

# THE TOPEKA LANDMARKS COMMISSION MEETING

Meeting to be held via video conference

## A G E N D A

Thursday, February 11, 2021

5:30 PM

- I. Roll Call
- II. Approval of Minutes – January 14, 2021
- III. Announcement of Potential Conflicts
  - I. **CLGR21-02 by Cyrus Hotel**, requesting the review under Kansas State Preservation Law Review [K.S.A. 75-2724] for the placement of 2 signs, and the replacement of light fixtures/exterior wall sconces on the facades of the Cyrus Hotel, located at 918-920 S. Kansas Avenue. The building is listed as a *non-contributing* structure within the South Kansas Avenue Commercial Historic District.
  - II. **Report of actions taken by the Kansas Historic Sites Board of Review, Feb. 6, 2021**
  - III. **Other Items (if any)**
- IV. 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**

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**Thursday, January 14, 2021**  
VIA ZOOM VIDEO CONFERENCE

**Roll Call**

**Members Present:** David Heit, (Chair), Donna Rae Pearson, Melina Stewart, Paul Post, Mark Burenheide, Dave Frederick, Christine Steinkuehler, Grant Sourk, Cassandra Taylor (9)

**Members Absent:** (0)

**Staff Present:** Tim Paris, Dan Warner, Kris Wagers

Chairman David Heit called the meeting of the **Topeka Landmarks Commission** to order with 9 members logged into the video conference.

**Approval of Minutes from October 8, 2020**

**Motion** by Mr. Sourk; **second** by Mr. Post. **APPROVED 9-0-0**

It was agreed that election of officers would be moved to later in the meeting.

**Announcement of potential conflicts –**

None

**CLGR20-25 by Sisters of Charity of Leavenworth Health System, Inc.**, seeking State Preservation Law Review under K.S.A. 75-2724 for the proposed demolition of the Menninger Tower building, located at 5800 SW 6th Avenue. The building is listed on the Register of Historic Kansas Places and the National Register of Historic Places.

Mr. Paris presented the staff report and staff's recommendation for a finding that the proposed demolition of the Menninger Tower building located at 5800 SW 6th Avenue will damage or destroy the historic integrity of the property.

With no questions from commissioners, Tim Schultz of Goodell, Stratton et al spoke representing Sisters of Charity Health (SCL Health). Mr. Schultz stated that the property owners remain willing to give the property to someone who would take it as a donation. He stated that the cost of saving the building and refurbishing is cost prohibitive due to the condition of the building. They are at a point where they need to remove the building, though that is not their first choice. He stated that he understands the obligation of the Landmarks Commission and that Commissioners do not have the authority to consider alternatives and take into account the cost involved in renovating the building. The applicant does recognize that the demolition will destroy the historical significance of the building.

Steve Chung with SCL Health stated he is present and available to answer questions. He added that SCL does understand the significance of the building to city of Topeka.

Mr. Heit opened the floor to public comment.

## TOPEKA LANDMARKS COMMISSION MINUTES

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Dr. Syd Frieswick spoke, stating that he cannot convey the profound significance of the building to himself, to his colleagues, and to the patients who of the community that Menninger established. Dr. Frieswick explained that the Menninger setting was a point of interest for the world; students came from all over the globe for training and many stayed for careers. He stated that he himself arrived to get his post-doctorate in 1966 and stayed for his entire career.

Dr. Frieswick stated that the Menninger community stands apart as a vibrant example of a communal, inter-racial, international, cross-cultural union and collaboration. It was a leader in psychiatric treatment not just for the nation, but for the world.

Mr. Post stated that he has known Dr. Frieswick for many years and is familiar with his passion for the Menninger institution and especially for the tower building where he worked. He stated it is a beacon to the prominence Menninger played in the international psychiatric community.

Mr. Frieswick spoke again, stating that he believes what would be lost is the sense that we live as members of community, adding that we need symbols of that to cherish, hold on to, and have guide us into the future.

