

THE TOPEKA LANDMARKS COMMISSION MEETING

Holliday Office Building
620 SE Madison Ave., Holliday Conference Room, 1st Floor

A G E N D A

Thursday, December 14, 2017

5:30 PM

- I. Roll Call
- II. Approval of Minutes –November 9, 2017 Minutes
- III. CLGR17-28 by USD 501, proposing the placement of one wall to subdivide two separate rooms within Topeka High School for use as an office for **Security Services**. Topeka High School is listed on the National Register of Historic Places.
- IV. CLGR17-29 by USD 501, proposing the construction of three interior walls to subdivide a space into three new rooms, all to be used in conjunction with the use of the spaces for a **health clinic** for Topeka High School. Topeka High School is listed on the National Register of Historic Places.
- V. CLGR17-30 by USD 501, proposing the construction of three interior walls to subdivide a space into two new rooms, both to be used in conjunction with the use of those rooms for an **administrative cafeteria office** for Topeka High School. Topeka High School is listed on the National Register of Historic Places.
- VI. CLGR17-31 by USD 501, proposing the refinishing of a room within Topeka High School for its use as a **classroom**. Topeka High School is listed on the National Register of Historic Places.
- VII. CLGR17-32 by USD 501, proposing the removal of an interior wall, and the refinishing of the space to allow for its use as an **Athletic Director's office** within Topeka High School. Topeka High School is listed on the National Register of Historic Places.
- VIII. CLGR17-33 by USD 501, proposing to enlarge a door opening, and associated refinishing of the adjacent rooms to allow for their repurposing for use as a **basketball coach's office** within Topeka High School. Topeka High School is listed on the National Register of Historic Places.
- IX. Other Items
- X. Adjournment

HAPPY HOLIDAYS!!!!



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
M I N U T E S**

Thursday, November 9, 2017

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

Roll Call

Members Present: Mark Burenheide, Donna Rae Pearson, Paul Post , Grant Sourk, David Heit, Cheyenne Anderson, Jeff Carson (arrived after all roll call), Bryan Falk (arrived after all votes) (8)

Members Absent: Christine Steinkuehler (1)

Staff Present: Tim Paris, Dan Warner, Kris Wagers

Approval of Minutes – October 12, 2017

Motion by Mr. Heit to approve; second by Mr. Burenheide. APPROVAL (7-0-0)

Mr. Carson arrived at 5:33PM

CLGR17-25 by Community First/Faith Temple, proposing the placement of a chain link fence along the west (ear) property line of the Topeka Council of Colored Women's Club Building located at 1149 SW Lincoln St. This property is listed on the National Register of Historic Places.

Mr. Paris presented the staff report and staff recommendation for approval.

Sandy Lassiter of Faith Temple was present to represent the applicant. Ms. Lassiter explained that not having a fence in place is allowing damage to be done to the grass and yard as people use the space for parking for the adjacent playground and basketball court.

Discussion included the possibility of planting shrubs/bushes rather than installing a fence, as well as the possibility of a wood fence. Mr. Paris explained that a chain link would connect other existing chain link fences on either side. The height is necessary because of the basketball court so balls won't go over the fence as easily and people will be less likely to climb the fence to go after the balls.

Motion by Mr. Carson for a finding that the placement of the proposed fence on property at 1149 SW Lincoln Ave. will not damage or destroy the historic character or the historic integrity of the listed property; Second by Mr. Post. APPROVAL (7-0-0)

CLGR17-23 by The Pennant, proposing three signs to be erected on the façade of the property located at 915 S. Kansas Avenue. This property is located within the boundaries of the South Kansas Avenue Commercial Historic District.

Mr. Paris presented the staff report and staff recommendation for approval.

Amy Wilson with Hufft Architects was present for the applicant. Ms. Wilson explained that the goal was to pay homage to the history of the building, bringing it to a modern place and creating a new story.

**TOPEKA LANDMARKS COMMISSION
M I N U T E S**

Motion by Ms. Pearson for a finding that the placement of the proposed signage to be placed on the structure located at 915-917 S. Kansas Avenue will not damage or destroy the historic character or the historic integrity of the structure, nor the surrounding historic district; **Second by Ms. Anderson.**
APPROVAL (7-0-0)

Other Items

Mr. Paris informed commissioners that administrative approval was given for 3rd floor interior finish at 720 S Kansas Avenue.

Mr. Carson reminded about the 11/25/17 Jayhawk Theater marquee dedication.

Mr. Falk arrived at 5:49PM and moved to adjourn.

Adjournment at 5:50PM

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

CASE NO: CLGR17-28

by: USD 501

Project Address: 800 SW 10th Avenue

Property Classification: Listed on the *Register of Historic Kansas Places*, and the *National Register of Historic Places*

Standards: Secretary of the Interior's Standards for Rehabilitation

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

PROPOSAL: This project proposes the construction of one interior wall, measuring 3' 6 1/4" in length, to separate two rooms within the central portion of the school building, immediately adjacent to the central hallway and beneath the building's central tower. No other physical alterations will be made within this space. This project is proposed to repurpose these rooms to function as the office for Topeka High School Security Services.

BACKGROUND: The National Register of Historic Places nomination for Topeka High School states the following, regarding the overall significance of this building:

"Narrative Statement of Significance

Overview

Topeka High School is being nominated to the National Register of Historic Places under the multiple property documentation form, Historic Public Schools of Kansas, as a representative of the City High School property type. The school is significant under National Register Criterion A, as the capital city's central high school that continues in operation today, and Criterion C – Architecture, as an outstanding representative of a Collegiate Gothic public school building. Constructed at a cost of nearly \$1.8 million in 1930, the school reflected the city's decision to build a centrally located high school to serve the entire city. The school embodies traditional characteristics of the Collegiate Gothic style with its red brick exterior, and stone detailing, pointed arches, multiple gable roofs, crenellations and the dominant carillon tower over the main entrance. The design of the school reflects an emerging trend in which the layout of specialized interior spaces dictated exterior form, a departure from the rectangular boxes characteristic of the Progressive Era. Topeka High School is significant on a state and local level as the work of Thomas Williamson and Co., a Topeka architectural firm responsible for the design of over two hundred public schools in the State of Kansas."

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: This project will not change the use of Topeka High School for educational purposes. The interior spaces where this project will occur within a secondary space, as defined by the National Park Service Technical Preservation Brief (TPB) 18, *Rehabilitating the Interiors in Historic Buildings*. This TPB states that “Secondary spaces tend to be of less importance to the building, and may accept greater change in the course of work without compromising the building’s historic character.”

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 from the associated spaces in conjunction with this project. The historic character of this space, as defined by the massing, spatial relationships, and scale, will be preserved.

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 use of modern building materials, such as sheet rock in lieu of traditional plaster for the construction of the wall, will prevent this project from introducing a false sense of historical development to this space. The US Secretary of the Interior’s Standards for Rehabilitation do allow greater flexibility in affecting changes to historic properties in order to accommodate their continued use.

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 materials will be removed from the associated spaces in conjunction with this project. The historic character of this space, as defined by the massing, spatial relationships, and scale, will be preserved.

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

Analysis: Existing flooring materials and ceiling treatments will be retained in association 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 shall be removed in association with this project. All resulting changes to the massing, size, scale, and architectural features within these affected spaces will be compatible with the spaces existing historic character.

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.*

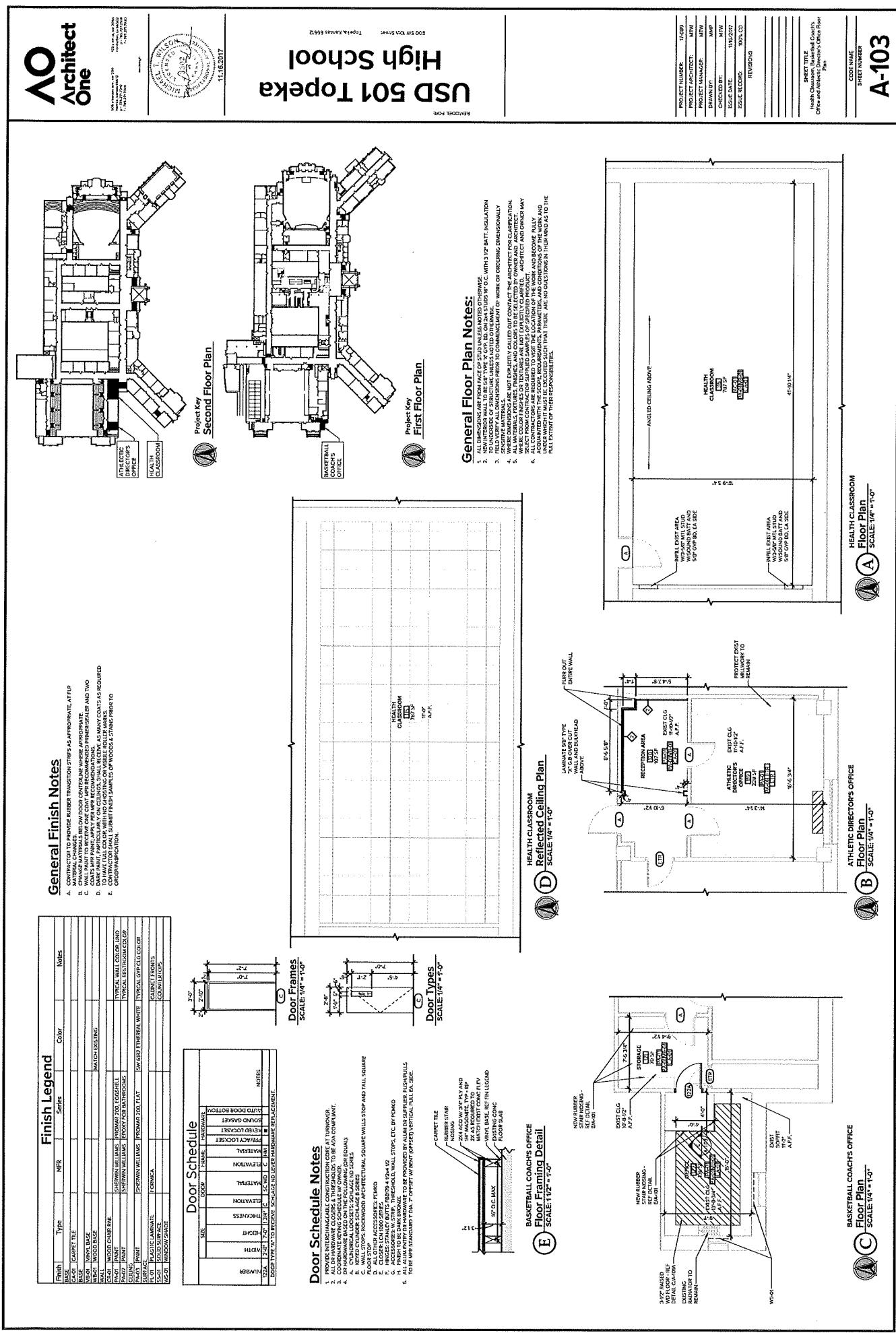
Analysis: N/A

STAFF RECOMMENDATION: In light of these standards and the preceding analysis, Planning Staff recommends to the Topeka Landmarks Commission a finding that the construction of the proposed interior wall within property located at 800 SW 10th Avenue, **will not damage or destroy the historic character or the historic integrity of the listed property.**

APPEAL TO THE GOVERNING BODY: If the Landmarks Commission determines that the proposed treatment will damage or destroy the historic integrity of the property and/or the surrounding historic district, the applicant may appeal to the governing body. It will be incumbent upon the governing body to make a determination, after consideration of all relevant factors, that: (1) there are no feasible and prudent alternatives to the removal of the facade; and (2) that alternatives to the project include all possible planning to minimize harm to the property and the district that may result from those alternatives.

Prepared by: 

Timothy Paris, Planner II



TOPEKA HIGH
TROJANS

71

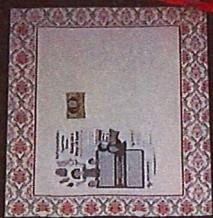
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ONLY



1

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

CASE NO: CLGR17-29

by: USD 501

Project Address: 800 SW 10th Avenue

Property Classification: Listed on the *Register of Historic Kansas Places*, and the *National Register of Historic Places*

Standards: Secretary of the Interior's Standards for Rehabilitation

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

PROPOSAL: This project proposes the construction of three interior walls, all oriented to reconfigure the existing office spaces for use as a health clinic to serve the needs of students at Topeka High School. The proposed health clinic will consist of three exam rooms, a restroom, an office for a social worker, a waiting room, and a business office. The location of the proposed health clinic is on the south side of the interior hallway entrance to the building's southwest wing.

BACKGROUND: The National Register of Historic Places nomination for Topeka High School states the following, regarding the overall significance of this building:

"Narrative Statement of Significance

Overview

*Topeka High School is being nominated to the National Register of Historic Places under the multiple property documentation form, *Historic Public Schools of Kansas*, as a representative of the City High School property type. The school is significant under National Register Criterion A, as the capital city's central high school that continues in operation today, and Criterion C – Architecture, as an outstanding representative of a Collegiate Gothic public school building. Constructed at a cost of nearly \$1.8 million in 1930, the school reflected the city's decision to build a centrally located high school to serve the entire city. The school embodies traditional characteristics of the Collegiate Gothic style with its red brick exterior, and stone detailing, pointed arches, multiple gable roofs, crenellations and the dominant carillon tower over the main entrance. The design of the school reflects an emerging trend in which the layout of specialized interior spaces dictated exterior form, a departure from the rectangular boxes characteristic of the Progressive Era. Topeka High School is significant on a state and local level as the work of Thomas Williamson and Co., a Topeka architectural firm responsible for the design of over two hundred public schools in the State of Kansas."*

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: This project will not change the use of Topeka High School for educational purposes. The interior spaces where this project will occur are currently used as security offices, and would be considered to be secondary spaces, as defined by the National Park Service Technical Preservation Brief (TPB) 18, *Rehabilitating the Interiors in Historic Buildings*. All necessary changes to accommodate the repurposing of these rooms will be minimal, and will not alter the space's defining historic character.

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 from the associated spaces in conjunction with this project. The historic character of this space, as defined by the massing, spatial relationships, and scale, will be preserved.

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 spaces within these rooms have been previously altered to adapt their spatial relationships to accommodate a variety of secondary uses in conjunction with the primary function of Topeka High School. The US Secretary of the Interior's Standards for Rehabilitation do allow greater flexibility in affecting changes to historic properties in order to accommodate their continued use. The proposed changes will not create a false sense of historical development.

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 materials will be removed from the associated spaces in conjunction with this project. The historic character of this space, as defined by the massing, spatial relationships, and scale, will be preserved.

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

Analysis: No existing features, finishes, construction techniques, or examples of craftsmanship will be removed in association with this project. All existing historic character will be retained and preserved.

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 within these spaces are considered to be deteriorated. However, all surfaces will be uniformly finished with similar treatments to existing adjacent spaces.
- 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 shall be removed in association with this project. All resulting changes to the massing, size, scale, and architectural features within these affected spaces will be compatible with the spaces existing historic character.
- 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 light of these standards and the preceding analysis, Planning Staff recommends to the Topeka Landmarks Commission a finding that the construction of the proposed health clinic within the interior of the property located at 800 SW 10th Avenue, **will not damage or destroy the historic character or the historic integrity of the listed property.**

APPEAL TO THE GOVERNING BODY: If the Landmarks Commission determines that the proposed treatment will damage or destroy the historic integrity of the property and/or the surrounding historic district, the applicant may appeal to the governing body. It will be incumbent upon the governing body to make a determination, after consideration of all relevant factors, that: (1) there are no feasible and prudent alternatives to the removal of the facade; and (2) that alternatives to the project include all possible planning to minimize harm to the property and the district that may result from those alternatives.

Prepared by: 
Timothy Paris, Planner II



A circular library stamp with the text "MICHIGAN DEPARTMENT OF EDUCATION LIBRARY" around the perimeter and "APRIL 20, 1962" in the center.

