

THE TOPEKA LANDMARKS COMMISSION MEETING

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

A G E N D A

Thursday, October 13, 2016
5:30 PM

- I. Roll Call
- II. Approval of Minutes – September 8, 2016 Minutes
- III. Welcome New Appointment to the Topeka Landmarks Commission, Mark Burenheide
- IV. CLGR16-06 by Jayhawk Theatre, proposing the placement of the theatre marquee at the 7th Street entrance to the Jayhawk Tower.
- 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>
- VI. Report from Attending Commissioners on the 2016 Kansas Preservation Alliance State Conference in Abilene, Kansas.
- VII. Historic Tax Credit Workshop Update
- VIII. Country Club Addition Historic District Presentation
- IX. Notice of Staff Activities, and Administrative and DRC Approvals
- X. Other Items
- XI. 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, September 8, 2016

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

I. Roll Call

Members Present: Grant Sourk, Christine Steinkeuhler, Donna Rae Pearson, Nelda Henning (fka Gaito), Jeff Carson, Davis Heit (6)

Members Absent: Paul Post, Bryan Falk (2)

Staff Present: Tim Paris, Dan Warner, Kris Wagers

II. Approval of Minutes – August 11, 2016

Motion by Mr. Carson to approve as typed; second by Ms. Pearson. **APPROVAL 6-o-o**

III. Presentation and Discussion of South Kansas Avenue and Mill Block Historic District Design Guidelines – Peter Benton, Heritage Strategies, LLC

Mr. Benton informed the group that a public meeting had been offered earlier in the afternoon for property owners but none attended. He went on to explain that this was the third public meeting offered, with the first two being well attended. He added that there had been a number of meetings with specific groups such as realtors, architects, etc. that had been well attended.

Ms. Pearson asked if the draft had been made available to the public and she was informed that the link was available on the website and people had been made aware of its presence. Mr. Paris stated that he had received some comments regarding the Design Guidelines draft.

Mr. Benton proceeded to review the draft, going through it chapter by chapter and highlighting items.

In regard to chapter 3 of the draft, Mr. Benton stated that some of the information included specifically deals with how to deal with items that the Landmarks Commission must find against that can then go to the Topeka Governing Body. Criteria is given as to how the Governing Body might be able to approve something that the Landmarks Commission could not because the two bodies base their decisions on different criteria. He stated that the Governing Body can allow something they feel is a reasonable and prudent alternative, with prudent being a key word.

There was discussion regarding the chapter on signage and visitors in attendance asked questions and had discussion with Commissioners and Mr. Benton about the draft and city sign ordinances governing signage. The visitors were Virginia Baumgartner and Cindy Proett, both of Luminous Neon.

One of the items discussed was the comment by Mr. Benton that while a “profusion of signs” (“sign clutter”) is characteristic of a historic district historically, it’s not something we want to do today. Ms. Henning stated that she thought some of the guidelines regarding signs should be included in more than

**TOPEKA LANDMARKS COMMISSION
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one chapter (i.e. chapter dealing with signs and new construction / storefront sections, etc.). Mr. Benton stated he thinks it is but will review and confirm.

Additional discussion was had by Commissioners and guests regarding signage, with the guests suggesting that the guidelines may be too narrow regarding signs. The consensus among Commissioners was that the details of sign regulations must /do come from City ordinances rather than the design guidelines. Mr. Benton pointed out that the guidelines remain rather vague in deference to the City ordinances.

Mr. Benton pointed out that the Design Guidelines are written so that they can change. Upon completion of his consultant agreement, the City will receive an editable electronic version so that it can be updated.

IV. Confirmation of Plans to Attend the 2016 Kansas Preservation Alliance State Conference in Abilene, September 28th & 29th

Mr. Paris reviewed the plans that had been made for the upcoming conference in Abilene, Kansas. All commissioners plan to attend, with the exception of Mr. Carson and Mr. Heit who, regretfully, are not free those days.

