THE TOPEKA LANDMARKS COMMISSION MEETING

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

AGENDA

Thursday, March 12, 2015
5:30 PM

I. Roll Call

II. Approval of Minutes – February 12, 2015 Minutes

III. Presentation and Consideration of the John Nelson Local Historic Landmark District and Design Guidelines (action)

IV. Update on 2014 Historic Preservation Fund Grant Activities

1. Downtown Historic District Nominations
2. College Hill Historic Survey

V. Update on the Topeka Heritage Tourism Grant Programs

VI. Update on 2015 Historic Preservation Fund Grant Applications

1. Downtown Topeka Historic District Design Guidelines
2. College Hill Historic Survey
3. Holliday Park National Historic District Expansion

VII. Other Items

VIII. 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.

MINUTES OF THE TOPEKA LANDMARKS COMMISSION
Thursday, February 12, 2015
620 SE MADISON STREET – HOLLIDAY CONFERENCE ROOM

I. Roll Call:

- **Members Present:** Murl Riedel (Chair), Grant Sourk, Paul Post, Jeff Carson, Bryan Falk, Amber Bonnett, Nelda Gaito, Leon Graves, David Heit (9)
- **Staff Present:** Tim Paris, Dan Warner, Kris Wagers

II. Approval of January 8, 2015 Minutes – Mr. Post moved approval of the minutes with corrections noted by Mr. Riedel. The motion was seconded by Mr. Carson, and was **APPROVED** by a vote of **9-0-0**.

III. Discussion of Heritage Tourism Grant Program –

II.) Tim Paris summarized the status of the 2014 projects. Mr. Sourk asked about the timeframe for completion and Mr. Paris stated that grant recipients have two year from signing of the agreement to completion of the project.

III.) Dan Warner reported that the Transient Guest Tax Committee, the City Council committee that will work with the 2015 Grant Program, will meet January 20, 2015. He encouraged Landmarks Commission members to attend to show support for historic preservation and the use of these funds for historic preservation.
Mr. Warner explained that the tax that funds the Heritage Tourism Grant Program sunsets at the end of the year. Mr. Warner explained that in 2002 the "bed tax" was raised from 5% to 6%, with the extra 1% designated toward Heritage Tourism. Of that, $200,000 annually goes to Great Overland Station & Riverfront Park. Historic Asset fund also draws from that, and that's where we get the funds for the grant programs.
Mr. Riedle made a motion to assert the following statement: **The Landmarks Commission supports continuing the 1% sales tax beyond 2015, funds to support heritage tourism and preservation projects.** Motion was seconded by Mr. Graves. **APPROVED 9-0-0.**
Mr. Riedel invited Commissioners to volunteer to form a sub-committee to discuss recommendations that the Landmarks Commission might wish to make for the program if the funding is extended. Volunteers were Bryan Falk, Murl Riedel, and Amber Bonnette.

IV. Update on 2014 Historic Preservation Fund Grant Activities – Mr. Paris reported that there are two grants nearing completion. Nominations were submitted to SHPO for review and comment prior to submission.
Mr. Carson asked Mr. Paris to summarize how this helps individual property owners. Mr. Paris stated that there are two classifications of properties in historic districts: Contributors and Non-Contributors. Contributors maintain a strong portion of their original or modified historic fabric; modifications that are 50+ years old are recognized as having achieved their own historic merit. Contributors will be eligible for a 25% state income tax credit on the value of their re-investment back into the property. They will also be eligible for a 20% federal income tax credit if the property is income-producing. State tax-credit can be transferred; federal tax credit cannot.
Mr. Paris reported that the College Hill Historic Survey is almost complete.

V. Discussion of 2015 Landmarks Commission Work Program
Mr. Riedel reviewed a 2015 Work Plan which includes Objectives for 2015 and a monthly schedule of events and responsibilities of the Landmarks Commission.

VI. Other Items –
-- Mr. Paris passed along "Docking Building – Talking Points" and encouraged the LC to review and utilize to encourage legislators to try to sell the Docking Building rather than tear it down.
-- Mr. Paris invited members of the Landmarks Commission to volunteer to make nominations for recipients

of Historic Preservation Award from the Shawnee County Historical Society.
-- Discussion was had regarding the idea of nominating to Topeka Worth Saving shotgun style houses (style of architecture) as endangered in Topeka. No action was taken.

VII. There being no further business, the meeting was adjourned at 7:05 p.m.

DRAFT

March 12, 2015
Agenda Item C.1.

HISTORIC LANDMARK DISTRICT REPORT

TOPEKA PLANNING DEPARTMENT

CASE NO: HL15-01 **by: Deborah Edwards**

PROPOSAL: Requesting to amend the District Zoning Classification by granting the "HLD" Historic Landmark District Zoning Overlay to properties currently zoned "R-2" Single-Family Dwelling District and located at 417, 419, and 423 SW Taylor Street in the City of Topeka, Kansas. The property located at 419 SW Taylor Street is currently zoned "R-2" Single-Family Dwelling District with the "HL" Historic Landmark Zoning Overlay.

HISTORICAL SIGNIFICANCE: The homes within this proposed Historic Landmark District were built between 1882 and 1889 by John Nelson and his business partner, Sven Johan Johanson, both Swedish immigrants who came to Topeka in 1869. Mr. Nelson and Mr. Johanson, were prominent developers in Topeka during the latter quarter of the 19th Century, building many significant structures, including many of the buildings of the Sisters of Bethany Place College, several buildings on the campus of Washburn College, the Throop and Copeland Hotels, the Stormont Board of Trade Building, and several ornate Victorian homes throughout much of Topeka.

Topeka City Directories indicate that John Nelson's first residence was located at 423 SW Taylor Street, immediately south of his family's future residence at 419 SW Taylor Street. This home was constructed in 1882, and is a two-story brick residence, built in the Folk-Victorian Style of architecture. When first constructed, this home featured a wrap-around front porch, leading to the front door on the south side of the home. This porch was removed at some point during the home's history, and the front door relocated to the front façade. A rear porch on the back side of the home has also been enclosed, although the footprint of the building remains as originally constructed. Although zoned for single-family uses, this home is presently legal-nonconforming, and is used as a duplex, divided into two units, first floor, and second floor. Building permit records indicate that a barn was constructed behind this residence in 1882, but this structure no longer remains. This building is deemed to retain enough of its original architectural integrity that it is deemed to be a contributing structure to the John Nelson Historic Landmark District.

The home constructed at 419 SW Taylor Street was constructed in 1889, and became the second home of Mr. Nelson. This home was constructed in the Queen Anne style of architecture, and is constructed with a full brick exterior, and adorned oak woodwork on the interior. The home has been well maintained throughout its history, with compatible alterations to the front porch, and the enclosure of a porch on the rear of the home. In 2011, the owner of this home nominated this property as an individually listed Historic Landmark. This building is deemed to be contributing structure to the John Nelson Historic Landmark District.

417 SW Taylor was constructed in 1885, and is a single-story Folk Victorian home, also constructed of brick. This home also was originally constructed with a wrap-around front porch, leading to an entrance along the home's south façade. This porch has since been removed, replaced with a covered entrance to the front door. This home also has an addition to the rear of the home. This addition is not visible from the front façade, and is not deemed to disqualify its status as a contributor to the John Nelson Historic Landmark District.

For some time, 417 SW Taylor Street had been thought to be the home of the Nelson family's domestic servants. However, the Halls Directory for this home in 1924 listed the home as the residence of Emil Ekman. The Directory further indicated that Mr. Ekman had lived in this home since its original construction. Mr. Ekman was also a stone mason, leading to speculation that Mr. Ekman was a long-time employee of John Nelson.

The properties are being nominated for Historic Landmark District designation according to the following criteria:

1. The property is associated with events that have made a significant contribution to the broad pattern of history of the City, county, state, or nation.
2. The property is associated with a significant person or group of persons in the history of the city, county, state, or nation.
3. The property embodies distinctive characteristics of a type, period, or method of construction; represents the work of a master builder or architect; possesses high artistic values; or represents a distinguishable entity whose components may lack individual distinction.
4. The property possesses integrity of location, design setting, materials, and workmanship.

In addition to the significance of these properties based on their builder and original occupants, 419 SW Taylor was also the residence of Langston Hughes, who lived in an upstairs apartment with his mother during the early 1900s. Langston Hughes is greatly recognized for his significant contributions to American literature as a poet, novelist, playwright, and essayist.

DESIGN GUIDELINES: In accordance with City of Topeka Ordinance No. 18420, design guidelines have been drafted specific to the John Nelson Historic Landmark District. These guidelines are reflective of the design, craftsmanship, materials, scale, and massing of the properties located within the district. The guidelines have been presented to the property owner and applicant, and have been returned to Planning Staff with minor alterations requested. These alterations have been completed, and are attached with this report for approval as a component of the John Nelson Historic Landmark District.

STAFF SUMMARY: The applicant seeks authorization to designate the properties located at 417, 419, and 423 SW Taylor Street as a Local Historic Landmark District. Local landmark designation is strictly voluntary and requires the owners to follow adopted design guidelines specific to the properties in accordance with the Secretary of the Interiors Standards for Rehabilitation. A draft of these design guidelines is attached to this report and recommendation.

The applicant has sufficiently satisfied the requirements of the landmark district designation process as set out by City of Topeka Ordinance No. 18420.

RECOMENDATION: Topeka Planning Department Staff recommends **APPROVAL** of the nomination as a local Historic District, and **APPROVAL** of the attached John Nelson Historic Landmark District Design Guidelines.

Prepared by: Tim Paris
Planner II

John Nelson Historic Landmark District Design Guidelines -

Purpose - These design guidelines are intended to help current and future property owners, the public, municipal staff, and the Topeka Landmarks Commission ensure that physical changes to properties within the John Nelson Historic Landmark District respect and protect the character defining features of each property, and of the district as a whole. According to Chapter 18, Section10 of Topeka's Municipal Code, the adoption of design guidelines are required with the designation of a Historic Landmark district. These design review guidelines are based upon, and provide specific interpretations of the *U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties* that are specific and applicable to the historic character of this District.

Applicability - The Topeka Landmarks Commission uses these design guidelines to review all exterior changes requiring a building permit that affect the appearance and historical integrity of an identified contributing structure within the District. Routine maintenance of a structure does not require review. Activities subject to review by the Commission are demolition, relocation, alterations, and new construction.

Review Procedures – All building permits affecting the exterior of buildings within the John Nelson Historic District will be subject to review by the Topeka Landmarks Commission. If the proposed changes are consistent with the adopted design guidelines, the applicant will receive a Certificate of Appropriateness from the Landmarks Commission, and may proceed with the permitting process. An applicant can appeal any decision of the Landmarks Commission to the Topeka Governing Body.

Some alterations may receive immediate approval and a Certificate of Appropriateness from the Planning Department without a review before the Landmarks Commission. A listing of these alterations is found in Section 18.255.110 Topeka Municipal Code. Additionally, exterior construction, reconstruction, restoration, remodeling or demolition not visible from a public right-of-way may receive immediate staff approval. A Certificate of Appropriateness will not be required for any interior, non-structural alterations.

Review Criteria - *Section 18.255.090 of the Topeka Municipal Code* states the criteria for the development of applicable review guidelines for each Historic Landmark District. These criteria are based upon the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, and address the following:

1. Acceptable materials for any construction, additions, remodeling or rehabilitation activities to the exterior of the structures;
2. Appropriate architectural character, scale, and detail for any construction, additions, remodeling or rehabilitation activities;
3. Acceptable appurtenances to the structures;
4. Acceptable textures and ornamentation to the exterior of the structures;
5. Acceptable accessories on structures;
6. Such other building regulations which would have impact on the buildings;
7. Acceptable standards for changes to noncontributing resources within the district; and
8. Acceptable signage.

The *Secretary of the Interior's Standards for the Treatment of Historic Properties* are divided into four separate categories. The Design Guidelines for the John Nelson Historic Landmark District are based

upon one of these categories, specifically the *Secretary of the Interior's Standards for Rehabilitation*. These standards are as follows:

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.
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.
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.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
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.
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.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
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.
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.

The *Secretary of the Interior's Standards for Rehabilitation* offer a practical approach as the foundation for historic district design guidelines. Rehabilitation is the process of repairing or altering a historic building while retaining its historic features. It represents a compromise between remodeling, which offers no sensitivity to the historic features of a building, and restoration, which is a more accurate, but also a more costly approach to repair, replacement, and maintenance.

There are several reasons for using these Standards. The first reason is consistency. Rehabilitation projects in Topeka which receive state or federal tax credits, or which receive federal or state funding must comply with these Standards.

A second reason is precedent. The Standards have been successfully used for many years by the State of Kansas Historic Preservation Office, and by cities and communities around the country. Pursuant to Chapter 18.255 of the Topeka Municipal Code, application of these rehabilitation guidelines will be limited to exterior alterations and additions to buildings within the John Nelson Historic Landmark District. The priority of the guidelines is to ensure the preservation of a building's character-defining

features while accommodating an efficient contemporary use. The guidelines suggest prioritized approaches to rehabilitation beginning with the least intrusive treatments. The approaches are as follows:

1. *Identification, retention and preservation of the form and detailing of architectural materials and features that compose the important character-defining features of the historic building.*
2. *Protection and maintenance of architectural materials and features.*
3. *Repair of deteriorated architectural features.*
4. *Replacement of severely damaged or missing features.*
5. *New additions to historic buildings.*

Planning is essential to successful compliance with the guidelines. The first step for a property owner contemplating a rehabilitation project is to evaluate what is significant about his or her historic building. The most significant components of any historic building to consider begin with the roof, foundation, and building materials. Historic foundations, exterior finishes, windows and doors, and roof forms should be preserved as part of the rehabilitation plan. Stylistic or decorative features and materials are particularly important.

