

# THE TOPEKA LANDMARKS COMMISSION MEETING

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

## A G E N D A

Thursday, June 16, 2016

4:00 PM

- I. **Roll Call**
- II. **CLGR16-10 by Debra Clayton**, proposing the construction of an infill building located at 720 S. Kansas Avenue, within the boundaries of the South Kansas Avenue Commercial Historic District.
- III. **Other Items**
- IV. **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.





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

CASE NO: CLGR16-10

by: Debra Clayton

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**PROPOSAL:** The applicant is requesting Certificate of Appropriateness review for the construction of a 3-story infill building located at 720 S. Kansas Avenue, within the boundaries of the South Kansas Avenue Commercial Historic District.

**BACKGROUND:** This property is presently vacant due to the destruction of the previous building by fire in January, 2015. The previous structure was destroyed during the nomination process, and was therefore never assigned a status as a contributing property to the historic integrity of the surrounding district. Therefore, for the purposes of this evaluation and recommendation, this property will be treated as neither a contributing, nor a non-contributing property. The Standards for Rehabilitation will be applied to the proposed construction project based on the project's effects and compatibility with the surrounding Historic District.

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

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

**Analysis:** The proposed structure is proposed for office and commercial uses, which is consistent with the previous use of this property, and the surrounding historic district.

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

**Analysis:** N/A

***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 surrounding historic district. As proposed, the

building will maintain the size, scale, massing, materials, and essential architectural elements used within the surrounding area

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

**Analysis:** A vacant property at this location is not in keeping with the historic character or use of this property. It is therefore deemed appropriate that a structure be built to continue its historical use, and its relationship consistent with the commercial and entertainment theme of the surrounding district.

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

**Analysis:** N/A

**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:** N/A

**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 structure is consistent with the massing, size and scale of the adjacent properties, and the surrounding historic district. Its presence within this space will not destroy the historic character of the surrounding properties, nor compromise this property's relationship with the surrounding historic district. The architectural style of this structure is distinct, yet is compatible with the historic character of the adjacent properties.

*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 proposed structure would not alter the essential forms or historic integrity of the adjacent structures.

**DESIGN REVIEW COMMITTEE RECOMMENDATION:** Two of the three members of the Design Review Committee had professional conflicts that prevented the consideration and review of this project. Therefore, it has been forwarded to the full membership of the Topeka Landmarks Commission with Staff analysis and recommendation, only.

**STAFF RECOMMENDATION:** In light of these standards and the preceding analysis, Planning Staff recommends to the Topeka Landmarks Commission a finding that this project for the infill construction, on property located at 720 S. Kansas Avenue **does meet** the US Secretary of the Interior's Standards for Rehabilitation, and **does not damage or destroy** the historic character or the historic integrity of the South Kansas Avenue Commercial Historic District.

