

THE TOPEKA LANDMARKS COMMISSION MEETING

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

A G E N D A

Thursday, May 12, 2016

5:30 PM

- I. **Roll Call**
- II. **Approval of Minutes – April 14, 2016 Minutes**
- III. **CLGR16-07 by Architect One, 912-924 S. Kansas Avenue.** proposing a the redevelopment of 5 properties for their adaptive reuse as a hotel, restaurant, and convention center facility
- IV. **CLGR16-08 by Architect One,** proposing the replacement of windows, and the relocation of 6 windows to facilitate the adaptive reuse of a local Historic Landmark, located at 1201 SW Oakley Street
- V. **Update of the Kansas State Historic Sites Board of Review's** consideration of the Nomination of the Docking State Office Building to the National Register of Historic Places, and the consideration of the Santa Fe Hospital to the Register of Historic Kansas Places
- VI. **Review and consideration of the City of Topeka's Proposed Significant Structures Demolition Delay Policy**
- VII. **Update on Downtown Historic District Design Guidelines/D-1 Zoning Project**
- VIII. **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
- IX. **Update on National Historic Preservation Month Activities**
 1. Mayor's Historic Preservation 50 Proclamation
 2. Kansas Historic Preservation Alliance Annual Preservation Excellence Awards
 3. SCHS/Topeka Landmarks Commission Annual Historic Preservation Awards
- X. **Adjournment**

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



**TOPEKA LANDMARKS COMMISSION
MINUTES**

Thursday, April 14, 2016

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

- I. Paul Post brought the meeting of the Topeka Landmarks Commission to order, and asked for a motion to recess to address the agenda of the Historic Tourism Committee. David Heit made the motion to recess the meeting of the Topeka Landmarks Commission, seconded by Bryan Falk. The motion was **APPROVED** by a vote of **8-0-0**.

After completion of the Historic Tourism Committee agenda, Mr. Post reconvened the meeting of the Topeka Landmarks Commission.

II. **Roll Call**

Members Present: David Heit, Jeff Carson, Bryan Falk, Nelda Gaito, Paul Post, Donna Rae Pearson, Christine Steinkuehler, Murl Riedel (8)

Members Absent:, Grant Sourk (1)

Staff Present: Tim Paris, Dan Warner

III. **Approval of March 10, 2016 Minutes**

Mr. Heit moved approval of the minutes as presented; second by Mr. Carson. The minutes were **APPROVED** by a vote of **8-0-0**.

IV. **Review and comment on nomination of the Docking State Office Building to the National Register of Historic Places**

- Mr. Post introduced the Commission's second public opportunity for comment on the nomination of the Docking State Office Building to the National Register of Historic Places. Mr. Post explained that the Planning Department would forward comments made by the Landmarks Commission to the Kansas Historic Site Board of Review for their consideration along with the nomination. There were no members from the public to speak to the nomination. David Heit said that the Docking Building was an outstanding example of Mid 20th Century Modern Architecture. Murl Reidel made a motion that the Commission offer support for the nomination of the Docking State Office Building to the National Register of Historic Places. This motion was seconded by Nelda Gaito. The motion was **APPROVED** by a vote of **8-0-0**.

- V. **CLGR16-03 by Nathan and Leslie Ham** – Mr. Post introduced the State Law Review for 314 SW Woodlawn Avenue. Tim Paris provided the staff recommendation, describing the project as a 1074 sq. ft. addition onto the rear of the home. Mr. Paris said that the materials to be used in the construction were consistent with the materials used in the construction of the principal structure, with the exception of the stone that would face the foundation. Mr. Paris further stated that this difference in materials would be an identification marker that distinguishes the addition from the original construction, which is in keeping with the US Secretary of the Interior's Standards for Rehabilitation. Mr. Paris further said that the project had been reviewed by the Commission's Design Review

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Committee, and was deemed acceptable for presentation to the full Commission for final consideration. Murl Reidel offered the motion that the project would not damage or destroy the historic integrity of the principal structure, nor the historic integrity of the surrounding historic district. This motion was seconded by Jeff Carson. The motion was **APPROVED** by a vote of **8-0-0**.

- VI. CLGR16-02 by USD 501, Topeka High School, 800 SW 10th Ave.** – Mr. Post introduced the State Law Review for interior alterations to Topeka High School, and asked Tim Paris to provide the Staff Report on the item. Mr. Paris said that the next three agenda items were all part of the same project, and asked David Heit, the project architect, if he could summarize all three projects together, as opposed to individually. Mr. Paris further suggested that separate votes could be taken on each item, individually.

Mr. Heit provided a summary of the alterations proposed for several classrooms within all three floors of Topeka High School. Mr. Heit said all of the alterations were intended to enhance the function of those classrooms for the academic discipline of science. On all three floors of the school, Mr. Heit explained that most of the physical structure of those classrooms had previously been altered since its original construction in 1933. He further indicated that the current projects for classroom enhancements would remove a minimal amount of original materials, including walls, but that all exterior windows, and internal doorways would remain as originally constructed. Additionally, Mr. Heit said that the physical location of all known original walls removed would be marked with either the unfinished remnant of the wall's location on the ceiling, or with the placement of tiles on the floor.

Mr. Paris said that he had just recently been informed by a publication from the National Park Service that the Secretary of the Interior's Standards for Rehabilitation are the only Standards that allow for the removal of original interior walls from historic structures to accommodate adaptive reuse, or modification. Mr. Paris also informed the Commission that the plans for all alterations to the Topeka High School science classrooms had also been informally reviewed by the State Historic Preservation Office, and that all individual projects had been determined to be eligible and compliant for the use of State historic preservation tax credits. Mr. Heit confirmed that the Topeka High School Historical Society had requested a meeting between the SPOH staff and USD 501 to determine that the proposed projects would not compromise the historical integrity of the school.

Mr. Post then asked for a motion regarding the plans for CLGR16-02, concerning alterations to the 1st floor science classrooms of Topeka High School. Jeff Carson offered the motion that the proposed modifications would not damage or destroy the historic integrity of Topeka High School. This motion was seconded by Bryan Falk. The motion was **APPROVED** by a vote of **8-0-0**.

- VII. CLGR16-04 by USD 501, Topeka High School, 800 SW 10th Ave.** – Mr. Post asked for a motion for a recommendation for the proposed alterations for the 3rd floor science classrooms. Mr. Reidel offered the motion that the proposed alterations would not damage or destroy the historic integrity of Topeka High School, seconded by Mr. Falk. The motion was **APPROVED** by a vote of **8-0-0**.

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VIII. CLGR16-05 by USD 501, Topeka High School, 800 SW 10th Ave. – Mr. Post asked for a motion for a recommendation for the proposed alterations for the 2nd floor science classrooms. Ms. Pearson made the motion that the proposed alterations would not damage or destroy the historic integrity of Topeka High School, seconded by Mr. Carson. The motion was **APPROVED** by a vote of **8-0-0**.

IX. Administrative Approvals – Mr. Paris informed the Commission that Planning had administratively approved a project to install an HVAC system within the gymnasium of Topeka High School, located at 800 SW 10th Ave.. Mr. Paris reported that all portions of the system, other than the ductwork supplying air to the gymnasium would be concealed from view, and the condenser units mounted on the roof would not be visible from the surrounding streets. Additionally, Mr. Paris reported that the condenser units mounted on the roof were to be placed in an area with existing roof-mounted mechanical systems, also not visible from any surrounding street.

X. Update on 2016 HPF Grant Applications

Mr. Warner updated the Commission on the dates for review and approval of all submitted Historic Preservation Grant applications to the State Historic Preservation Office. Mr. Warner reported that the Kansas Historic Sites Board of Review would be meeting at 9:00 a.m. on Friday, April 29th to consider all submitted HPF grant applications from across the State, and would announce their decisions regarding the award of those funds at 9:00 a.m. on Saturday, April 30th. Mr. Warner said that both meetings would be held at the Kansas History Museum.

XI. Update on Downtown Historic District Design Guidelines and C-5/D-1 Zoning – Mr. Warner announced that work toward completion of the Downtown Historic District Design Guidelines was progressing, and that their consideration and approval would be held coincident with the re-zoning of most of the downtown Topeka area from C-5 Commercial District to D-1 Downtown Commercial District.

XII. Report on Approved Tax Credit Projects – Mr. Paris reported that he had received notification from Kristen Johnston at the State Historic Preservation Office that two projects had been reviewed and approved for the use of historic preservation tax credits. Mr. Paris said that these projects were for homes located at 303 SW Woodlawn, and 224 SW Woodlawn, both within the Potwin Place National Historic District.

There being no further business, the meeting was adjourned at 9:23 p.m.

MINUTES OF THE TOPEKA LANDMARKS COMMISSION
DESIGN REVIEW COMMITTEE

Monday, May 3, 2016

Holliday Office Building | 620 SE Madison | 3rd Floor Coleman Hawkins Conference Room

I. Attendance

Members Present: Nelda Gaito, David Heit (2)

Members Absent: Brian Falk (1)

Staff Present: Tim Paris, Dan Warner, Kris Wagers, Fran Hug

Others Present: Jeff Carson, Scott Gales (Architect One), Andrew Wiechen (Architect One), and Seth Wagoner (CEO, Aim Strategies)

II. Review and Comment for CLGR16/06 Jayhawk Theatre Marquee

Materials provided were reviewed as Mr. Paris gave an overview of the project. Mr. Carson, the applicant, was present and answered questions as presented by staff and commissioners.

Mr. Heit and Ms. Gaito agreed that the Landmarks Commission would want additional details and plan accuracy on which to base their decision.

Mr. Paris reminded Mr. Carson that materials for the May Landmarks Commission meeting would go out this Thursday or Friday. Information would need to be submitted to him by that time. Mr. Carson stated he would like more time and there was no particular issue with the Landmarks Commission hearing the proposal at their June meeting. With this being agreed upon, Mr. Carson left the meeting.

Outcome: CLGR16/06 should be on the June, 2016 Landmarks Commission agenda.

III. Review and Comment for CLGR16/07 Cyrus Hotel

Materials provided were reviewed by Mr. Gales as he gave an overview of the project. Commissioners and staff posed questions through the review and those questions were answered by Mr. Gales, who at time answered stating he was speaking on behalf of his client(s).

Topics included in the discussion were maintaining of the facades of several of the buildings; heights of the buildings and how they relate to other downtown buildings; the canopies and the purposes of the planned roof spaces; street access; others.

Mr. Gales specifically asked if anyone had concerns about the sign. Mr. Warner stated that from a historic perspective, he thought it was appropriate. More detail and research would be required to guarantee all was in keeping with sign code regulations.

**DESIGN REVIEW COMMITTEE
MINUTES**

Mr. Heit inquired as to which of the buildings were considered contributors and expressed concern that the one building proposed for demolition is in fact deemed a contributor. Discussion was had about this, and Mr. Paris referred to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, copies of which were available in print to all present. The applicant/representatives were reminded by Mr. Paris that the Landmarks Commission must base their decision on the Secretary Standards, regardless of personal preferences. He added that if the Landmarks Commission could not approve the project based on the Secretary Standards, the applicants could appeal to the City Council, who are not bound by the same Secretary Standards.

Mr. Gales stated that the information needed to be reviewed at the May Landmarks Commission meeting so that the project could move forward. Ms. Gaito had concerns about lack of specific details in the information provided. Mr. Heit suggested that materials were perhaps as detailed as they could be at this point in the project. He stated that the motion made by the Landmarks Commission would likely need to be more complex than they are generally used to, including conditions. It was agreed that staff could research and write conditions, and those could be reviewed and amended as seen fit by Commissioners. The motion would be to approve the project with conditions set forth, and it would be the responsibility of CoT staff to assure that the conditions were, in fact, met.

IV. Outcome: CLGR16/07 will be on the May, 2016 Landmarks Commission agenda. It was recommended to the applicant/representatives that materials provided for the May Landmarks Commission meeting agenda packet be consistent with any new or additional materials or information that may be presented at the Landmarks Commission meeting itself.

V. Review and Comment for CLGR16/08 Westboro Plaza

Materials provided were reviewed by Mr. Gales as gave an overview of the project, stating that the applicant wishes to re-set the windows to a different height to make the interior space more usable. Discussion was had regarding whether the window sills would be moved, and Mr. Gales stated that hadn't been firmly decided yet, and they could relocate if that was the desire of the Commission.

It was pointed out that the building is a Local Landmark and is not on a state or national list.

Outcome: CLGR16/08 will be on the May, 2016 Landmarks Commission agenda. Mr. Heit encouraged Mr. Gales to include a cross section to help the Commissioners better understand the mezzanine and the purpose of moving of the windows.

VI. Adjourn at 5:30PM

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

CASE NO: CLGR16-07

by: Architect One, LLC

PROPOSAL: The applicant is requesting Certificate of Appropriateness review for the re-
novation and significant alteration to 5 properties, located at 912-924 S. Kansas Avenue, and
within the South Kansas Avenue Historic District, to accommodate the construction of a hotel,
restaurant, and events center.

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

- 912 S. Kansas Ave - Contributor
- 914 S. Kansas Ave. - Non-contributor
- 918-920 S. Kansas Ave - Contributor
- 922 S. Kansas Ave – Non-contributor
- 924 S. Kansas Ave – Contributor

Although the lower storefronts have been enclosed with non-historic brick, significant historic
features remain on the upper level facades of 912, 918-920, and 922 S. Kansas Avenue. These
features will be retained and restored in association with the removal and replacement of the non-
historic ground-level facades. The ground-level facades will be replaced with facades that closely
resemble the time-period of each building’s original construction.

In association with this project, two buildings are proposed for demolition. The building located
at 914 S. Kansas Avenue is currently listed as a non-contributor to the historic district, and is
being proposed for removal to facilitate an open-space entryway to the hotel and events center.
The building located at 924 S. Kansas Avenue is a contributor to the historic district. This
building is proposed for demolition, and its replacement with a structure that will serve as the
conciierge and valet parking entrance to the hotel at ground-level. This structure will have a 2nd
level exterior deck patio that will be used in conjunction with the hotel and events center. The use
of this parcel for valet hotel parking will require a curb-cut to allow for vehicular access from S.
Kansas Avenue.

While the facade of the building located at 918-920 S. Kansas Ave. is proposed to be restored and
preserved, a significant portion of this structure is proposed for demolition to accommodate the
construction of the 8-story hotel tower. The tower is proposed to be recessed from the street
façade by 25 feet to the east, and then proceed vertically for 6 additional levels.

REVIEW SUMMARY: The Kansas State Historic Preservation Office requires that all projects
occurring on any property listed on the Register of Historic Kansas Places be reviewed for their

affect on the listed property and the surrounding district. State law (K.S.A. 75-2724) establishes that the Secretary of the Interior's Standards for Rehabilitation be used to evaluate changes proposed to any property that is individually listed, or is located within an historic district. The following is an analysis of the application of each Standard to the proposed project.

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

Analysis: All five buildings have been continuously used for commercial purposes since their original construction. Three of these buildings are proposed for continued commercial occupancy, while the remaining two buildings proposed for demolition will serve in support of the dedicated commercial activities of the entire project complex.

The owner and developer of the property have determined that the project cannot be functionally achieved within the envelopes of the existing structures. Therefore, the project architect has designed a substantial vertical addition, extending from the roof of one of the buildings to accommodate the intended new use. This addition contains more square footage than the original structure, but is recessed 25' from the building's front façade. This design feature removes the appearance of height of the structure from the street level, and retains the historic appearance of the street-level façade.

This addition may be justified in accordance with Standard #1 by utilizing a recommendation from the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. With regard to the alterations and additions to historic buildings, the recommendation reads as follows:

"The construction of an exterior addition to a historic building may seem to be essential for the new use, but it is emphasized in the guidelines that such new additions should be avoided, if possible, and considered only after it is determined that those needs cannot be met by altering secondary, i.e., non-character-defining interior spaces. If, after a thorough evaluation of interior solutions, an exterior addition is still judged to be the only viable alternative, it should be designed and constructed to be clearly differentiated from the historic building and so that the character-defining features are not radically changed, obscured, damaged, or destroyed."

The building addition will be clearly differentiated in design from the original structure, and will not remove or alter any character-defining features from the building's original construction.

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

Analysis: The proposed project will require alterations to 5 individual structures, three of which are listed as contributors to the South Kansas Avenue Historic District. Two buildings, including one contributing building, are proposed for complete

demolition. The majority of 918-920 S. Kansas Ave. is also proposed for demolition. The demolished portion of this building is proposed for reconstruction as the 8-story Cyrus Hotel. The new construction is proposed to be recessed a depth of 25 feet behind the structures original façade along S. Kansas Avenue. The recessed design will help to ensure that the historic character of the building, as visible from the street level, will be retained and preserved.

All significant character-defining features within the project area are present along the three remaining and restored storefronts along S. Kansas Avenue, and these features will be restored and preserved.

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

Analysis: This project will not introduce any features that will present a false sense of historical development to the structure. The exteriors of all remaining structures are designed to be compatible and complementary to their original time-periods of construction. Additionally, the tower that will extend vertically above 918-920 S. Kansas Avenue will be architecturally distinct from the lower historic portion of the structure, and is deemed to be compatible to the general character and historic integrity of the surrounding district.

Standard 4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

Analysis: The brick in-fill of the lower storefronts of three buildings within the project area have not acquired their own historical significance. The two remaining structures proposed for demolition have been significantly altered since their original construction. 924 S. Kansas Ave. is listed as a contributor to the surrounding historic district, but has undergone several changes since its original construction, leaving only the exterior non-street-facing walls in their original conditions. The front façade of this building does exceed 50 years of age, but is not deemed to be a prominent element that adds to the historic qualities that comprise the remainder of the South Kansas Avenue Commercial Historic District.

