

# THE TOPEKA LANDMARKS COMMISSION MEETING

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

## A G E N D A

Thursday, November 10, 2016  
5:30 PM

- I. Roll Call
- II. Approval of Minutes – October 13, 2016 Minutes
- III. Welcome New Appointment to the Topeka Landmarks Commission, Mark Burenheide
- IV. CLGR16-20 by Architect One, LLC, proposing the matching replacements of two facades located at 914 and 920 S. Kansas Avenue, within the boundary of the South Kansas Avenue Commercial Historic District.
- V. Demolition Waiting Period Policy Discussion and Action
- VI. Introduction and Discussion of the D-1 Downtown Zoning District (No Action) - <https://www.topeka.org/planning/Pages/D-1-Zoning.aspx>
- VII. Notice of Staff Activities, and Administrative and DRC Approvals
  1. Historic Tax Credit Workshop Report
  2. Country Club Addition Historic District Presentation
  3. College Hill Neighborhood Historic District Presentation
- VIII. Other Items
- IX. Adjournment

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



**TOPEKA LANDMARKS COMMISSION  
MINUTES**

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**Thursday, October 13, 2016**

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

**I. Roll Call**

**Members Present:** Paul Post , Bryan Falk, Christine Steinkeuhler , Donna Rae Pearson, Nelda Henning, Jeff Carson, Davis Heit (7)

**Members Absent:** Grant Sourk, Mark Burenheide (2)

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

**II. Approval of Minutes – September 8, 2016**

Motion by Mr. Carson to approve as typed; second by Mr. Heit. **APPROVAL 7-0-0**

**III. Welcome New Appointment to the Topeka Landmarks Commission, Mark Burenheide**

Mr. Paris reported that Mr. Mark Burenheide has been appointed by the mayor and approved by City Council as a member of the Topeka Landmarks Commission for a term expiring 9/22/2019.

**IV. CLGR16-o6 by Jayhawk Theatre, proposing the placement of the theatre marquee at the 7<sup>th</sup> Street entrance to the Jayhawk Tower.**

Mr. Carson noted that he will abstain from voting and that, representing Jayhawk Theatre, he will answer questions regarding the proposal.

Mr. Paris reviewed the proposal and staff report, stating that Planning Staff recommends to the Topeka Landmarks Commission a finding that the replacement of the marquee canopy over the north entrance to the Jayhawk Tower, located at 700 SW Jackson Street will not damage or destroy the historic integrity of the Jayhawk Tower Building, or the historic integrity of the surrounding South Kansas Avenue National Historic District. He stated that staff further recommends approval of the submitted architectural drawings, subject to their continuity with all subsequently submitted construction drawings. Significant differences contained within submitted construction drawings should require further review of the Landmarks Commission prior to the issuance of a building permit.

Discussion included Mr. Post asking if any of the original marquee was left, with Mr. Carson responding that the frame is original. A structural engineer has reviewed and approved.

TOPEKA LANDMARKS COMMISSION  
MINUTES

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Mr. Falk moved for approval of staff recommendations, second by Mr. Heit. APPROVAL (6-0-1 with Mr. Carson abstaining)

**V. Final Review and Approval** of the South Kansas Avenue and Mill Block Historic District Design Guidelines – <https://www.topeka.org/downtown-topeka-historic-district-design-guidelines>

Mr. Warner handed out a letter regarding the guidelines on EMS signs and stated that the EMC section of the guidelines has been revised since the September meeting. Specifically section 9-12 now states that EMC will be governed by the COT's sign code rather than the Design Guidelines. The guidelines do, however, speak to where EMCs are most appropriate. The guidelines have been finalized and SHPO has approved them.

Mr. Warner explained that if the guidelines receive Landmarks Commission's approval, the D-1 zoning info will reference the guidelines as being applicable in historic districts.

Mr. Heit asked who could make future changes to the Downtown Historic District Design Guidelines, and Mr. Warner and Mr. Paris explained it would be the Landmarks Commission. The only instance that might need to go back to City Council would be if there were a desired change to the D-1 zoning.

There was discussion about how best to make the Guidelines (document) available to the public, and it was agreed it should be referenced in multiple places and a copy available in the Topeka Room at the Public Library. Other ideas include DTI sending out an email or postcard mailing with a link to them and perhaps having copies (print or on CD) available for sale in the Planning Department. It was noted that commercial realtors need to have it readily available. The document will be accessible on the City of Topeka website.

**Motion** by Mr. Heit to approve the Historic District Design Guidelines as presented in the October 2016 agenda packet; second by Ms. Pearson. **APPROVAL** (7-0-0)

**VI. Report from Attending Commissioners** on the 2016 Kansas Preservation Alliance State Conference in Abilene, Kansas.

Those who attended the conference in Abilene shared about their experiences.

**VII. Historic Tax Credit Workshop Update**

**TOPEKA LANDMARKS COMMISSION  
MINUTES**

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After sharing information about the concept and plan, Mr. Paris stated that the tax credit workshop is scheduled for October 20 at Westminster Presbyterian Church. Homeowners in five distinct neighborhoods have been invited.

**VIII. Country Club Addition Historic District Presentation**

Mr. Paris reported that on October 17 he'll be giving a presentation to Country Club Addition regarding the four types of historic district designations available.

**IX. Notice of Staff Activities, and Administrative and DRC Approvals**

Mr. Paris reported that there have been no administrative approvals.

