

# THE TOPEKA LANDMARKS COMMISSION MEETING

Holliday Office Building  
620 SE Madison Ave., Holliday Conference Room, 1<sup>st</sup> Floor

## A G E N D A

Thursday, January 12, 2017  
5:30 PM

- I. Roll Call
- II. Approval of Minutes – December 8, 2016 Minutes
- III. Welcome to Cheyenne Anderson, newly appointed Landmarks Commissioner
- IV. Nomination and Election of Officers for the 2017 Topeka Landmarks Commission
  - 1. Chair
  - 2. Vice-Chair
- V. Appointments of Members to serve on the Landmarks Commission's Design Review Committee
- VI. **CLGR16-20 by Architect One, LLC**, requesting a Certificate of Appropriateness for the replacement of two facades located at **914 and 920 S. Kansas Avenue**, and alterations to the exterior of a proposed tower building within the boundary of the South Kansas Avenue Commercial Historic District.
- VII. **CLGR17-01 by Sprout Communications**, requesting a Certificate of Appropriateness for the placement of a projecting sign onto the 2<sup>nd</sup>-level façade of the building located at 728 S. Kansas Avenue, within the boundary of the South Kansas Avenue Commercial Historic District.
- VIII. **CLGR17-02 by The City of Topeka**, requesting a Certificate of Appropriateness for the reclassification of properties within the South Kansas Avenue Commercial Historic District from C-5 Downtown Commercial zoning district, TO D-1 Downtown zoning district. (*Specific D-1 information available here:*  
<https://www.topeka.org/planning/Pages/D-1-Zoning.aspx>)
- IX. Other Items
- X. Adjournment

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



TOPEKA LANDMARKS COMMISSION  
**MINUTES**

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**Thursday, December 8, 2016**

Holliday Office Building | 620 SE Madison | 1<sup>st</sup> Floor Holliday Conference Room

**I. Roll Call**

**Members Present:** Bryan Falk, Christine Steinkeuhler, Donna Rae Pearson, Nelda Henning, David Heit, Jeff Carson, (6)

**Members Absent** Grant Sourk, Mark Burenheide, Paul Post (2)

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

**II. Approval of Minutes – November 10, 2016**

In the absence of the Chair and Vice-Chair, David Heit called the meeting to order. Mr. Carson moved approval of the minutes of the November 10, 2016 meeting as presented, seconded by Ms. Steinkeuhler. The motion was **APPROVED** by a vote of **6-o-o**.

- III. CLGR16-19 by Nicholas Krug**, proposing the construction of a two-vehicle garage to the rear of property located at 106 SW Woodlawn Avenue. Mr. Paris presented the Staff report, commenting that he was unable to determine if a garage had ever been present on the property. Mr. Paris said that the garage is not overly detailed, but did match the architectural style of the Four-square front-gable architecture of the principle structure on the property. Mr. Paris further said that the proposal had been presented to the Design Review Committee with favorable reviews. Mr. Heit suggested that the single window proposed on the west elevation be divided into two separate windows to match the appearance on the south elevation. Ms. Heit also suggested that the windows be one-over-one double-hung windows to match the style of windows within the home on the property. Mr. Krug indicated that he accepted this suggestion, and would comply. Mr. Heit made a motion to approve the proposal with suggested changes to the window on the west elevation, seconded by Mr. Falk. The motion was **APPROVED** by a vote of **6-o-o**.

**IV. Introduction and Discussion of Proposed Design Guidelines for Energy Collection Systems within the Mill Block and South Kansas Avenue Commercial Historic Districts -**

Mr. Paris introduced a draft version of design guidelines intended to provide specifics for the placement of solar and wind energy collection systems onto historic properties within the Downtown Topeka historic districts. Mr. Paris stated that the proposed guidelines were strictly for discussion purposes only, and that they were designed to treat all properties equally, without distinguishing between contributing and non-contributing properties. Mr. Falk said that he could see the inclusion of solar and wind energy collection systems within the designs of new construction within the district. Mr. Carson said that wind and solar energy systems visibly included within the streetscape on buildings within the downtown area would send a very progressive message to local residents, and to visitors from other areas to Topeka. Mr. Warner said that the process for adoption of any design guidelines concerning this issue would need

**TOPEKA LANDMARKS COMMISSION  
MINUTES**

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to go through a process of public input, probably to be held at a future meeting of the Landmarks Commission.

**V. Other Items –**

1. Mr. Paris noted that the December meeting was the final meeting for Nelda Henning, and everyone wished her well and thanked her for her service to the Landmarks Commission.
2. Mr. Paris noted that there was a frequent conflict in scheduling between the Landmarks Commission meetings and the scheduling of Downtown Topeka, Inc. After Hours events. Mr. Paris asked the Commission members to consider rescheduling the monthly meetings of the Landmarks Commission to a different day to avoid that scheduling conflict. No action was taken.

**VI. Adjournment at 6:20PM**

January 12, 2017

# **CERTIFIED LOCAL GOVERNMENT CERTIFICATE OF APPROPRIATENESS REVIEW REPORT**

## **TOPEKA LANDMARKS COMMISSION**

**CASE NO: CLGR16-20**

**by: Architect One, LLC**

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**Project Address:** 918-920 and 922 S. Kansas Avenue

**Historic District:** South Kansas Avenue Commercial Historic District

**Standards:** Secretary of the Interior's Standards for Rehabilitation

**Type of work:** Replacement of the 2<sup>nd</sup> level facades; alterations to the previously approved design of the tower behind the 2<sup>nd</sup> level facades

**Square Footage:** N/A

**Height:** 2-Story; 8-Story

**Property Classification:** 918-920 S. Kansas Avenue is a Contributing Property to the South Kansas Avenue Commercial Historic District. 922 S. Kansas Avenue is a Non-Contributing property to the South Kansas Avenue Commercial Historic District.

