination
 3. West Hills Historic Resources Survey
 4. Plaster Repair Public Educational Workshop - CANCELLED
- IX. **Upcoming Mandatory and Annual CLG Commissioner Training**
- 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.

TOPEKA LANDMARKS COMMISSION
MINUTES

Thursday, March 12, 2020

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

Roll Call

Members Present: Grant Sourk (Acting Chair), Mark Burenheide, Dave Frederick, Donna Rae Pearson, Cassandra Taylor (5)

Members Absent: David Heit, Paul Post, Christine Steinkuehler, Melina Stewart (4)

Staff Present: Tim Paris, Dan Warner, Kris Wagers

Acting Chairman Grant Sourk called the meeting of the **Topeka Landmarks Commission** to order with five members present for a quorum.

Approval of Minutes – January 9, 2020

Motion by Mr. Burenheide; **second** by Ms. Pearson. **APPROVED 5-0-0**

Announcement of potential conflicts –

None

CLGR20/01 by Jim Klausman, seeking a Certificate of Appropriateness for the interior renovation of the 2nd level and ground-level entryway of the property located at 822-824 S. Kansas Avenue. This property is listed as a “contributor” to the historic integrity of the South Kansas Avenue Commercial Historic District.

Mr. Paris presented the staff report and staff recommendation for approval, noting that the proposal submitted was exceptionally well written. With no questions from commissioners, Ken Price of SDG spoke representing the applicant. At Mr. Paris’s request, Mr. Price shared a story about unexpectedly being able to access one of the safes left in the building from back when it was a bank. Mr. Price said that the interior of the safe was in remarkably good condition so even though SHIPO had approved removing it, the applicant has chosen to leave it in place, at least for the time being.

Motion to approve by Ms. Pearson, **2nd** by Ms. Taylor. **APPROVED 5-0-0**

CLGR20/03 by Ash Boutique, seeking a Certificate of Appropriateness for the placement of two signs onto the front façade of the property located at 921 S. Kansas Avenue. This property is listed as a “contributor” to the historic integrity of the South Kansas Avenue Commercial Historic District.

Mr. Paris explained that this project had come in after the deadline for applications to be reviewed at this evening’s meeting, but it is small enough that he didn’t feel it necessary to delay until next month’s meeting. The DRC reviewed the project and agreed.

Motion by Ms. Taylor to add the item to this evening’s agenda as an action item, **2nd** by Ms. Pearson.
APPROVED 5-0-0

Mr. Paris presented the staff report and staff recommendation for approval. It was noted that cabinet sign will be illuminated from the inside and Mr. Paris stated that does not change his recommendation.

TOPEKA LANDMARKS COMMISSION
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Lauren Fitzpatrick of SDG was present representing the applicant.

Motion to approve by Mr. Burenheide, 2nd by Ms. Pearson. **APPROVED 5-0-0**

Review and Comment on National Register Nominations

Mr. Paris explained that Commission has already seen several of the nominations, and he reviewed the changes that had been made to the Garlinghouse nomination since it had last been presented.

Regarding Fire House No. 6, Mr. Paris explained that the interior is almost completely unchanged and the exterior has undergone only minor changes.

Mr. Paris continued to go through the nominations and answer questions. Mr. Sourk stated that the commission wishes all the nominations the best of luck at they are considered in May.

2020 HPF Grant Projects

Mr. Paris briefly reviewed the projects. NAPC 2020 is still scheduled at this point but could still be canceled due to COVID-19 concerns.

Country Club and West Hills Historic Resources Survey are both moving forward.

The plaster Repair Public Educational Workshop will for forward utilizing the Stacks Building.

Review of By-Laws

Ms. Wagers reviewed the two minor updates that were being recommended.

Motion to approve by Ms. Taylor, 2nd by Ms. Pearson. **APPROVED 5-0-0**

Adjourned at 6:07PM

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

CASE NO: CLGR20-02

by: Twin Oaks Holdings, LLC

Project Address: 115 SE 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 [X] Arch./Const. Plans [] Pictures []

PROPOSAL: This proposal is to erect a self-supporting wall sign directly in front of the transom windows above the storefront on property located at 115 SE 6th Avenue. The space for this wall sign is currently occupied by a similar sign for an earlier business occupying this building (Hillmer's). The proposed sign will be internally illuminated with LED lighting. This structure is listed as a "contributing property" within the nomination of the South Kansas Avenue Commercial Historic District to the National Register of Historic Places.

BACKGROUND: This building has been traditionally known as the Hillmer's Building, so named after its most prominent tenant during the majority of the 20th Century. There is no current occupant of this building, although several tenants have attempted to utilize the ground-level for various retail activities since the end of the Hillmer's era in 2008.