USD 501 Topeka High School

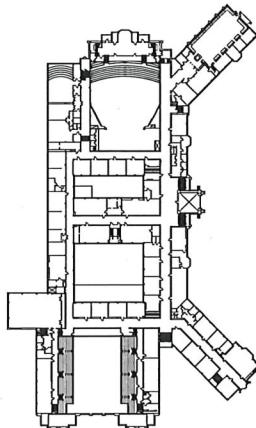
300 SW 10th Street Topeka, Kansas 66612

REMODEL FOR

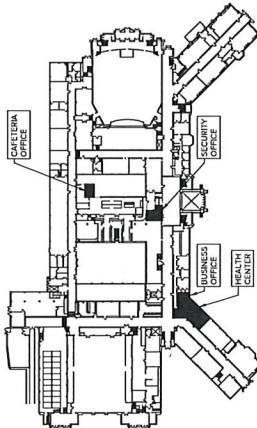
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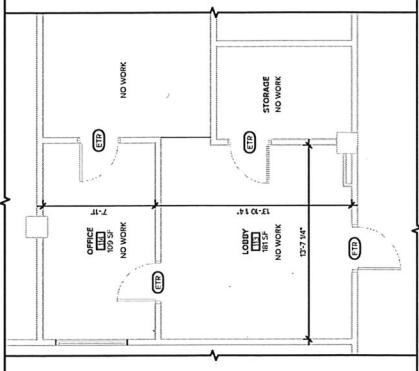
6



**Project Key
Second Floor Plan**



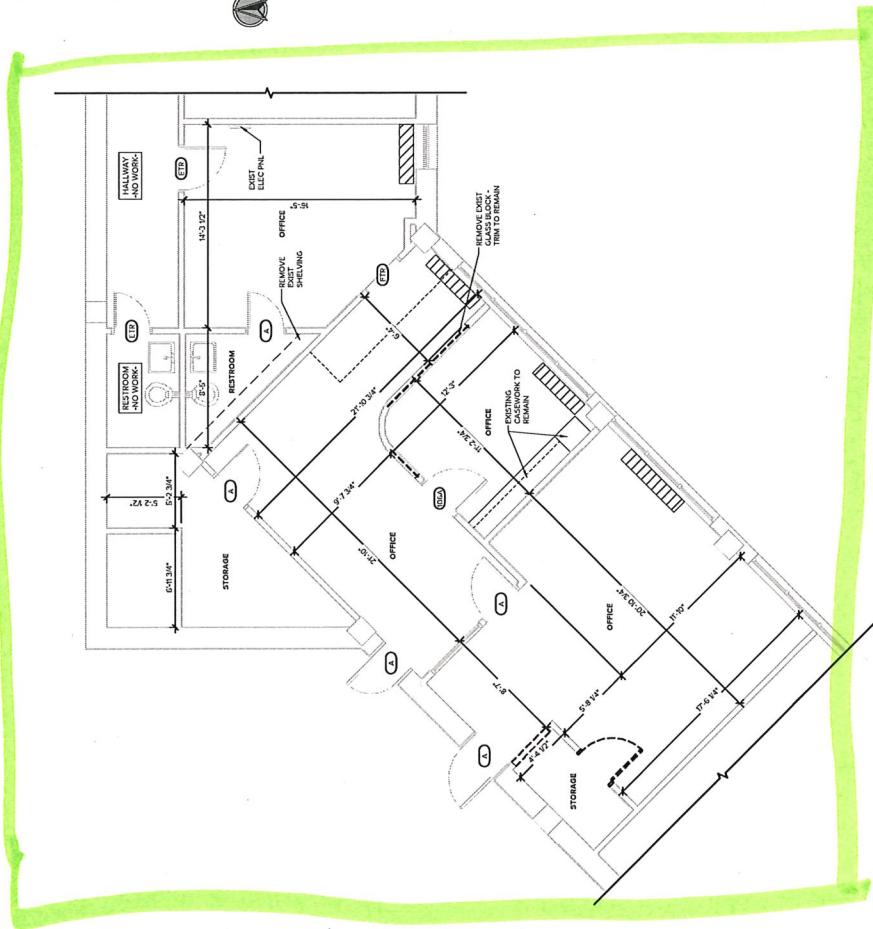
Project Key
First Floor Plan



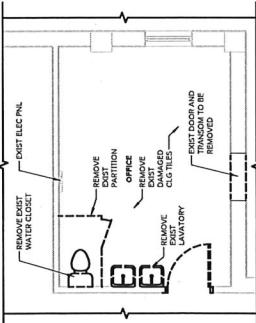
SECURITY OFFICE
Demo Plan
 SCALE: 1/4" = 1'-0"



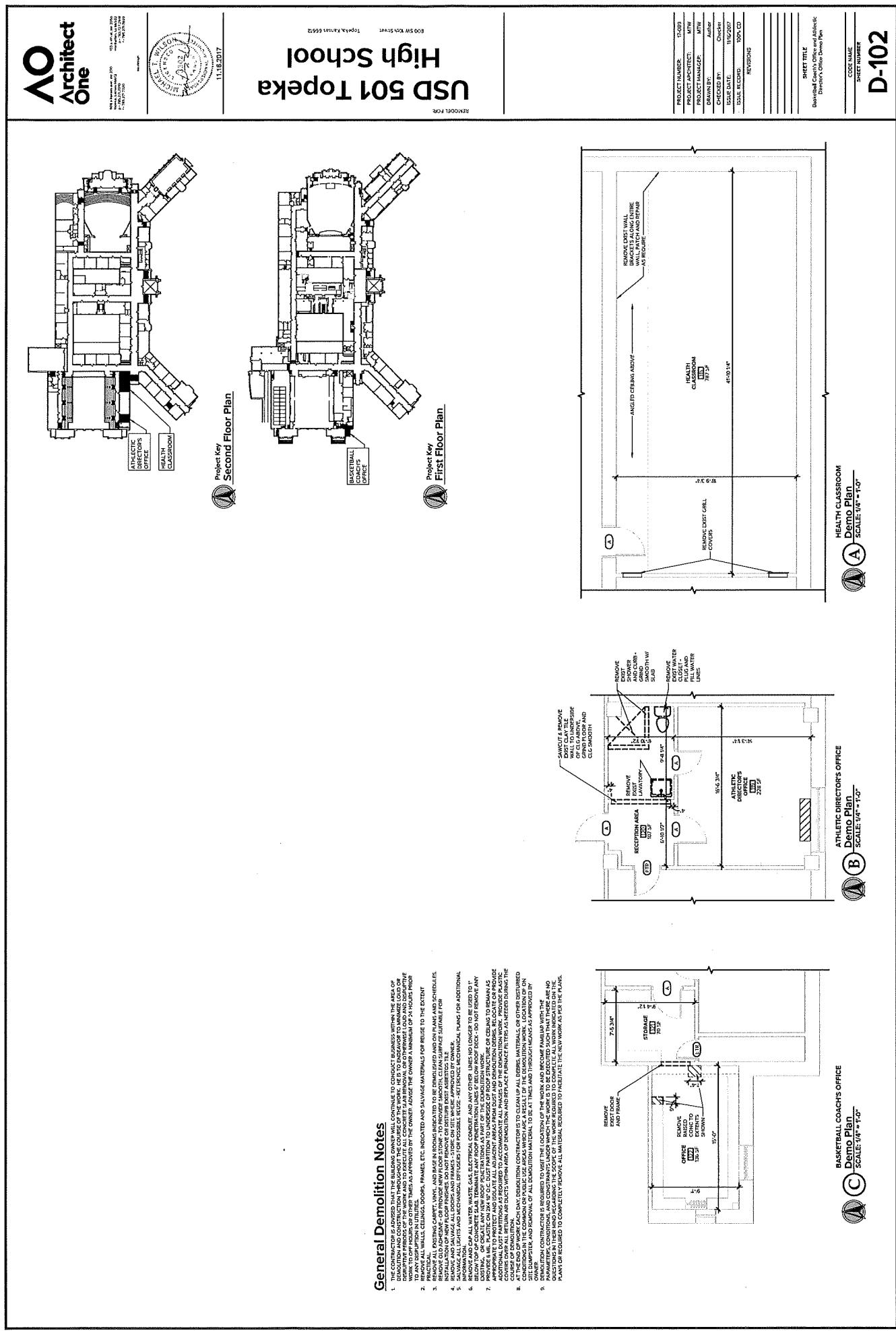
General Demolition Notes



HEALTH CENTER/BUSINESS OFFICE
B Demo Plan
 SCALE: 1/4" = 1'-0"



CAFETERIA OFFICE
Demo Plan
 SCALE: 1/4" = 1'-0"

**Architect
One**

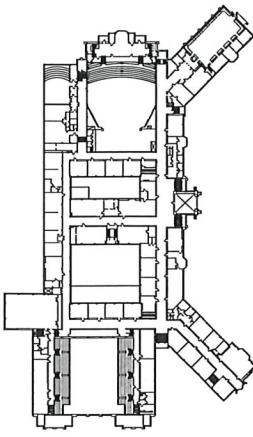
111 SW 10th Street • Suite 200 • Topeka, KS 66603 • (785) 233-5833
FAX: (785) 233-5834 • E-mail: info@architectone.com
www.architectone.com

USD 501 Topeka High School

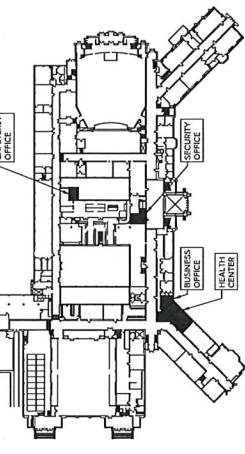


11/16/2017

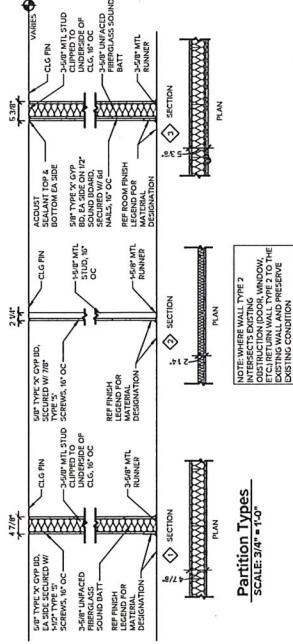
800 SW 30th Street
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(785) 233-5833
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E-mail: info@architectone.com
www.architectone.com



Project Key
Second Floor Plan



Project Key
First Floor Plan



Partition Types
SCALE: 3/4" = 1'-0"

Finish Legend

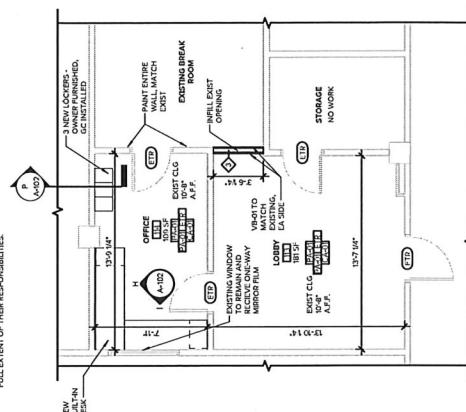
Finish	Type	MFR	Series	Color	Notes
CERAMIC TILE	GLASS				
BASE	UNPAINTED				
WOOD BASE	UNPAINTED				
WOOD CHAIRS	CHAIR				
PART	PART				
PAINT	PAINT				
CEILING	CEILINGS				
WOOD	WOOD SURFACE				
WOOD	WOOD SHOP				

General Finish Notes

- CONTRACTOR TO PROVIDE RUBBER TRANSITION STRIPS AS APPROPRIATE AT ALL MATERIAL CHANGES.
- CHALK LINE TO BE PROVIDED BY CONTRACTOR FOR ALL CONCRETE FLOOR LAYOUTS.
- COAT OF UPRIGHT PAINT APPLIED PER WRITTEN SPECIFICATIONS.
- DOORS TO HAVE FULL COATING ON BOTH SIDES OF DOOR FRAME & TRIM.
- CONTRACTOR SHALL SUPPLY FINISH SANTITES OF WOODS & STAINS PRIOR TO ON-SITE FABRICATION.

General Floor Plan Notes:

- General Floor Plan Notes:**
- ALL DIMENSIONS ARE DOWN FACE OF FLOOR UNLESS NOTED OTHERWISE.
 - THE INCHES OF A DECIMAL NUMBER NOTED ON THESE DRAWINGS ARE INCHES AND THE DECIMAL IS FEET.
 - ALL DIMENSIONS PROVIDED ARE CONVENTIONAL.
 - WHERE DIMENSIONS ARE NOT SPECIFICALLY CALLED OUT CONTACT THE ARCHITECT FOR AN ACCURATE DIMENSION.
 - ALL CONTRACTORS ARE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING CONDITIONS AND FOR DETERMINING THE EXACT LOCATION OF ALL NEW CONSTRUCTION. NO CONTRACTOR SHOULD MAKE ASSUMPTIONS AS TO THE EXACT LOCATION OF ANY EXISTING CONDITIONS.
 - SELECT FROM CONTRACTOR SUPPLIED SAMPLES OR APPROVED EQUIVALENTS.
 - ACQUAINTED WITH THE SCOPIC REQUIREMENTS, PARAMETERS, AND CONDITIONS OF THE WORK AND UNDER WHICH MUST BE EXECUTED DUE TO THAT THERE ARE NO QUESTIONS IN THEIR MIND AS TO THE FULL EXTENT OF THEIR RESPONSIBILITY.

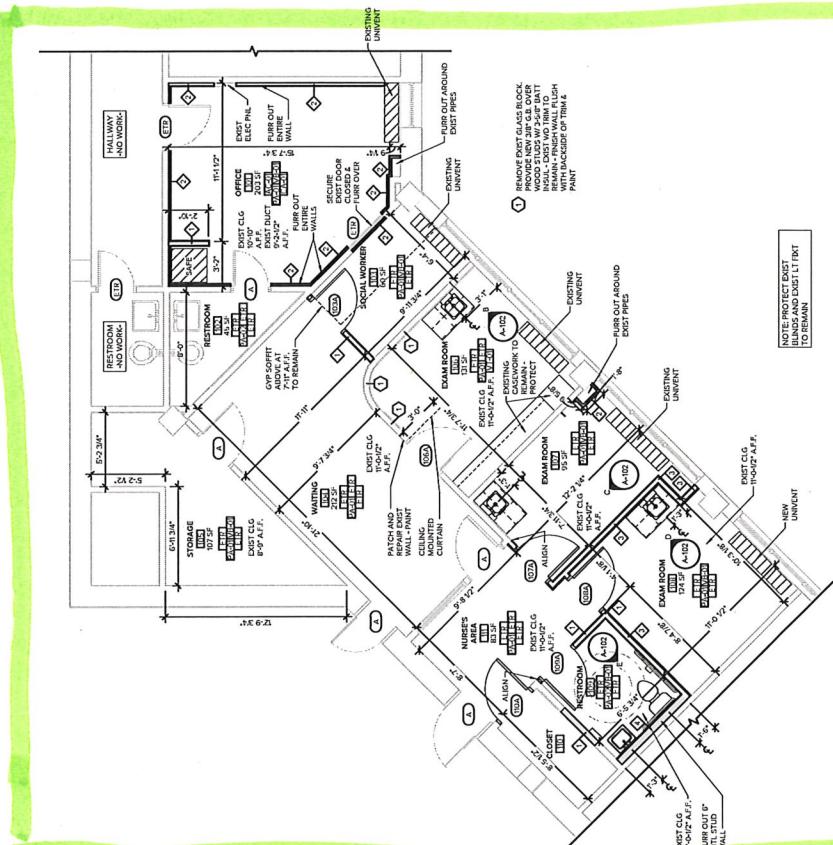


SECURITY OFFICE
Floor Plan
SCALE: 1/4" = 1'-0"

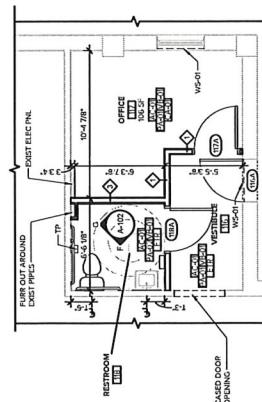
CODE NAME
SHEET NUMBER
Health Center Business Office/Cafe
11/16/2017

HEALTH CENTER/BUSINESS OFFICE
Floor Plan
SCALE: 1/4" = 1'-0"

CAFETERIA OFFICE
Floor Plan
SCALE: 1/4" = 1'-0"