Prepared by:   
Timothy Pafis, Planner II







REVISIONS

TopBlueKS 6/6/16

A New Three Story Building for:  
**720 S KS AVE**  
 720 S Kansas Ave

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SHEET TITLE

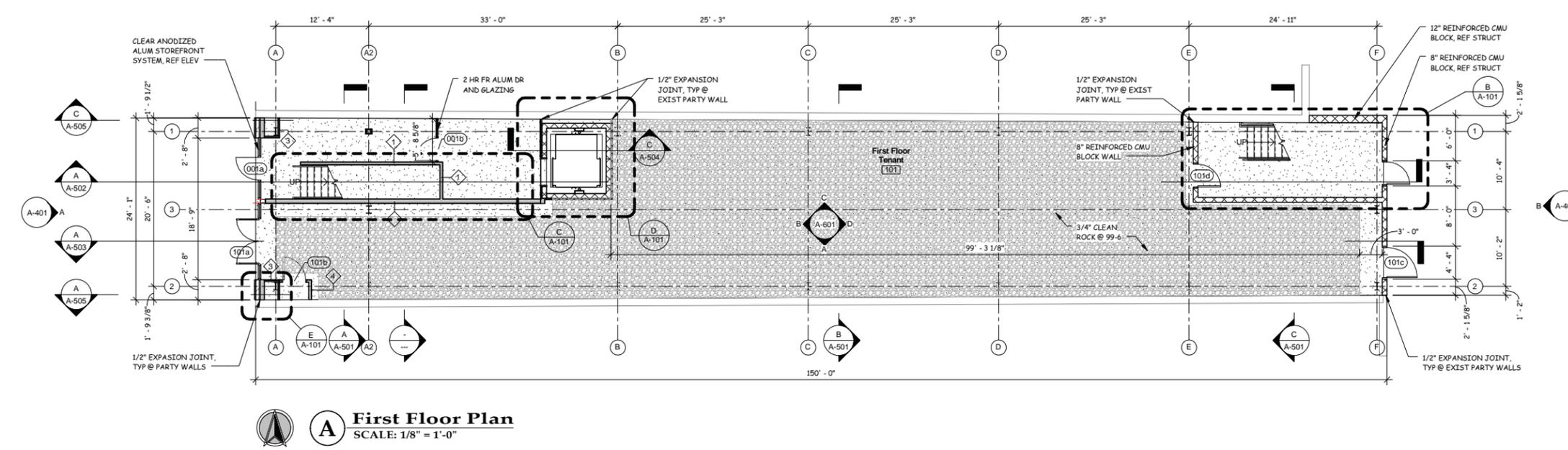
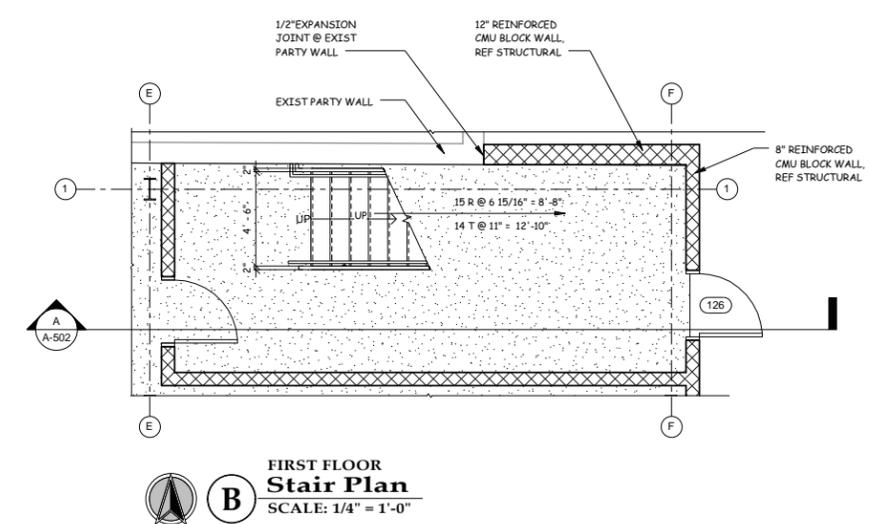
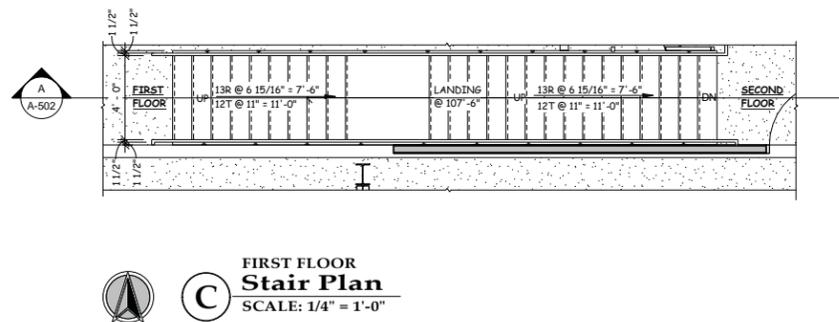
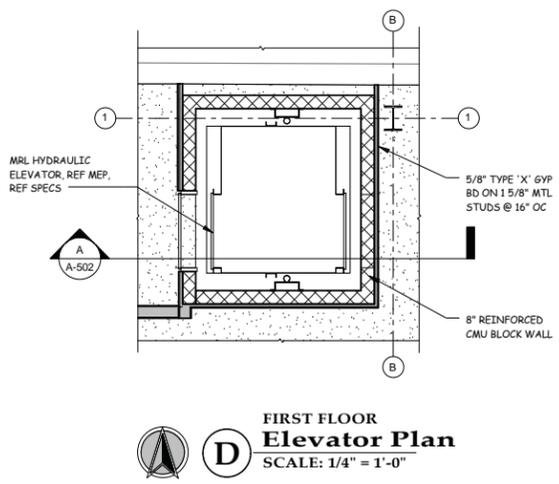
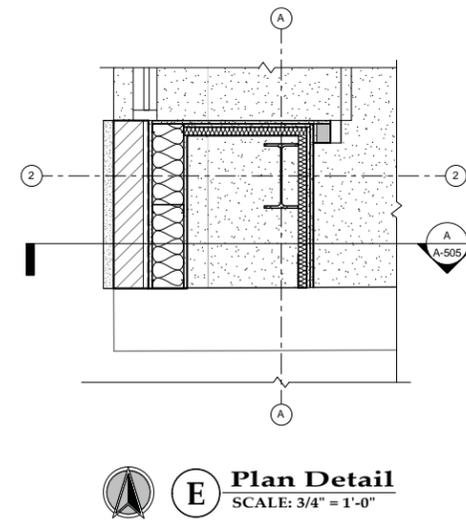
**FIRST FLOOR PLAN**

