



CITY OF
TOPEKA

A G E N D A

LANDMARKS COMMISSION

**Thursday, November 10, 2022
5:30 P.M.**

Zoom Video Conference

MEMBERS OF THE LANDMARKS COMMISSION

Melina Stewart (Chair)
Donna Rae Pearson (Vice Chair)
Mark Burenheide
Dave Frederick
David Heit
Paul Post
Grant Sourk
Christine Steinkuehler
Cassandra Taylor

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- The Topeka Landmarks Commission holds a public meeting on the 2nd Thursday of each month.
 - The following agenda identifies and describes each proposal to be considered by the Commission.
 - Each item to be considered by the Commission will be introduced by the Planning Division Staff. The Commission will then hear and consider arguments both for and against each proposal.
 - Individuals wishing to address the Commission are requested to state their name and address for the official record.
 - Motions on all matters which require a decision by the Commission, are made in the affirmative. On a roll call vote, Commission members then vote yes, no, or abstain based on the affirmative motion.
 - The owner of the local historic landmark or property owner within the local historic district may appeal the Commission's decision to the City Council by submitting a notice of appeal to the Planning Director within 10 calendar days of the decision.



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



CITY OF
TOPEKA

LANDMARKS COMMISSION

Agenda for Thursday, November 10, 2022

A. Call to Order

B. Approval of Minutes from August 11, 2022

C. Announcement of Potential Conflicts

D. Action Items

1. **CLGR22/22 by Klaton Properties LLC**, requesting a review under Kansas State Preservation Law Review [K.S.A. 75-2724] for the remodeling of the exterior and interior of the building located at **605 S. Kansas Avenue**. This building is designated as a *contributor* to the historic integrity of the South Kansas Avenue Commercial Historic District.
2. Review updated "List of Projects to be reviewed by Planning Staff and/or the Topeka Landmarks Commission Design Review Committee". This is an updated list of projects that Planning Staff may review for approval on behalf of the Landmarks Commission. Seeking approval from Landmarks Commission on updated list.

E. Non-Action / Discussion Items

F. Adjournment



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TOPEKA LANDMARKS COMMISSION
MINUTES

Thursday, August 11, 2022
VIA ZOOM VIDEO CONFERENCE

Roll Call

Members Present: Melina Stewart (Chair); Donna Rae Pearson, Dave Frederick, David Heit, Mark Burenheide, Paul Post; Cassandra Taylor

Members Absent: Christine Steinkuehler; Grant Sourk

Staff Present: Tim Paris, Kris Wagers

Melina Stewart (Chair) called the meeting to order with 7 members logged in to the video conference.

Approval of Minutes from July 21, 2022

Motion by Mr. Heit to approve; **Second** by Ms. Pearson. **APPROVED 7-0-0**

Announcement of potential conflicts – None

CLGR22-17 by Olive Cafe, requesting a review under Kansas State Preservation Law Review [K.S.A. 75-2724] for the placement of a sign on the corner of the building located at 935 S. Kansas Avenue. This building is designated as a contributor to the historic integrity of the South Kansas Avenue Commercial Historic District.

Mr. Paris presented the staff report and staff's recommendation for approval. Steve [last name not given] was present representing the applicant and stated he would stand for questions.

Mr. Paris noted that the proposed sign is in keeping with both the new sign regulations and the Downtown Design Guidelines.

Motion for a finding that the placement of the illuminated projecting sign onto the southeast corner of the building located at 935 S. Kansas Avenue will NOT damage or destroy the historical integrity of the structure, or the surrounding South Kansas Avenue Commercial Historic District. **Second** by Ms. Taylor.

APPROVED 7-0-0

Other Items

Mr. Post stated that he is working with Plains Modern to try to save the Docking Building. He suggested people contact him directly if they are interested in participating.

With nothing more on the agenda, the meeting adjourned at 5:44PM

**CERTIFIED LOCAL GOVERNMENT
KANSAS HISTORIC PRESERVATION LAW
AND CITY OF TOPEKA
CERTIFICATE OF APPROPRIATENESS
PROJECT REVIEW REPORT
TOPEKA LANDMARKS COMMISSION**

CASE NO: CLGR22-22

by: Klaton Properties LLC

Project Address: 605 S Kansas Avenue

Property Classification: Designated as a *Contributing Property* to the historic integrity of 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 [X]

PROPOSAL: This proposal is to accommodate the remodeling for the exterior and interior of the building located at 605 S Kansas Avenue. On the 1st level, there will be a barber/stylist area with a reception area and stairs to the 2nd level. The 2nd level contains additional space for barber seats and a lounge area. The front façade will be updated with a black marble veneer on the bulkhead while keeping the brick masonry in place.