Mr. Heit thanked Mr. Frieswick for his comments and for his contributions to our community. Mr. Paris agreed.

Mr. Post asked about an inspection of the building by Vance Kelly of Treanor Architects back in 2017 and whether recommendations for preservation of the building had been implemented. Tim Phelps stated that SCL has done a number of things recommended by both Treanor and by Bartlett & West Engineers, who was also retained by SCL to evaluate the building. They have spent hundreds of thousands of dollars to keep the building stabilized and preserved. The building continues to deteriorate and the cost to keep it stabilized and in place continues to grow. This doesn't take into account the cost to renovate the building and turn it in to a usable property that could generate sufficient funds to support itself. It is becoming cost prohibitive to keep it standing, much less to get it into a condition that it can be utilized and become self-sustaining.

**Motion** by Mr. Post for a finding that the proposed demolition of the Menninger Tower building located at 5800 SW 6<sup>th</sup> Avenue would damage or destroy the historic integrity of the property. **Second** by Ms. Taylor. **APPROVED** (9-0-0).

Mr. Heit thanked all involved with the above project for attending and Mr. Paris reminded everyone that the owners do have the opportunity under Kansas Preservation Law to appeal the Commission's decision to the Governing Body.

Discussion and Comment on Pending National Register Nomination for Topeka's 20th Century Mid-Century Modern Multiple Property Documentation Form

## TOPEKA LANDMARKS COMMISSION MINUTES

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Mr. Paris explained that the Commission has the opportunity to review and comment (and/or endorse) this and the following nominations. They will be considered by the Board of Review on February 6.

Mr. Paris thanked all for input given during the survey and writing of the nomination.

**Motion** by Ms. Steinkuehler to endorse the nomination; **second** by Ms. Taylor. **APPROVED** (9-0-0)

Mr. Heit stated that the next two projects were both part of the Mid-Century Modern survey and suggested they be handled jointly.

Discussion and Comment on Pending National Register Nomination Form for Park Plaza Apartments, 1275 SW Fillmore Street; Discussion and Comment on Pending National Register Nomination for HTK Office Building, 2900 SW MacVicar Avenue

Mr. Paris spoke briefly about the projects. Mr. Sourk suggested that more photographs of the projects might be a good idea and could strengthen the nomination(s). Mr. Paris stated that additional photos may be a secondary, separate submission.

**Motion** by Mr. Burenheide to endorse the nomination for each of the above properties; **second** by Mr. Sourk. **APPROVED** (9-0-0)

Discussion and Comment on Pending National Register Nomination for Evergreen Apartments, 3311-3321 SW 10th Avenue

Mr. Paris pointed out some information in the nomination regarding the historical beginnings of the apartments

**Motion** by Mr. Frederick to endorse the nomination for each of the above properties; **second** by Ms. Pearson. **APPROVED** (9-0-0)

### **Election of 2021 Chair and Vice Chair**

Mr. Heit asked for nominations. He stated he is willing to continue as Chair and Ms. Stewart stated she'd be willing to serve as Vice Chair.

With no further nominations voiced, a roll call vote was taken to elect **Ms. Stewart as 2021 Vice Chair. APPROVED** (9-0-0)

With no further nominations voiced, a roll call vote was taken to elect **Mr. Heit as 2021 Chair. APPROVED** (9-0-0)

### **Nomination and Appointment of the members of the Landmarks Commission's Design Review Committee**

Mr. Heit reminded the commission that meetings are scheduled for each Tuesday at 4PM but only held if a project for review was submitted. Ms. Pearson and Ms. Stewart both expressed interest in serving, and

TOPEKA LANDMARKS COMMISSION  
**MINUTES**

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2020 members Burenheide and Heit stated they were willing to step down to give others an opportunity to serve.

Nomination was for **Ms. Taylor, Ms. Stewart and Ms. Pearson to serve as 2021 DRC**. Upon roll call vote, APPROVAL (9-0-0)

**Other Items** – Ms. Steinkuehler informed the commission that Mr. Paris would be presenting on Garlinghouse at an upcoming meeting of the Shawnee County Historical Society.

