

TOPEKA PLANNING COMMISSION

A G E N D A

Monday, April 20, 2015

6:00 P.M.

**214 East 8th Street
City Council Chambers, 2nd Floor
Municipal Building
Topeka, Kansas 66603**

Persons addressing the Planning Commission will be limited to four minutes of public address on a particular agenda item. Debate, questions/answer dialogue or discussion between Planning Commission members will not be counted towards the four minute time limitation. The Commission by affirmative vote of at least five members may extend the limitation an additional two minutes. The time limitation does not apply to the applicant's initial presentation.

Items on this agenda will be forwarded to the City Council for final consideration. The progress of the cases can be tracked at: http://www.topeka.org/planning/staff_assignment/tracker.pdf

All information forwarded to the City Council can be accessed via the internet on Thursday prior to the City Council meeting at: <http://public.agenda.topeka.org/meetings.aspx>



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

HEARING PROCEDURES

Welcome! Your attendance and participation in tonight's hearing is important and ensures a comprehensive scope of review. Each item appearing on the agenda will be considered by the City of Topeka Planning Commission in the following manner:

1. The Topeka Planning Staff will introduce each agenda item and present the staff report and recommendation. Commission members will then have an opportunity to ask questions of staff.
2. Chairperson will call for a presentation by the applicant followed by questions from the Commission.
3. Chairperson will then call for public comments. Each speaker must come to the podium and state his/her name. At the conclusion of each speaker's comments, the Commission will have the opportunity to ask questions.
4. The applicant will be given an opportunity to respond to the public comments.
5. Chairperson will close the public hearing at which time no further public comments will be received, unless Planning Commission members have specific questions about evidence already presented. Commission members will then discuss the proposal.
6. Chairperson will then call for a motion on the item, which may be cast in the affirmative or negative. Upon a second to the motion, the Chairperson will call for a role call vote. Commission members will vote yes, no or abstain.

Each item appearing on the agenda represents a potential change in the manner in which land may be used or developed. Significant to this process is public comment. Your cooperation and attention to the above noted hearing procedure will ensure an orderly meeting and afford an opportunity for all to participate. Please Be Respectful! Each person's testimony is important regardless of his or her position.

All questions and comments shall be directed to the Chairperson from the podium and not to the applicant, staff or audience.

Members of the Topeka Planning Commission

Kevin Beck
Dustin Crook
Rosa Cavazos
Scott Gales, Chair
Dennis Haugh
Nicholas Jefferson, Vice Chair
Carole Jordan
Mike Lackey
Patrick Woods

Topeka Planning Staff

Bill Fiander, AICP, Planning Director
Carlton O. Scroggins, AICP, Planner III
Dan Warner, AICP, Planner III
Mike Hall, AICP, Planner III
Tim Paris, Planner II
Dean W. Diediker, Planner II
Annie Driver, AICP, Planner II
Susan Hanzlik, AICP, Planner II
Kris Wagers, Office Specialist

AGENDA
Topeka Planning Commission
Monday, April 20, 2015 at 6:00 P.M.

A. Roll call

B. Approval of minutes – March 16, 2015

C. Communications to the Commission

**D. Declaration of conflict of interest/exparte communications
by members of the commission or staff**

E. Public Hearings

1. **HLD 15/01 By Deborah Edwards** requesting Historic Landmark District zoning overlay for property currently zoned “R-2” Single-Family Residential Dwelling District, and “R-2/HL” Single-Family Residential Dwelling District with Historic Landmark zoning overlay on property located at 417, 419, and 423 SW Taylor Street. (Paris)

F. Discussion Items

1. Request by residents of Stone Crest Subdivision to initiate rezoning
2. Visual Code Update

G. Adjournment

**Minutes of the
Topeka Planning Commission**

Monday, March 16, 2015

Meeting held at 620 SE Madison; Holliday Conference Room

A. Roll call

Present: Scott Gales (Chair), Kevin Beck, Nicholas Jefferson, Dustin Crook, Dennis Haugh, Carole Jordan, Patrick Woods and Mike Lackey **(7)**

Absent: Rosa Cavazos **(1)**

Staff Present: Bill Fiander – Planning Director, Mike Hall – Planner III, Susan Hanzlik - Planner I, and Kris Wagers – Office Specialist.

B. Approval of minutes from February 16, 2015

Mr. Lackey moved for approval of the minutes as typed, seconded by Mr. Haugh. **APPROVAL (6-0-0; Mr. Woods had not yet arrived at time of vote)**

C. Communications to the Commission – Mr. Fiander reported that the Governing Body has approved the LUGMP 2040 and the Subdivision and Utility Regulations. Mr. Fiander thanked the Planning Commission for their patience, feedback and support. Mr. Gales and the Commission complimented the staff.

