

THE TOPEKA LANDMARKS COMMISSION MEETING

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

A G E N D A

Thursday, August 10, 2017

5:30 PM

- I. Roll Call
- II. Approval of Minutes – July 13, 2017 Minutes
- III. **CLGR16-07A by Cyrus Hotel**, proposing the adaptive additional use of the east mid-block public crosswalk within the 900 block of S. Kansas Avenue for valet parking services to be used in association with the Cyrus Hotel. This area is within public right-of-way within the South Kansas Avenue Commercial Historic District.
- IV. **CLGR16-07B by Cyrus Hotel**, proposing minor alterations to the south face of the building located at 922 S. Kansas Avenue, and a change of use for property located at 924 S. Kansas Avenue. These properties are located within the South Kansas Avenue Commercial Historic District.
- V. **CLGR17-20 by USD 501**, proposing the modification to an existing monument sign located at 800 SW 10th Avenue, from standard internally illuminated TO an LED electronic message center. This property (Topeka High School) is individually listed on the National Register of Historic Places.
- VI. **CLGR17-21 by Carlson Financial**, proposing the placement of a business identification sign onto the east face of the building located at 1201 SW Oakley Street. This property is listed as a local Topeka Historic Landmark.
- VII. **2017 KPA Kansas Historic Preservation Conference, September 28-29, Wichita, Kansas – Creating Urban Historic Redevelopment** <http://kpalliance.org/save-the-date-for-the-2017-kpa-conference/>
- VIII. **National Register Nominations – Kansas Historic Sites Board of Review, August 12, 2017**
 1. **Topeka Cemetery**, 1601 SE 10th Ave.
 2. **Crawford House**, 22002 SW 17th St.
- IX. Other Items
- X. Adjournment



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

TOPEKA LANDMARKS COMMISSION
MINUTES

Thursday, July 13, 2017

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

I. Roll Call

Members Present: Mark Burenheide, Bryan Falk, Donna Rae Pearson, Paul Post , Grant Sourk, Jeff Carson, David Heit (7)

Members Absent: Cheyenne Anderson, Christine Steinkuehler (2)

Staff Present: Tim Paris, Dan Warner, Kris Wagers

The meeting began late due to heavy thunderstorms. The electricity was out for the entire meeting so applicants were unable to present digital presentations and it was agreed that agenda items not time-sensitive would be tabled until the August meeting.

II. Approval of Minutes – April 13, 2017

Motion by Mr. Carson to approve the minutes with one correction; second by Mr. Post. **APPROVAL** (6-o-o) (Mr. Falk had not yet arrived)

III. CLGR17-18 by AIM Strategies, LLC, proposing interior and exterior modifications to property located at 913 S Kansas Avenue. This property is listed as a Contributing Structure, and is within the boundaries of the South Kansas Avenue National Historic District.

Mr. Paris presented the staff report and staff recommendation for approval with conditions. Mr. Falk arrived during his presentation.

Laura Bauers , an architect with Hufft Architects, came forward to present and answer questions about the project. She stated the reason for wanting to remove the stairway wall is to increase visibility when entering the building. A drawing in their presentation included the possibility of leaving or rebuilding the wall up to the guardrail height.

Ms. Bauers addressed Mr. Paris's recommendation of retaining part of the plaster ceiling in the south portion of the building. She stated that the contractor had looked at it and said it's in ill repair and a hazard. It would require extensive repair to retain and the applicant would like to remove the entire plaster ceiling.

Ms. Bauers stated that the original windows on the second floor are in good shape and they now plan to keep those. They also plan to keep the original windows on the south and west sides that are not original to the building but still over 50 years old.

Ms. Bauers informed the commission that the applicant's intent is to keep as much of the building as they can and emphasize the original character of the building while doing it in a modern way that makes sense for the current program.

TOPEKA LANDMARKS COMMISSION
MINUTES

Following questions and discussion, it was agreed that a good amount of original material is being retained and trying to retain part of the plaster ceiling likely isn't feasible or necessary.

Motion by Mr. Heit to find that the proposed renovation of the structure located at 915 S Kansas Avenue will not damage or destroy the historical integrity of the contributing structure, conditional to the partial preservation or rebuilding of the 2nd level staircase wall as portrayed in the rendering in "Option Two." **Second by Mr. Burenheide. APPROVED (7-o-o)**

IV. CLGR07-19 by The White Linen, proposing interior modifications to property located at 112 SW 6th Avenue, also known as the Columbian Building. This property is listed on the National Register of Historic Places.

Mr. Paris presented the staff report, concluding with staff's recommendation of a finding that the proposed interior alterations to the property located at 112 SW 6th Avenue will not damage or destroy the historical integrity of the structure.

Andrew Wiechen, an architect with Architect One, came forward to present and answer questions. He explained that the walls they are removing were new in the 70's and that all the crown molding will stay. He added that removing the walls will likely damage some of the 1x1 tile but they'll attempt to match as closely as possible when repairing. He reviewed the proposed work to be done on the restroom and answered questions posed by Commissioners.

Motion by Mr. Post to approve the project, finding that the proposed interior alterations to the property located at 112 SW 6th Avenue will not damage or destroy the historical integrity of the structure. **Second by Mr. Carson. APPROVED (7-o-o)**

Commissioners agreed to change the order of items on the agenda.

V. National Register Nominations – Kansas Historic Sites Board of Review, August 12, 2017

Mr. Paris explained that these nominations are being provided to the Commission for comment or suggestions.

a. Topeka Cemetery, 1601 SE 10th Ave.

Mr. Paris briefly reviewed the nomination information provided in the agenda packet, explaining that the person who wrote it did so as an amendment to the Mausoleum Row nomination. He also noted that it is being nominated not as a single site but rather as a district under both Criteria A & C.

TOPEKA LANDMARKS COMMISSION MINUTES

Lisa Sandmeyer with Topeka Cemetery was present and available for questions. She stated that they are extremely eager for this nomination to go forward.