JOB: 15-091  
 DRAWN BY: RHM  
 PROJECT MGR: SEG  
 PRINCIPAL: SCOTT GALES  
 DATE: 04/26/16

720 S KS

SHEET

**A-101**



- General Floor Plan Notes:**
- ALL DIMENSIONS ARE FROM FACE OF STUD UNLESS NOTED OTHERWISE
  - NEW INTERIOR WALL TO BE 5/8" TYPE 'X' GYP. BD. ON 3-5/8" MTL STUDS 16" O.C. WITH 3 5/8" BATT. INSULATION TO UNDERSIDE OF STRUCTURE UNLESS NOTED OTHERWISE.
  - FIELD VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK OR ORDERING DIMENSIONALLY SENSITIVE MATERIALS. WHERE DIMENSIONS ARE NOT EXPLICITLY CALLED OUT CONTACT THE ARCHITECT FOR CLARIFICATION.
  - ALL MATERIALS, FIXTURES, FINISHES, AND COLORS TO BE SELECTED BY OWNER AND ARCHITECT. WHERE COLOR FINISHES OR TEXTURES ARE NOT EXPLICITLY CLARIFIED, ARCHITECT AND OWNER MAY SELECT FROM CONTRACTOR SUPPLIED SAMPLES OF SPECIFIED PRODUCT.
  - ALL CONTRACTORS ARE REQUIRED TO VISIT THE LOCATION OF THE WORK AND BECOME FULLY ACQUAINTED WITH THE SCOPE, REQUIREMENTS, PARAMETERS, AND CONDITIONS OF THE WORK AND UNDER WHICH IT MUST BE EXECUTED SUCH THAT THERE ARE NO QUESTIONS IN THEIR MIND AS TO THE FULL EXTENT OF THEIR RESPONSIBILITIES.
  - ALL INTERIOR DOORS TO BE LOCATED 4 1/2" FROM ADJACENT WALL FRAMING UNLESS NOTED OTHERWISE.
  - MAINTAIN 18" MIN CLEAR DIMENSION FROM DOOR FRAME NEAREST HARDWARE TO ADJACENT WALL ON HINGE SIDE OF DOOR.
  - MAINTAIN 12" MIN CLEAR DIMENSION FROM DOOR FRAME NEAREST HARDWARE TO ADJACENT WALL WHERE DOOR HAS BOTH A LATCH & CLOSER.