Once the significant features of a building have been identified, their condition should be evaluated. The guidelines prescribe repair rather than replacement as the first step in approaching a rehabilitation project. If repair is impossible due to severe deterioration, then replacement of the feature is appropriate. The replacement feature should match as closely as possible to the original. The basis for replacing a feature should be physical evidence or documentation rather than conjecture or the availability of contemporary or salvaged material. Additions and new construction are the most complex treatments to historic buildings. They should be undertaken only after less intrusive alternatives have been considered.

JOHN NELSON HISTORIC LANDMARK DISTRICT DESIGN GUIDELINES

I. ADDITIONS

Applicable Standards: 9 and 10

Additions to historic buildings are often required to make projects economically feasible, to satisfy fire and building code requirements, to house mechanical systems, and for other personal or practical reasons. They are allowed under the *Secretary of the Interior's Standards* and specifically addressed in Standards 9 and 10.

Additions should not significantly alter original distinguishing qualities of buildings such as the basic form, materials, fenestration, and stylistic elements. They should be clearly distinguished from, and should result in minimal damage to the original portions of building. Character defining features of the historic building should not be radically changed, obscured, damaged, or destroyed in the process of adding new construction. The size and scale of the new addition should be in proportion to the historic portion of the building and clearly subordinate to it. Additions should be attached to the rear or least conspicuous side of the building. They should be constructed so that if removed in the future, the essential form and integrity of the building will be unimpaired.

Recommendations:

1. Keep new additions and adjacent new construction to a minimum, making them compatible in scale, materials, and texture with the existing building and surrounding district.

2. Design new construction to be compatible in materials, size, color, and texture with the earlier building and neighborhood.

3. Use contemporary designs compatible with the character and feeling of the building and neighborhood.

4. Protect architectural details and features that contribute to the character of the building during the course of constructing the addition.

5. Place television antenna, satellite dishes and mechanical equipment, such as air conditioners, in an inconspicuous location, preferably a side or rear elevation where they can not be seen from the street.

Avoid:

1. Duplicating an earlier style or period of architecture in additions. All additions should be identifiable as an addition to the original structure.

2. Adding height to a building that changes its scale and character. Changes in height should not be visible when viewing the principal facades.

II. DOORS AND ENTRANCES

Applicable Standards 2, 3, 6, 9

Under Standard 2, doors and entrances should be preserved wherever possible. Changes to door size and configuration should be avoided. Replacement doors should either match the original or substitute new materials and designs sympathetic to the original under Standards 6

and 9. **Stock doors and screen doors are inappropriate replacements**. Replacement screen doors should be simple. Any ornamentation should be based on historic precedent and in keeping with the character of the door and entrance design. Aluminum, metal and jalousie doors should be avoided.

Sometimes new entrances are required for practical reasons or to satisfy code requirements. Placement of new entrances on principal facades should be avoided under Standard 2. New entrances can result in loss of historic fabric and detailing and change the rhythm of bays. Under Standard 9, new entrances should be compatible with the building and be located on party walls or side or rear walls that are not readily visible from the public right-of-way. New entrances on the main elevation, or entrances that alter the character of a building should be avoided. If a historic entrance cannot be incorporated into a contemporary use for the building, the opening and any significant detailing should, nevertheless, be retained.

Recommendations:

1. Retain and repair historic door openings, doors, screen doors, trim, and details such as transom, side lights, pediments, frontispieces, hoods, and hardware where they contribute to the architectural character of the building.

2. Replace missing or deteriorated doors with doors that closely match the original, or, that are of compatible contemporary design.

3. Place new entrances on secondary elevations away from the main elevation. Preserve non-functional entrances that are architecturally significant.

4. Add simple or compatibly designed wooden screen doors where appropriate.

Avoid:

1. Introducing or changing the location of doors and entrances that alter the architectural character of the building.

2. Removing significant door features that can be repaired.

3. Replacing deteriorated or missing doors with stock doors or doors of inappropriate designs or constructed of inappropriate materials.

4. Removing historic doors, transom, and side lights and replacing them with blocking.

5 Adding aluminum or other inappropriate screen doors.

III. EXTERIOR FABRIC – WOOD, WEATHERBOARD, SHINGLES, AND OTHER WOOD SIDING

Applicable Standards 2, 3, 7, 9

Horizontal wood siding is present as an exterior finish to historical additions to the homes within the John Nelson Historic Landmark District. Wood siding is a character defining feature of these additions, and is representative of frame vernacular buildings of the late nineteenth and early twentieth centuries. Important characteristics of wood siding which should be considered in its repair or replacement are board size, width of exposure, length, and trim detail such as corner-boards.

Probably the greatest threat to wood siding is the application of non-historic surface coverings such as aluminum and vinyl siding, stucco, and cast synthetic stone. Application of these materials violates Standards 2 and 3. Standard 2 states that the removal or alteration of any historic material or distinctive architectural feature should be avoided when possible.

Application of non-historic exterior finishes results in either the removal or covering of historical materials and details. Decorative trim around doors, windows, and under roof lines is frequently removed. Detailing of the wood itself, such as beveling or beading, is also lost. Board width, length, and exposure are generally changed, thus altering the scale and appearance of the building.

Standard 3 states that historic buildings shall be recognized as products of their time, and alterations that have no historical basis shall be discouraged. Aluminum, vinyl, and cast synthetic stone are clearly non-historic materials and violate this standard, as well. Artificial siding also frequently damages the fabric underneath. It can trap moisture and encourage decay and insect infestation.

Abrasive cleaning or paint removal is another threat to historic wooden siding and violates Standard 7. The proper method for paint removal is cleaning, light scraping, and sanding down to the next sound layer. If more intensive paint removal is required, the gentlest means possible should be used. Appropriate methods include a heat plate for flat surfaces such as siding, window sills and doors; an electric heat gun for solid decorative elements; or chemical dip stripping for detachable wooden elements such as shutters, balusters, columns, and doors when other methods are too laborious.

Harsh abrasive methods such as rotary sanding discs, rotary wire strippers, and sandblasting should never be used to remove paint from exterior wood. Such methods leave visible circular depressions in the wood; shred the wood, or erode the soft, porous fibers of the wood, leaving a permanently pitted surface. Harsh thermal methods such as hand-held propane or butane torches should never be used because they can scorch or ignite wood.

Recommendations:

1. Retain wooden materials and features such as siding, cornices, brackets, soffits, fascia, window architrave, and doorway pediments, wherever possible. These are essential components of a building's appearance and architectural style.

2. Repair or replace, where necessary, deteriorated material that duplicates in size, shape, and texture the original as closely as possible. Consider original characteristics such as board width, length, exposure and trim detailing when selecting a replacement material.

3. Clean wood using the gentlest means possible. Repair trim and siding before applying paint. Seal holes, caulk cracks, and treat for wood fungus. Remove lose paint using commercial strippers, electric heat guns or plates, wire brushes and scrapers. Hand sand to reduce paint layer differential.

Avoid:

1. Resurfacing frame buildings with new material that is inappropriate or was unavailable when the building was constructed, such as artificial stone, brick veneer, asbestos or asphalt shingles, rustic shakes, and vinyl or aluminum siding.

2. Abrasive cleaning methods, rotary sanding or wire brushing, sand blasting or extreme high pressure washing (PSI of more than 100) or harsh thermal methods such as propane or butane torches.

IV. EXTERIOR FABRIC – MASONRY, BRICK, AND MORTAR

Applicable Standards 2, 3, 7, 9

Masonry exterior finishes and detailing are the predominant exterior features of the homes within the John Nelson Historic Landmark District. Masonry features, such as brick cornices or terra cotta detailing, and surface treatments, modeling, tooling, bonding patterns, joint size and color, are important to the historic character of each building. These features should be retained under Standard 2.

The cleaning of historic masonry is a special consideration addressed by the Secretary of the Interior's Standards. While masonry is the most durable historic building material, it is also the most susceptible to damage by improper maintenance or repair techniques or abrasive cleaning methods. Particularly relevant is Standard 7 which states that the surface cleaning of structures shall be undertaken with the gentlest means possible.

Sandblasting and other abrasive cleaning methods are specifically prohibited. Sandblasting not only changes the visual qualities of brick, it damages or destroys the exterior glazing. As a result, it increases the likelihood of rapid deterioration of the brick and water damage to the interior of the building.

Painting historic masonry is another concern when conducting a rehabilitation project. Owners frequently see painting as an improvement and a means of making a building appear new. The color of masonry, particularly brick, is often an important part of the character of a building. In addition to color, the bonding pattern, treatment of mortar joints, and texture are significant parts of brick buildings. Where brick and other masonry finishes were historically unpainted, they should generally remain unpainted. Painting obscures detailing and alters the distinguishing original qualities of a building in violation of Standard 2. It also violates Standard 3 because it is an alteration which has no historical basis. Under some circumstances, particularly where the brick quality is poor or abrasive cleaning methods have been used, painting or sealing the damaged brick may be appropriate as a protective measure.

Recommendations:

1. Identify, retain, and preserved masonry features that are important to defining the overall historical character of the building such as walls, brackets, railings, cornices, window architrave's, door pediments, steps, and columns; and joint and unit size, tooling, and bonding patterns, coatings and color.

2. Protect and maintain masonry by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved decorative features.

3. Evaluate and treat the various causes of mortar joint deterioration such as leaking roofs or gutters, differential settlement of the building, capillary action or extreme weather exposure.

4. Evaluate the overall condition of the masonry to determine whether repairs rather than protection and maintenance are required.

Avoid:

1. Removing or substantially altering masonry features which are important in defining the overall historical character of the building so that as a result the character is diminished.
2. Replacing or rebuilding major portions of exterior walls that could be repaired and that would make the building essentially new construction.

A. Cleaning of Masonry

Recommendations:

1. Clean masonry only when necessary to halt deterioration or remove heavy soiling.
2. Clean masonry surfaces with the gentlest method possible, such as water and detergents and natural bristle brushes.

Avoid:

1. Cleaning masonry to create a new appearance, and thus needlessly introducing chemicals or moisture to historic materials.
2. Cleaning without first testing to determine the effects of the method.
3. Sandblasting brick or stone surfaces using dry or wet grit or other abrasives. Such methods of cleaning permanently erode the surface of the material and accelerate deterioration.
4. Cleaning with water or liquid chemical solutions when there is a possibility of freezing temperatures. Also avoid cleaning with chemical products that will damage masonry or leaving chemicals on masonry surfaces.
5. High-pressure water cleaning that will damage historic masonry and mortar joints.

B. Painting of Masonry

Recommendations:

1. Inspect painted masonry to determine whether repainting is necessary.
2. Remove damaged or deteriorated paint only to the next found layer prior to repainting.
3. Apply compatible paint coating following proper surface preparation.
4. Paint historically unpainted masonry only if it has been previously painted or as a protective measure to prevent further deterioration caused by poor quality materials or prior abrasive cleaning.

Avoid:

1. Removing paint that is firmly adhered to and thus protecting masonry surfaces.
2. Removing paint by destructive means such as sandblasting, application of caustic solutions or high pressure water blasting.
3. Creating a new appearance by applying paint or other coatings such as stucco to masonry that has been historically unpainted or uncoated.
4. Removing paint from historically painted masonry.

C. Repointing of Masonry

Recommendations:

1. Repair masonry walls and other masonry features by repointing the mortar joints where there is evidence of deterioration such as disintegrating mortar, cracks in mortar joints, loose bricks, damp walls or damaged plasterwork.
2. Remove deteriorated mortar by carefully hand-raking the joints to avoid damaging the masonry.
3. Duplicate original mortar in strength, composition, color and texture.
4. Duplicate old mortar joints in width and in joint profile.

Avoid:

1. Removing non-deteriorated mortar from sound joints, then repointing the entire building to achieve a uniform appearance.
2. Using electric saws and hammers rather than hand tools to remove deteriorated mortar from joints prior to repointing.
3. Repointing with mortar of high Portland cement content, unless it is the content of the historic mortar. Portland cement can often create a bond that is stronger than the historic material and can cause damage as a result of the differing coefficient of expansion and the differing porosity of material and mortar.
4. Repointing with a synthetic caulking compound.
5. Using a 'scrub' coating technique to repoint instead of traditional repointing methods.

D. Repairing of Masonry

Recommendations:

1. Repair masonry features by patching, piercing in or consolidating the masonry using recognized preservation methods. Repair may include the limited replacement in kind or with compatible substitute materials of those extensively deteriorated or missing parts of masonry features when they there are surviving prototypes.
2. Apply new or non-historic surface treatments such as water-repellent coatings to masonry only after repointing and only if masonry repairs have failed to arrest water penetration problems.

Avoid:

1. Replacing an entire masonry feature such as a cornice or balustrade when repair of the masonry and limited replacement of deteriorated parts are appropriate.
2. Using a substitute material for the replacement part that does not convey the visual appearance of the remaining parts of the masonry feature or that is physically or chemically incompatible.
3. Applying waterproof, water repellent or non-historic treatments such as stucco to masonry as a substitute for re-pointing and masonry repairs. Coatings are frequently unnecessary, expensive, and may change the appearance of historic masonry as well as accelerate its deterioration.

E. Replacement of Masonry

Recommendations:

1. Replace in kind an entire masonry feature that is too deteriorated to repair, if the overall form and detailing are still evident, using the physical evidence to guide the new work. Examples can include large sections of a wall, a cornice, balustrade, column or stairway. If using the same kind of material is not feasible, then a compatible substitute material may be considered.