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**PROPOSAL:** The applicant is requesting Certificate of Appropriateness review for the replacement of the 2<sup>nd</sup> level facades located at 918-920, and 922 S. Kansas Avenue, and a Certificate of Appropriateness for alterations to the previously approved design of the 8-story tower to be erected and setback east of the facades of these buildings.

**BACKGROUND:** This owner of this property is proposing to construct an eight-story hotel, with associated events facilities, and restaurant within the South Kansas Avenue Historic District, which is listed on the National Register of Historic Places. The proposed project encompasses a total of 5 individual buildings.

The larger hotel construction project was reviewed and approved by the Topeka Landmarks Commission at its May 12, 2016 meeting. Since that time, interior demolition of the structures has begun. With regard to the subject properties for this review, the interior demolition revealed several issues concerning the structure supports for the west street-facing facades. These issues have resulted in observable exterior degradation to the structural integrity of the exterior facades of these two buildings.

In November of 2016, the architect and structural engineer for this project received a Certificate of Appropriateness from the Topeka Landmarks Commission to remove the facades of these two buildings. At that time, the Landmarks Commission also requested that the design of the replacement facades be enhanced to incorporate more of the details that are present within the existing facades. The architect for this project agreed to submit revised drawings to the Landmarks Commission that more closely reflected the original detailing of the existing facades.

In addition, the architect is requesting a Certificate of Appropriateness for the alteration of the design of the 8-story tower that was previously approved at the May 12, 2016 meeting of the Topeka Landmarks Commission. The changes to the design are reflected in the proposed vertical alignment of the windows contained within the west façade, and west edge of the south façade. These facades were previously approved with a staggered, off-set, and non-vertical alignment of the windows within these areas.

**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) dictates that the following guidelines for evaluation must be used for any property individually listed or located within an historic district:

***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 the principle and historic use of the properties are proposed. Proposed changes to the use of the properties are deemed to be minimal. Changes to the facades will still maintain the historical character of the properties and the surrounding historic district.

***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 proposed reconstruction of the 2<sup>nd</sup>-level facades will only partially remove the historic character of the properties. Some elements of the detailing, such as the brick diamond patterns located above the 2<sup>nd</sup>-level windows, will be removed in order to lower the overall height of the parapet above the 2<sup>nd</sup>-floor. However, the removal of these details will be partially off-set by the reuse of the original materials of the sign for the building, the maintenance of the original shape of the parapet of the building, and the addition of similar details above the northern and southern-most 2<sup>nd</sup> level windows. The new facades are designed to integrate as much of the existing designs of each structure into their replacements, and will also closely match the materials used in each building's current construction.

The proposed alterations to the alignments to the windows within the tower will more closely reflect the traditional scale and rhythm for the placement of windows within multi-story buildings within the historic district. No changes in materials are proposed in conjunction with this alteration.

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

**Analysis:** The proposed construction will not visibly suggest a false sense of history. Although the general design of each façade is based on its current appearance and design, some distinctions between the original appearance and their replacements is required by the Secretary's Standard for Rehabilitation. The scale, rhythm, and materials of the current designs of both facades are proposed

for replication as nearly as possible to their current appearance, without their outright duplication in their entirety. Duplication would be appropriate under the Standard for Reconstruction. However, since the original first-level facades are already removed and approved for rehabilitation, utilization of the Standard for Reconstruction in this instance is inappropriate. It is Staff's recommendation that the proposed design retains the physical character of each existing façade, while also satisfying the Standard for Rehabilitation which requires subtle, yet compatible differentiation from each original.

This Standard is not applicable to the alterations within the tower portion of this project.

***Standard 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.***

**Analysis:** Although the larger hotel construction project was reviewed and approved by the Topeka Landmarks Commission at its May 12, 2016 meeting, subsequent interior demolition revealed significant structural concerns regarding the stability of the exterior facades of both buildings. These issues have resulted in observable exterior degradation to the structural integrity of the exterior facades of these two buildings. To address this instability, the Topeka Landmarks Commission approved a Certificate of Appropriateness for the removal and replacement of these facades on November 10, 2016. This Certificate of Appropriateness was approved conditional to the modification of the design of the proposed new façades to more accurately reflect the details contained within the current facades.

This Standard is not applicable to the alterations within the tower portion of this project.

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

**Analysis:** Removal of the existing facades was approved by the Landmarks Commission on November 10, 2016. Therefore, the current alterations to their replacements will not remove distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property.

This Standard is not applicable to the alterations within the tower portion of this project.

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

**Analysis:** Each replacement façade has been designed to match the original materials, design, color, and texture, as closely as possible, without being an exact inappropriate match.

This Standard is not applicable to the alterations within the tower portion of this project.