D. Declaration of conflict of interest/exparte communications by members of the Commission or staff – None

E. Public Hearings

- 1. Z15/03 by Stormont-Vail Healthcare, Inc. and Stormont-Vail, Inc. ---CONTINUED BY APPLICANT**
- 2. Z15/04 by Sisters of Charity of Leavenworth Corp. --CONTINUED BY APPLICANT**
- 3. Z15/05 by Stormont-Vail Healthcare, Inc. and Stormont-Vail, Inc. --CONTINUED BY APPLICANT**

Mr. Fiander explained that the cases listed have all been continued by the applicants; items were left on the agenda so the Commissioners can begin to familiarize themselves and ask questions. Mr. Fiander reported the applicants had held a neighborhood meeting in February and there were a lot of questions and confusion about the proposed rezonings. Applicants will hold a second neighborhood meeting before proceeding so concerns can be addressed. The zoning proposals are in keeping with the plan for the medical district in the Comprehensive Plan. The one exception was “pulled” and placed as a separate case (Z15/05) so it can be considered apart from the others.

F. Discussion Items

1. Neighborhood Health 2015

Mr. Fiander reported that every 3-4 years the City updates the neighborhood health maps; process began in 200 to measure the “health” of our neighborhoods on 5 criteria: poverty, home ownership, property values, crime, and boarded houses. Results help the City know where funding and planning priorities should be.

Mr. Fiander reported that we don’t have the datasets finalized yet. Ultimately we’ll provide individual neighborhoods and block groups with online and print portraits of their 2000, 2003, 2007, 2011, 2015 health.

Mr. Fiander reported that we can expect to see some neighborhoods in decline since 2011 because of national and local trends. Long-term health (since 2000) is improving. He reminded Commissioners that these indicators are “lagging indicators” rather than predictive indicators.

Mr. Fiander explained that when we see a neighborhood whose health is declining we expect to see: home ownership decreases, property values not keeping up with inflation, and increased poverty. The crime stats are improving (less part 1 crime per capita) and SORT target areas are performing well property-value wise and health scores seem to be improving.

Mr. Gales thanked Susan Hanzlik and Planning staff for all the work they’ve put into this to date. He asked what the data will be used for. Mr. Fiander stated that the areas found to be “Intensive Care” and “At Risk” get priority for funding and planning assistance. That’s where SORT Target Areas are located. The Rescue Mission and Safe Streets began working together in HiCrest based on this map/data. The City is looking at other initiatives to address abandoned housing.

2. Visual Code Update

Mr. Fiander shared the Planning Department’s desire to begin working to update and improve design guidelines, taking the codes we have and improving them. Areas to look at include a comprehensive sign code update, tweaking of landscape and siteplan reviews, building design standards for commercial buildings, and downtown zoning. Mr. Fiander explained that we do have a D-1 zoning district that has never been implemented.

Mr. Fiander asked for the Commission’s input and priorities. Commissioners suggested that we look at what some other cities do and personalize some of the best practices for Topeka. The goal is to set minimum expectations for visual codes.

Mr. Hall summarized some early observations he has made regarding site plans. Mr. Fiander pointed out that we need to address more detail items in our codes, i.e. pedestrian access, etc.

Mr. Gales thanked Mr. Hall for his attention to detail and asked Planning staff to return next month with ranked bullet-points on many of these more detailed items.

G. Adjournment at 7:15PM

Presented to the Topeka Landmarks Commission March 12, 2015

HISTORIC LANDMARK DISTRICT REPORT

TOPEKA PLANNING DEPARTMENT

CASE NO: HLD15-01

by: Deborah Edwards

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

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

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

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

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

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

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

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

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

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

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

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

RECOMENDATION: The **Topeka Landmarks Commission** considered this proposal at their regularly scheduled meeting on March 12, 2015, and voted to recommend **APPROVAL** of the John Nelson Historic Landmark District, and attached design guidelines as presented by a vote of **7-0-0**.

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

Prepared by: Tim Paris
Planner II

John Nelson Historic Landmark District Design Guidelines -

Purpose - These design guidelines are intended to help current and future property owners, the public, municipal staff, and the Topeka Landmarks Commission ensure that physical changes to properties within the John Nelson Historic Landmark District respect and protect the character defining features of each property, and of the district as a whole. According to Chapter 18, Section 10 of Topeka's Municipal Code, the adoption of design guidelines are required with the designation of a Historic Landmark district. These design review guidelines are based upon, and provide specific interpretations of the *U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties* that are specific and applicable to the historic character of this District.