BACKGROUND: This building dates to 1911. The building was listed as a contributing property to the historic integrity of the surrounding South Kansas Avenue Commercial Historic District in 2015. The property was listed having fair integrity as a two-part commercial block style structure. Photos from the 1930's show the structure operating as Nightingales, a women's clothing store. The buildings past occupants have appeared to have always kept the structure as a specialty store of some kind. In the 1950s and 60s it was used as similar purposes as Grayce Shops Millinery, a women's apparel store.

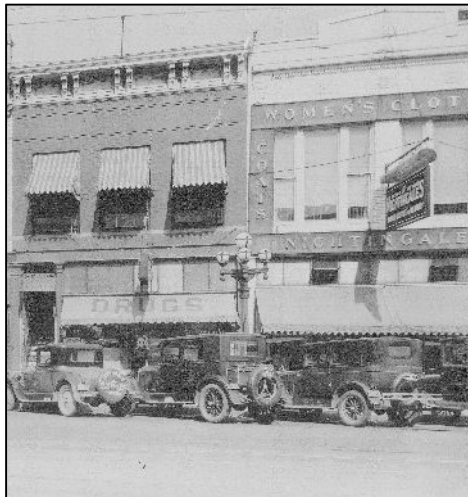


Photo of the Nightingale's store (building to the right) taken between 1930 and 1939 – kansasmemory.org

The structure represents a typical commercial building along South Kansas Avenue. Listed as a specialty store, the minimal commercial style in which it was built was common from the early to mid-twentieth century in downtown Topeka. The building has a modified storefront on the first floor with brick cladding and stone trim on the second story. Two large window openings face

Kansas Avenue. There are several small floral motifs on the upper level above the windows of the front façade. The rear elevation is covered in stucco with stone underneath and vegetation growing on the façade.

PROJECT DETAILS: This project involves changes to the interior and exterior on both the 1st and 2nd levels. On the first level, little remains of the original interior design of the building except for a few ceiling tiles located in the front of the building as soon as you step in. The first floor will consist of two barber chairs and a hair washing station in the front along with a reception desk. Further back in the first level will be a waiting area and the primary staircase to the second level. The original stairs are still intact towards the back of the building. The stairs will remain, but will not be used as the primary staircase.

The second level will have an additional four barber chairs on side of the building facing Kansas Ave along with a bathroom next to the stairs. Further back along on the alley side there will be room for a pool table and another lounge area for customers.

For the treatments to the exterior of the overall size and shape of the front façade will remain in place. Any changes to the bulkhead and the entrance will keep the overall shape and design intact. A black marble veneer will be installed on the bulkhead. The transom will remain in place along with the second level window openings. The brick masonry will remain in place on the second level of the façade along with the motifs above the second floor windows. The display windows will largely remain the same and the recessed entry will stay in place as well.



Alterations will take place on both the exterior and interior of the building and consideration should be given to treatment recommendations for the building. The Downtown Topeka Guidelines give recommendations to identify, preserve and appropriately treat contributing historic features from all periods when renovations took place.

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 changes in historic uses are proposed for the structure. The site has been a specialty store for the majority of its life and the future business would still suit that purpose.

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 materials or spatial relationships that characterize the interior or exterior of this building are proposed for removal. The only original material left to the inside of the structure are the ceiling tiles on the first level.

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. The renovations proposed will not create any false sense of historic replication of any time period.

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 character defining features of the exterior façade will remain in place such as the transom and recessed entry. The second level window openings will retain the shape and size as well.

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.

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: Not much is left to the interior of building that would be considered a part of any historic features.

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 additions and reconfigurations within this structure will not damage or destroy historic materials that characterize this property. All new construction will be consistent with the massing, size, and scale of the existing building interior and exterior.

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 new alterations will impact the form or integrity of the building or its environment.

