

THE TOPEKA LANDMARKS COMMISSION MEETING

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

A G E N D A

Thursday, February 11, 2016

5:30PM

- I. Roll Call
- II. Approval of Minutes – November 12, 2015 Minutes
- III. Election of Landmarks Commission Chair and Vice Chair
- IV. SHPO Tax Credit Projects
 1. **212 SW 8th Ave.** – Exterior cleaning and repair of brick and masonry; window repair; repair foundation stress fractures; install new basement drain. (Old Hayden High School) – **APPROVED**
 2. **St. Joseph’s Cathedral** – Interior and exterior renovations; elevator replacement; replacement of exterior entrance enclosures – **PENDING**
 3. **Topeka High School** – Upgrades to the Biology Sciences Classroom; installation of air conditioning units to the gymnasium – **PENDING**
- V. Design Review Committee Actions
 1. **Section 106 Review** for the Voluntary Demolition of property located at 1107 SE Republican Avenue
 2. **Section 106 Review** for the Voluntary Demolition of property located at 1243 NE Michigan Avenue
 3. **Section 106 Review** for the Voluntary Demolition of property located at 1129 SW Lincoln Street
- VI. Presentation by Heritage Strategies, LLC on Downtown Historic District Design Guidelines
- VII. Update on 2016 HPF Grant Applications
 1. Auburndale Neighborhood Historic Resources Survey
 2. Topeka Cemetery Historic Resources Survey
 3. Attendance at the NAPC Bi-Annual National Conference
- VIII. Update on 2016 Heritage Tourism Grants
- IX. 1200 SW Taylor Street Topeka Worth Saving Nomination
- X. Adjournment

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



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Thursday, November 12, 2015

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

I. Roll Call

a. **Members Present:** Murl Riedel, David Heit, Grant Sourk, Leon Graves, Bryan Falk, Nelda Gaito, Jeff Carson (7)

Members Absent: Amber Bonnett, Paul Post (2)

Staff Present: Tim Paris, Dan Warner, Kris Wagers

II. Approval of October 8, 2015 Minutes

Mr. Sourk moved approval of the minutes as typed. Second by Mr. Heit. **APPROVAL (7-0-0)**

III. Introduction of Downtown Historic District Design Guidelines by Heritage Strategies, LLC.

Mr. Warner introduced Peter Benton and Elizabeth Watson of Heritage Strategies. Mr. Benton gave a presentation regarding creation of downtown historic district guidelines, including PowerPoint slides he/his firm had created. He allowed questions during and following the presentation.

Mr. Sourk asked what sort of challenges communities might see when they begin to implement design guidelines. Mr. Benton stressed the importance of “give and take” and added that there are different levels of expectations. Example would be that someone who is using tax credits would be held to a higher standard regarding compliance. With buildings that are “marginal” and people aren’t using tax credits, he stated that there needs to be a range of flexibility. The goal is to find a “balancing point” preserving historic fabric, enhancing historic character, and making viable projects. He stressed emphasizing character, compatibility, and preservation of historic fabric.

IV. Presentation of S. Kansas Avenue Streetscape Enhancements – Scott Gales, President, Architect One

Mr. Gales gave an overview of the streetscape enhancements completed and still planned, including slides with photos provided by Mr. Gales.

V. CLGR15-13 by Westar Energy – Requesting a *Certificate of Appropriateness* for the installation of a permanent, structural awning along the ground-level elevation of 800 S. Kansas Avenue, within the South Kansas Avenue National Historic District.

Mr. Paris summarized the request and stated that staff recommends approval. He reviewed the four standards he applied to come to this conclusion. Renderings and plans provided by the architect were viewed on screen.

Pat Tryon and Stacey Utech from Westar were present and available for questions. Mr. Tryon spoke briefly about the process and objectives of Westar in the design.

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Mr. Riedle stated that he thinks that though the proposed awning is contemporary, it matches the building, which is a non-contributor.