**X. Other Items - None**

**XI. Adjournment at 6:45PM**

November 10, 2016

**Topeka Landmarks Commission**  
**Certified Local Government**  
**Certificate of Appropriateness**  
**National Historic Register Project Review**  
**Topeka Planning Department**

CASE NO: CLGR16-20

by: Architect One, LLC

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

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

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

**Type of work:** Removal and reconstruction of 2<sup>nd</sup> level facades

**Square Footage:** N/A

**Height:** 2-Story

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

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**PROPOSAL:** The applicant is requesting Certificate of Appropriateness review for the removal and reconstruction of the 2<sup>nd</sup>-level facades located at 918-920, and 922 S. Kansas Avenue, to facilitate the conversion of these structures to support the development of a larger 5-property hotel construction project.

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

The larger hotel construction project was reviewed and approved by the Topeka Landmarks Commission at its May12, 2016 meeting. Since that time, interior demolition of the structures has begun. With regard to the subject properties for this review, the interior demolition revealed several issues concerning the structure supports for the west street-facing facades. These issues have resulted in observable exterior degradation to the structural integrity of the exterior facades of these two buildings.

The architect and structural engineering team for this project have determined that maintaining and repairing the external façades for these two buildings is not feasible without the reconstruction of the internal structure that supports these facades. Reconstruction of this internal support structure is not possible while preserving the 2<sup>nd</sup>-level facades in place. Therefore, the architect is proposing to remove the 2<sup>nd</sup>-level facades of each building to address the structural stability concerns with regard to each building, and replace each façade as close as possible to its present appearance.

Even though documentary evidence of the existing appearance of these facades is readily available, the US Secretary of the Interior's Standards for Reconstruction are not applicable in this situation due to the previous approval of an altered first-level façade in May of 2016. Therefore, the Standard for Rehabilitation will be employed, which requires the incorporation of minor, but compatible differences from the original.

**REVIEW SUMMARY:** The Kansas State Historic Preservation Office requires that all projects occurring on any property listed on the Register of Historic Kansas Places be reviewed for their affect on the listed property and the surrounding district. State law (K.S.A. 75-2724) dictates that the following guidelines for evaluation must be used for any property individually listed or located within an historic district:

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

**Analysis:** No change in the principle and historic use of the properties are proposed. Proposed changes to the use of the properties are deemed to be minimal. Changes to the facades will still maintain the historical character of the properties and the surrounding historic district. .

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

**Analysis:** The proposed reconstruction of the 2<sup>nd</sup>-level facades will only partially remove the historic character of the properties. Detaling, such as the brick diamond patterns located above the 2<sup>nd</sup>-level windows, will be removed in order to lower the overall height of the parapet above the 2<sup>nd</sup>-floor. Conversely, the removal and replacement of the 2<sup>nd</sup>-level facades will serve to restore the structural stability of each façade, thus preserving each structure's predominant historic appearance. Removal and replacement of the 2<sup>nd</sup>-level facades is necessary in order to secure the structural stability of the front facades of both buildings. The new facades are designed to integrate as much of the existing designs of each structure into their replacements, and will also closely match the materials used in each building's current construction.

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

**Analysis:** The proposed construction will not visibly suggest a false sense of history. Although the general design of each façade is based on its current appearance and design, some distinctions between the original appearance and their replacements is required by the Secretary's Standard for Rehabilitation. The scale, rhythm, and materials of the current designs of both facades are proposed for replication as nearly as possible to their current appearance, without their outright duplication in their entirety. Duplication would be appropriate under the Standard for Reconstruction. However, since the original first-level facades are already removed and approved for rehabilitation, utilization of the Standard for Reconstruction in this instance is inappropriate. It is Staff's recommendation that

the proposed design retains the physical character of each existing façade, while also satisfying the Standard for Rehabilitation which requires subtle, yet compatible differentiation from each original.

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

**Analysis:** Although the larger hotel construction project was reviewed and approved by the Topeka Landmarks Commission at its May 12, 2016 meeting, subsequent interior demolition has revealed significant structural concerns regarding the stability of the exterior facades of both buildings. These issues have resulted in observable exterior degradation to the structural integrity of the exterior facades of these two buildings. Therefore, it has been determined by the architect's structural engineer that maintenance and repair of the exterior facades are not a feasible possibility. According to the structural engineer, it is far preferable to replace, rather than repair the structural support system upon which the exterior façade is attached. Repairing the existing structural support systems would require removal of roughly half of the exterior facades, and the reuse of the materials removed is suspect and questionable. Therefore, it is proposed to remove and replace each of the exterior facades, while simultaneously replacing each structure's interior structural support system. This approach will result in the substantial increase on longevity offered to each building's façade.

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

**Analysis:** The replacement of these facades will remove two of the four remaining distinctive examples of early 20<sup>th</sup>-Century development within this block in Downtown Topeka. Replicas or similar facades built in their place will offer similar architectural and historical character, but the original materials, finishes and construction techniques will be lost.

However, this loss should be weighed against the fact that the structural stability of the original facades has been compromised by inferior internal structural supports, thereby shortening the lifespan of each building façade.

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

**Analysis:** It is the professional opinion of the architect and structural engineer that repair of the original historic fabric of each 2<sup>nd</sup>-level façade is not feasible. Each replacement façade has been designed to match the original design, color, texture, and materials as closely as possible without being an exact inappropriate match.