REVISIONS

720 S Kansas Ave  
Topeka, KS 66612

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720 S Kansas Ave

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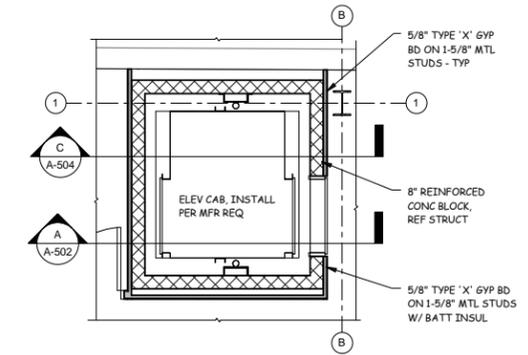
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**SECOND FLOOR PLAN**

JOB: 15-091  
DRAWN BY: RHM  
PROJECT MGR: SEG  
PRINCIPAL: SCOTT GALES  
DATE: 04/26/16

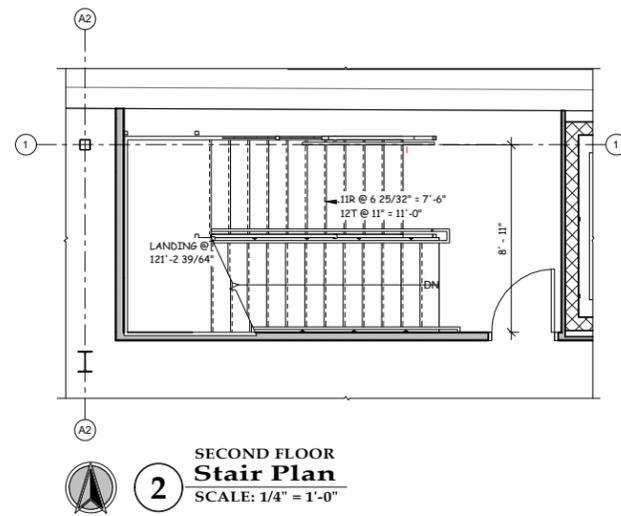
720 S KS

SHEET

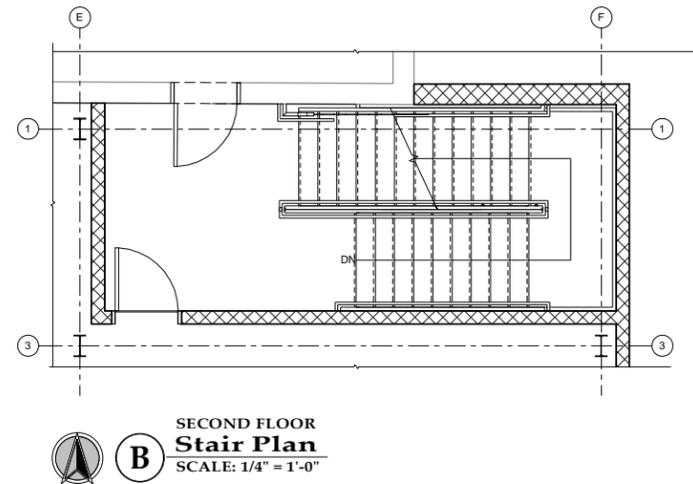