Mr. Sourk reminded all that the nomination event is August 12 and all wished the cemetery nomination luck.

b. **Crawford House**, 22002 SW 17th St.

Mr. Paris stated that he doesn't yet have the nomination as it is still being finalized, but it is on the August 12 agenda for the Kansas Historic Sites Board of Review. He stated the owner is writing the nomination herself. He was uncertain as to what Criteria it is being nominated under.

VI. Administrative Staff Approvals –

- **722 S. Kansas Avenue**, The Classic Bean, upgrade and repair of the existing HVAC system
- **1114 SW 10th Ave.** Mater Dei Catholic Church, exterior landscaping and site work in conjunction with an adjacent non-historic construction project
- **707 SE Quincy St.** - 3rd Floor Bathroom Alterations

Mr. Paris briefly reviewed the administrative approvals since the last meeting, as well as the Tax Credit Project at 123 N. Gordon Avenue, North Topeka Baptist Church.

VII. Discussion of Plaques on locally designated Historic Landmarks

Mr. Paris briefly presented some research he had done on materials, cost, and a possible design. Possible size and materials were discussed and it was suggested that people could be informed of a recommended design.

Due to the weather and lack of electricity, it was agreed that further discussion on the plaques and any remaining agenda items would be tabled until the August 2017 meeting.

VIII. Adjournment at 6:34PM

**CERTIFIED LOCAL GOVERNMENT
CERTIFICATE OF APPROPRIATENESS
REVIEW REPORT
TOPEKA PLANNING DEPARTMENT**

CASE NO: CLGR16-07A

by: Cyrus Hotel

Project Address: Located along the frontage of 912-924 S. Kansas Avenue
Property Classification: Public right-of-way within the South Kansas Avenue Commercial Historic District, 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 [X] Elevations [] Arch./Const. Plans [X] Pictures [X]

PROPOSAL: The applicant is requesting a Certificate of Appropriateness for the adaptive use of a public cross-walk directly in front of the subject property (Cyrus Hotel) for its use as valet parking in direct association with the adjacent hotel. This proposal does not propose any alterations to any contributing or non-contributing property within the South Kansas Avenue Commercial Historic District. This proposal only affects the established historic character of the District, itself.

BACKGROUND: The developer of the adjacent property is proposing to relocate the previously approved location for valet parking to service the hotel that is currently under construction. The Topeka Landmarks Commission had previously approved (*May 12, 2016*) the location for valet services along the farthest south end of the hotel and its associated restaurant. This location required a curb cut exiting S. Kansas Avenue, crossing the sidewalk for access to a covered structure that accommodated the valet services. In order to maximize the interior dining experience within the southern-most building, this location for valet services has been modified in favor of a parallel curb cut directly in front of the hotel at the location of the public mid-block pedestrian crossing. The new location for valet services will not cross the sidewalk in accordance with the previously approved design, but will require dual use of the crosswalk for both hotel valet, and public pedestrian uses. This combination of uses will require the approval of the City of Topeka's legal services, and Planning and Public Works Departments. The Topeka Landmarks Commission is requested to conduct a Certificate of Appropriateness Review to determine any possible damage or destruction of the historic character this proposal may impose on the surrounding South Kansas Avenue Commercial Historic District.

REVIEW SUMMARY: The Kansas State Historic Preservation Office requires that all projects occurring on any property listed on the Register of Historic Kansas Places be reviewed for their affect on the listed property and the surrounding district. State law (K.S.A. 75-2724) 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 is located entirely within the public right-of-way. Therefore, no property designations of “contributing” or “non-contributing” apply. The right-of-way within the Kansas Avenue portion of the South Kansas Avenue Commercial Historic District has been recently rebuilt with modern and contemporary non-historic accoutrements. These accoutrements include sculptures, fountains, statues, and landscaped planting beds, all located between the frontage of buildings along S. Kansas Ave. and the diagonal parking either side of the traffic-way.

It is proposed with this project to incorporate a private-use valet parking service within an existing pedestrian mid-block crosswalk. Pedestrians utilizing this crosswalk will maintain first rights in the use of this space. However, accompanying pedestrians in their use of this space will be the occasional vehicle, stopped temporarily for valet services.

The area designated for valet services allows for the temporary parking of four vehicles, all without impeding pedestrian movement across the crosswalk. This area is separated from the traffic flow along S. Kansas Avenue by the creation of a low planting bed between the valet parking area and the general traffic flow of S. Kansas Avenue. This planting bed will further allow pedestrians a place of safety, removed from moving vehicular traffic. No other alterations to vehicular or pedestrian movements are proposed. Similarly, no additional structures within the right-of-way are proposed to accommodate or enhance the use of this area for valet parking services.

While the introduction of valet services is new to this particular location, it should be noted that hotels located along S. Kansas Avenue, and elsewhere within the historic district, all utilized curbside right-of-way for the provision of valet services for their guests. In studying the details involved with this specific proposal, Staff has judged that proposed changes to the District will be minimal, and will not alter the existing character of the District, itself.

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 changes to a privately owned property are proposed in association with this project. All changes in association with this project are proposed within public right-of-way, which itself consists of non-historic accoutrements. Staff has judged that proposed changes to the District will be minimal, and will not alter the existing character of the District, itself.

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

Analysis: This project will not introduce any features that will present a false sense of historical development within this section of public right-of-way. All modifications will be compatible with other landscaping and hardscaping within the immediate vicinity.

- 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 crosswalk and section of public right-of-way have not acquired historic significance in their own right.
- Standard 5.** *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
- Analysis:** All distinctive finishes, construction techniques and examples of craftsmanship will be replicated 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:** There are no deteriorated features or components of structures within the project area.
- Standard 7.** *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*
- Analysis:** N/A
- Standard 8.** *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
- Analysis:** N/A
- Standard 9.** *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
- Analysis:** N/A
- Standard 10.** *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
- Analysis:** The National Parks Service's *Technical Preservation Services Report on District or Neighborhood Setting* states the following with regard to maintaining the cultural and historic setting of the setting and landscapes within historic districts:
- "The setting is the area or environment in which historic property is found. It may be an urban or a suburban neighborhood or a natural landscape in which a*

building has been constructed. The elements of setting, such as the relationship of buildings to each other, setbacks, fence patterns, views, driveways and walkways, and street trees together create the character of a district or neighborhood.”