*Standard 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Analysis: N/A

*Standard 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will 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 new facades will be compatible with the massing, size, scale and architectural features that define the historical character of the property. In addition, the location of the canopies for each structure has been relocated since the original façade proposal was approved by the Landmarks Commission on May 12, 2016. Originally, the canopy was proposed above the storefront transom windows, whereas the revised proposal places the canopies below the transom windows. The revised placement of the canopies is consistent with the recommendations contained within the NPS Historic Preservation Briefs and the Downtown Topeka Design Guidelines for the placement of awnings and canopies.

*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:** Therefore, in light of these standards and the preceding analysis, Planning Staff recommends a finding that the proposed designs for the 2<sup>nd</sup> level facades for the structures located at 918-920 and 922 S. Kansas Avenue **will not encroach upon, damage, or destroy the historical integrity** of the surrounding South Kansas Avenue Commercial Historic District.

Planning Staff also recommends a finding that the proposed changes to the alignment of the windows located within the west and south facades of the previously approved tower will not **encroach upon, damage, or destroy the historical integrity** of the surrounding South Kansas Avenue Commercial Historic District.

Prepared by:

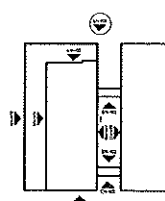
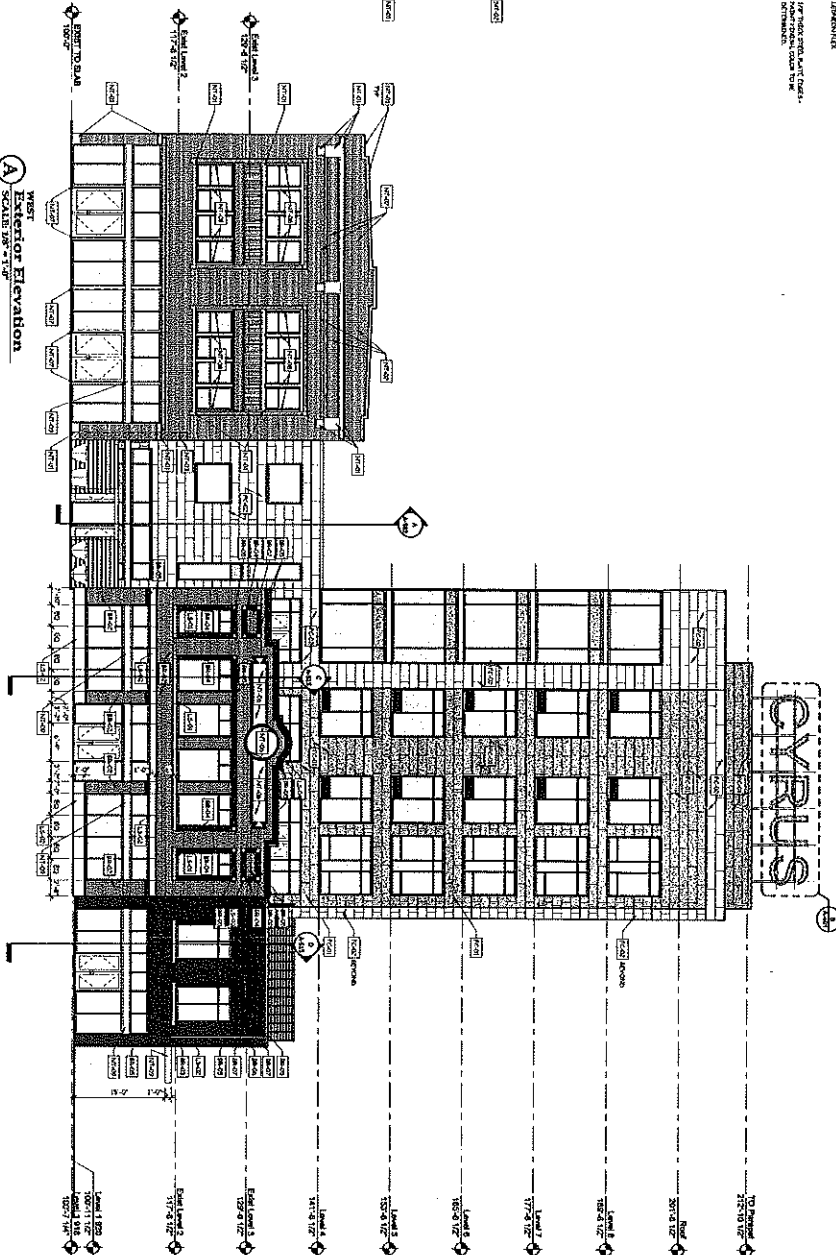
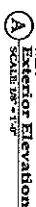
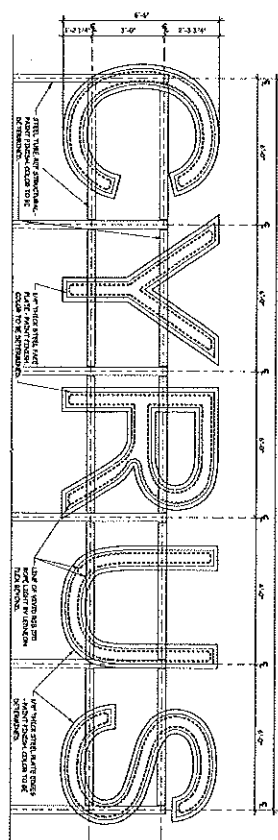
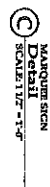


Timothy Paris, Planner II









EXTERIOR ELEVATION NOTES:

the use of qualitative data analysis for all the studies included in the review. The authors also used a number of statistical tests to assess the reliability of the data. The authors also used a number of statistical tests to assess the reliability of the data.