**A-102**



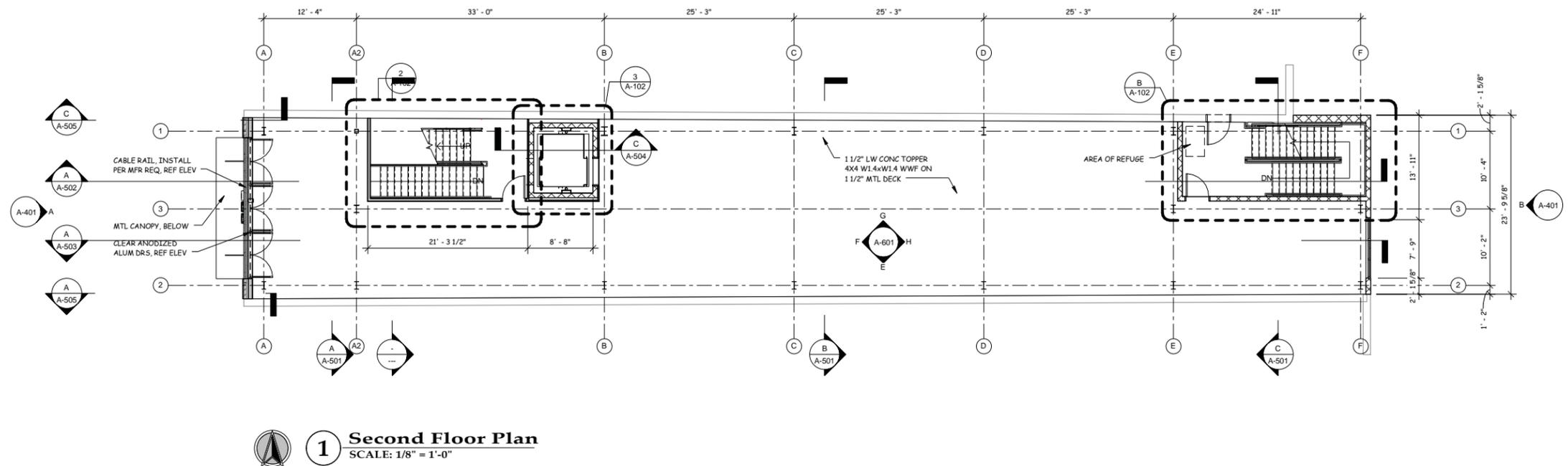
**3 SECOND FLOOR Elevator Plan**  
SCALE: 1/4" = 1'-0"



**2 SECOND FLOOR Stair Plan**  
SCALE: 1/4" = 1'-0"



**B SECOND FLOOR Stair Plan**  
SCALE: 1/4" = 1'-0"



**1 Second Floor Plan**  
SCALE: 1/8" = 1'-0"

REVISIONS

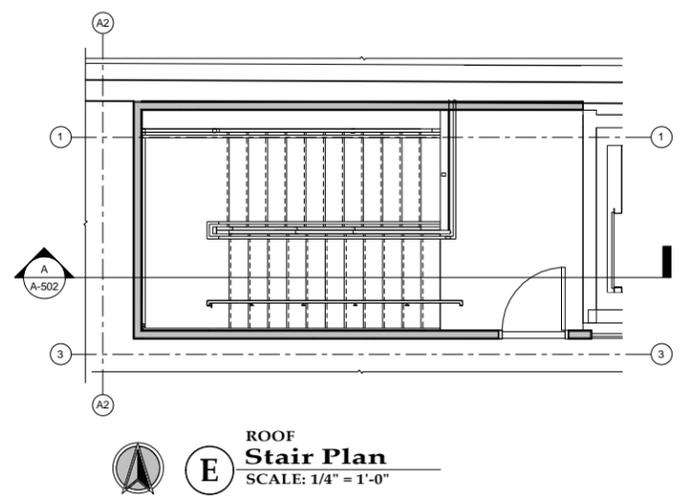
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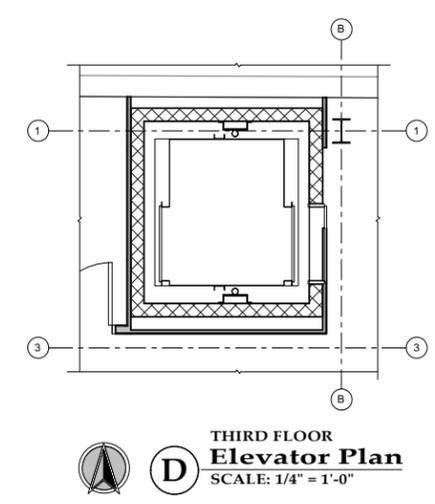
SHEET TITLE  
**THIRD FLOOR PLAN**