Avoid:

1. Removing a masonry feature that is unrepairable and not replacing it, or replacing it with a new feature that does not convey the same visual appearance.

F. EXTERIOR FABRIC: COLOR

The Topeka Historic Preservation Ordinance (*Chapter 18 of the Topeka Municipal Code*) does not require review of paint colors.

V. FOUNDATIONS

Applicable Standards 2, 3, 6, 9

All homes in the John Nelson Historic Landmark District have raised masonry foundations. Stone is the most common material. In undertaking foundation repairs, the historic materials should be retained, repaired as needed, or replaced in-kind under Standards 2 and 6. Non-historic materials such as unpainted concrete block, plywood, and stucco should not be used to fill raised foundations. Enclosures should be limited to historically appropriate materials under Standard 3 or a compatible new design under Standard 9.

Pierced brick and lattice are examples of compatible contemporary infill. Pierced continuous brick infill, a pattern of bricks laid with air space between the end surfaces, can easily be added to a foundation, providing ventilation, continuous support to the sill plates, and a historic appearance. Lattice infill can be purchased in prefabricated panels and installed between masonry piers. Square crisscross lattice infill is also an appropriate infill material.

Recommendations:

1. Retain, repair as needed or replace historic foundations with matching materials.
2. Maintain open spaces between piers.
3. Retain, repair, or replace historic foundation enclosures with matching materials.
4. If foundation enclosures are missing, enclose with an appropriate materials.

Avoid:

1. Removing historic foundation enclosures unless they are deteriorated and irreparable.
2. Enclosing a pier foundation with continuous infill that prevents ventilation and destroys the openness of the feature.
3. Using an infill material which is inappropriate to the style of the building.

VI. MECHANICAL SYSTEMS: Heating, Air Conditioning, Electrical, Plumbing, Fire Protection

Applicable Standards: 5, 9, and 10

Upgrading or additions of mechanical systems are frequently a necessary part of rehabilitating a historic building. Careful planning should precede installation of modern heating, ventilating, and air-conditioning (HVAC) and other mechanical systems. Insensitive installation of mechanical systems can cause significant damage to historic fabric, and alter the visual qualities of a building in violation of Standard 5. Installation should be accomplished in the least obtrusive manner possible and in the most inconspicuous location. Protruding, through the wall or window air-conditioning units should be avoided.

Recommendations:

1. Install necessary mechanical systems in areas and spaces that will require the least possible alteration to the structural integrity and physical appearance of the building.

2. Utilize existing mechanical systems, including plumbing and early lighting fixtures, where possible.

Avoid:

1. Unnecessarily damaging the plan, materials, and appearance of the building when installing mechanical systems.

2. Attaching exterior electrical and telephone cables to the principal elevations of the building.

3. Installing vertical runs of ducts, pipes, and cables in place where they will be a visual intrusion.

VII. PORCHES AND GARAGES

Applicable Standards: 2, 4, 5, 6, 9, 10

Porches serve as a covered entrance to buildings and a transitional space between the interior and exterior. Particularly, they are the principal location for exterior ornamentations and detailing, such as brackets and other jig-saw woodwork, posts and columns, and balustrades. Size, style, ornateness or simplicity, sense of openness, and detailing are all important attributes of porches. Such features should be preserved during the course of rehabilitating a building under Standard 2. Removal or encasement of significant porch features or enclosure with non-transparent materials are not acceptable treatments.

Because they are open to the elements, porches also require frequent maintenance and repair. Under Standard 6, deteriorated porch features should be repaired rather than replaced. If replacement proves necessary, replacement features and materials should approximate the originals as closely as possible. If wholesale replacement is required, the new porch should be rebuilt based on historical research and physical evidence. If a porch or individual features of it are missing and no documentation or physical evidence is available, a new porch design which is compatible with the scale, design, and materials of the remainder of the building is appropriate under Standard 9.

Changes to a porch which are over fifty years old may have achieved significance in their own right. They may reflect changes in ownership or use, style, or improvements in the owner's economic well-being. Under Standard 4, these changes should be recognized and respected.

Detached garages are visible expressions of the impact of the automobile on historic buildings. Depending on their age of construction, they may or may not be considered as character-defining features of the property.

Recommendations:

1. Retain porches and steps that are appropriate to a building and its subsequent development. Porches and additions reflecting later architectural styles are often important to the building's historical development and should be retained.

2. Where necessary, repair and replace deteriorated architectural features of wood, terra cotta, tile, brick and other historic materials.

3. If enclosures are undertaken, maintain the openness of porches through the use of transparent materials such as glass or screens. Place enclosures behind significant detailing so that the detailing is not obscured.

4. Retain garages. If enclosures of garages are undertaken, preserve significant features. Use materials similar in size, proportion, and detail to the original.

5. If additional interior space is needed or desired, place the addition at the rear of the building.

Avoid:

1. Removing or altering porches or steps that are appropriate to the building's development and style.

2. Stripping porches and steps of original material and architectural materials such as hand rails, balusters, columns, brackets, and roof decorations.

3. Enclosing porches, garages, and steps in manner that destroys their historical appearance.

4. Adding a garage, particularly with the doors facing the right-of-way, in front of or even with the front plane of the principal structure.

VIII. ROOFS AND ROOF SURFACES

Applicable Standards: 2, 4, 5, 6, 9

In planning roof repairs, it is important to identify significant features and materials and treat them with sensitivity under standards 2 and 5. Under standard 6 significant features and materials should be repaired rather than replaced. If replacement of a deteriorated feature is necessary, the new materials should closely match the original.

Roofs perform an essential function in keeping a building weather tight. As a result, they are particularly subject to change. Some historic changes to roofs have gained a historical significance in their own right.

Where existing roofing material is non-original, there is greater flexibility. The existing roof may be retained, replaced in a manner known to be accurate based on documentation or physical evidence, or treated in a contemporary style in compliance with Standards 4, 6, and 9. In

reviewing replacement of non-historic roof surfacing, it is important to keep in mind, Standard 9. Even if the existing surfacing is inappropriate, the replacement material must be compatible with the overall design of the building.

Rooftop additions are another common change to historic buildings. They are generally not suitable for smaller buildings of three stories or less or for buildings with very distinctive rooflines. The addition should be designed to be distinguished from the historic portion of the building; be set back from the wall plane; and be placed so it is inconspicuous when viewed from the street.

Recommendations:

1. Preserve the original roof form in the course of rehabilitation.

2. Provide adequate roof drainage and insure that the roofing material provides a weather tight covering for the structure.

3. Replace deteriorated roof surfacing with new material, such as composition shingles or tabbed asphalt shingles that match the original in composition, size, shape, color, and texture.

4. Retain or replace dormer windows, cupolas, cornices, brackets, chimneys, cresting, weather vanes, and other character-defining architectural or stylistic features.

Avoid:

1. Changing the essential character of a roof by adding inappropriate features such as dormers, vents, skylights, air-conditioners, and solar collectors which are visible from public rights-of-way.

2. New materials, such as roll roofing, whose composition, size, shape, color, and texture alter the appearance of the building.

3. Changing the pitch.

IX. SETTING

Applicable Standards: 2 and 9

Setting is the relationship of a historic building to adjacent buildings and the surrounding site and environment. The setting of a historic building includes such important features as parks, gardens, streetlights, signs, benches, walkways, streets, alleys, and building setbacks. The landscape features around a building are often important aspects of its character and the district in which it is located. Such historic features as gardens, walls, fencing, fountains, pools, paths, lighting and benches should be retained during the course of rehabilitation.

Historic fencing, garden and retaining walls, and designed landscape features may add distinction to individual buildings. Collectively, they form important streetscape compositions. Fences and walls serve to delineate property lines and as a barrier to distinguish line between a yard, sidewalk, and street.

Recommendations:

1. Retain distinctive features such as size, scale, mass, color, and materials of buildings, including roofs, porches, and stairways, that distinguish a district.

2. Retain landscape features such as parks, gardens, street lights, signs, benches, walkways, streets, alleys, and set-backs that have traditionally linked buildings to their environment.
3. Use new plant materials, fencing, walkways, streetlights, signs, and benches that are compatible with the character of the neighborhood in size, scale, materials, and color.
4. Identify and retain plants, trees, fencing, walkways, street lighting, signs, and benches that reflect a property's history and development.
5. Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
6. Remove or trim plants and trees in close proximity to the building that may cause deterioration of historic fabric.
7. Provide proper site and roof drainage to assure that water does not splash against building or foundation walls, nor drain toward the building.
8. Landscape to provide shade, privacy, screening of non- historic features, and erosion control.

Avoid:

1. New construction that is incompatible due to size, scale, and materials.
2. Changes to the appearance of a building site such as removing historic plants, trees, fencing, walkways, outbuildings, and other features before evaluating their importance.

A. Fencing and Walls:

Recommendations:

1. Retain and repair existing historic fencing and walls.
2. Construct new front-yard fences of vertical pickets in simple designs, or cast iron fencing.
3. Design new fences of appropriate scale on visible main and side elevations. Limit height on street-side elevation to four feet. Wooden, vertical board (stockade) privacy fences up to six feet in height are appropriate on side and rear elevations.
4. Screen existing chain link and hurricane fences with plants and shrubbery.

Avoid:

1. Removing historic fences and walls.
2. Cinder block, ornate iron or wooden, rough cedar, post and rail, chain link or hurricane fences.
3. Fences of inappropriate scale that obscure the overall design of a building and its individual features.

B. Parking and Driveways: There are currently no driveways extending from the front curb to the rear of the properties within the John Nelson Historic Landmark District. All parking for the homes within this district is accessed via the alley, and is located at the rear of each property.

Recommendations:

1. Use existing alleys to provide access to buildings.
2. Limit parking to the rear of buildings.

Avoid:

1. Curb cuts and driveways in blocks where they historically did not exist.
2. Parking on the front side of buildings.
3. Asphalt, pebble surfaced concrete, or other non-historic paving materials.

X. WINDOWS/AWNINGS/SHUTTERS

Applicable Standards: 2, 3, 6, 9

The placement, design, and materials of windows are often a significant part of the architectural character of a building. The windows in the John Nelson Historic Landmark District are generally double-hung sash in a 1/1, 2/2, or multi-light/1 pattern. Windows in the district are often important stylistic elements. Under Standard 2, the visual role of historic window design and its detailing or craftsmanship should be carefully considered in planning window repair or replacement. Factors to consider are the size and number of historic windows in relationship to a wall surface and their pattern of repetition; their overall design and detailing; their proximity to ground level and key entrances; and their visibility particularly on key elevations.

Whether to repair or replace windows is an issue that can pose considerable problems in a rehabilitation project. Under Standard 6, distinctive windows that are a significant part of the overall design of a building should not be destroyed. Careful repair is the preferred approach. If repair is not technically or economically feasible, new windows that match the original in size, general muntin/mullion configuration, and reflective qualities may be substituted for missing or irreparable windows.

Owners often wish to replace windows to create a new look, for energy efficiency, to decrease maintenance costs or because of problems operating existing units. Tinted windows, windows with high reflective qualities, or stock windows of incompatible design and materials conflict with Standards 3, 6, and 9.

Window design to enhance appearance is not permissible under the standards. The proper procedure is to improve existing windows first. Weather stripping and other energy conservation methods should be employed. If, after careful evaluation, window frames and sash are so deteriorated they need replacement, they should be duplicated in accordance with Standard 6.

The following steps are recommended for evaluating historic windows. First, analyze their significance to the building. Consider their size, shape, color, and detailing. Then consider the condition of the window. Inspect the sill, frame, sash, paint and wood surface, hardware, weather stripping, stops, trim, operability, and glazing. Then, establish repair and replacement needs for existing windows.

If, following careful evaluation, window frames are deteriorated, they can be replaced. Replacement windows must be selected with care. They should match the original sash, pane size, configuration, glazing, muntin detailing, and profile. Small differences between replacement and historic windows can make big differences in appearance.

If 50% or more is deteriorated or missing, then wholesale replacement of windows is allowable. When choosing replacements, the following qualities of the original windows should be used as criteria.

1. *trim detail;*
2. *size, shape of frame, sash;*
3. *location of meeting rail;*
4. *reveal or setback of window from wall plane;*
5. *separate planes of two sash;*
6. *color, reflective qualities of glass.*
7. *muntin, mullion profiles, configuration.*

If these criteria are fulfilled, the new windows need not be exact replicas of the originals. The Standards further permit new windows to be constructed of non-historic materials such as aluminum and vinyl-clad and a tint of up to 10%. Changes to the original dimensions of window openings should be avoided. The rhythm of window and door openings is an important part of the character of buildings in the district. In some instances, new window or door openings may be required to fulfill code requirements or for practical needs. New openings should be located on side or rear walls not readily visible from the front of the structure.

A. Shutters

Window shutters in the John Nelson Historic Landmark District are not present, although physical evidence remains of their previous presence on the facades of each of the properties. If shutters are replaced on these facdes, they should be operable or appear to be operable and measure the full height and one-half the width of the window frame. They should be attached to the window casing rather than the exterior finish material. Wooden shutters with horizontal louvers are the preferred type. Metal and vinyl types should be avoided.

B. Awnings

Awnings in the John Nelson Historic Landmark District are not present, and are not reflected in any historic documentation of the homes located within the district. Under Standard 3, unless there is physical or documentary evidence of their existence, awnings shutters should not be mounted.

