

THE TOPEKA LANDMARKS COMMISSION MEETING

Meeting to be held via video conference

A G E N D A

Thursday, October 8, 2020

5:30 PM

- I. Roll Call
- II. Approval of Minutes –September 10, 2020
- III. Announcement of Potential Conflicts
- IV. **CLGR 20-18 by Don Phillippi, 1200 SW Taylor St.,** requesting State Preservation Law Review for the placement of an 8' privacy fence, and a 4' decorative faux wrought iron fence to enclose the front and rear yards of the property. This property is considered to be a "*non-contributor*" to the historic integrity of the Holliday Park National Historic District.
- V. **CLGR 20-19 by Gary Piland, 923-925 S. Kansas Avenue,** requesting State Preservation Law Review for the renovation and conversion of the 2nd level of the building into a single loft apartment. This property is listed as a "*non-contributor*" to the historic integrity of the South Kansas Avenue Commercial Historic District.
- I. **CLGR 20-20 by Gary Piland, 923-925 S. Kansas Avenue,** requesting State Preservation Law Review for a partial rehabilitation of the 1st level of the interior of the building, and modification to the rear exterior wall. This property is listed as a "*non-contributor*" to the historic integrity of the South Kansas Avenue Commercial Historic District.
- II. **CLGR 20-21 by Gary Piland, 923-925 S. Kansas Avenue,** requesting State Preservation Law Review for the removal of the front exterior façade. This property is listed as a "*non-contributor*" to the historic integrity of the South Kansas Avenue Commercial Historic District.
- III. **Report on Selection of Consultants for the Landmarks Commission's 2020 Historic Preservation Fund Grant Projects**
- IV. Other Stuff (if any)
- V. Adjournment



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

TOPEKA LANDMARKS COMMISSION MINUTES

Thursday, September 10, 2020

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

Roll Call

Members Present: David Heit, (Chair), Donna Rae Pearson, Melina Stewart, Paul Post, Mark Burenheide, Dave Frederick, Christine Steinkuehler (7)

Members Absent: Grant Sourk, Cassandra Taylor (2)

Staff Present: Tim Paris, Dan Warner, Kris Wagers

Chairman David Heit called the meeting of the **Topeka Landmarks Commission** to order with six members logged into video conference. Ms. Steinkuehler logged in later.

Approval of Minutes from August 13, 2020

Motion by Mr. Post; **second** by Ms. Pearson. **APPROVED 6-0-0**

Announcement of potential conflicts –

None

CLGR 20-15 by Louis Weishaar, 221 SW Greenwood Ave., requesting State Preservation Law Review for the placement of a 5’ privacy fence enclosing the rear yard on the property. This property is listed as a “contributor” to the historic integrity of the Potwin Place National Historic District.

Mr. Paris presented the staff report and recommendation for approval, noting that the applicant was logged in to answer questions.

With no concerns expressed, Mr. Burenheide made a **motion** for a finding that the proposed fence to be placed onto the property located at 221 SW Greenwood Ave. **will NOT damage or destroy the historical integrity of the structure, or the surrounding Potwin Place National Historic District.**

Second by Ms. Pearson. **APPROVED (6/0/0)**

CLGR 20-16 by Rodney Kenner, 407 SW Greenwood Ave., requesting State Preservation Law Review for the placement of a 4’ aluminum, and an 8’ wood privacy fence enclosing the rear yard on the property. This property is listed as a “contributor” to the historic integrity of the Potwin Place National Historic District.

Mr. Paris presented the staff report and recommendation for approval. He confirmed that the fence must conform to city fence regulations and, as proposed, does so.

Ms. Steinkuehler logged in at 5:45PM, toward the end of Mr. Paris’s presentation.

Motion by Mr. Post to find that the proposed fence to be placed onto the property located at 407 SW Greenwood Ave. **will NOT damage or destroy the historical integrity of the structure, or the surrounding Potwin Place National Historic District.;** **second** by Ms. Taylor. **APPROVED (6-0-1** with Ms. Steinkuehler abstaining)

TOPEKA LANDMARKS COMMISSION
MINUTES

Presentation of the Topeka's Mid-Century Modern Property Documentation Form and Nomination by Jaime Destefano, JLD Preservation Consulting

Mr. Paris introduced Ms. Destefano and she gave a presentation on the completed survey.

Following the presentation, Mr. Heit thanked Ms. Destefano and Mr. Paris noted many who had assisted Ms. Destefano by providing access to building and documents, photos, renderings, etc.

2020 HPF Grant Project Consultant Selection Committee volunteers

Mr. Paris explained that two volunteers were needed to review consultant proposals for Country Club Addition and West Hills surveys to take place Thursday, September 17. Volunteering were Donna Rae Pearson and Dave Frederick

Adjourned at 6:37PM

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

CASE NO: CLGR20-18

by: Don Phillippi

Project Address: 1200 SW Taylor Street

Property Classification: *Non-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** [X] **Elevations** [] **Arch./Const. Plans** [] **Pictures** [X]

PROPOSAL: This proposal is to erect two types of fencing around the front and rear yards on the property located at 1200 SW Taylor Street. The front yard is proposed for enclosure with a faux wrought iron fence that will stand 4' in height. This fence will be constructed to match the style and appearance of the fence that encloses the front yard of the adjacent property to the south. Both of That fence matches the materials and style of the fence located directly west across the street that encloses Holliday Park.

The rear yard is proposed for enclosure with a wood privacy fence that will stand 8' in height. This height and location of this fence is consistent with the City of Topeka sign regulations.

BACKGROUND: The National Register Nomination for the Holliday Park National Historic District No. 1 describes this home as follows:

Queen Anne; cube; hip with gable; 2 ½ story; 4 bays; asymmetrical; clapboard siding; west orientation; hip roof with intersecting front and side gables composition shingles; center chimney; stone foundation; 45 degree polygonal unit on side elevation, 1/1 double-hung sash, both levels; bay 1 – recessed door; bay 2 – upper level 1/1 double hung sash; bay 3 – large 1/1 double hung sash; bay 4 – single light door, upper level offset left, 1/1 double hung sash; semicircular hip roof porch covers lower façade, west and south elevations, classical columns, turned post rail, palladian window centered in fish-scale front gable; painted frieze board, shutters, corniced lintels.

Although this home is listed as a “contributing structure” to the historic integrity of the surrounding historic district in the Holliday Park Historic District nomination, this status was lost due to a fire in the home in 2018. Restoration of the damage from this fire resulted in the placement of vinyl siding on the home, replacement of most windows, and the complete removal of all interior plaster and ceiling materials. Therefore, for the purpose of this review, the home shall be evaluated as a non-contributing structure.



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. The proposed fence in the front yard will match the style and materials of the fences located both next door to the south, and also the fence located across the street to the west that encircles Holliday Park. The proposed fence enclosing the rear yard is unique in the area, yet is consistent with the scale, massing, size, and materials to maintain compatibility with the 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. The proposed fence in the front yard does, however, replicate non-historic features already established within the surrounding historic district that are deemed compatible with the District's historic integrity.

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 fences 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 in conjunction with this project. 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 fences are deemed to be consistent with the appropriate style, materials, and configuration for the late 19th 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 fences to be placed onto the property located at 1200 SW Taylor Street **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.