JOB: 15-091  
DRAWN BY: RHM  
PROJECT MGR: SEC  
PRINCIPAL: SCOTT GALES  
DATE: 04/26/16

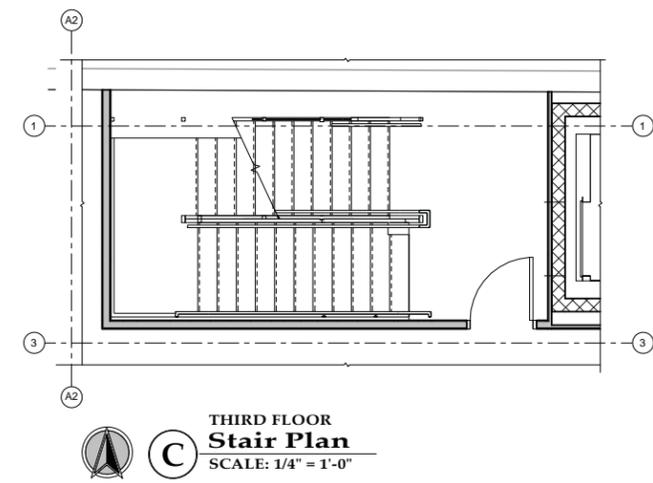
SHEET  
**A-103**



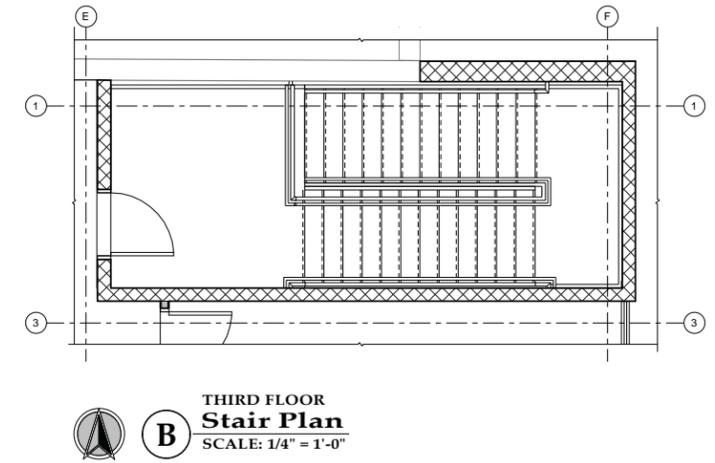
**ROOF Stair Plan**  
SCALE: 1/4" = 1'-0"



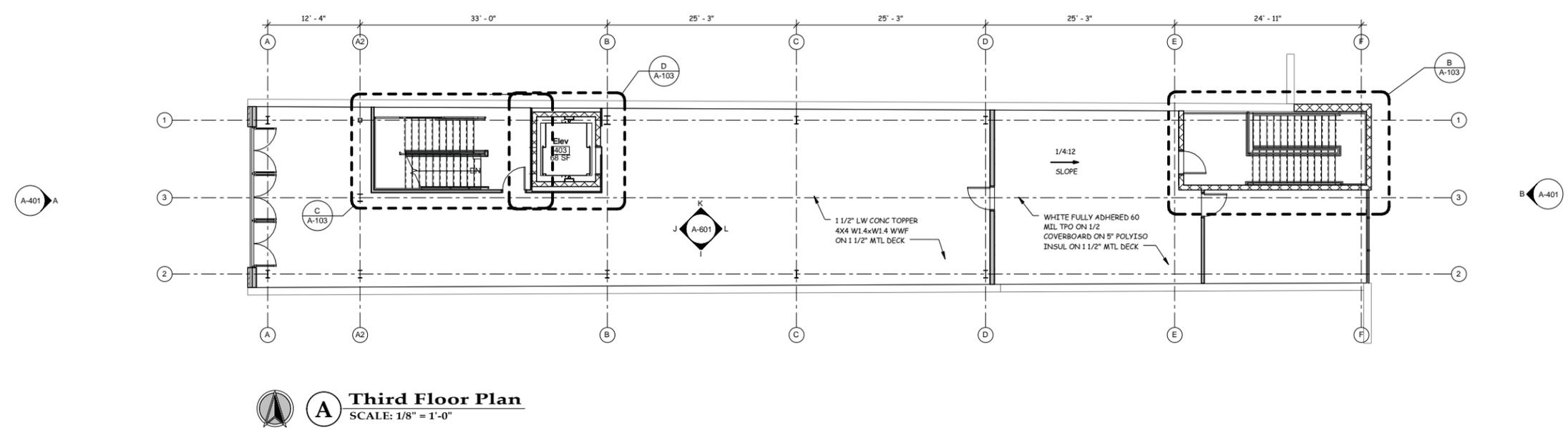
**THIRD FLOOR Elevator Plan**  
SCALE: 1/4" = 1'-0"