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

**Analysis:** N/A

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

**Analysis:** N/A

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

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

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

**Analysis:** N/A

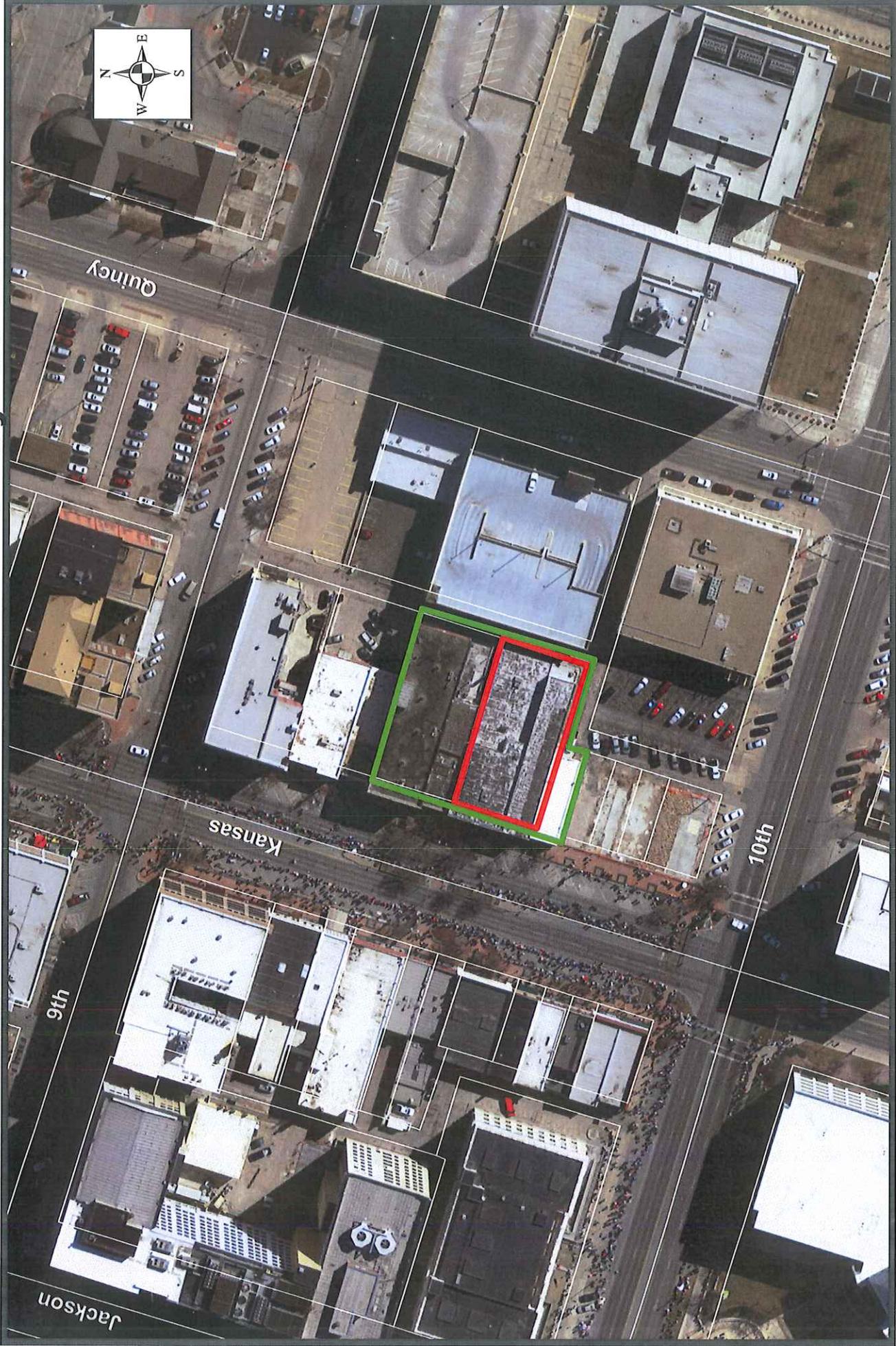
**Staff Recommendation:** Therefore, in light of these standards and the preceding analysis, Planning Staff recommends a finding that the removal and replacement of the facades located at 918-920 and 922 S. Kansas Avenue **will not encroach upon, damage, or destroy the historical integrity** of the historic integrity of the surrounding South Kansas Avenue Commercial Historic District

Prepared by:

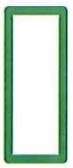


Timothy Paris, Planner II

# CLGR16-20 916-922 S. Kansas Ave. Cyrus Hotel

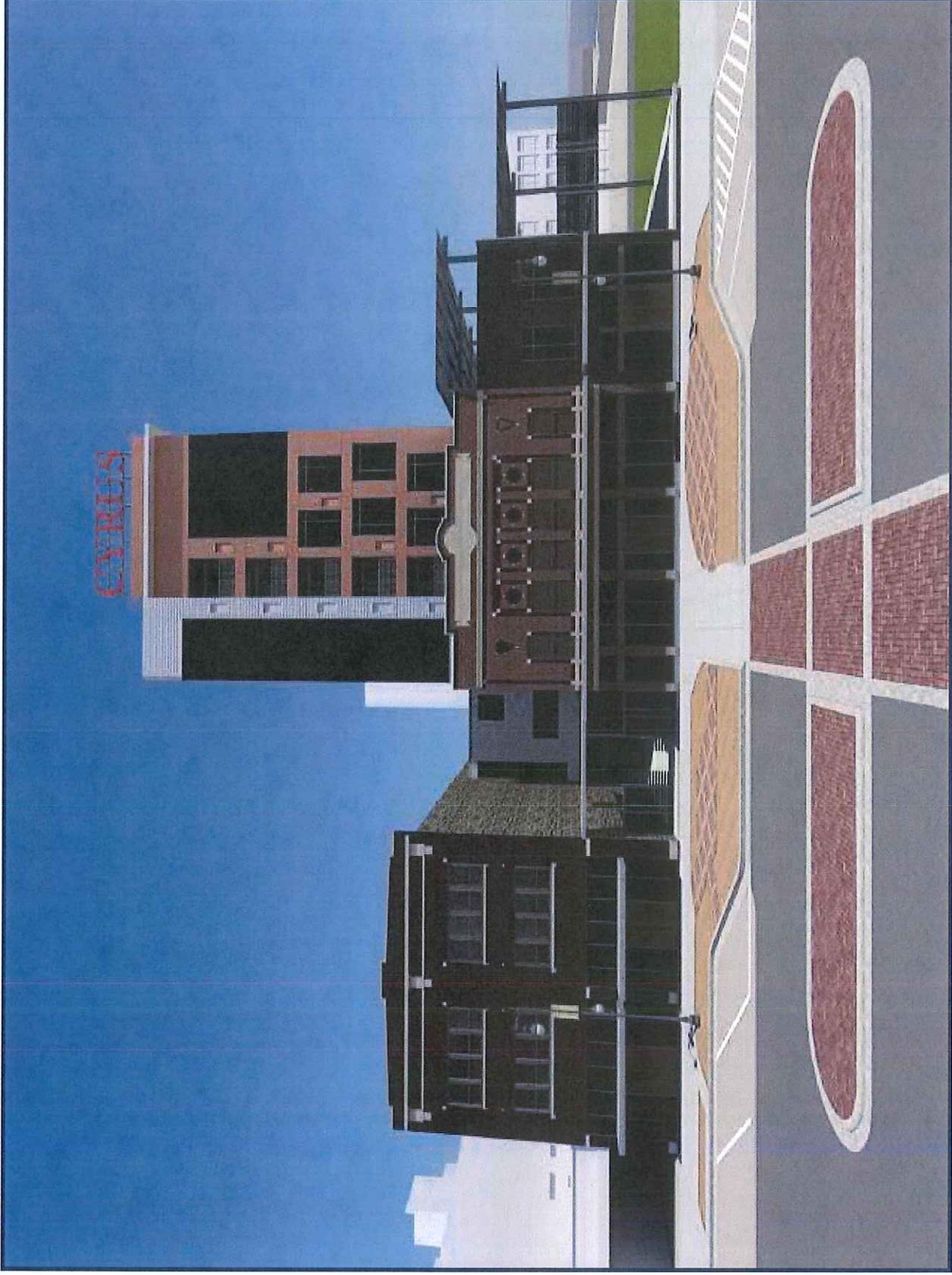


916-922-S. Kansas Avenue



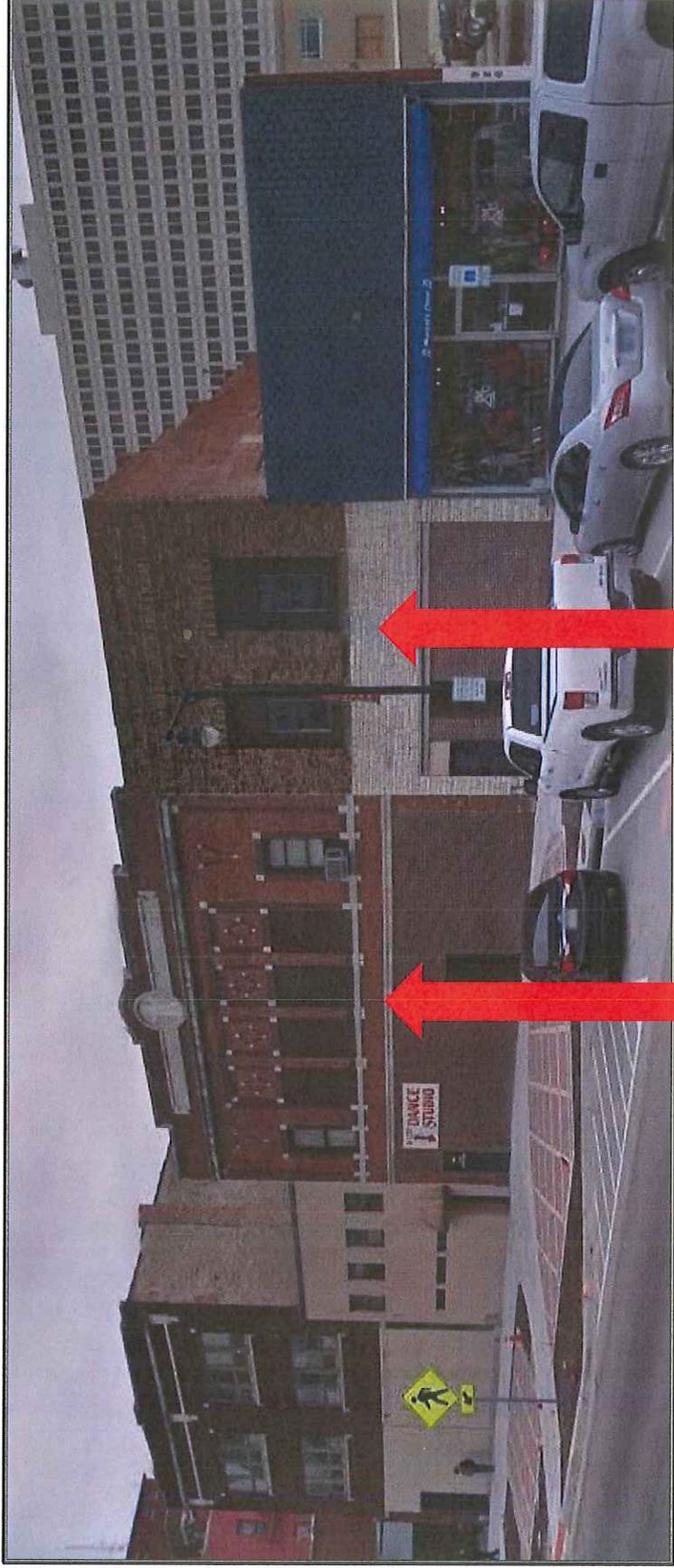
Cyrus Hotel Project Boundary





**Original Concept Drawing for Cyrus Hotel Approved by the Topeka Landmarks Commission on May 12, 2016**

# 916-922 S. Kansas Avenue



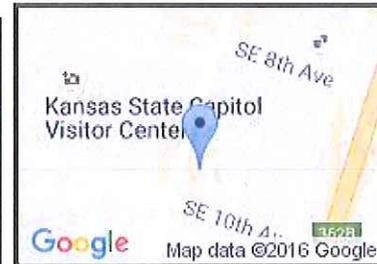
**Subject Properties**

# Kansas Historic Resources Inventory

Printed: 11/02/2016



**177-3243**  
**Kansas Children's Home Society**  
**918-920 S KANSAS AVE**  
**Topeka**



## LOCATION:

**County:** Shawnee

**Address:** 918-920 S KANSAS AVE

**Address Remarks:**

**City:** Topeka

**Zip:** 66612

**Parcel ID:** 109-31-0-40-14-007.00-0

**Legal Description:**

**Legal Description Remarks:** ORIGINAL TOWN, KANSAS AVE LTS 308, 310, 312, LESS S .58 OF W 75 FT OF LT 312

**Latitude, Longitude 1:** 39.046481 -95.674993

**Latitude, Longitude 2:**

**Latitude, Longitude 3:**

**Latitude, Longitude 4:**

**Datum:** WGS84

## DESCRIPTION:

**Historic Name:** Kansas Children's Home Society

**Alternate Name:**

**Historic Function:** Social

**Subcategory:** Meeting Hall

**Historic Function Remarks:**

**Present Function:** Commerce/Trade

**Subcategory:** Specialty Store

**Present Function Remarks:**

**Residential/Commercial/Religious Style:** Late 19th & 20th Century Classical Revival

**Secondary Style:**

**Barn Type:** Not Applicable

**Bridge Type:** Not Applicable

**Landscape Type:**

**Physical Description/Remarks:** This two-story Two-Part Commercial Block has brick walls with restrained Classical features executed in stone. The first-story storefront contains non-historic brick infill. Stone beltcourses cap the first story. The