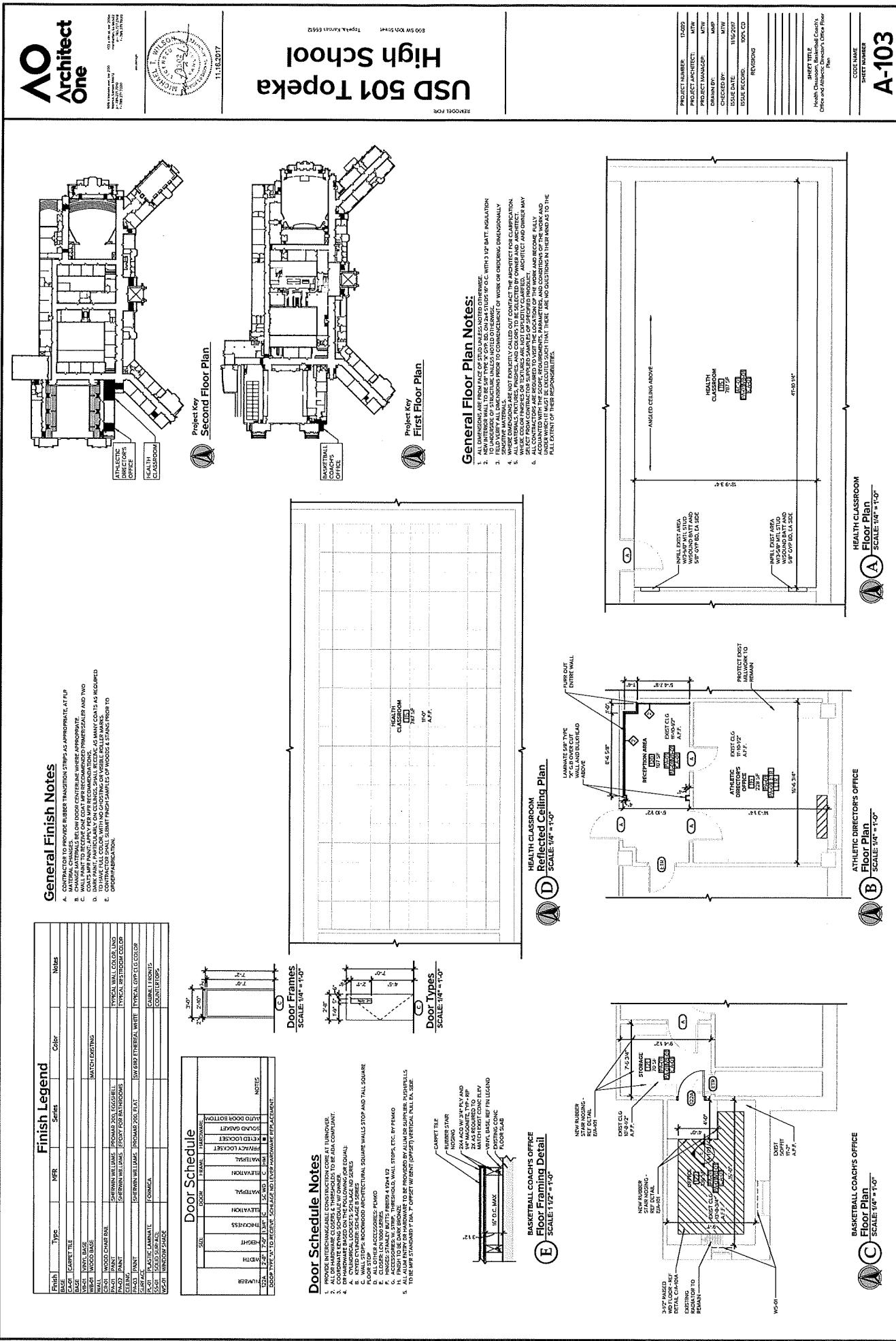


NOTE: PROTECT EXISTING
BLOCK AND GLASS UNIT



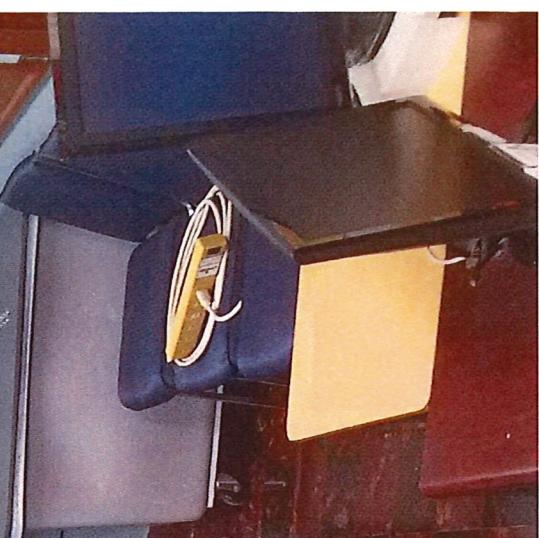
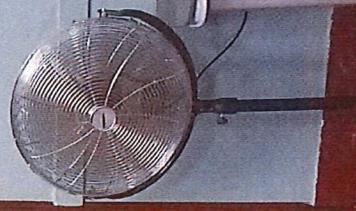
NOTE: NEW 2X2 CLO. TILES
THROUGHOUT

A-101



As you start your working day
remember this above
all else.
Our first and foremost
responsibility is to protect
the children in our care
and to provide for the
security and safety of those
who support and educate
them and every day you
work for Lipska Public
Schools.

Leading
Learners













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

CASE NO: CLGR17-30

by: USD 501

Project Address: 800 SW 10th Avenue

Property Classification: Listed on the *Register of Historic Kansas Places*, and the *National Register of Historic Places*

Standards: Secretary of the Interior's Standards for Rehabilitation

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

PROPOSAL: This project proposes the construction of three interior walls, all oriented to divide one existing restroom into three separate spaces, including a restroom, vestibule, and office. This space is located within a secondary service area of the school, adjacent to the school cafeteria.

BACKGROUND: The National Register of Historic Places nomination for Topeka High School states the following, regarding the overall significance of this building:

"Narrative Statement of Significance

Overview

*Topeka High School is being nominated to the National Register of Historic Places under the multiple property documentation form, *Historic Public Schools of Kansas*, as a representative of the City High School property type. The school is significant under National Register Criterion A, as the capital city's central high school that continues in operation today, and Criterion C – Architecture, as an outstanding representative of a Collegiate Gothic public school building. Constructed at a cost of nearly \$1.8 million in 1930, the school reflected the city's decision to build a centrally located high school to serve the entire city. The school embodies traditional characteristics of the Collegiate Gothic style with its red brick exterior, and stone detailing, pointed arches, multiple gable roofs, crenellations and the dominant carillon tower over the main entrance. The design of the school reflects an emerging trend in which the layout of specialized interior spaces dictated exterior form, a departure from the rectangular boxes characteristic of the Progressive Era. Topeka High School is significant on a state and local level as the work of Thomas Williamson and Co., a Topeka architectural firm responsible for the design of over two hundred public schools in the State of Kansas."*

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 subdivision of this space into three separate rooms will maintain, and expand its historical use, requiring minimal yet compatible changes, and will not alter the defining historic characteristics of this space. The interior space where this project will occur is currently used exclusively as an employee restroom, and would be considered to be a secondary space as defined by the National Park Service Technical Preservation Brief (TPB) 18, *Rehabilitating the Interiors in Historic Buildings*. All necessary changes to accommodate the repurposing of these rooms will be minimal.

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 from the associated spaces in conjunction with this project. The historic character of this space, as defined by the massing, spatial relationships, and scale, will be preserved through the appropriate subdivision of the existing space.

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 interior finishing treatments will all be compatible with the defining characteristics of the treatments of other rooms within Topeka High School. The US Secretary of the Interior's Standards for Rehabilitation do allow greater flexibility in affecting changes to historic properties in order to accommodate their continued use. The proposed changes will not create a false sense of historical development, but will reconfigure the existing space to accommodate the enhancement of operation of the school.

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 materials will be removed from the associated spaces in conjunction with this project. The historic character of this space, as defined by the massing, spatial relationships, and scale, will be preserved.

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

Analysis: No existing features, finishes, construction techniques, or examples of craftsmanship will be removed in association with this project. All existing historic finishes will be retained and preserved.

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 within these spaces are considered to be deteriorated. However, all surfaces will be uniformly finished with similar treatments to existing adjacent spaces.
- 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 shall be removed in association with this project. All resulting changes to the massing, size, scale, and architectural features within these affected spaces will be compatible with the space's existing historic character.
- 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 new walls constructed in association with this project leave the original walls intact, and can be removed in the future without permanently altering the defining integrity of the space.

STAFF RECOMMENDATION: In light of these standards and the preceding analysis, Planning Staff recommends to the Topeka Landmarks Commission a finding that the subdivision of this space into three separate rooms within the property located at 800 SW 10th Avenue, **will not damage or destroy the historic character or the historic integrity of the listed property.**

APPEAL TO THE GOVERNING BODY: If the Landmarks Commission determines that the proposed treatment will damage or destroy the historic integrity of the property and/or the surrounding historic district, the applicant may appeal to the governing body. It will be incumbent upon the governing body to make a determination, after consideration of all relevant factors, that: (1) there are no feasible and prudent alternatives to the removal of the facade; and (2) that alternatives to the project include all possible planning to minimize harm to the property and the district that may result from those alternatives.

Prepared by:



Timothy Paris, Planner II

**Architect
One**



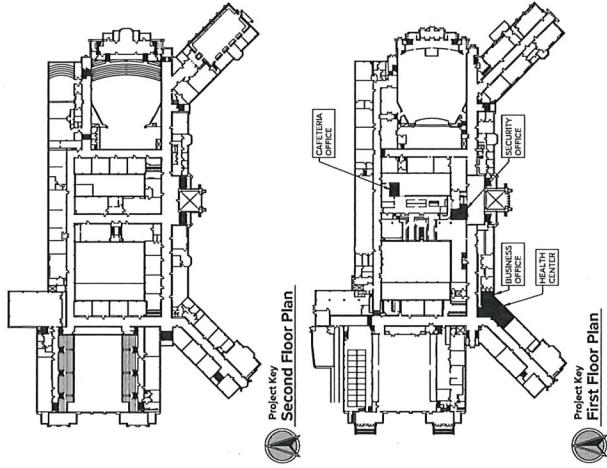
USD 501 Topeka High School

600 SW 10th Street Topeka, Kansas 66502

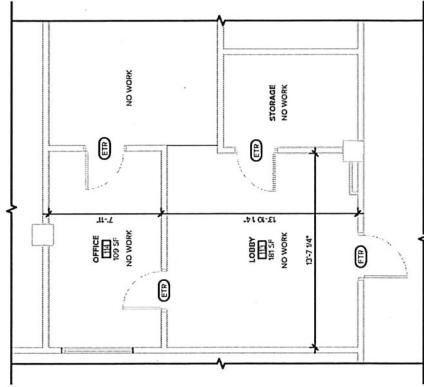
11/16/2017

REVISION FOR

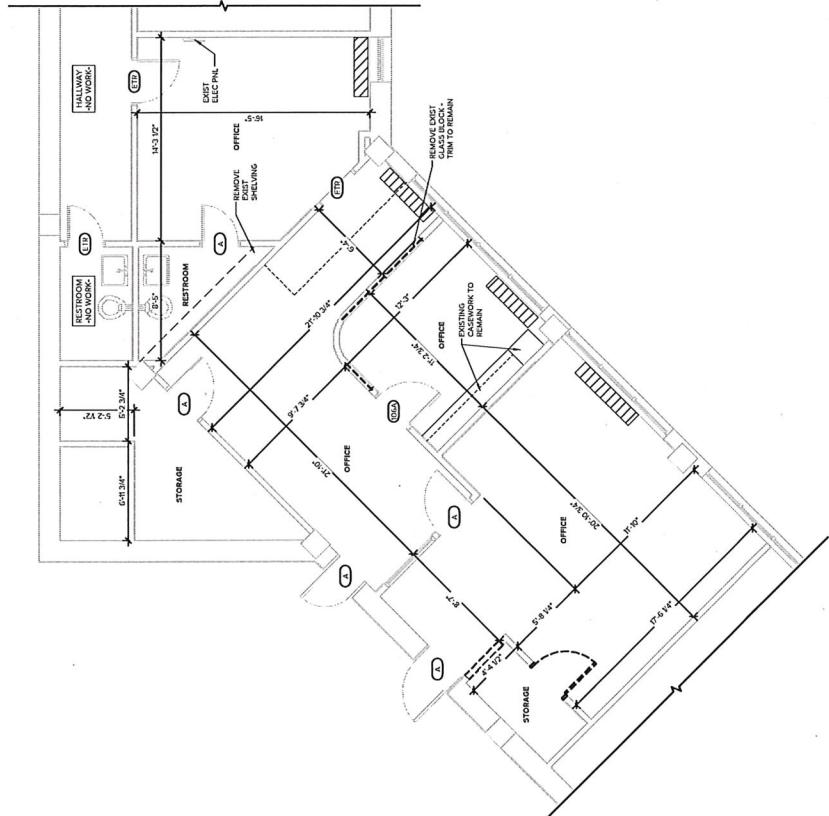
D-101



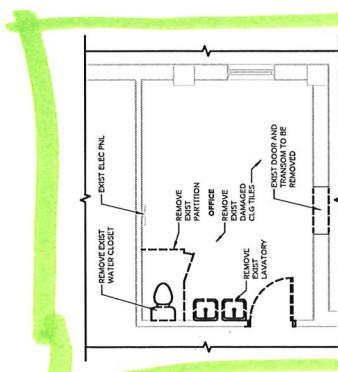
Project Key
Second Floor Plan



SECURITY OFFICE
Demolition Plan
Scale 1/4" = 10'



HEALTH CENTER/BUSINESS OFFICE
Demolition Plan
Scale 1/4" = 10'



CAFFETERIA OFFICE
Demolition Plan
Scale 1/4" = 10'

General Demolition Notes

1. THE CONTRACTOR IS ADVISED THAT THE BUILDING OWNER WILL CONTINUE TO CONDUCT BUSINESS WITHIN THE AREA OF DEMOLITION THROUGHOUT THE COURSE OF THE WORK. HE IS ENDEAVOR TO MINIMIZE GLOU OR WORK TO OFFICES ON THE OTHER SIDE OF THE WALLS OR CEILINGS AS MUCH AS POSSIBLE.
2. TO ANY DISBURSED UTILITIES.
3. PRACTICAL.
4. REMOVE ALL EXISTING CEILING, WOOD, AND GLASS IN ROOMS INDICATED TO BE DEMOLISHED AND ON PLANS AND SCHEDULES.
5. REMOVE ALL EXISTING CEILING, WOOD, AND GLASS IN ROOMS INDICATED TO BE DEMOLISHED AND ON PLANS AND SCHEDULES.
6. REMOVE ALL EXISTING CEILING, WOOD, AND GLASS IN ROOMS INDICATED TO BE DEMOLISHED AND ON PLANS AND SCHEDULES.
7. REMOVE ALL EXISTING CEILING, WOOD, AND GLASS IN ROOMS INDICATED TO BE DEMOLISHED AND ON PLANS AND SCHEDULES.
8. CONDITIONS OF PUBLIC USE ARE WHICH ARE A RESULT OF THE DEMOLITION WORK.
9. DEMOLITION CONTRACTOR IS REQUIRED TO MEET THE LOCATION OF THE WORK AND BECOME FAMILIAR WITH THE PARAMETERS, CONDITIONS AND CONSTRAINTS UNDER WHICH THE WORK IS TO BE EXECUTED SUCH THAT THERE ARE NO OBSTRUCTIONS TO THE CONDUCT OF THE WORK.
10. PLANS CHARTED TO COMPLETELY REMOVE ALL MATERIAL REQUESTED TO FACILITATE THE NEW WORK AS PER THE PLANS.