**THIRD FLOOR Stair Plan**  
SCALE: 1/4" = 1'-0"



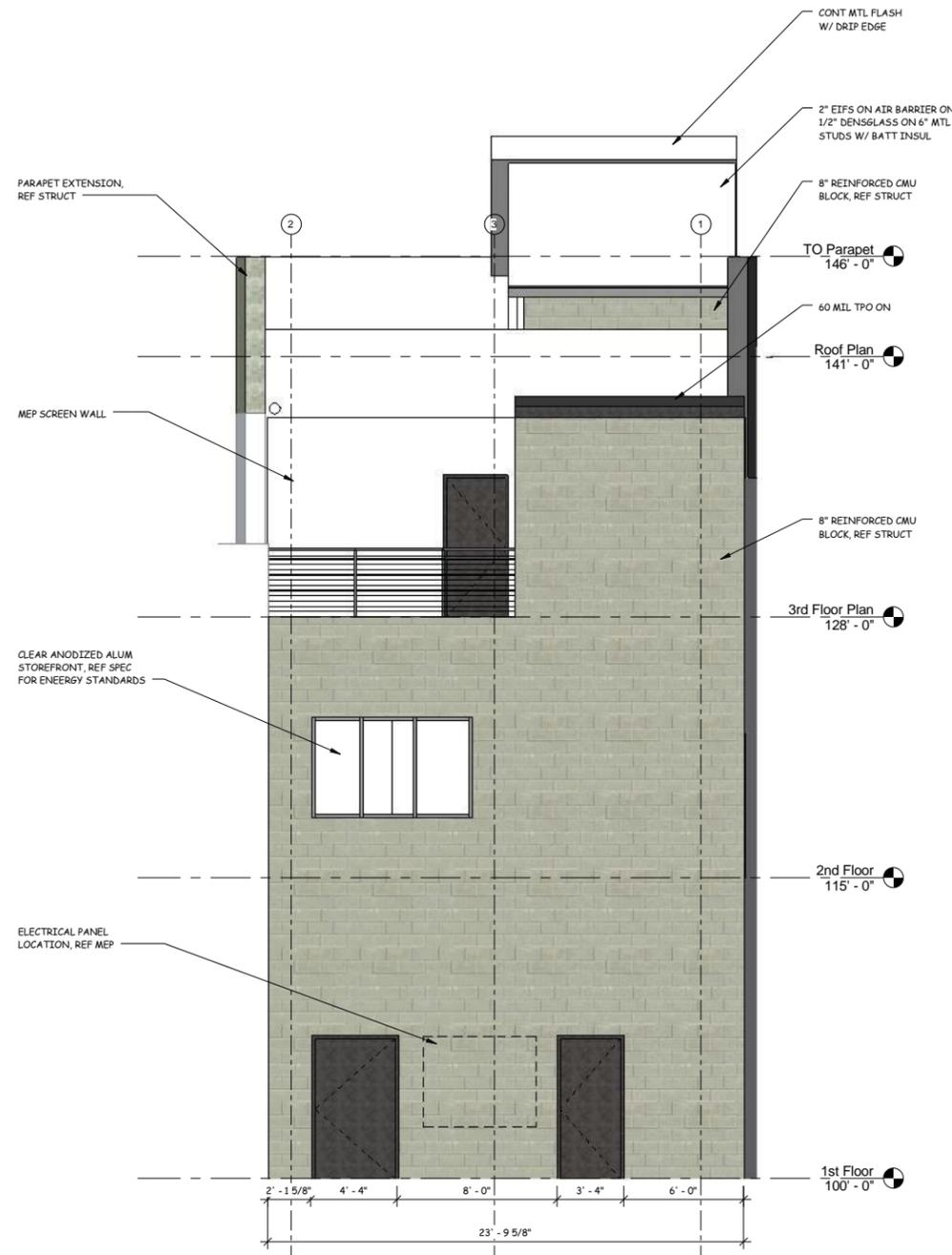
**THIRD FLOOR Stair Plan**  
SCALE: 1/4" = 1'-0"