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

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

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

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

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

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

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

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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

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

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

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

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

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

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

JOHN NELSON HISTORIC LANDMARK DISTRICT DESIGN GUIDELINES

I. ADDITIONS

Applicable Standards: 9 and 10

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

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

Recommendations:

1. Keep new additions and adjacent new construction to a minimum, making them compatible in scale, materials, and texture with the existing building and surrounding district.
2. Design new construction to be compatible in materials, size, color, and texture with the earlier building and neighborhood.
3. Use contemporary designs compatible with the character and feeling of the building and neighborhood.
4. Protect architectural details and features that contribute to the character of the building during the course of constructing the addition.
5. Place television antenna, satellite dishes and mechanical equipment, such as air conditioners, in an inconspicuous location, preferably a side or rear elevation where they can not be seen from the street.

Avoid:

1. Duplicating an earlier style or period of architecture in additions. All additions should be identifiable as an addition to the original structure.
2. Adding height to a building that changes its scale and character. Changes in height should not be visible when viewing the principal facades.

II. DOORS AND ENTRANCES

Applicable Standards 2, 3, 6, 9

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

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

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

Recommendations:

1. Retain and repair historic door openings, doors, screen doors, trim, and details such as transom, side lights, pediments, frontispieces, hoods, and hardware where they contribute to the architectural character of the building.
2. Replace missing or deteriorated doors with doors that closely match the original, or, that are of compatible contemporary design.
3. Place new entrances on secondary elevations away from the main elevation. Preserve non-functional entrances that are architecturally significant.
4. Add simple or compatibly designed wooden screen doors where appropriate.

Avoid:

1. Introducing or changing the location of doors and entrances that alter the architectural character of the building.
2. Removing significant door features that can be repaired.
3. Replacing deteriorated or missing doors with stock doors or doors of inappropriate designs or constructed of inappropriate materials.
4. Removing historic doors, transom, and side lights and replacing them with blocking.
- 5 Adding aluminum or other inappropriate screen doors.

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

Applicable Standards 2, 3, 7, 9

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

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

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

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

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

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

Recommendations:

1. Retain wooden materials and features such as siding, cornices, brackets, soffits, fascia, window architrave, and doorway pediments, wherever possible. These are essential components of a building's appearance and architectural style.
2. Repair or replace, where necessary, deteriorated material that duplicates in size, shape, and texture the original as closely as possible. Consider original characteristics such as board width, length, exposure and trim detailing when selecting a replacement material.
3. Clean wood using the gentlest means possible. Repair trim and siding before applying paint. Seal holes, caulk cracks, and treat for wood fungus. Remove loose paint using commercial strippers, electric heat guns or plates, wire brushes and scrapers. Hand sand to reduce paint layer differential.

Avoid:

1. Resurfacing frame buildings with new material that is inappropriate or was unavailable when the building was constructed, such as artificial stone, brick veneer, asbestos or asphalt shingles, rustic shakes, and vinyl or aluminum siding.
2. Abrasive cleaning methods, rotary sanding or wire brushing, sand blasting or extreme high pressure washing (PSI of more than 100) or harsh thermal methods such as propane or butane torches.

IV. EXTERIOR FABRIC – MASONRY, BRICK, AND MORTAR

Applicable Standards 2, 3, 7, 9

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

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

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

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

Recommendations:

1. Identify, retain, and preserved masonry features that are important to defining the overall historical character of the building such as walls, brackets, railings, cornices, window architrave's, door pediments, steps, and columns; and joint and unit size, tooling, and bonding patterns, coatings and color.
2. Protect and maintain masonry by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved decorative features.
3. Evaluate and treat the various causes of mortar joint deterioration such as leaking roofs or gutters, differential settlement of the building, capillary action or extreme weather exposure.
4. Evaluate the overall condition of the masonry to determine whether repairs rather than protection and maintenance are required.

Avoid:

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

A. Cleaning of Masonry

Recommendations:

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

Avoid:

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

B. Painting of Masonry

Recommendations:

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

Avoid:

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

C. Repointing of Masonry

Recommendations:

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

Avoid:

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

D. Repairing of Masonry

Recommendations:

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

Avoid:

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

E. Replacement of Masonry

Recommendations:

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

Avoid:

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

F. EXTERIOR FABRIC: COLOR

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

V. FOUNDATIONS

Applicable Standards 2, 3, 6, 9

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

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

Recommendations:

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

Avoid:

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

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

Applicable Standards: 5, 9, and 10

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

Recommendations:

1. Install necessary mechanical systems in areas and spaces that will require the least possible alteration to the structural integrity and physical appearance of the building.
2. Utilize existing mechanical systems, including plumbing and early lighting fixtures, where possible.

Avoid:

1. Unnecessarily damaging the plan, materials, and appearance of the building when installing mechanical systems.
2. Attaching exterior electrical and telephone cables to the principal elevations of the building.
3. Installing vertical runs of ducts, pipes, and cables in place where they will be a visual intrusion.