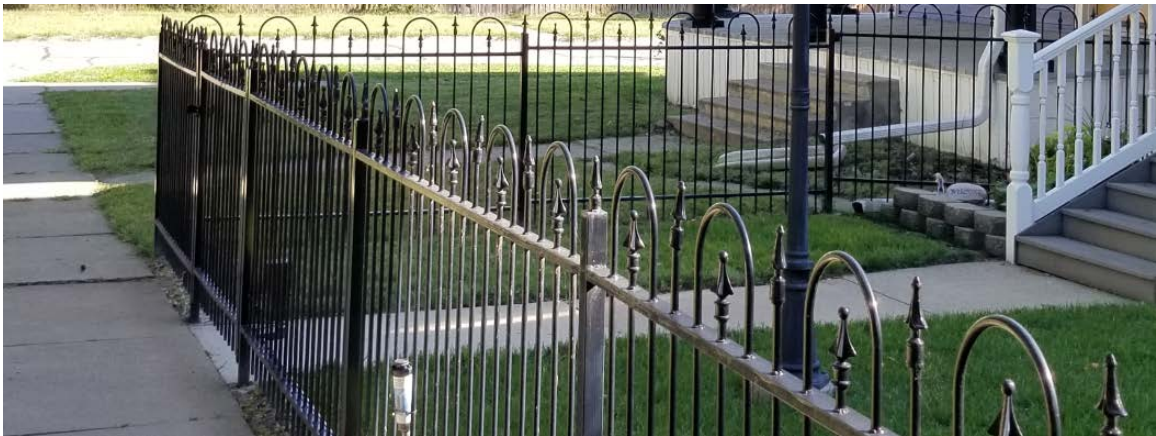
Suitable grounds for appeal under the Kansas Preservation Act, include any project that:

- 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.

horizontal style fence with black posts stained



8 Foot Tall Custom Fence with Slats on Top



CITY OF
TOPEKA

DEVELOPMENT SERVICES DIVISION

620 SE MADISON | 3RD FLOOR | TOPEKA KS 66607 | 785-368-3704DEVELOPMENT SERVICES USE ONLY: DATE: 9/24/2020 PERMIT FEE: \$ 33.00APPLICATION # 202009245555SUBMIT ALL REQUIRED DOCUMENTS TO:
DSDPermits@topeka.org**FENCE PERMIT APPLICATION**Owner of Property: Don Phillippi / Candi Bryant

Print

Signature

909-262-4839

Phone

Fence Address: 1200 SW Taylor Streetdiamondpacific@yahoo.com

Legal description: Lot: _____ Block: _____ Subdivision: _____

Address of owner (if different): 1915 Bluestem Terrace, Manhattan Kansas 66502Contractor: Loeffler Home and RemodellingPhone: 785-640-2290Contractor Address: 1204 SW Taylor Street, TopekaType of fence material: ☒ Wood ☐ Chain Link ☐ Plastic ☐ Split Rail☒ Other – description of fence: wrought iron fence similar to park and adjacent propertyProposed height of fence: Front 4 feet Side 1 4 ft. & 8 ft. Side 2 n.a. Rear 8 feetIs this fence located on a corner lot? ☒ Yes ☐ NoIs the property located in a Designated Historic District or Neighborhood Conservation District (NCD)? ☒ Yes ☐ NoIf yes, what Historic District / NCD? Holliday Historic District

Please provide a site plan on an 8.5 x 11 sheet of paper indicating property lines, dimensions and locations of fence, buildings, rights-of-way, utility, drainage or other easements, scale and north arrow.

- Maximum height limitation of fence – front – 4 feet & rear 8 feet
- Fence is to be placed on private property and may not be placed in the city's right-of-way, which is approximately 1 foot back of an existing public sidewalk.

* on corner lots, fences cannot be placed in the 40 foot sight distance triangle.

The City will require the immediate removal of any fence placed or located within drainage, utility or other easements, which materially interferes with the use of the easement. Upon notice by the City, the owner at the owner's expense shall remove the fence. If the owner fails to remove the fence, then the City shall cause its removal and the property owner shall be responsible for all removal costs.

The City shall not be responsible for any damage caused to a fence or its removal, which may result from the repair or maintenance of any drainage easement or the repair or maintenance of any utilities located in utility easement.

The property owner understands and agrees to indemnify and hold the City harmless for damage, claims, costs, suits, judgments and expenses specifically including attorneys' fees of any nature whatsoever arising out of or in connection with the construction, repair or maintenance of a fence. The city's failure to immediately enforce its rights in relation to its easements shall not constitute a waiver of its right to do so and shall not prevent the City from causing the removal of a fence, which materially interferes with the use of a City easement.

In consideration for the permission to construct the fence specified in the fence permit application, the undersigned property owner hereby agrees to be bound by all the terms and conditions contained in this fence application:

Signature of owner _____

APPROVALS:

Traffic:	Approved _____	Date _____	Disapproved _____	Date _____
Engineer:	Approved _____	Date _____	Disapproved _____	Date _____
Planning:	Approved _____	Date _____	Disapproved _____	Date _____

TAYLOR ST

SW 12TH ST

38'

90'

W.I.S.
TO MATCH NEIGHBOR
PARK

WOOD
WOOD
WOOD

WOOD



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

CASE NO: CLGR20-19

by: Bryan Falk

Project Address: 923-925 S. Kansas Avenue

Property Classification: *Non-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 renovate the interior of the structure's 2nd level for use as a single loft apartment. This project will make use of existing windows overlooking S. Kansas Avenue that are presently concealed by a layer of EIFS panels that form the entire east-facing façade of the building. This façade will be removed, but will be the subject of a review separate from this project.

This structure is listed as a "non-contributing property" within the nomination of the South Kansas Avenue Commercial Historic District to the National Register of Historic Places.

BACKGROUND: This Building is a two-story structure located in downtown Topeka, Kansas, near the middle of the west side of the 900-block of S. Kansas Avenue. The building dates to circa 1910.

The South Kansas Avenue National Register Nomination describes this property as a *"two-story two-part commercial building, clad entirely in EIFS panels. Non-historic aluminum and glass storefronts fill the first floor. The parapet is flat. The rear (west) elevation is stone with brick quoins at window and door openings. Concrete lintels span these openings. The exterior alterations compromise the integrity of the building, rendering it non-contributing."*





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 building in question has been used for a variety of purposes since its original construction in 1913. The second level, specifically, has been used primarily for office uses, with previous evidence provided for a portion being used for a dentist office. There is no evidence that the 2nd level has ever been used for residential purposes. However, the proposed floorplan calls for minimal alteration of the 2nd-level's historic integrity, meaning that the conversion of this space for residential purposes will require minimal alteration. Most of the proposed alterations are in the form of new walls to subdivide spaces to accommodate new rooms within the overall space. Overall, the proposed project will require minimal and non-detrimental changes to accommodate the new residential use.

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: At present, the 2nd-level of this building has been vacant and non-functional in terms of electrical service and plumbing for several decades. This project will restore those functions to the 2nd level, thus restoring this space to an occupied status. Minimal historic materials will be removed in conjunction with this project. Proposed alterations to the interior of this structure consist primarily of new walls to subdivide larger spaces. These walls are necessary to convert the space to its new use.

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. Original and historic materials within the 2nd level will be preserved and restored to the greatest extent possible. New construction will use distinct, yet compatible materials.
- Standard 4.** *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
- Analysis:** No non-original features within the 2nd level are proposed for removal that have gained their own historic significance.
- Standard 5.** *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
- Analysis:** No historic distinctive features, finishes, or construction techniques will be removed or altered in conjunction with this project.
- 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 original and historic features that define the character of the interior of this space will be repaired and restored in conjunction with this project.
- 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 that characterize this property will be removed or altered in conjunction with this project proposal.
- 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 vast majority of original and historic walls within the 2nd-level of this building will remain intact. All new construction could be removed leaving the original floorplan unchanged.

STAFF RECOMMENDATION: In the performance of this review under KSA 75-2724, Staff is recommending a finding that the interior alteration of the 2nd level of the building located at 923-925 S. Kansas Avenue **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 alteration 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 demolitions of the structures; 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.













