

THE TOPEKA LANDMARKS COMMISSION MEETING

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

A G E N D A

Thursday, February 9, 2017
5:30 PM

- I. Roll Call
- II. Approval of Minutes – January 12, 2017 Minutes
- III. **CLGR17-03 by Architect One, LLC**, requesting a Certificate of Appropriateness for the removal of the exterior façade on property located at **913 S. Kansas Avenue**, within the boundary of the South Kansas Avenue Commercial Historic District.
- IV. **CLGR17-04 by Architect One, LLC**, requesting a Certificate of Appropriateness for the rehabilitation and renovation of the 2nd level interior of property located at **913 S. Kansas Avenue**, within the boundary of the South Kansas Avenue Commercial Historic District.
- V. **CLGR17-05 by Architect One, LLC**, requesting a Certificate of Appropriateness for the replacement of the lower façade of property located at 913 S. Kansas Avenue, within the boundary of the South Kansas Avenue Commercial Historic District.
- VI. Other Items
- VII. Adjournment

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



TOPEKA LANDMARKS COMMISSION MINUTES

Thursday, January 12, 2017

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

I. Roll Call

Members Present: Cheyenne Anderson, Mark Burenheide, Jeff Carson, Bryan Falk, David Heit, Donna Rae Pearson, Paul Post, Grant Sourk, Christine Steinkeuhler (9)

Members Absent: None

Staff Present: Tim Paris, Dan Warner

II. Approval of Minutes – December 8, 2016

Mr. David Heit moved approval of the minutes, noting a correction under Item #3 where he was referred to as Ms. Heit, as opposed to Mr. Heit. Ms. Pearson seconded the motion. The motion was **APPROVED** by a vote of 9-0-0.

III. Welcome to Cheyenne Anderson – Mr. Sourk welcomed Cheyenne Anderson as the newest appointed member of the Topeka Landmarks Commission. Ms. Anderson introduced herself, and said that she is an architect with HTK Architects, specializing in interiors. Ms. Anderson further offered a correction to her phone number listed under the Landmarks Commission's contact information.

IV. Nomination of 2017 Landmarks Commission Chair – Donna Rae Pearson nominated Grant Sourk for a second term as Chair of the Topeka Landmarks Commission. The nomination was seconded by Mr. Carson. The nomination was **APPROVED** by a vote of 9-0-0.

V. Nomination of Landmarks Commission Vice-Chair – Paul Post offered to serve a second term as Vice Chair of the Landmarks Commission. Absent any other nominations, Mr. Post as Vice-Chair was **APPROVED** by a vote of 9-0-0.

VI. Appointment of Third Member to the Design Review Committee – Mr. Sourk asked the Commission members if anyone would like to serve as the 3rd member of the Commission's Design Review Committee (DRC). Mr. Paris said that the Committee has reserved a standing meeting time of each Tuesday at 4:00 p.m. to review early-stage projects, and to provide guidance on meeting the Secretary of the Interior's Standards for Rehabilitation to property owners and their design professionals. Mark Burenheide offered to serve as the 3rd member of the DRC. There being no further volunteers, Mr. Burenheide was **APPROVED** by consent.

VII. CLGR16-20 by Architect One, LLC, proposing the replacement of the 2nd-level facades of 916 and 920 S. Kansas Avenue, and alterations to windows of the Cyrus Hotel tower – Tim Paris read from the Staff report the history of this project, stating that the Landmarks Commission has previously approved the removal of the upper-facades of these buildings conditional to the addition of details above the 2nd-level windows. Mr. Paris also introduced proposed changes to the previously approved alignment of the west-

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facing windows within the tower to be constructed behind the two facades also under review. Mr. Paris indicated that each issue should be voted on separately. Scott Gales, the project architect, presented the changes to the Commission, indicating that all materials that were approved by the Commission previously would remain in place for both the facades and the tower. With regard to the 2nd-level facades, Mr. Post moved approval of the plans as presented, stating that the plans would not damage or destroy the historic integrity of the surrounding South Kansas Avenue Commercial Historic District. Mr. Burenheide seconded this motion. The motion was **APPROVED** by a vote of 9-0-0. Mr. Post then offered a motion that the proposed changes to the alignment of the windows within the west-face of the Cyrus Hotel tower would not damage or destroy the integrity of the surrounding South Kansas Avenue Commercial Historic District. This motion was seconded by Mr. Sourk. The motion was **APPROVED** by a vote of 9-0-0.