With regard to the evaluation of changes within a district or a neighborhood setting, the NPS Report suggests “*retaining the historic relationship between buildings and landscape features of the setting.*”

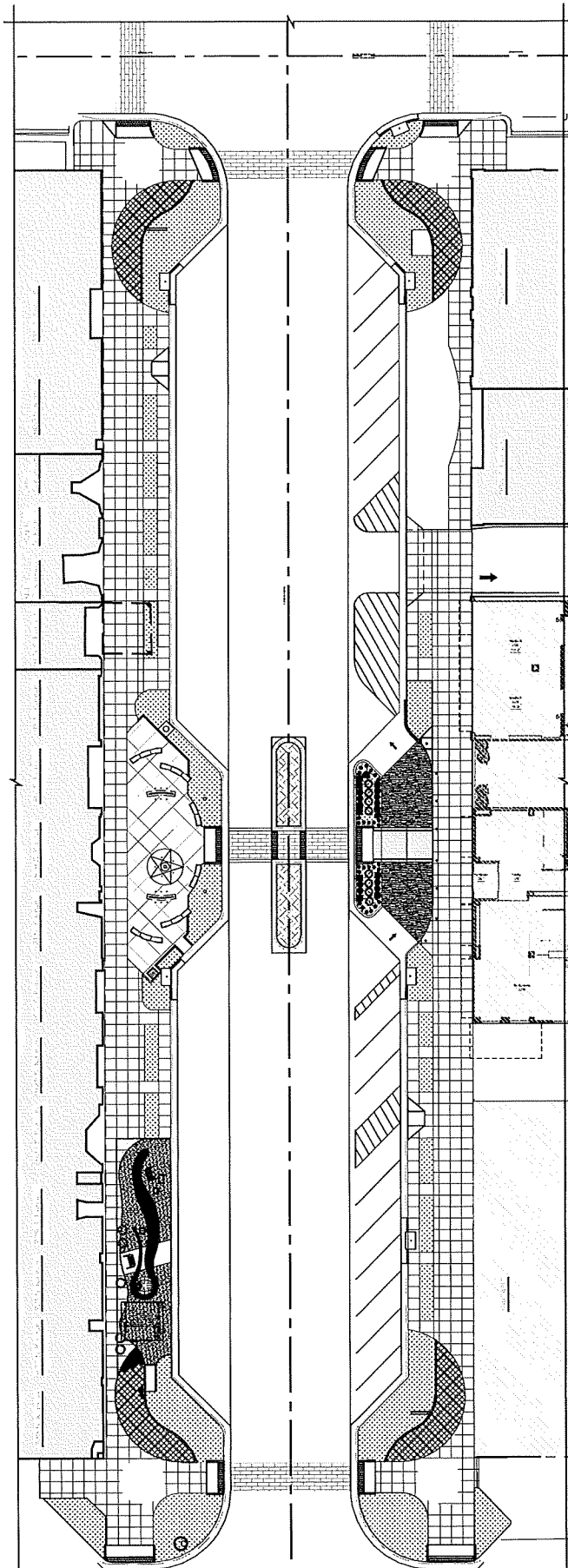
This proposal will not alter the relationship between landscape or hardscape features within the setting of this portion of the District, and shall be undertaken in such a manner that if removed in the future, the existing character of the district would remain unchanged.

STAFF RECOMMENDATION: In light of these standards and the preceding analysis, Planning Staff recommends to the Topeka Landmarks Commission a finding that the project for the modifications to the public space adjacent to the properties located at 912-924 S. Kansas Avenue **will not damage or destroy the historic character or the historic integrity of the South Kansas Avenue Commercial Historic District.**