second story contains six rectangular window openings. The center four openings are covered with plywood. Decorative panels above each window are composed of diamond shapes and soldier course borders using a variety of brick colors, with stone squares articulating the corners. A stone cornice and wide stone nameplate cap the building. The stepped parapet has stone coping.

**Plan Form:** Rectangle  
**Commercial Building Type:** Two-Part Commercial Block  
**Roof Form:** Flat with Parapet  
**Stories:** 2  
**Condition:** Good  
**Principal Material:** Brick  
**Condition Remarks:**  
**Architect/Designer/Builder:** Squires, Frank  
**Year of Construction:** 1914  
**Certainty:** Documented  
**Date Notes:**  
**General Remarks:**  
**Ancillary Structures:**  
**Ancillary Structure Remarks:**

#### REGISTER STATUS:

**Listed in State Register:** Contributing  
**Date of State Listing:** 05/09/2015  
**Listed in National Register:** Contributing  
**Date of National Listing:** 07/07/2015  
**Historic District:** South Kansas Avenue Commercial Historic District  
**Demolished:**  
**Date Demolished (if applicable):**  
**Potentially Eligible for National Register:**  
**Register Status Remarks:** Fair integrity.  
**Thematic Nomination (MPDF):**  
**National Historic Landmark:**

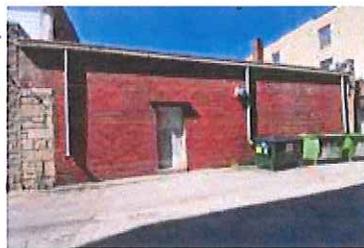
#### SURVEY INFORMATION:

**Survey 1**  
**Survey Project Name:** Topeka - Downtown Survey (HPF 2011)  
**Sequence Number:** 103  
**Surveyed By:** Nugent, Rachel  
**Survey Date:** 09/27/2011

#### IMAGES & DOCUMENTS



918-920 S. Kansas Ave. West elevation. Finch. 09/27/11.



918-920 S. Kansas Ave. East elevation. Finch. 09/27/11.



Historic Image. "New Office Building in Course of Construction by Kansas Children's Home Society at 918-920 Kansas Avenue."