Mr. Sourk moved to approve the proposed awnings, stating that the awnings as submitted do not damage or destroy the historical integrity of the South Kansas Avenue District. Second by Mr. Carson. **APPROVED (6-0-1 with Mr. Falk abstaining due to conflict of interest)**

VI. CLGR15-14 by Westar Energy – Requesting a *Certificate of Appropriateness* for the installation of a permanent, structural canopy located over open space located at 818 S. Kansas Avenue, within the South Kansas Avenue National Historic District.

Mr. Paris summarized the request and stated that staff recommends approval, adding that the plans as presented do meet all applicable standards for a contributing structure. He reviewed the four standards he applied to come to this conclusion. Renderings and plans provided by the architect were viewed on screen. He also based his recommendation on Preservation Briefs included in the November packet.

Mr. Paris informed the Landmarks Commission that the Design Review Committee had reviewed the request and voted 1-1-1; Mr. Heit voted for approval, Ms. Gaito voted against approval, and Mr. Falk abstained because he is one of the architects working on the project.

Mr. Riedle asked for and received confirmation that the awning would be in a “nook” and not stick out beyond the façade of the neighboring buildings.

Mr. Sourk inquired as to how it would be anchored; Mr. Falk stated that it will be attached as lightly as possible to the building.

Mr. Sourk inquired as to the materials proposed. Ms. Utech stated that the dark bronze metal color ties in with 800 Kansas.

Ms. Gaito stated that she voted against the proposal at the DRC and she is still against it. She believes it is not making “a big enough statement”. Mr. Sourk asked for and received clarification that she would like the horizontal lines to be more substantial. Mr. Falk stated that the beam is approximately 1’ high, which is 1’ smaller than a horizontal line on the building, and that the larger the beam, the more damage they will do to the existing building.

Mr. Sourk made a motion to approve the request for Certificate of Appropriateness. Second by Mr. Carson. **APPROVED (5-1-1 with Ms. Gaito dissenting and Mr. Falk abstaining).**

VII. Administrative and Design Review Committee Reviews and Approvals

Mr. Paris reviewed two items considered and approved administratively by the Design Review Committee.

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VIII. SHPO Tax Credit Project Approvals

Mr. Paris explained that he had received what he said was the first tax credit approval on the College Avenue Historic District.

IX. Adjournment at 7:02PM



1200 BLOCK OF S. W. TAYLOR AVENUE – EAST SIDE OF HOLLIDAY PARK

42. **1200 S. W. Taylor** Flanagan Residence (c. 1905) **Contributing**

KSHS Inventory Code 177-5400-0424

Legal Description: Taylor Street; West 90 feet of Lot 398 and West 90 feet of the North 1/2 of Lot 400;
Original Townsite of Topeka, KS

Queen Anne; cube; hip with gable. 2 1/2 story; 4 bays; asymmetrical; clapboard siding; west orientation; hip roof w/intersecting front and side gables, composition shingles; center chimney; stone foundation; 45 degree polygonal unit on side elevation, 1/1 double hung sash, both levels; bay 1--recessed door; bay 2--upper level 1/1 double hung sash; bay 3--large 1/1 double hung sash; bay 4--single light door, upper level offset left, 1/1 double hung sash; semicircular hip roof porch covers lower facade, west and south elevations, classical columns, turned post rail, palladian window centered in fish scale front gable; pliant frieze board, shutters, corniced lintels.

Contributing, one-story gable roof, tongue and groove garage at rear of lot.

Appraisal information indicates this building was erected about 1905. In 1912 Mrs. C. G. Diver received a building permit for an addition to the residence. The two story, nine room modern (heating, plumbing, wiring) house appears the same on both the 1913 and 1935 Sanborn Fire Maps.

Topeka Worth Saving Criteria –

- 1) **Historical Significance:** This property is listed as a contributing property to the Holliday Park National Historic District, dating its original construction to around 1905. Within the District, this home is an outstanding example of the Queen Anne style of architecture, and exemplifies unique and distinct building materials and construction techniques.
- 2) **Severity of Threat:** Unknown, but the property is currently vacant with no plans for renovation or repair.
- 3) **Viability of Solution:** The structure is in need of repair, but otherwise appears to be in structurally stable condition. The property is eligible for Historic Preservation Tax Credits and the NRA Property Tax Rebate Program, making the rehabilitation more practical and feasible.