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

Analysis: Although two structures are proposed for demolition, and a significant portion of a third structure is also proposed for demolition, the materials proposed for removal are not representative of distinctive features, finishes, or construction techniques that characterize the project area, or the surrounding historic district.

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

Analysis: There are no deteriorated features or components of structures within the project area.

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

Analysis: N/A

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

Analysis: N/A

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

Analysis: The majority of alterations proposed for the three properties that will remain standing will be contained within the interior of these structures. An 8-story addition is proposed for the rear portion of 918-920 S. Kansas Ave. All interior alterations will remove the minimal amount of historic materials, and in no case will historic materials that uniquely characterize the properties be removed.

New work within the project area will be differentiated from original architecture and construction, and will be compatible with the sizing, massing, and scale of the surrounding historic district.

From the National Park Service *Technical Preservation Services Report on New Additions to Historic Buildings*, the following treatments are recommended:

- Placing functions and services required for the new use in non-character-defining interior spaces rather than installing a new addition.
- Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.
- Locating the attached exterior addition at the rear or on an inconspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.
- Designing new additions in a manner that makes clear what is historic and what is new.

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

Analysis: Removal of the tower proposed for construction behind the front elevation of 918-920 S. Kansas Avenue would leave the front façade intact, thus ensuring the

preservation of all character-defining, contributing features of this structure to the historic district.

CONCLUSION SUMMARY: In formulating this recommendation, Staff has applied more emphasis on the application of the Secretary of the Interior's Standards for Rehabilitation to the entire South Kansas Avenue Commercial Historic District, with less emphasis to the application of the Standards for each individual property within the project area. In this respect, the recommendation is based on the net cumulative impacts of all proposed changes within the project area to the District as a whole, rather than the unique effects on each property in isolation. It is acknowledged that a contributing structure, and a non-contributing structure within the South Kansas Avenue Commercial Historic District are proposed for demolition in association with this project. It is further acknowledged that the majority of an additional contributing property within the District is also proposed for demolition to allow for the construction of a significant addition onto this property. This addition has been deemed necessary to allow for the adaptive reuse of this property, and the reuse of all properties subject to modification within the project area.

The National Parks Service's *Technical Preservation Services Report on District or Neighborhood Setting* states the following as recommended treatments to ensure the preservation of historical character when multiple properties are involved:

- *Designing and constructing new additions to historic buildings when required by the new use. New work should be compatible with the historic character of the setting in terms of size, scale design, material, color, and texture.*
- *Removing nonsignificant buildings, additions or landscape features which detract from the historic character of the setting.*

It is Staff's conclusion that the cumulative effect of this project on the historic character of the South Kansas Avenue Commercial Historic District does meet the Secretary of the Interior's Standards for Rehabilitation. These Standards, and all associated guidelines for their implementation, do allow for alterations to historic properties if the net effect of those alterations do not damage or destroy the historic integrity of the historic property. For the purposes of this review and analysis, Staff has treated the project area as single element within the surrounding Historic District. Staff's application of the Standards to the project area has determined that the historic integrity and the historic character of the surrounding Historic District will not be damaged or destroyed as a result of this project.

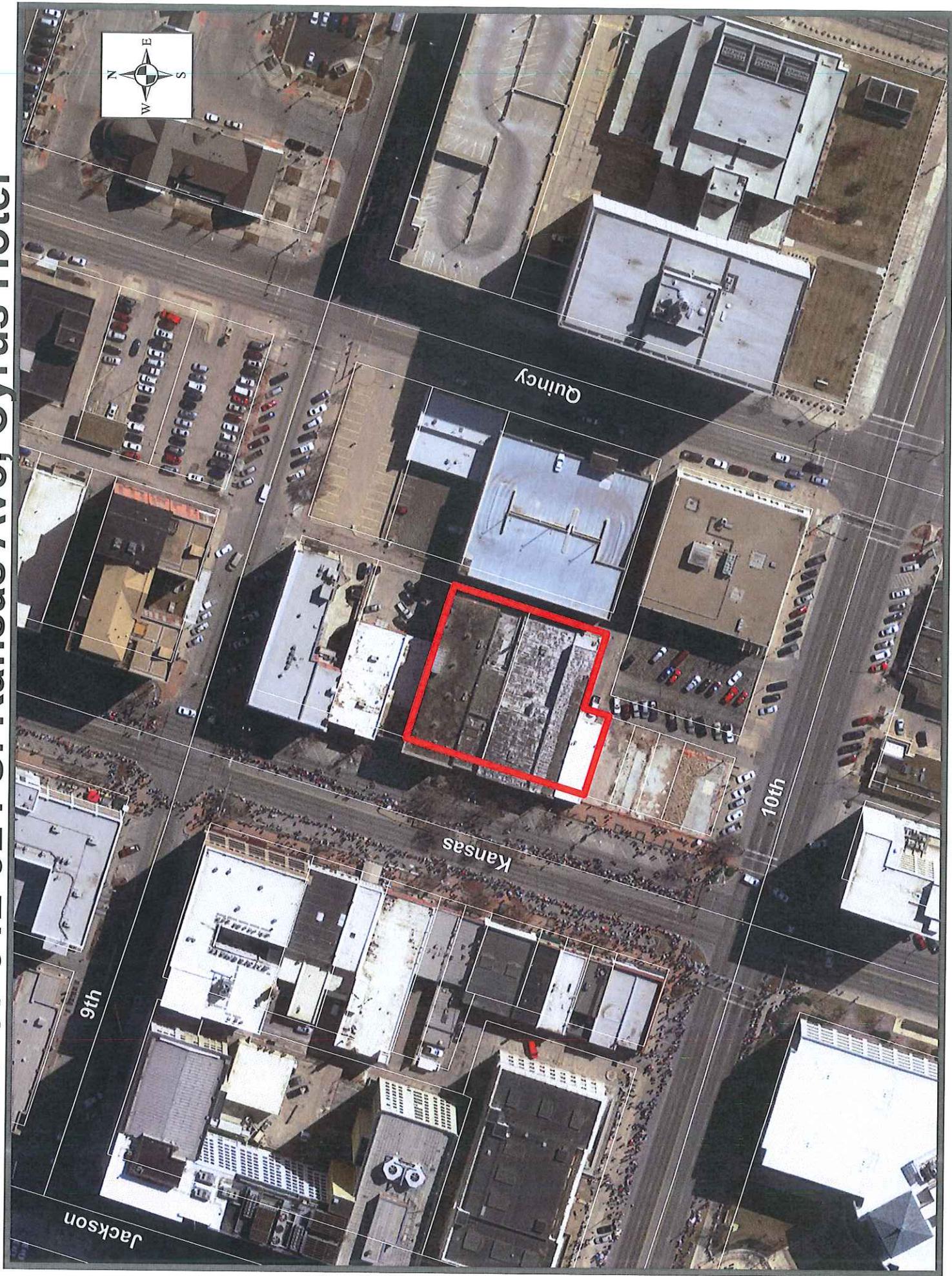
STAFF RECOMMENDATION: In light of these standards and the preceding analysis, Planning Staff recommends to the Topeka Landmarks Commission a finding that the project for the redevelopment of the properties located at 912-924 S. Kansas Avenue **does not damage or destroy the historic character or the historic integrity of the South Kansas Avenue Commercial Historic District.** Staff further recommends that the Landmarks Commission require all further documentation pertaining to this project, necessary for construction purposes, reflect the conceptual renderings presented by the applicant to the Commission at this meeting, and that any deviation from these renderings will require subsequent review and approval by the full Landmarks Commission.

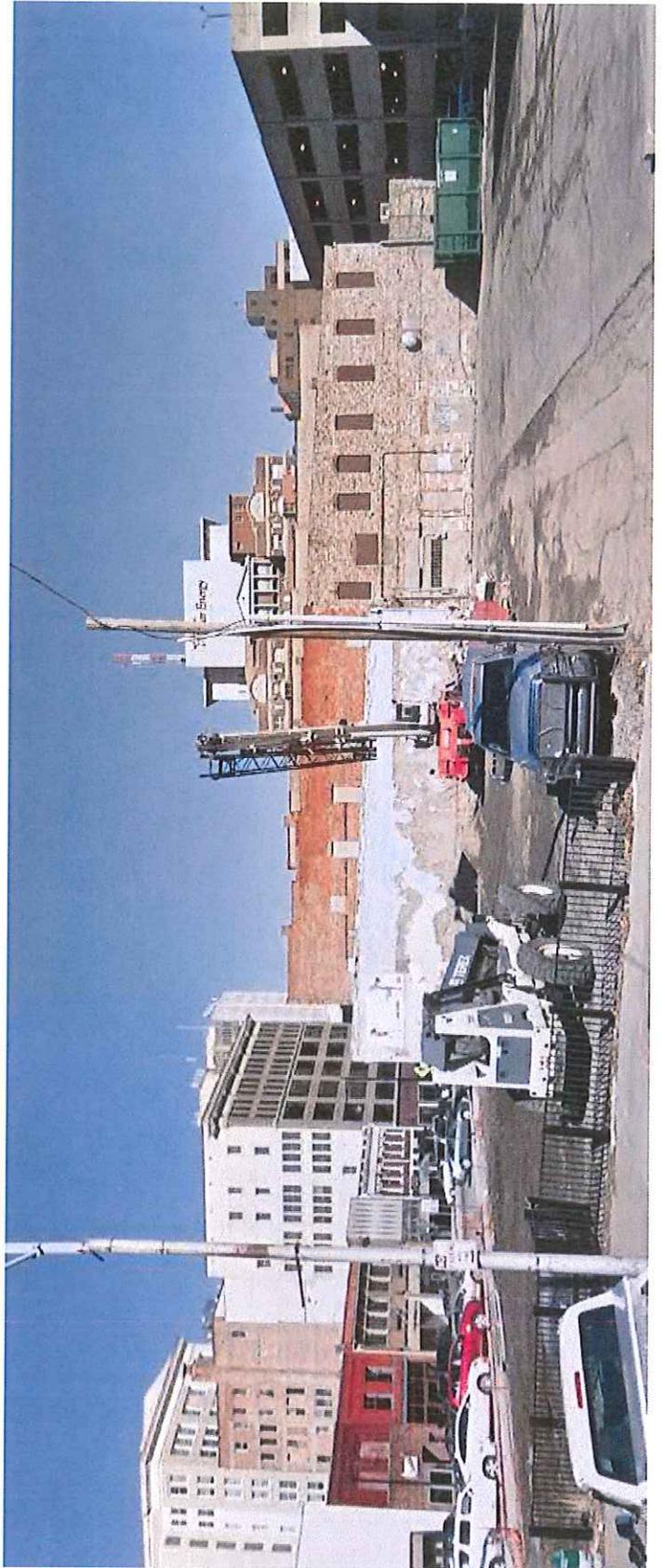
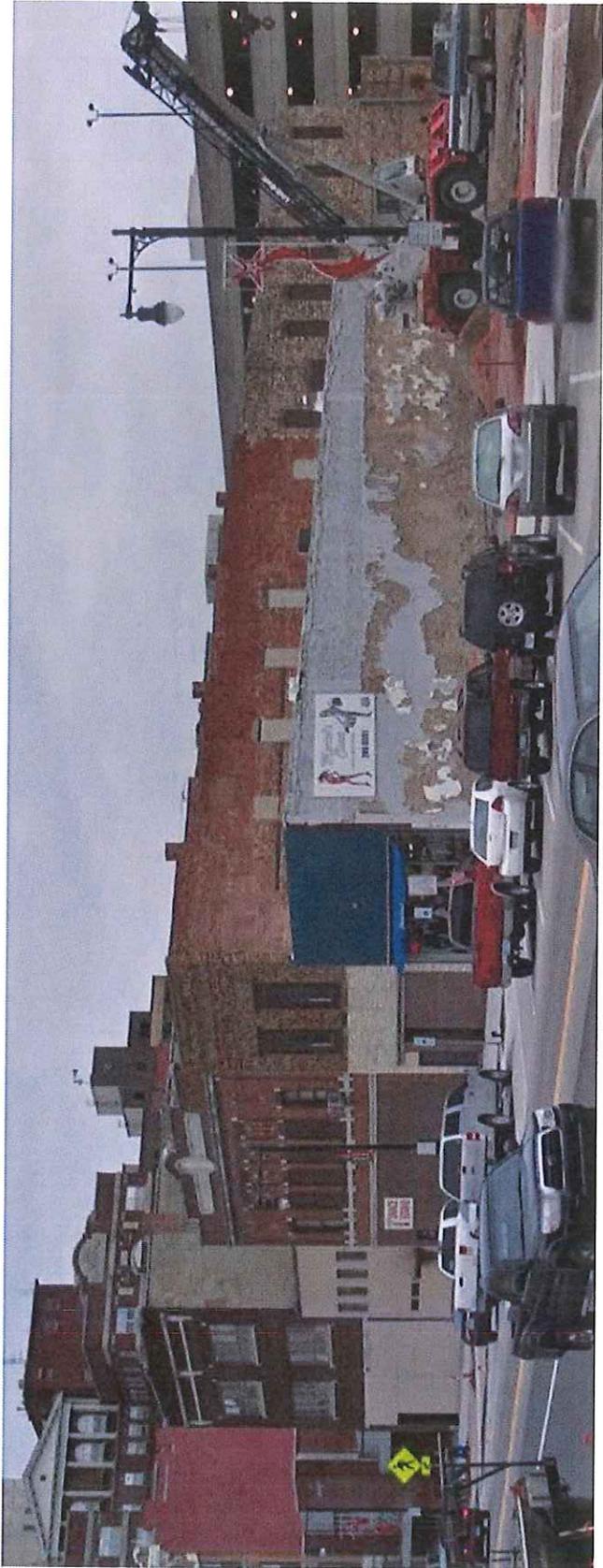
Prepared by:



Timothy Paris, Planner II

CLGR16-07 912-924 S. Kansas Ave, Cyrus Hotel





CYRUS HOTEL

Design Development Progress Set 05.05.2016



CYRUS HOTEL 912-920 S Kansas Ave, Topeka, KS 15-056 | 05.05.2016

ARCHITECT 





CYRUS HOTEL 912-920 S Kansas Ave, Topeka, KS | 15-056 | 05.05.2016

ARCHITECT *one*





CYRUS HOTEL 912-920 S Kansas Ave, Topeka, KS | 15-056 | 05.05.2016

ARCHITECT *one*





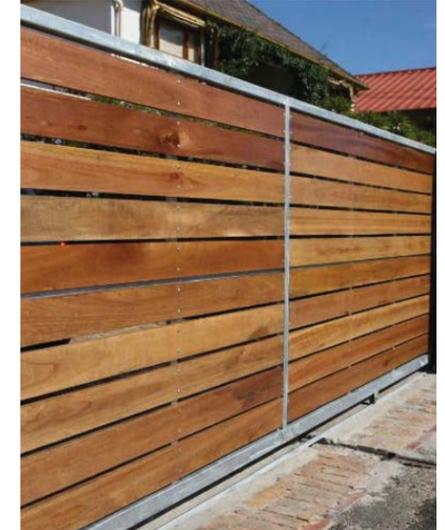
CYRUS HOTEL 912-920 S Kansas Ave, Topeka, KS | 15-056 | 05.05.2016