PROJECT NUMBER:	17-020
PROJECT ARCHITECT:	MTRW
PROJECT MANAGER:	
DRAWN BY:	Author
CHECKED BY:	Chenoweth
ISSUE DATE:	11/16/2017
FILE NUMBER:	1000-CD
REVISION:	

SHEET TITLE:	Demolition Plan
CODE NUMBER:	

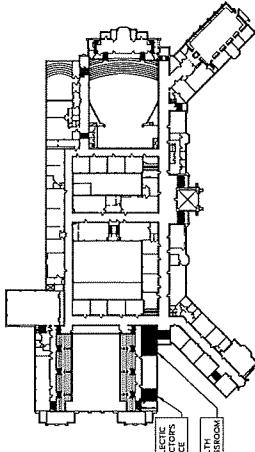
**Architect
One**



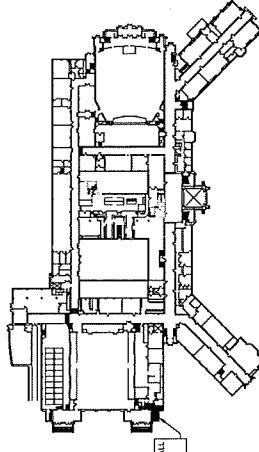
**USD 501 Topeka
High School**

10044-X-A10116692

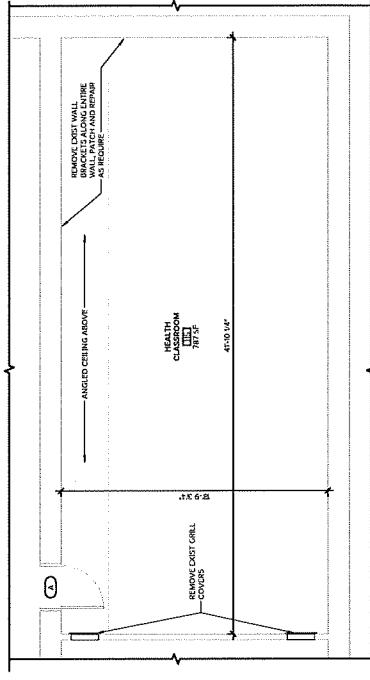
11/16/2017



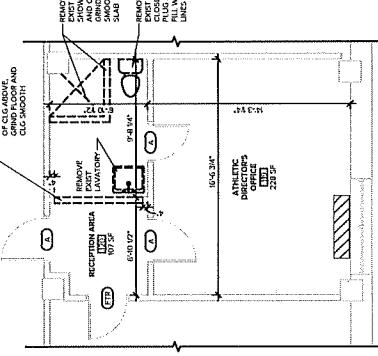
Project Key
Second Floor Plan



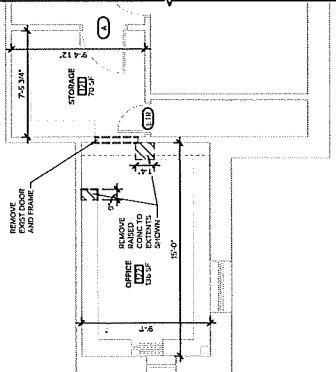
Project Key
First Floor Plan



HEALTH CLASSROOM
Demo Plan
SCALE: 1/4" = 1'-0"



ATHLETIC DIRECTORS OFFICE
Demo Plan
SCALE: 1/4" = 1'-0"



BASKETBALL COACHS OFFICE
Demo Plan
SCALE: 1/4" = 1'-0"

General Demolition Notes

1. THE CONTRACTORS ADVISED THAT THE BUILDING OWNER WILL CONTINUE TO CONDUCT BUSINESS WITH THE AREA OF THE PROPERTY WHICH IS NOT BEING DEMOLISHED. CONTRACTORS ARE TO ENSURE THAT NO WORK IS PERFORMED ON THE PROPERTY OTHER THAN TO EXECUTE ALL CONTRACTS FOR APPROVED OR OTHERWISE, CLERICAL AND SUPPORTIVE WORK TO SUPPORT OTHER WORKS APPROVED BY THE OWNER. ADVISE THE OWNER OF A MANUAL OF 24 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
2. REMOVE ALL DOORS, CEILINGS, DOORS, FRAMES, ETC. INDICATED AND SALVAGE MATERIALS FOR REUSE TO THE EXTENT POSSIBLE.
3. REMOVE ALL EXISTING CARPETS, LINOLEUM, AND RUBBER IN ROOMS INDICATED TO PROVIDE A SMOOTH, CLEAN SURFACE SUITABLE FOR PAINTING.
4. REMOVE AND RELOCATE ALL DOORS AND FRAMES TO A STORE ON SITE WHERE APPROVED BY OWNER.
5. REMOVE ALL LIGHTS AND MECHANICAL USELESS FOR POSSIBLE REUSE. MECHANICAL LAMPS FOR ADDITIONAL INFORMATION.
6. REMOVE AND CAP ALL WATER, WASTE, GAS, ELECTRICAL, CONDUIT, AND OTHER LINES NO LONGER TO BE USED TO 12" FROM THE POINT OF DISCONNECTION. CONTRACTORS ARE TO USE APPROPRIATE SIZE TEE'S TO ENSURE THAT NO DAMAGE IS CAUSED TO EXISTING LINES.
7. PROTECT ALL PLASTIC OR PVC PLASTIC PARTITIONS TO UNDERSTORY ROOF STRUCTURE OR CEILING TO REUSE AS RELOCATED PARTITIONS AS REQUIRED TO ACCOMMODATE ALL WORK OF THE DEMOLITION WORK. PROVIDE PLASTIC COVER OVER ALL RELOCATED PARTITIONS AS REQUIRED TO ACCOMMODATE ALL PHASES OF DEMOLITION WORK. IT IS RECOMMENDED THAT THE CONTRACTOR USE A DEDICATED CONTRACTOR TO PERFORM THIS WORK.
8. AT THE END OF WORK EACH DAY, DEMOLITION CONTRACTOR IS TO CLEAN UP ALL REUSING MATERIALS, OTHER REUSED CONTRACTORS, AND OTHER MATERIALS WHICH ARE TO BE REUSED. CONTRACTOR IS TO USE APPROPRIATE SIZE TEE'S TO ENSURE THAT NO DAMAGE IS CAUSED TO EXISTING LINES.
9. THE CONTRACTORS ARE REQUESTED TO KEEP THE CONTRACTORS AND CONTRACTANTS INFORMED WHEN THE WORK IS TO BE EXECUTED SUCH THAT THERE ARE NO QUESTIONS IN THEIR MIND REGARDING THE CODE. THE CONTRACTORS ARE REQUESTED TO COMPLETE ALL WORK INDICATED ON THE PLANS AND REQUIRED TO COMPLETELY REMOVE ALL MATERIALS REQUIRED TO FACILITATE THE WORK AS SHOWN ON THE PLANS.

D-102

SHEET TITLE
Basketball Coach's Office and Athletic Director's Office Demo Plan

COF NUMBER
10044-X-A10116692

Architect One

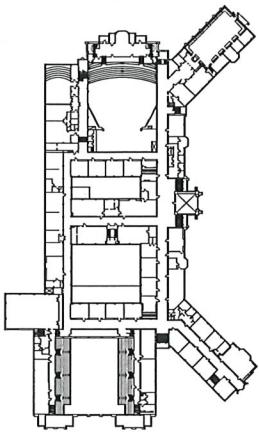
USD 501 Topeka High School

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1115 N.W. 33rd Street
Oklahoma City, Oklahoma 73102
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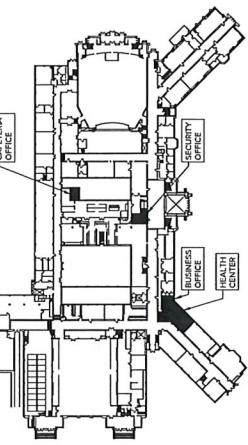
11/15/2017

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(405) 239-3311, FAX: (405) 239-3312
E-mail: info@architectone.com

1115 N.W. 33rd Street
Oklahoma City, Oklahoma 73102
(405) 731-1000, FAX: (405) 731-1001
E-mail: info@molettwilson.com



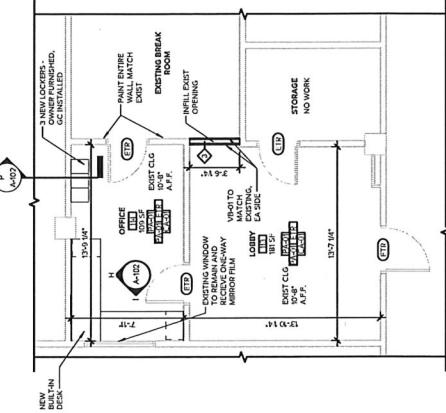
Project Key
 Second Floor Plan



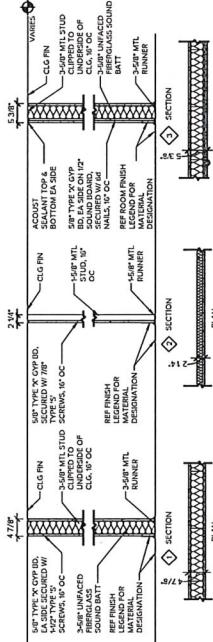
Project Key
 First Floor Plan

General Floor Plan Notes:

- ALL DIMENSIONS ARE IN FEET. NO STUD SIZES NOTED OTHERWISE.
- ALL UNDERSIDES OF STRUCTURE TO BE PAINTED WITH 3 1/2" PAINT DRASTICALLY.
- ALL INSULATED DRASTICALLY.
- ALL WOODWORK TO BE PAINTED.
- ALL PLASTER TO BE PAINTED.
- WHERE MAINTENANCE AREAS ARE IMPROPERLY CALLED OUT CONTACT THE ARCHITECT FOR CLARIFICATION.
- SUPERVISED CONTRACTORS ARE NOT RESPONSIBLE FOR PROBLEMS WITH MATERIALS OR PRODUCTS UNLESS THEY ARE SPECIFIED AS PREMISES OF WARRANTY.
- SELECTED CONTRACTOR SUPPLIED MATERIALS AND EQUIPMENT ARE NOT DOCUMENTED AS PREMISES OF WARRANTY.
- WALL AND CEILING FINISHES ARE NOT DOCUMENTED AS PREMISES OF WARRANTY.
- ALL CONTRACTORS ARE REQUIRED TO INSPECT AND REPAIR ALL MATERIALS AND CONDITIONS OF THE WORK AND UNDERTAKE WHAT IS NECESSARY TO ENSURE THAT THERE ARE NO QUESTIONS IN THEIR MIND AS TO THE QUALITY WHICH MUST BE DELIVERED DUE TO THE EXIGENCIES OF THEIR OPERATIONS.

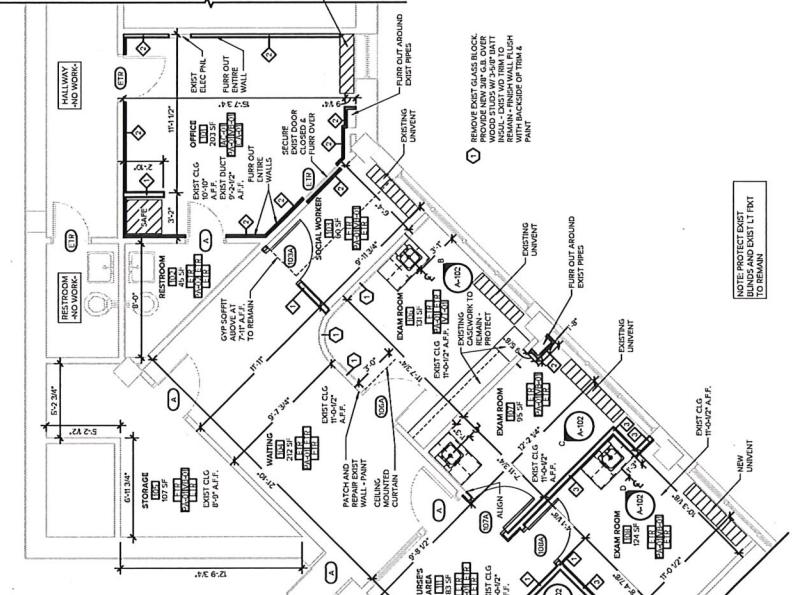


SECURITY OFFICE
 Floor Plan
Scale: 1/4" = 1'-0"



Partition Types
Scale: 3/4" = 1'-0"

NOTE WHERE WALL TYPE 2
INTERSECTS EXISTING DOOR, WINDOW,
ELECTRIC WALL AND REFRIGERATOR
CONDITION



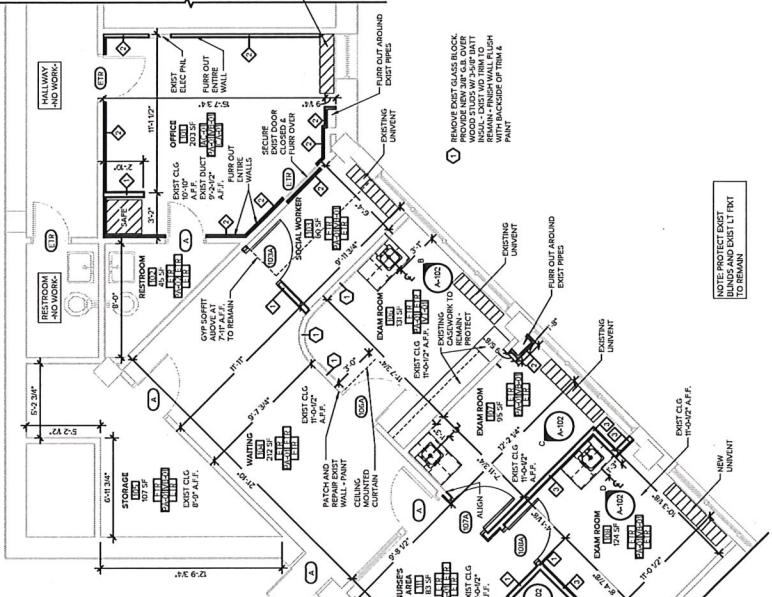
HEALTH CENTER/BUSINESS OFFICE
 Floor Plan
Scale: 1/4" = 1'-0"



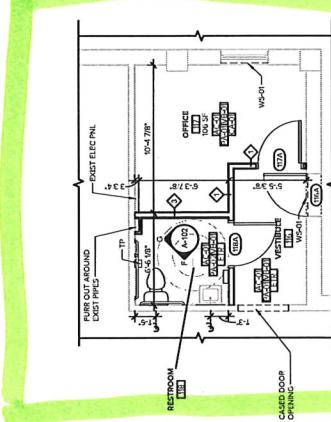
Finish	Type	Mfr	Series	Color	Notes
CERAMIC TILE	CERAMIC TILE				
WOOD	WOOD				
CEILING	CEILING				
PAINT	PAINT	SHIVERS WILLIAMS	PROMAR 200, GLOSS	TYPICAL WALL COLOR	
CEILING	PAINT	SHIVERS WILLIAMS	LOCK FOR BA RETROFITS	TYPICAL CEILING COLOR	
CABINET	CABINET	SHIVERS WILLIAMS	PRIMAR 200, SATIN	DRIVED ETHERIAL WHITE, TYPICAL GLYCEROL COLOR	
COUNTER	COUNTER	SHIVERS WILLIAMS	PRIMAR 200, SATIN	DRIVED ETHERIAL WHITE, TYPICAL GLYCEROL COLOR	
SOFT SURFACE	SOFT SURFACE	KRONICKA			
WINDOR SURFACE	WINDOR SURFACE	UNICO			

General Finish Notes

- A. CONTRACTOR TO PROVIDE RUBBER TRANSITION STRIPS AS APPROPRIATE AT FLOOR MATERIAL CHANGES.
- B. CONTRACTOR TO PROVIDE CONCRETE CEMENT BASE APPROPRIATELY FOR MATERIAL CHANGES.
- C. PAINT PLAN TO RECEIVE ONE COAT PAINT PER RECOMMENDED PRIMER, AND TWO COATS OF PAINT, APPLY ONE COAT PAINT PER RECOMMENDATION.
- D. TO HAVE TALL COLOR, WITH NO GROUTING ON VISIBLE ROLLER MARKS.
- E. CONTRACTOR SHALL SUBMIT FINISH SAMPLES OF WOODS & STAINS PRIOR TO SUBMITTING FOR APPROVAL.