VIII. CLGR17-01 by Sprout Communications, proposing the placement of a projecting sign on the 2nd-level façade of property located at 728 S. Kansas Avenue – Mr. Paris read from the Staff report, stating that the proposed sign was only a part of the larger renovation of the property, and that the owner is considering the use of historic preservation tax credits for the exterior and interior portions of the overall project. Mr. Paris said that the sign would be internally illuminated, and was in keeping with projecting signs that were historically used within the greater South Kansas Avenue Commercial Historic District. Caleb Asher, owner of the property and Sprout Communications, spoke on behalf of the project, and offered to answer any questions from the Commission. After a brief discussion of the illumination of the proposed sign, Bryan Falk moved that the placement and design of the sign on the property would not damage or destroy the historic integrity of the surrounding historic district. The motion was seconded by Ms. Steinkeuhler. The motion was **APPROVED** by a vote of 9-0-0.

IX. CLGR17-02 by the Topeka Planning Commission, proposing the reclassification of all properties currently zoned C-5 Downtown Commercial District TO D-1 Downtown District, including the area designated as the South Kansas Avenue Commercial Historic District - Dan Warner presented the Staff Report, and indicated that action was required by the Landmarks Commission to determine that the proposed reclassification will not damage or destroy the historic integrity of the South Kansas Avenue Commercial Historic District. Mr. Warner said that the D-1 Downtown District would have design guidelines that are applicable outside the historic district, and that the previously adopted Downtown Topeka Design Guidelines would be applicable to those properties within the historic district. Mr. Warner further said that regulations governing signs would default to the D-1 Zoning standards for size and placement criteria, but would revert to the Downtown Topeka Design Guidelines for material and aesthetic considerations. Mr. Warner said that the D-1 Downtown District was already adopted, but has not yet been widely applied to properties within Downtown Topeka. This action, he said, would apply the D-1 zoning classification to all currently designated C-5 Downtown Commercial properties. Mr. Heit made the motion that the proposed reclassification from C-5 Downtown Commercial District TO the D-1

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Downtown District would not damage or destroy the historic integrity of the South Kansas Avenue Commercial Historic District. The motion was seconded by Mr. Falk. The motion was **APPROVED** by a vote of **9-0-0**.

X. Adjournment at 6:35PM

CERTIFIED LOCAL GOVERNMENT CERTIFICATE OF APPROPRIATENESS REVIEW REPORT

TOPEKA LANDMARKS COMMISSION

CASE NO: CLGR17-03

by: Architect One, LLC

PROPOSAL: The applicant is proposing the removal and partial replacement of the 1st and 2nd-level façades on property located at 913 S. Kansas Avenue. This property is a contributing structure within the South Kansas Avenue Commercial Historic District.

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

The nomination for the South Kansas Avenue Commercial Historic District describes this structure as follows: *"The façade of this two-story two-part commercial block has been altered. The first story is clad in polished marble panels set in a bookend pattern. An aluminum and glass storefront stands at the north end of the façade while an entrance to the second story stands at the south end. The second story is clad entirely in concrete panels with a painted pattern. This façade was added prior to 1965, as seen in a historic photo (See Figure 10). There are no windows on the facade. The rear (west) walls are stone, clay tile, and brick. The rear elevation retains historic 2/2 windows."*



REVIEW SUMMARY: The Kansas State Historic Preservation Office requires that all projects occurring on any property listed on the Register of Historic Kansas Places be reviewed for their affect on the listed property and the surrounding district. State law (K.S.A. 75-2724) establishes that the Secretary of the Interior's Standards for Rehabilitation be used to evaluate changes proposed to any property that is individually listed, or is located within an historic district. The following is an analysis of the application of each Standard to the proposed project.

The removal of the 1st and 2nd-level façades is part of a larger rehabilitation project for the reuse and occupation of this building. For the past several decades, the 2nd-level has remained unoccupied, while the 1st level has been used for retail purposes. The current proposal is to #1) remove the concrete 2nd-level façade in order to expose the original façade and windows facing east from the second-floor, and #2) remove the marble panels that enclose the lower-level storefront, to be replaced with a glass and anodized aluminum-casing storefront.

Planning Staff have toured the 2nd-level of this structure, and have observed that the concrete façade is attached to the original façade with anchors that offer roughly 6" of separation between the two surfaces, leaving the original façade and windows protected and nearly completely intact. The only portion of the original 2nd-level façade that appears to have been removed to is the cornice that previously extended several inches away from the top of the structure.