**Adjourned at 6:37PM**

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

**CASE NO: CLGR21-02**

**by: Cyrus Hotel**

**Project Address:** 918-920 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 [X] Arch./Const. Plans [X] Pictures [ ]

**PROPOSAL:** This review consists of three separate components, each to receive separate and independent consideration.

1. The first component is to place an internally illuminated sign, consisting of 5 separate 12" x 1" letters, onto the existing mounted awning above the front door to the Cyrus Hotel, located at 918-920 S. Kansas Avenue.
2. The second component is to place a single stainless steel plaque, measuring 18" x 8 3/5" x 1/4" thick onto the brick fascia of the lower storefront, immediately south of the existing front entrance to the building. The plaque is proposed for placement approximately 5' above grade.
3. The third component of this review consists of the replacement of existing wall sconces, currently placed along the west and south facades of the building. The current light fixtures are square in shape, measuring approximately 12" x 12" in size, placed on the facades approximately 7' above grade. These fixtures are proposed for replacement with rectangular fixtures, each measuring approximately 4" W x 24" H x 4"

**BACKGROUND:** This building is a new structure located on S. Kansas Avenue, completed in 2019. The façade for this structure was removed in 2016 when structural instabilities were discovered through the demolition process of the portions of the building behind the façade. At that time, the Topeka Landmarks Commission allowed its removal consistent with its obligations under the Kansas State Historic Preservation Law, on the condition that its overall design be replicated within the new construction, and that key portions of the façade be saved and reused within that design.





01 ENLARGED RENDERING @ MAIN ENTRY

12"H X 1" THICK  
ILLUMINATED LETTER SIGNAGE  
MOUNTED TO EXISTING AWNING



EXAMPLE



FINISH @ SIDES

18"W x 8 3/5"H x 1/4" THICK  
MARRIOTT TRIBUTE PORTFOLIO PLAQUE  
STAINLESS STEEL W/ BRUSHED SATIN FINISH



**CYRUS HOTEL**  
930 S. KANSAS AVE.  
TOPEKA, KS 66612

CONCEPTUAL RENDERINGS

February 11, 2021

**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 current use is proposed in conjunction with any of the three components of this project. The building was constructed for its current use as a hotel. The proposed placement of the signage is consistent with the historical use and purpose of the stone onto which it is proposed to attach.

**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 in conjunction with this project. With respect to the proposed lighting fixtures, the existing fixtures presently affixed to the west and south facades are not historic, and have suffered damage due to exposure to the elements. Furthermore, it is deemed that all 3 components within this proposal do align with the objectives and recommendations specified within the Downtown Topeka Design Guidelines. Both proposed signs are also consistent with Downtown Topeka's D-1 sign regulations.

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

**Analysis:** This project will not create a false sense of historical development. All 3 components of this project are deemed compatible with the objectives and recommendations specified within the Downtown Topeka Design Guidelines.

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

**Analysis:** No historic elements currently in place within the west façade of this building will be altered in association with this project.

**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 historic features within the west or south facades of this building will be altered in association with this project. The light fixtures that are proposed for replacement are not historic, and are not distinctive features of either the facade.

**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 destroyed in conjunction with this project proposal. All features proposed for placement (2 signs, lighting) on the facades and awning are deemed of appropriate and compatible design, size, scale, and massing, and will not damage the integrity of the building or the surrounding historic district.

**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:** All features proposed for placement (2 signs, lighting) on the facades and awning will be affixed in a manner that allows their removal without damage to the essential form and integrity of the structure.