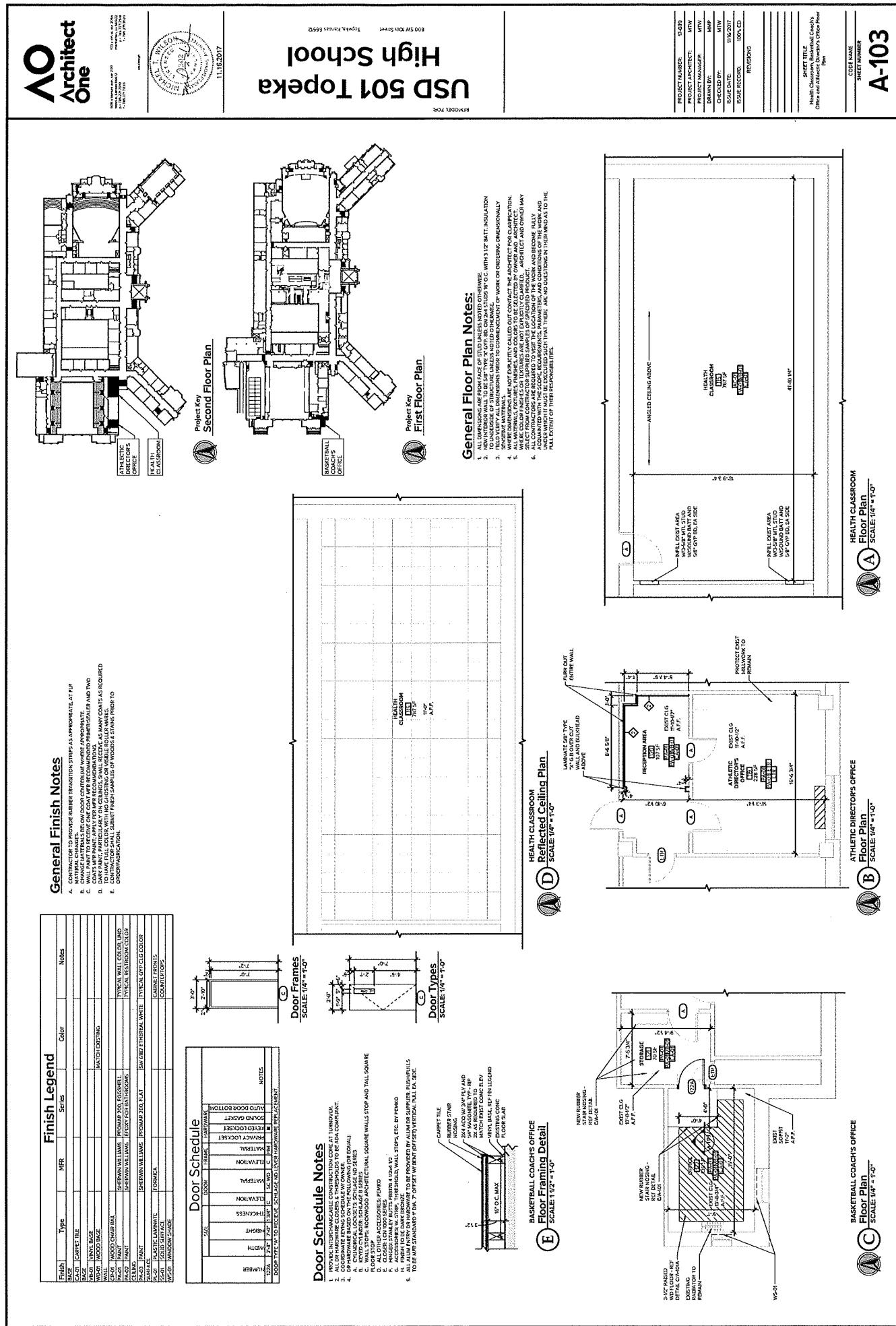


CAFETERIA OFFICE
 Floor Plan
Scale: 1/4" = 1'-0"



CAFETERIA OFFICE
 Floor Plan
Scale: 1/4" = 1'-0"











Stayfree

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

CASE NO: CLGR17-31

by: USD 501

Project Address: 800 SW 10th Avenue

Property Classification: Listed on the *Register of Historic Kansas Places*, and the *National Register of Historic Places*

Standards: Secretary of the Interior's Standards for Rehabilitation

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

PROPOSAL: This project proposes the refinishing and repurposing of an interior space (no demolition or new construction) from a racquetball court TO a classroom. This space is located on the south side of the hallway underneath the entrances to the bleachers to the Topeka High School gymnasium (aka **THE DUNGEON**).

BACKGROUND: The National Register of Historic Places nomination for Topeka High School states the following, regarding the overall significance of this building:

"Narrative Statement of Significance

Overview

*Topeka High School is being nominated to the National Register of Historic Places under the multiple property documentation form, *Historic Public Schools of Kansas*, as a representative of the City High School property type. The school is significant under National Register Criterion A, as the capital city's central high school that continues in operation today, and Criterion C – Architecture, as an outstanding representative of a Collegiate Gothic public school building. Constructed at a cost of nearly \$1.8 million in 1930, the school reflected the city's decision to build a centrally located high school to serve the entire city. The school embodies traditional characteristics of the Collegiate Gothic style with its red brick exterior, and stone detailing, pointed arches, multiple gable roofs, crenellations and the dominant carillon tower over the main entrance. The design of the school reflects an emerging trend in which the layout of specialized interior spaces dictated exterior form, a departure from the rectangular boxes characteristic of the Progressive Era. Topeka High School is significant on a state and local level as the work of Thomas Williamson and Co., a Topeka architectural firm responsible for the design of over two hundred public schools in the State of Kansas."*

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 new use for this space will require no demolition or new construction. All proposed changes are limited only to the refinishing of surfaces, which include a carpeted floor with vinyl base (over existing concrete), acoustic ceiling tiles, and ductwork for HVAC. All necessary changes to accommodate the repurposing of this room will be minimal.
- 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 from the associated spaces in conjunction with this project. All new finishes (carpet, ceiling tiles, HVAC) can be removed in the future, leaving the existing space intact. The historic character of this space, as defined by the massing, spatial relationships, and scale, will be preserved.
- 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 interior finishing treatments will all be compatible with the defining characteristics of the treatments of other rooms within Topeka High School. The existing space is not currently suitable for use as a classroom. The proposed changes will not create a false sense of historical development, but will refinish the existing space to accommodate the use of this space for other educational purposes.
- 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 materials will be removed from the associated spaces in conjunction with this project. The historic character of this space, as defined by the massing, spatial relationships, and scale, will be preserved. All new materials will be similar and compatible with the existing historic character of other classrooms within the school building.
- Standard 5.** *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
- Analysis:** No existing features, finishes, construction techniques, or examples of craftsmanship will be removed in association 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 features within these spaces are considered to be deteriorated. However, all surfaces will be uniformly finished with similar treatments to existing adjacent spaces.
- 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 shall be removed in association with this project. All resulting changes to the massing, size, scale, and architectural features within these affected spaces will be compatible with the space's existing historic character.
- 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 light of these standards and the preceding analysis, Planning Staff recommends to the Topeka Landmarks Commission a finding that the refinishing of this space for use as a classroom within the property located at 800 SW 10th Avenue, **will not damage or destroy the historic character or the historic integrity of the listed property.**

APPEAL TO THE GOVERNING BODY: If the Landmarks Commission determines that the proposed treatment will damage or destroy the historic integrity of the property and/or the surrounding historic district, the applicant may appeal to the governing body. It will be incumbent upon the governing body to make a determination, after consideration of all relevant factors, that: (1) there are no feasible and prudent alternatives to the removal of the facade; and (2) that alternatives to the project include all possible planning to minimize harm to the property and the district that may result from those alternatives.

Prepared by: 
Timothy Paris, Planner II

**Architect
One**



USD 501 Topeka High School

1000 N TOPEKA BLVD
TOPEKA, KS 66601
T 785.233.6552 F 785.233.6552

REMODEL FOR
11/16/2017

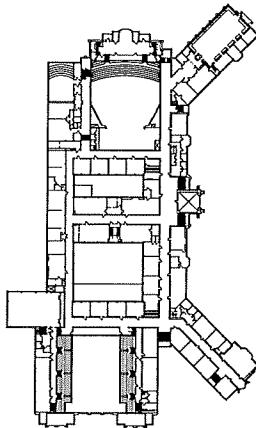
D-101

SECURITY OFFICE
Demo Plan
SCALE: 1/4" = 1'-0"

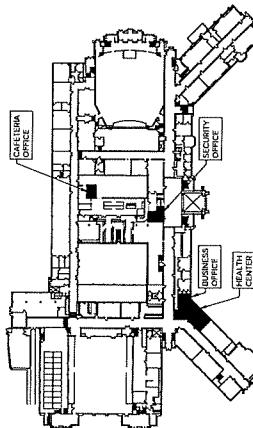
HEALTH CENTER/BUSINESS OFFICE
Demo Plan
SCALE: 1/4" = 1'-0"

CAFETERIA OFFICE
Demo Plan
SCALE: 1/4" = 1'-0"

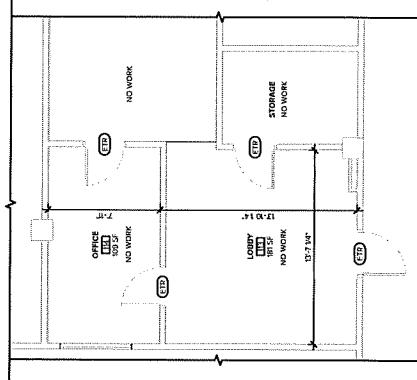
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PROJECT MANAGER:	M. TW.
DRAFTER:	Autodesk
CHICAGO INC.	Check
ISSUE DATE:	11/16/2017
FILE #:	500-000
REVISIONS:	0
SHEET TITLE:	Demolition Floor Plan



Project Key
 Second Floor Plan

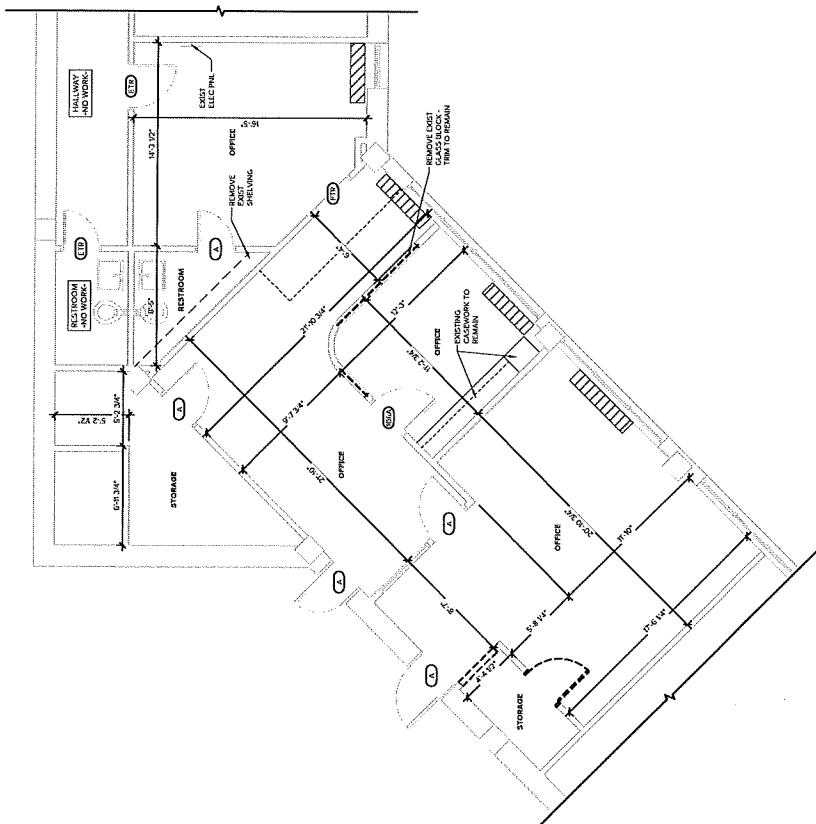


Project Key
 First Floor Plan

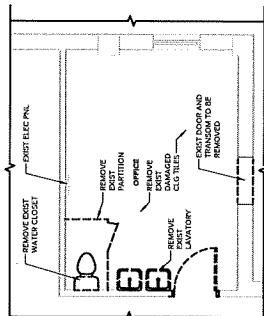


General Demolition Notes

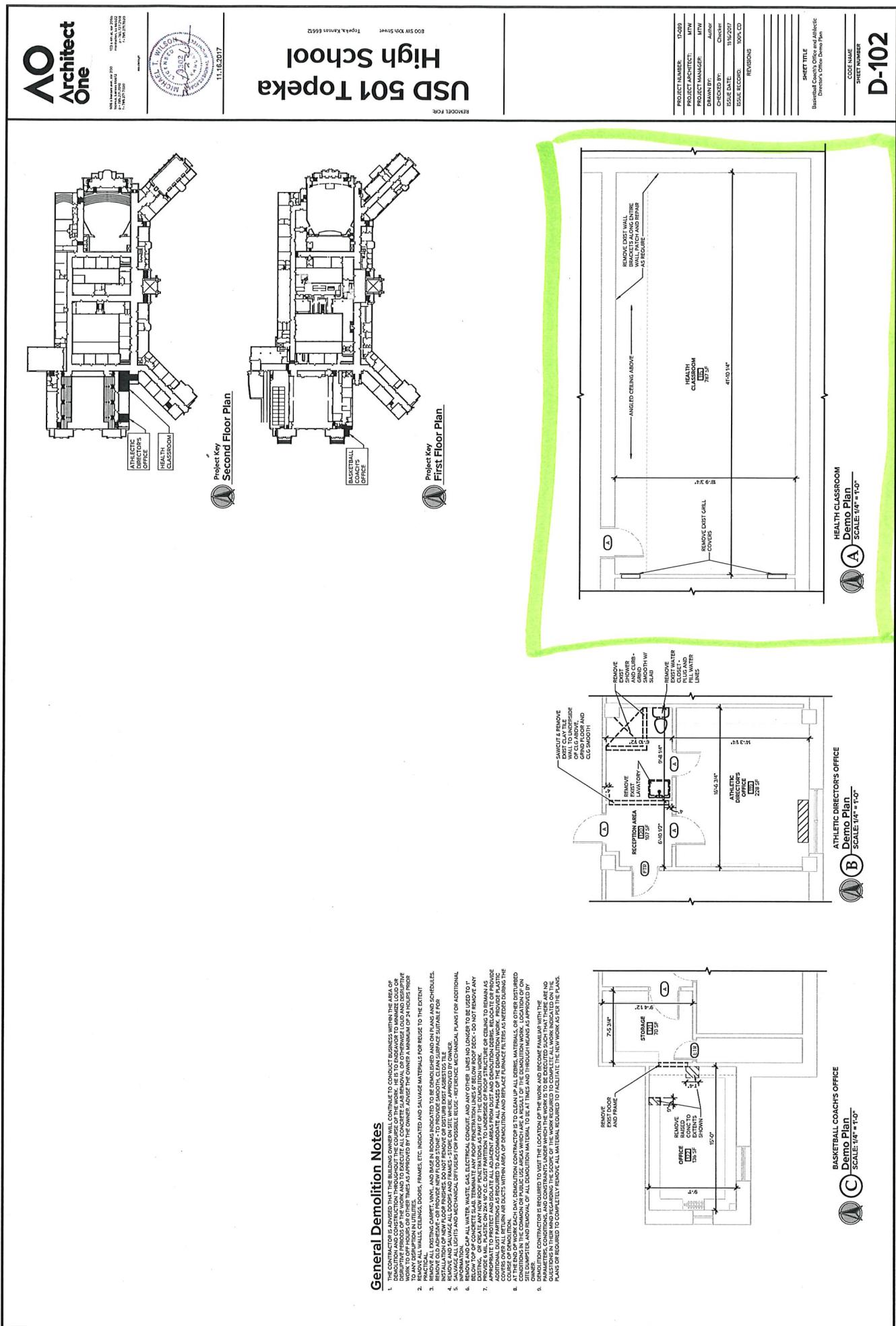
- THE CONTRACTOR IS ADVISED THAT THE BUILDING OWNER WILL CONTINUE TO CONDUCT BUSINESS WITHIN THE AREA OF THE PROJECT. THE CONTRACTOR IS TO CONDUCT ALL DEMOLITION WORK IN A MANNER THAT DOES NOT DISTURB THE BUSINESS OF THE OWNER AND TO LEAVE ALL EXISTING CONDITIONS UNALTERED UNTIL THE OWNER HAS APPROVED THE DEMOLITION WORK. THE CONTRACTOR IS TO CONDUCT ALL DEMOLITION WORK IN A MANNER THAT DOES NOT DISTURB THE OWNER'S BUSINESS OR OTHER TENANT'S BUSINESS FOR MORE THAN 24 HOURS PRIOR TO THE COMMENCEMENT OF DEMOLITION WORK.
- REMOVE ALL WALLS, CEILING, DOOR FRAMES, ETC. INDICATED AND SALVAGE MATERIALS FOR REUSE TO THE EXTENT POSSIBLE.
- REMOVE ALL LOADING CARPETS, WHICH ARE TO BE REMOVED IN IRREGULAR PIECES. TO PROVIDE SMOOTH, CLEAN SURFACES FOR PERSONNEL AND EQUIPMENT.
- REMOVE ALL DUST AND DIRT FROM ALL SURFACES AND EQUIPMENT. TO PROVIDE SMOOTH, CLEAN SURFACES FOR PERSONNEL AND EQUIPMENT.
- SAVAGE ALL LIGHTS AND MECHANICAL AND UTILITIES REFRIGERATION SYSTEMS FOR REUSE.
- NO CAPITAL WATER, WASTE, GAS, ELECTRICAL, CONDUIT, AND ANY OTHER LINES NO LONGER TO BE USED TO BE REMOVED.
- RELOCATE OR REMOVE PLATES ON ROOF TO UNDERSTRUCTURE OR ROOF TRUSS TO UNDERSTRUCTURE OR REMOVE ANY ADDITIONAL PLATES AS REQUIRED BY THE CONTRACTOR TO PROVIDE SMOOTH, CLEAN SURFACES FOR PERSONNEL AND EQUIPMENT.
- COVER OVER ALL REURNS AND DUCTS WITH A AREA OF DUCTWORK AND PLATE. DUCTWORK AND PLATE ARE TO BE ACCORDING TO THE COMMONS OF PUBLIC USE AREA WHICH A RESULT OF THE DEMOLITION WORK.
- AT THE END OF WORK EACH DAY, DIRECTION CONTRACTOR TO CLEAN UP ALL SPILLS, MATERIALS, OR OTHER DUST COLLECTED ON THE COMMONS OF PUBLIC USE AREA. TO PROVIDE SMOOTH, CLEAN SURFACES FOR PERSONNEL AND EQUIPMENT.
- GENERAL CONTRACTOR IS ADVISED TO LOCATE THE LOCATION OF THE WORK AND BECOME FAMILIAR WITH THE QUESTIONS IN THEIR WORK REGARDING THE SCOPE OF THE WORK REQUIRED TO COMPLETE ALL WORK INDICATED ON THE PLANS OR ORDERED TO COMPLETELY REMOVE ALL MATERIAL REQUIRED TO FACILITATE THE NEW WORK AS PER THE PLANS.