ARCHITECT *One*





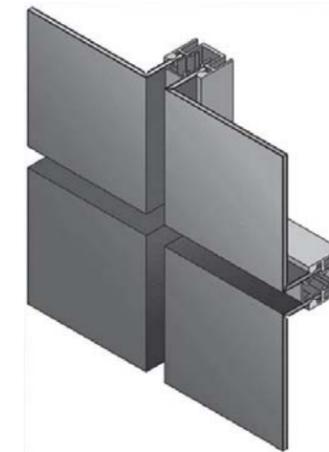
CONCEPT EXAMPLE FOR COVERED EVENT SPACE AREAS



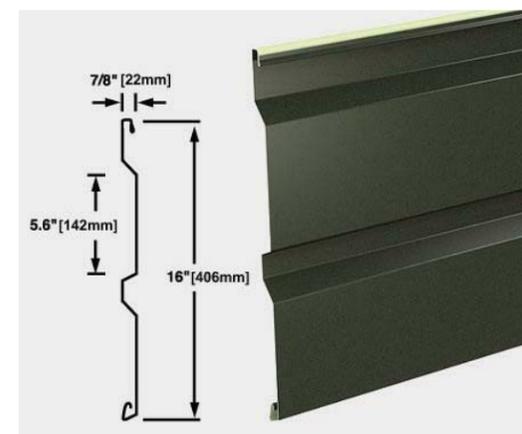
CONCEPT EXAMPLE FOR WOOD SLAT PARTITIONS AT COURTYARD AND GUARDRAILS



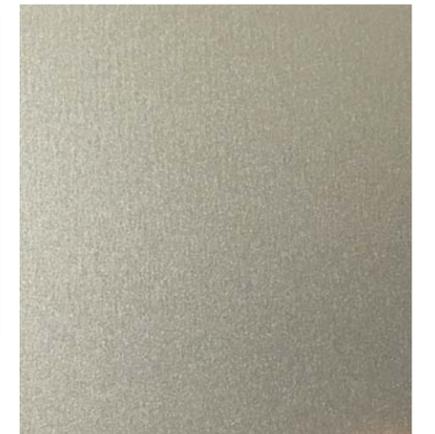
CONCEPT EXAMPLE FOR ROOFTOP SIGNAGE

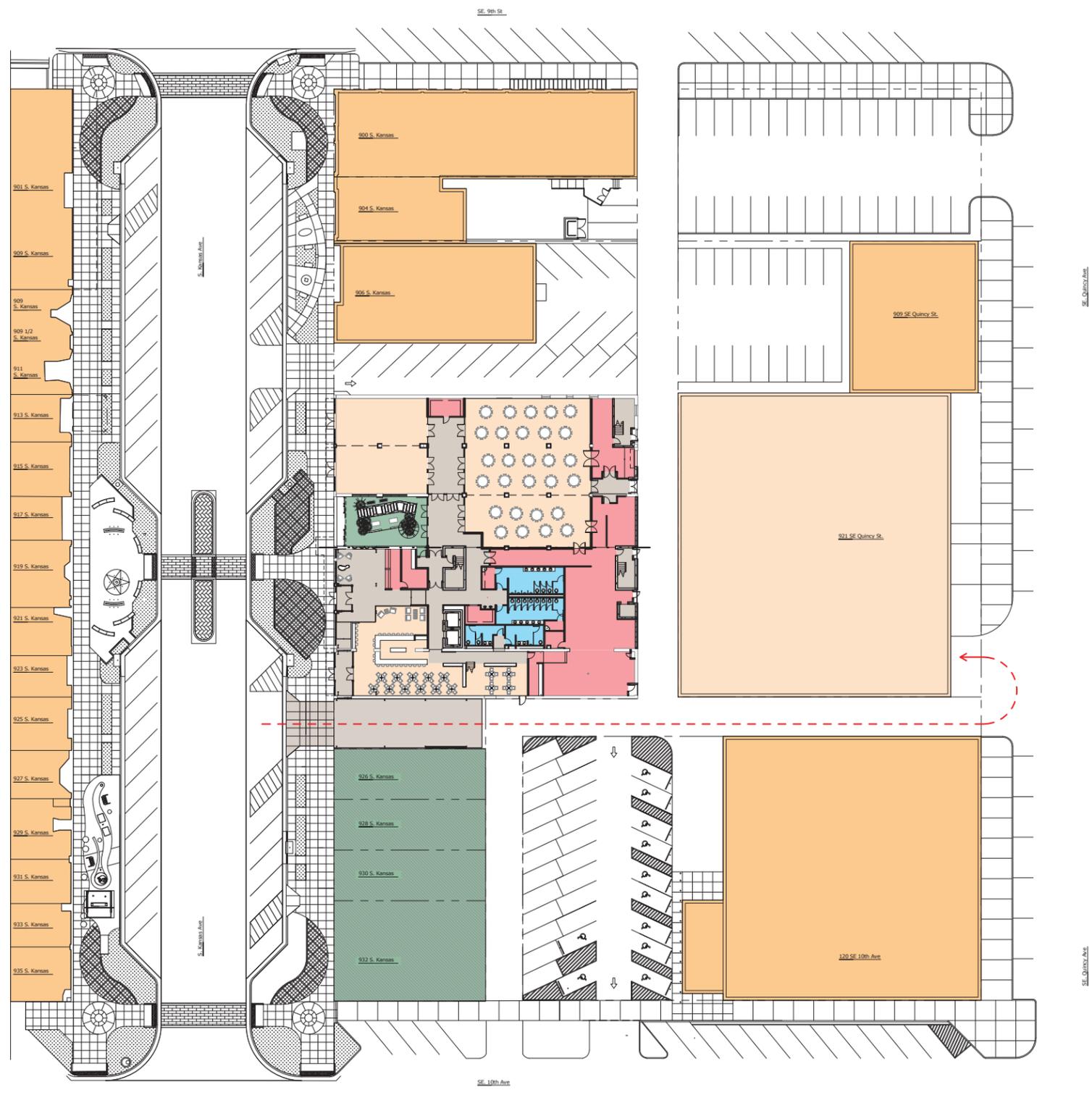


METAL PANEL RAINSCREEN: COLOR TO BE DARK COPPER METALLIC



METAL WALL PANEL: COLOR TO BE SILVERSMITH





A Site Plan
SCALE: 1" = 30'-0"

CYRUS HOTEL

REVISIONS

FOR REVIEW ONLY

A Proposed Plan for:
Cyrus Hotel
 Topeka, KS
 912-920 S Kansas Ave



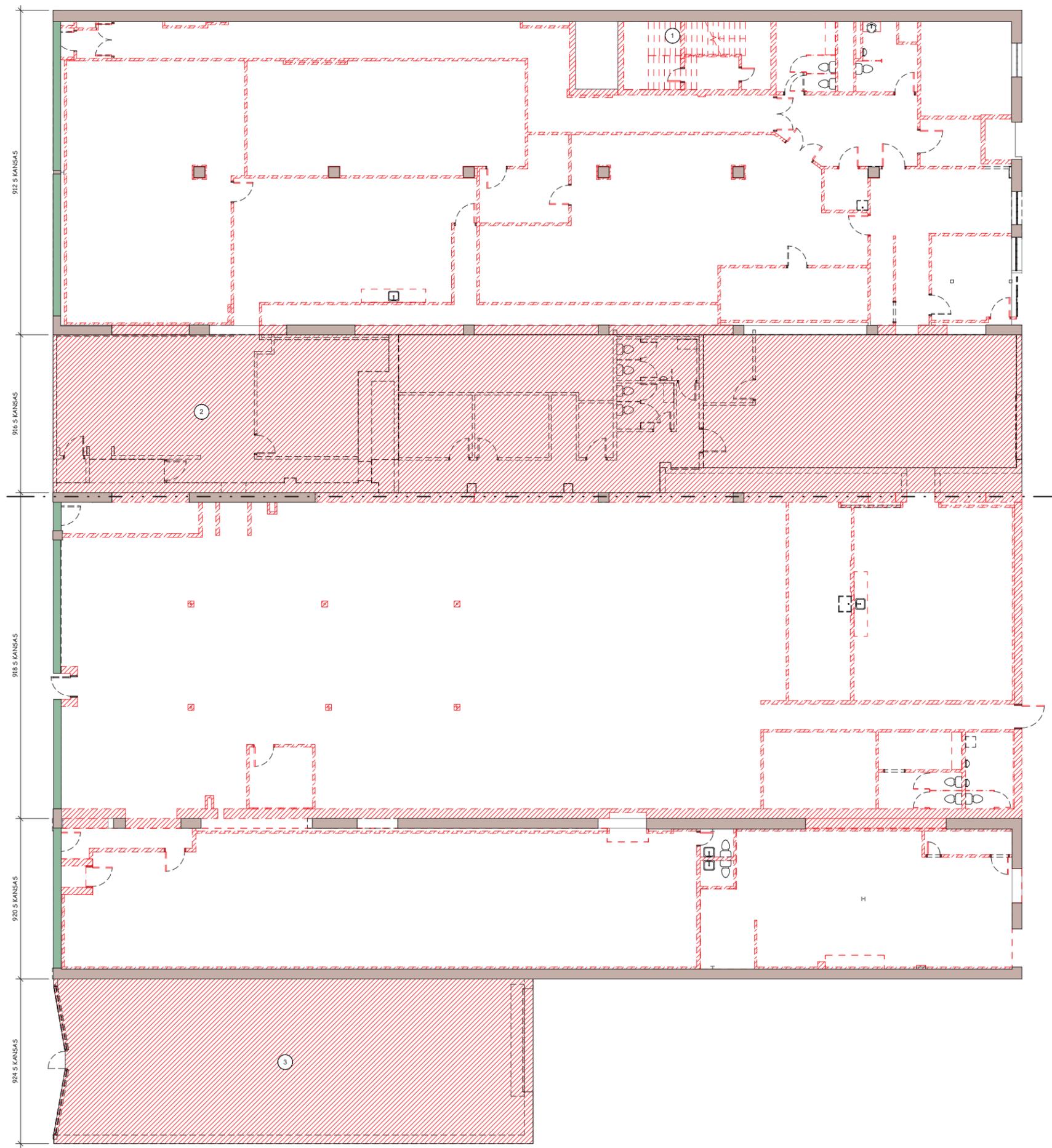
ARCHITECT
 806 S KANSAS AVE #200 PHONE: 785 / 271-7010
 TOPEKA, KANSAS 66612 FAX: 785 / 271-7020
 WWW.ARCHITECTONEPA.COM

SHEET TITLE
SITE PLAN

JOB:	15-056
DRAWN BY:	AEW
PROJECT MGR:	AEW
PRINCIPAL:	SEC
DATE:	05/02/16

CYRUS HOTEL

SHEET
L-000



Legend:

- EXISTING TO REMAIN
- REMOVE AND REPLACE WITH NEW
- REMOVE FOR NEW STOREFRONT
- REMOVE COMPLETELY

Notes:

1. EXISTING NON-CONFORMING STAIR WILL BE REMOVED W/ NEW STAIRS TO BE BUILT TO BETTER SERVE EGRESS AND ACCESSIBILITY REQUIREMENTS.
2. BUILDING 916 WILL BE REMOVED TO ACCOMMODATE NEW COURTYARD AND NEW CONSTRUCTION BETWEEN 912 AND 918.
3. BUILDING 924 WILL BE REMOVED AND REPLACED WITH A NEW DRIVE-THRU CONCIERGE/ VALET SERVICE PORTE COCHÈRE FOR ARRIVALS TO THE HOTEL/ EVENT CENTER.
4. INTERIOR 2ND FLOOR AND ROOF OF 918 AND 920 WILL BE REMOVED TO ACCOMMODATE NEW STEEL AND CONCRETE FLOOR AND CEILINGS FOR GUEST ROOMS, RESTAURANT, EVENT ROOMS, ETC.

A Demo First Floor Plan
SCALE: 1/8" = 1'-0"

FOR REVIEW ONLY

A Proposed Plan for:
Cyrus Hotel
Topeka, KS
912-920 S Kansas Ave



ARCHITECT
906 S KANSAS AVE #200
TOPEKA, KANSAS 66612
PHONE: 785 / 271-7010
FAX: 785 / 271-7020
WWW.ARCHITECTONEPA.COM

SHEET TITLE
DEMO FIRST LEVEL PLAN

JOB: 15-056
DRAWN BY: AEW
PROJECT MGR: AEW
PRINCIPAL: SEC
DATE: 05/02/16



Legend:

- EXISTING TO REMAIN
- REMOVE AND REPLACE WITH NEW
- REMOVE FOR NEW STOREFRONT
- REMOVE COMPLETELY

Notes:

1. EXISTING NON-CONFORMING STAIR WILL BE REMOVED W/ NEW STAIRS TO BE BUILT TO BETTER SERVE EGRESS AND ACCESSIBILITY REQUIREMENTS.
2. BUILDING 916 WILL BE REMOVED TO ACCOMMODATE NEW COURTYARD AND NEW CONSTRUCTION BETWEEN 912 AND 918.
3. BUILDING 924 WILL BE REMOVED AND REPLACED WITH A NEW DRIVE-THRU CONCIERGE/ VALET SERVICE PORTE COCHÈRE FOR ARRIVALS TO THE HOTEL/ EVENT CENTER.
4. INTERIOR 2ND FLOOR AND ROOF OF 918 AND 920 WILL BE REMOVED TO ACCOMMODATE NEW STEEL AND CONCRETE FLOOR AND CEILINGS FOR GUEST ROOMS, RESTAURANT, EVENT ROOMS, ETC.

A Demo Second Level Floor Plan
 SCALE: 1/8" = 1'-0"

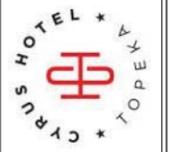
REVISIONS

FOR REVIEW ONLY

A Proposed Plan for:

Cyrus Hotel

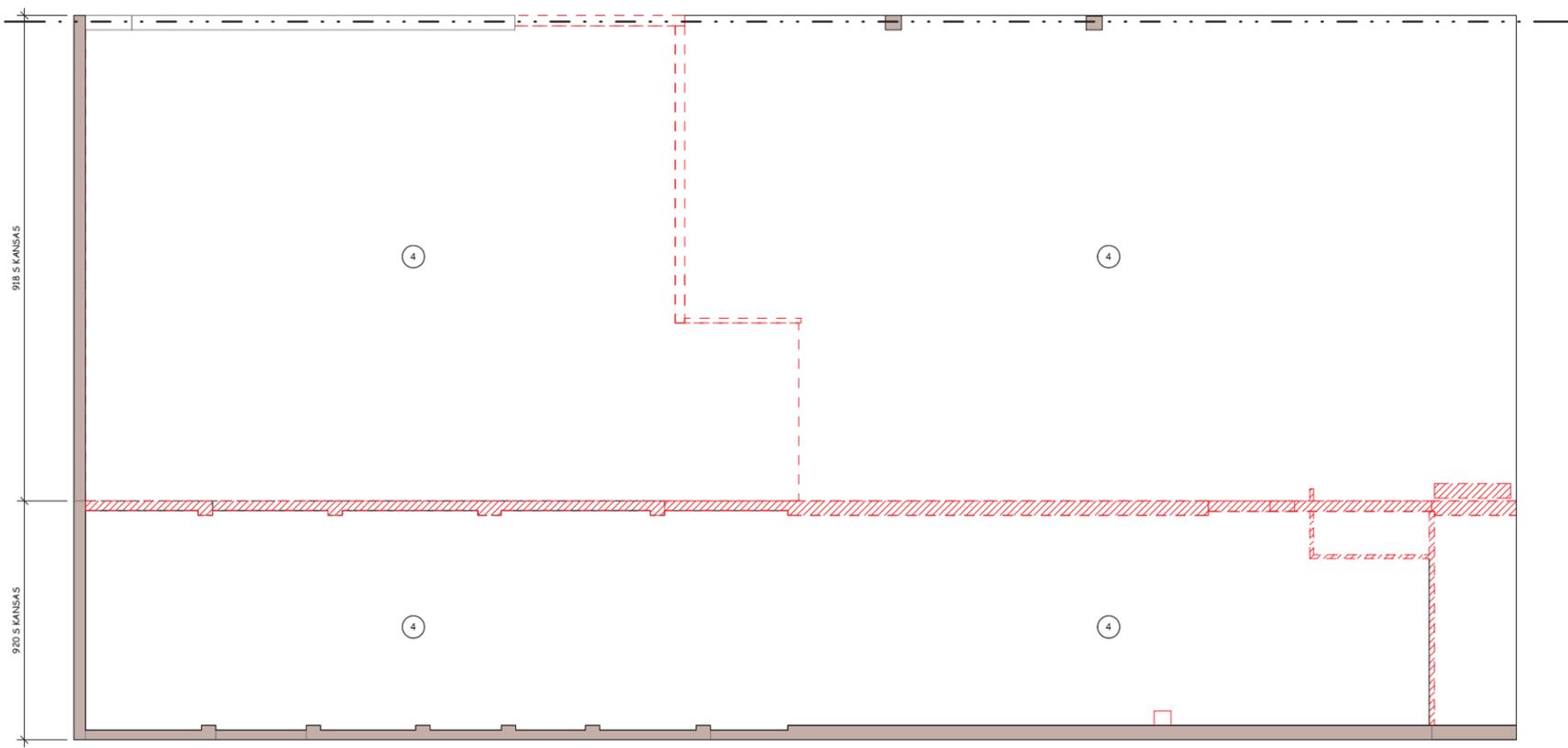
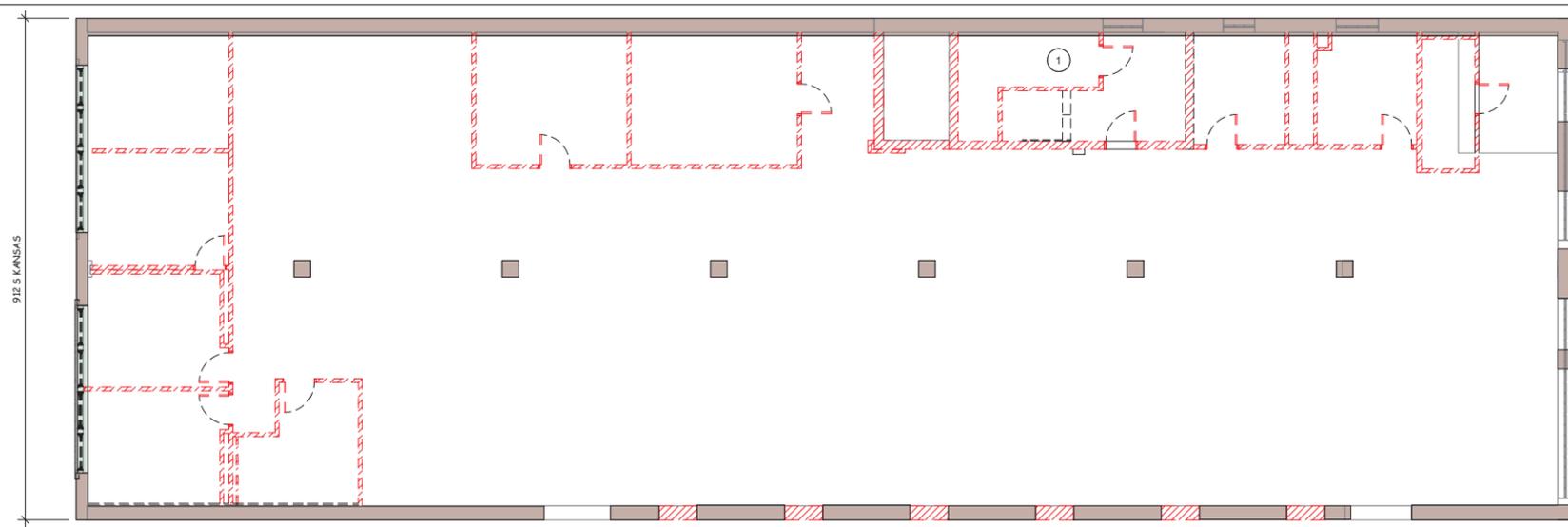
Topeka, KS
912-920 S Kansas Ave



ARCHITECT
 806 S KANSAS AVE #200 PHONE: 785 / 271-7010
 TOPEKA, KANSAS 66612 FAX: 785 / 271-7020
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SHEET TITLE
DEMO SECOND LEVEL PLAN

JOB:	15-056
DRAWN BY:	AEW
PROJECT MGR:	AEW
PRINCIPAL:	SEC
DATE:	05/02/16



Legend:

- EXISTING TO REMAIN
- REMOVE AND REPLACE WITH NEW
- REMOVE FOR NEW STOREFRONT
- REMOVE COMPLETELY

Notes:

1. EXISTING NON-CONFORMING STAIR WILL BE REMOVED W/ NEW STAIRS TO BE BUILT TO BETTER SERVE EGRESS AND ACCESSIBILITY REQUIREMENTS.
2. BUILDING 916 WILL BE REMOVED TO ACCOMMODATE NEW COURTYARD AND NEW CONSTRUCTION BETWEEN 912 AND 918.
3. BUILDING 924 WILL BE REMOVED AND REPLACED WITH A NEW DRIVE-THRU CONCIERGE/ VALET SERVICE PORTE COCHÈRE FOR ARRIVALS TO THE HOTEL/ EVENT CENTER.
4. INTERIOR 2ND FLOOR AND ROOF OF 918 AND 920 WILL BE REMOVED TO ACCOMMODATE NEW STEEL AND CONCRETE FLOOR AND CEILINGS FOR GUEST ROOMS, RESTAURANT, EVENT ROOMS, ETC.