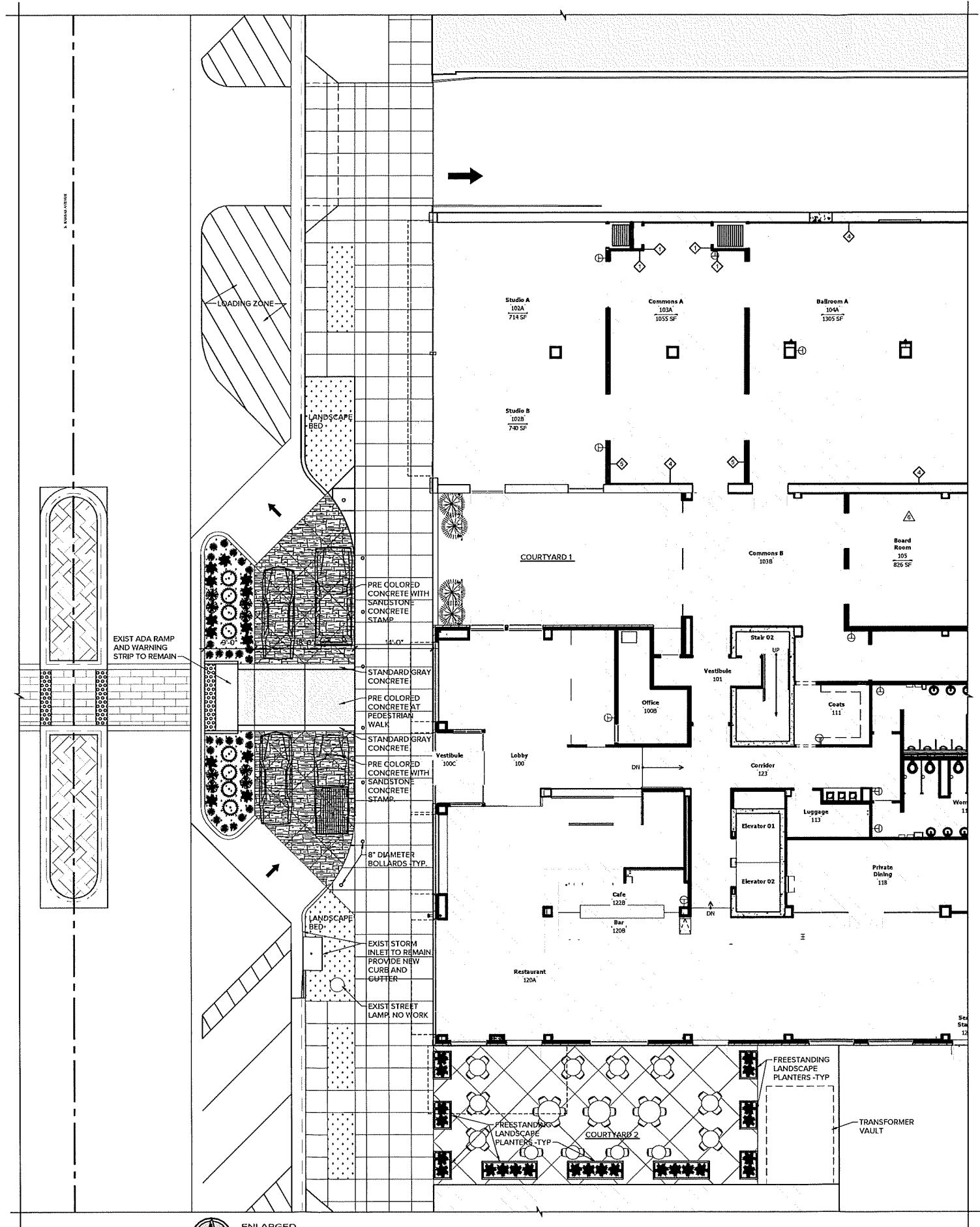
APPEAL TO THE GOVERNING BODY: If the Landmarks Commission determines that the proposed treatment will damage or destroy the historic integrity of the property and/or the surrounding historic district, the applicant may appeal to the governing body. It will be incumbent upon the governing body to make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



Site Plan
SCALE: NTS



ENLARGED Site Plan
SCALE: 1"=10'-0"

CYRUS HOTEL

912-920 S KANSAS AVE
TOPEKA, KANSAS

PROJECT NUMBER	15-056
PROJECT ARCHITECT	SEG
PROJECT MANAGER	AEW
DRAWN BY	AEW
CHECKED BY	XXX
ISSUE DATE	06-29-2017
ISSUE RECORD	60% DD
REVISIONS	
NO	XX-XX-XXXX
NO	XX-XX-XXXX
NO	XX-XX-XXXX
NO	XX-XX-XXXX
NO	XX-XX-XXXX

SHEET TITLE
FLOOR PLAN

PROJECT NAME
SHEET NUMBER

A-101

**CERTIFIED LOCAL GOVERNMENT
CERTIFICATE OF APPROPRIATENESS
REVIEW REPORT
TOPEKA PLANNING DEPARTMENT**

CASE NO: CLGR16-07B

by: Cyrus Hotel

Project Address: 924 S. Kansas Avenue

Property Classification: Non-Contributing Property within the South Kansas Avenue Commercial Historic District, 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 [X] Elevations [] Arch./Const. Plans [X] Pictures []

PROPOSAL: The applicant is requesting a Certificate of Appropriateness for the modification of an empty lot from a proposed valet service associated with an adjacent hotel TO an outdoor seating area to be used in association with the adjacent hotel restaurant. This proposal does not propose any alterations to any contributing or non-contributing buildings within the South Kansas Avenue Commercial Historic District.

BACKGROUND: The developer of the property is proposing to relocate the previously approved location for valet parking to service the hotel that is currently under construction. The Topeka Landmarks Commission had previously approved (*May 12, 2016*) the location for valet services along the farthest south end of the hotel and its associated restaurant. This location required a curb cut exiting S. Kansas Avenue, crossing the sidewalk for access to a covered structure that accommodated the valet services. In order to maximize the interior dining experience within the southern-most building, this location for valet services has been modified in favor of a parallel curb cut directly in front of the hotel at the location of the public mid-block pedestrian crossing. The relocation of the valet service will require the repurposing of its previous location. The proposed new use for that location is the establishment of an unenclosed seating area to be used in direct association with the restaurant located adjacent to the north. The Topeka Landmarks Commission is requested to conduct a Certificate of Appropriateness Review to determine any possible damage or destruction of the historic character this proposal may impose on the property itself, the previously approved redevelopment plans for this property, and to the surrounding South Kansas Avenue Commercial Historic District.

REVIEW SUMMARY: The Kansas State Historic Preservation Office requires that all projects occurring on any property listed on the Register of Historic Kansas Places be reviewed for their affect on the listed property and the surrounding district. State law (K.S.A. 75-2724) 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 area that is proposed for repurposing to outdoor seating is presently vacant, but historically had been used for commercial retail purposes prior to the demolition of the structure located on this property. This structure was

demolished to accommodate the previously approved valet drive entrance to service the hotel on the adjacent property.

The adjacent structure, currently under construction on the property, is proposed for use in association with the hotel. Principally, this structure will be used as a restaurant on the ground level, and associated uses for the hotel on the second level. The subject parcel, previously forecast for use as the valet parking area, will be repurposed for outdoor seating to be used in association with this restaurant.

To accommodate the outdoor seating area, additional openings and decorative treatments are being proposed to the south face of the ground and 2nd levels of the adjacent building, located at 922 S. Kansas Avenue. No changes are proposed to the west-facing façade along S. Kansas Avenue. The proposed changes are minimal to the appearance of the south face of the building, and will not alter the character of the structure as it was previously approved in accordance with the US Secretary of the Interior's Standards for Rehabilitation.