VII. PORCHES AND GARAGES

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

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

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

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

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

Recommendations:

1. Retain porches and steps that are appropriate to a building and its subsequent development. Porches and additions reflecting later architectural styles are often important to the building's historical development and should be retained.
2. Where necessary, repair and replace deteriorated architectural features of wood, terra cotta, tile, brick and other historic materials.
3. If enclosures are undertaken, maintain the openness of porches through the use of transparent materials such as glass or screens. Place enclosures behind significant detailing so that the detailing is not obscured.
4. Retain garages. If enclosures of garages are undertaken, preserve significant features. Use materials similar in size, proportion, and detail to the original.
5. If additional interior space is needed or desired, place the addition at the rear of the building.

Avoid:

1. Removing or altering porches or steps that are appropriate to the building's development and style.
2. Stripping porches and steps of original material and architectural materials such as hand rails, balusters, columns, brackets, and roof decorations.
3. Enclosing porches, garages, and steps in manner that destroys their historical appearance.
4. Adding a garage, particularly with the doors facing the right-of-way, in front of or even with the front plane of the principal structure.

VIII. ROOFS AND ROOF SURFACES

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

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

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

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

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

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

Recommendations:

1. Preserve the original roof form in the course of rehabilitation.
2. Provide adequate roof drainage and insure that the roofing material provides a weather tight covering for the structure.
3. Replace deteriorated roof surfacing with new material, such as composition shingles or tabbed asphalt shingles that match the original in composition, size, shape, color, and texture.
4. Retain or replace dormer windows, cupolas, cornices, brackets, chimneys, cresting, weather vanes, and other character-defining architectural or stylistic features.

Avoid:

1. Changing the essential character of a roof by adding inappropriate features such as dormers, vents, skylights, air-conditioners, and solar collectors which are visible from public rights-of-way.
2. New materials, such as roll roofing, whose composition, size, shape, color, and texture alter the appearance of the building.
3. Changing the pitch.

IX. SETTING

Applicable Standards: 2 and 9

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

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

Recommendations:

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

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

Avoid:

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

A. Fencing and Walls:

Recommendations:

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

Avoid:

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

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

Recommendations:

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

Avoid:

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

X. WINDOWS/AWNINGS/SHUTTERS

Applicable Standards: 2, 3, 6, 9

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

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

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

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

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

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

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

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

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

A. Shutters

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

B. Awnings

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

Recommendations:

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

Avoid:

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

X. NEW CONSTRUCTION

Applicable Standards: 2 and 9

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

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

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

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

A. SCALE: HEIGHT AND WIDTH

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

Recommendations:

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

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

Avoid:

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

B. SETBACK

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

Recommendations:

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

Avoid:

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

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

C. ORIENTATION AND SITE COVERAGE

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

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

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

Recommendations:

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

Avoid:

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

D. ALIGNMENT, RHYTHM AND SPACING

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

Porches, protruding bays, balconies, colonnades and other facade elements should be aligned with those of existing buildings along the street. This alignment creates harmony and maintains the rhythm of facade proportions along the block length.

Front widths of new buildings should correspond with other building widths; however, a long facade can be broken into separate elements. This would suggest front widths similar to those of neighboring buildings.

Recommendations:

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

Avoid:

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

E. RELOCATING HISTORIC BUILDINGS

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

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

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

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

Recommendations:

1. Move a building only when there is no alternative to its preservation. Provide documentation that there is no feasible alternative for preserving a building at its historic location.
2. To mitigate the impact of the relocation, move the building to an existing vacant lot within the historic district in which it is located.
3. In choosing a new site for a moved building, select setting compatible with the original. Consider the age of the surrounding buildings, their height, mass, materials, set-back, and architectural detailing.
4. Properly locate the moved building on its new site. Place the building so that the orientation of its principal facade and front and side setbacks are compatible with surrounding buildings.
5. Provide a new foundation whose design, height, and facing materials match those of the original. Salvage original foundation materials where possible for re-use as veneer on new foundation.

Avoid:

1. Relocating a building not threatened by demolition.
2. Relocating a building to a site where the surrounding buildings date from a different period or are architecturally incompatible due to their height, materials, set-back, and detailing.