The ground-level interior of this building is currently being improved for its new use as a bar and axe-throwing venue.



Existing



Proposed

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

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

Analysis: No significant change in use is proposed in conjunction with this project. Alterations to the interior of this structure were approved by the Topeka Landmarks Commission on January 9, 2020. This proposal will essentially replace an existing sign located within the transom window space with a slightly larger sign that will be internally illuminated. Each letter within the sign will be independent and free-standing, and will consist of an aluminum frame with acrylic/plastic facing.

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: With the exceptions of the removal of the awnings and the replacement of both the front and rear doors, no other external portions of this building are proposed for modification. The existing Hillmer's sign in the transom windows will be replaced with the AXE & ALE sign as proposed. The remaining Hillmer's Luggage blade sign on the building's second level will remain.

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 aspects of this project are proposed that will create a false sense of historic significance.

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

Analysis: The replacement of the existing Hillmer's wall sign with the proposed sign for AXE & ALE is deemed to be minimally invasive to the exterior's historic integrity. All other original features on the exterior of this façade will remain in place.

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: The proposed sign is slightly larger than an existing sign in the same location. In addition, the proposed sign will be illuminated. These elements differentiate the proposed sign in its appearance from historic, and also are deemed to be compatible with the massing, size, and scale of the surrounding façade. The proposed sign is consistent with the Downtown Topeka Historic District Design Guidelines, the D-1 Downtown Zoning District sign regulations, and is deemed to meet the Secretary's Standards for Rehabilitation for contributing properties.

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

Analysis: The proposed sign is classified as a wall sign, yet consists of 7 independent and free standing letters and design features. Each letter will be affixed to a shallow platform at the base of the transom windows that is currently occupied by a similar sign. This method of attachment allows each letter and design element to be easily be removed in the future without any damage or alteration to the façade.

STAFF RECOMMENDATION: In the performance of this review under KSA 75-2724, Staff is recommending a finding that the proposed sign to be placed onto the property located at 115 SE 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.**

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.

Suitable grounds for appeal under the Kansas Preservation Act, and as outlined within the adopted Downtown Topeka Design Guidelines, include any project that:

- Is a substantial, contributing use of clear public benefit to the revitalization of Downtown Topeka, either as an anchor, or as a small project with minimal negative impact;
- Enhances vitality in the streetscape, and is of benefit to adjacent historic properties;
- Emphasizes historic character and, though not in full compliance with the Secretary's Standards, adequately addresses the preservation and appropriate treatment of existing historic fabric;
- Is compatible with and enhances the overall character of the historic district;
- Exhibits exceptional design quality;
- Has no negative impacts to the historic district's primary contributing historic buildings of high integrity; and
- Mitigates any adverse effects on other contributing historic buildings.

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

CASE NO: CLGR20-06

by: Jennifer Beyer

Project Address: 1013 SW Western Avenue

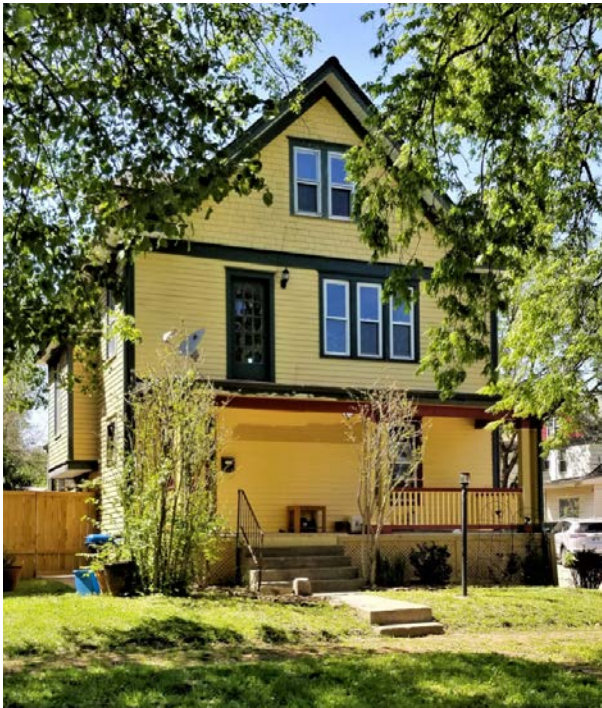
Property Classification: *Contributing Property* to the Holliday Park National Historic District.