DATE PRINTED: 9/29/2020 11:49:16 PM
FILE PATH: C:\N\2020 PROJECTS FALK ARCHITECTS\2020-041 Piland Lofts\Revit\2020-041 Piland Lofts.rvt

CODE ANALYSIS:

REASON FOR SUBMITTAL: OBTAIN A BUILDING PERMIT

CONSTRUCTION: TYPE III (EXTERIOR WALLS NON-COMBUSTIBLE & INTERIOR ARE ANY MATERIALS PERMITTED BY CODE.

OCCUPANCY: MIXED USE R2 & M. 2ND LEVEL RESIDENTIAL SINGLE FAMILY APARTMENT. LOWER LEVEL FUTURE COMMERCIAL SPACE.

FULLY SPRINKLED: NO

ALLOWABLE SQUARE FOOTAGE: 16,000 SF W/O FRONTAGE INCREASE
FRONTAGE INCREASE: 2,400 SF
ALLOWABLE SQUARE FOOTAGE W/ FRONTAGE: 18,400 SF
ACTUAL SQUARE FOOTAGE: 3,420 SF PER FLOOR

FRONTAGE INCREASE (2015 IBC 506.3.3):
(F/P - .25) * W/30
(96/240 - .25) * 1 = .15

NO SPRINKLER INCREASE - NOT SPRINKLED

PER TOPEKA MUNICIPAL CODE FIRE SPRINKLER IS NOT REQUIRED WHEN LESS THAN 4 RESIDENTIAL UNITS. (14.40.110, 903.2.8)

FIRE SAFETY FEATURES -

FIRE EXTINGUISHER
EXIT SIGNS
FIRE ALARM
1 HOUR SEPARATION BETWEEN FLOORS
EGRESS WINDOWS @ BEDROOMS

FIRE ALARM (IBC 907.6.6) MONITORED BY AN APPROVED STATION PER NFPA 72.

TOTAL OCCUPANT LOAD - 17 OCCUPANTS

TYPE OF CONSTRUCTION - TYPE III

FACILITY NAME - PILAND LOFT

FACILITY ADDRESS -

CITY - TOPEKA COUNTY - SHAWNEE

LOCAL FIRE DEPARTMENT - CITY OF TOPEKA

WATER SUPPLY - CITY OF TOPEKA

LOCAL CITY INSPECTION DEPARTMENT - CITY OF TOPEKA

CODES:

2015 INTERNATIONAL BUILDING CODE
1997 UNIFORM CODE FOR BUILDING CONSERVATION
2015 UNIFORM MECHANICAL CODE
2017 NATIONAL ELECTRICAL CODE
2012 UNIFORM PLUMBING CODE
2015 INTERNATIONAL FIRE CODE
2015 LIFE SAFETY CODE
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN & ICC/ANSI 117.1 & ADAAG & FHA / FHAAG

PROFESSIONAL INFO:

BRYAN FALK
BRYAN@FALK-ARCHITECTS.COM
785-691-9958
602 SW. 6TH AVE. TOPEKA, KS 66603

WALL TYPES:

A: 2x4 FRAMING @ 16" CENTERS TO STRUCTURE W/ 1/2" GYP EACH SIDE. RE-USE SALVAGED EXISTING BASE BOARD TO GREATEST EXTENT POSSIBLE.

DOOR ELEVATION TYPES:

A: EXISTING REPURPOSED DOOR, PAINT & ADJUST AS REQUIRED

B: BIFOLD DOOR - OWNER SELECTED

C: MIRRORED BIFOLD DOOR - OWNER SELECTED

D: SOLID FRENCH DOORS - OWNER SELECTED

E: FRENCH DOORS W/ GLASS - OWNER SELECTED

F: GARAGE DOOR - OWNER SELECTED

OCCUPANCY					
Number	Name	Area	Occupancy Factor	Occupancy Calculation	Occupancy Load
001	GARAGE	465 ft²			
101	LANDING	373 ft²	0 ft²		0
102	STUDY	150 ft²	200 ft²	0.749653	2
103	KITCHEN/ LIVING	594 ft²	200 ft²	2.969494	3
104	HALLWAY	144 ft²			
105	BEDROOM	135 ft²	200 ft²	0.676287	2
106	CLOSET	16 ft²			
107	GUEST BATH	51 ft²			
108	LAUNDRY	54 ft²	200 ft²	0.271215	1
109	SPIRAL STAIR	67 ft²			
110	STUDIO	242 ft²	200 ft²	1.207847	3
111	CLOSET	15 ft²			
112	LIBRARY	20 ft²			
113	TLT	20 ft²			
114	M. BATH	105 ft²			
115	MASTER	270 ft²	200 ft²	1.350813	2
116	CLOSET	17 ft²			
117	WALK-IN	119 ft²			
118	BATH	82 ft²			
119	BEDROOM	155 ft²			
120	CLOSET	13 ft²			
121	GREAT ROOM	566 ft²	200 ft²	2.828437	4
Grand total: 22		3673 ft²			17

DOOR & FRAME SCHEDULE							
Mark	OPENING SIZE		DOORS		FRAMES		NOTES
	WIDTH	HGT.	TYPE	MAT	MAT	FIRE RATING LABEL (MIN.)	
001	6'-10 1/4"	14'-0"	F				
002	8'-7 1/8"	14'-0"	F				
003	2'-8"	7'-0"					
102a	2'-11"	7'-0"	A		WOOD	WOOD	
102b	2'-7"	7'-0"	A		WOOD	WOOD	
102c	2'-7"	7'-0"	A		STEEL SAFE	WOOD	
103a	3'-0"	7'-0"	A		STEEL SAFE	WOOD	N/A
103b	2'-11"	7'-0"	A		WOOD	WOOD	
104	3'-0"	7'-0"	A		WOOD	WOOD	N/A
105	4'-8"	7'-0"	E		GLASS/WOOD	WOOD	N/A
106	5'-0"	7'-0"					N/A
107	2'-8"	7'-0"					N/A
108	2'-8"	7'-0"	A		WOOD	WOOD	N/A
109	2'-8"	7'-0"					N/A
110	4'-8"	7'-0"					N/A
111	5'-0"	7'-0"	B		MIRROR	WOOD	N/A
112	3'-0"	7'-0"					
112	3'-0"	7'-0"					N/A
113	2'-7"	7'-0"					
114	2'-8"	7'-0"					N/A
115	3'-0"	7'-0"					N/A
116	5'-0"	7'-0"					N/A
117	4'-8"	7'-0"	D		WOOD	WOOD	N/A
118a	3'-0"	7'-0"	A		WOOD	WOOD	N/A
118b	2'-8"	7'-0"	A		WOOD	WOOD	N/A
119	2'-11"	7'-0"					
120	5'-0"	7'-0"					N/A
121	4'-0"	7'-0"					
121a	3'-0"	7'-0"	A		WOOD	WOOD	N/A
121b	3'-0"	7'-0"	A		WOOD	WOOD	N/A
122	2'-7"	7'-0"					
123	3'-7"	7'-0"					
125	3'-0"	7'-0"					
129	3'-0"	7'-0"					

ROOM FINISH SCHEDULE						
ROOM NO.	ROOM NAME	FLOOR FINISH	BASE FINISH	WALL		CEILING
				FIN	FIN	
001	GARAGE	NONE	RUBBER	PAINT	PAINT	NONE
101	LANDING	WOOD	WOOD BASE	PAINT	PAINT	
102	STUDY	WOOD	WOOD BASE	PAINT	PAINT	
103	KITCHEN/ LIVING	WOOD	WOOD BASE	PAINT	PAINT	
104	HALLWAY	WOOD	WOOD BASE	PAINT	PAINT	
105	BEDROOM	WOOD	WOOD BASE	PAINT	PAINT	
106	CLOSET	WOOD	WOOD BASE	PAINT	PAINT	
107	GUEST BATH	TILE	TILE BASE	PAINT	PAINT	
108	LAUNDRY	TILE	TILE BASE	PAINT	PAINT	
109	SPIRAL STAIR	NONE				
110	STUDIO	WOOD	WOOD BASE	PAINT	PAINT	
111	CLOSET	WOOD	WOOD BASE	PAINT	PAINT	
112	LIBRARY	WOOD				
113	TLT.	TILE				
114	M. BATH	TILE	TILE BASE	PAINT	PAINT	
115	MASTER	WOOD	WOOD BASE	PAINT	PAINT	
116	CLOSET	WOOD	WOOD BASE	PAINT	PAINT	
117	WALK-IN	WOOD	WOOD BASE	PAINT	PAINT	
118	BATH	TILE	TILE BASE	PAINT	PAINT	
119	BEDROOM	WOOD				
120	CLOSET	WOOD	WOOD BASE	PAINT	PAINT	
121	GREAT ROOM	WOOD	WOOD BASE	PAINT	PAINT	
		35'-3"				

FINISH NOTES:

REMOVE EXISTING FLOORING MATERIAL & REFINISH WOOD FLOOR W/ WATERBASED POLYURETHANE & STAIN. COORDINATE W/ OWNER.