A Demo Third Level Floor Plan
SCALE: 1/8" = 1'-0"

CYRUS HOTEL

REVISIONS

FOR REVIEW ONLY

A Proposed Plan for:

Cyrus Hotel

Topeka, KS
912-920 S Kansas Ave

ARCHITECT

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SHEET TITLE
DEMO THIRD LEVEL PLAN

JOB:	15-056
DRAWN BY:	AEW
PROJECT MGR:	AEW
PRINCIPAL:	SEC
DATE:	05/02/16

CYRUS HOTEL

SHEET
L-D03



First Level Plan
SCALE: 1/8" = 1'-0"

CYRUS HOTEL

REVISIONS

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Topeka, KS

A Proposed Plan for:
Cyrus Hotel
912-920 S Kansas Ave

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SHEET TITLE

FIRST FLOOR PLAN

JOB: 15-056
DRAWN BY: AEW
PROJECT MGR: AEW
PRINCIPAL: SEC
DATE: 05/02/16

CYRUS HOTEL

SHEET
L-001



A Second Floor Plan (16 Units)
SCALE: 1/8" = 1'-0"

CYRUS HOTEL

REVISIONS

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Topeka, KS

A Proposed Plan for:
Cyrus Hotel
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SHEET TITLE

SECOND FLOOR PLAN

JOB: 15-056
DRAWN BY: AEW
PROJECT MGR: AEW
PRINCIPAL: SEC
DATE: 05/02/16

CYRUS HOTEL

SHEET

L-002



Third Level Plan (20 Units)
 SCALE: 1/8" = 1'-0"

CYRUS HOTEL

REVISIONS

FOR REVIEW ONLY

Topeka, KS

A Proposed Plan for:
Cyrus Hotel
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SHEET TITLE

THIRD FLOOR PLAN

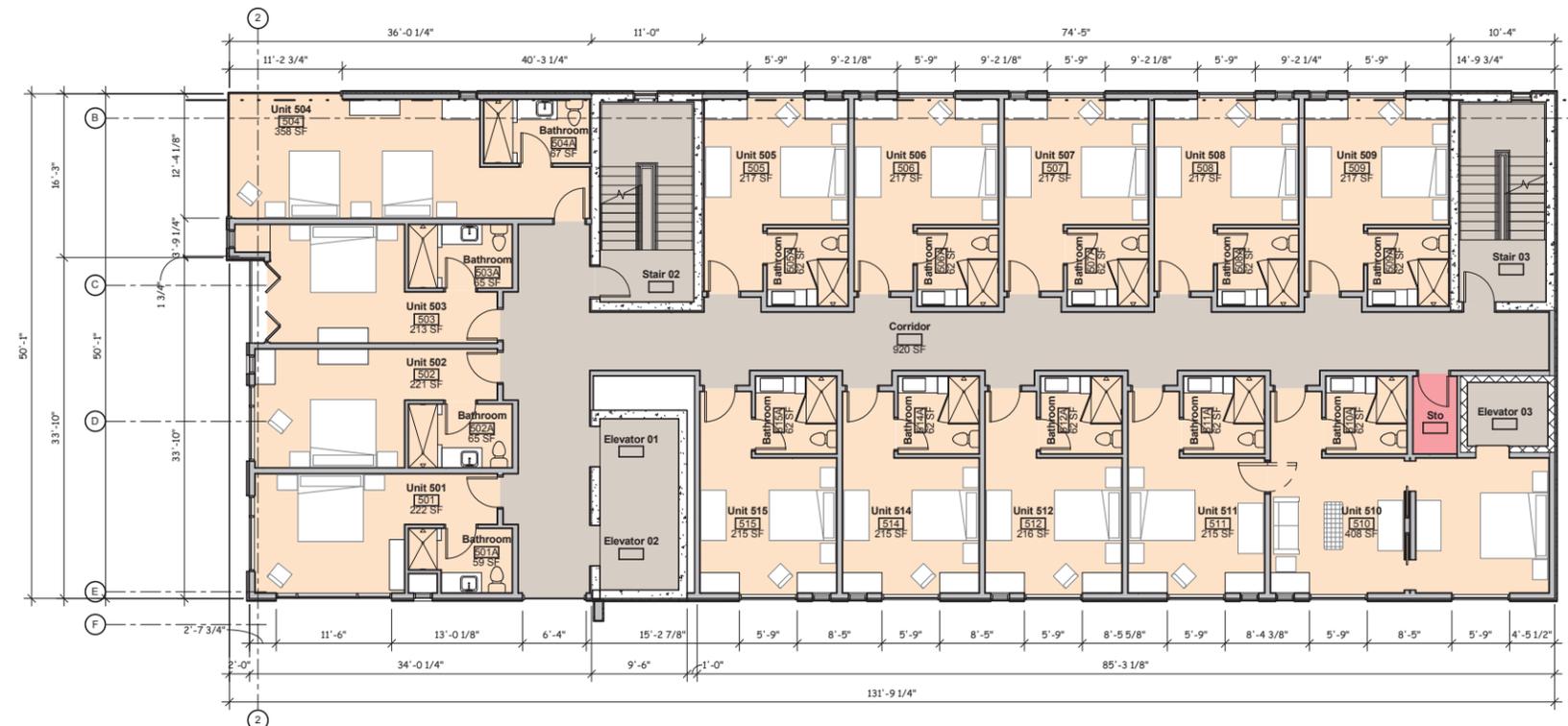
JOB: 15-056
 DRAWN BY: AEW
 PROJECT MGR: AEW
 PRINCIPAL: SEC
 DATE: 05/02/16

CYRUS HOTEL

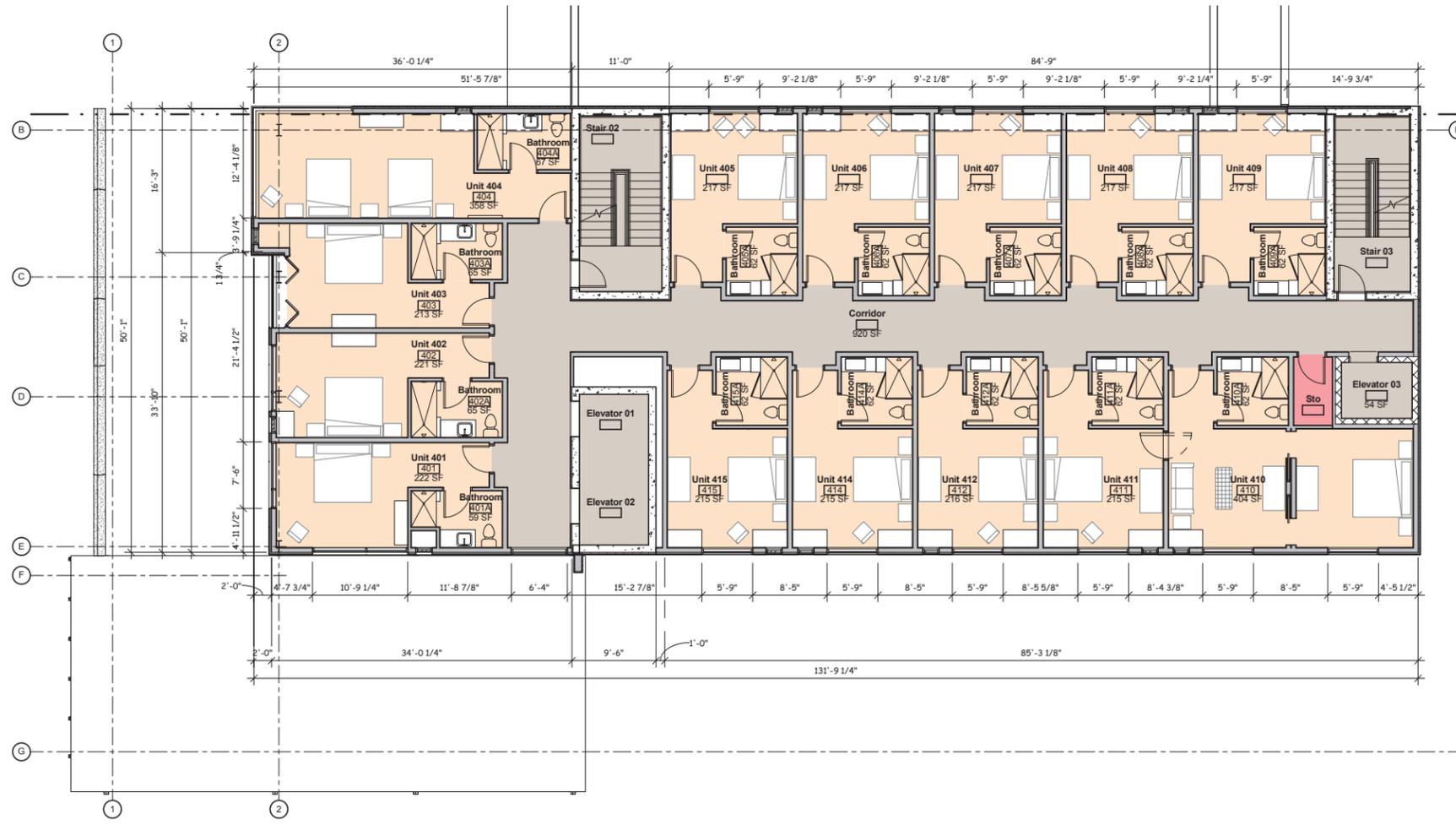
SHEET

L-003

5/5/2016 3:58:57 PM



B Fifth Level Plan (14 Units)
SCALE: 1/8" = 1'-0"



A Fourth Level Plan (14 Units)
SCALE: 1/8" = 1'-0"

CYRUS HOTEL

REVISIONS

FOR REVIEW ONLY

Topeka, KS

A Proposed Plan for:

Cyrus Hotel

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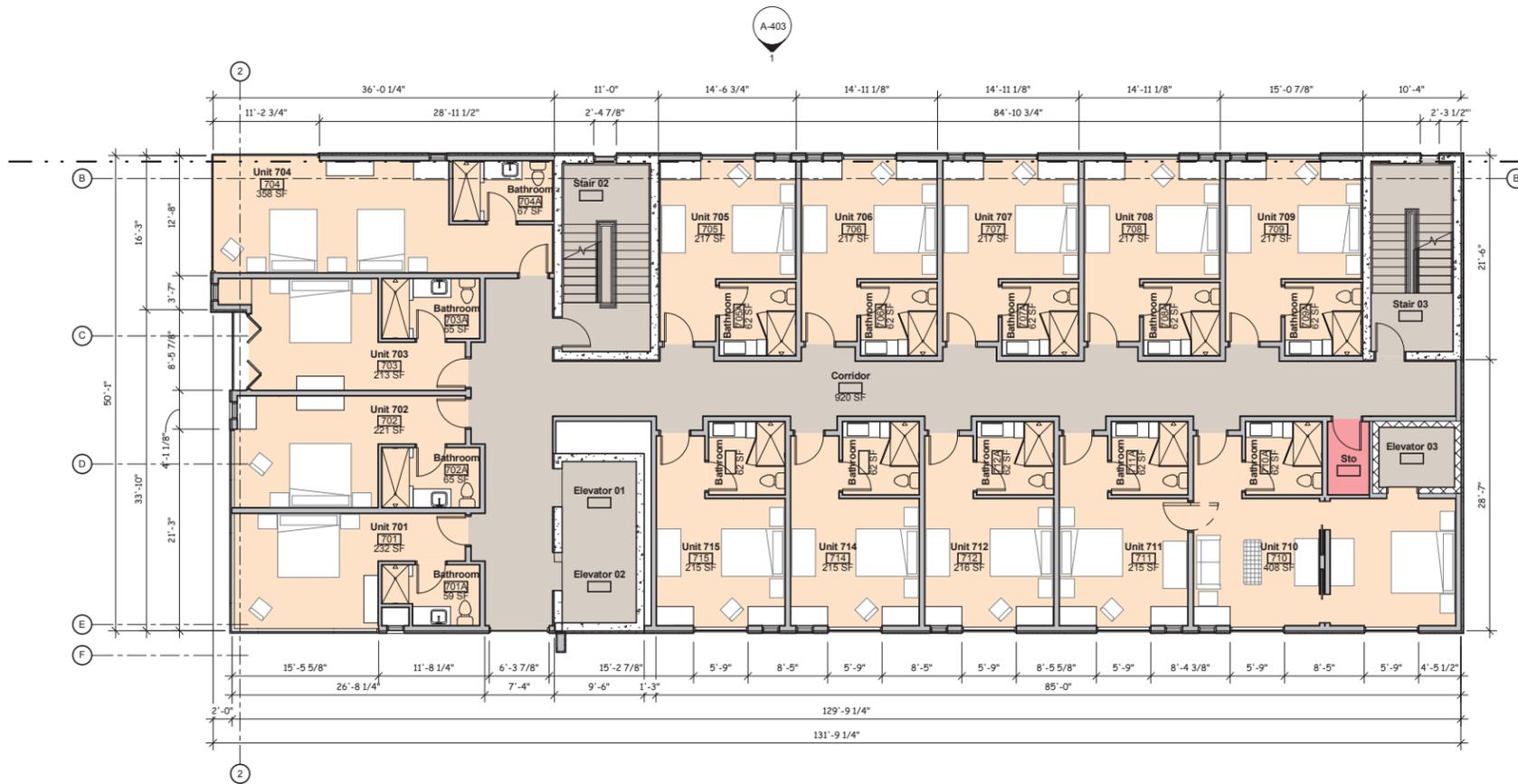
SHEET TITLE
FOURTH AND FIFTH LEVEL FLOOR PLANS