The lower storefront is currently encased in marble panels that have been specifically installed in a bookend pattern that reflects the mirrored "grains" of the marble within each panel. This storefront was installed during the 1950s, and is of very high quality design and craftsmanship.

Standard 1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

Analysis: No change in use is proposed in conjunction with this proposal.

Standard 2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

Analysis: The 2nd-level façade that is proposed for removal was placed onto the building during the Period of Significance (1890-1965) of the South Kansas Avenue Commercial Historic District, and is thus classified as a Contributing Property to the District's historic integrity. The concrete material used for the façade is of high quality, and was designed specifically to compliment the bookend marble slabs that have been placed over the lower storefront. The resulting overall treatment applied to this building has resulted in distinct character-defining features that differentiate this structure from any other property within the District.

With regard to mid-20th Century applied facades, the **Downtown Topeka Design Guidelines** states in Chapter 2, Section 8, "*These buildings will continue to be under pressure to change in the future. In some cases, it may be desirable to remove façade coverings to expose and restore earlier facades, if they remain intact. For the most part, however, these mid-century façade alterations should be retained. Care should be taken to preserve contributing historic character whenever possible*". (p.2-19)

Additionally, the Guidelines recommend in Chapter 5 for the treatment of applied facades, “In general, the applied facades of buildings that contribute to the historic district should be **rehabilitated** and should not be replaced.” (p. 5-39)

The lower storefront was replaced during the 1950s, and is currently encased within marble panels that reflect a bookend pattern of the grains between each panel. The material selected was of high quality, and the bookend pattern reflects a high degree of skilled craftsmanship. Collectively, the upper concrete façade and the lower marble storefront reflect a high quality design that firmly establishes this property’s contributing character to the Historic District.

Chapter 5 of the Downtown Topeka Design Guidelines does contain recommendations for the appropriate removal of applied facades when it has been deemed desirable. These recommendations are appropriate for consideration by the Governing Body should the applicant wish to appeal a finding of damage to historic integrity by the Landmarks Commission.

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 2nd-level façade on this building is a high-quality example of mid- 20th Century modernization of main street retail structures. The material used within this façade is a durable concrete, divided and stained to reflect a detailed argyle pattern that blends in well with the green marble panels that enclose the lower storefront. Both the lower storefront and the upper concrete façade have remained in place since their installation, both at separate times during the 1950s and early 1960s.

The lower storefront is also placed onto the building with deliberate attention to the patterns contained within each marble panel, and is an example of skill and craftsmanship. Although the lower storefront was erected prior to the 2nd-level concrete façade, they both reflect a period within the development of Downtown Topeka of mid-20th Century modernization.

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 existing 1st and 2nd-level façades were placed onto the building prior to 1965, which falls within the period of significance for the surrounding historic district. Thus, the façade has acquired its own historical significance through the evolution of retail business within Downtown Topeka.

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

Analysis: This upper and lower-level façades each represent a very high-quality example of the evolution of main street transitions during the mid-20th Century. The 2nd-level façade is constructed of durable concrete, and is designed in a very unique fashion that dovetails very well with the bookend placement of the green marble slabs that enclose the lower storefront. Overall, this building does portray

distinctive features, finishes, and construction techniques that strongly characterize this property.

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

Analysis: N/A

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

Analysis: N/A

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

Analysis: N/A

Standard 9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

Analysis: N/A

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

Analysis: N/A

STAFF RECOMMENDATION: In the performance of this review under KSA 75-2724, Staff is recommending a finding that the proposed removal of the façade of the property located at 913 S. Kansas Avenue **WILL damage or destroy the historical integrity of the contributing structure.**

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

913 S. Kansas Ave





CERTIFIED LOCAL GOVERNMENT CERTIFICATE OF APPROPRIATENESS REVIEW REPORT

TOPEKA LANDMARKS COMMISSION

CASE NO: CLGR17-04

by: Architect One, LLC

PROPOSAL: The applicant is proposing the renovation and rehabilitation of the 2nd-level of property located at 913 S. Kansas Avenue. This property is a contributing structure within the South Kansas Avenue Commercial Historic District.