<u>Recommendations:</u>

1. Retain and repair window openings, frames, sash, glass, lintels, sills, pediments, architrave's, hardware, awnings and shutters where they contribute to the architectural and historic character of the building.
2. Improve the thermal performance of existing windows and doors through adding or replacing weather stripping and adding storm windows which are compatible with the character of the building and which do not damage window frames.
3. Replace missing or irreparable windows on significant elevations with new windows that match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass.

Avoid:

1. Introducing or changing the location or size of windows, and other openings that alter the architectural and historic character of a building.
2. Replacing window features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.
3. Removing window features that can be repaired where such features contribute to the historic and architectural character of a building.
4. Changing the size or arrangement of window panes, muntins, and rails where they contribute to the architectural and historic character of a building.
5. Installing shutters, screens, blinds, security grills, and awnings which are historically inappropriate and which detract from the character of a building.
6. Replacing windows that contribute to the character of a building with those that are incompatible in size, configuration, and reflective qualities or which alter the setback relationship between window and wall.
7. Installing heating/air conditioning units in window frame when the sash and frames may be damaged. Window installations should be considered only when all other visible heating/cooling systems would result in significant damage to historic materials. If installation proves necessary, window units should be placed on secondary elevations not readily visible from public thoroughfares.
8. Installing metal or fiber-glass awnings.
9. Installing awnings that obscure architecturally significant detailing or features.
10. Replacing architecturally significant detailing, such as commercial canopies, with awnings.

X. NEW CONSTRUCTION

Applicable Standards: 2 and 9

New construction should complement historic architecture. Through sound planning and design, it can reinforce and respect the existing patterns of the historic district. Successful infill design does not have to imitate demolished or extant buildings to be successful. Rather, it picks up significant themes, such as height, materials, roof form, massing, set-back, and the rhythm of openings to insure that a new building blends with its context.

While the Secretary of the Interior's Standards are oriented toward rehabilitation of existing historic buildings, Standards 2, and 9 apply to new construction in historic districts and near individual landmarks. Under Standard 2 the setting of historic buildings should be preserved when new construction is undertaken. The relationship of the new construction to adjacent buildings, landscape and streetscape features, and open spaces should be considered. New construction adjacent to historic buildings can dramatically alter the historic setting of neighboring buildings or the district. Under Standard 9 new construction is appropriate as long as it does not destroy significant historic features, including designed landscapes, and complements the size, color, material, and character of adjacent buildings, neighborhood, and environment.

The following criteria should be used when reviewing new construction in the John Nelson Historic Landmark District.

1. **Height:** The height of new construction should be compatible with surrounding historic buildings. The height of buildings in the John Nelson Historic Landmark District vary between one and 2.5 stories in height.
2. **Width:** The width of new construction should be compatible with surrounding historic buildings.
3. **Setback:** In locating new buildings, the side and rear setbacks should be maintained and aligned with the facades of surrounding historic buildings. Setback is the distance a building is located from property lines.
4. **Proportion of openings:** In designing new construction, the proportion and spacing of openings on adjacent buildings should be maintained. Window openings in the historic district often share similar size, spacing, and shape. Given the height of the buildings, windows are predominately narrow and vertically oriented.
5. **Horizontal Rhythms:** New construction in the historic district should maintain or extend these strong shared streetscape elements in blocks where they appear. Repeated elements on neighboring buildings are characteristic of buildings in the district. Divisions between upper and lower floors, uniform porch heights, and alignment of window and window sills are examples of such rhythms.
6. **Roof forms:** Sloped roofs with pitches similar to those of nearby buildings should be required for new residential construction. All residential buildings in the district have pitched roofs, with gable or hip the predominate type.
7. **Materials:** Materials that are compatible in quality, color, texture, finish, and dimension to those common to the district should be used. The John Nelson Historic Landmark District has a preponderance of masonry buildings, principally brick.
8. **Finish floor elevation:** Effort should be made to provide similar finish floor elevation to surroundings or structures
9. **Garages:** Garages should be constructed to the rear of the front facade of residential structures.

A. SCALE: HEIGHT AND WIDTH

The proportion of a new building and the major relationship to neighboring buildings are components in establishing compatibility within the neighborhood. The height-width ratio, that is, the relationship between the height and width of the front façade should be of similar proportions to the neighboring buildings.

Recommendations:

1. New buildings should reflect similar height and width to buildings on adjacent sites.
2. Integrate a new building that is wider than the buildings on adjacent sites by breaking the building mass, or dividing the building width to conform with building widths on adjacent sites.
3. Add a new building which is wider and higher than buildings on adjacent sites only if the new building is divided up to suggest buildings of similar width to

adjacent buildings. This is achieved by placing taller masses away from the street and adjacent buildings.

Avoid:

1. Adding a new building to a site which does not maintain or suggest the widths of buildings on adjacent sites.
2. Adding a new building to a site which does not maintain or blend with the heights of buildings on adjacent sites.

B. SETBACK

To maintain the existing character of the facades within a block, the construction of additions and new buildings should be in conformance with the existing setbacks along that block. Maintaining uniform setbacks of the porte cocheres, porches and main building addresses prevailing patterns of an area and promotes the compatibility of the new building with the neighborhood.

Recommendations:

1. Keep the visual mass of the building at or near the same setback as building on adjacent sites.
2. Keep wings, porches, and secondary structural elements at similar setbacks to porches and porte cocheres on adjacent buildings.

Avoid:

1. Place a building on a site in a location which is greatly different from the location of buildings on adjacent sites.

NOTE: If a variance is necessary to allow a new building to have a similar setback to the buildings on adjacent sites, the Topeka Landmarks Commission will review a site plan indicating proposed setbacks and may recommend to the Board of Zoning Appeals that a variance be granted.

C. ORIENTATION AND SITE COVERAGE

The principal facades of new buildings within the district should be oriented parallel to the street. Also, main entryways should be located along these principal facades. This is a consistent pattern throughout the district which should be preserved to maintain the prevailing visual continuity. When this pattern of primary facades and entryways is moved from the street side of the building, the activity along the street will be lost and the character of the district will change.

Lot coverage, or that percentage of lot area covered by buildings on a lot, should be of a similar proportion to the site coverage on adjacent lots. Side and rear setbacks, as governed by the Zoning Code may limit the minimum spacing between buildings; however, the overall proportions of building-to-lot area should remain consistent from lot to lot along the block. If lots are combined to create a larger development, the building-to-lot proportions should be 'suggested' by breaking large building masses into smaller elements. This will visually suggest a relationship with adjacent buildings.

Historically, the proportions of building-to-lots along the SW Taylor Street are consistent. This is a design feature of the district which should be preserved or, at least, visually suggested.

Recommendations:

1. Orient the primary facade of a new building parallel with the street.
2. Provide primary entrances on the street facade.
3. Maintain the building-to-lot proportions present on adjacent sites.
4. Suggest the same building-to-lot proportions of adjacent sites by altering the mass of a large building.

Avoid:

1. Orient the primary facade of a new building parallel with the street.
2. Provide primary entrances on non-street facades if no primary entrance exists on street facades.
3. Develop a building which does not maintain or suggest building-to-lot proportions of adjacent sites.

D. ALIGNMENT, RHYTHM AND SPACING

Along a block, the uniformity of the proportions of the facades and the spacing of the buildings must be considered in new construction to achieve harmony along the streetscape. Spacing between buildings should be consistent along the street. The consistent spacing of buildings maintains or establishes a rhythm which is historically prevalent in the district. This applies to new construction in both residential and commercial areas within the district.

Porches, protruding bays, balconies, colonnades and other facade elements should be aligned with those of existing buildings along the street. This alignment creates harmony and maintains the rhythm of facade proportions along the block length.
Front widths of new buildings should correspond with other building widths; however, a long facade can be broken into separate elements. This would suggest front widths similar to those of neighboring buildings.

Recommendations:

1. Align the facade of a new building with the facades of existing buildings on adjacent sites.
2. Allow the addition of a new building to continue the rhythm of buildings on a block by having similar spacing relative to other buildings along that street.
3. Allow the addition of a new building larger than the buildings on adjacent sites by dividing up the long facade to suggest smaller building masses.

Avoid:

1. Place the primary facade of a new building out of alignment with the existing buildings on adjacent sites.
2. Add a building to a site which does not maintain, or suggest the spacing of buildings on adjacent sites.

E. RELOCATING HISTORIC BUILDINGS

Relocating a building is a last resort to avoid demolition. From a preservation perspective, relocating a building has many negative consequences. First, the context of the building is lost. The association with the surrounding natural and built environment is destroyed. Left behind are sidewalks, retaining walls, and landscape features that make each building unique.

Moreover, many of the character-defining features that contribute to the architectural significance of a building have to be removed or are seriously damaged as a result of relocation. These include foundations, porches, chimneys, and interior finishes, particularly plaster. Structural damage can also result.

Furthermore, an improperly relocated building can have a negative impact on the setting of existing buildings. Side and front set-back, orientation, scale, mass, and individual features of existing building should be considered when choosing an appropriate site.

Despite the negatives, relocation is preferable to demolition. This is particularly true with regard to buildings whose significance is primarily architectural. There are several essential criteria to be considered when reviewing a proposal to move a building to a new site. They are essentially the same as those for compatible infill. The built environment for the new site should be similar to the old one in terms of the age of the surrounding buildings, their height, materials, set-back, and architectural detail. If not properly planned and executed, a relocated building can be just as incompatible as a poorly designed infill structure.

Recommendations:

1. Move a building only when there is no alternative to its preservation. Provide documentation that there is no feasible alternative for preserving a building at its historic location.

2. To mitigate the impact of the relocation, move the building to an existing vacant lot within the historic district in which it is located.

3. In choosing a new site for a moved building, select setting compatible with the original. Consider the age of the surrounding buildings, their height, mass, materials, set- back, and architectural detailing.

4. Properly locate the moved building on its new site. Place the building so that the orientation of its principal facade and front and side setbacks are compatible with surrounding buildings.

5. Provide a new foundation whose design, height, and facing materials match those of the original. Salvage original foundation materials where possible for re-use as veneer on new foundation.

Avoid:

1. Relocating a building not threatened by demolition.

2. Relocating a building to a site where the surrounding buildings date from a different period or are architecturally incompatible due to their height, materials, set-back, and detailing.

3. Destruction or alteration of significant features, structures, or archaeological sites at new location.
4. Improperly locating a building on its new site so that its orientation and front and side set-back are incompatible with surrounding buildings.
5. Placing the building on a new foundation whose design and materials are incompatible with the original.

XI. DEMOLITION

Applicable Standards: 2 and 4

Demolition invariably exerts a negative impact on a historic district. Under current zoning, land use regulations, and market conditions, compatible new construction is often not feasible. Furthermore, eliminating a building from a streetscape is like pulling teeth. Either a conspicuous, void is created, or the replacement, even if well designed, is usually less well designed and constructed than the original.

Demolition of significant buildings, outbuildings, and individual features conflicts with Standards 2 and 4. Demolition alters the essential character and integrity of a building and the district in which it is located.

Demolition of components of potentially character-defining features of the property are permissible under the following criteria.

1. The feature is secondary in nature and lacking architectural significance.
2. The feature does not comprise a major portion of the historic site.
3. The feature is less than fifty years old and not within the period of significance of the district.
4. There is persuasive evidence that retention is neither technically nor economically feasible.

Demolition of non-significant features of buildings is permissible under the following criteria.

1. The feature is less than fifty years old.
2. It is not a fine example of a significant architectural style and does not exhibit significant architectural design, materials, or workmanship.
3. It does not contribute measurably to the period of significance described in the district nomination.
4. It is in deteriorated condition and replacement would constitute a level of reconstruction not required in rehabilitation.
5. It obscures earlier significant features.

CITY OF TOPEKA

Topeka Planning Department
620 SE Madison Street, Unit 11
Topeka, Kansas 66607-1118

Phone (785) 368-3728
Fax # (785) 368-2535
www.topeka.org

Application Materials

Historic Landmark District Designation

In the

City of Topeka, Kansas

MASTER NOMINATION FORM HISTORIC LANDMARK DISTRICT DESIGNATION

We hereby nominate the following described property to be designated as a Topeka HISTORIC DISTRICT as established by Section 18.255 of the Code of the City of Topeka.

INSTRUCTIONS AND SUMMARY INFORMATION

1. The proposed District name: The John Nelson Brick House District

2. Attach an area map and written legal description of the proposed historic district. The map should delineate the boundaries of the proposed District, and identify each structure of importance or value (i.e., "contributing structure") by a number or letter designation. It should also identify non-contributing structures, and owners of all structures who consent to district designation.

3. How many properties are included in the proposed historic district? 3

4. Describe why this area deserves to be recognized as a Local Landmark District. What is the historical significance of this area? How does the area meet the designated criteria *(Use additional sheets.)*

5. Certain information about each property within the proposed district must accompany a request for district designation. For each property within the proposed district, please provide a copy of the attached **Individual Property Inventory Form.** Signature of the property owner on this form will signify consent by the owner to be included within the proposed district.

6. **60%** of the owners of record within the proposed district must provide written consent. In the event of a contract sale of real property, both the owner of record and party or parties holding an equitable interest in the property must consent to the nomination. How many property owners have provided written consent to be included in the proposed historic District?

   Total Owners within Proposed District: 1/2

   Number of Consenting Owners: 1/2

   Percent of Total: 100 %

7. Design guidelines must be submitted with a nomination application. The district's design guidelines should include, but not be limited to the following:
   - Acceptable materials for any construction, additions, remodeling or rehabilitation activities to the exterior of the structures;
   - Appropriate architectural character, scale, and detail for any construction, additions, remodeling or rehabilitation activities;
   - Acceptable appurtenances to the structures;
   - Acceptable textures and ornamentation to the exterior of the structures;
   - Acceptable accessories on structures;
   - Such other building regulations which would have impact on the buildings;
   - Acceptable standards for changes to non-contributing resources within the district;
   - Acceptable signage;
   - Guidelines for public improvements in the district, including street furniture, signs, design textures of sidewalks, streets and parks.