PROVIDE FLOOR TILE & TILE BASE ALLOWANCE. OWNER TO SELECT FINAL PRODUCT.

OWNER SHALL PROVIDE PROVIDE LATEX PAINT ALL LOCATIONS EXCEPT BATHROOMS. OWNER SHALL PROVIDE EPOXY PAINT @ ALL BATHROOMS.

OWNER SHALL PAINT CEILINGS, WALLS, TRIM, DOORS, CONDUIT & DUCTS.

PATCH & PAINT EXISTING WALLS & CEILINGS OR PROVIDE THIN DRYWALL BOARD OVER EXISTING & MUD FOR OWNER TO PAINT.

FINISH COMMENTS:

Z -

Y -

X -

W -

LIST OF ALTERNATES:

1) SANDING/FINISHING FLOOR.

2) ASBESTOS ABATEMENT

3) REMOVAL OF PLASTER ON NORTH & SOUTH EXTERIOR WALLS & RESEALING.

4) BACK WINDOWS REBUILD (ALLOWANCE)

5) BACK WINDOWS REPLACE

OWNER PROVIDED ITEMS:

1) LIGHTING & CEILING FANS. CONTRACTOR PROVIDE JUNCTION BOX & WIRING ONLY.

2) PAINTING OF WALLS, CEILINGS, TRIM, DOORS, CONDUIT & DUCTS.

3) IKEA CABINETS IN KITCHEN & BATH

SCHEMATIC DESCRIPTION OF SYSTEMS & PROJECT ASSUMPTIONS:

1) CONTRACTOR TO PROVIDE BUILDER GRADE ALLOWANCES FOR ALL FIXTURES (SINKS, TUBS, SHOWERS). OWNER SHALL SELECT FINAL PRODUCT FOR INSTALL.

2) CONTRACTOR TO PROVIDE BUILDER GRADE CLOSET SHELVEING, CURTAIN RODS & ACCESSORIES FOR ALL CLOSETS.

3) PROVIDE SOLID SURFACE SHOWER BASE, COLOR PER OWNER FROM STANDARD COLORS. PROVIDE BUILDER GRADE FREE STANDING TUB AS ALLOWANCE.

4) PROVIDE FLOOR TO 8" TILE IN SHOWER. OWNER TO SELECT TILE FROM BUILDER GRADE PRICE TILE.

5) CONTRACTOR TO SALVAGE & REUSE AS MANY OF THE EXISTING DOORS AS POSSIBLE. COORDINATE W/ OWNER FOR LOCATION OF EACH REUSED DOOR.

6) ALL DOOR HARDWARE BUILDER GRADE BRUSHED NICKEL. PROVIDE LEVER STYLE HARDWARE.

7) MAIN FACADE SHALL BE REMOVED AS PART OF BASE BID & CONTRACTOR SHALL PROVIDE PATCHING OF FACADE WHERE REQUIRED.

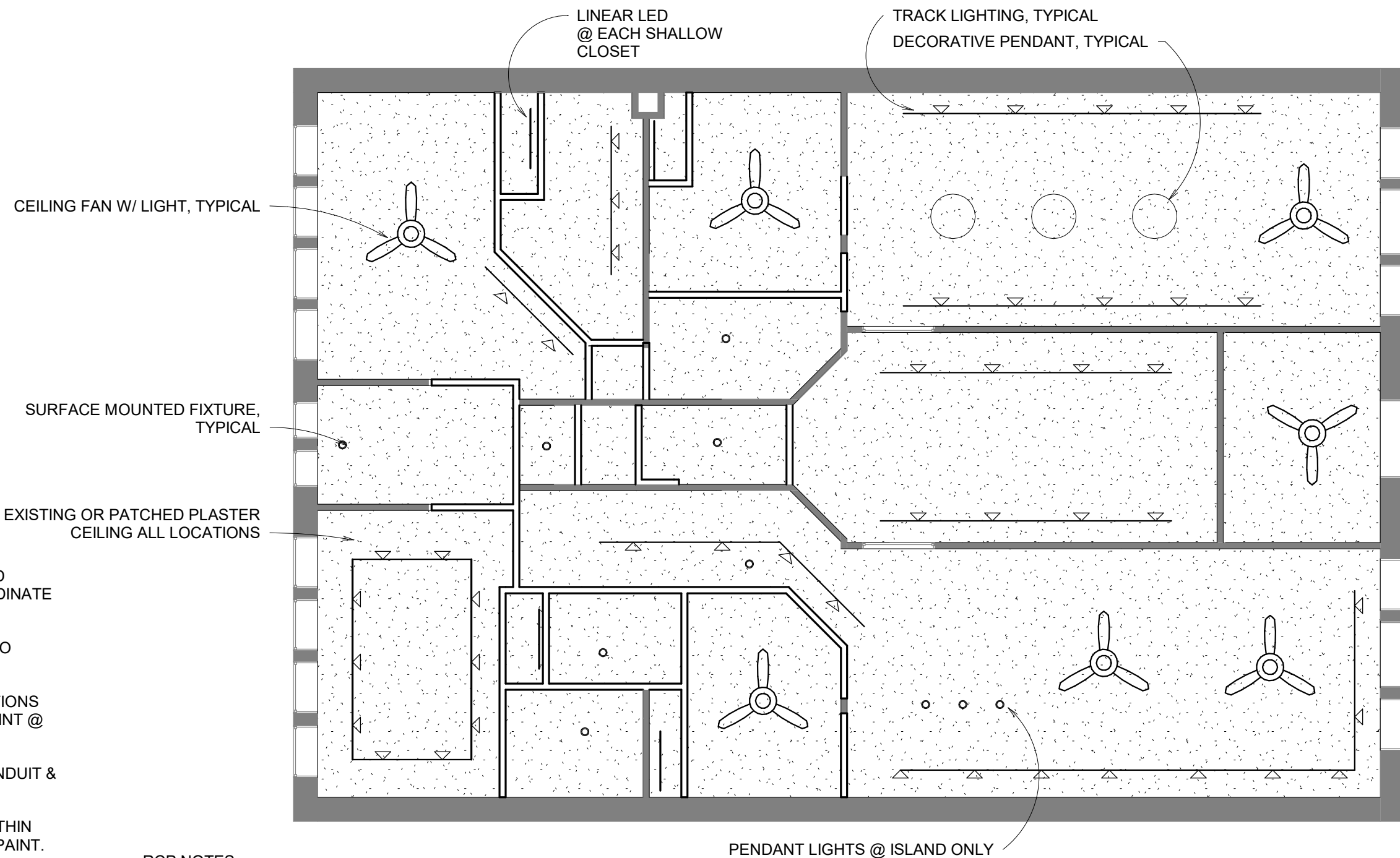
8) BACK FACADE SHALL REMAIN AS IS EXCEPT MODIFICATIONS TO WINDOWS.