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

The nomination for the South Kansas Avenue Commercial Historic District describes this structure as follows: *"The façade of this two-story two-part commercial block has been altered. The first story is clad in polished marble panels set in a bookend pattern. An aluminum and glass storefront stands at the north end of the façade while an entrance to the second story stands at the south end. The second story is clad entirely in concrete panels with a painted pattern. This façade was added prior to 1965, as seen in a historic photo (See Figure 10). There are no windows on the facade. The rear (west) walls are stone, clay tile, and brick. The rear elevation retains historic 2/2 windows."*



REVIEW SUMMARY: The Kansas State Historic Preservation Office requires that all projects occurring on any property listed on the Register of Historic Kansas Places be reviewed for their affect on the listed property and the surrounding district. State law (K.S.A. 75-2724) establishes that the Secretary of the Interior's Standards for Rehabilitation be used to evaluate changes proposed to any property that is individually listed, or is located within an historic district. The following is an analysis of the application of each Standard to the proposed project.

The renovation of the 2nd-level is part of a larger rehabilitation project for the reuse and occupation of this building. For the past several years, the 2nd-level has remained unoccupied, while the 1st level has been used for retail purposes. The proposed renovation of the 2nd-level will accommodate a single loft apartment.

Standard 1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

Analysis: No change in use is proposed in conjunction with this proposal.

Standard 2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

Analysis: The rehabilitation of the 2nd-level of this property will not affect the historic character of this property.

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: N/A

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 2nd-level of this property has previously been substantially altered, currently retaining little or no original architectural features. Additionally, a fire located in the basement toward the rear of this property did substantially damage other elements within the interior. No aspects of this project will remove architectural details that have acquired historical importance.

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

Analysis: The major alteration to the structure being proposed in conjunction with this project is the conversion of an existing rear window into a doorway, leading to access to a deck above the lower level. At present, this structure contains three 2 over 2 rear windows that are original to the property. This proposal seeks to replace the central window opening with a doorway. The placement of the doorway in this location will minimize all other external alterations to this west (rear) façade.

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

Analysis: All deteriorated or damaged structural elements within this building will be repaired.

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

Analysis: N/A

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

Analysis: N/A

Standard 9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

Analysis: N/A

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

Analysis: N/A

STAFF RECOMMENDATION: In the performance of this review under KSA 75-2724, Staff is recommending a finding that the proposed renovation of the 2nd-level of this structure, located at 913 S. Kansas Avenue, for residential use, **will NOT damage or destroy the historical integrity of the contributing structure.**

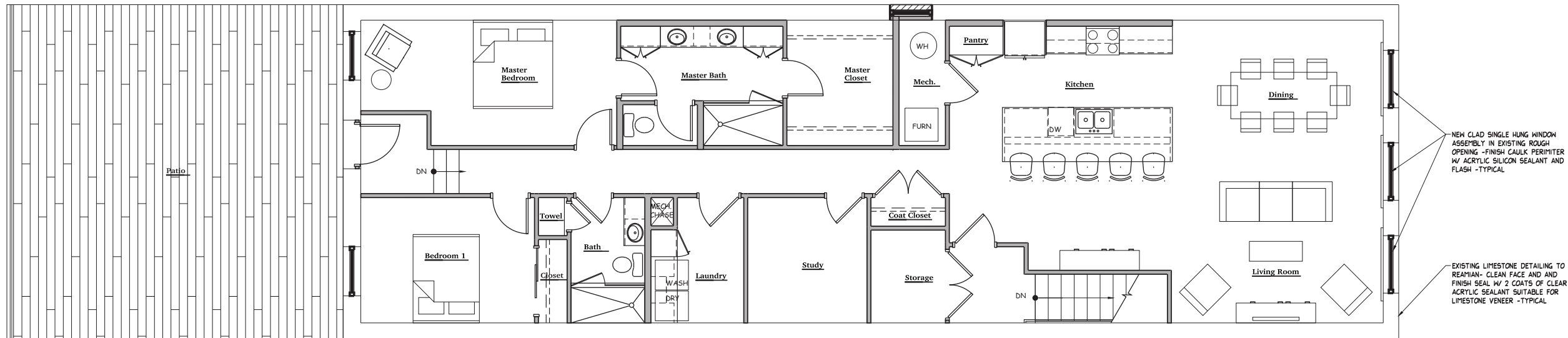
APPEAL TO THE GOVERNING BODY: If the Landmarks Commission determines that the proposed renovation of the 2nd-level will damage or destroy the historic integrity of the property and/or the surrounding historic district, the applicant may appeal to the governing body. It will be incumbent upon the governing body to make a determination, after consideration of all relevant factors, that: (1) there are no feasible and prudent alternatives to the proposed renovation; 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:

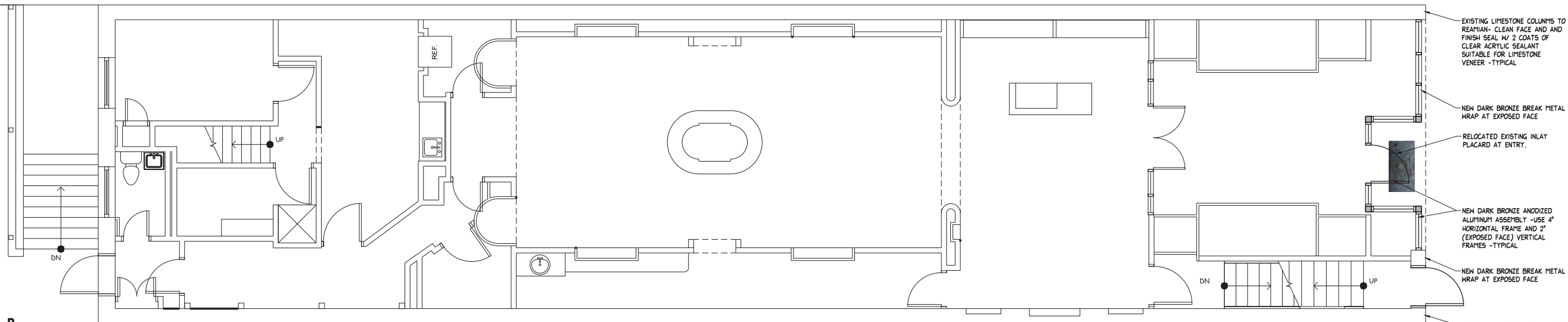


Timothy Paris, Planner II

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B CONCEPT SECOND LEVEL
Floor Plan
SCALE: 1/4"=1'-0"



A CONCEPT FIRST LEVEL
Floor Plan
SCALE: 1/4"=1'-0"

913 S KANSAS

REVISIONS

A Proposed Tenant Remodel of:

913 S Kansas Ave

Topeka, Kansas

913 S Kansas Ave

ARCHITECT
906 S KANSAS AVE #200 PHONE: 785 / 271-7010
TOPEKA, KANSAS 66612 FAX: 785 / 271-7020
WWW.ARCHITECTONEPA.COM

SHEET TITLE
LOFT
APARTMENT
CONCEPT
PLANS

JOB: 17-012

DRAWN BY: AEW

PROJECT MGR: AEW

PRINCIPAL: SEG

DATE: 02/06/17

FILE NAME

17-012 x plan

913 S KANSAS

SHEET

A-1.1

CERTIFIED LOCAL GOVERNMENT CERTIFICATE OF APPROPRIATENESS REVIEW REPORT

TOPEKA LANDMARKS COMMISSION

CASE NO: CLGR17-05

by: Architect One, LLC

PROPOSAL: The applicant is proposing the replacement of the storefront façade on property located at 913 S. Kansas Avenue. This property is currently a contributing structure within the South Kansas Avenue Commercial Historic District.

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

The nomination for the South Kansas Avenue Commercial Historic District describes this structure as follows: *"The façade of this two-story two-part commercial block has been altered. The first story is clad in polished marble panels set in a bookend pattern. An aluminum and glass storefront stands at the north end of the façade while an entrance to the second story stands at the south end. The second story is clad entirely in concrete panels with a painted pattern. This façade was added prior to 1965, as seen in a historic photo (See Figure 10). There are no windows on the facade. The rear (west) walls are stone, clay tile, and brick. The rear elevation retains historic 2/2 windows."*



REVIEW SUMMARY: The Kansas State Historic Preservation Office requires that all projects occurring on any property listed on the Register of Historic Kansas Places be reviewed for their affect on the listed property and the surrounding district. State law (K.S.A. 75-2724) establishes that the Secretary of the Interior's Standards for Rehabilitation be used to evaluate changes proposed to any property that is individually listed, or is located within an historic district. The following is an analysis of the application of each Standard to the proposed project.