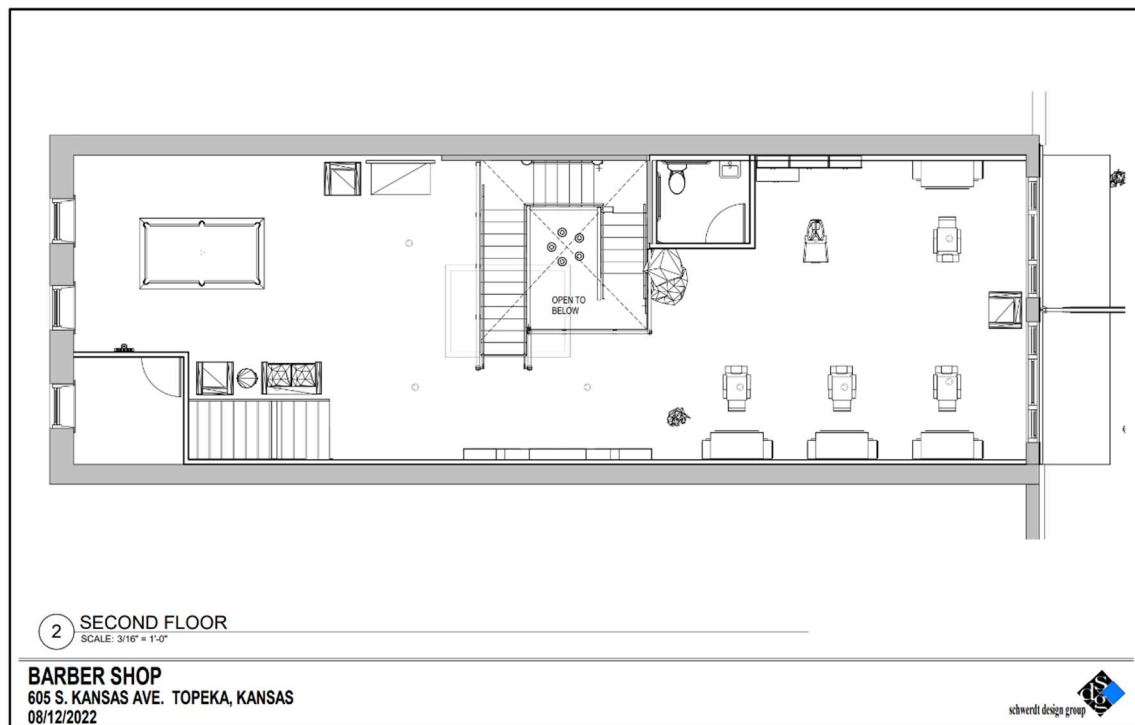
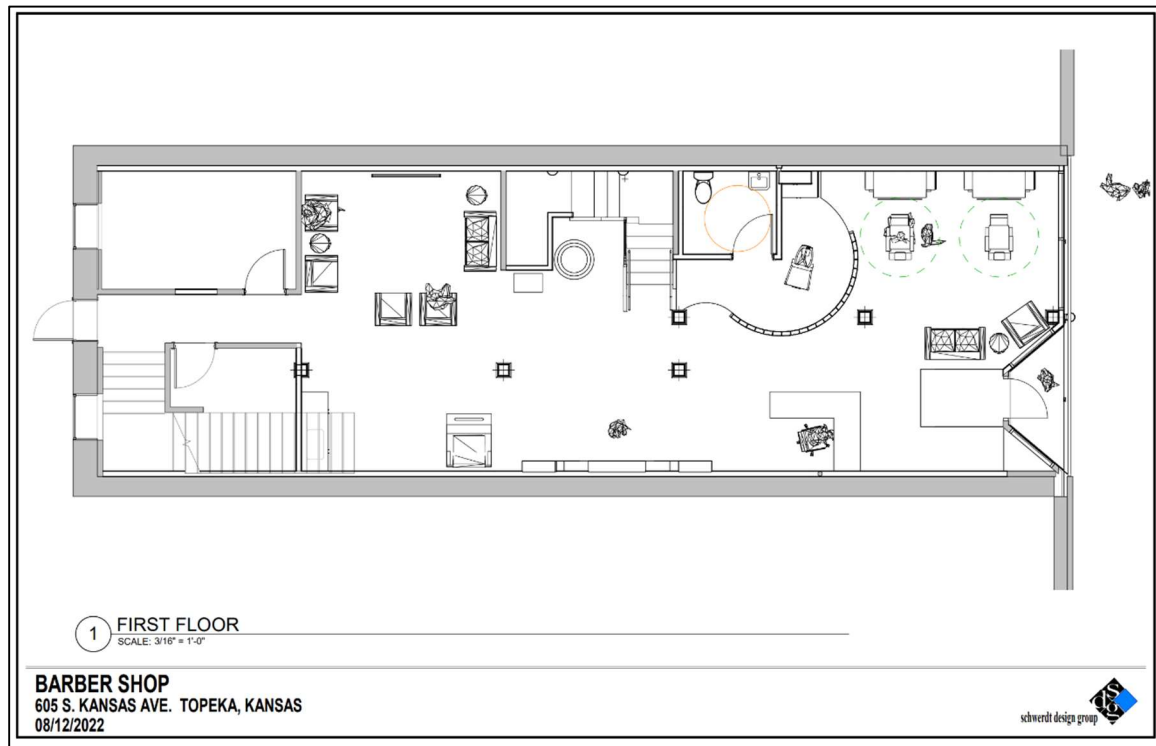
STAFF RECOMMENDATION: In the performance of this review under KSA 75-2724, Staff is recommending a finding that the proposed interior and exterior alterations to the building at 605 S Kansas Ave **will NOT damage or destroy the historical integrity of the structure, or the surrounding South Kansas Avenue Commercial Historic District.**