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

XI. DEMOLITION

Applicable Standards: 2 and 4

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

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

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

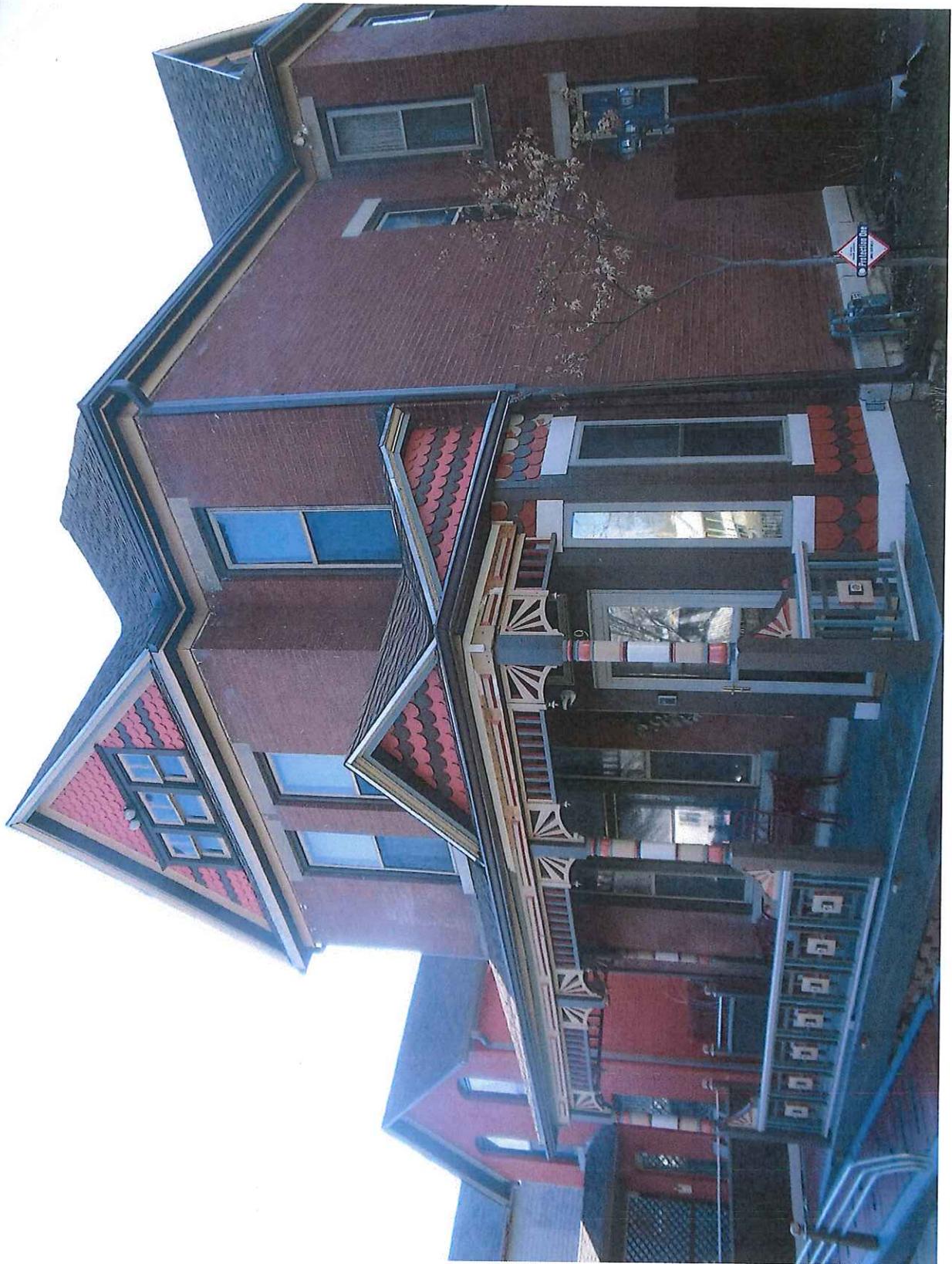
1. The feature is secondary in nature and lacking architectural significance.
2. The feature does not comprise a major portion of the historic site.
3. The feature is less than fifty years old and not within the period of significance of the district.
4. There is persuasive evidence that retention is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