9) ROOF & PARAPETS SHALL REMAIN EXCEPT WHERE NEW PENETRATIONS OCCUR. ROOF SHALL BE PATCHED @ ALL NEW PENETRATIONS.

10) 1 HOUR SEPARATION BETWEEN FLOORS SHALL BE PROVIDED BY EITHER INTUMESCENT PAINT OR 5/8" FIRE RATED GYP OR A COMBINATION. PROVIDE FIRE CAULKING @ PENETRATIONS WHERE REQUIRED.

11) PROVIDE RATED WALL AT FRONT STAIRWAY TO SEPARATE THE SECOND FLOOR FROM THE FIRST FLOOR TENANT SPACES AND BASEMENT.

12) CONTRACTOR SHALL PROVIDE MONITORED COMMERCIAL FIRE ALARM SYSTEM W/ SHOP DRAWINGS STAMPED BY A LICENSED ENGINEER.

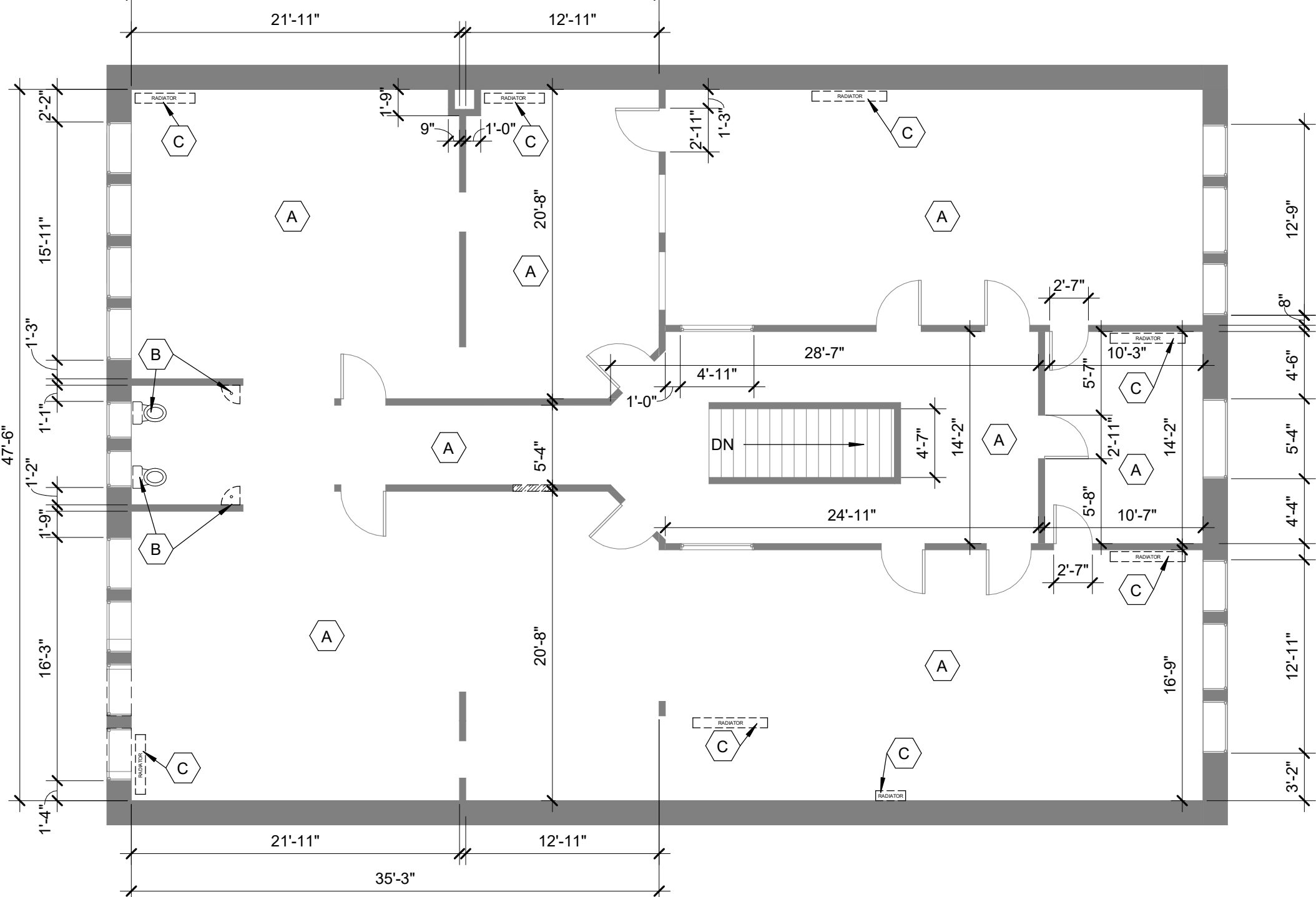


RCP NOTES:

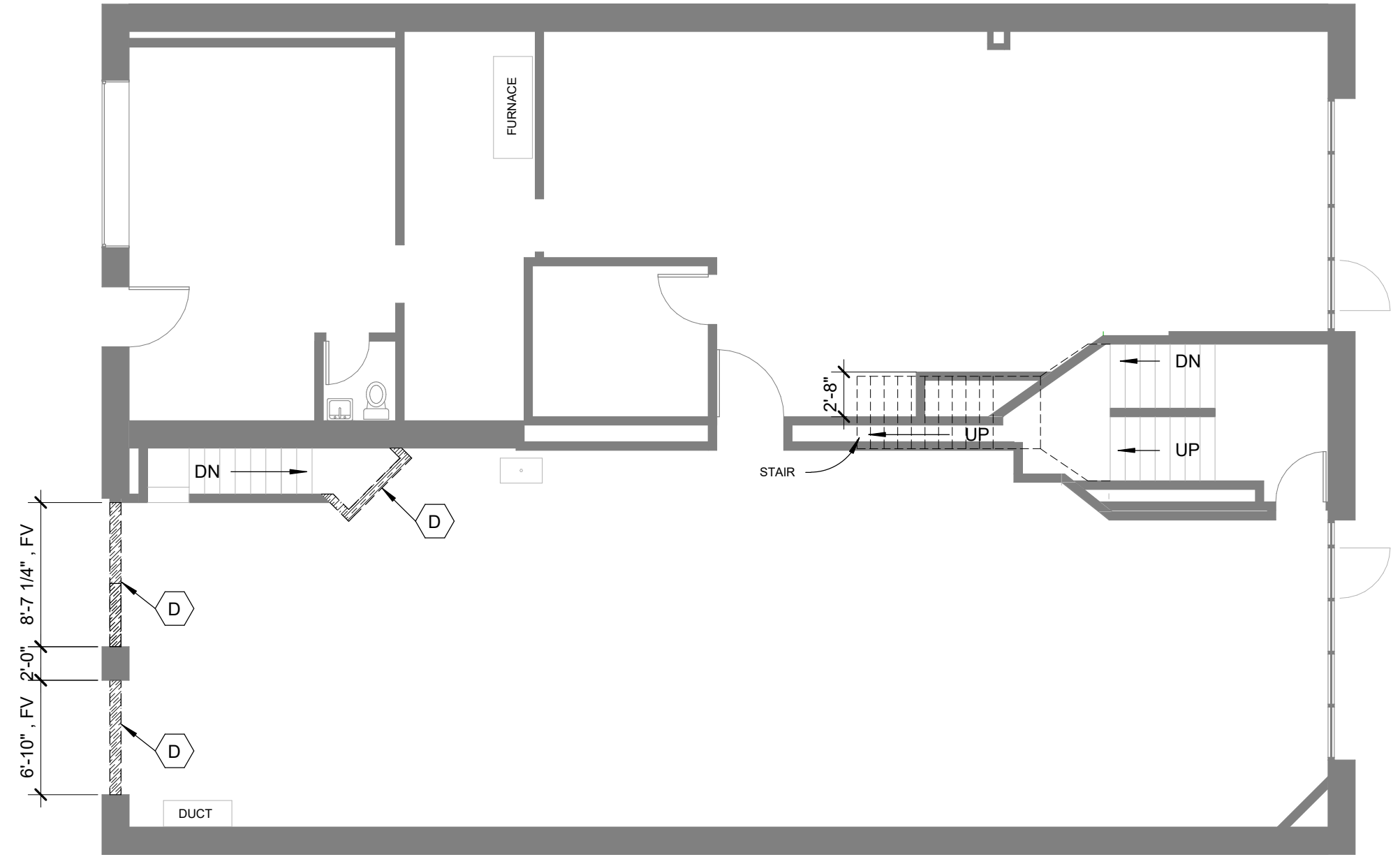
- OWNER SHALL PURCHASE & INSTALL ALL LIGHTS. GC WILL PROVIDE ROUGH-IN.
- ALL CEILINGS SHALL BE PATCHED & SANDED BY CONTRACTOR. OWNER SHALL PRIME & PAINT.
- SURFACE MOUNTED LIGHTS IN BATHROOM & SHOWER AREAS SHALL INCLUDE AN EXHAUST FAN. CONTRACTOR SHALL INSTALL SWITCHING, ROUGH-IN, DUCT, AND EXHAUST FAN CAP @ ROOF.