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: Changes that are proposed to the south face of 922 S. Kansas Avenue will not damage or destroy the character of the building as originally designed or approved. Likewise, the repurposing of the vacant parcel at 924 S. Kansas Ave. from valet services to outdoor seating will not damage or destroy the design of the Cyrus Hotel property, not the surrounding historic district.

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: Changes that are proposed to the south face of the building being constructed at 922 S. Kansas Ave., and the vacant parcel located at 924 S. Kansas Ave., will not create a false sense of historical development. All changes will be consistent with previously approved designs, scale, massing, and materials.

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 portions of the improvements to this property have acquired historic value in their own right.

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

Analysis: All distinctive finishes, construction techniques and examples of craftsmanship will be replicated 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: There are no deteriorated features or components of structures within the project area.

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

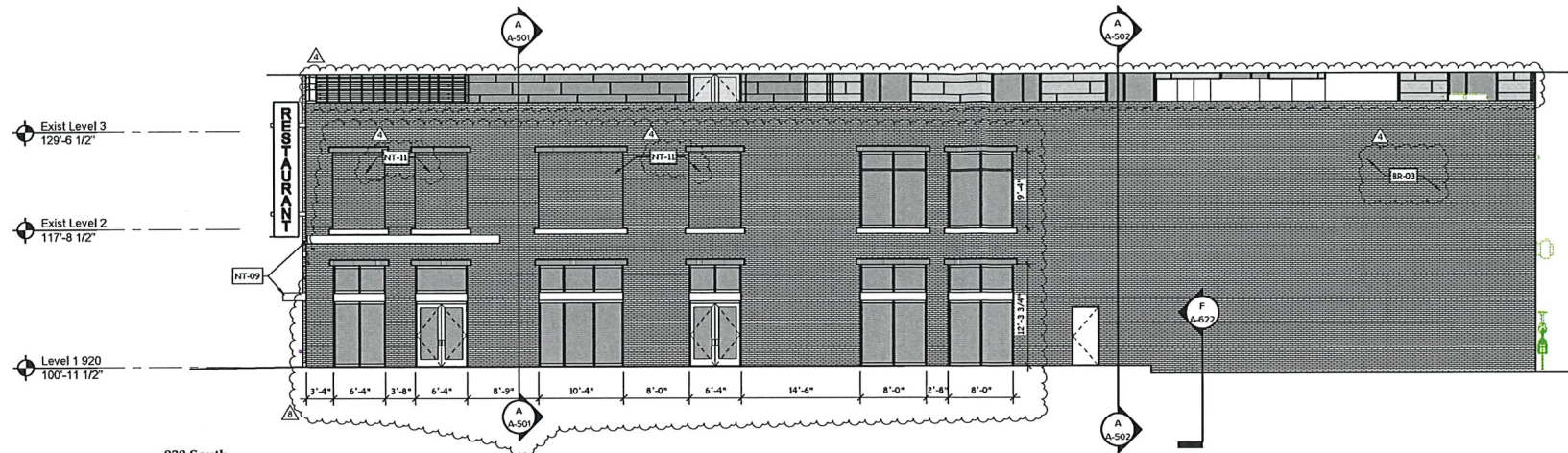
STAFF RECOMMENDATION: In light of these standards and the preceding analysis, Planning Staff recommends to the Topeka Landmarks Commission the following findings:

- 1) Planning Staff recommends a finding that the project for repurposing the parcel located at **924 S. Kansas Avenue** from valet parking TO outdoor seating **will not damage or destroy the historic character or the historic integrity of the adjacent properties, nor the South Kansas Avenue Commercial Historic District.**
- 2) Planning Staff recommends a finding that the modifications proposed to the property located at **922. S. Kansas Ave.** **will not damage or destroy the historic character or the historic integrity of the subject property, nor the South Kansas Avenue Commercial Historic District.**