### EXTERIOR MATERIALS LEGEND:

1. **What is the purpose of the study?**  
 The purpose of the study is to investigate the effectiveness of a new teaching method in improving student performance in mathematics.

2. **What is the research question?**  
 The research question is: Does the new teaching method result in higher student performance compared to the traditional method?

3. **What is the hypothesis?**  
 The hypothesis is that students who receive the new teaching method will perform significantly better on math tests than those who receive the traditional method.

4. **What is the independent variable?**  
 The independent variable is the teaching method (new vs. traditional).

5. **What is the dependent variable?**  
 The dependent variable is student performance, measured by test scores.

6. **What is the sample size?**  
 The sample size is 100 students, divided into two groups of 50 each.

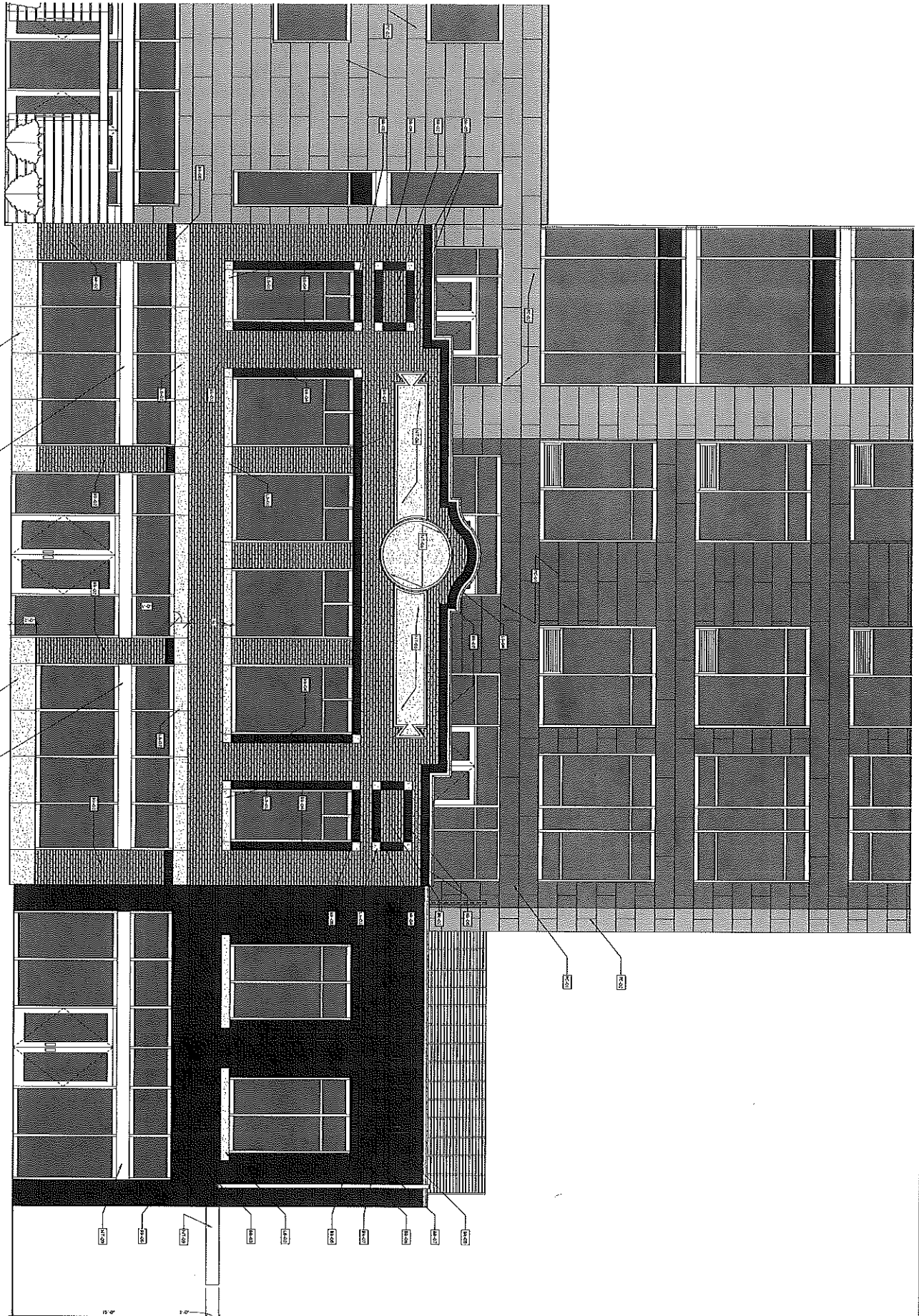
7. **What is the data collection method?**  
 Data is collected through standardized math tests administered to both groups.

8. **What is the data analysis method?**  
 Data analysis is performed using a t-test to compare the mean scores of the two groups.

9. **What are the results?**  
 The results show that the new teaching method group achieved a significantly higher mean score (85) compared to the traditional method group (78).

10. **What are the conclusions?**  
 The conclusion is that the new teaching method is more effective than the traditional method in improving student performance in mathematics.