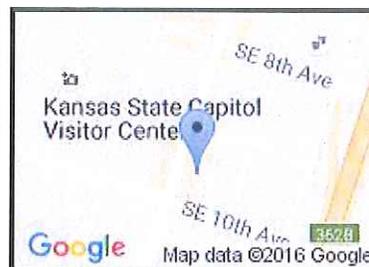
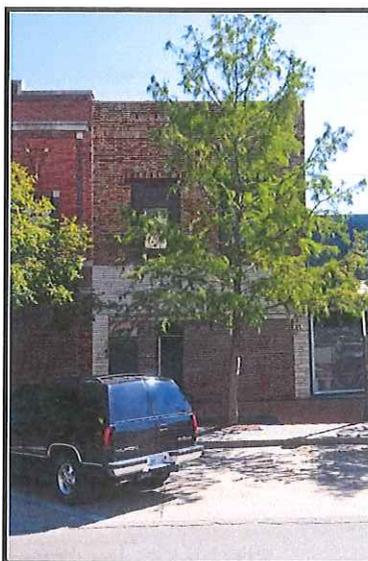
# Kansas Historic Resources Inventory

Printed: 11/02/2016



177-3242

922 S KANSAS AVE  
Topeka



## LOCATION:

**County:** Shawnee

**Address:** 922 S KANSAS AVE

**Address Remarks:**

**City:** Topeka

**Zip:** 66612

**Parcel ID:** 109-31-0-40-14-007.00-0

**Legal Description:**

**Legal Description Remarks:** ORIGINAL TOWN, KANSAS AVE LTS 308, 310, 312, LESS S .58 OF W 75 FT OF LT 312

**Latitude, Longitude 1:** 39.046409 -95.675040

**Latitude, Longitude 2:**

**Latitude, Longitude 3:**

**Latitude, Longitude 4:**

**Datum:** WGS84

## DESCRIPTION:

**Historic Name:**

**Alternate Name:** Commercial Building

**Historic Function:** Commerce/Trade

**Subcategory:** Specialty Store

**Historic Function Remarks:**

**Present Function:** Commerce/Trade

**Subcategory:** Business

**Present Function Remarks:**

**Residential/Commercial/Religious Style:** Minimal Commercial (Early-Mid 20th Century)

**Secondary Style:**

**Barn Type:** Not Applicable

**Bridge Type:** Not Applicable

**Landscape Type:**

**Physical Description/Remarks:** This two-story Two-Part Commercial Block has a brick façade and a flat roof. The first-story storefront is altered with a concrete faux-stone veneer and non-historic brick infill. The second story contains two rectangular window openings with soldier course lintels. The large openings are filled with smaller windows and plywood infill. Soldier course beltcourses ornament the flat parapet. The rear (east) facade is painted field stone with modified openings. The second story has metal siding.

**Plan Form:** Rectangle

**Commercial Building Type:** Two-Part Commercial Block

**Roof Form:** Flat with Parapet

**Stories:** 2

**Condition:** Good

**Principal Material:** Brick

**Condition Remarks:**

**Architect/Designer/Builder:** Unknown

**Year of Construction:** 1900

**Certainty:** Estimated

**Date Notes:**

**General Remarks:**

**Ancillary Structures:**

**Ancillary Structure Remarks:**

#### REGISTER STATUS:

**Listed in State Register:** Noncontributing

**Date of State Listing:** 05/09/2015

**Listed in National Register:** Noncontributing

**Date of National Listing:** 07/07/2015

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

**Demolished:**

**Date Demolished (if applicable):**

**Potentially Eligible for National Register:**

**Register Status Remarks:** Poor integrity.

**Thematic Nomination (MPDF):**

**National Historic Landmark:**

#### SURVEY INFORMATION:

##### Survey 1

**Survey Project Name:** Topeka - Downtown Survey (HPF 2011)

**Sequence Number:** 102

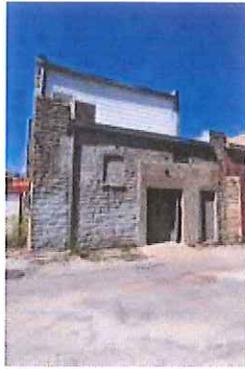
**Surveyed By:** Nugent, Rachel

**Survey Date:** 09/27/2011

#### IMAGES & DOCUMENTS



922 S. Kansas Ave. West elevation.  
Finch. 09/27/11.



922 S. Kansas Ave. East elevation.  
Finch. 09/27/11.



922 S. Kansas Ave. Site  
plan. 12/22/11. Nugent, Rachel.



October 31, 2016

Scott Gales  
Architect One  
906 S Kansas Ave; Ste 200  
Topeka, KS 66612

**RE:   Cyrus Hotel  
      Existing Building Façade Structural Observations**

**CERTUS SE Project Number: 01160017.100**

Dear Mr Gales:

At your request, we would like to follow-up with you on some structural observations we've made pertaining to the existing building façades associated with the Cyrus Hotel project. Now that some selected interior finish work demo has been completed, the structural support elements and façade systems of the existing buildings has become more visible, allowing us to observe the configuration of their construction and current state of stability. The three buildings under assessment are those with the addresses of 912, 918, and 920 South Kansas Avenue.

The building composition of the 912 building consists primarily of load bearing stone masonry side walls, cast-in-place concrete interior columns, beams, floor joists, and floor slabs. The front façade of this building is supported by steel framed beams bearing at each end on the masonry bearing wall returns and on an intermediate steel post near mid-span. As the main frame system of this building is being repurposed and remaining intact for this project, and after visual review of its current condition, we find that that the façade system is, and will remain stable during the construction of the project.