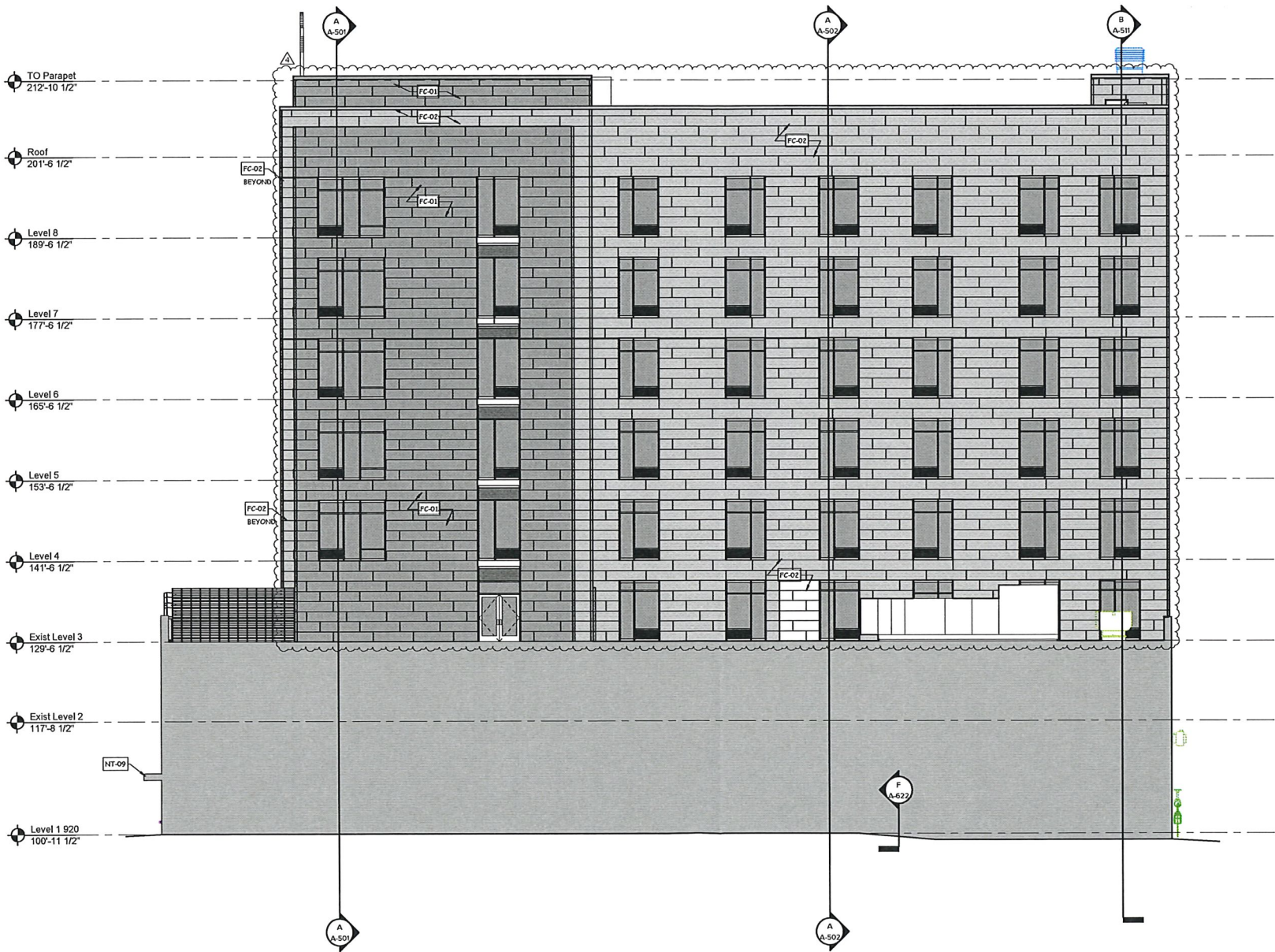
APPEAL TO THE GOVERNING BODY: If the Landmarks Commission determines that the proposed treatment will damage or destroy the historic integrity of the property and/or the surrounding historic district, the applicant may appeal to the governing body. It will be incumbent upon the governing body to make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

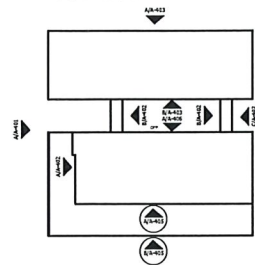


920 South Exterior Elevation
SCALE: 1/8" = 1'-0"



South Tower Exterior Elevation
SCALE: 1/8" = 1'-0"

Key Plan
SCALE: NTS



EXTERIOR ELEVATION NOTES:

- NT-01: CLEAN EXISTING LIMESTONE OF ALL STAINING. PATCH & REPAIR AS NEEDED.
- NT-02: REMOVE EXISTING FAILING GROUT & REPACK WITH NEW GROUT. COLOR TO MATCH EXISTING GROUT.
- NT-03: NEW BRICK INFILL - SIZE TO MATCH EXISTING, TOOTH IN TO MATCH EXISTING. COLOR: BR-01.
- NT-04: NOT USED.
- NT-05: VISUALLY INSPECT FACADE FOR EXISTING HOLES, LOOSE GROUT, & FRACTURED BRICK WHERE FIRE ESCAPE WAS REMOVED. PATCH & REPAIR BRICK & GROUT AS NEEDED.
- NT-06: EXISTING LIMESTONE DETAILING TO BE REINSTALLED.
- NT-07: BREAK METAL WRAP AT NEW & EXISTING COLUMNS IN STOREFRONT. COLOR TO MATCH ADJACENT STOREFRONT ASSEMBLY.
- NT-08: BREAK METAL WRAP AT NEW METAL STUD JAMBS OF WINDOW ASSEMBLY. COLOR TO MATCH ADJACENT WINDOW ASSEMBLY.
- NT-09: TITANIUM FINISH SYSTEM BY ARCHITECTURAL FABRICATION, INC. FINISH: TO BE DETERMINED.
- NT-10: NEW BUTTER & DOWNSPOUT.
- NT-11: NEW BRICK INFILL AT FUTURE EXTERIOR OPENINGS - BR-03.

EXTERIOR MATERIALS LEGEND:

- BR-01: NEW MODULAR BRICK INFILL BY SIOUX CITY BRICK IN SAVANNAH WELLINGTON BLEND. TOOTH IN TO MATCH EXISTING.
- BR-02: NEW MODULAR BRICK BY SIOUX CITY BRICK IN COFFERTONE W/VELOUR TEXTURE. RUNNING BOND.
- BR-03: NEW MODULAR BRICK BY SIOUX CITY BRICK IN MOUNTAIN SHADOW W/VELOUR TEXTURE. RUNNING BOND.
- BR-04: NEW MODULAR BRICK BY SIOUX CITY BRICK IN MOUNTAIN SHADOW W/VELOUR TEXTURE. STRETCHED STACK.
- BR-05: NEW MODULAR BRICK BY SIOUX CITY BRICK IN MOUNTAIN SHADOW W/VELOUR TEXTURE. SOLDIER COURSE.
- BR-06: NEW MODULAR BRICK BY SIOUX CITY BRICK IN MOUNTAIN SHADOW W/VELOUR TEXTURE - SOLDIER COURSE, PROVIDE SOLID BRICK AT A 45 DEGREES ROTATIONAL ON FULL GROUT BED. GROUT BED TO SLOPE DOWN TO EXTERIOR FACE OF ROWLOCK COURSE BELOW.
- BR-07: NEW MODULAR BRICK BY SIOUX CITY BRICK IN MOUNTAIN SHADOW W/VELOUR TEXTURE. ROWLOCK COURSE.
- LS-01: LIMESTONE STILL IN COTTONWOOD W/HONED FINISH.
- LS-02: LIMESTONE HEAD IN COTTONWOOD W/HONED FINISH.
- LS-03: 8"x8" SQUARE LIMESTONE DETAILING IN COTTONWOOD W/HONED FINISH.
- LS-04: LIMESTONE WALL CAP IN COTTONWOOD W/HONED FINISH.
- LS-05: SPLIT FACED LIMESTONE VENEER IN COTTONWOOD.
- FC-01: FIBER CEMENT PANEL BY NICHHA - ILLUMINATION SERIES PANEL W/NICHHA OUTSIDE FACTORY CORNERS. COLOR TO BE SHERWIN WILLIAMS WHEAT PENNY SW 7705.
- FC-02: FIBER CEMENT PANEL BY NICHHA - ILLUMINATION SERIES PANEL W/NICHHA OUTSIDE FACTORY CORNERS. COLOR TO BE SHERWIN WILLIAMS ACER SW 910.