8. All applications for Local Landmark District designation must be preceded with performance of the City's Citizen Participation Process (CPP) prior to submission. The process for Local Landmark District Citizen Participation is included with this application.

LANDMARK DISTRICT DESIGNATION APPLICATION CHECKLIST

_____ Completed Application

_____ Filing Fee ($75)

_____ Legal Description of District Boundary

_____ Photographs, at least one each of the front of each property.

_____ Additional information to describe the historical significance of the district that supports each designated criteria for eligibility.

MASTER APPLICATION

We, the owners in fee simple (and all parties holding an equitable interest) hereby request that the Topeka Landmarks Commission and the City of Topeka designate our collective properties as a Local Landmark District. Our written consent appears on each property inventory form attached hereto and made part of this instrument.

Name, address, telephone number, and e-mail address of the contact person for questions regarding this nomination:

NAME: Deborah Edwards

ADDRESS: 419 SW Taylor Topeka Kansas
Street City State Zip Code

TELEPHONE NUMBER: 235-2483 _____
Daytime Evening

FAX NUMBER: _____ **E-mail:** deborahedw226@yahoo.com

RETURN THIS FORM AND REQUESTED SUPPORTIVE DOCUMENTS TO:

Topeka Planning Department
620 SE Madison Street, 3rd Floor
Topeka, KS 66607-1118

Telephone: **(785) 368-3728**
Fax: **(785) 368-2535**

NOMINATION FOR HISTORIC LANDMARK DISTRICT DESIGNATION
INDIVIDUAL PROPERTY INVENTORY FORM

I (We) hereby nominate the following described property to become designated as PART OF a Topeka LANDMARK HISTORIC DISTRICT, as established by Section 18.255 of the Code of the City of Topeka.

1. District Name: _____
2. Property Owner: Deborah A Edwards / T.O.D Aaron R Edwards
3. Property Address: 417 S W Taylor
4. Property Tax ID: Parcel ID# 1093102011021000 S 15ft of lot 123 all of lot 125 Section 31
5. Owner Telephone: 785-235-2483 (Daytime) same (Evening)
6. Approximate Date of Original Construction (if known): before 1881
7. Approximate Date(s) of Major Alterations (if known): 1970's
8. Builder and/or architect (if known): John A Nelson - builder
9. Architectural Style: _____
10. Primary building materials: brick veneer front; 1970's wood & siding addition to the back
11. In the designation of buildings, structures and objects as Historic Landmark districts, certain criteria must be met. All structures deemed to be "contributing" to the historical integrity of the district must be 50 or more years old, and must meet one, or more, of the following criteria. (Check all that apply.)

✓ a. Property is associated with events that have made a significant contribution to the broad pattern of history of the city, county, state, or nation.

✓ b. Property is associated with a significant person or group of persons in the history of the city, county, state, or nation. John A. Nelson

✓ c. Embodies distinctive characteristics of a type, period or method of construction; represents the work of a master builder/architect; possesses high artistic values; or represents a distinguishable entity whose components may lack individual distinction.

___ d. Yields or is likely to yield information important in prehistory or history.

✓ e. Possesses integrity of location, design setting, materials and workmanship.

INDIVIDUAL PROPERTY DECLARATION

With the signature(s) below, I/we acknowledge having been made aware of the following information as set forth in the ordinance/resolution:

I (We), the owner(s) of the property described herein request that the Topeka Landmarks Commission designate the above described property to be a parcel within a historic district as established by the ordinance.

OWNER		OWNER	
Signature:	Deborah A Edwards	Signature:	[illegible]
Print Name:	Deborah A Edwards	Print Name:	Aaron Edwards
Date:		Date:	1/21/2015

PLEASE ATTACH THIS FORM AND REQUESTED SUPPORTIVE DOCUMENTATION FOR EACH CONSENTING PROPERTY TO THE **MASTER NOMINATION FORM** AND RETURN TO:

Topeka Planning Department
620 SE Madison Ave. Unit 11
Topeka, KS 66607

QUESTIONS? **Call: Telephone: (785) 368-3728 Fax: (785) 368-2535**

NOMINATION FOR HISTORIC LANDMARK DISTRICT DESIGNATION
INDIVIDUAL PROPERTY INVENTORY FORM

I (We) hereby nominate the following described property to become designated as PART OF a Topeka LANDMARK HISTORIC DISTRICT, as established by Section 18.255 of the Code of the City of Topeka.

1. District Name: _____
2. Property Owner: Deborah A Edwards / T.O.D. Aaron R Edwards
3. Property Address: 419 SW Taylor St Topeka, Kansas
4. Property Tax ID: _____
5. Owner Telephone: 235-2483 (Daytime) same (Evening)
6. Approximate Date of Original Construction (if known): 1889
7. Approximate Date(s) of Major Alterations (if known): _____
8. Builder and/or architect (if known): John A Nelson builder
9. Architectural Style: queen anne victorian
10. Primary building materials: brick Native stone. Property is currently listed as a local Landmark. All applicable information is on file

11. In the designation of buildings, structures and objects as Historic Landmark districts, certain criteria must be met. All structures deemed to be "contributing" to the historical integrity of the district must be 50 or more years old, and must meet one, or more, of the following criteria. (Check all that apply.)

- ✓ a. Property is associated with events that have made a significant contribution to the broad pattern of history of the city, county, state, or nation.
- ✓ b. Property is associated with a significant person or group of persons in the history of the city, county, state, or nation.
- ✓ c. Embodies distinctive characteristics of a type, period or method of construction; represents the work of a master builder/architect; possesses high artistic values; or represents a distinguishable entity whose components may lack individual distinction.
- ___ d. Yields or is likely to yield information important in prehistory or history.
- ✓ e. Possesses integrity of location, design setting, materials and workmanship.

NOMINATION FOR HISTORIC LANDMARK DISTRICT DESIGNATION
INDIVIDUAL PROPERTY INVENTORY FORM

I (We) hereby nominate the following described property to become designated as PART OF a Topeka LANDMARK HISTORIC DISTRICT, as established by Section 18.255 of the Code of the City of Topeka.

1. District Name: _____
2. Property Owner: Deborah A Edwards / T.O.D Aaron R Edwards
3. Property Address: 423 SW Taylor St Topeka, Ks
4. Property Tax ID: _____
5. Owner Telephone: 235-2483 (Daytime) _____ (Evening)
6. Approximate Date of Original Construction (if known): 1885
7. Approximate Date(s) of Major Alterations (if known): 1940's original wraparound porch Removed. Slab porch added to front
8. Builder and/or architect (if known): John Nelson
9. Architectural Style: _____
10. Primary building materials: _____
11. In the designation of buildings, structures and objects as Historic Landmark districts, certain criteria must be met. All structures deemed to be "contributing" to the historical integrity of the district must be 50 or more years old, and must meet one, or more, of the following criteria. (Check all that apply.)

✓ a. Property is associated with events that have made a significant contribution to the broad pattern of history of the city, county, state, or nation.

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___ d. Yields or is likely to yield information important in prehistory or history.

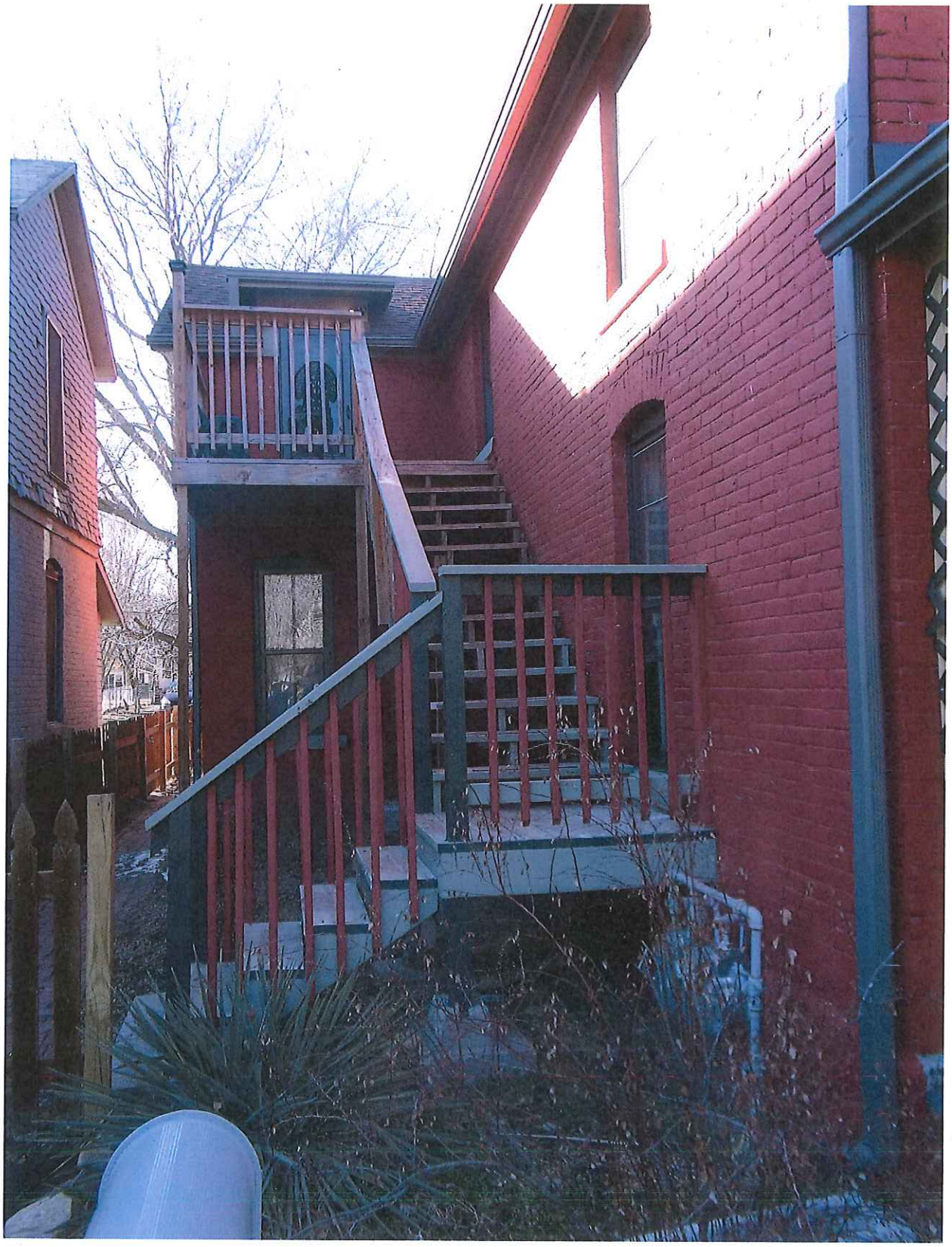
✓ e. Possesses integrity of location, design setting, materials and workmanship.

Protection Civile

John Nelson House
Built by
Nelson & Johnson
in 1889
Historic Landmark
419 SW Taylor Tours by appointment:
JohnNelsonHouse@yahoo.com office: (785)233-2483

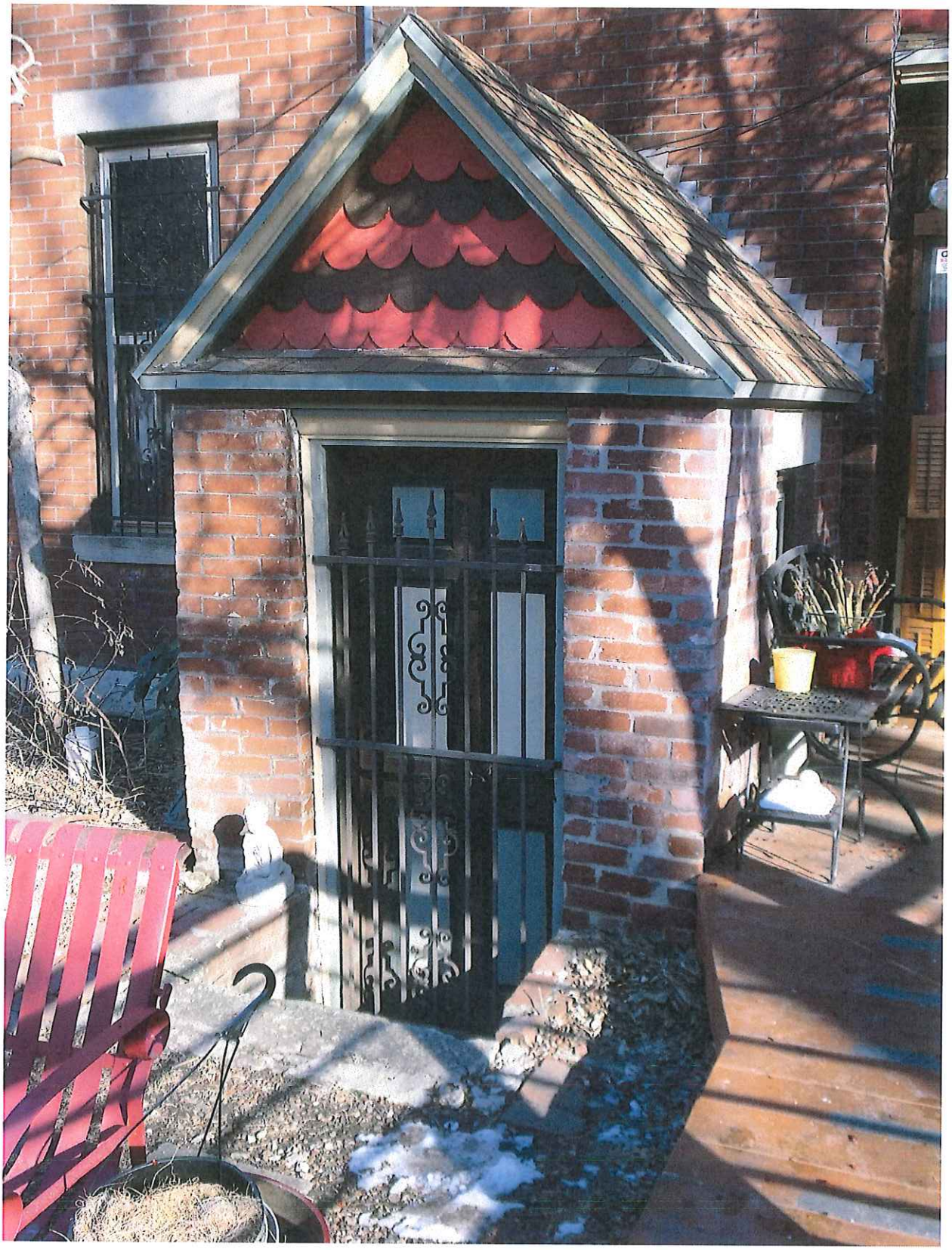
John Nelson House
Built by
Nelson B Johnson
Historic Landmark