**STAFF RECOMMENDATION:** In the performance of this review under KSA 75-2724, Staff recommends the following findings:

- 1) The placement of the proposed illuminated sign, mounted atop the metal awning located above the front entrance to the Hotel, located at 918-920 S. Kansas Avenue, **will NOT damage or destroy the historical integrity of the structure, nor the surrounding South Kansas Avenue Commercial Historic District.** Staff also finds that this sign is compatible with the goals and objectives for signage specified within the Downtown Topeka Design Guidelines.
- 2) The placement of the stainless steel plaque to the right (south) of the main front entrance to the Hotel, located at 918-920 S. Kansas Avenue, **will NOT damage or destroy the historical integrity of the structure, nor the surrounding South Kansas Avenue Commercial Historic District.** Staff also finds that this sign is compatible with the goals and objectives for signage specified within the Downtown Topeka Design Guidelines.

- 3) The replacement of the light fixtures/wall sconces along the west and south facades of the Hotel, located at 918-920 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 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 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:

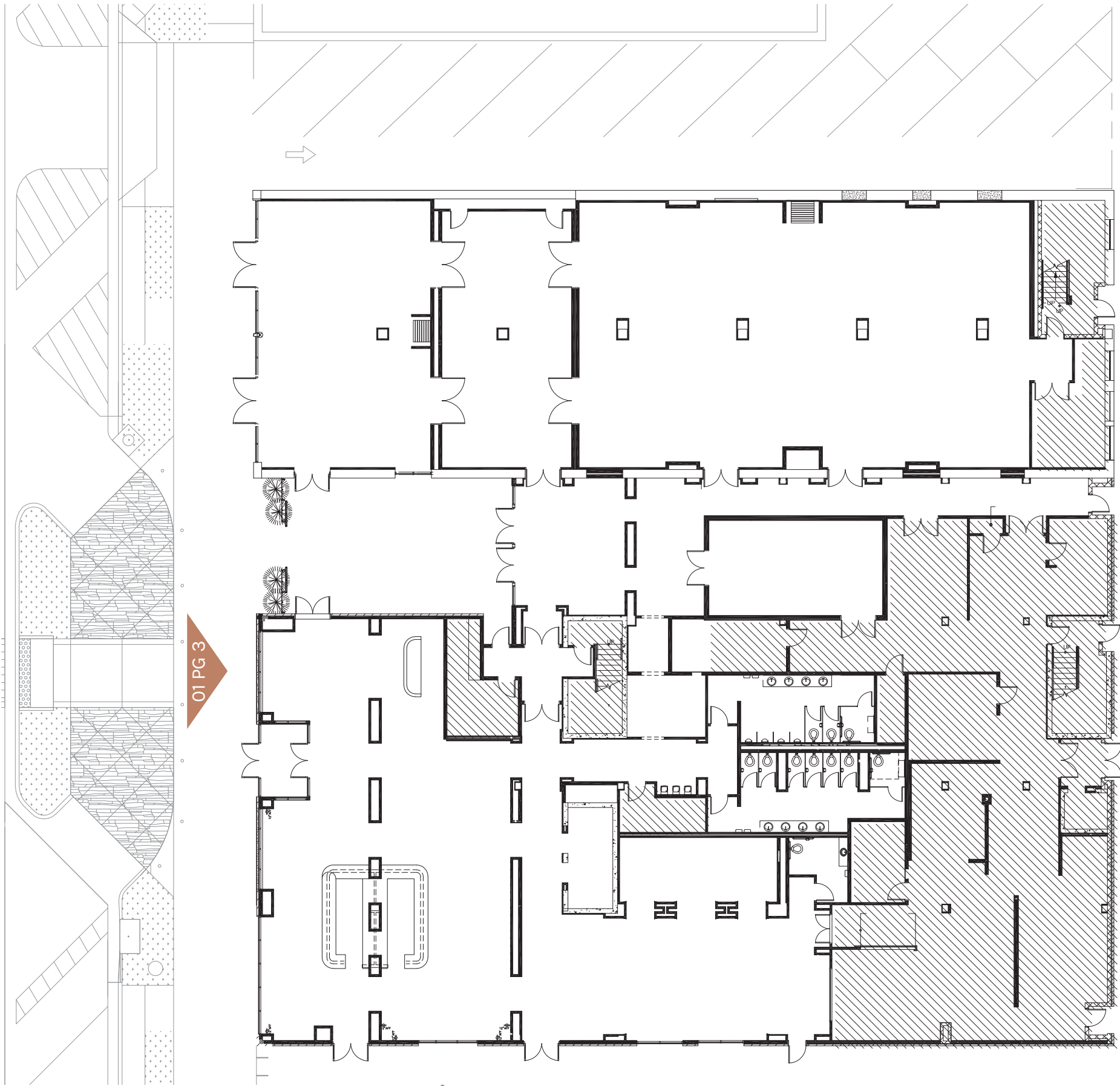
- Is a substantial, contributing use of clear public benefit to the revitalization of Downtown Topeka, either as an anchor, or as a small project with minimal negative impact;
- Enhances vitality in the streetscape, and is of benefit to adjacent historic properties;
- Emphasizes historic character and, 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.