UPPER LEVEL RCP
1/8" = 1'-0"

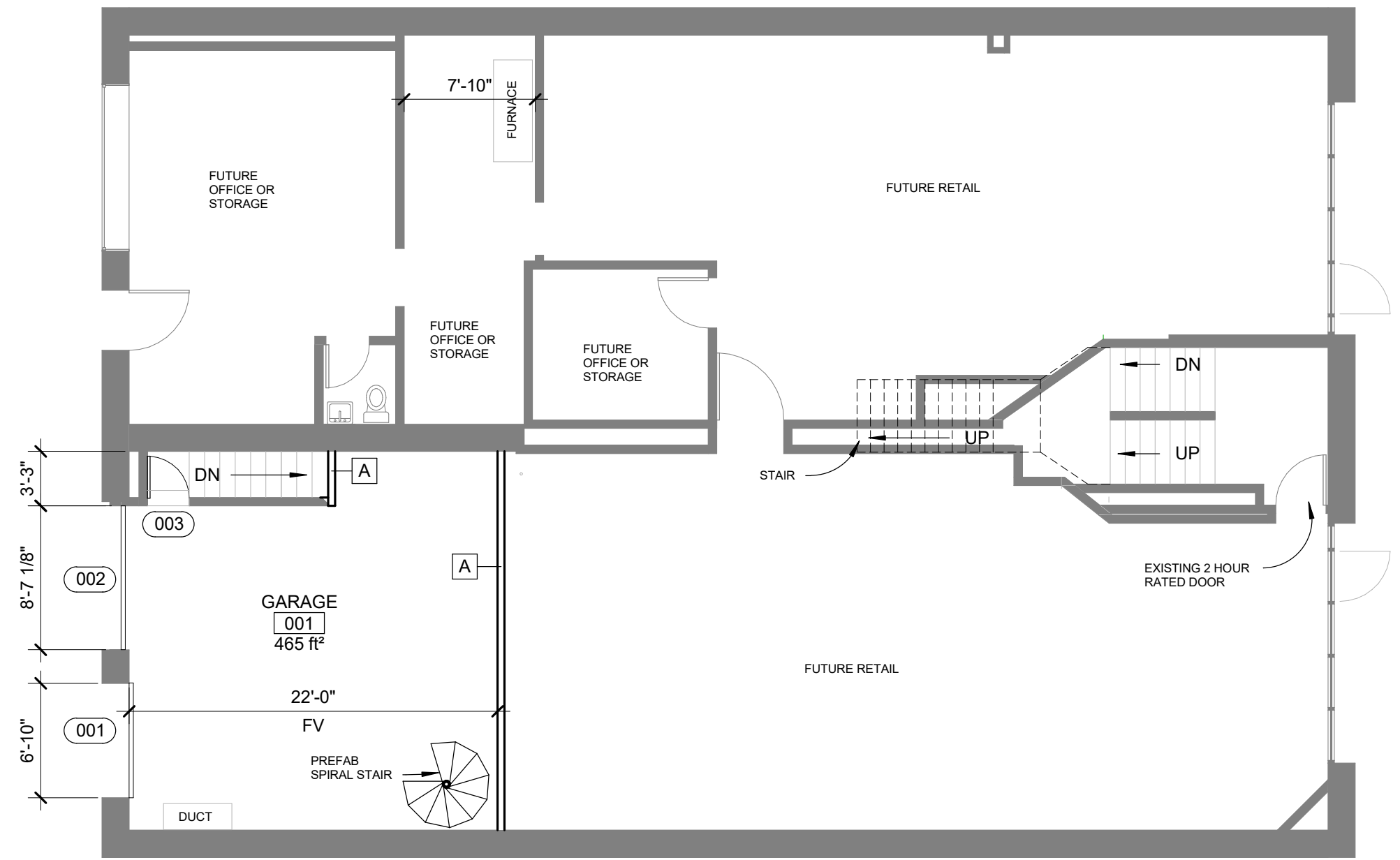
B



DATE PRINTED: 9/29/2020 1:49:16 PM
FILE PATH: C:\MY FILES\2020 PROJECTS\FALK ARCHITECTS\2020-041 Piland Lofts\Revit\2020-041 Piland Lofts.rvt



1st LEVEL DEMO
1/8" = 1'-0" B



1st LEVEL
1/8" = 1'-0" A

CD
DATE: 9/29/2020
2020-041
PILAND LOFT
923-925 S KANSAS AVE.,
TOPEKA, KANSAS

DRAWINGS NOT FOR
CONSTRUCTION UNLESS
PROFESSIONAL STAMP, SIGNATURE
& DATE IS PROVIDED.

DRAWN BY: BJF
CHECKED BY: BJF

FALK
ARCHITECTS
© 2020 Falk Architects Inc

A102

1st LEVEL PLAN

FALK ARCHITECTS INC





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

CASE NO: CLGR20-20

by: Gary Piland

Project Address: 923-925 S. Kansas Avenue

Property Classification: *Non-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 ☐ Pictures ☒

PROPOSAL: This proposal is the removal of the upper portion of the east-facing front façade of the building located at 923-925 S. Kansas Avenue. The lower storefront will be sealed, but will remain unchanged until a future date. This building is listed as a “non-contributing property” to the historic integrity of the South Kansas Avenue Commercial Historic District.

BACKGROUND: This building dates to 1913, and is a two-story structure located in downtown Topeka, Kansas, near the middle of the west side of the 900-block of S. Kansas Avenue.

The South Kansas Avenue National Register Nomination describes this property as a “*two-story two-part commercial building, clad entirely in EIFS panels. Non-historic aluminum and glass storefronts fill the first floor. The parapet is flat. The rear (west) elevation is stone with brick quoins at window and door openings. Concrete lintels span these openings. The exterior alterations compromise the integrity of the building, rendering it non-contributing.*”



Circa 1930



Current



*Rough
Conceptual
Proposal*

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 building in question has been used for a variety of purposes since its original construction in 1913. Articles from the time period of its construction suggest that the main level was used primarily for warehouse purposes, although it has also been used for many other commercial, social/institutional, and office uses throughout its history. Most recently, the main level was used for printing and retail purposes.

This proposal calls for the removal of the EIFS panels that cover the entire front of this façade, thus exposing the original historic facade of the building's 2nd level. It is likely that the cornice below the building's parapet was removed to accommodate the EIFS panels, but visible evidence from the 2nd level's windows suggests that the original glazed tile façade still remains. In fact, the building's 2nd level windows are still present, and remain in functional condition. The lower storefront will remain unchanged for the time being, but will be restored to a more historic appearance at a future date.