Protection One



423

423



Doug's part —
Keep for your scrapbook

To the casual observer, the Queen Anne style house at 419 Taylor strongly resembles the nearby residence of 329 Western Ave.--excepting a few internal and external details, identical twins. This, quite likely, proved no accident since the same men, or firm, built both: Samuel J. Johanson and John A. Nelson. Perhaps beginning during Topeka's building boom of 1888-89, and for some time afterwards, the two were partners in the construction company of Nelson & Johanson. Among the landmarks, no longer extant, erected by the contractors were the Throop and Chesterfiel hotels.

The Johanson house on Western (described in the october 28, 1992, "Metro News") was built first, in the winter and spring of 1888. Nelson, on the other hand, waited a year and obtained his building permit (#6513) on January 23, 1889--the very heart of the city's economic boom. Located on lot 127, city records stated it was to measure 31' by 50' with an expected cost of $2,500 and a completion date of June 1st. Like the Johnason place, within ~~some~~ sight a block away, it features brick wall cladding (siding), stone lintels and sills, and the same decorative brick or terra ornamentation.

Like his friend and co-worker up the street, John Nelson was born in Sweden, in 1850. He came to Topeka at age 19--about the same time as Johanson--and married here in 1873 a fellow Swede, Katie Miller, who had also recently arrived in the Kansas capital. They had, surviving infanc five daughters and three sons. A month following their golden anniversa in September, 1923, Mrs. Nelson died. Mr. Nelson, however, lived for another nine years until he passed away on September 15, 1932, at the age of 82.

Topeka city directories from the 1880s listed the Nelsons as residing immediately south of ~~their~~ their future home, lot 133 or subsequently N 423 Taylor. Today (1993) a plain, two-story T-shaped brick dwelling, 42

Taylor undoubtedly dates back to the 1880s, if not earlier in the '70s. Directly north of the 1889 Nelson house, or 417 Taylor, lies a small one-story brick building rather like the small brick home found next to the Johanson residence on Western. This has led to the conjecture that possibly the Nelson's servants might have lived there. However, the 1924 "Halls Directory" noted that stonemason Emil Ekman had resided at 417 since 1884 (incidentally, a good date for the house). This information, in turn, has fueled speculation that Ekman may well have assisted or been employed by John Nelson for the construction of his home next door at 419.

The 1907 directory, which recorded the elder Nelson as "brick and stone contractor," also listed as boarders at 419 Taylor son Charles, a bricklayer, and daughters Katherine (or Kathryn), T.H.S. student, Mary, a teacher, and Selma, a stenographer. They last appeared at that address in the 1916 directory; by 1921 the Nelsons had moved to 913 Clay to be near one of their children.

Thus, the 1924 "Halls Directory" reported the Miles family as living in the old brick place since 1922: George, a Santa Fe clerk; wife Gertrude; son Robert, evidently born in December, 1922; mother Laura, a widow and housekeeper; and non-family member A.M. Walters, a boarder. Five years later occupants of 419 included Jessie and Lulu Bigley, he a clerk with Security Benefit, and Richard and Marvella Shields. Mr. Shields either worked for or was partner in the C.J. Shields & Son (he was the son) grocery at 501 West (Washburn; subsequently the Walters Grocery until the 1980s).

From 1939 to 1974, the John B. Cherry family lived there, the 1942 directory recording seven people at the address. Technically, Mrs. Blanche Boettcher, a widow, owned the house; presumably, she was Mrs. Cherry's mother. John Cherry worked as mechanic, later shop foreman, at

the Chevrolet dealership on East 10th, the Scott-Puffer-Whale Co., better known to older Topekans as Scott Chevrolet. Wife Marjorie was a stenographer with Columbian Title & Trust. When they moved to Holton in the mid 1970s, the Cherrys had lived at 419 Taylor longer than any other family.

[Here for the story up-to-date]

ORNEYS TO TEST OUT NEW CITY ORDINANCE

tion City's Right to Sell Liquor Cars.

James E. Thomas Invites Lawyers to Start Action in District Court.

idity of the new city ordinance the police department to declare cars nuisances and to sell them be put to a test.

suggestion came up in the hear- sell a car recently confiscated . Dwelly and Mrs. Maud Dwelly. the first case to come under the ordinance. The car already has advertised for sale. Hugh T. , representing a company which a mortgage on the car, and Ed y, representing Dwelly, attacked lidity of the ordinance in their ents in police court. Judge James omas ruled that a police judge not have the power to test the ty of a city ordinance. He de- against them. He invited the at- s to start action in the district to test the ordinance.

test case will come up in the of an injunction, according to an nent between Judge Thomas and torneys. Judge Thomas will or- e car to be sold and the mortgage ny will bring an injunction to the police from carrying out the

ore the new ordinance was ed, the state courts were the only that had the power to confis- nd sell liquor cars.

V G. COOPER TAKES W COURSE BY READING ETITION AGAINST HIM

n G. Cooper, who was made de- nt in a $15,000 slander suit in district court Monday by his r wife, Mrs. Cora T. Crawford, one of his periodical visits to the house yesterday. He went there lnd what Mrs. Crawford had ted him with. At the clerk of the ict court's office, he read etition in the suit. He read it out making any comments. Then nounced he was going to act as wn attorney. He said his experi- in the courts cases in the past ears ought to qualify him to act s own attorney.

TRUCK FARM MEETINGS

. Department of Agriculture Ex- ert Will Give Demonstrations.

. R. Beattie of the United States rtment of agriculture, one of the informed truck experts in the try, will hold two sweet potato truck crop meetings in Shawnee ly next Monday The first meeting be at the home of C. W. Smith, of sville, at 9 a. m. The other meeting

Topekans Ever Since Marriage in 1873

MR. AND MRS. J. A. NELSON

Mr. and Mrs. J. A. Nelson, 913 Clay street, celebrated their golden wedding anniversary at their home here yesterday afternoon. They were married in Topeka September 18, 1873, and have lived here since that time. Mr. and Mrs. Nelson were pioneer Topekans. Mrs. Nelson came to Topeka in 1869 and Mr. Nelson came here the following year. Both were born in Sweden. Mr. Nelson has been a general contractor here 46 years.

The children of Mr. and Mrs. Nelson who were here for the celebration are: Mrs. Agda Clark, Topeka; Mrs. Albert G. Nelson, Topeka; Mrs. Will F. Boettcher, Topeka; Mrs. R. W. Green, Lincoln, Neb.; Charles E. Nelson, Topeka; Mrs. Lewis Bell, Beverly, Neb.; Mrs. Kathryn Leighton, Los Angeles, Calif.; John Nelson, Topeka.

They have eleven grandchildren, all of whom were at the celebration.

SHORT ON NEWSPAPERS

New York Does Without Until 11 Is- sue a Combined Edition.

New York, Sept. 18.—(By The Associated Press)—New York went without its leading newspapers for the better part of 24 hours today when a strike of 2,500 web pressmen prevented publication of a majority of the city's morning and evening dailies.

From midnight last night until this evening, the city's millions, most avid newspaper readers of the world, practically were cut off from news of their own and the rest of the world's doings. New York awoke to find its breakfast and its ride to daily chores made dreary by the absence of morning newspapers.

One Boston newspaper sent copies of a special edition to the city by airplane.

The newspaper famine was relieved in the late afternoon, when a composite newspaper, representing jointly the eleven afternoon newspapers affected, appeared on the streets.

Across the top of the combined paper were the words "The Combined New York Evening Newspapers."

"HOOKS ON" AN AIRSHIP

Plane Demonstrates Possibilities in Time of War.

Newport News, Va., Sep. 18.—An airplane, piloted by Lieut. R. K. Stoner, was anchored to a moving airship to its moorings. A gust of wind broke the stick but the test was regarded by airmen as successful.

It is impossible for a woman to preserve a secret so that it will keep.

CUTICURA

For Children's Baths

Cuticura Soap is ideal for children because it is so pure and cleansing, and so soothing when the skin is hot, irritated or rashy. Cuticura Talcum also is excellent for children.

Samples Free by Mail. Address: "Cuticura Laboratories, Dept. 17G, Malden 48, Mass." Sold everywhere. Soap 25c. Ointment 25 and 50c. Talcum 25c. Cuticura Soap shaves without mug.

PAST MASTERS TO SERV

Will Give First Degrees for Or Lodge Saturday Night.

Eighteen past masters of Or lodge No. 51, A. F. and A. M., will the first degree initiation and al the lectures at the past masters' n meeting of Orient lodge No. 51, A and A. M., which will follow a su at 6:30 o'clock Saturday evenin the Masonic temple. Music during supper will be furnished by Orients." Work in the sencond de will start at 12:30 o'clock Saturda ternoon and work in the first de initiation at 5 o'clock.

The past masters who will give degree are: Albert K. Wilson, Fran

Topeka STATE JOURNAL.

6 September 16, 1932.

BUILDER IS DEAD

John A. Nelson, Veteran Contractor, Dies at Home Here,

Erected Number of City's Best Known Buildings.

John A. Nelson, 82, veteran Topeka contractor, died Thursday at his home, 913 Clay street.

Born in Sweden on April 15, 1850, Mr. Nelson came to Topeka in 1869, married Katie Miller in 1873, and has lived here ever since. His wife died October 22, 1923, a month after their golden wedding celebration. Mr. Nelson also had the honor of being acclaimed next to the oldest resident of Topeka in October of 1927.

Mr. Nelson was one of the oldest subscribers to The State Journal, having taken the paper since it started.

Mr. Nelson was a widely-known contractor and among the buildings erected by him were the Throop and the Chesterfield hotels, and the Gavitt and Scott block, torn down to make room for the new postoffice. He also was the contractor for the old building that at one time housed The State Journal.

He was a charter member of Camp No. 536, Modern Woodmen of America.

He leaves five daughters, Mrs. Agda Clark, Mrs. Katheryn Leigh-

John A. Nelson.

ton, and Mrs. Emma Boettcher, all of Topeka; Mrs. R. W. Greene, Lincoln, Kan., and Mrs. L. W. Bell, Beverly, Kan.; two sons, Albert G. Nelson and John C. Nelson, both of Topeka.

Funeral services will be at 2 o'clock Monday at the Wall-Diffenderfer mortuary. Burial will be in Topeka cemetery.

8

Topeka DAILY CAPITAL.

September 16, 1932.

JOHN A. NELSON DIES AT CLAY STREET HOME

Was for Years Prominent Topeka Contractor.

Built Both Throop and Chesterfield Hotels—Wife Died Several Years Ago.

John A. Nelson, age 82, died Thursday at his home, 913 Clay street.

J. A. NELSON

Mr. Nelson was born in Sweden, April 15, 1850, and came to Topeka in 1869.

He married Katy Miller, September 18, 1873 and has lived here since. Mrs. Nelson died October 22, 1923, one month after their golden wedding celebration.

Mr. Nelson was one of the oldest contractors in Topeka, having contracted here for over 50 years. Some of the earlier buildings erected by him were the Gavitt and Scott block, which was torn down to make room for the new postoffice, the Throop hotel and the Chesterfield hotel.

He was a charter member of Camp No. 536, Modern Woodmen of America.

He is survived by five daughters, Mrs. Agda Clark, Mrs. Kathryn Leighton and Mrs. Emma Boettcher, all of Topeka; Mrs. R. W. Greene, Lincoln, Kan., and Mrs. L. W. Bell, Beverly, Kan.; two sons, Albert G. Nelson and John C. Nelson, both of Topeka.

Funeral services 2:00 p. m., Monday, at Wall-Diffenderfer Mortuary. Burial in Topeka cemetery.

Concerning the lots on Western Avenue (329 and 331) purchased by SJJ in the early 1870's:

"The lots were thought to be out in the country and they were on the prairie with no other buildings near."

He "had a well dug on the line between the two sites so one well could furnish water for both houses."