1/2" = 1'-0"  
A  
Exterior Elevation  
SCALE: 3/8" = 1'-0"



A-401a

SHEET

CYRUS HOTEL

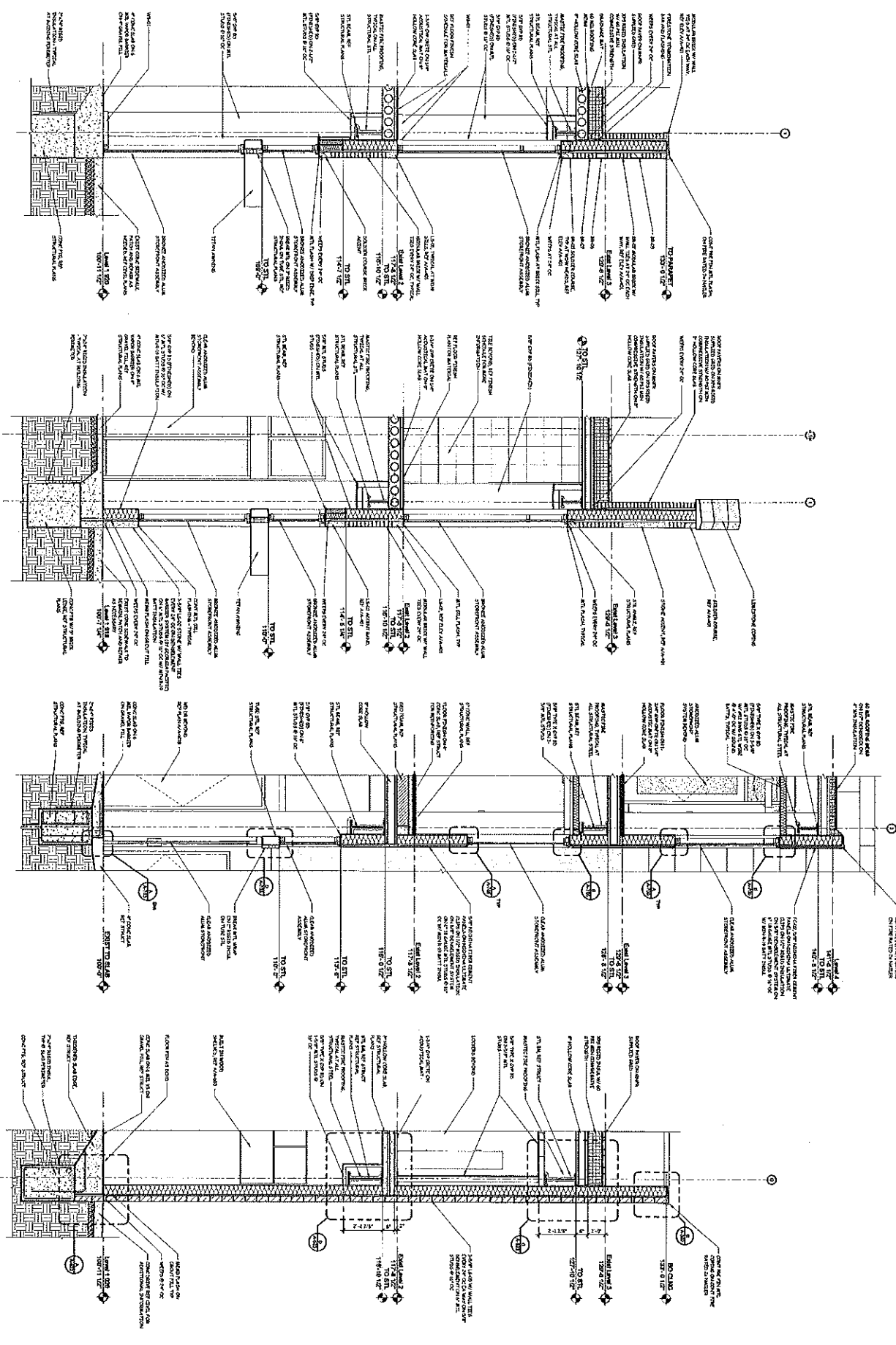
DATE	12/27/2016
BY	ARCHITECT
CHK	ARCHITECT
APP	ARCHITECT

ARCHITECT  
101 S KANSAS AVE. #200  
TOPEKA, KANSAS 66602  
PHONE: 785 / 271-3518  
FAX: 785 / 271-7023  
WWW.ARCHITECT.COM

CYRUS HOTEL  
OPEN

A Building Construction and Renovation Project for:  
**Cyrus Hotel**  
912-924 S Kansas Ave  
Topeka, KS

REVISIONS



**D Wall Section**  
SCALE: 1/4" = 1'-0"

**C Wall Section**  
SCALE: 1/4" = 1'-0"

**B Wall Section**  
SCALE: 1/4" = 1'-0"

**A Wall Section**  
SCALE: 1/4" = 1'-0"

# **CERTIFIED LOCAL GOVERNMENT CERTIFICATE OF APPROPRIATENESS REVIEW REPORT**

## **TOPEKA LANDMARKS COMMISSION**

**CASE NO: CLGR17-01**

**by: Sprout Communications**

**PROPOSAL:** The applicant is proposing the placement of a projecting internally illuminated sign onto the west façade of the building located at 728 S. Kansas Avenue. This property is a contributing structure within the South Kansas Avenue Commercial Historic District.

**BACKGROUND:** Within the nomination form for the South Kansas Avenue Commercial Historic District, the subject property is identified as a *contributing* structure, meaning that it embodies the qualities and architectural character that exemplifies the historical significance of the District.