V. Potwin/College Avenue/Holliday Park Historic Tax Credit Workshop Update

Mr. Paris explained that he has been working with Ms. Steinkuehler to put together a Tax Credit Workshop, which will be held October 20 at Westminster Presbyterian Church. He stated that the plan is to have homeowners from Potwin, who have experience with tax credits, speak with homeowners from College Hill and Holliday Park Historic Districts about the possibility and process of applying for and using the credits. It was agreed by the Commission that this is an excellent idea.

VI. Other Items

Mr. Paris stated that he has received proposals for the Auburndale and Topeka Cemetery surveys. Committees will meet September 19 to review the proposals and choose consultants for the projects.

Mr. Paris informed the Commission that the Countryclub Addition is interested in pursuing Historic District status. He will be meeting with representatives from there to explore this possibility.

With no further official business, the meeting was adjourned at 6:15pm

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

TOPEKA PLANNING DEPARTMENT

CASE NO: CLGR16-06

by: Historic Jayhawk Theatre of Kansas

PROPOSAL: The applicant is requesting Certificate of Appropriateness review for the re-installation of a marquee for the Historic Jayhawk State Theatre of Kansas onto the north entrance of the Jayhawk Tower along the frontage of the 100 block of SW 7th Street. Both the Jayhawk State Theatre and the Jayhawk Tower are individually listed on the National Register of Historic Places, and are both located within the South Kansas Avenue National Historic District.

BACKGROUND: This Certificate of Appropriate Review was originally considered by the Topeka Landmarks Commission at their **May 14, 2016** meeting. At that time, suggestions were made for modest modifications to the size and lighting configurations of the marquee. The applicant agreed to revise the plans for the marquee accordingly. The revised drawings were presented to the Landmarks Commission's Design Review Committee on September 20, 2016. Further suggestions were made to reduce the overall height of the sign panels to proportionally reduce the height of the east and west facing EMC sign faces. The applicant and project architect agreed, and have presented the attached design for the Commission's consideration.

The marquee project is unique due to its involvement of two separate structures that are each individually listed on the National Register of Historic Places, and are both located within the South Kansas Avenue National Register Historic District. Both the Jayhawk Tower, originally constructed as the Hotel Jayhawk, and the Jayhawk Theatre were constructed in 1926. The Jayhawk Tower, and the Jayhawk Theatre, were both placed on the National Register in 1982.

The Hotel and the Theatre were designed as a unified hotel/entertainment complex, with the theater located behind the hotel and the adjacent Jayhawk Walk. Access to the theater was accommodated via the Hotel on SW 7th Street from the north, and The Walk on SW Jackson Street from the west. Signage for the hotel and the theater from the entrance on SW 7th Street originally consisted of a vertical, cantilevered neon sign, extending above the north entrance to the Hotel. This sign extended vertically up the north façade of the hotel for 6 stories, and remained in place on the hotel until it was removed in 1982. (See attached photos.)

The Theatre marquee was placed above the ground level entrance from SW 7th Street at some point in the early to mid-1930's. This sign remained at this location until its removal when the Theatre closed in 1976.

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 proposed project to replace the marquee for the Jayhawk Theatre will not alter the use of either the theater or the Jayhawk Tower. The marquee will be placed in its original location, and will replace an existing cantilevered awning, resulting in minimal alteration to the exterior façade of the Jayhawk Tower.

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 design of the proposed marquee is based on documented evidence of the design, scale, and general appearance of the original. The only visible, noticeable difference between the original and its replacement lies in the incorporation of LED messaging and animation technologies that will replace the internal lighting component of the original. The LED sign face-plates will be present on three sides of the marquee. One of these sides will be permanently lit with the words "Jayhawk Theatre," and will measure 23 sq. ft. in size. The remaining two sides will feature programmable, animated messaging areas, each of which will measure 36 sq. feet in size. The measurements of the LED portions of the marquee are compliant with all of the City of Topeka's Electronic Message Center sign provisions. (18.25.010)

This project will require the removal of the non-historic cantilevered awning over the entrance, resulting in the return of this façade of the building to a historically appropriate appearance.