# CYRUS HOTEL

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920 S. KANSAS AVENUE  
TOPEKA, KS 66612

JANUARY 21st, 2021



02 PG 3

CYRUS HOTEL  
920 S. KANSAS AVE.  
TOPEKA, KS 66612



LOCATION MAP | NTS





01 FRONT BUILDING FACADE

EXISTING AWNINGS, DOORS  
& FRAMES PAINTED BLACK  
AT LEVEL 1 ONLY

NEW LIGHT FIXTURES

PAGE 4

EXISTING AWNINGS, DOORS  
& FRAMES PAINTED BLACK  
AT LEVEL 1 ONLY



02 SIDE BUILDING FACADE

NEW LIGHT FIXTURES

EXISTING AWNINGS, DOORS & FRAMES  
PAINTED BLACK AT LEVEL 1 ONLY



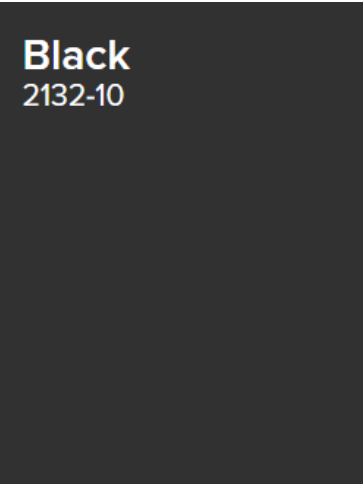


01 ENLARGED RENDERING @ MAIN ENTRY

12"H X 1" THICK  
ILLUMINATED LETTER SIGNAGE  
MOUNTED TO EXISTING AWNING



EXAMPLE



FINISH @ SIDES

18"W x 8 3/5"H x 1/4" THICK  
MARRIOTT TRIBUTE PORTFOLIO PLAQUE  
STAINLESS STEEL W/ BRUSHED SATIN FINISH







**CYRUS HOTEL**  
920 S. KANSAS AVE.  
TOPEKA, KS 66612

EXISTING PHOTOS, FOR REFERENCE



# Signage Specifications

November 2017

TRIBUTE PORTFOLIO



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## Manual Disclaimer

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## Brand-Required Signage Overview

- All signs specified in this section of the Manual are required at each property and should meet the guidelines set forth in this Manual.
- Visual Identity branding for all Tribute Portfolio properties is independent and separate from the Tribute Portfolio graphics contained within the following specifications.
- The property identity or logo will become the main identity for the property with Tribute Portfolio graphics use and positioning only as noted in the following specifications. Tribute Portfolio logos and brand identity should only be used as noted within this document. Under nearly all circumstances, on-property signage will leverage the individual property's logo and visual identity that is representative of that hotel's brand positioning.
- Each property should be surveyed to ensure that all required signage exists and adheres to all guidelines in this Manual. If required signage is not present, or is not compliant to the guidelines, new or updated signage should be supplied.
- Signage should be consistent in design and materials throughout the entire property.
- Sign design, construction, color and material should complement existing architecture and design aspects of the property and should match existing hardware, building elements, wall finishes and the overall atmosphere of the property.
- Signage should be in good repair and free from defects, such as fading, missing graphics, broken corners & edges, markings or graffiti, chipped paint, rust, corrosion, etc.
- Signage should maintain all local code requirements and comply with any federal, provincial, state or local statute, regulation, order or other law, which will supersede the conflicting or inconsistent provision(s) of the guidelines in all properties subject to that law.
- All properties are expected and required to engage professional marketing, graphic design and signage consultants to develop an independent and comprehensive brand signage program.