The replacement of the storefront is part of a larger rehabilitation project for the reuse and occupation of this building. For the past several decades, the 2nd-level has remained unoccupied, while the 1st level has been used for retail purposes. This proposal seeks to replace the existing façade with a more contemporary storefront, utilizing glass and anodized aluminum casing. There are no photographs that accurately depict the composition of the lower storefront prior to the placement of the bookend marble panels that were attached to the storefront in the 1950s. Therefore, any replacement of this façade must be based on consistency with the Secretary's Standards for massing, size, scale, and materials to ensure its compatibility with the upper-level façade, and the surrounding historic district

Planning Staff have toured the 2nd-level of this structure, and have witnessed that the existing concrete façade attached over the original façade with anchors that offer roughly 6" of separation between the two surfaces, leaving the original façade and windows protected and nearly completely intact. The only portion of the original 2nd-level façade that appears to have been removed to accommodate the placement of the concrete panel is the cornice that previously extended several inches away from the top of the structure. This feature is proposed for replacement with an alternate cornice that is substantially different than the original, yet is compatible and complimentary to the overall design of the façade. The windows within the 2nd level façade are mostly intact, and will be retained as much as possible in the proposed finished façade.

Within the recessed entry to the lower storefront, there is an inlayed brass relief of a previous occupant of the building. This relief is set into a slab of soapstone or marble, which is surrounded by additional contrasting marble. Together, this relief is considered a character-identifying feature of the lower storefront. The applicant is proposing to re-set the brass relief within an equivalent stone material, and relocate its placement to align with the new position of the primary recessed entrance to the building. The proposed entrance has been shifted slightly south to align its position consistent with the center 2nd-level window. This combined treatment is expected to adequately retain the contributing status of this feature of the lower storefront.

Standard 1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

Analysis: No change in use is proposed in conjunction with this proposal.

Standard 2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

Analysis: The removal of the 2nd-level façade will expose the original façade that has been deemed to be in remarkably good and stable condition. No significant restoration of the 2nd-level façade is expected, except for the replacement of the cornice that was removed to accommodate the existing concrete façade.

It has further been determined that no original elements of the storefront remain intact. Thus, the removal of the marble panels will require the reconstruction of a new storefront.

The new lower storefront is proposed to utilize the contemporary and suitable materials of glass and anodized aluminum, constructed in a manner that maintains the proper massing, size, and scale that will complement both the upper façade of this structure, and the storefronts of the adjacent buildings to the north and south. The recessed entry will be repositioned to align with the center of the building.

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

Analysis: The removal of the existing 2nd-level façade on this building will reveal the original brick façade, which has been observed to be intact with little or no restoration required. The upper façade will be complemented with a new lower storefront that is distinctly different from the original in terms of materials, yet is consistent with the massing, size and scale of traditional commercial storefronts of the early 20th Century.

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

Analysis: This proposal seeks to reveal the original 2nd-level façade, dating to the earliest years of the 20th Century. This upper-level façade could be deemed potentially incompatible with the qualities the bookend pattern of the marble panels that were placed on the storefront during the 1950s. This incompatibility would thus require the replacement of the lower-storefront in a manner that more accurately reflects the massing, size, and scale of the time-period reflected in the 2nd-level façade. The proposed lower storefront is deemed to be appropriately compatible and complementary to the original upper façade.

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

Analysis: The upper-level façade in this proposal is original to the structure. The only missing feature of this facade is the cornice, which is proposed for replacement with a complimentary design and compatible stone material. There are no original materials present within the lower façade. The brass relief that identifies a previous tenant of the building will be retained and re-used within the composition of the lower storefront.

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: This project proposes the re-use and integration of the existing glass panels of the 2nd-level windows. These panels and their existing pattern will be set within either all aluminum, or aluminum-clad wood window frames, thus replicating

their design, color, texture and appearance. All existing brick and stone details within the upper façade are deemed to be in excellent condition, and will require minimal treatment. The existing brass relief within the existing recessed entrance will be reset in an equivalent material, and reintegrated into the design of the lower storefront. No documentary evidence of the appearance of the original lower storefront has yet been located.

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

Analysis: N/A

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

Analysis: N/A

Standard 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Analysis: The upper-level façade in this proposal is original to the structure, with the exception of the materials of the window framing, and the replacement of the cornice. There are no original materials present within the lower façade. The brass relief that identifies a previous tenant of the building will be retained and re-used within the composition of the lower storefront.

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

Analysis: N/A

STAFF RECOMMENDATION: In the performance of this review under KSA 75-2724, Staff is recommending a finding that the proposed reveal of the upper façade and the proposed design of the lower storefront of the property located at 913 S. Kansas Avenue **will NOT damage or destroy the historical integrity of the contributing structure.**

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