HEALTH CENTER/BUSINESS OFFICE
Demo Plan
SCALE: 1/4" = 1'-0"



CAFETERIA OFFICE
Demo Plan
SCALE: 1/4" = 1'-0"



OV
Architect
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High School USD 501 Topeka

10234 SAWYER AVENUE, SUITE 200
TOPEKA, KS 66615-3332
TEL: 785-233-2522
FAX: 785-233-2523
E-MAIL: info@ov.com

REVISIONS FOR
11/16/2017
WILSON L.
MONTGOMERY
PROJECT MANAGER

A-101

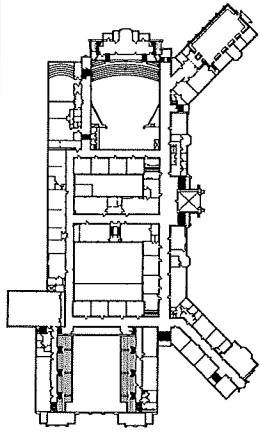
SECURITY OFFICE
Floor Plan
SCALE: 1/4" = 1'-0"

HEALTH CENTER/BUSINESS OFFICE
Floor Plan
SCALE: 1/4" = 1'-0"

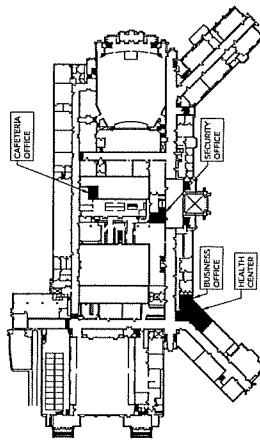
CAFETERIA/OFFICE
Floor Plan
SCALE: 1/4" = 1'-0"

Sheet Title
Health Center/Business Office/Cafe/
Office and Security Office Floor Plan

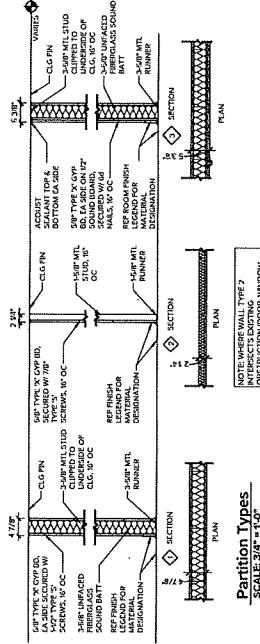
Sheet Number
A-101



Project Key
Second Floor Plan



Project Key
First Floor Plan



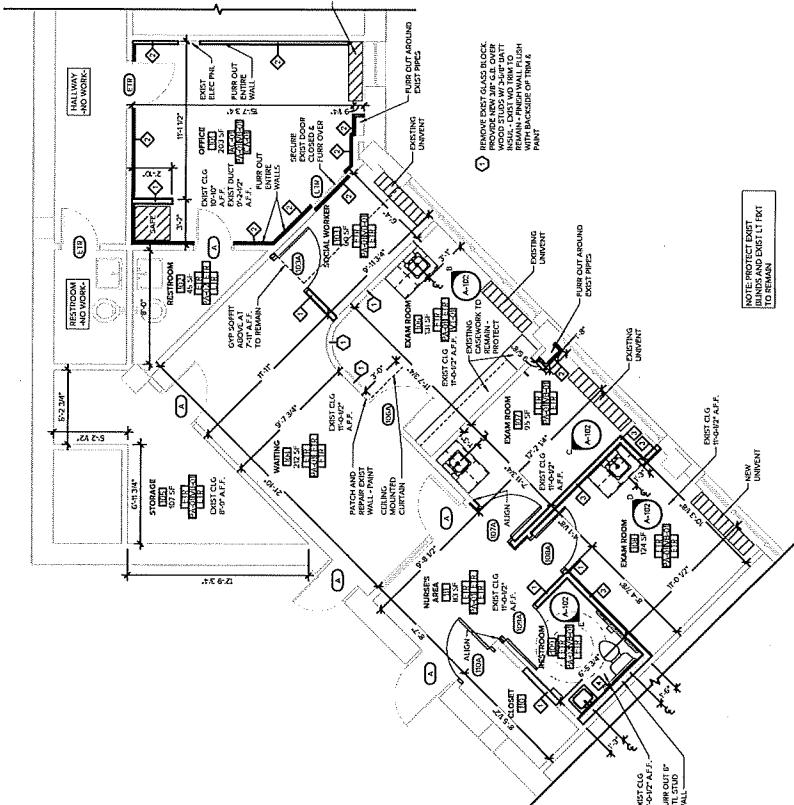
Parties
SCALE: 3/4" = 1'-0"

Parties
SCALE: 3/4" = 1'-0"

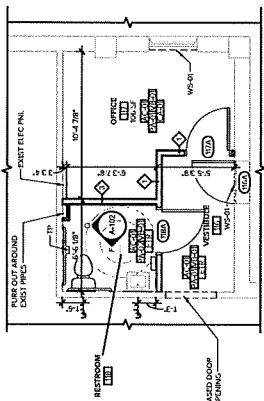
General Finish Notes

- CONTRACTOR TO PROVIDE RUBBER TRANSITIONS AS APPROPRIATE AFTER CHAMFER MATERIALS REACH DOOR CERTIFICATION WHERE APPROPRIATE.
- WALL PANEL TO RECEIVE ONE COAT OF PRIMER RECOMMENDED BY PROVENDER AND TWO COAT PAINT, PARTICULARLY ON CEILINGS, SHALL BE EFFECTIVE AS MANY COATS AS REQUIRED.
- TO PAINT IN LOCAL COLOR, WITHIN 10 DAYS OF RECEIVING APPROVAL OF COLOR FROM CONTRACTOR.
- DOORS TO OPEN OUTWARD, EXCEPT WHERE PROVIDED OTHERWISE.

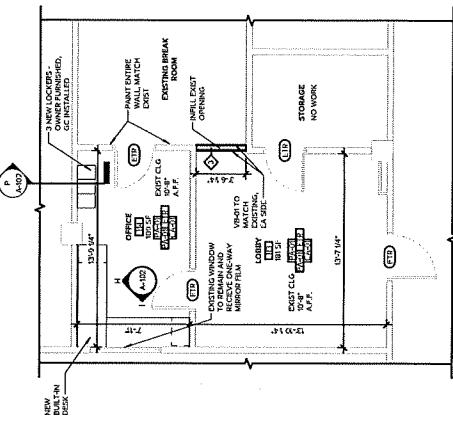
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BASE	CAPISTLE				
VISI. UNPAINTED WALL	UNPAINTED				
WOOD/PLASTER	WOOD				
WALL	WALL				
DADO	DADO				
PAINT	PAINT				
CEILING	CEILING				
DOOR	DOOR				
FLOOR	FLOOR				
SOFT SURFACE	SOFT SURFACE				
WOOD SURFACE	WOOD SURFACE				



B FLOOR PLAN
SCALE: 1/4" = 1'-0"

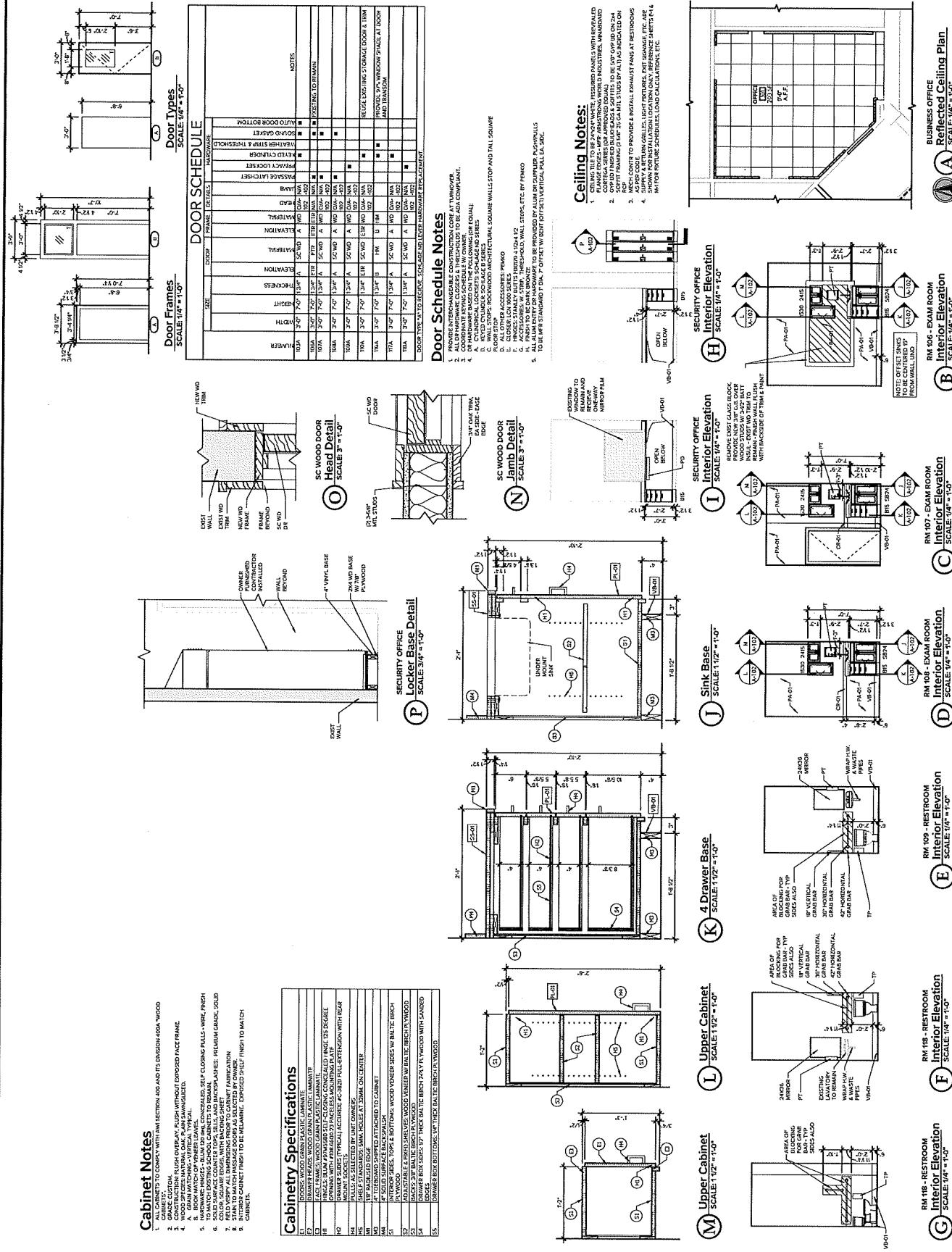


C FLOOR PLAN
SCALE: 1/4" = 1'-0"



A FLOOR PLAN
SCALE: 1/4" = 1'-0"

600 SW
Hig
USD
REMODELING



Cabinetry Specifications

Architect One

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USD 501 Topeka High School

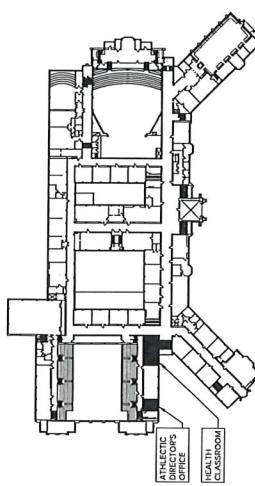
11/16/2017

200 SW 5th Street • Wichita, KS 67203
Toll Free: 1-800-335-6692

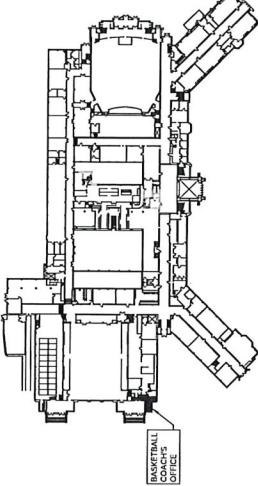
A-103

CODE NAME

SHEET NUMBER



Project Key
Second Floor Plan



Project Key
First Floor Plan

General Finish Notes

- A. CONTRACTOR TO PROVIDE RUBBER TRANSITION STRIPS AS APPROPRIATE, AT FLOOR MATERIAL CHANGES.
- B. ALL DRYWALL CLOSER'S ARE THEORIES DS TO BE DA COMPANIES.
- C. CONCRETE FLOORS ARE TO BE FINISHED WITH A 1/4" SMOOTH FINISH.
- D. CUSHIONED DOORS'S SHOULD NOT BE EQUAL.
- E. WALL STOP ACCORDING TO THE MANUFACTURER'S RECOMMENDATION.
- F. HOLLOW STANLEY DUTTS #107-14102.
- G. FINISH TO EXIST CONCRETE FLOOR.
- H. FINISH TO EXIST CONCRETE FLOOR.
- I. ALL EXISTING CONCRETE FLOOR TO BE REMOVED BY ALUMINUM SUPPORTS TO EXIST CONCRETE FLOOR AND DATA TO BE REMOVED BY ALUMINUM SUPPORTS TO EXIST CONCRETE FLOOR.

Finish	Type	MFR	Series	Color	Notes
BLK	CARPET TILE				
BLK	VINYL BASE				
BLK	WOOD BASE				
BLK	WIC-1				MATCH EXISTING
BLK	WIC-2				
BLK	WOOD CHAIR RAIL				
BLK	WIC-3				
BLK	WIC-4				
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**CERTIFIED LOCAL GOVERNMENT
KANSAS HISTORIC PRESERVATION LAW
PROJECT REVIEW REPORT
TOPEKA LANDMARKS COMMISSION**

CASE NO: CLGR17-32

by: USD 501

Project Address: 800 SW 10th Avenue

Property Classification: Listed on the *Register of Historic Kansas Places*, and the *National Register of Historic Places*

Standards: Secretary of the Interior's Standards for Rehabilitation

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

PROPOSAL: This project proposes the removal of a clay-tile wall, separating a hallway entrance to a locker room/restroom, and repurposing this space for use as a reception area for use with an adjoining office. The removal of this wall will leave the header (visible scar) of the location of this wall on the ceiling. This space is located on the 2nd-level of the southwest side of the hallway underneath the entrances to the bleachers to the Topeka High School gymnasium.

BACKGROUND: The National Register of Historic Places nomination for Topeka High School states the following, regarding the overall significance of this building:

"Narrative Statement of Significance

Overview

Topeka High School is being nominated to the National Register of Historic Places under the multiple property documentation form, Historic Public Schools of Kansas, as a representative of the City High School property type. The school is significant under National Register Criterion A, as the capital city's central high school that continues in operation today, and Criterion C – Architecture, as an outstanding representative of a Collegiate Gothic public school building. Constructed at a cost of nearly \$1.8 million in 1930, the school reflected the city's decision to build a centrally located high school to serve the entire city. The school embodies traditional characteristics of the Collegiate Gothic style with its red brick exterior, and stone detailing, pointed arches, multiple gable roofs, crenellations and the dominant carillon tower over the main entrance. The design of the school reflects an emerging trend in which the layout of specialized interior spaces dictated exterior form, a departure from the rectangular boxes characteristic of the Progressive Era. Topeka High School is significant on a state and local level as the work of Thomas Williamson and Co., a Topeka architectural firm responsible for the design of over two hundred public schools in the State of Kansas."

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: Although this project requires the removal of one original wall, the header, or a visible scar that denotes its historical presence, will remain. Two additional walls will be refinished with an application of laminated gyp board. This larger room will then receive a layer of carpet over a vinyl base. Collectively, these proposed changes are deemed to be minimal, and will maintain the spaces historic character.

The interior space where this project will occur is defined as a secondary space by the National Park Service Technical Preservation Brief (TPB) 18, *Rehabilitating the Interiors in Historic Buildings*. This TPB states that “Secondary spaces tend to be of less importance to the building, and may accept greater change in the course of work without compromising the building’s historic character.”