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

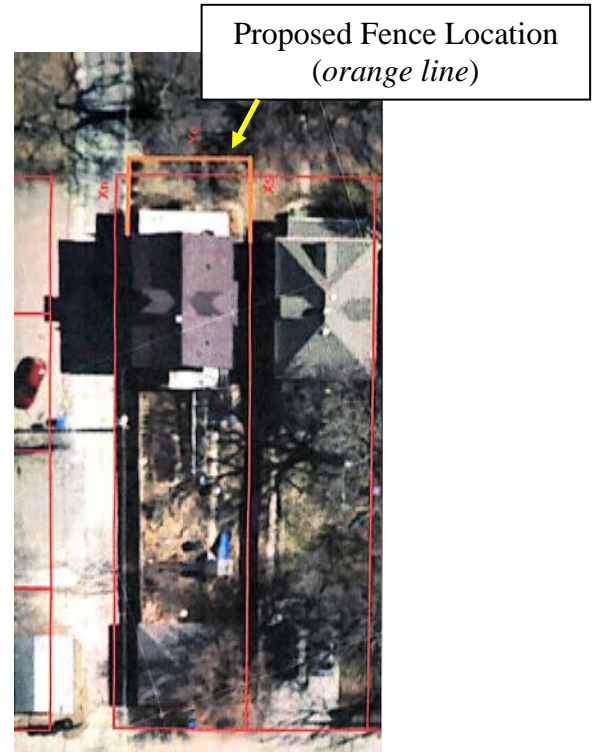
Attachments: Site Plan [] Elevations [X] Arch./Const. Plans [] Pictures []

PROPOSAL: This proposal is to erect a wood picket fence, 48" in height, to enclose the front yard of the property facing SW Western Avenue. The rear yard is currently enclosed with an 8' wood privacy fence. This structure is listed as a "contributing property" within the nomination of the Holliday Park National Historic District No. 1.

BACKGROUND: The National Register Nomination for the Holliday Park National Historic District No. 1 describes this home as a built in 1908 within the Homestead style of architecture with Colonial Revival details, built in a cubed form with front-gabled roof, 2 and ½ stories in height. The nomination notes a 2nd-level doorway on the front of the home opening onto the roof of the front porch below. To the north of this door are 3 narrow 1-over-1 double-hung windows. The home is further clad in wooden clapboard siding.



1013 SW Western Avenue



There is only one additional home on this block with a similar wood picket fence, that being at the southwestern corner, at 900 SW Munson Avenue.



900 SW Munson Avenue

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 of this property 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: No historic materials will be removed or altered in conjunction with this project. However, in order to preserve the early 20th Century character of this property, and its context within the greater Holliday Park Historic District, it is recommended that the maximum height of the proposed fence be limited to 42", as opposed to the requested 48". The height of the wood picket fence at 900 SW Munson at the southern end of this block measures 42" in height from the sidewalk. Any fence that is greater in height will damage the established early 20th Century character of this property, and the surrounding historic district.

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 aspects of this project are proposed that will create a false sense of historic significance. A wooden picket fence is deemed, however, to be appropriate for the historic district's period of significance.

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 features of this home or property are proposed for removal or physical alteration. The proposed fence can easily be removed in the future with no residual damage caused to the home or property.

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: No features of this home or property are proposed for removal or physical alteration. The proposed fence can easily be removed in the future with no residual damage caused to the home or property.

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

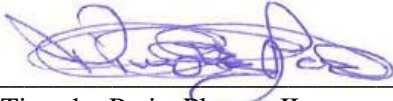
Standard 9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic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

Analysis: The proposed fence is consistent with the appropriate style, materials, and configuration for the early 20th Century period of significance for this historic district. No existing historic materials will be damaged or altered in conjunction with this 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: The proposed fence can easily be removed in the future with no residual damage caused to the home or property.

STAFF RECOMMENDATION: In the performance of this review under KSA 75-2724, Staff is recommending a finding that the proposed fence to be placed onto the property located at 115 SE 6th Avenue, *limited to a maximum height of 42"*, **will NOT damage or destroy the historical integrity of the structure, or the surrounding Holliday Park National Historic District.**

Prepared by: 
Timothy Paris, Planner II

APPEAL TO THE GOVERNING BODY: If the Landmarks Commission determines that the proposed fence 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 placement of the fence as proposed; and (2) that alternatives to the project include all possible planning to minimize harm to the property and the district that may result from those alternatives.

Suitable grounds for appeal under the Kansas Preservation Act, include any project that:

- Enhances vitality in the streetscape, and is of benefit to adjacent historic properties;
- Emphasizes historic character and, though not in full compliance with the Secretary's Standards, adequately addresses the preservation and appropriate treatment of existing historic fabric;
- Is compatible with and enhances the overall character of the historic district;
- Exhibits exceptional design quality;
- Has no negative impacts to the historic district's primary contributing historic buildings of high integrity; and
- Mitigates any adverse effects on other contributing historic buildings.