JOB:	15-056
DRAWN BY:	AEW
PROJECT MGR:	AEW
PRINCIPAL:	SEC
DATE:	05/02/16

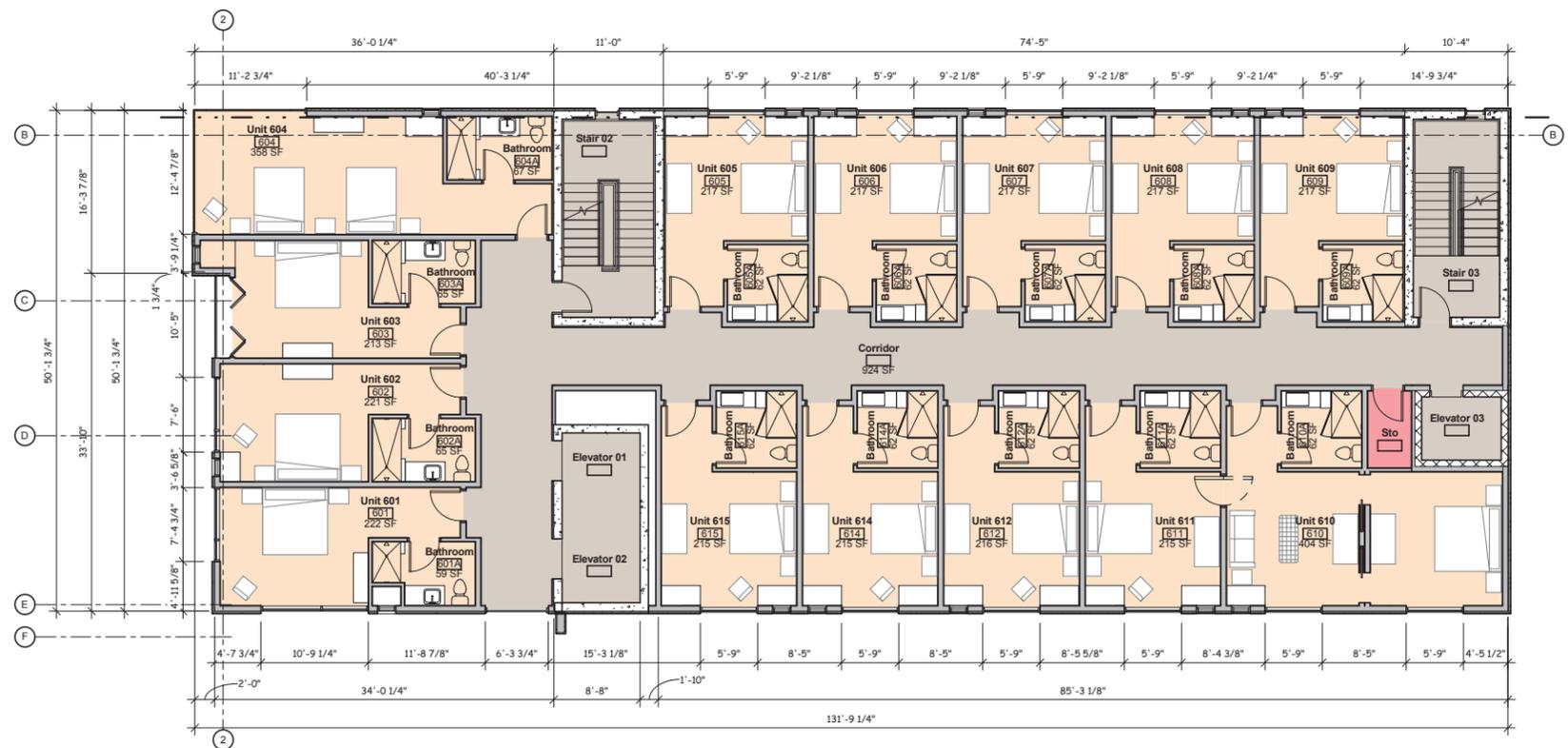
CYRUS HOTEL

SHEET
L-004

\\architectonepa\projects\15-056\Cyrus Hotel\Cyrus Hotel Control_JPL.dwg.rvt



B Seventh Level Plan (14 Units)
SCALE: 1/8" = 1'-0"



A Sixth Level Plan (14 Units)
SCALE: 1/8" = 1'-0"

FOR REVIEW ONLY

A Proposed Plan for:

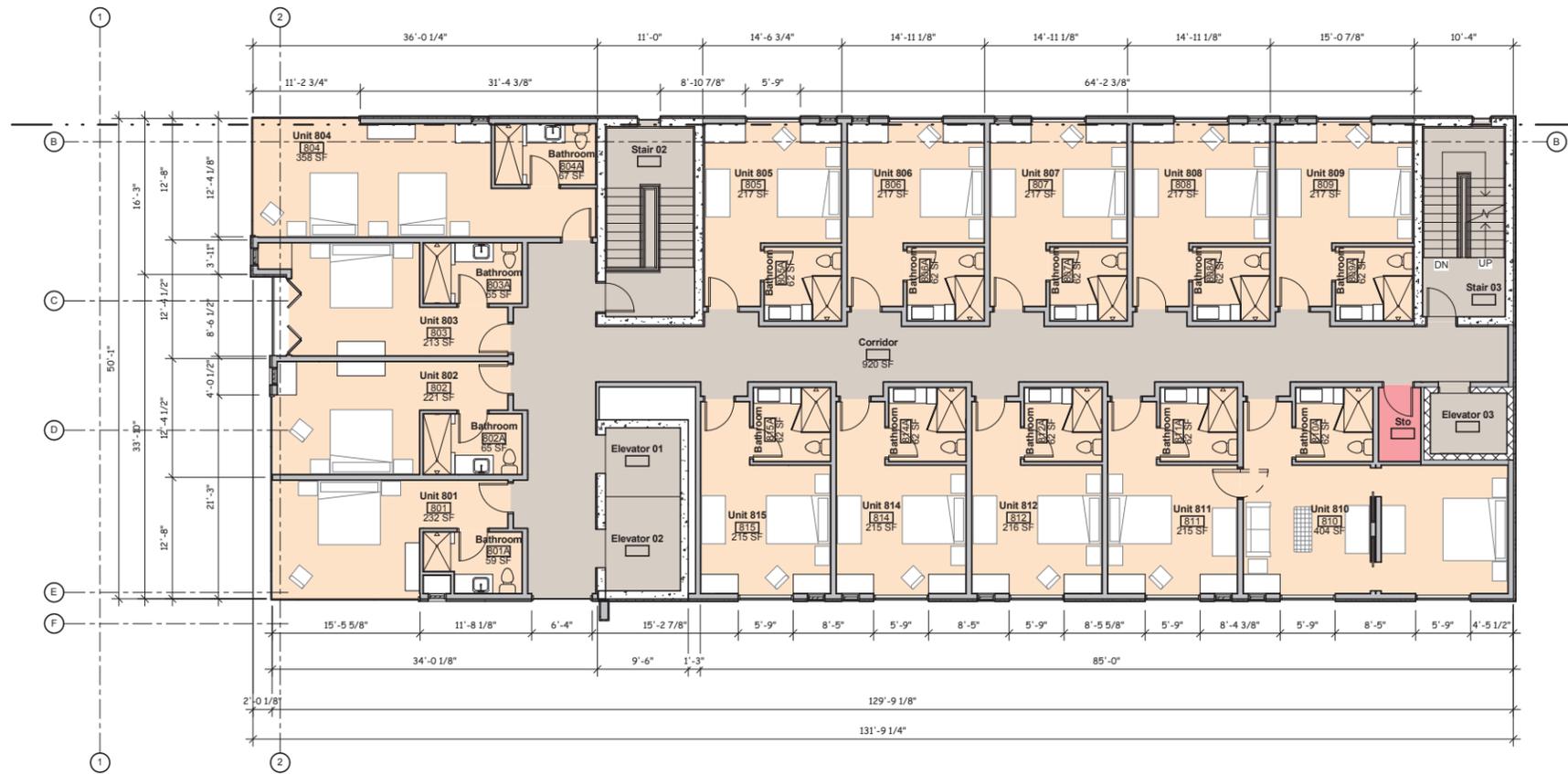
Cyrus Hotel

912-920 S Kansas Ave

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SHEET TITLE
SIXTH AND SEVENTH LEVEL
FLOOR PLANS

JOB: 15-056
DRAWN BY: AEW
PROJECT MGR: AEW
PRINCIPAL: SEC
DATE: 05/02/16



A Eighth Level Plan (14 Units)
SCALE: 1/8" = 1'-0"

FOR REVIEW ONLY

Topeka, KS

A Proposed Plan for:
Cyrus Hotel
912-920 S Kansas Ave

ARCHITECT
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SHEET TITLE

EIGHTH LEVEL FLOOR PLAN

JOB:	15-056
DRAWN BY:	AEW
PROJECT MGR:	AEW
PRINCIPAL:	SEC
DATE:	05/02/16



A DEMO - WEST Elevation
SCALE: 1/8" = 1'-0"

CYRUS HOTEL

REVISIONS

FOR REVIEW ONLY

Topeka, KS

A Proposed Plan for:
Cyrus Hotel
912-920 S Kansas Ave

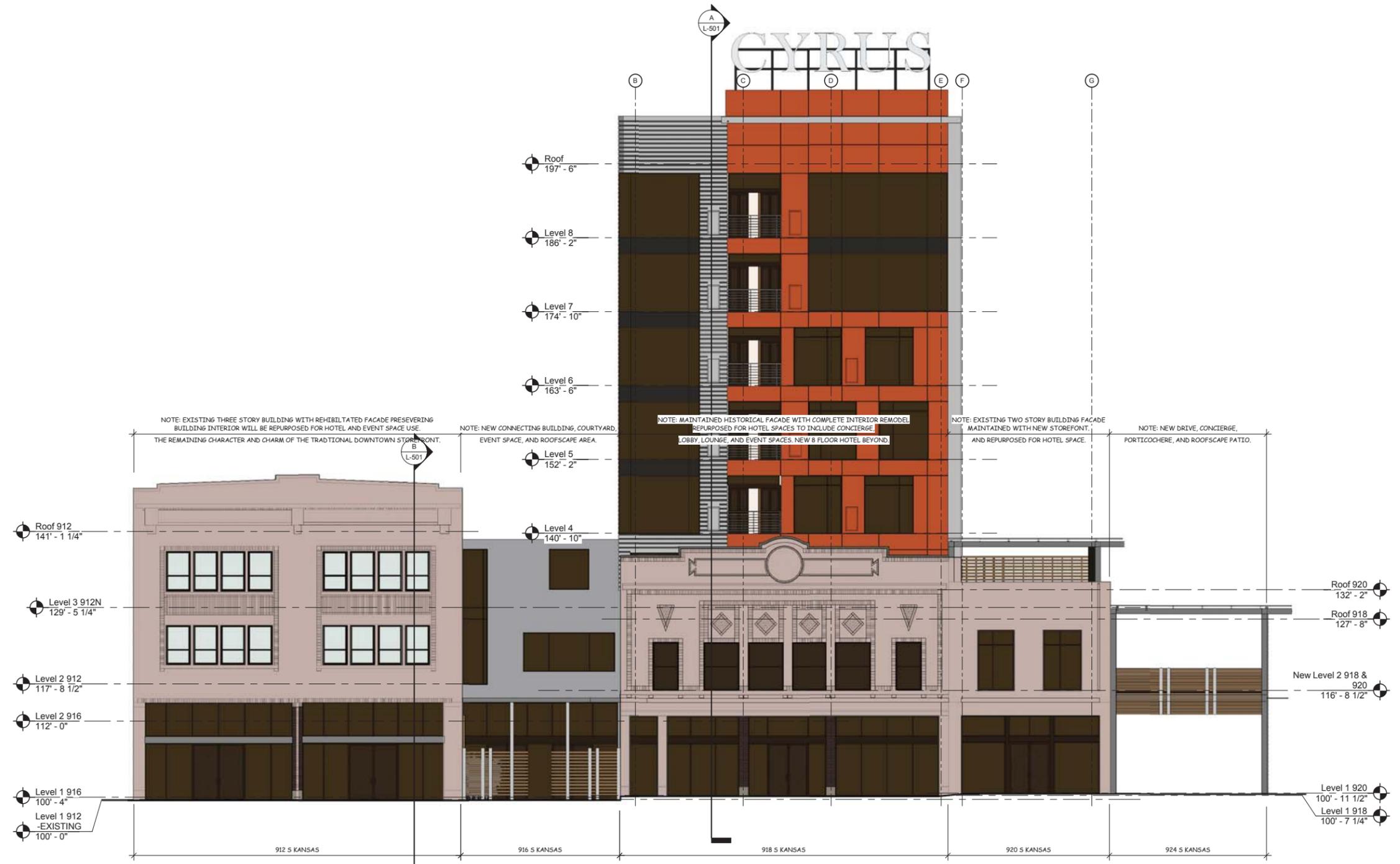
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SHEET TITLE
DEMOLITION WEST ELEVATION

JOB: 15-056
DRAWN BY: AEW
PROJECT MGR: AEW
PRINCIPAL: SEC
DATE: 05/02/16

CYRUS HOTEL

SHEET
L-302



(A) Proposed West Elevation
 SCALE: 1/8" = 1'-0"

CYRUS HOTEL

REVISIONS

FOR REVIEW ONLY

A Proposed Plan for:
Cyrus Hotel
 Topeka, KS
 912-920 S Kansas Ave



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 TOPEKA, KANSAS 66612 FAX: 785 / 271-7020
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SHEET TITLE
 PROPOSED WEST ELEVATION

JOB:	15-056
DRAWN BY:	AEW
PROJECT MGR:	AEW
PRINCIPAL:	SEC
DATE:	05/02/16

CYRUS HOTEL

SHEET
L-303

5/5/2016 3:59:48 PM



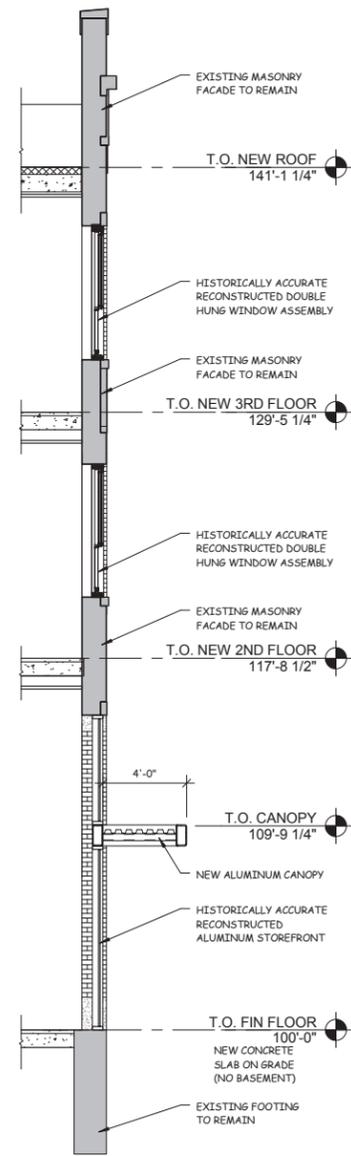
AWNING CONCEPT EXAMPLE FOR STOREFRONTS



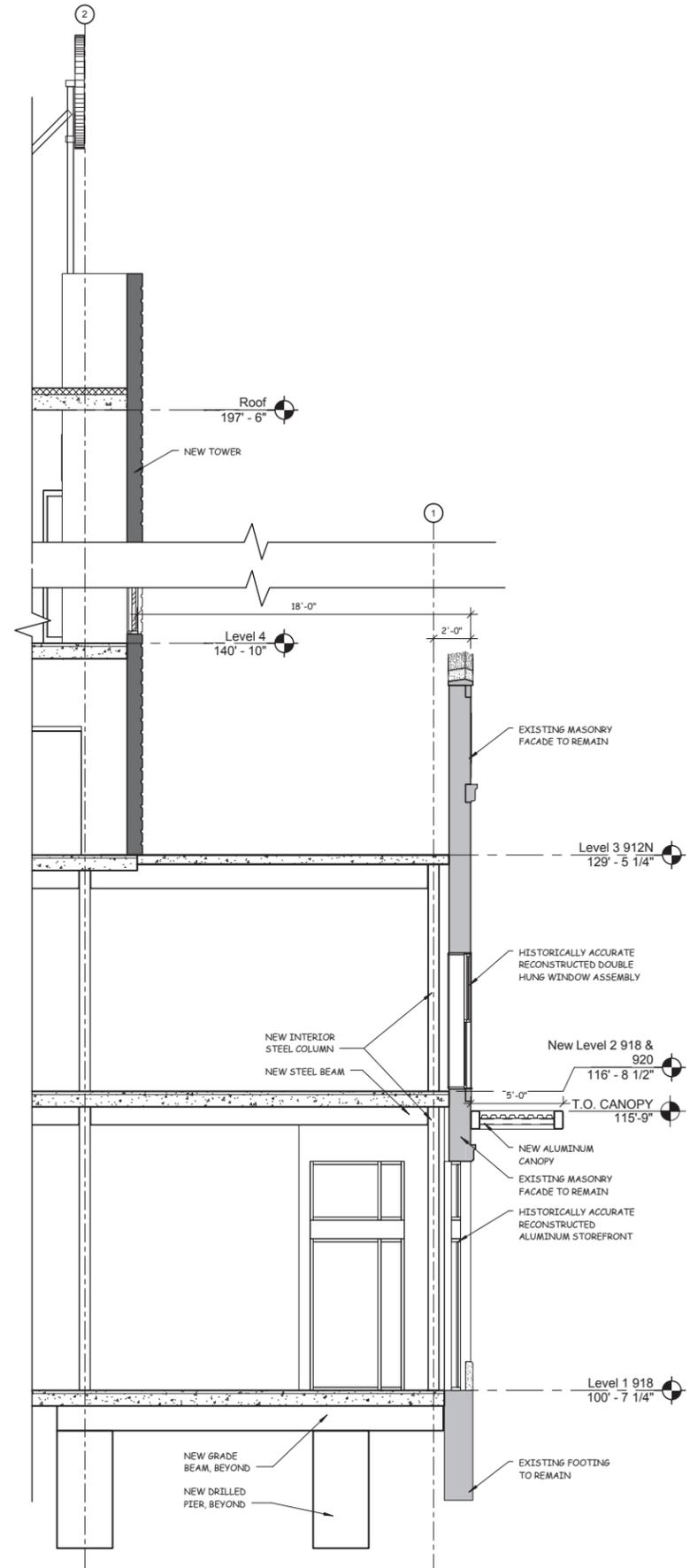
GRAPHIC REPRESENTATION FOR STRUCTURAL STEEL SUPPORT OF EXTERIOR FACADES



GRAPHIC REPRESENTATION FOR STRUCTURAL STEEL SUPPORT OF EXTERIOR FACADES



B 912 STOREFRONT
Wall Section
SCALE: 1/4" = 1'-0"



A 918 / 920
Wall Section
SCALE: 1/4" = 1'-0"

CYRUS HOTEL

REVISIONS

FOR REVIEW
ONLY

A Proposed Plan for:
Cyrus Hotel
Topeka, KS
912-920 S Kansas Ave



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TOPEKA, KANSAS 66612
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SHEET TITLE
WALL SECTION

JOB: 15-056
DRAWN BY: AEW
PROJECT MGR: AEW
PRINCIPAL: SEC
DATE: 05/02/16

CYRUS HOTEL

SHEET

L-501

\\architectonepa\shared\projects\15-056_Cyrus_Hotel_Central_jrnl_5r410.rvt

**TOPEKA HISTORIC LANDMARK
CERTIFICATE OF APPROPRIATENESS
REVIEW REPORT**

TOPEKA PLANNING DEPARTMENT

CASE NO: CLGR16-08

by: Architect One, LLC

PROPOSAL: The applicant is requesting Certificate of Appropriateness review for the replacement of windows within the building, and the re-location of three windows on the north faced of the building, facing SW 12th Street. This property is a locally designated Historic Landmark.