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: This project does propose the removal of one original wall to expand an existing reception area. The use removed (shower and restroom) from this space by the removal of this wall is of an historically tertiary nature. The new or expanded use of this room will be consistent with the historic use of this space. The historic character of this space, as defined by the massing, spatial relationships, and scale, will be preserved.

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 interior finishing treatments will all be compatible with the defining characteristics of the treatments of other rooms within this area of Topeka High School. The existing space is not currently suitable for use as a classroom, or its current use as a restroom/shower. The proposed changes will not create a false sense of historical development, but will refinish the existing space to accommodate the use of this space for other associated educational purposes.

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 historic character of this space, as defined by the massing, spatial relationships, and scale, will be preserved. All new materials will be similar and compatible with the existing historic character of other offices within this portion of the school building.

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

Analysis: No distinctive existing features, finishes, construction techniques, or examples of craftsmanship will be removed in association 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 features within these spaces are considered to be deteriorated. However, all surfaces will be uniformly finished with similar treatments to existing adjacent spaces.

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: All changes to the massing, size, scale, and architectural features within these affected spaces will be compatible with the space's existing historic character.

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 light of these standards and the preceding analysis, Planning Staff recommends to the Topeka Landmarks Commission a finding that the refinishing of this space for use as a reception room within the property located at 800 SW 10th Avenue, **will not damage or destroy the historic character or the historic integrity of the listed property.**

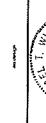
APPEAL TO THE GOVERNING BODY: If the Landmarks Commission determines that the proposed treatment will damage or destroy the historic integrity of the property and/or the surrounding historic district, the applicant may appeal to the governing body. It will be incumbent upon the governing body to make a determination, after consideration of all relevant factors, that: (1) there are no feasible and prudent alternatives to the removal of the facade; and (2) that alternatives to the project include all possible planning to minimize harm to the property and the district that may result from those alternatives.

Prepared by: _____ 

Timothy Paris, Planner II

**Architect
One**

111 E 25th Street • Suite 200 • Kansas City, MO 64108 • (816) 221-0000 • Fax: (816) 221-0001
www.architectone.com • Email: info@architectone.com



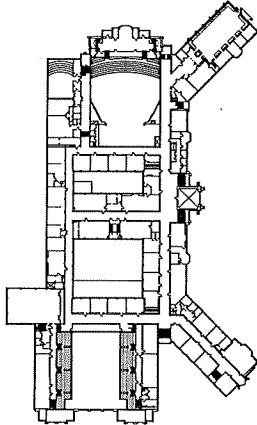
11/15/2017
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200 SW 24th Street
Topeka, KS 66511-6652

USD 501 Topeka High School

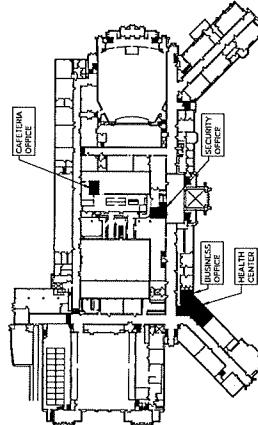
REMODEL FOR

2022

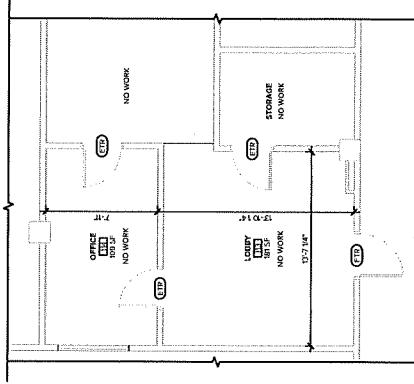
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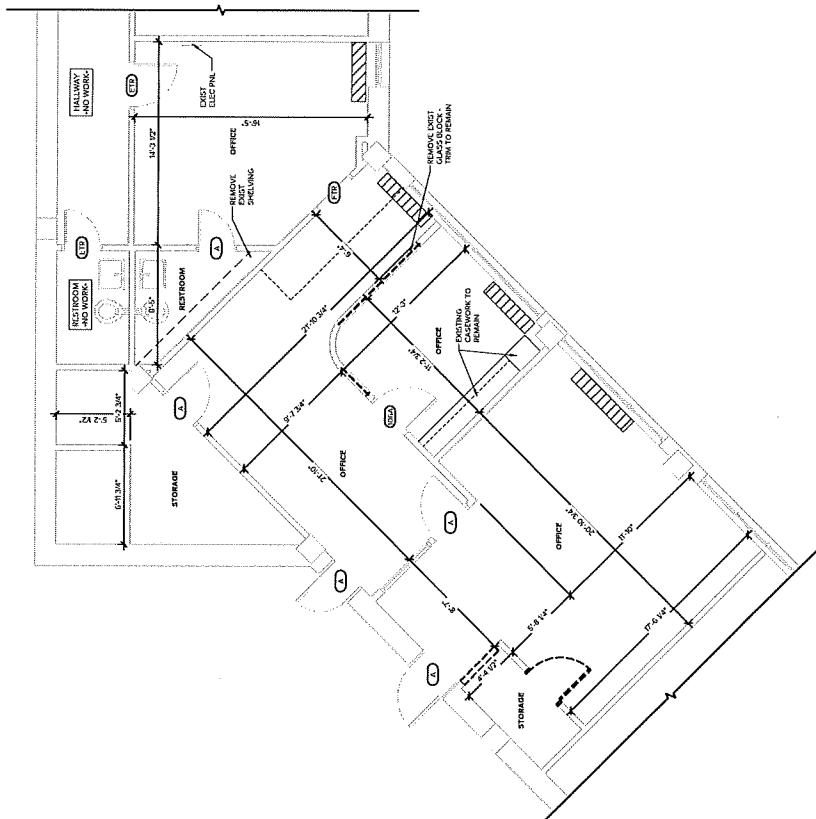
Project Key
Second Floor Plan



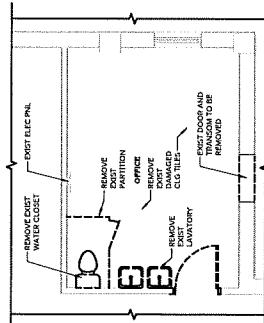
Project Key
First Floor Plan



SECURITY OFFICE
A Demo Plan
Scale: 1/4" = 1'-0"



HEALTH CENTER/BUSINESS OFFICE
B Demo Plan
Scale: 1/4" = 1'-0"



CAFETERIA OFFICE
C Demo Plan
Scale: 1/4" = 1'-0"

General Demolition Notes

- THE CONTRACTOR IS ADVISED THAT THE BUILDING OWNER WILL CONTINUE TO CONDUCT BUSINESS WITHIN THE AREA OF DEMOLITION DURING THE PERIODS OF WORK AND TO EXECUTE ALL CONCRETE SURFACES ON OTHER PARTS OF THE BUILDING AND EXPOSED TO AIR. THE CONTRACTOR IS ADVISED TO TAKE CARE IN ORDER NOT TO DAMAGE THESE SURFACES.
- REMOVES ALL WALLS, CEILINGS, DOORS, FRAMES, ETC. INDICATED AND SALVAGE MATERIALS FOR REUSE TO THE EXTENT POSSIBLE.
- REMOVES ALL DOOR CARPETS, LINOLEUM AND RUGS IN ROOMS INDICATED TO PROVIDE SMOOTH, CLEAN SURFACES SUITABLE FOR FLOORING.
- REMOVES ALL GROUT, ORTHONAIL, NEW LOGIC STONE, TO PROVIDE SMOOTH, CLEAN SURFACES.
- REMOVES ALL DRAINS AND PLUMBING FIXTURES FROM THE FLOOR AND CEILING.
- REMOVES ALL LEAD AND MECHANICAL DUCTS FOR POSSIBLE USE AS REFURBISH, MECHANICAL PLANS FOR ADDITIONAL INFORMATION.
- REMOVES CAP, ALL WATER, WASTER, GAS, ELECTRICAL, COUGHT, AND ANY OTHER LINES, NOT LISTED TO BE USED TO THE EXISTING CONCRETE AND EXPOSED SURFACES. ANY DUCT PLATES, DUCTING, AND DUCTING PIPES ARE TO BE REMOVED.
- PROVIDE A HALLWAY PORTICULUM ON 724 & C BLDG PARTITION TO SUPPORTS OF ROOF STRUCTURE, OR CIRCING TO ROOF AS ADDED BY CONTRACTOR. CONTRACTOR IS ADVISED TO TAKE CARE IN ORDER NOT TO DAMAGE THESE SURFACES.
- ADDITIONAL DRAFT PARTITIONS AS REQUIRED BY CONTRACTOR AS A RESULT OF THE REMOVAL OF THE EXISTING PARTITIONS.
- AT THE END OF EACH DAY, DEMOLITION CONTRACTOR IS TO CLEAN ALL DUST, MATERIALS, OR OTHER DEBRIS FROM THE COMMON OR PUBLIC AREAS WHICH ARE A RESULT OF THE DEMOLITION WORK. THIS IS TO BE PROVIDED AT NO COST TO THE CONTRACTOR.
- OWNER, CONTRACTOR, AND CONTRACTOR'S SUBCONTRACTORS, CONSULTANT, AND OTHER TRADES ARE TO LOCATE THE EXISTING WORK AND RECORD DATA WITH THE CONTRACTOR. CONTRACTOR IS TO PROVIDE ALL INFORMATION AND RECORDS RELATED TO THE EXISTING WORK AND QUESTIONS IN THEIR OWN REGARDING THE SCOPE OF THE WORK REQUIRED TO COMPLETE ALL WORK INDICATED ON THE PLANS FOR RECORD TO COMPLY WITH THE CONTRACTOR'S CONTRACTUAL OBLIGATIONS AS PROVIDED IN THE AGREEMENTS.

CODE NAME
SHEET NUMBER
D-101

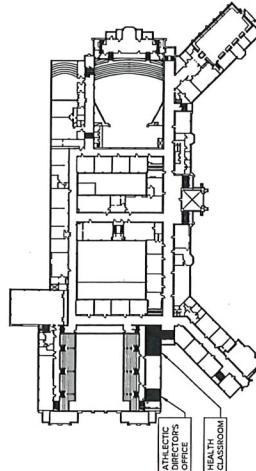
OV
Architect
One

0120202001-AE-01
DRAFT DATE 01/18/2018
REVISION 01
P.D.L. - TCEP-1
P.C. - TCEP-1
MATERIALS
0120202001-AE-01
DRAFT DATE 01/18/2018
REVISION 01
P.D.L. - TCEP-1
P.C. - TCEP-1
MATERIALS

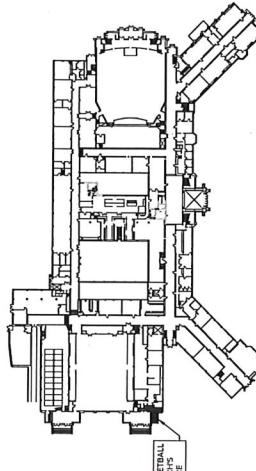


USD 501 Topeka High School

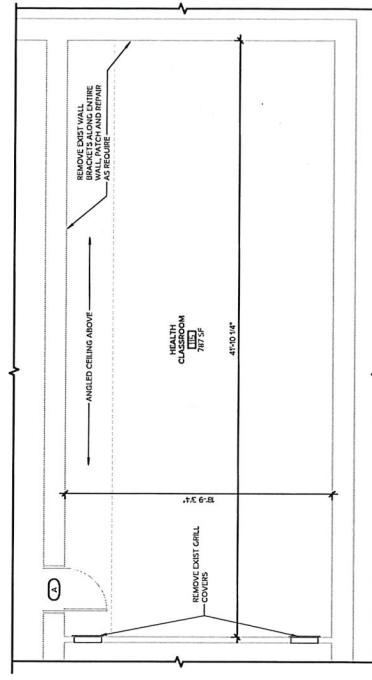
REVISION: 11/16/2017
TCEP-A, KAN-1A-6652



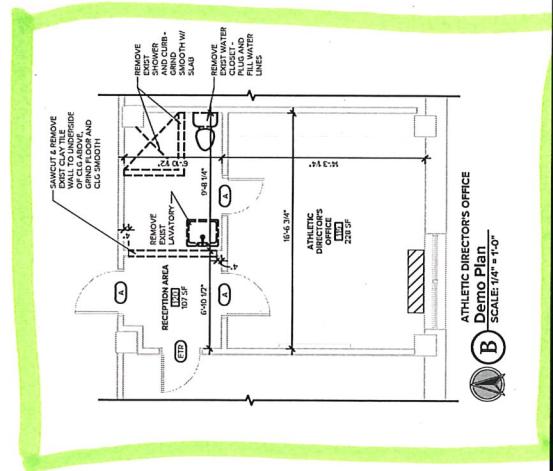
Project Key
Second Floor Plan



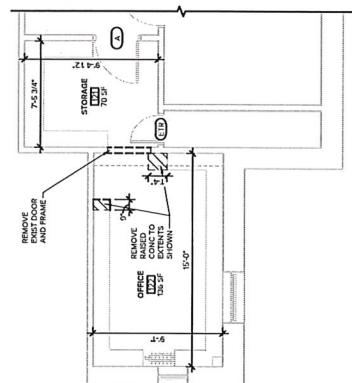
Project Key
First Floor Plan



Project Title:
Director's Office Demo Plan
Code Name:
SHEET NUMBER:
D-102



ATHLETIC DIRECTOR'S OFFICE
Demo Plan
SCALE: 1/4" = 1'-0"



BASKETBALL COACHES OFFICE
Demo Plan
SCALE: 1/4" = 1'-0"

General Demolition Notes

1. THE CONTRACTOR IS ADVISED THAT THE BUILDING OWNED BY THE COUNCIL WILL CONTINUE TO CONDUCT BUSINESS WITHIN THE AREA OF DEMOLITION THROUGHOUT THE COURSE OF THE WORK. HE IS ENFORCED TO MINIMIZE DUST OR NOISE AS MUCH AS POSSIBLE WHILE CONDUCTING THIS WORK. TO AVOID DAMAGE TO OTHER AREAS OF THE BUILDING, THE CONTRACTOR IS ADVISED TO USE A 24 HOUR PERIOD OF TIME TO CONDUCT ALL DEMOLITION WORK ON THE CLOSET, BATH, BASKETBALL COACHES OFFICE, AND LIBRARY AREAS.
2. TO ENSURE THE SAFETY OF ALL PERSONNEL, CONTRACTOR IS ADVISED TO WEAR PROPER SAFETY EQUIPMENT, PPE, AND TO USE APPROPRIATE SAFETY MEASURES.
3. PRACTICAL REASONABLE CARE IS TO BE PROVIDED IN CONDUCTING THE DEMOLITION AND TO ENSURE DUST AND DUST FIBERS ARE NOT SPREAD OVER SURFACES WHICH ARE NOT TO BE DEMOLISHED AND OUTSIDE OF THE HOURS OF OPERATION.
4. REASONABLE CARE IS TO BE PROVIDED TO ENSURE NEW FLOOR FINISHES DO NOT PENETRE OR DEFLECT DUST AND DUST FIBERS.
5. SALVAGE ALL LIGHTS AND MECHANICAL, IF POSSIBLE, REUSES, RE-USES, OR RE-CYCLES. IF ADDITIONAL PLANS OR ADDITIONAL INFORMATION IS NEEDED, CONTACT THE COUNCIL FOR DETAILED INFORMATION.
6. INDIVIDUAL CAP-UP CONCRETE SLAB TERMINATE ANY POPEN PENETRATION OR DUCT LINE, BLOW DUST FIBERS OUT OF THE DUCT LINE, AND DUST FIBERS OUT OF THE POPEN PENETRATION OR DUCT LINE.
7. ON CONCRETE SLABS, CONTRACTOR IS ADVISED TO USE CONCRETE SPONSORS TO PREVENT CRACKING, DUST, AND DUST FIBERS FROM SPREADING INTO ADJACENT AREAS. ON CONCRETE SLABS, CONTRACTOR IS ADVISED TO USE CONCRETE SPONSORS TO PREVENT CRACKING, DUST, AND DUST FIBERS FROM SPREADING INTO ADJACENT AREAS.
8. CONTRACTOR IS ADVISED TO ENSURE ALL DUST, DUST FIBERS, AND DUST DUST FIBERS ARE REMOVED AS A RESULT OF THE DEMOLITION WORK, AND THAT ALL PUBLIC AREAS WHICH ARE A RESULT OF THE DEMOLITION WORK ARE DUST FREE AND DUST-FREE.
9. DEMOLITION CONTRACTOR IS REQUIRED TO SET THE LOCATION OF THE WORK AND BCOME FAMILIAR WITH THE REQUIREMENTS AND REGULATIONS RELATED TO ALL DEMOLITION MATERIAL TO AAT TIMES AND THROUGH MEANS AS APPROVED BY THE COUNCIL.
10. CONTRACTOR IS ADVISED TO SET THE LOCATION OF THE WORK AND BCOME FAMILIAR WITH THE REQUIREMENTS AND REGULATIONS RELATED TO ALL DEMOLITION MATERIAL TO AAT TIMES AND THROUGH MEANS AS APPROVED BY THE COUNCIL.
11. CONTRACTOR IS ADVISED TO ENSURE ALL MATERIAL, DUST, DUST FIBERS, AND DUST DUST FIBERS ARE REMOVED AS A RESULT OF THE DEMOLITION WORK, AND THAT ALL PUBLIC AREAS WHICH ARE A RESULT OF THE DEMOLITION WORK ARE DUST FREE AND DUST-FREE.