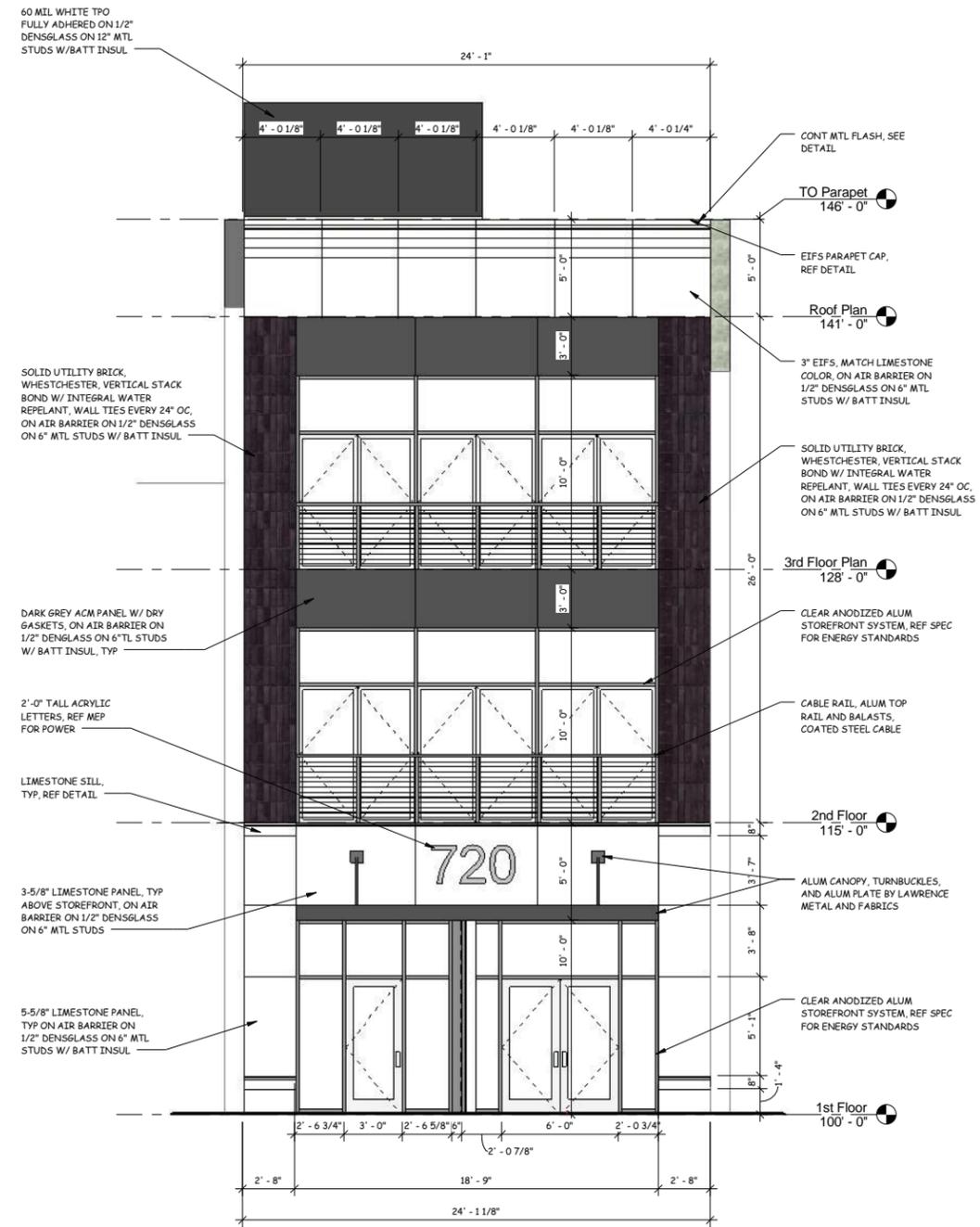
**Third Floor Plan**  
SCALE: 1/8" = 1'-0"







**B East Elevation**  
SCALE: 1/4" = 1'-0"



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



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