"He likely dug the basement for 331 in the spring or summer of 1873 and they moved into it. There was no house, just a roof over the basement. In the corner of the area they used as a kitchen, he dug a pit or false well some four to six feet deep which Grandma used to keep milk, butter or other food. She placed the food in buckets, with ropes tied to the handles so she could lower or raise them without the use of a ladder.... A few years later he had built three rooms over the basement (he added a kitchen later) and in the half story above were two rooms... There was an outside stairway and the family moved from the basement to those two rooms. A daughter was born there December 26, 1876 [the third child - one had died in infancy]. He rented the three rooms on the ground floor for extra income.... In her first years of married life Grandma carried wood up those stairs both for heat and cooking, and of course had to carry ashes down. She washed their clothes on a washboard and then had to carry the heavy wet clothes down and hang them on the line. She carried all the water for drinking, for cooking, for baths and laundry and had to carry the dirty water down. They lived up there until just before the fourth child was born, November 7, 1878.... Grandpa decided to have his tenants move out and they were just settled down when this son was born."

From telephone conversations:

The house at 329 Western looks like a brick house, but it is frame with a brick veneer. SJJ built it this way in order to have a dead-air space to insure good insulation to conserve heat in winter and provide a cool house in summer. Built in 1888. building permit issued in 1890

Concerning the tile walks at 329 (front entrance and side walk to back of house.) These tiles were salvaged from the interior of the first Rock Island depot when it was demolished to build the new one - completed in 1887.

He also built homes for his children, as follows:

714 West 11th Street
1034 Taylor
716 W. 11th ~~A small~~ house on the lot between those two (2 Story house)
206 Tyler 2nd and Tyler

****

The following information was collected from telephone conversations with members of the family, or are excerpts from family letters:

Letter from Leonard Johanson, Virgil, Illinois (grandson of SJJ and family genealogist) to MJW: March 25, 1980:

"I looked up the clipping about Mr. and Mrs. John A. Nelson and see that they celebrated their 50th wedding anniversary September 18, 1923 and it states that he had been in the contracting business for 46 years which would make it 1877."

"When grandpa bought on the west side of Western Avenue he was out-of-town as Western was the western boundary and it was pretty much open country."

Letter from Vendla J. Anderson (SJJ's daughter) to nephew Sidney in 1950:

"Your grandfather... said he studied architecture in Stockholm. He drew plans for several houses. He enjoyed life and gave us pleasure with a surrey with the fringe on top in summer and a one-horse sleigh for winter pleasure."

Letter from Vendla J. Anderson (SJJ's daughter) to her brother Joseph April 29, 1950. Enclosed was a clipping from Topeka State Journal showing picture of Throop Hotel burning.

"The enclosed clipping is about Throop Hotel. This is the third of Papa's landmarks to go down: the Office Block to make room for the new Post Office, the lovely home built in 1883 for Griswold, and now the Throop Hotel. Whenever I went to Topeka and we passed Throop Hotel, I looked at it with pride as one of Papa's contracts and always liked the rounded windows and fancy trim around them.....Well there are at least three large buildings standing which Papa built - - the Office Block on Fifth and Jackson now owned by Paul Sweet, the Chapel and Rice Hall at Washburn, and also the former home of Vice-president Curtis' sister on Eleventh and Harrison."

Letter from Ruth F. Johanson, widow of Francis L. Johanson (son of SJJ) who lived in Topeka from 1911 to about 1970 to MJW 2/6/80

"He (SJJ) was an expert brick and stone mason."

1872 Rice Hall Washburn College
Designer J.G.Haskell
General Contractor William Lascher Lawrence, Kansas

1873 Began construction of 331 Western Ave (his early home)

1874 Wolfe Hall Bethany School for Girls
Designer J.G.Haskell

1874 McVicar Chapel Washburn College (alternate date 1890)
Designer T.H.Lescher

1874 Boswell Hall Washburn College

1874 Stone stable and Laundry Bethany School

1881 Holmes Hall Bethany School

1883 Burr Hall Bethany School

1885 - 1888 First Methodist Church 6th and Harrison (old church)

? ? The Office Block (Gavitt Scott)

1881 - 1887 Sumner School 4th and Western (old school)

1885 The Duplex 1124 - 1126 Tyler

? ? Metropolitan Hall* Grand Opera House

1887 Throop Hotel 4th and Kansas

1888 Crawford Building 5th and Jackson (SW Corner)

1888 His own home at 329 Western Avenue

~~? ?~~ 1889 Home of his partner John A. Nelson in the 400 block of Taylor - ~~a reverse~~ exact copy of the home at 329 Western

He was also engaged in th construction of several homes on Topeka Avenue, among them:
The Griswold Home

Also the home of Vice-president Curtis' sister at 11th and Harrison

* This building is mentioned in several news items - we have been unable to locate it

Pam

Biographical Notes Concerning
My Grandfather

SVEN JOHAN JOHANSON

(hereafter referred to as SJJ)

SJJ was born in Sweden February 26, 1840 and died in Topeka, Kansas February 3, 1925. He was educated in the schools of Sweden and then took special training as a stonemason and draftsman. He aslo studied some architecture. He left Sweden and came to the USA in 1868. He spent a little time in New York and Chicago, then settled for a short time in Salina, Kansas before moving to Topeka, about 1870-71. While in Salina he was engaged in the construction of the first courthouse of that city. He was married March 2 (or 22) 1872 to Josephine Judith Elg who immigrated from Sweden in 1869. They did not know each other until they met in Kansas. Other members of the Elg family also immigrated to Topeka about the same time, some changing their name to Eastberg.

SJJ formed a business partnership with John A, Nelson some time in the 1870's. The firm was known as Nelson and Johnson. SJJ used the name of Johnson (instead of Johanson - for ease of pronunciation) in his business endeavors. He was often called Sam by his associates.

He was the father of seven children, two of whom died in infancy: Emil Frederick

Selma
Joseph E.
Theresa
Vendla
Francis L.

He was engaged in the construction of many Topeka buildings and homes - as stonemason, contractor and designer. The following page shows the names and other information of the buildings he participated in.

Josephina Judith Elg and Sven Johan Johanson

Essay
By Josephine Johanson
March 22, 1935

Now Josephina Judith Elg who married Sven Johan Johanson, came to America when she was about twenty years old. I don't know much about her life before she came to America. However, she was born December the 10th in 1850. One time she and her oldest brother decided to run away from home. Instead of taking a bicycle or any vehicle we might take if we were planning to run away, they went to a lake and got into a boat. It was beginning to get dark and a gale of wind had come up. The brother did not know how to handle a boat very well in a gale but they finally managed to get back home. And I guess that taught them a lesson that they didn't soon forget.

About Sven Johan Johanson, I know even less of his early life. He was born on February 26th in 1840. He came from a family of four children. He was about thirty years old when he came to America. We used to ask him why he came to America. He would always answer in his solemn way. "Well, you know," he would say, "there was a famine in Sweden that year and I always liked to eat so I came to America." When he came to America, he called himself Samuel instead of Sven and always wrote S.J. Johanson or Sam J. Johanson in signing his name.

Although Josephina, as that is the name she went by, and Sam came to America at about the same time, it was Sam who came first. And one reason I am so sure of this is because of the story he told about it. He always said, "I came to America and thought I would get rid of her. But she followed me to Chicago. Then I went to Salina and she went to Salina. Finally I came to Topeka. When she followed me here, I just gave up and married her." Of course, this story is not true in that he never knew Josephina until he came to Kansas. It is true, however, that he went to those places and she went to them, too.

When they first came to America, they neither one knew a word of English. Sam was a stone mason by trade, but when he came to Chicago he got a job on a farm. He never liked farming and wasn't a very good farm hand. The man he was working for told him to get the team turned round. Sam was having quite some difficulty and the farmer got quite disgusted. He said to Sam,"You couldn't turn a team around

in a 200 acre field." Sam says, "He didn't think I knew what he said but I did."

While Sam was working on this farm, Josephina was cooking and keeping house for a family in Chicago. I guess I never will be able to understand how Josephina and the family she worked for understood one another. The family she worked for knew no Swedish just as she knew no English. She was a good cook, I guess, for she had had some experience at home. She came from a large family of 10 or 12 children. She was the oldest girl and when her youngest sister, Christine, was born, the mother died. I have always wondered why Josephina came to America. She never said how it happened but she came over with some neighbors whose name was Gustafson. She had some relatives in Salina and that is the reason she went there.

Josephina and Sam were married March 2nd in 1872. They lived on Quincy Street in one room until Sam finished their little home at 331 Western Ave. This house is a little brick house and is still there. Their first child Emil was born in 1872. However he died in infancy. They had six other children. Fredrick, their sixth child, also died while he was still quite young. By the time the seventh child, Francis was born, the family was beginning to outgrow the little brick house. Sam completed their new home at 329 Western Avenue. And they moved into it in ~~1888~~ while Francis was still a baby. And they lived in this house the rest of their lives. building permit issued in 1888

Sam was a very good stone mason. ~~His~~ partner in business was Nelson. The Throop Hotel, McVicar Chapel at Washburn which is used as Washburn High School, some of the buildings on the Bethany grounds which were torn down when Topeka High School was built are among the public buildings he built. He also built several residences in Topeka.

Josephina was a good cook and a good housekeeper. Children never liked her very well because she was always chasing them off her lawn. Sam was always saying some little comical remark and he never smiled when he was cracking a joke. Josephina never knew that Sam was cracking a joke.

I shall always think of Josephina as being in the kitchen getting a meal. When we went to see the Johansons we always had dinner or supper with them and Josephina would be in the kitchen preparing the meal. Even when we went back to the house after her funeral and were sitting in the sitting room talking, it seemed to me that Josephina was in the kitchen getting our evening lunch ready.

There is one little characteristic that I almost forgot to tell about her. One morning my mother was eating breakfast at the Johansons. They had waffles for breakfast and Mother had eaten enough but Josephina kept asking if she didn't want some more. Mother finally said yes, that she would take another one. Josephina said that she would make some more batter and fix one. She was always insisting that someone have some more even though she had no more prepared. When you knew this characteristic, you never said you wanted more unless you knew that she had some.

Sam had one grandson who was named for him. He was very pleased when this grandson was given his initials because it was the youngest grandchild he ever knew that he had. The grandson's name was Sidney Jaquith. Sidney was only about three years old when Sam died. When Sidney was taken to see his grandfather, Sam would say, "Hello, little Sam" and Sidney said, "Hello, big Sam."

Sam Died February 3, 1925 before his 85th birthday February 26th. Josephina who was ten years younger than Sam, died about two years later.

GRAND OPERA HOUSE

615 Jackson
C. F. Kendall, prop.

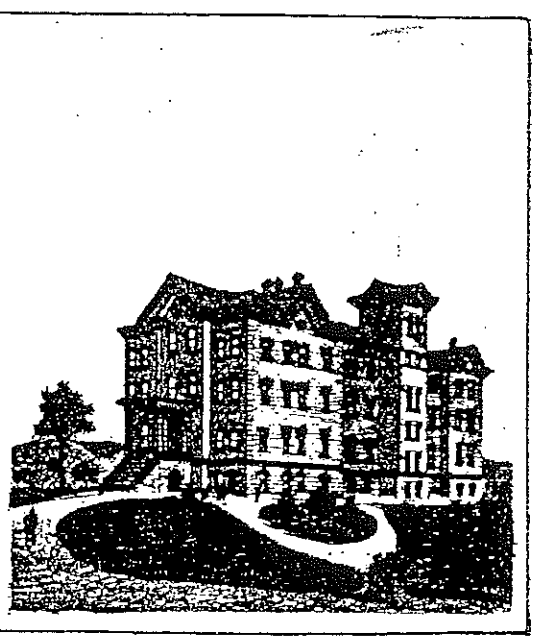
STORMONT BUILDING

111 West Sixth

Views From
SOUVENIR OF TOPEKA
1886
(Ward Bros., Columbus, Ohio)

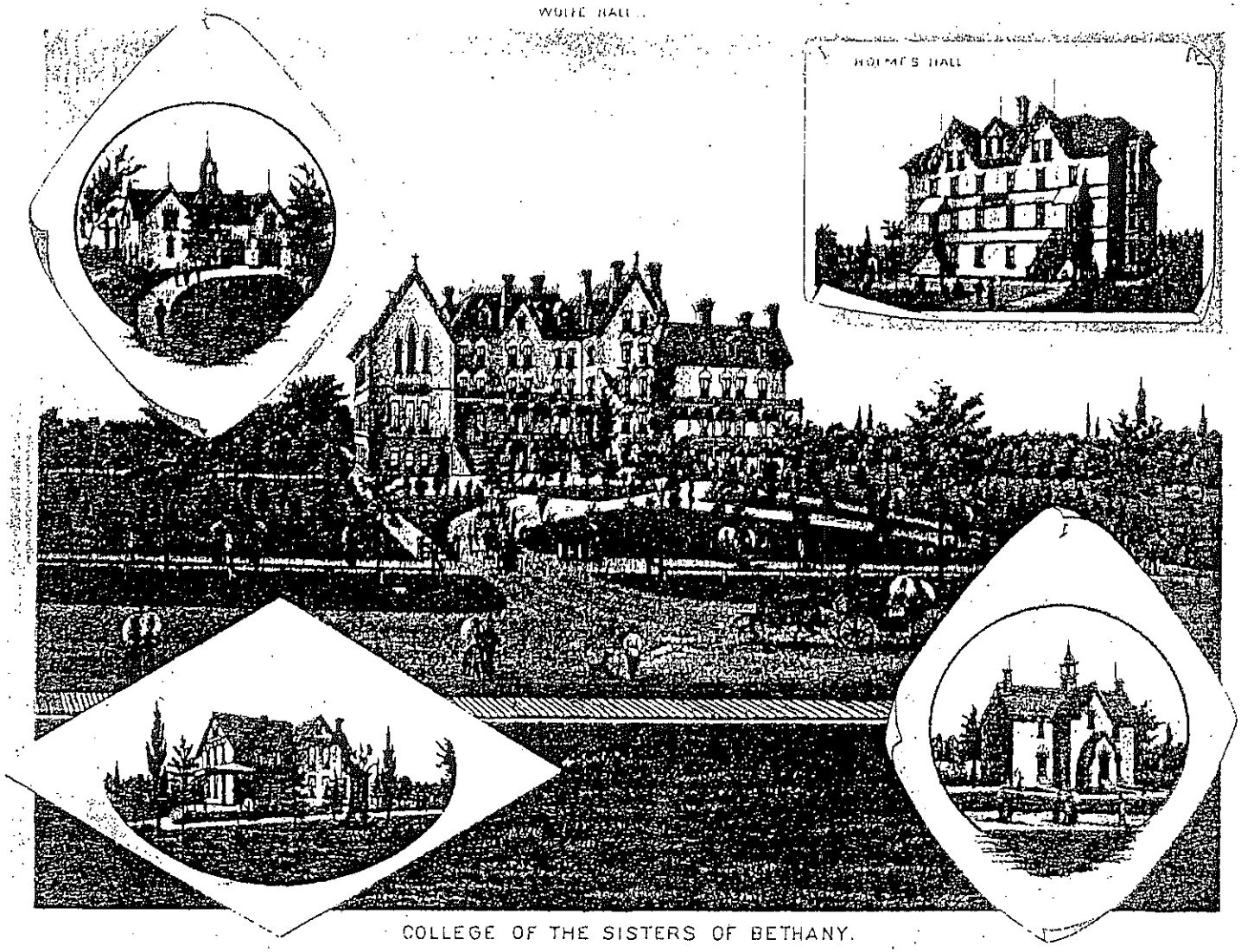
SHAWNEE ROLLER MILLS

227-237 Kansas Ave.
Shellabarger & Griswold, props.