BACKGROUND: This owner of this property is proposing to replace the current windows within the structure with windows that will closely resemble those in place when the building was originally constructed. The building was constructed in 1930 by Kansas Power & Light, Co. as an electric substation to serve the newly developed Westboro Subdivision. This particular substation was constructed to resemble a style of architecture within the Westboro neighborhood. This substation also doubled as one of the nation's first "drive-thru" payment facilities. The building was constructed in keeping with the Spanish-colonial architectural style of the Westboro Shopping Center located one block to the south. The building has a wood-frame construction with a stucco exterior, and a red clay-tile roof.

The current windows within the structure are not original, and were installed in 2007 by a previous owner after its listing as a local Historic Landmark property in 2006. The City of Topeka does not require a permit or review for window replacement. Therefore, no Certificate of Appropriateness review was conducted at that time.

REVIEW SUMMARY: The Kansas State Historic Preservation Office requires that all projects occurring on any property listed on the Register of Historic Kansas Places be reviewed for their affect on the listed property and the surrounding district. State law (K.S.A. 75-2724) establishes that the Secretary of the Interior's Standards for Rehabilitation be used to evaluate changes proposed to any property that is individually listed, or is located within an historic district. The following is an analysis of the application of each Standard to the proposed project.

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

Analysis: The building has been vacant for at least the past 10 years. After its use and ownership by Westar Energy as an electric substation, the building was re-purposed but never occupied, as an office building, and interior alterations to the structure were made at that time. The current proposal will not change its current or intended use.

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

Analysis: At the time the structure was re-purposed for exclusive office use, one of the interior alterations made was the construction of a mezzanine within the northwest corner of the building. This construction placed the elevation of the exterior windows in direct conflict with the floor level of the mezzanine, thus compromising the use and function of these windows from an interior perspective. To enhance the interior use and function of the northwest corner of the structure, this project proposes to raise the elevation of the western three windows along the north façade, and all three windows along this portion of the west façade. .

The proposed project is to replace the windows throughout the structure with wood casement windows. The structure's original windows were steel-frame casements. The proposed wood casement windows are consistent with the over/under pane ratio of the original windows, thus maintaining the structure's original appearance.

The areas below the windows to be raised in elevation are proposed to be filled and resurfaced, consistent with the building's current stucco exterior finish. The appearance of the north façade will result in the eastern three windows at a lower elevation than the western three windows. This shift in elevations will not significantly alter the historic character of this property.

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

Analysis: This project will not introduce any features that will present a false sense of historical development to the structure. The exterior will be finished to match the existing exterior of the building, and the relocation of the windows is deemed to be compatible with the styling, architecture, massing, and scale of the structure.

Standard 4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

Analysis: The windows proposed for replacement have not achieved their own historical significance. The current location of all windows within the structure does reflect the building's original appearance. However, interior alterations have rendered the placement of 6 windows divided between the west and north facades in conflict with the structure's adaptive reuse for office space, as opposed to industrial equipment storage.

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

Analysis: No distinctive features, finishes, or unique examples of construction techniques or craftsmanship will be removed in conjunction with this project.

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

Analysis: There are no deteriorated features or components to this property that will be retained or replaced.

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

Analysis: N/A

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

Analysis: N/A

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

Analysis: The proposed alterations to the north and west facades will alter, but not destroy the historic integrity of the features that characterize this structure. Each façade will remain intact in its sizing, mass, scale, and architectural details. The style of the windows proposed for installation is also compatible with the original architectural style of the structure.

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

Analysis: N/A

STAFF RECOMMENDATION: In light of these standards and the preceding analysis, Planning Staff recommends to the Topeka Landmarks Commission a finding that the replacement of the windows, and the relocation of 6 of these windows along the north and west facades of the building located at 1201 SW Oakley Street **will not damage or destroy the historic integrity of the structure.**

Prepared by:



Timothy Paris, Planner II

CLGR16-08 Westboro Plaza by Architect One



1201 SW Oakley Topeka, KS - Existing Conditions 05-03-2016

Exterior Photos



SW Corner



NE Corner

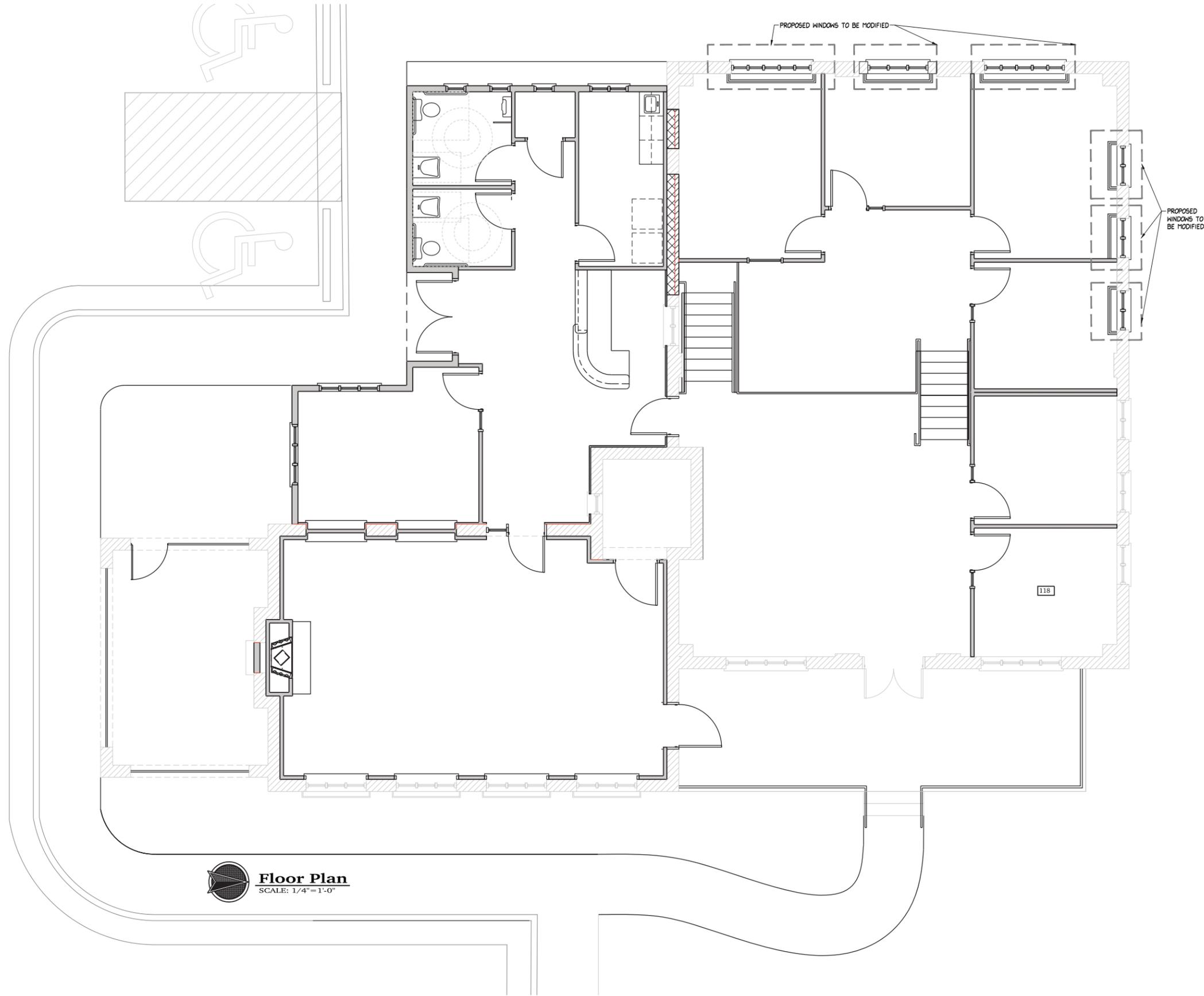


N Facade

Interior Photos



M:\ARCHIT-2016\16-037_1201 SW OAKLEY - AN ADDITION & RENOVATION\CONSTRUCTION DOCUMENTS\TS-A3.1-PLAN.DWG 5/5/2016 3:53 PM BRENDAN J. KELSEY



Floor Plan
SCALE: 1/4" = 1'-0"

WESTBORO PLAZA

REVISIONS

An Addition & Renovation For:
Westboro Plaza
1201 SW Oakley
Topeka, Ks

ARCHITECT
906 S KANSAS AVE. # 200
TOPEKA, KANSAS 66612
PHONE: 785 / 271-7010
FAX: 785 / 271-7020
WWW.ARCHITECTONEPACOM

SHEET TITLE
FLOOR PLAN

JOB: 16-037
DRAWN BY: MMP/BJK
PROJECT MGR: SEG
PRINCIPAL: SEG
DATE: 05/02/16

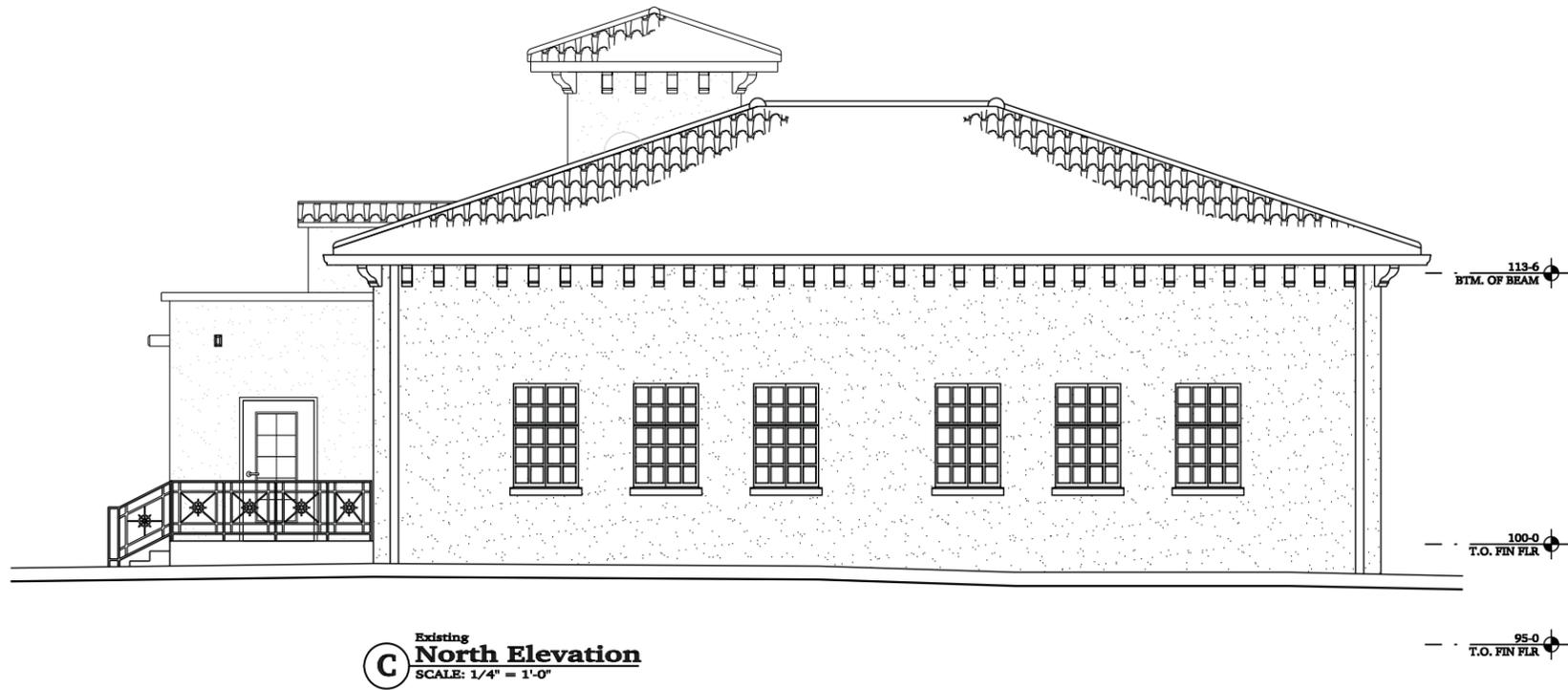
FILE NAME
ts-a3.1-plan

WESTBORO PLAZA

SHEET

A3.1

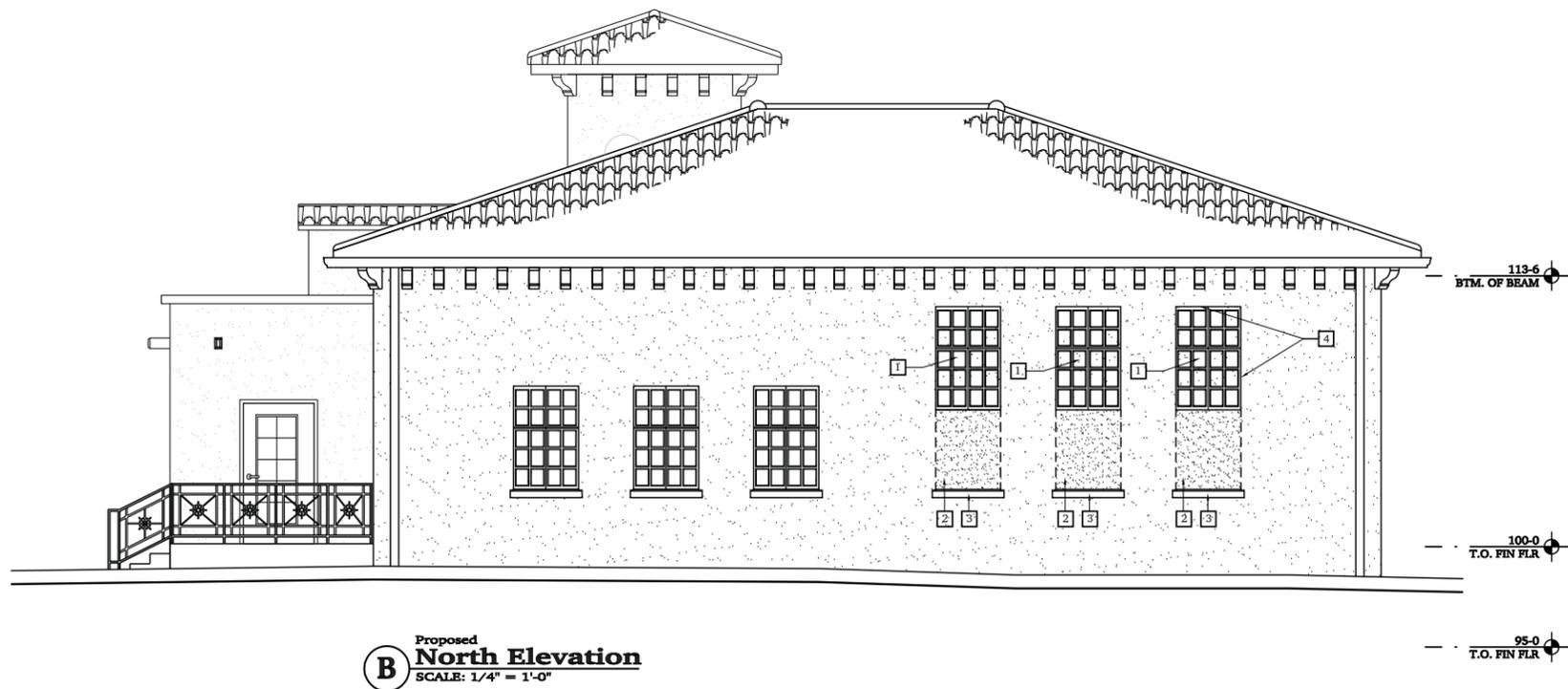
M:\ARCH-2016\16-037 1201 SW OAKLEY - AIA STRATEGIES\CAD\CONSTRUCTION DOCUMENTS\TS-A4.1-ELEVATIONS.DWG, 5/5/2016 4:10 PM, MARK M. PORTER



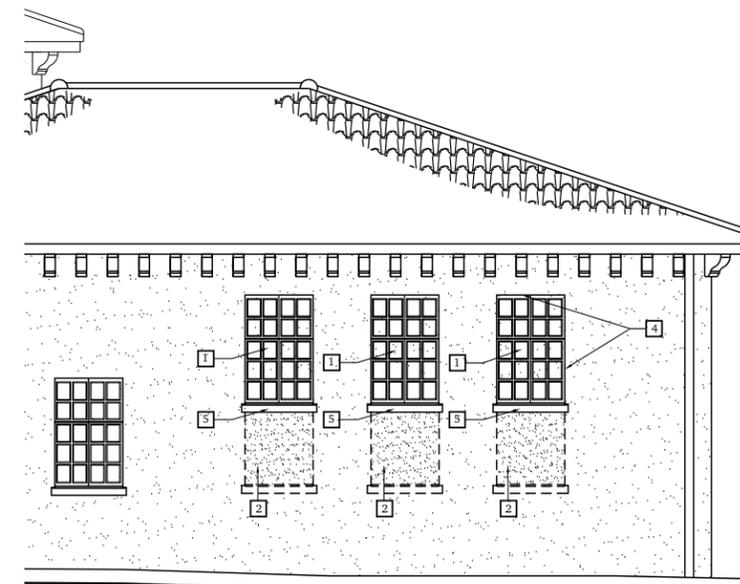
C Existing North Elevation
 SCALE: 1/4" = 1'-0"