The building composition of existing buildings 918 and 920 are both of similar construction. This consists of load bearing stone masonry side walls, wood floor joists and roof truss elements, and wood-planked floors and roof. Building 920 has a single framing bay, where building 918 has three interior framing bays with steel columns and steel beam main framing. The front façades of these buildings are supported at an elevation just below the second floor with a dual line of steel beams supporting multi-wythe face brick. These beams are supported on load bearing masonry at the building corners and on intermediate masonry/concrete pilasters, in the case of the 920 building. The design intent for this project was to leave the existing façades for both buildings and demo everything else.

Structurally speaking, salvaging the facades appears to be possible, but will present some challenges to overcome. We foresee three main issues with this construction sequence.

- 1) Out-of-plane stability.
- 2) In-plane stability.
- 3) The support of the ends of lintels due to removal of sidewalls.

The following is some discussion of each issue:

To provide out-of-plane stability, the façades must be temporarily braced from the street side of the building prior to commencement of any superstructure demo. This will likely consist of two sets of diagonal shoring, one attached at 2<sup>nd</sup> floor level and one attached at roof level, which will be supported by trench footings located adjacent and parallel to the street curbs. In placing these shoring foundations, appropriate measures will need to be taken as to not disturb Kansas Ave infrastructure utilities.

To provide in-plane stability, temporary bracing will need to be placed in line with the front façade until it can be re-engaged to the new building floor and roof diaphragms. Bracing will need to be applied within the window openings at second floor of both buildings, and may also need to be applied at the first floor of building 920 as the existing storefront infill looks as it may not be of any significant masonry construction. As indicated in the next section, signs of horizontal shear cracking is present at the heads of second floor windows in building 918. These conditions would need to be factored into the in-plane stability bracing configuration.

As previously stated, the facade support beams bear at the end of the building sidewalls at each end. The majority of the sidewalls are to be demolished, resulting in inadequate bearing of the support beams. Once the walls are removed, the remaining section of masonry construction would not be structurally sufficient to serve as a load bearing pilaster and be able to support the large store front opening beams. New steel posts will be required to replace the support of existing façade support beams. The hope is that a sequence of construction can be developed to provide adequate stability, as outlined above, until the facades can be re-attached to the new building structure. However, we would like to note that there are inherent risks and challenges with doing so. When dealing with multi-wythe brick masonry wall construction, one may not be completely certain of the durability of the composite section. From the exterior of the building, the existing façades currently look fairly stable. On the inside of the 918 building, horizontal cracking lines can be seen in portions of the plaster finishes remaining at the head of the second floor windows. We would not go as far as to say that there are immediate structural concerns with the system in its current state, but we are a bit concerned with the ability to keep everything completely intact during demo and new construction work. Caution must be taken during construction to stabilize and protect these facades.

There are some individual components of face brick and limestone veneers that show visual signs of spalling or are in a deteriorated state. Between conversations had with your architectural team and the contractor, it has been estimated that as much as 50% of the exterior masonry façade needs to be repaired or replaced to restore the structural, moisture and thermal protection, aesthetic, and historic integrity of the system. It would seem that due to the scale of the restoration of the system, coupled with the structural challenges and concerns, that a full re-build should be considered. I

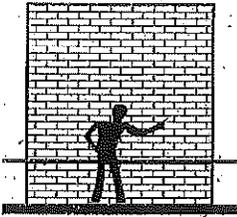
would concur that the idea of demoing the existing façades of 918 & 920 S Kansas, and rebuilding them with new or salvaged materials and current construction techniques could be a viable approach to a producing a quality finished product on this project. The facades could be documented, materials and colors matched, and rebuilt to be a historical representation of what's currently present. This would allow us to more closely control construction safety and the stability of newly built façade support and back-up systems, and help to insure the durability of these frontages for years to come.

In conclusion, find that the existing façade of building 912 to be in good condition and not require any significant structural improvements. We would recommend that the existing facades of buildings 918 & 920 be demolished and reconstructed using current building standards to produce new structurally sound building assemblies.

Please let us know if you have any questions or concerns regarding our findings and thank you for choosing CERTUS Structural Engineers for your structural engineering needs.

Sincerely,

Aaron Scott, PE



**RESTORATION &  
WATERPROOFING  
CONTRACTORS,  
INC.**

10/31/16

Brian Murphy  
McPherson Contractors  
3501 SW Fairlawn Rd, Suite 100  
Topeka, KS 66614

RE: S KANSAS BUILDINGS 912, 918 AND 920

I looked at the building facades located at 912, 918, and 920 S Kansas.

The extent of the façade work on of 912 seems to be minor with just some tuckpointing, caulking, and cleaning.

However, 918 is quite a bit more extensive. The extent of the brick work will be vast. The soldier course of brick below the capstone is delaminating and needs to be fully replaced. This would include removing the capstone, and removing some of the roof at that location, for replacing the brick. The soldier course below the cornice is also delaminating and in need of replacement. There are over a dozen areas throughout the rest of the brick work where there are running cracks. This would require the removal and replacement of several hundred existing brick. Based on the construction of the wall, it is not certain as to how far the removal will need to go for the replacement, and could result in a domino effect of more than 50% of the wall needing to come down. Lastly, finding a replacement brick to match both existing colors will be near to impossible.

Along with the brick work at 918, the limestone lintels, sills, and cornice are severely spalling creating fissures throughout and causing flaking of small and in some cases, large areas of the stone. Simply repointing, caulking, and cleaning the stone would result in a short-term fix and still show visible spalling lines. It is recommended that the limestone lintels, sills, and cornice be removed and replaced with new to ensure there is no further deterioration.

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[www.restoration-waterproof.com](http://www.restoration-waterproof.com)

*"Kindness, like grain, increases by sowing." - Proverb*

Brian Murphy  
McPherson Contractors  
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There are at least another 1 to 2 hundred of these same brick to replace at other locations.