MAIN BUILDING, WASHBURN COLLEGE

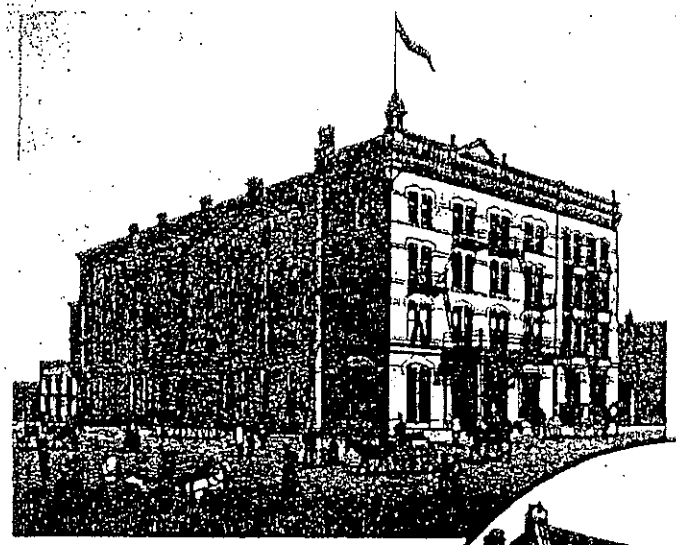
Rice Hall
Completed 1872



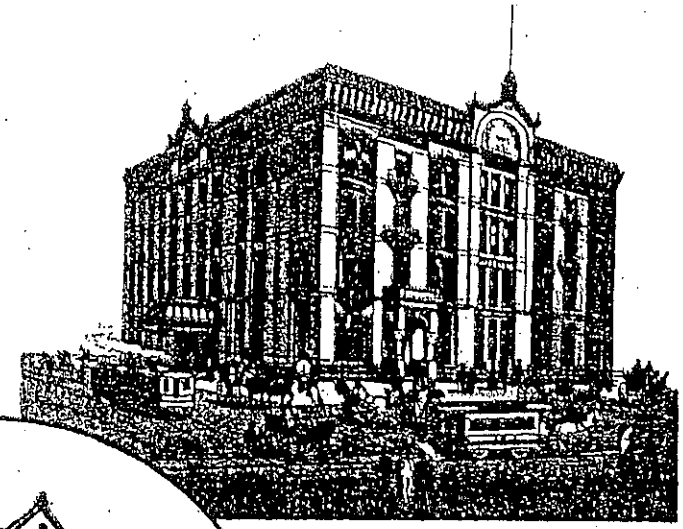
COLLEGE OF THE SISTERS OF BETHANY.

Bethany College was a thriving Episcopal institution in 1888 with its grounds extending from Eighth to Tenth and from Polk to Western. Wolfe and Holmes halls no longer stand, nor does the old bishop's house (lower left inset). The stable (upper left) is now the bishop's residence and the laundry (lower right) contains the offices of the Diocese of Kansas.

COPELAND HOTEL.

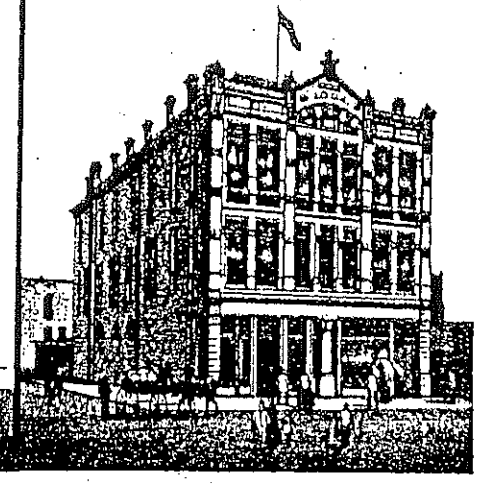


HOTEL THROOP.



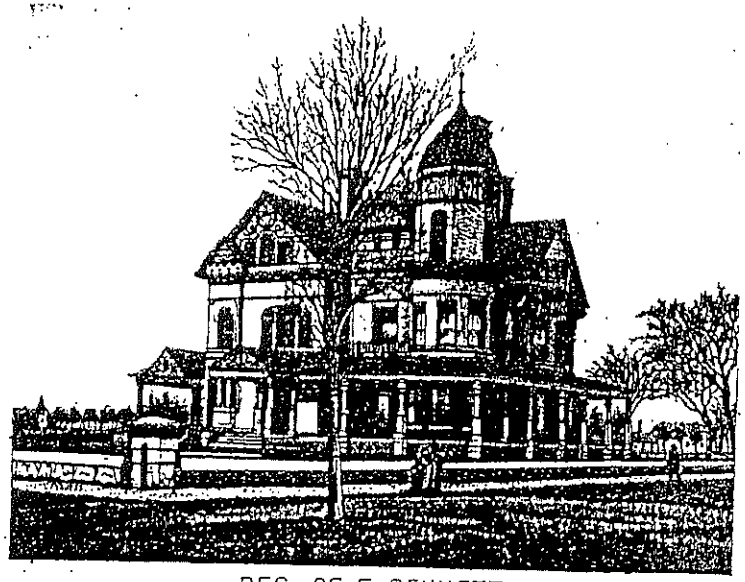
GRAND OPERA HOUSE.

STORMONT BUILDING.
HEADQUARTERS BOARD OF TRADE.



ODD FELLOWS HALL.

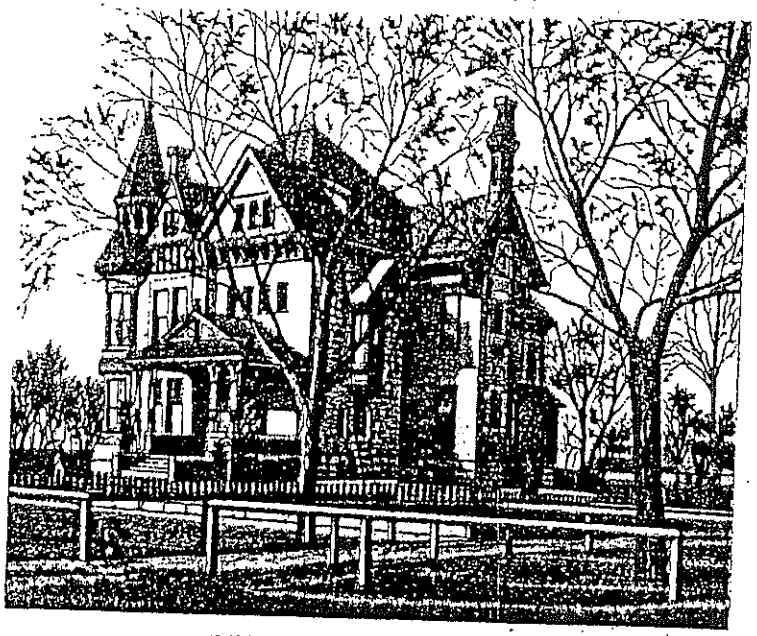
The Copeland, at 900 Kansas avenue, and the Throop, on the northwest corner of Fourth and Kansas, represented the finest in Western hostelries. Both suffered the same eventual fate destruction by fire—but the Copeland burned in 1909 while the Throop stood in faded glory until 1950. Both the Grand Opera House and the Stormont Building were in the 1886 **Souvenir** but in 1888 the artist eliminated much of Sixth street's slope and took the tree away from the front of the Grand. The I.O.O.F. building was at 521-523 Quincy.

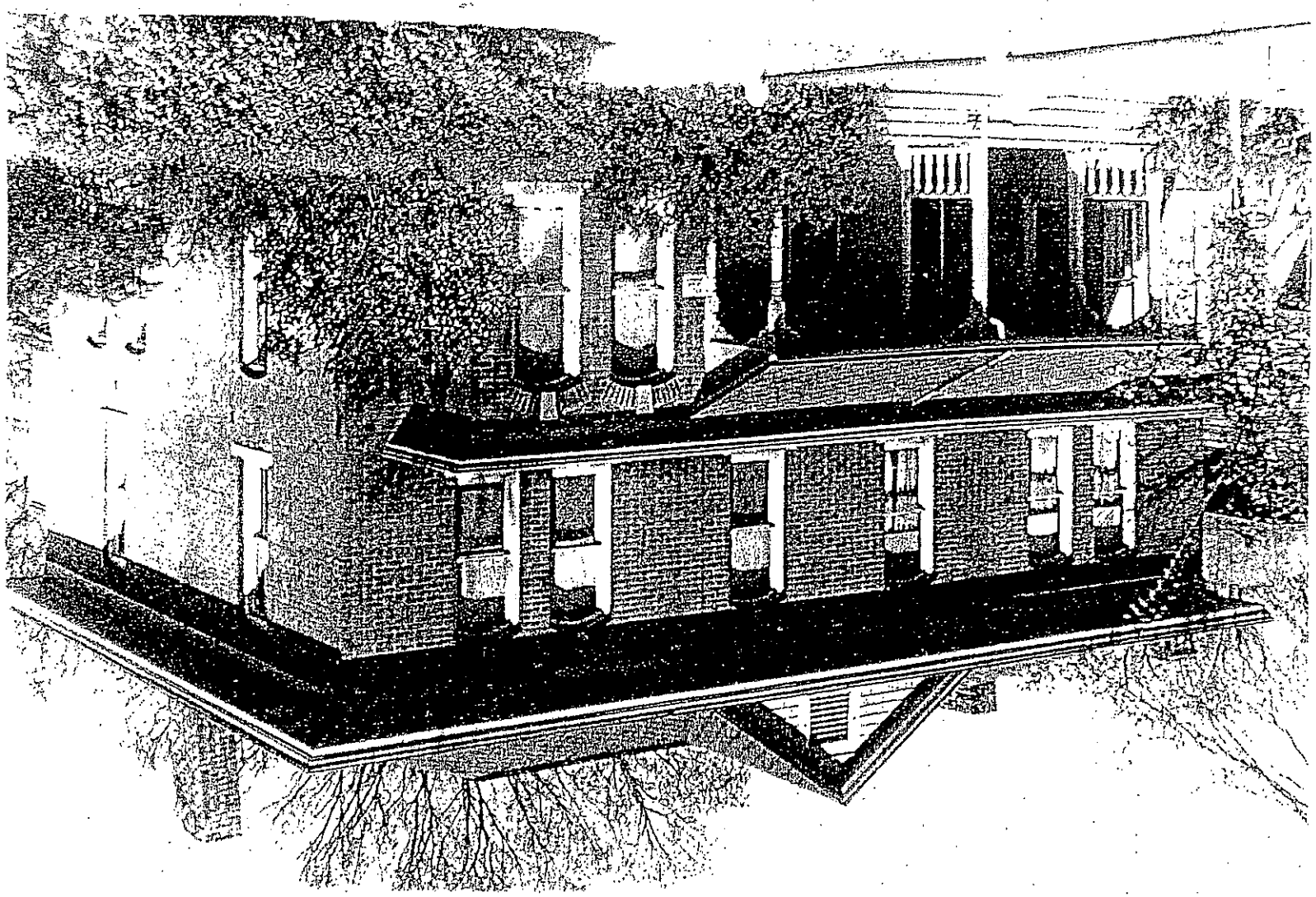


RES. OF E. BENNETT.

RES. OF JOHN D. KNOX.

RES. OF W. W. MANSPEAKER.



RES. OF J. P. GRISWOLD.

A few of the city's more opulent homes were pictured, including those of Erasmus Bennett, 801 Buchanan; John D. Knox, "on Grove, north of Potwin Place;" W. W. Manspeaker, 1001 Harrison; and J. P. Griswold, 401 Topeka avenue.