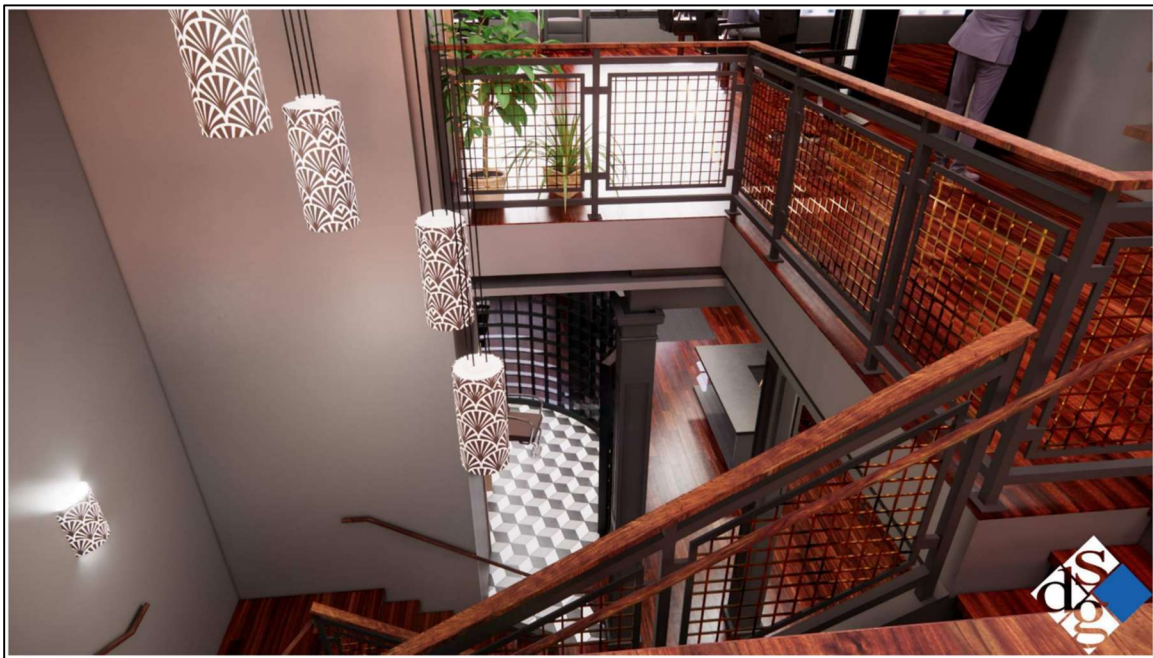
Prepared by: William Sharp, Planner I

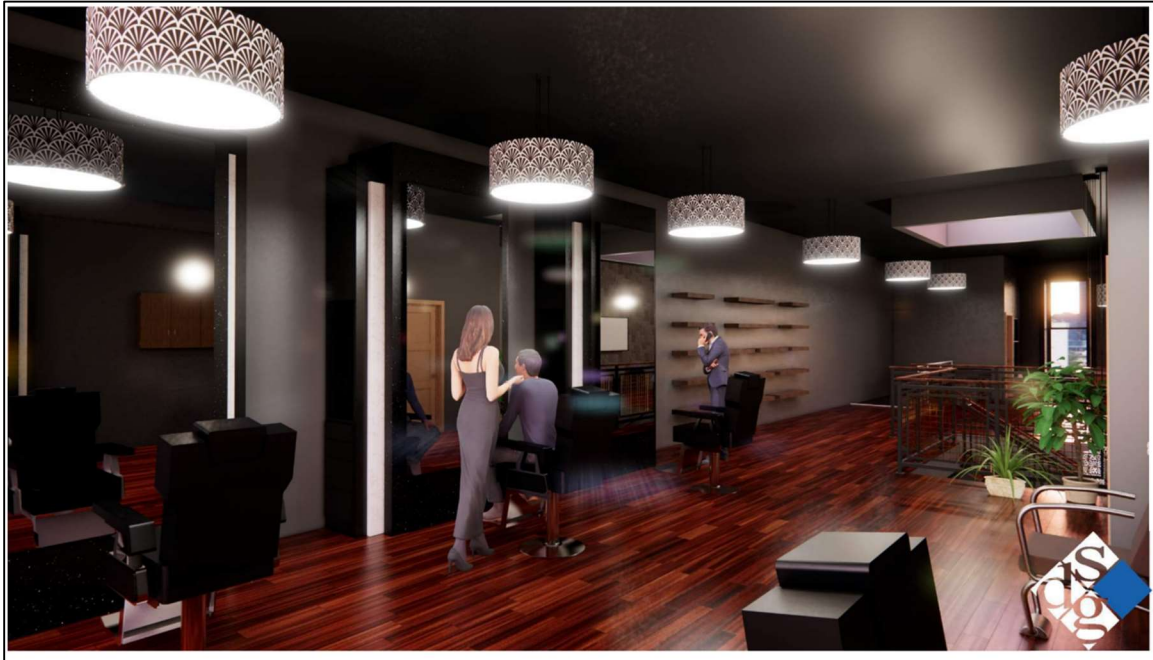
APPEAL TO THE GOVERNING BODY: If the Landmarks Commission determines that the proposed alteration will damage or destroy the historic integrity of the property and/or the surrounding historic district, the applicant may appeal to the governing body. It will be incumbent upon the governing body to make 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.











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

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

Individually Listed and All Properties within Listed Historic Districts

1. Reroofing (Using like material)
2. Repair using like material and not changing the current look, massing, and scale, including but not limited to the following:
 - a) Porches
 - b) Fascia
 - c) Building details (i.e. cornices, porch railings, pediments, etc.)
 - d) Window and door repair
 - e) Other interior features that are deemed to be contributing features to the structure's historical integrity.
3. Repair/replacement of mechanical, plumbing, and electrical equipment
 - a) in current location, or
 - b) installation of new such equipment on secondary or higher elevations that do not create new penetrations through structural elements of the building, or
 - c) are concealed within existing interior walls, or
 - d) other minor changes that follow the Secretary of the Interior's Standards for Rehabilitation.
4. Removal or alteration of interior features that, *upon review and comment from the Design Review Committee*, could be deemed to be a character-defining feature to the historical integrity of a **non-contributing** property within an historic district.
5. Removal or alteration of interior features that, upon review and comment of the Design Review Committee, could be deemed to be a character-defining feature to the historic integrity of a **listed, contributing or non-contributing property**, provided that the alteration is proposed to occur within a "secondary space," as defined by *NPS Preservation Brief 18*, and that the cumulative alteration involves less than a total of ~~250~~ 750 sq. ft. of interior space.