The nomination for the South Kansas Avenue Commercial Historic District describes this structure as follows: *"This two story-two part commercial block has Classical Revival decorative elements. The first story storefront is wood and retains its historic configuration of a recessed entry with large display windows. Wood panels cover the transom. The buff brick second story has large window openings with buff brick surrounds and exaggerated stone keystones. This façade was added in 1911. The historic openings contain paired multi-light windows with center pivot sashes. Buff brick infill surrounds the non-historic windows in the historic openings. A denticulated stone cornice caps the second story. A brick parapet rises above the cornice and is articulated with squat brick pilasters."*

The proposed sign is to be attached between the windows set within the 2<sup>nd</sup>-level of the structure. The sign will be internally illuminated. The sign will be constructed of a fabricated metal cabinet with removable panels for maintenance. The exterior of the sign will be commercial-grade powder coated paint, with cut vinyl lettering to allow for illumination.

**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.

The placement of this sign on the 2<sup>nd</sup>-level façade is part of a larger rehabilitation project for both the interior and the exterior of the structure. All aspects of the rehabilitation project are being reviewed by the State of Kansas Historic Preservation Office for the approval of State and Federal historic preservation tax credits. The placement of the sign onto the exterior of this historic property is not an eligible activity for tax credit purposes. Therefore, Staff will review this project according to the Standards relative only to the placement of the sign, as proposed.

**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:** N/A

**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 sign is proposed for placement onto a structure of early 20<sup>th</sup> Century design and architectural character. The design of the sign is consistent with the early to mid-20<sup>th</sup> Century design of projecting neon signs that became a prevalent feature within Downtown Topeka, as well as downtown central business districts around the country. The proposed sign does not remove or destroy any distinctive architectural features that are present on the facade of the 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:** The placement of a sign at this location is new for this property. However, the Standards for Rehabilitation do allow for minimal modifications to be made to historic structures that allow for their continued use and modernization. The placement of the sign at this location will not present a false sense of historical development, yet is in keeping with the general architectural design and character of the structure.

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

**Analysis:** N/A

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

**Analysis:** N/A

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

**Analysis:** N/A

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

**Analysis:** N/A

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

**Analysis:** N/A

**Standard 9.** *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be*



*differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

**Analysis:** 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:** The proposed sign can be removed in the future, resulting in no damage or destruction of the historical integrity of the exterior façade of this building.

**STAFF RECOMMENDATION:** In the performance of this review under KSA 75-2724, Staff is recommending a finding that the proposed sign to be placed onto the property located at 728 S. Kansas Avenue **will not damage or destroy the historical integrity of the principle structure, or the surrounding historic district.**

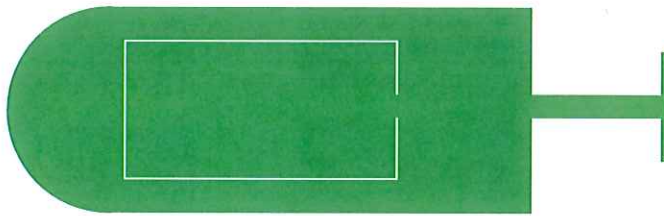
Prepared by:

  
Timothy Paris, Planner II

CLGR17-01 by Sprout Communications, 728 S. Kansas Ave.