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 existing visible façade of this building has no historic elements or historic character. This proposal will reveal the original historic 2nd-level façade that remains underneath. The lower storefront will remain in its current condition for the foreseeable future.

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. This proposal will reveal the original historic 2nd-level façade that remains underneath. The lower storefront will remain in its current condition for the foreseeable future.

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 historic features on the façade of this building are proposed for removal.

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

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

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 deteriorated historic features are present on the visible façade of this building. Those historic features discovered underneath this façade will be repaired once revealed.

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

Analysis: N/A

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

Analysis: N/A

Standard 9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size,*

scale, and architectural features to protect the historic integrity of the property and its environment.

Analysis: N/A

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

Analysis: N/A

STAFF RECOMMENDATION: In the performance of this review under KSA 75-2724, Staff is recommending a finding that the removal of the exterior east-facing façade of the building located at 923-925 S. Kansas Avenue, as proposed, **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 alteration 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 demolitions of the structures; 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: CLGR20-21

by: Gary Piland

Project Address: 923-925 S. Kansas Avenue

Property Classification: *Non-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 a partial alteration to the 1st level of the building to accommodate the opening of two closed doorways located on the west (rear) face of the building. The interior alteration will create a functionally separate 465 sq. ft. area, located in the 1st level's southwest corner to accommodate two interior vehicle parking spaces. These parking spaces will be used exclusively by the occupant in the building's 2nd-level living space, and thus will be isolated and separate from other future uses on the building's 1st level. Two doorways located within the west (rear) wall will be (re)opened to accommodate the entrance of the vehicles into the building. Each of these doorways were used for delivery services at some point in the building's past, but have been filled in with concrete block, and a pedestrian doorway. The doors will be constructed of either steel or aluminum with a finish coating yet to be determined. These doors will raise vertically within each door opening. The interior walls separating the garage from the remainder of the first level will be constructed of 2"X4" wood framing, with salvaged baseboard to the greatest extent possible.

BACKGROUND: This building dates to 1913, and is a two-story structure located in downtown Topeka, Kansas, near the middle of the west side of the 900-block of S. Kansas Avenue. It is listed as a "non-contributing property" within the South Kansas Avenue Commercial Historic District to the National Register of Historic Places.

The South Kansas Avenue National Register Nomination describes this property as a *"two-story two-part commercial building, clad entirely in EIFS panels. Non-historic aluminum and glass storefronts fill the first floor. The parapet is flat. The rear (west) elevation is stone with brick quoins at window and door openings. Concrete lintels span these openings. The exterior alterations compromise the integrity of the building, rendering it non-contributing."*





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 building in question has been used for a variety of purposes since its original construction in 1913. Articles from the time period of its construction suggest that the main level was used primarily for warehouse purposes, although it has also been used for many other commercial, social/institutional, and office uses throughout its history. Most recently, the main level was used for printing and retail purposes.

The current proposal consists of two main elements. The first is to subdivide the space to create a secondary and functionally independent room within the southwest corner of the 1st level floorplan. The second is to (re)open one external doorways, and one large window located at the rear of the property, formerly used for delivery purposes into this newly created space. This action will restore the use of these openings back to their original purpose, whereas the former action is considered to be consistent with interior alterations to the 1st-level floorplan throughout the building's history. The subdivision of this space is also considered to be of minimal impact to the overall square footage and potential future use of the 1st level, which has yet to be determined.

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 only proposed and visible alteration to the external character of this structure is to the rear of the property, where one doorway and one window will be re-opened and restored to their original use and purpose. At present, both of these openings have been infilled with non-historic concrete block. This block has not established its own historic integrity as a feature of this 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: This project will not create a false sense of historical development. Proposed changes are consistent with the historical uses of this property, yet will be differentiated from original features through the use of modern materials.

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

Analysis: No historic features within the 1st-level interior or exterior are proposed for removal.

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

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

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 that characterize this property will be removed or altered in conjunction with this project proposal. One doorway and one window located on the rear face of the building will be restored to their original uses.

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 aspects of this proposal will result in the loss of historic integrity to the interior or exterior of this property.

STAFF RECOMMENDATION: In the performance of this review under KSA 75-2724, Staff is recommending a finding that the proposed interior and rear exterior alterations of the 1st-level of the building located at 923-925 S. Kansas Avenue **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

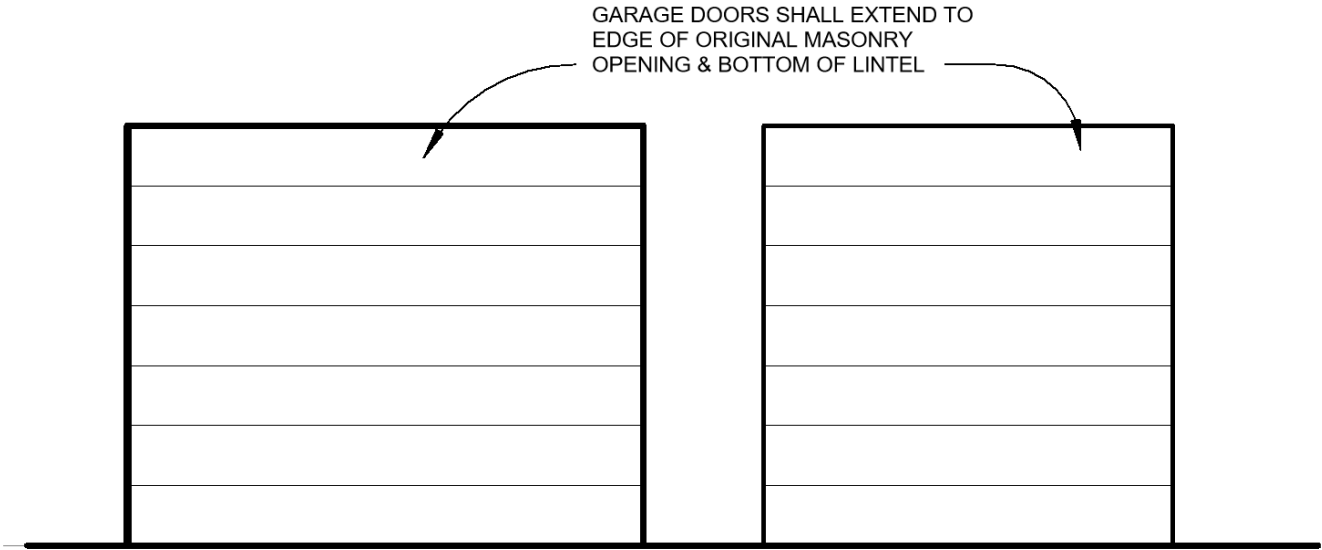
APPEAL TO THE GOVERNING BODY: If the Landmarks Commission determines that the proposed alteration will damage or destroy the historic integrity of the property and/or the surrounding historic district, the applicant may appeal to the governing body. It will be incumbent upon the governing body to make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