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

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

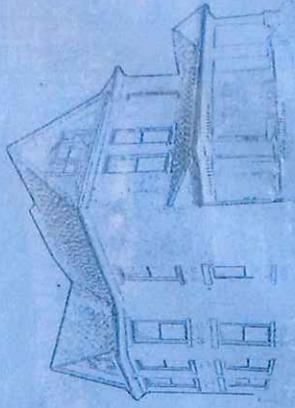






John Nelson House

Built by
Nelson & Johnson
in 1889



Historic Landmark

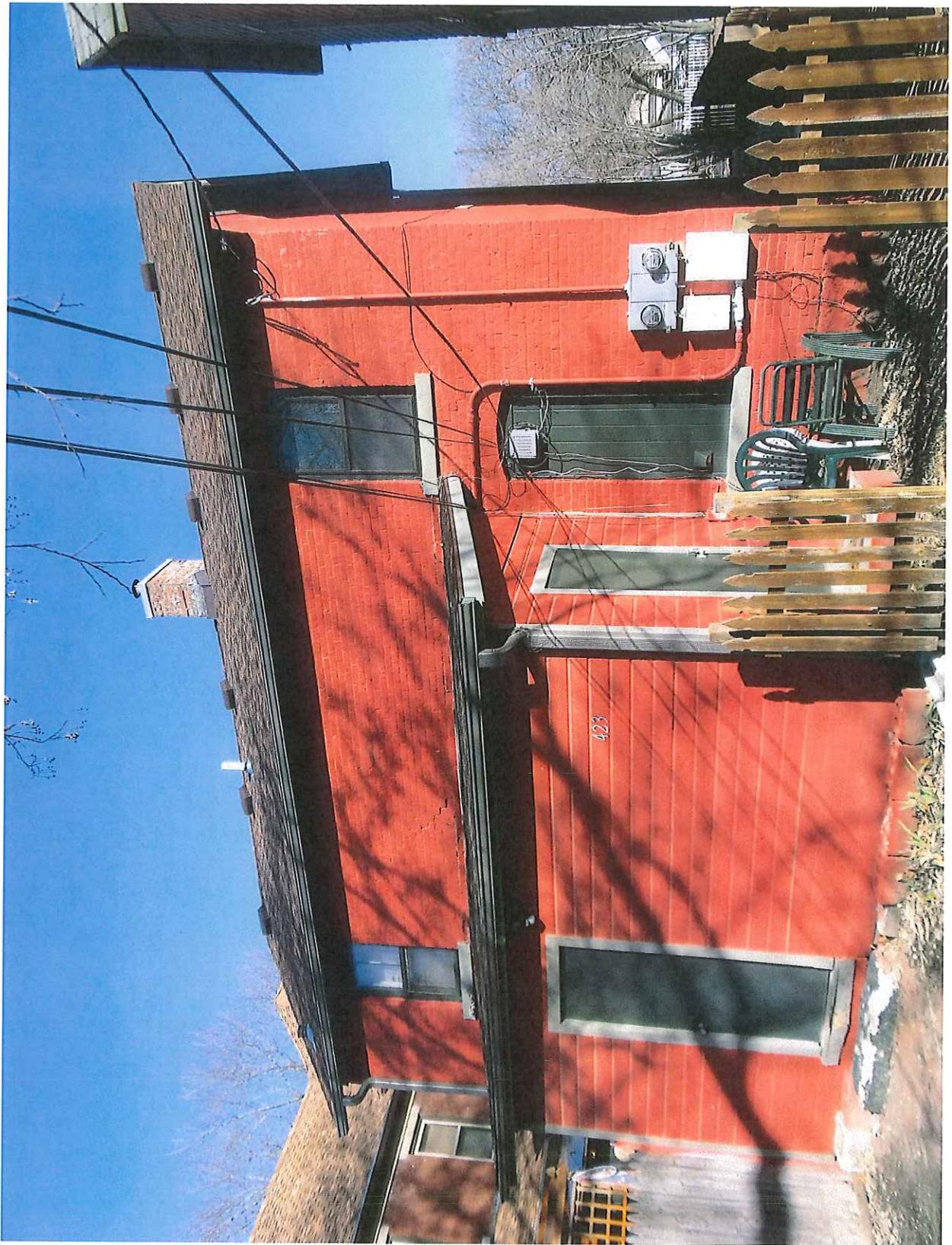
419 SW Taylor Tours by appointments:
JohnNelsonHouse@yahoo.com office: (857)231-2403