**SS Design Concepts**

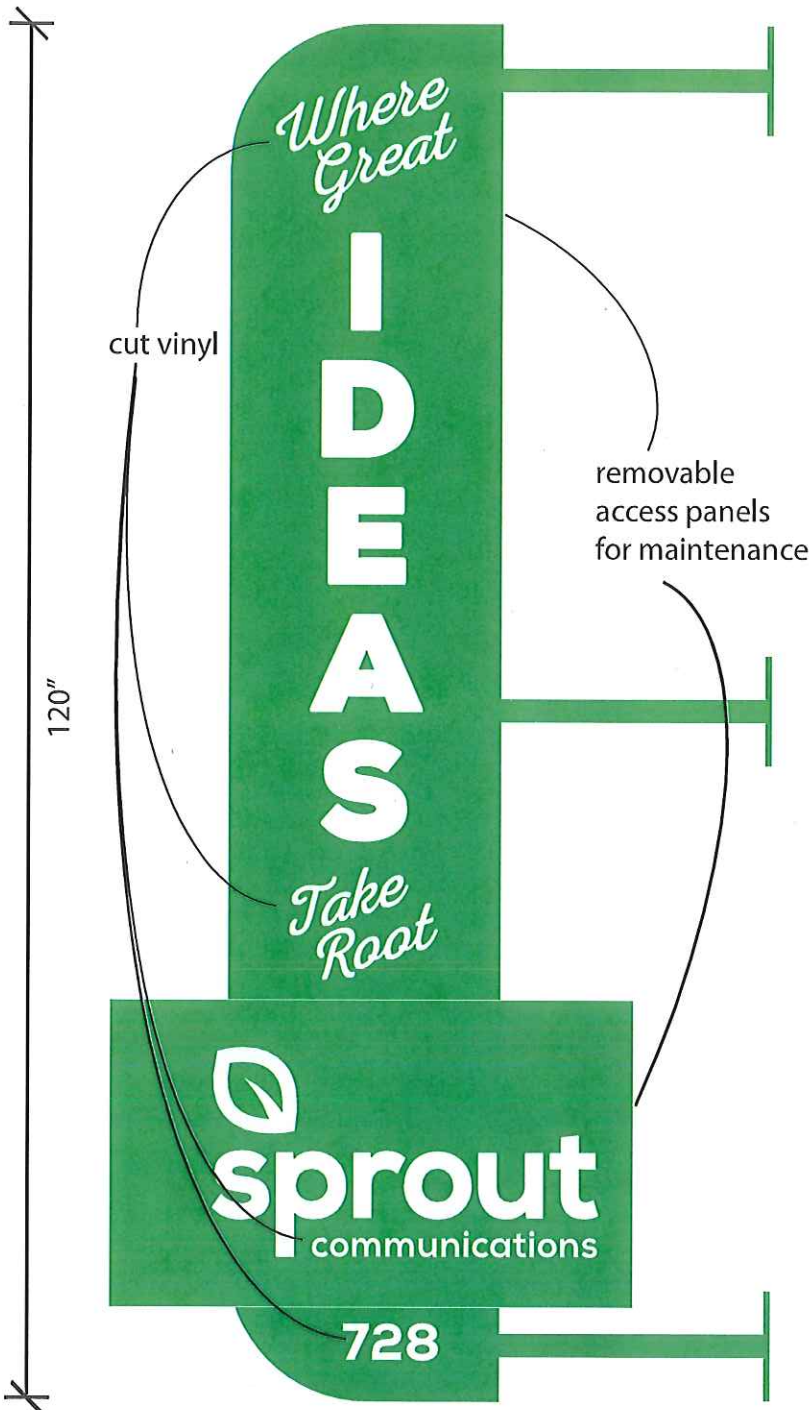
PO BOX 550 | MERIDEN, KS 66512  
ORDER@SSDESIGNCONCEPTS.COM 844-255-9161

**DUAL FACE INTERIOR ILLUMINATED SIGN**

- COMMERCIAL GRADE POWDER COATING
- RIGID CUSTOM FABRICATED METAL CABINET
- IDEAS & SPROUT LOGO WILL BE ROUTED OUT OF METAL CABINET & LINED W/WHITE ACRYLIC

10.5" 24" 24"

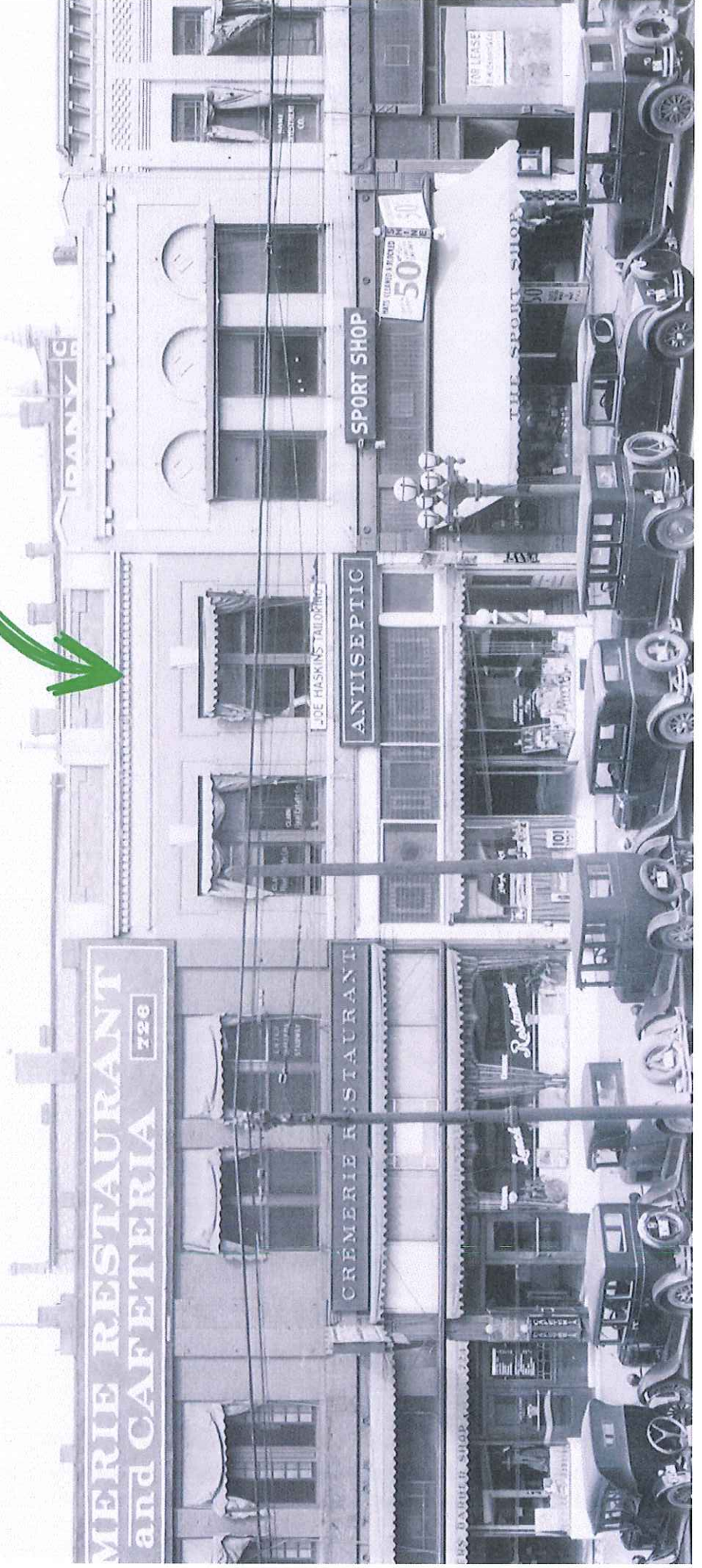
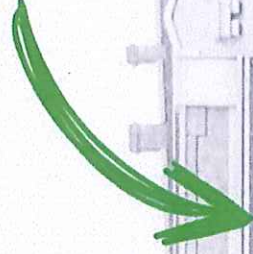
12"





# #sprouting

Sprout's future home  
on the Avenue!