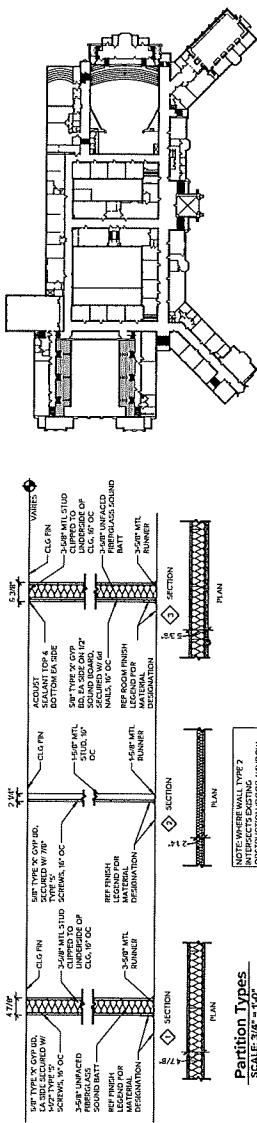
USD 501 Topeka High School

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REVIEWER FCB

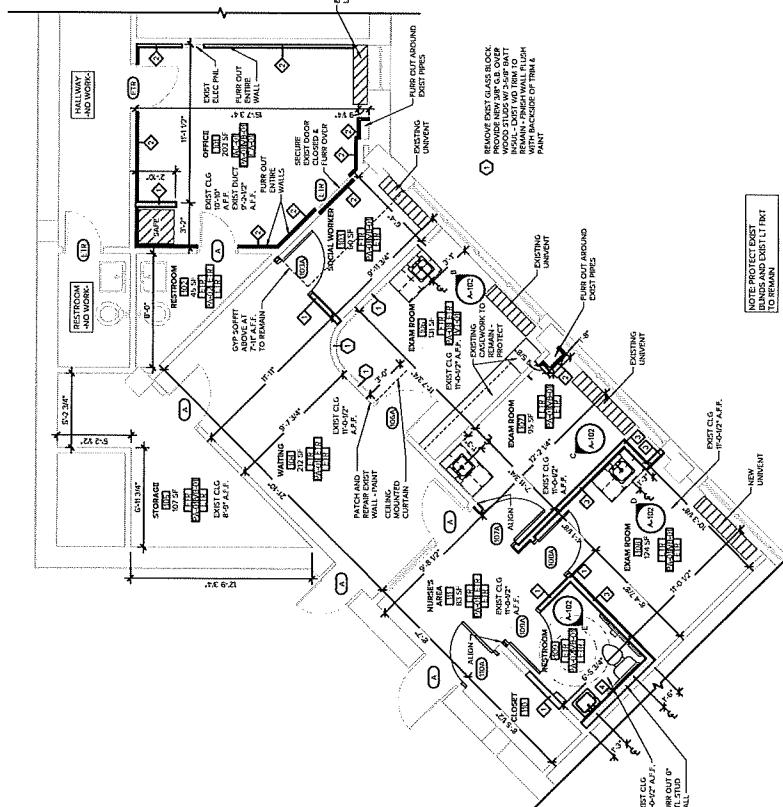
General Finish Notes

- CONTRACTOR TO PROVIDE RUBBER TRANSITION STRIPS AS APPROPRIATE, AT FLR MATERIAL CHANGES, CHANGING MATERIALS IN LOW DOOR CAVITY, CONCRETE, PRIMER/SEALER AND TWO COAT PAINT FOR EXTERIOR DOORS. CONTRACTOR TO INCORPORATE PRIMER/SEALER AND TWO COAT DAMP PAINT IN PARTICULAR ONLY ON CEILINGS, WHICH SHALL RECEIVE AS MANY COATS AS REQUIRED TO PROVIDE FULL COLOR, WITH NO GHOSTING OR WEAK COLOUR. CONTRACTOR SHALL SUBMIT FINISH SAMPLES OF WOODS & STAINS PRIOR TO SUBSCRIPTION.

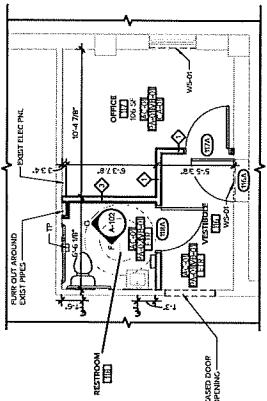


Partition Types
SCALE: 3/4" = 1'-0"

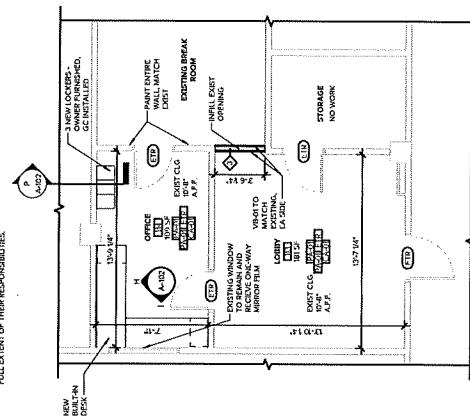
**NOTE WHERE WALL TYPE 2
INTERSECTS EXISTING
CONSTRUCTION (DOOR, WINDOW,
ETC.) RETURN WALL TYPE 2 TO THE
EXISTING WALL AND PRESERVE
EXISTING CONDITION**



HEALTH CENTER/BUSINESS OFFICE
Floor Plan
SECTION A-A' 1:20



CAFETERIA OFFICE
Floor Plan
SCALE: 1/8" = 4'-0"



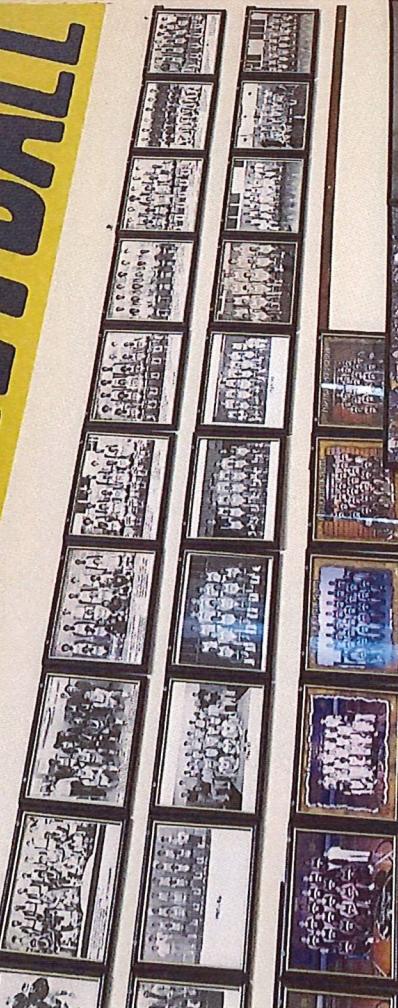
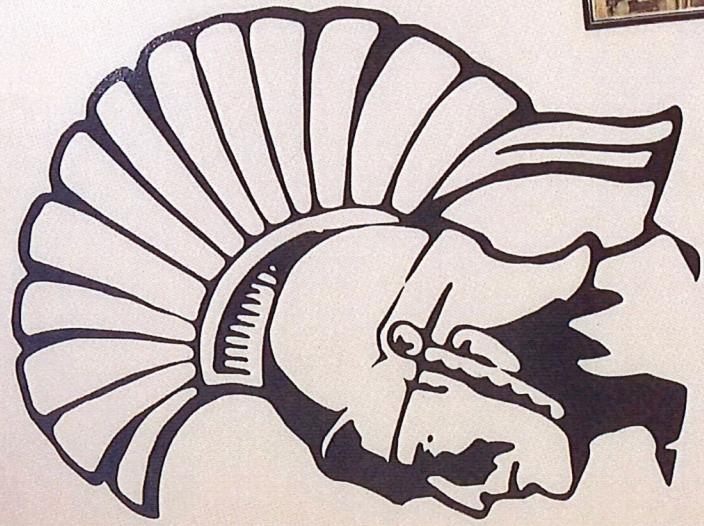
SECURITY OFFICE
Floor Plan

SHEET NUMBER

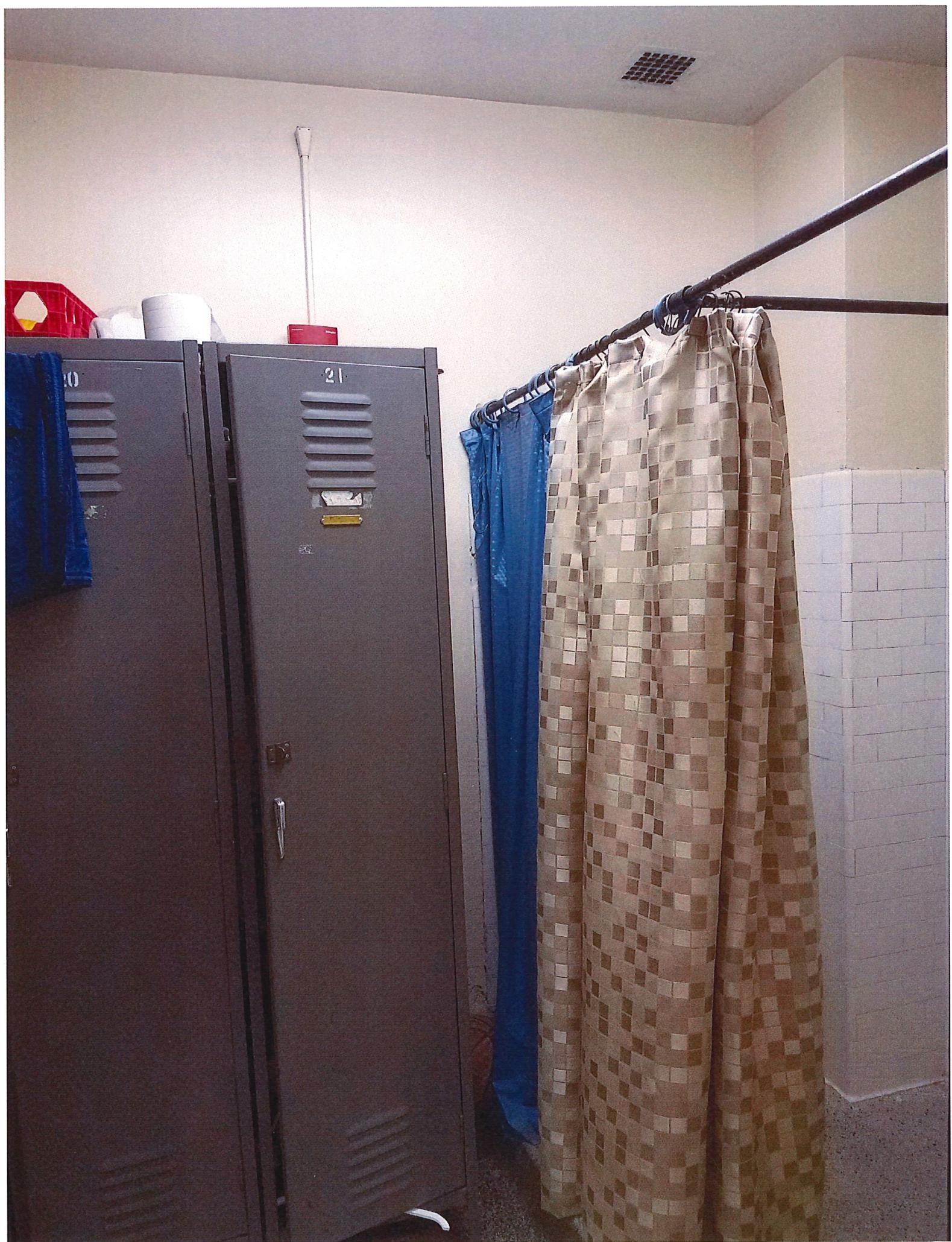
SHEET NUMBER

1









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

CASE NO: CLGR17-33

by: USD 501

Project Address: 800 SW 10th Avenue

Property Classification: Listed on the *Register of Historic Kansas Places*, and the *National Register of Historic Places*

Standards: Secretary of the Interior's Standards for Rehabilitation

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

PROPOSAL: This project is proposing to enlarge an existing non-historic door, and to re-lay an uneven and un-level floor, both intended to repurpose an existing utilitarian storage room for use as an office. This space is located on the 2nd-level of the west end of the hallway, west of the staircase entrance to the south bleachers to the Topeka High School gymnasium.

BACKGROUND: The National Register of Historic Places nomination for Topeka High School states the following, regarding the overall significance of this building:

“Narrative Statement of Significance

Overview

Topeka High School is being nominated to the National Register of Historic Places under the multiple property documentation form, Historic Public Schools of Kansas, as a representative of the City High School property type. The school is significant under National Register Criterion A, as the capital city's central high school that continues in operation today, and Criterion C – Architecture, as an outstanding representative of a Collegiate Gothic public school building. Constructed at a cost of nearly \$1.8 million in 1930, the school reflected the city's decision to build a centrally located high school to serve the entire city. The school embodies traditional characteristics of the Collegiate Gothic style with its red brick exterior, and stone detailing, pointed arches, multiple gable roofs, crenellations and the dominant carillon tower over the main entrance. The design of the school reflects an emerging trend in which the layout of specialized interior spaces dictated exterior form, a departure from the rectangular boxes characteristic of the Progressive Era. Topeka High School is significant on a state and local level as the work of Thomas Williamson and Co., a Topeka architectural firm responsible for the design of over two hundred public schools in the State of Kansas.”

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: This room will retain its original configuration, but will receive a new floor and a larger doorway, making this space suitable for an expanded array of uses. The proposed changes are deemed to be minimal, and will maintain the space's historic character.

The interior space where this project will occur is defined as a secondary space by the National Park Service Technical Preservation Brief (TPB) 18, *Rehabilitating the Interiors in Historic Buildings*. This TPB states that “*Secondary spaces tend to be of less importance to the building, and may accept greater change in the course of work without compromising the building’s historic character.*”

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: This project does propose the expansion of a doorway within an original wall to expand an existing reception area. No character-defining feature within this space will be removed. The new use of this room will be compatible with the historic use of this space. The historic character of this space, as defined by the massing, spatial relationships, and scale, will be preserved.

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 interior finishing treatments will all be compatible with the defining characteristics of the treatments of other rooms within this area of Topeka High School. The proposed changes will not create a false sense of historical development, but will refinish the existing space to accommodate the use of this space for other associated educational purposes.

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 historic character of this space, as defined by the massing, spatial relationships, and scale, will be preserved. All new materials will be similar and compatible with the existing historic character of other offices within this portion of the school building.

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

Analysis: No distinctive existing features, finishes, construction techniques, or examples of craftsmanship will be removed in association 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 features within these spaces are considered to be deteriorated. However, all surfaces will be uniformly finished with similar treatments to existing adjacent spaces.

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: All changes to the massing, size, scale, and architectural features within these affected spaces will be compatible with the space's existing historic character.

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 light of these standards and the preceding analysis, Planning Staff recommends to the Topeka Landmarks Commission a finding that the refinishing of this space, and enlarging the existing doorway for use as an office within the property located at 800 SW 10th Avenue, **will not damage or destroy the historic character or the historic integrity of the listed property.**

APPEAL TO THE GOVERNING BODY: If the Landmarks Commission determines that the proposed treatment will damage or destroy the historic integrity of the property and/or the surrounding historic district, the applicant may appeal to the governing body. It will be incumbent upon the governing body to make a determination, after consideration of all relevant factors, that: (1) there are no feasible and prudent alternatives to the removal of the facade; and (2) that alternatives to the project include all possible planning to minimize harm to the property and the district that may result from those alternatives.

Prepared by: 
Timothy Paris, Planner II

Architect One

High School USD 501 Topeka