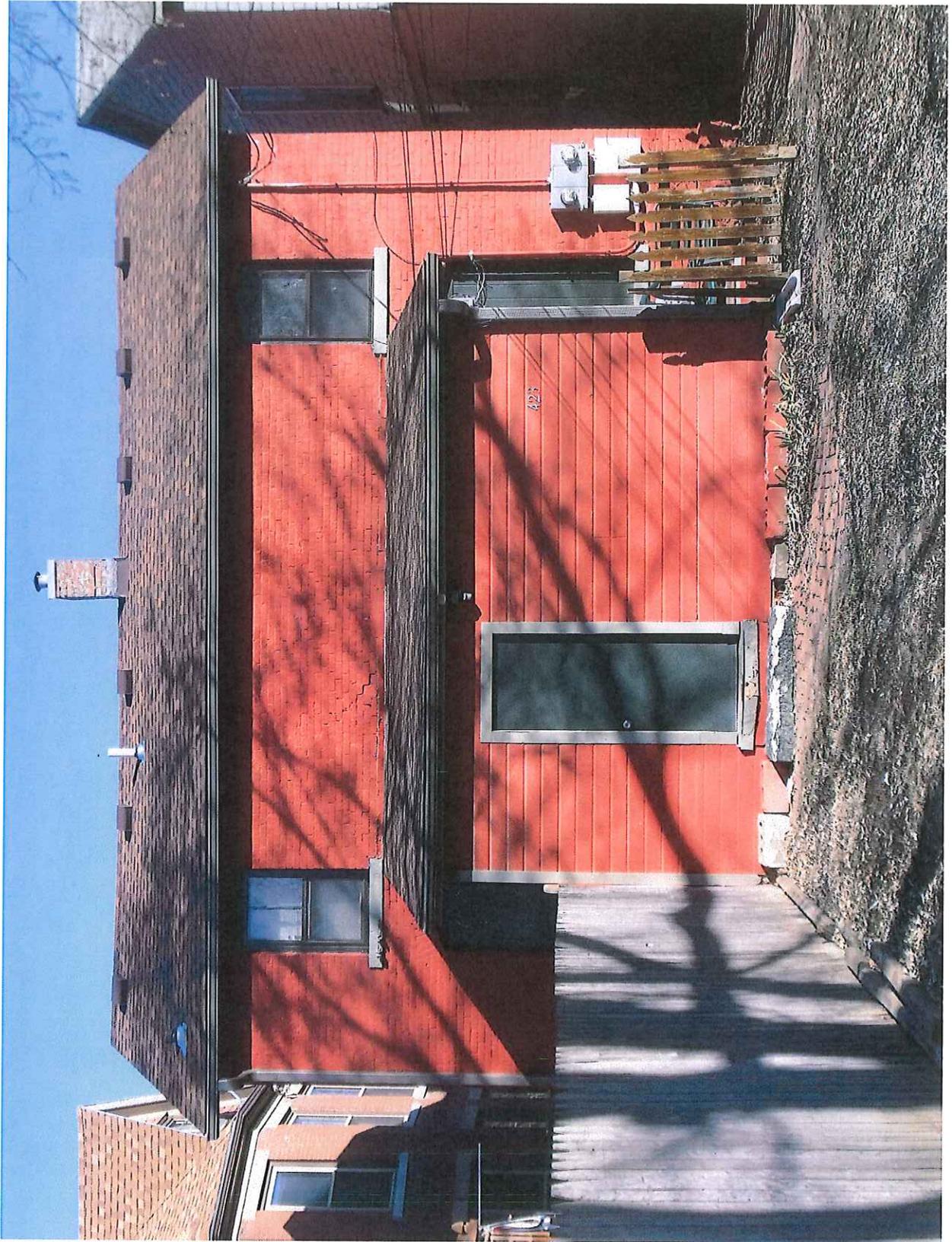


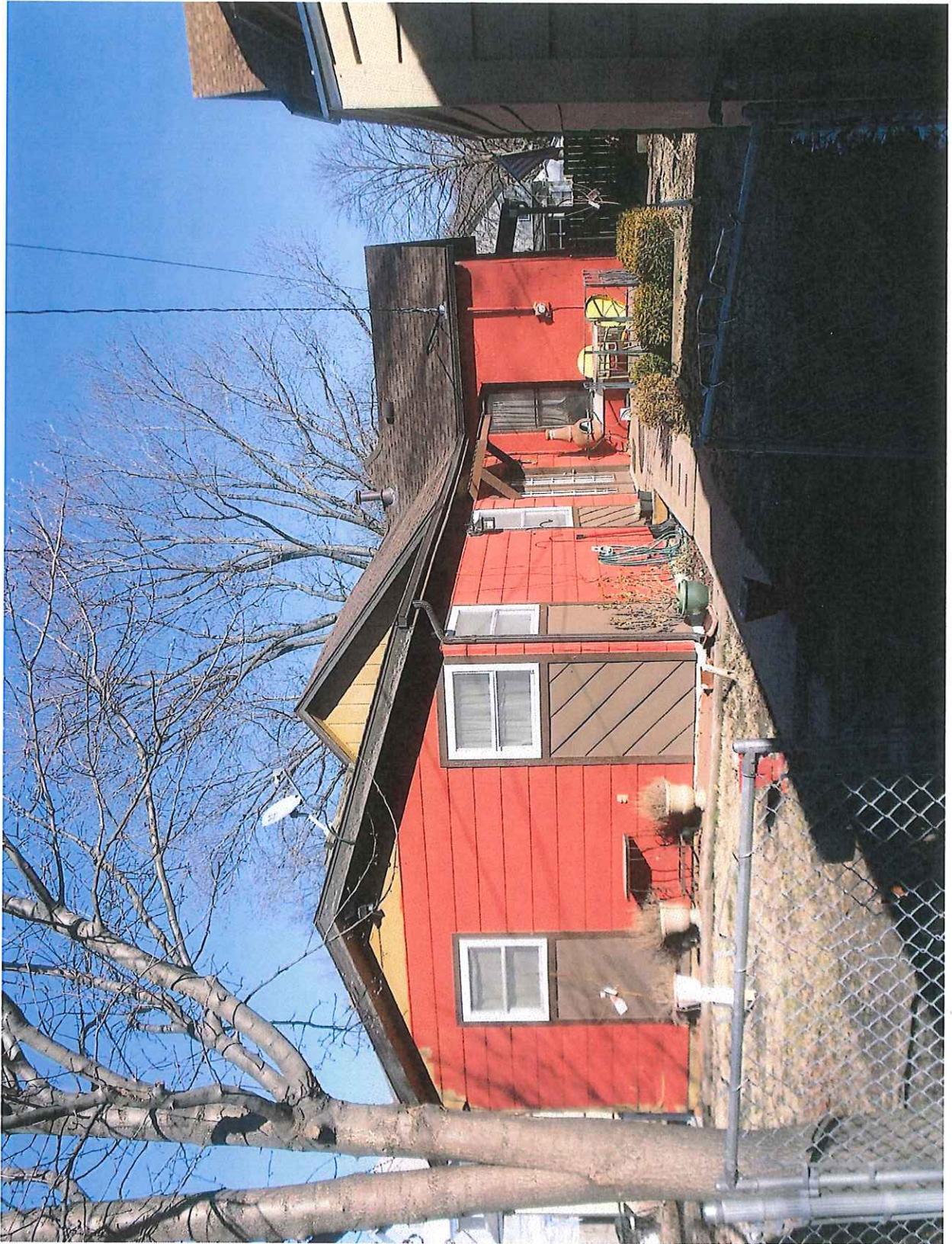