Material Legend

- 1 EXISTING CASEMENT WINDOW TO BE RELOCATED AS SHOWN. NEW HEAD HEIGHT WILL ALLOW FOR OCCUPANT VIEWING OUT WINDOW FROM INSIDE. CONTRACTOR WILL FLASH, TRIM AND CAULK WINDOW PERIMETERS TO MATCH APPEARANCE OF EXISTING WINDOWS TO ENSURE WEATHER TIGHT FINISH
- 2 NEW STUCCO EXTERIOR FINISH TO MATCH EXISTING - COLOR SELECTION BY ARCHITECT
- 3 EXISTING BRICK WINDOW SILL - TUCK POINT MASONRY AS NEEDED
- 4 PATCH & REPAIR EXISTING STUCCO AROUND NEW OPENING OF WINDOW ASSEMBLY WITH NEW STUCCO WHERE DAMAGED OR CUT - FINISH TO MATCH EXISTING
- 5 EXIST SILL RELOCATED TO NEW SILL HEIGHT



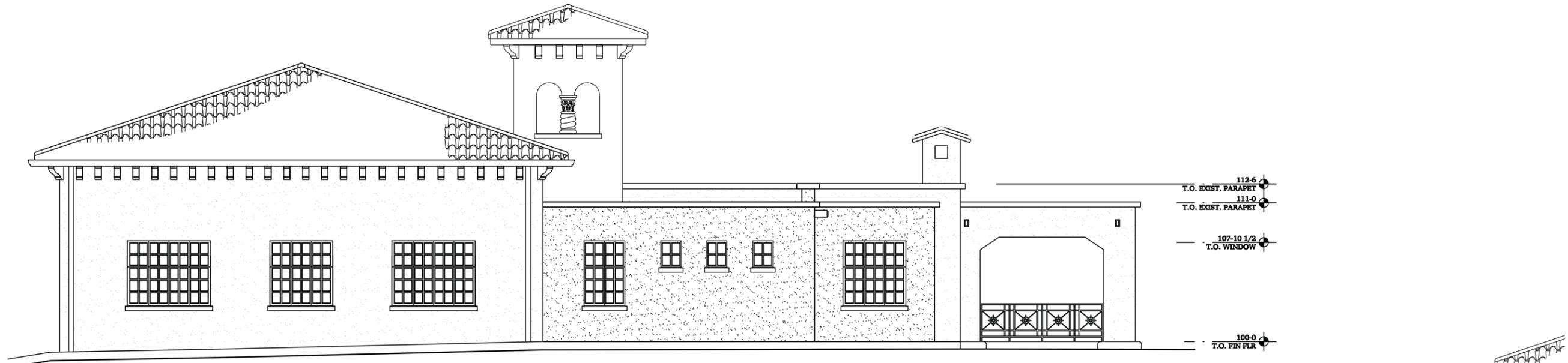
B Proposed North Elevation
 SCALE: 1/4" = 1'-0"



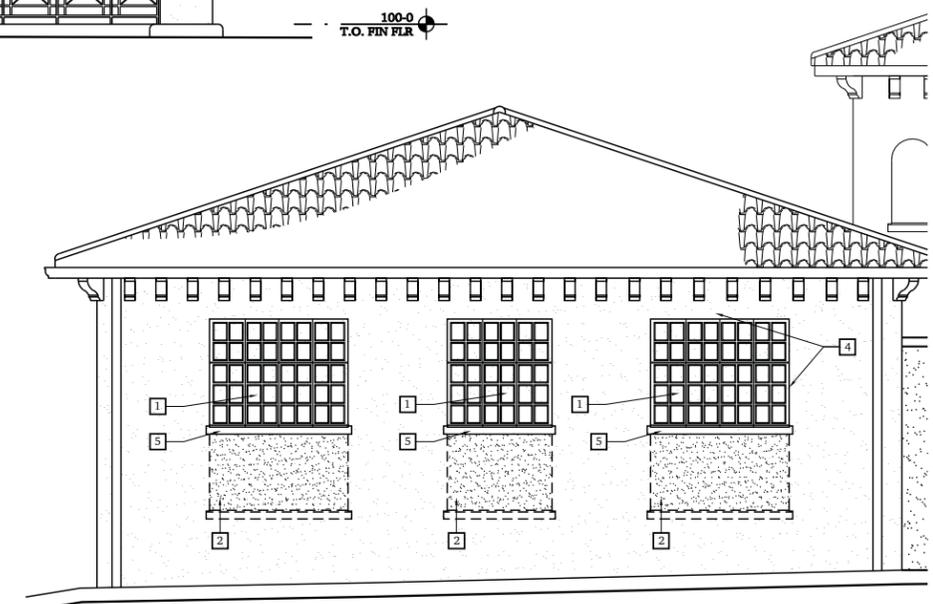
A Proposed Alternate North Elevation
 SCALE: 1/4" = 1'-0"

IN THIS OPTION, WE PROPOSE
 RELOCATING THE SILLS.

M:\ARCH-2016\16-037 1201 SW OAKLEY - A.M. STRATEGIES\CAD\CONSTRUCTION DOCUMENTS\TS-4.1 - ELEVATIONS.DWG, 5/5/2016 4:10 PM, MARK M. PORTER

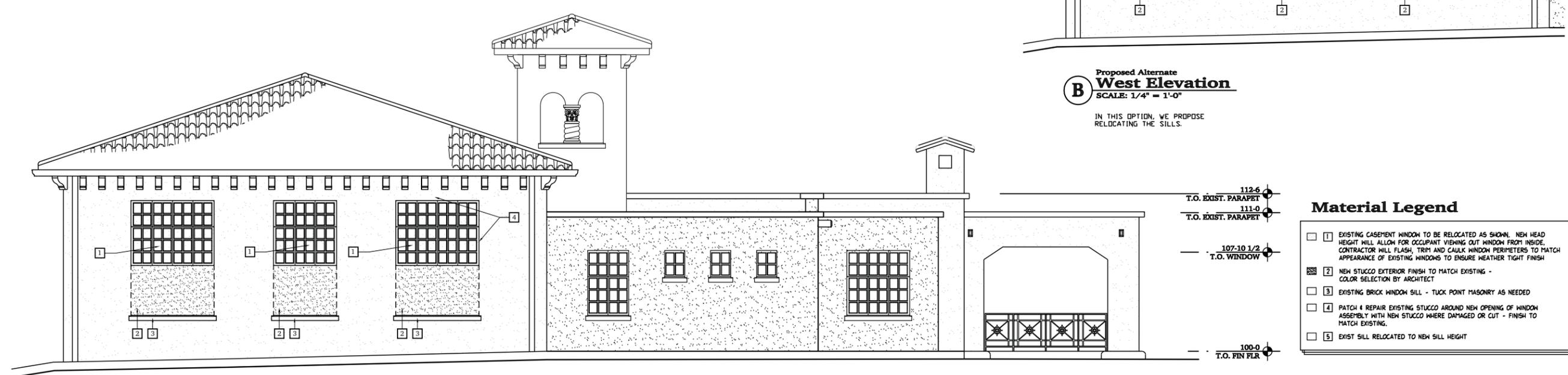


C Existing
West Elevation
 SCALE: 1/4" = 1'-0"



B Proposed Alternate
West Elevation
 SCALE: 1/4" = 1'-0"

IN THIS OPTION, WE PROPOSE RELOCATING THE SILLS.



A Proposed
West Elevation
 SCALE: 1/4" = 1'-0"

Material Legend

- 1 EXISTING CASEMENT WINDOW TO BE RELOCATED AS SHOWN. NEW HEAD HEIGHT WILL ALLOW FOR OCCUPANT VIEWING OUT WINDOW FROM INSIDE. CONTRACTOR WILL FLASH, TRIM AND CAULK WINDOW PERIPHERIES TO MATCH APPEARANCE OF EXISTING WINDOWS TO ENSURE WEATHER TIGHT FINISH
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- 4 PATCH & REPAIR EXISTING STUCCO AROUND NEW OPENING OF WINDOW ASSEMBLY WITH NEW STUCCO WHERE DAMAGED OR CUT - FINISH TO MATCH EXISTING.
- 5 EXIST SILL RELOCATED TO NEW SILL HEIGHT



CITY OF TOPEKA

PLANNING DEPARTMENT
620 SE Madison Street, Unit 11
Topeka, Kansas 66607-1118
Tel.: (785) 368-3728

Bill Fiander, AICP, Director
Email: bfiander@topeka.org
Fax: 785-368-2535
www.topeka.org

MEMORANDUM

TO: Topeka Landmarks Commission

FROM: Dan Warner, AICP
Comprehensive Planning Manager

DATE: May 12, 2016

RE: Demolition Waiting Period Proposal – Non-Registered Historic Properties

There currently is no mechanism available to delay and publicly notice the proposed demolition of Topeka's non-listed historic buildings when a demolition permit is submitted.

National, State, and locally registered historic properties – the "A" list – have a demolition process that requires public notice, a neighborhood information meeting, and a determination of the appropriateness of the demolition by either the Landmarks Commission or the Topeka Governing Body. Staff recently applied the local landmark Certificate of Appropriateness process to the proposed house demolition in the Potwin Historic District, which resulted in an approximately 60-day delay. Had the Landmarks Commission made a determination that required Topeka Governing Body review, the delay would have been 90 days.

However, there is no waiting period or advanced warning to demolish non-registered historic properties, or the "B" list. A waiting period and public notice could potentially generate interest in the property and develop options other than demolition that could save the property.

Staff recommends input on creating a similar, but truncated process, for "B" list properties that will include an automatic 30-day waiting period for any demolition in order to allow the public to be engaged. The intent is to create a policy that implements this proposal. The program will be evaluated during a trial period for potential changes.

Demolition waiting period for non-registered historic properties (“B” List):

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

1. The property is listed as an endangered property by the Landmarks Commission
 - Propose to revise the endangered properties listing criteria to:
 - Require a Preliminary Site Information Questionnaire (PSIQ) for which the Kansas State Preservation Office has determined the property is eligible for State or National historic listing, and
 - Demonstrate a viable threat to the structure, such as:
 - Redevelopment
 - Structurally unsound
 - Vacant property
 - City’s unsafe structures list (Special Structures Unit)

2. Historic surveys that have identified properties that could be part of a potential historic district or that are individually significant. The previous historic surveys are:
 - College Hill,
 - Downtown/NOTO,
 - Ward Meade,
 - Old Town,
 - Monroe, and
 - Collins Park

The goal is to apply a minimum 30-day “time out” upon receiving a demolition permit for a property on the list. City of Topeka staff would publicly notice the demolition permit via:

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

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

In addition, when the City’s Property Maintenance Code Unit orders the demolition of a “B” list property, there will be efforts to find solutions other than demolition prior to the contractor being hired to execute the demolition. This would effectively extend the waiting period beyond 30 days for these properties.

Historic Properties Demolition Review

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

National Alliance of Preservation Commissions

FORUM 2016 Preliminary Program

FORUM 2016

Mobile, Alabama

Hip. Happening. Historic. Preservation@50

JULY 27-31, 2016

**Registration
Opens
April 1**

PRELIMINARY PROGRAM

<https://napcommissions.org/forum/>

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#NAPC
#FORUM 2016



NATIONAL
ALLIANCE *of*
PRESERVATION
COMMISSIONS
education + advocacy + training

Welcome



Take a walk down Dauphin Street in Downtown Mobile Credit: Tad Denson

Planning Partners



Sponsors



BORN TO CELEBRATE



National Trust for Historic Preservation
Preservation
Leadership Forum



This publication is funded in part by the Historic Preservation Fund as managed by the National Park Service, Department of Interior.

FORUM 2016 Preliminary Program

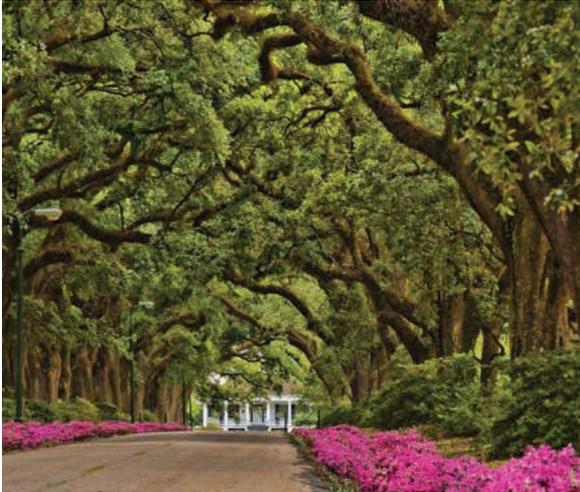
NAPC's FORUM is the only conference of its kind – focused specifically on the concerns and educational needs of preservation commissions, their staff, and surrounding communities. This interactive conference blends traditional educational sessions with roundtable discussions, mobile workshops, and tours.

Our conference will be enhanced by the concurrent meeting of the Alabama Trust for Historic Preservation as well as the National Conference of State Historic Preservation Officers.

We look forward to reconnecting with the local government staff and commissioners, state government staff, elected officials and preservation consultants, architects, designers and local community leaders. We invite these individuals and others to engage with NAPC on a daily basis to further the cause of local preservation throughout the country.

Van Antwerp Building Credit: Mason Fischer





*The Avenue of the Oaks on the campus of Spring Hill College Credit: Tad Denson
Courtesy of Mobile Bay Convention and Visitor's Bureau*



*Mobile Carnival Museum Credit: Tad Denson
Courtesy of Mobile Bay Convention and Visitor's Bureau*

Thursday, July 28

US/ICOMOS

As part of the celebration of the 50th anniversary of the founding of US/ICOMOS and the 50th anniversary of the National Historic Preservation Act of 1966, US/ICOMOS is hosting a special pre-conference session Climate Change and Heritage, which will involve noted speakers from around the world. The International Council on Monuments and Sites (ICOMOS) is a non-governmental international organization dedicated to the conservation of the world's monuments and sites. The U.S. National Committee of ICOMOS (US/ICOMOS) is part of this worldwide network of people, institutions, government agencies, and private corporations who support the preservation of our global cultural heritage. Join us as we explore the challenges and wide array of solutions to this international issue; collaborate with international experts and learn about new ideas to protect our historic assets.

Alabama Trust Plenary

The Alabama Trust will host a Plenary at Government Street Presbyterian Church, one of Mobile's four National Historic Landmarks. Completed in 1839, this structure represents one of the nation's foremost examples of Greek Revival architecture. Join us for welcoming addresses, a snapshot of Mobile's history and a taste of southern hospitality.

Downtown Dinearound and Mobile Carnival Museum

If you are new to FORUM or just looking to meet fellow conference attendees, join us for the Downtown Dinearound! Meet up informally to visit selected restaurants within walking distance of the hotel to enjoy a dutch treat dinner at favorite local spots. As an added attraction, vans circulating from the hotel will take you to discover the birthplace of Mardi Gras as told by the docents at the Mobile Carnival Museum. Cap your evening off with a special refreshment just for FORUM attendees!

FORUM 2016 Preliminary Program

Friday, July 29

Opening Plenary

NAPC is excited to host its opening plenary at the Christ Church Cathedral. Christ Church serves as the Cathedral for the Diocese of the Gulf Coast. The parish which it serves as house of worship is the oldest in state of Alabama. The Cathedral campus occupies a present day city block. A Greek Revival sanctuary, 1880s Renaissance Revival chapter house, 1890s parsonage, and two Italianate townhouses comprise one of the most intact 19th Century ensembles in Mobile. Our speaker, Frank Vagnone, will reflect on the development and accomplishments of the preservation movement over the past fifty years and task us with the daunting challenge of establishing a vision for the next fifty years of local preservation work.

Commission Excellence Awards

Take a moment to join us in recognizing the excellent work that Commissions do each and every day, all across the country. Join us as we celebrate the recipients of the Commission Excellence Awards immediately after the Opening Plenary!

Opening Reception

Just a short walk from the Opening Plenary and Awards, join us at the Mobile History Museum to learn about the history of the area while you mix, mingle and network. Enjoy local delicacies while you immerse yourself in the history and culture of Mobile!



Christ Church Cathedral Credit: L. Craig Roberts



Frank Vagnone



*Azalea Bloom-out at Bellingrath Gardens Credit: Tad Denson
Courtesy of Mobile Bay Convention and Visitor's Bureau*

Saturday, July 30

Sustainability Luncheon

Ed McMahon, a native Alabamian and fellow with the Urban Land Institute will share his thoughts on the importance of preservation as a tool for sustainability and how our community should envision and advance its mission over the next fifty years.

Closing Plenary

We will welcome Joe Minicozzi, principal of the consulting firm Urban3, to summarize our accomplishments during the conference and issue a call to action for the local preservation community for the next fifty years! Mr. Minicozzi will reshape your thinking about how to advocate for preservation from an economic and planning perspective.

Hip. Happening. Historic. Party

Join in a tour at the recently restored Van Antwerp building, originally completed in 1907 and restored in 2015. The Van Antwerp was historically noteworthy as the first steel skyscraper in Mobile. This recent restoration was undertaken as an investment property for Retirement System of Alabama. The building is augmented by a modern glass screen wall embellished with the Mobile skyline where we will hold our reception.