6. Demolition of outbuildings and accessory structures not visible from the street frontage of the property, and are not identified as contributing features of the property in its nomination for historic listing.
7. Placement or Replacement of illuminated and non-illuminated wall signs that follow the Secretary of Interior's Standards for Rehabilitation, and that meet the Downtown Topeka Design Guidelines.
8. Fences behind the plane of the associated structures' front elevation.
9. Repair or replacement of brick sidewalks, streets, alleys and stone curbing adjacent to a listed property, or located within the boundaries of an historic district consistent with the City of Topeka's adopted Brick Streets and Brick Sidewalks Policy.
10. Minor exterior building additions to, or new construction of accessory structures not exceeding 500 sq. ft. in size and are not visible from the street right-of-way on ~~to~~ listed properties, or properties within an historic district that upon review by the Design Review Committee, do not damage or negatively alter the historic structure, including, but not limited to the following:

- a) Small additions to primary structures, less than 250 sq. ft. (e.g. removable wheelchair access ramp).
 - b) Small accessory structures not visible from the street frontage of the property, less than ~~250~~ **500** sq. ft. that meet the Secretary of the Interior of the Interior's Standards for Rehabilitation and are deemed complimentary and compatible with the historic character of the principle structure on the property.
 - c) Additions to accessory structures not visible from the street frontage of the property that follow the Secretary of Interior's Standards for Rehabilitation.
 - d) Installation of new decks not visible from the street frontage of the property, less than 250 sq. ft.
- 11. Minor Zoning Variances for building-line setbacks
 - 12. Review and comment by the Topeka Landmarks Commission Design Review Committee for all National Historic Preservation Act Section 106 reviews submitted for comment by other City Departments, and outside entities.