CYRUS HOTEL

4	01/25/17
8	07/11/17

REVISIONS



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



ARCHITECT
908 S KANSAS AVE #200
TOPEKA, KANSAS 66612
PHONE: 785 / 231-7000
FAX: 785 / 231-7003
WWW.ARCHITECTONER.COM

SHEET TITLE
South Tower Exterior
Elevation

JOB: 15-026
DRAWN BY: JRD
PROJECT MGR: AEW
PIC: SEJ
DATE: 04/25/17

CYRUS HOTEL

SHEET

A-405

**CERTIFIED LOCAL GOVERNMENT
CERTIFICATE OF APPROPRIATENESS
REVIEW REPORT
TOPEKA PLANNING DEPARTMENT**

CASE NO: CLGR17-20

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: The applicant is requesting a Certificate of Appropriateness for the modification of an existing monument sign from standard internal illumination TO an electronic message center, featuring full color display with computerized LED lighting.

BACKGROUND: USD 501 first erected the subject monument sign at the southwest corner of the Topeka High School property in 2005. Since this time, the sign has existed with a single source of white-light internal illumination. The school district is presently seeking to modify the existing sign by replacing each sign face with a full-color, computerized LED electronic message center. This modification would not alter the exterior dimensions of the sign, but would introduce an animated and changing display of the messages displayed on the sign. The substitution of the LED display in place of the single-source while-light illumination does change the visual character of the sign, and may alter the historic character and integrity of the subject property. Therefore, full review is required by the Topeka Landmarks Commission.

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 existing sign will gain additional function and use for promoting events associated with the school. The appearance of the sign from the public right-of-way will be greater than at present. However, the illumination and animation of the lighting within the LED display will be further regulated by codified City of Topeka EMC regulations, thus minimizing any distracting effects to motorists and the general public.

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 property in association with this project. A computerized LED sign will be introduced to the property, however, that could adversely affect the historic character of the property. The LED sign face will be incorporated within an existing, internally illuminated monument sign, thus negating the introduction of an illuminated sign to this portion of the property. It is anticipated that external, codified controls of the illumination and animation of the electronic message center will adequately preserve the overall historic character and integrity of the principle structure on the 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: The introduction of an LED EMC sign to this property 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: The existing internally illuminated monument sign presently on the property has not acquired historic significance in its own right.

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

Analysis: N/A

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

Analysis: N/A

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

Analysis: N/A

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

Analysis: N/A

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

Analysis: N/A


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

Analysis: The subject monument sign is adequately removed from the principle structure on the property that if removed in the future, the historic form and integrity of that structure will remain unchanged.

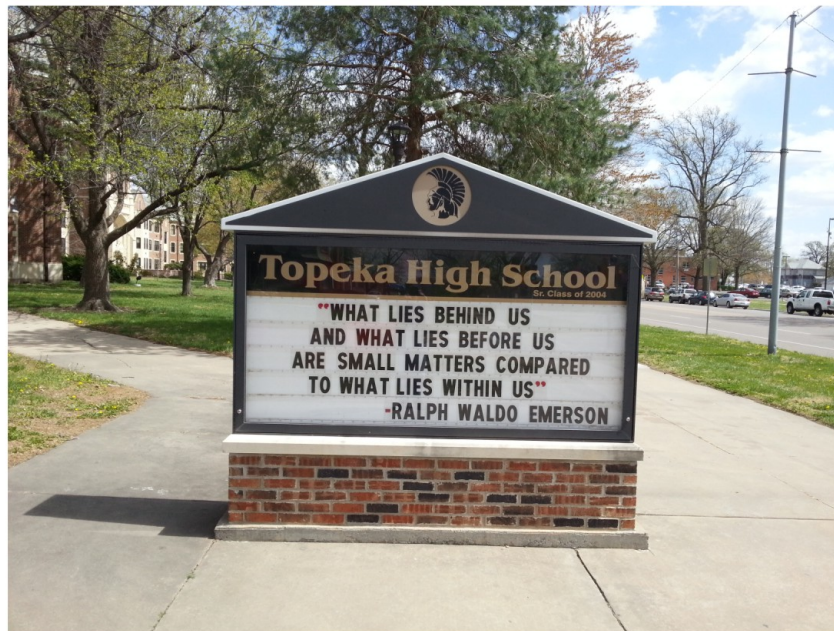
STAFF RECOMMENDATION: In light of these standards and the preceding analysis, Planning Staff recommends to the Topeka Landmarks Commission a finding that the replacement of the sign face on property at 800 SW 10th Avenue with an LED electronic message center **will not damage or destroy the historic 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

existing



- A. Face size of LED is 25.12"h x 75.25"w
- B. Refurbish and reuse the name and logo header.
- D. Existing sign is illuminated but needs to be scoped if existing conduit and electrical service will need to be updated to power requirements needed.
- E. LED by NextLED sign and needs to be serviceable from the front.
- F. All Software and wireless communication is to be included in bid.