WHERE  
GREAT  
IDEAS  
TAKE  
ROOT

 **sprout**  
communications

COMING SOON





# **CERTIFIED LOCAL GOVERNMENT CERTIFICATE OF APPROPRIATENESS REVIEW REPORT**

## **TOPEKA LANDMARKS COMMISSION**

**CASE NO: CLGR17-02**

**by: City of Topeka**

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**Project Address:** N/A

**Historic District:** South Kansas Avenue Commercial Historic District

**Standards:** Secretary of the Interior's Standards for Rehabilitation

**Type of work:** Reclassification of all properties within the South Kansas Avenue Commercial Historic District from C-5 Commercial District TO D-1 Downtown District.

**Square Footage:** N/A

**Height:** N/A

**Property Classification:** National Register Historic District

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**PROPOSAL:** The City of Topeka is proposing the zoning reclassification of all properties currently designated C-5 Commercial District (attached map) to D-1 Downtown District. This area includes the South Kansas Avenue Commercial Historic District.

**BACKGROUND:** The D-1 Downtown zoning district is unique to the downtown Topeka area, and was established to encourage compatible, urban-density mixed use activity. This district was created in 1995 to implement the Downtown Topeka Redevelopment Plan, which is part of the city of Topeka's comprehensive metropolitan plan.

The D-1 Downtown District was created specifically to facilitate a compatible mixed use activity center within the core area of downtown Topeka. The district is predominately composed of state offices, as well as local and federal facilities, commercial and retail uses. The district includes compatible residential, office, civic, and commercial retail/service uses which complement and support a high density of activity and facilitate pedestrian usage. The three components to the D-1 Downtown District are #1) a Use Matrix; #2) Design Guidelines; and, #3) Signs.

In 2015, The South Kansas Avenue Commercial Historic District was added to the National Register of Historic Places, followed by the adoption of design guidelines, specifically written for their application to this historic district, in 2016. This District lies within the area currently proposed for zoning reclassification.

The current proposal is to reclassify all properties currently designated C-5 Commercial District (attached map) to D-1 Downtown District. For the purposes of this reclassification, the uses allowed under the D-1 Downtown District will apply to all properties subject to reclassification, while the design guidelines for those properties within the South Kansas Avenue Commercial Historic District will default to the Downtown Topeka Historic District Design Guidelines. Beyond the boundaries of the Historic District, the D-1 Downtown District design guidelines will be applied.

Sign regulations, specific to size and placement on buildings, will default to the D-1 Downtown District.

**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) dictates that the following guidelines for evaluation must be used for any property individually listed or located within an historic district:

***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 properties within the South Kansas Avenue Commercial Historic District are proposed for a change in use. The D-1 zoning district was created to closely parallel the allowed uses within the C-5 zoning district. Incompatible or inappropriate uses within the Historic District will not be permitted under the D-1 zoning classification or the US Secretary of the Interior's Standards for the Treatment of Historic Properties.

***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 reclassification from C-5 to D-1 will not alter the historic character of the South Kansas Avenue Commercial Historic District. The US Secretary of the Interior's Standards for Rehabilitation and the Downtown Topeka Historic District Design Guidelines will remain as the applicable standards for review.

***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 new development within the South Kansas Avenue Commercial Historic District is proposed in conjunction with this proposal. The US Secretary of the Interior's Standards for Rehabilitation and the Downtown Topeka Historic District Design Guidelines will remain as the applicable standards for review.

***Standard 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.***

**Analysis:** No new development within the South Kansas Avenue Commercial Historic District is proposed in conjunction with this proposal. The US Secretary of the Interior's Standards for Rehabilitation and the Downtown Topeka Historic District Design Guidelines will remain as the applicable standards for review.

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

**Analysis:** No new development within the South Kansas Avenue Commercial Historic District is proposed in conjunction with this proposal for zoning reclassification.

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

**Analysis:** No new development within the South Kansas Avenue Commercial Historic District is proposed in conjunction with this proposal for zoning reclassification.

**Standard 7.** *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

**Analysis:** No new development within the South Kansas Avenue Commercial Historic District is proposed in conjunction with this proposal for zoning reclassification.

**Standard 8.** *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

**Analysis:** No new development within the South Kansas Avenue Commercial Historic District is proposed in conjunction with this proposal for zoning reclassification.


**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 new development within the South Kansas Avenue Commercial Historic District is proposed in conjunction with this proposal for zoning reclassification.

**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 development within the South Kansas Avenue Commercial Historic District is proposed in conjunction with this proposal for zoning reclassification.

**Staff Recommendation:** Therefore, in light of these standards and the preceding analysis, Planning Staff recommends a finding that the proposed reclassification from C-5 Downtown Commercial zoning district TO D-1 Downtown District **will not damage or destroy the historical integrity** of the South Kansas Avenue Commercial Historic District.

Prepared by:   
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