Property Wall Plaque

CONSTRUCTION / SPECIFICATIONS

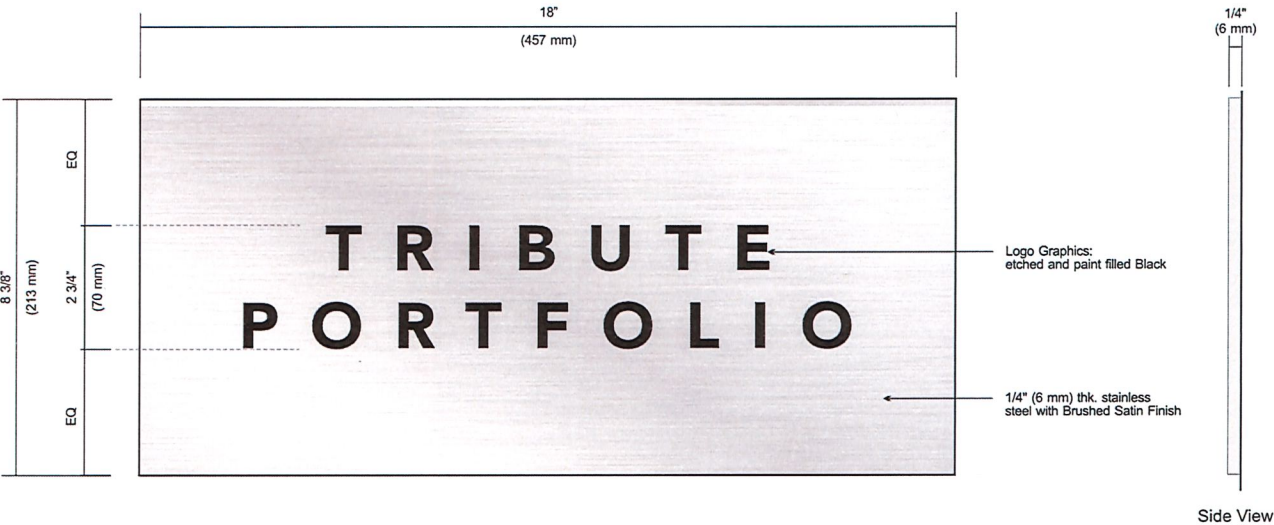
**PLAQUE:**  
1/4" (6 mm) thk. solid stainless steel with brushed satin finish (horizontal grain)

**GRAPHICS:**  
Tribute Portfolio primary logo to be used.  
Graphics to be etched into faceplate & paint filled Black.

**INSTALLATION:**  
Plaque to be installed flush to wall with stainless steel threaded studs. No visible fasteners. Site-specific sign structure including materials, fabrication method, mounting hardware & method of attachment must be engineered to match local wind-load & code requirements. All structures, load calculations & methods of attachment must be sealed by a locally licensed structural engineer.

**SIZE NOTE:**  
Size shown is standard and should not be altered or adjusted.

**GRAPHIC NOTE:**  
ONLY Tribute Portfolio logo to be used.  
No other text or graphics to be added to brand plaque, e.g., a restaurant name, an address, etc.



Property Wall Plaque – Front Elevation | SCALE: NTS

Plaque Finish / Material



Stainless Steel with Brushed satin Finish

SPECIAL REQUIREMENTS:

Note: Do not fabricate Tribute Portfolio signage without prior brand approval! All Marriott-approved vendors should create a brand approval signage submission and direct to the appropriate Marriott International, Inc. representative for their property's location. All signage submissions for approval must include sign samples, shop drawings, sign location plan and any unique commentary about the property and site, with supporting photos.