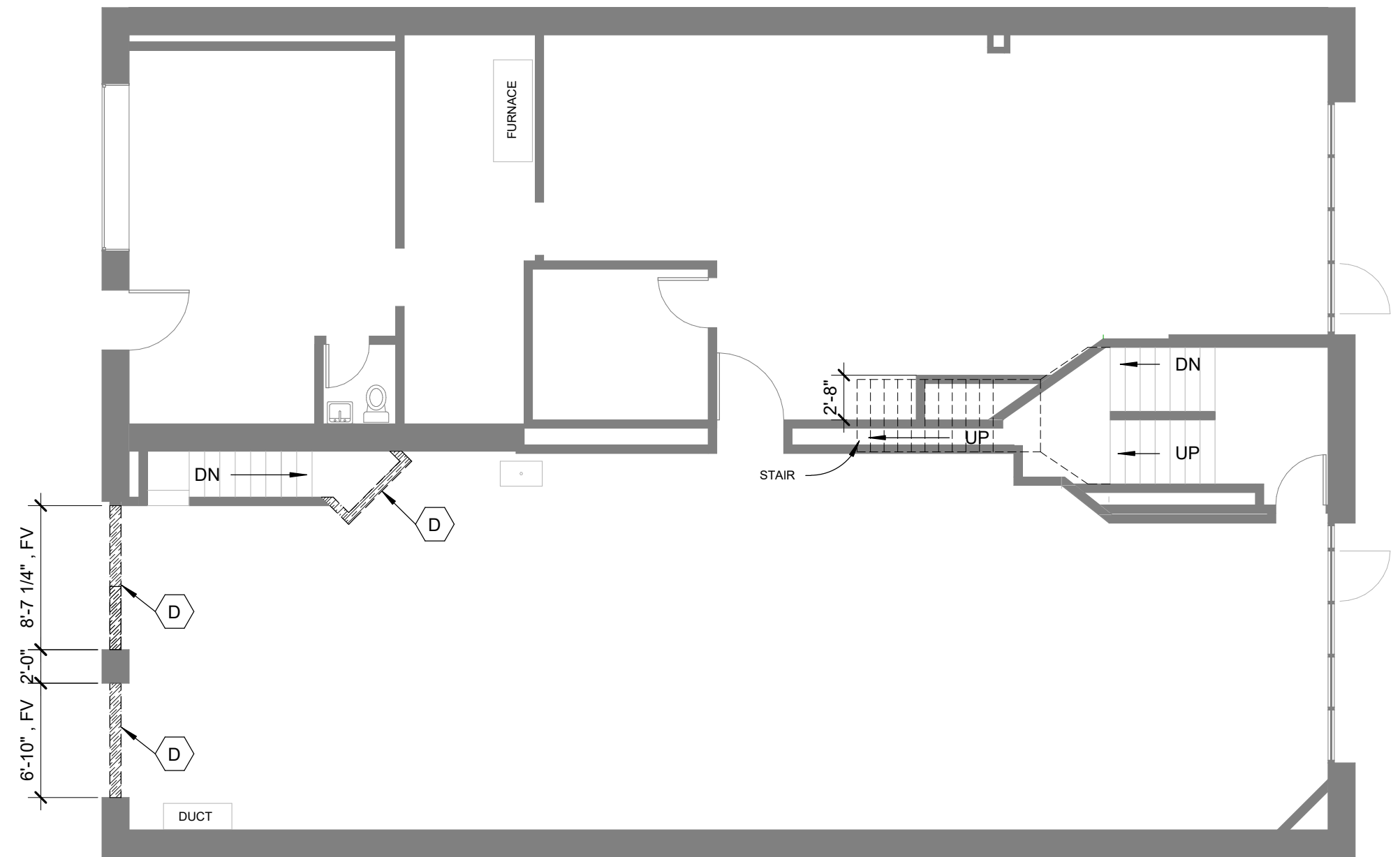




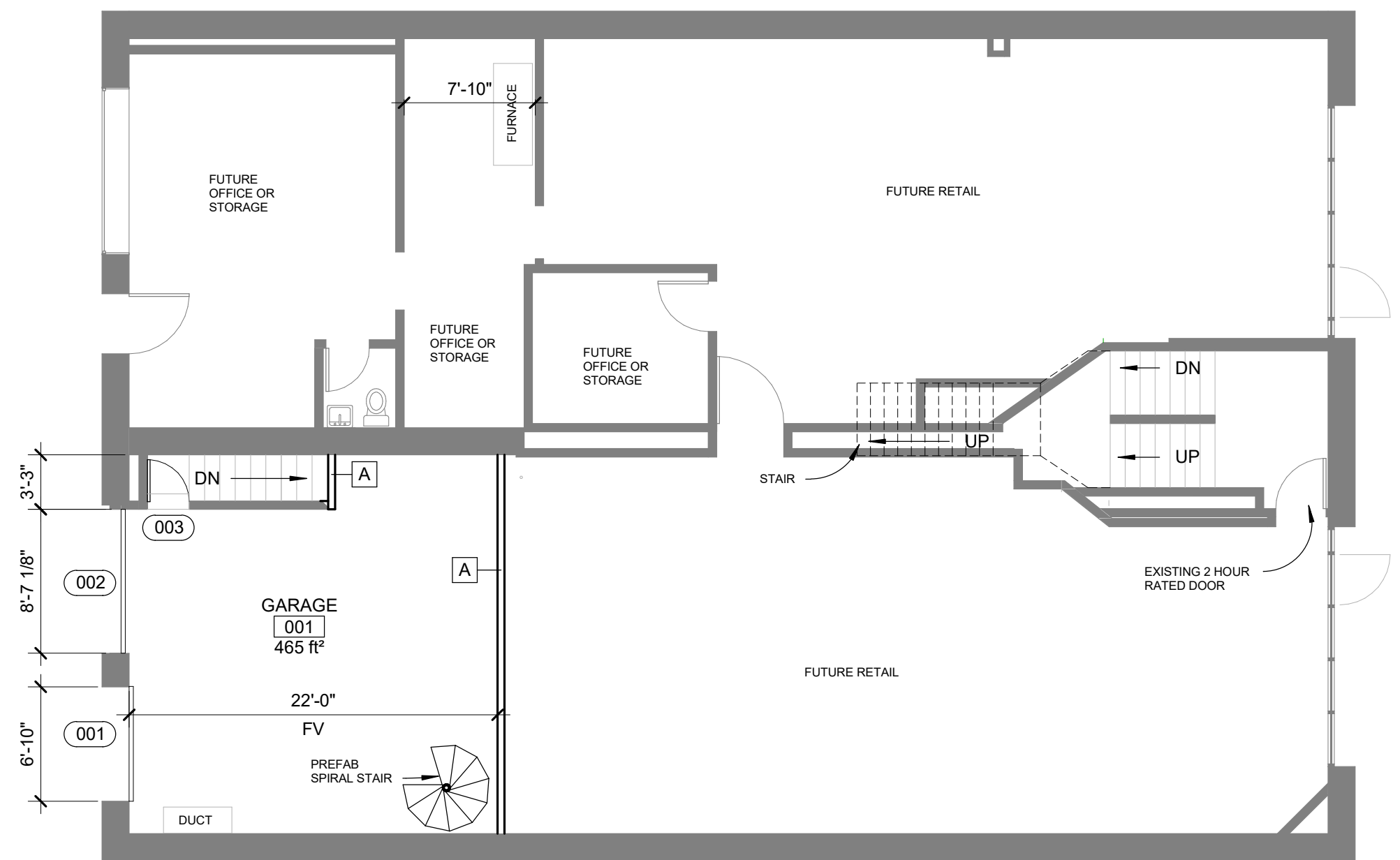


FALK ARCHITECTS INC

DATE PRINTED: 9/29/2020 1:49:16 PM
FILE PATH: C:\MY FILES\2020 PROJECTS\FALK ARCHITECTS\2020-041 Piland Lofts\Revit\2020-041 Piland Lofts.rvt



1st LEVEL DEMO
1/8" = 1'-0" B



1st LEVEL
1/8" = 1'-0" A

CD
DATE: 9/29/2020
2020-041

PILAND LOFT
923-925 S KANSAS AVE.,
TOPEKA, KANSAS

DRAWINGS NOT FOR
CONSTRUCTION UNLESS
PROFESSIONAL STAMP, SIGNATURE
& DATE IS PROVIDED.

DRAWN BY: BJF
CHECKED BY: BJF

FALK
ARCHITECTS
© 2020 Falk Architects Inc

A102

1st LEVEL PLAN

FALK ARCHITECTS INC