**CERTIFIED LOCAL GOVERNMENT
CERTIFICATE OF APPROPRIATENESS
REVIEW REPORT
TOPEKA PLANNING DEPARTMENT**

CASE NO: CLGR17-21

by: Carlson Financial

<p>Project Address: 1201 SW Oakley Avenue Property Classification: Listed as a local City of Topeka <i>Historic Landmark</i> Standards: Secretary of the Interior's Standards for Rehabilitation Attachments: Site Plan [] Elevations [] Arch./Const. Plans [X] Pictures [X]</p>
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PROPOSAL: The applicant is requesting a Certificate of Appropriateness for the placement of a business identification wall sign onto the east face of the building located at 1201 SW Oakley Street.

BACKGROUND: The building on the property was constructed in 1930 by Kansas Power & Light, Co. as an electric substation to serve the newly developed Westboro Subdivision. This particular substation was highly unique for its time in that it was constructed to resemble a house similar to those in the Westboro neighborhood. In addition, this substation doubled as one of the nation's first "drive-thru" payment facilities in the nation. The building was constructed in keeping with the Spanish-colonial architectural style of the Westboro Shopping Center located one block to the south. The building has a wood-frame construction with a stucco exterior, and a red clay-tile roof. The present owner intends to re-use the building for offices. The placement of a wall sign on the exterior of the building is intended for business identification purposes. The proposed sign will consist of individually placed aluminum letters affixed onto the building, and will not be internally illuminated.

REVIEW SUMMARY: Chapter 18.255 of the Topeka Municipal Code requires that all projects occurring on any property listed as a Topeka Historic Landmark be reviewed for their affect on the listed property (TMC 18.255.110). Topeka Municipal Code establishes that the Secretary of the Interior's Standards for Rehabilitation be used to evaluate changes proposed to any property that is individually listed as an Historic Landmark, or is located within an Historic Landmark 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: Conversion of the property for office uses has been ongoing since its designation as a local Historic Landmark in 2006. All structural changes to the property since that time have been reviewed by the Topeka Landmarks Commission, and have been deemed to maintain the historic integrity and character of the building. The current request for a sign to be located on the east exterior of the building will not require further structural changes, and will not alter the defining characteristics of the building or its environment.

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 property in association with this project. The placement of the sign in its proposed location will not damage or destroy the historic character of the 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: The placement of a business identification sign onto the east face of this building 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: This proposal will not alter nor remove any feature of the building that has acquired historic significance.

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

Analysis: All distinctive features, finishes, and construction techniques that characterize this property will be fully preserved 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: N/A


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

Analysis: The proposed sign could be removed at a future date without compromise to the historic form and integrity of the structure.

STAFF RECOMMENDATION: In light of these standards and the preceding analysis, Planning Staff recommends to the Topeka Landmarks Commission a finding that the replacement of a wall sign on to the east face of the building located at 1201 SW Oakley Street **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

CITY OF TOPEKA SIGN PERMIT APPLICATION

RECEIVED JUL 27 2017

DATE 7-26-17PERMIT NUMBER 201707313875\$3300

The undersigned hereby makes application to erect _____ sign(s) as specified herein, and does agree that the provisions of the sign ordinance will be complied with whether the same are specified herein or not.

LOCATION: 1201 S.W. DAKOTANAME OF BUSINESS: CARLSON FINANCIAL

LEGAL DESCRIPTION: LOT _____ BLK _____ SUBDIVISION: _____

O LEGAL DESCRIPTION ATTACHED TO APPLICATION

IS PROPERTY ON STATE OR NATIONAL HISTORIC REGISTER OR WITHIN 500' RADIUS OF SUCH PROPERTY? O YES O NO

TYPE OF SIGN(S):
☐ GROUND SIGN ☒ WALL SIGN ☐ POLE SIGN
☐ TEMPORARY SIGN ☐ ROOF SIGN ☐ BALLOON SIGN

WORK TO BE DONE: ☒ NEW SIGN ☐ REWORK/REPLACE SIGN ☐ FACE REPLACEMENT

HEIGHT ABOVE GRADE IS 10 FEET. SIZE OF SIGN: WIDTH 210" LENGTH 13'
 TOTAL SQUARE FEET OF SIGN: 37 PER SINGLE FACE

SIGN CONSTRUCTION OF WHAT TYPE OF MATERIAL? ALUMINUMIS SIGN ILLUMINATED? ☐ YES ☒ NO IF YES, HOW? _____

APPLICATION SHOULD INCLUDE THE FOLLOWING ATTACHMENTS:

1. Drawings to scale indicating method of attachment, depth & size of sign foundation and structural members. city reserves the right of requiring seal on plans.
2. Site plan indicating location of sign with dimensions to property lines, indicate any streets, drives or curb areas.
3. New signs require a electrical inspection be completed before installation.
4. Balloon signs may be placed 4 times a year for 1 week.

Indicate date(s) that balloon sign will be flown: _____

Sign Company: ALL SIGNS LLCAddress: 414 SE JEFFERSON 66609 Phone: 732-5512

Engineering	<input type="radio"/> Approval	<input type="radio"/> Disapproved	Date _____	Initial _____
Water	<input type="radio"/> Approval	<input type="radio"/> Disapproved	Date _____	Initial _____
Traffic	<input type="radio"/> Approval	<input type="radio"/> Disapproved	Date _____	Initial _____
Zoning Insp	<input checked="" type="radio"/> Approval	<input type="radio"/> Disapproved	Date _____	Initial _____
Zoning of Property	_____	_____	Date _____	Initial _____

By the execution of this application I consent to have City of Topeka personnel enter onto the premises legally described herein for the purpose of inspecting the premises for compliance with applicable City Codes, during business hours.

[Signature]
 Owner or Contractor Signature

CF CARLSON
FINANCIAL

16.5"

13'2"

34"

13"

3/8" THICK PLATE ALUMINUM LETTERS, SATIN BLACK FINISH,
CONCEALED FLUSH STUD MOUNT TO EAST ELEVATION OF BUILDING

ONE SET REQUIRED

SCALE 3/4" = 1'

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