This is the majority of the work, beyond that, there will also be, some tuckpointing, caulking, and cleaning. If I can be of further assistance, please feel free to call.



Edward J. Parr



October 31, 2016

Bill Fiander, AICP  
Planning Director  
City of Topeka  
620 SE Madison  
Topeka, KS 66607

RE: CYRUS HOTEL - FAÇADE REVISION  
Requested Approval from Landmarks Commission

Mr Fiander,

Thank you for taking time on the morning of October 25<sup>th</sup>, to visit 918 Kansas Avenue & 920 Kansas Avenue, the proposed site of the new Cyrus Hotel in Downtown Topeka, Kansas.

Per our discussion on the site with you and others from Development Services and the Project Team, we have been finalizing the details for the renovation of the facades for 918 Kansas Ave & 920 Kansas Ave per the approved concept we presented to the Landmarks Commission earlier this year. In this process to finalize these details, our Structural Engineer, CERTUS, and our General Contractor, McPherson Contractors, Inc and their subcontractor, Restoration & Waterproofing Contractors Inc (RWC) have discovered that deterioration of the veneer brick and stone on these two storefronts was further along than previously understood. It was also observed that out of plane instability is to the point that it was highly likely that the façade would need extensive structural enhancement to maintain stability during the site demolition and new building construction. I have attached reports from both CERTUS and RWC for your review.

This is not a welcome discovery since it means that the preferred intention of maintaining the original facade with minor repairs is not feasible or practical, and the delay to replace it will add additional cost and time delay to our project. When discussing the opportunity to try and keep the facades and still make repairs as noted in the reports, the Initial feedback we received for our consultants was that we could expect that more than 60% of the existing façade would need to be carefully removed due to the condition it is in. This is not practical, since much of that would have to be replaced with new brick material that would not identically match the existing brick and stone veneer.

Per our discussion on the site, we understand that we should propose an alternative façade to replace the current face for review and approval. It was also understood that we should not propose the new façade to match the original façade, but to utilize materials, massing, and scale to create a similar style and that would respect the character of the existing façade it will replace. We have attached a drawing with the proposed design.

Please note the proposed elevation will retain the original stone medallion and panel at the parapet of 918, and the original massing and count of windows in both 918 & 920.

The new design will lower the overall height of each building by approximately 3' so that the roof-top patios on the third floor of 918 and 920 will have visibility of the streetscape below. This is a benefit that was not available with the original parapet. That parapet was approximately 7' tall and prevented views of the avenue.

Please note, the façade of 912 Kansas Ave was found to be intact and will have minor repair work done to it to allow for it to be maintained in the new building work. This is emphasized in the attached reports.

We understand this will need to be reviewed by the Landmarks Commission before a building permit will be released. Thank you again for your attention to this matter.

Respectfully,



**Scott E. Gales, A.I.A. - LEED AP**  
*President & Architect*

cc: file;  
*landmarks commission – façade revision*

**Topeka Landmarks Commission**

**“B” List Demolition Delay Waiting Period Policy**

**Goal:**

To provide the public and the owner of a non-registered historic property an opportunity to develop options other than demolition.

**Non-registered historic properties (“B” List):**

The demolition waiting period list, or “B” list, is composed of non-registered historic properties that have been identified in one of two ways:

1. The property is approved as an endangered property by the Landmarks Commission, or
2. The property has been historically surveyed (e.g. historic resources survey or a Preliminary Site Information Questionnaire – PSIQ) and identified as being part of a potential historic district or is individually significant.

**Waiting period:**

A minimum 30-day “time out” will be applied upon receiving a demolition permit for a property on the list.

Other than the 30-day waiting period, there are no other conditions attached to the demolition permit. Within the waiting period, the property owner could withdraw the demolition permit and stop the demolition process. However, if the permit is not withdrawn before the 30-day deadline, the demolition permit would be issued. This process should not apply to emergency public safety situations.

In addition, when a demolition hearing is scheduled for a “B” list property by the City’s Property Maintenance Code Unit, public notification of the hearing will proceed at that time, rather than providing notice after a demolition permit has been submitted. Providing notice at the demolition hearing stage satisfies the waiting period as the hearings take place 30-45 days after scheduling.

**Public Notification:**

City of Topeka staff will publicly notice the demolition permit via:

- Email notice to interested individuals.
- Posting notice on Topeka History Geeks Facebook page.
- Tweeting the notice from @PresTopeka.
- Posting on the City of Topeka web site.
- Property owners within 500 feet.

**Historic Properties Demolition Review:**

Property	Approved By	Notices	NIM	Waiting Period	Eligible
Registered (“A” list)	Landmarks Commission/ Governing Body	Required to property owners 500'	Required	60-90 days	“A” List - National/State/Local
Non-registered (“B” list)	Staff	Courtesy to property owners 500'  Electronic	N/A	Minimum 30 days	“B” List - Endangered Properties List and Surveyed Properties



**Demolition Waiting Period - Examples of applicable non-registered historic properties.**

1262 SW Garfield –Vacant Structures List (College Hill)



1344 SW Garfield –Vacant Structures List (College Hill)



900 Block N. Kansas Avenue –Vacant Structures List (NOTO)



300 Block of SW Clay St. – (Ward-Meade Neighborhood)



800 Block of SW Western Ave. – (Old Town Neighborhood)



1600 Block of SW MacVicar Ave. – (College Hill Neighborhood)