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 require the removal of the non-historic cantilevered awning over the entrance. The current awning bears little resemblance to any of the previous iterations of awnings that have been placed above the entrance at this location. Therefore, it is recommended that this project will return the façade to a similar appearance dating to the 1930s.

The notable distinguishing characteristic of this replacement marquee will be in the incorporation of LED lighting and electronic messaging technology, thus establishing this version as visibly distinct from the original.

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 awning currently in place over the entrance to the Jayhawk Tower has not achieved its own historical significance.

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

Analysis: No distinctive features, finishes, or unique examples of construction techniques or craftsmanship will be removed in conjunction 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 to this property that will be retained or replaced.

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 proposed replacement marquee will be nearly identical in the size, massing, scale, and general appearance to the original.

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

Analysis: N/A

STAFF RECOMMENDATION: In light of these standards and the preceding analysis, Planning Staff recommends to the Topeka Landmarks Commission a finding that the 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.**

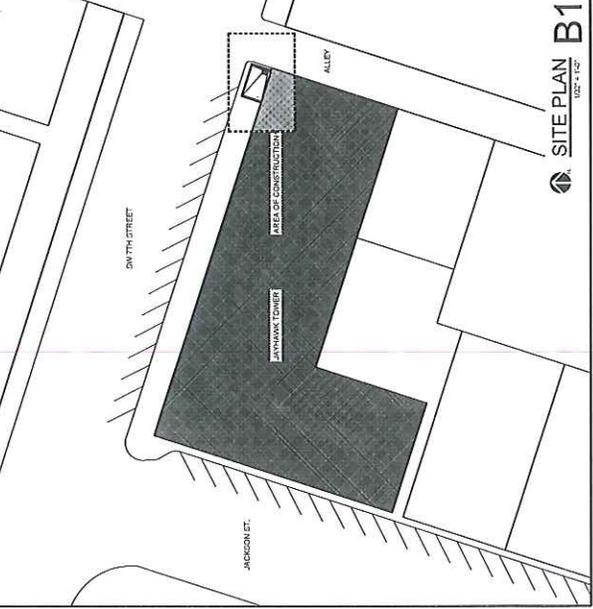
Prepared by: _____


Timothy Paris, Planner II

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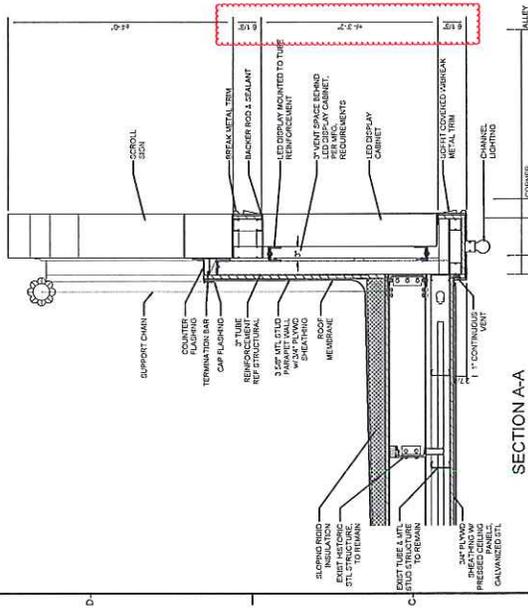
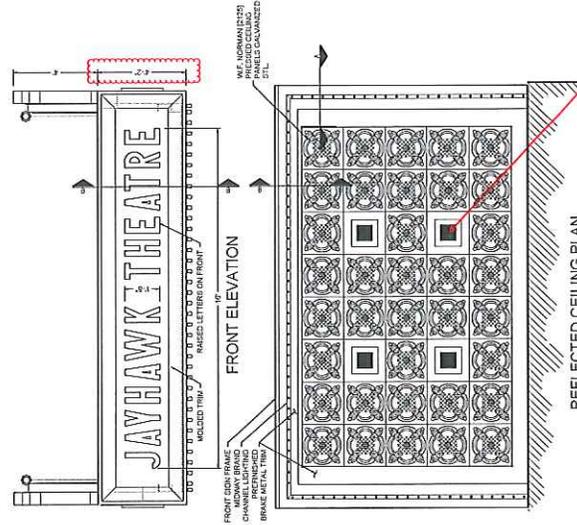
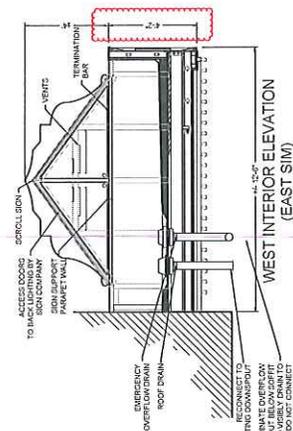
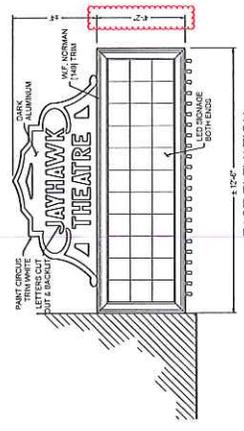
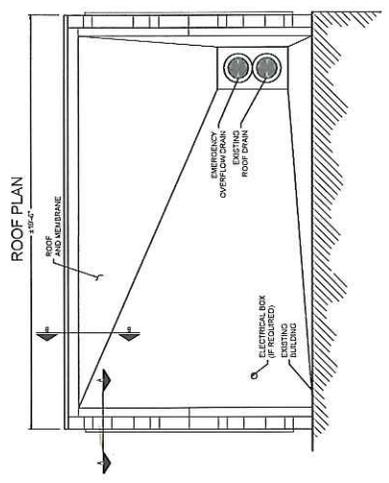
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CONCEPT DETAILS
Revised
REVISIONS: 1P/02/20

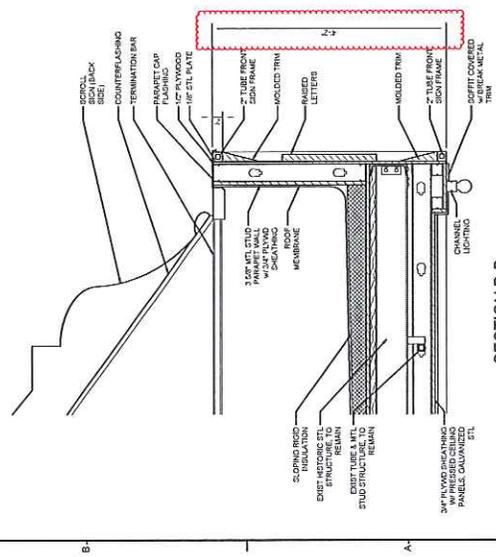


SITE PLAN B1
1/32" = 1'-0"

GENERAL NOTES:
1. ALL NEW WORK SHALL BE FINISHED TO MATCH EXISTING MATERIALS AND CONDITIONS UNLESS OTHERWISE NOTED.
2. ALL NEW METAL SHALL BE FINISHED TO MATCH EXISTING METAL.
3. ALL NEW METAL SHALL BE FINISHED TO MATCH EXISTING METAL.
4. ALL NEW METAL SHALL BE FINISHED TO MATCH EXISTING METAL.



SECTION A-A



SECTION B-B

DETAIL SECTIONS A2
1/4" = 1'-0"

PLANS & ELEVATIONS A1
3/8" = 1'-0"

CLGR16-06 by the Jayhawk State Theatre of Kansas