Restored Van Antwerp building interior Credit: Mason Fischer



Restored Van Antwerp building exterior Credit: Mason Fischer

Mobile's Skyline and the port of Mobile Credit: Tad Denson
Courtesy of Mobile Bay Convention and Visitor's Bureau



FORUM 2016 Preliminary Program



THINGS TO DO

1. A&M Peanut Shop
3. Alabama Contemporary Art Center
6. Antiques and Estates
7. Art(ology) Gallery & Gifts
8. USS ALABAMA Battleship Memorial Park
9. BackFlash Antiques
11. Bienville Books
13. Cathedral Square Gallery
14. Condé-Charlotte Museum House
15. Covered Boutique
16. Crescent Theater
21. Fort Condé Museum & Welcome Center

25. Gulf Coast Exploreum Science Center & IMAX® Theater
26. GulfQuest/National Maritime Museum of the Gulf of Mexico
27. History Museum of Mobile
29. Mardi Gras-n-More
31. Mobile Carnival Museum
36. National African-American Archives & Multicultural Museum
37. Oakleigh Historic Complex
38. Phoenix Fire Museum
39. Port City Mini Golf
41. Richards-DAR House Museum
43. Three George's & The Nuthouse

POINTS OF INTEREST

2. Arthur R. Outlaw Mobile Convention Center
3. Admiral Sommes Statue
4. Bienville Square
5. Big Zion AME Zion Church
6. Bishop State Community College
8. Cathedral of the Immaculate Conception
9. Cathedral Square
10. Christ Church Cathedral
12. Church Street Cemetery
13. Cooper Riverside Park

15. Emanuel AME Church
16. Father Ryan Memorial Park
18. First Baptist Church
19. Government Street Methodist Church
20. Government Street Presbyterian Church
22. Home of Admiral Raphael Semmes/ Bedsole Chapel
25. Michael C. Dow Mobile Landing
27. Mobile Civic Center
28. Mobile Police Museum (Downtown Police Precinct)
29. Mobile Press Register
30. Most Pure Heart of Mary Church
32. Portier House

33. Saenger Theatre
34. Spanish Plaza
36. St. Louis Street Baptist Church
38. State Street AME Zion Church
39. Stone Street Baptist Church
46. Unity Point Park
48. Washington Square

Educational Programs and Meetings At-A-Glance

Wednesday, July 27: PRE-CONFERENCE	FEE	AICP	AIA
SESSIONS			
Realtor Training	\$	✓	✓
Short Course	\$	✓	✓
Economic Development Roundtable	\$	✓	✓
TOURS			
NCSHPO Tour (Invitation Only)			
Harbor Tour	\$		
MEETINGS			
NAPC Board Meeting			
EVENTS			
NCSHPO Group Dinner and Reception (Invitation Only)			

Thursday, July 28: PRE-CONFERENCE	FEE	AICP	AIA
SESSIONS			
US/ICOMOS		✓	✓
House Museum Workshop	\$		
TOURS			
Selma Bus Tour	\$		
Regional Overview Tour	\$		
Local Overview Tour	\$		
Millwork and Manufacturers Tour	\$		✓
House Museum Tour	\$		
MEETINGS			
NCSHPO Board Meeting (Invitation Only)			
State CLG Coordinators' Training (Invitation Only)			
EVENTS			
Downtown Dinearound and Carnival Museum			
Alabama Trust Plenary			
Alabama Trust Reception	\$		

*Programs marked as AICP or AIA indicate sessions which are pending CM/CE approval.

FORUM 2016 Preliminary Program

Friday, July 29	FEE	AICP	AIA
SESSIONS			
Section 106: Less Theory, More Practice			
Building South Bend: Past, Present & Future		✓	✓
Sea Level Rise and Cultural Resource Protection: A Case Study in Florida		✓	✓
Technologies and Approaches for Rapid Surveys and Historic Resource Inventories		✓	✓
Advocacy and Grassroots Preservation: Fighting the Good Fight		✓	✓
Southeast Asia in Alabama: Stories of Bayou La Batre		✓	
Oh #&*!@%!, A Decision is Being Appealed			✓
High Performance Historic Properties: Combining Certified Rehabilitation & LEED Green Building Standards			✓
How to Conduct Hands-On & Educational Training Events			
Incentives as a Preservation Tool		✓	✓
Get Them While They're Young: Engaging Youth in Local Preservation		✓	✓
Controlling Your Image: Annual Planning and Reporting		✓	
Flood Hazard Mitigation: Protecting Our Irreplaceable Historic Resources		✓	✓
Historic Windows: When to Repair and When to Replace			✓
CRSurveyor: A Mobile Architectural Survey App for Historic Resources		✓	✓
Big Data in Little Rock: Tackling Vacancy at the Parcel Level		✓	✓
Equalization Schools in Alabama, 1945-1975: A Primer			
The Impact of Infill: Evolving Perspectives and New Insights		✓	✓
Political Demolition by Neglect: The Crisis of Second-Generation Historic Districts		✓	✓
Hampton University Neighborhood Project		✓	✓
Top Ten Tools for Public Outreach			✓
EVENTS			
Alabama Trust Luncheon	\$		
Opening Plenary: Frank Vagnone			
NAPC Commission Excellence Awards Ceremony and Reception			

*Programs marked as AICP or AIA indicate sessions which are pending CM/CE approval.

Educational Programs and Meetings At-A-Glance

Saturday, July 30	FEE	AICP	AIA
SESSIONS			
Preparing Cultural Resources for Disasters		✓	✓
Streetscape/Landscape Issues in Historic Districts		✓	✓
Archaeological Methods, Advocacy and Cemetery Preservation			✓
How to Build a Preservation Ethic in Your Community			✓
Evaluating Substitute Materials			✓
Cooperative Property Management: A Practical Approach for Improving Older Neighborhoods		✓	✓
Preserving Petroglyphs in Tennessee Valley		✓	✓
Modernizing State Enabling Legislation		✓	✓
Recurring Issues for Maintaining Historic Buildings			✓
Unstaffed Commissions			✓
The Alabama Historic Rehabilitation Tax Credit Program: A Case Study		✓	✓
"Edgy" Heritage Tourism			
Model Resilience Programs for Flooding and Cultural Resources		✓	✓
Advocacy Tips from Local Elected Officials			✓
"I got a degree in historic preservation...now what?"			
Building New Preservation Advocates Using Crowdsourcing: Alabama Cultural Resource Survey		✓	✓
The Secretary's Standards and Design Review Tools			✓
Commission Collaboration		✓	✓
Fun with Dick and Jane: Understanding and Preserving Midcentury Schools and 'Midcentury Modest' Community History + Architecture		✓	✓
TOURS			
Bike Tour	\$		
EVENTS			
Sustainability Luncheon	\$	✓	✓
Closing Plenary: Joe Minicozzi			
Hip. Happening. Historic. Preservation@50 Reception			

*Programs marked as AICP or AIA indicate sessions which are pending CM/CE approval.

FORUM 2016 Preliminary Program

Sunday, July 31	FEE	AICP	AIA
SESSIONS			
Using Climate Vulnerability Assessments to Inform Site Management for Increased Resiliency		✓	✓
Conflict, Controversy and Historic Preservation Practice Today		✓	✓
Maritime Resources: Underwater History of Confederate Blockade		✓	✓
Preservation: The Next 50 years		✓	
Preservation Plan: Community Engagement, Development and Implementation		✓	✓
Storefront Design that Respects History without Sacrificing Practicality			✓
Importance of Education and Consultation with Section 106 Process		✓	✓
History and Future of NHPA: National Historic Preservation Act			
TOURS			
Regional Overview	\$		
Local Overview	\$		
Cemetery Tour	\$		
MEETINGS			
Train the Trainer (Invitation Only)			

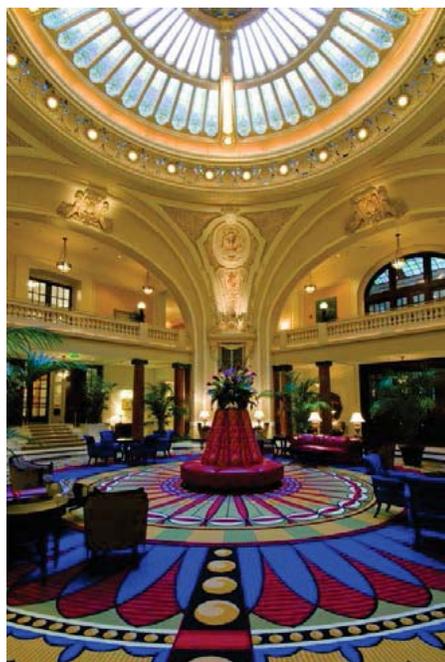
*Programs marked as AICP or AIA indicate sessions which are pending CM/CE approval.



*Excelsior Band is a Mobile Mardi Gras staple since 1883
Credit: Tad Denson*



Battle House Renaissance Mobile Hotel & Spa



Battle House Renaissance Mobile Hotel Lobby

Hotel Information

The Battle House Renaissance Mobile Hotel & Spa is located in downtown Mobile and will be the primary venue for conference activities. They are providing our attendees with a discounted rate of \$119 per night (plus tax). It is within walking distance of independently owned restaurants, shops, the waterfront, historic neighborhoods and various museums.

[Battle House Renaissance Hotel & Spa Mobile Reservations](#)

The Renaissance Mobile Riverview Plaza Hotel is located a short block away from the Battle House, and is providing the same discounted rate of \$119 per night (plus tax) with proper government ID. The Renaissance also has a limited number of rooms available at the government rate.

[Renaissance Mobile Riverview Plaza Hotel Reservations](#)

Airport

The City of Mobile is served by the Mobile Regional Airport, and transportation to and from the airport can be arranged in advance through Mobile Bay Transportation (mobilebaytransportation.com).

Alternately, Pensacola Airport is only an hour from Mobile.

Downtown Mobile is extremely easy to navigate, and it is compact enough that almost anything you will need is within walking distance.

FORUM 2016 Preliminary Program

USS Alabama Battleship Memorial Park

America's most unique military attraction celebrating 50 years on beautiful Mobile Bay.

Mobile Carnival Museum

The Mobile Carnival Museum highlights the history of Mardi Gras in its true birthplace, Mobile, Alabama. See firsthand the intricate designs and artistry of majestic crowns, scepters, and robes of Mardi Gras monarchs. This venue will be included on the Downtown Dinearound evening on Thursday July 28th.

Gulf Quest: National Maritime Museum of the Gulf of Mexico

With 90 interactive exhibits, simulators, displays and theatres, Gulfquest is a place you'll want to visit often. The exhibits are housed on multiple decks of a life-sized replica of a container ship. There are many places to sit and enjoy the view, both inside the museum and outside overlooking the beautiful Mobile River and the busy of Port of Mobile.

Alabama Gulf Shores

Adventure, fun, relaxation...you'll find it all on Alabama's 32 miles of sand and clear waters that lace the edges of Alabama's southern border to the Gulf of Mexico. With attractions like zip lines, championship golf and water sports, it's a great place to visit and explore just a short drive from Mobile.



Tour the 6th ship in the U.S. Navy – the USS ALABAMA Credit: Tad Denson



A former Mardi Gras King's crown on display at the Mobile Carnival Museum Credit: Tad Denson



Alabama Gulf Shores Credit: Tad Denson

Registration and Sponsorships

Registration for FORUM 2016 will open on April 1, 2016!

April 1 - April 30, 2016

NAPC Member Presale - \$185
For NAPC members with active membership.

April 1 - May 31, 2016

Early Bird Registration - \$210

June 1 - July 15, 2016

Regular Registration - \$250

April 1 - July 15, 2016

Single Day Registration - \$100

On-site registration will be available.

Registrants who are either individual members or are representing an organizational member of NAPC are eligible for discounted registration as a benefit of membership. Visit NAPC's website below for information about becoming a member.

National Alliance of
Preservation Commissions
<http://napcommissions.org>

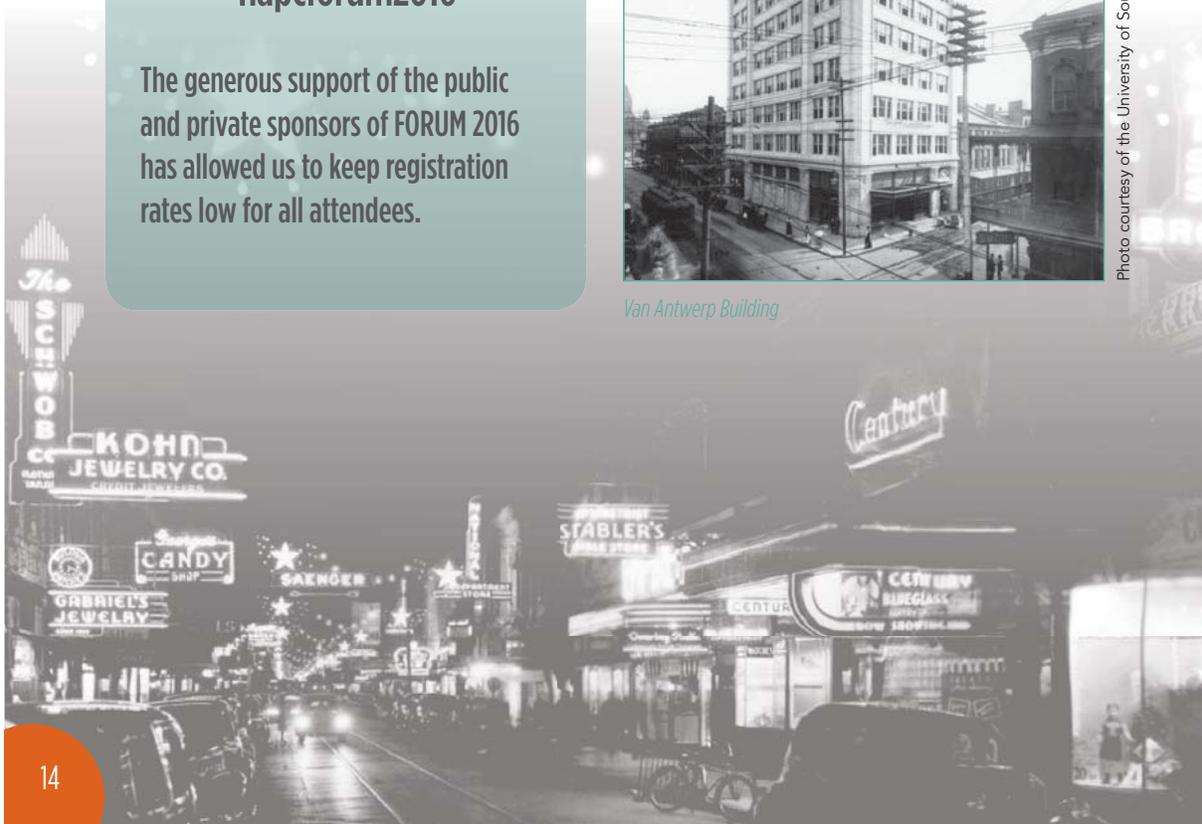
Registration will open April 1
online at
[https://www.regonline.com/
napcforum2016](https://www.regonline.com/napcforum2016)

The generous support of the public
and private sponsors of FORUM 2016
has allowed us to keep registration
rates low for all attendees.



Van Antwerp Building

Photo courtesy of the University of South Alabama, McCall Library.



There are lots of great sponsorship opportunities available for FORUM 2016. For more information, call NAPC at 757-802-4141.

We anticipate that FORUM 2016 attendees will represent a broad spectrum of interests in historic preservation, planning, and cultural resource management, from both traditional and some not-so-traditional perspectives. By including the Alabama Trust for Historic Preservation, we will be able to bring together individuals from various arenas within the preservation movement, creating a special synergy for FORUM 2016.

- NAPC's core audiences are the citizen members of local historic preservation commissions and design review boards, municipal staff, consultants, local elected officials, State Historic Preservation Office staff, and Federal agencies, including the National Park Service.
- Core audiences for the Alabama Trust for Historic Preservation include design, planning and cultural resource consultants, heritage tourism professionals, citizen advocates, and history buffs.

Interested in Becoming a Sponsor?

There are sponsorship and exhibitor opportunities available from \$500-\$10,000. All levels include complimentary registration and advertising opportunities during and after the conference.

Contact NAPC at:
director@napcommissions.org
or 757-802-4141

The attendance for FORUM 2016 is expected to exceed 400 people from across the country. Given NAPC's national scope, we expect to attract attendees from all corners of the United States, and from communities of all sizes and demographics. With a close proximity to the dense population centers of Mississippi, Louisiana, Florida, and Georgia, FORUM 2016 in Mobile will have a strong attendance from the surrounding region.

National Alliance of
Preservation Commissions
208 E. Plume Street
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Norfolk, VA 23510

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Mobile, Alabama

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PRELIMINARY PROGRAM

Visit the website for details: <https://napcommissions.org/forum/>

Follow us on



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You are cordially invited to attend the

**2016 Shawnee County Historical Society
and the Topeka Landmarks Commission
Annual Historic Preservation
Awards and Honors Celebration**



to be held on

Sunday, May 15, 2016



From 2:00 to 4:00 p.m. at the

**Historic Jayhawk State Theater of Kansas
720 SW Jackson Street, Topeka**

Come celebrate the 50th Anniversary of the National Historic Preservation Act with your fellow Shawnee County Historic Preservationists, and commemorate the work of your friends and neighbors as they work to continue to keep Topeka and Shawnee County's history alive for many generations to come.