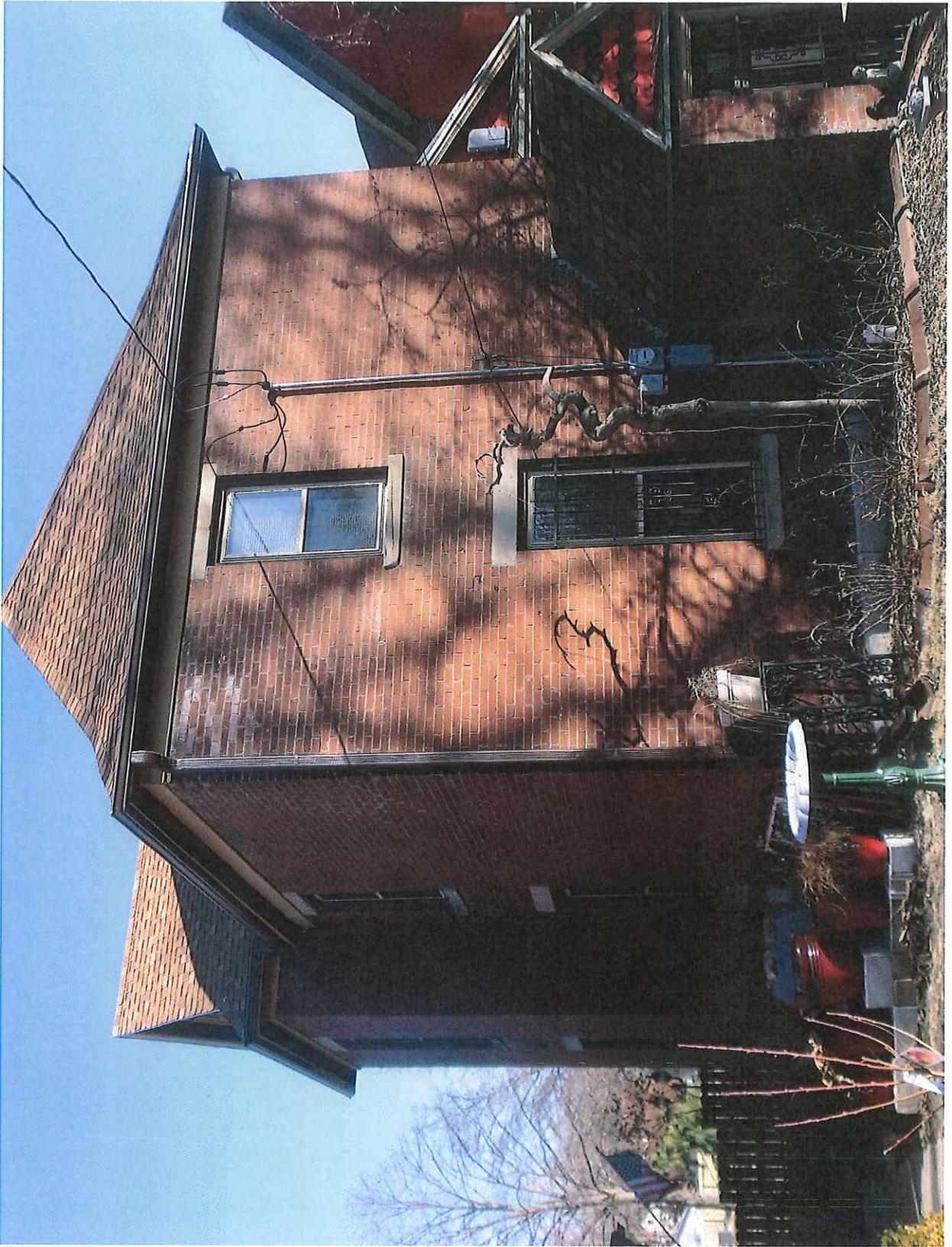


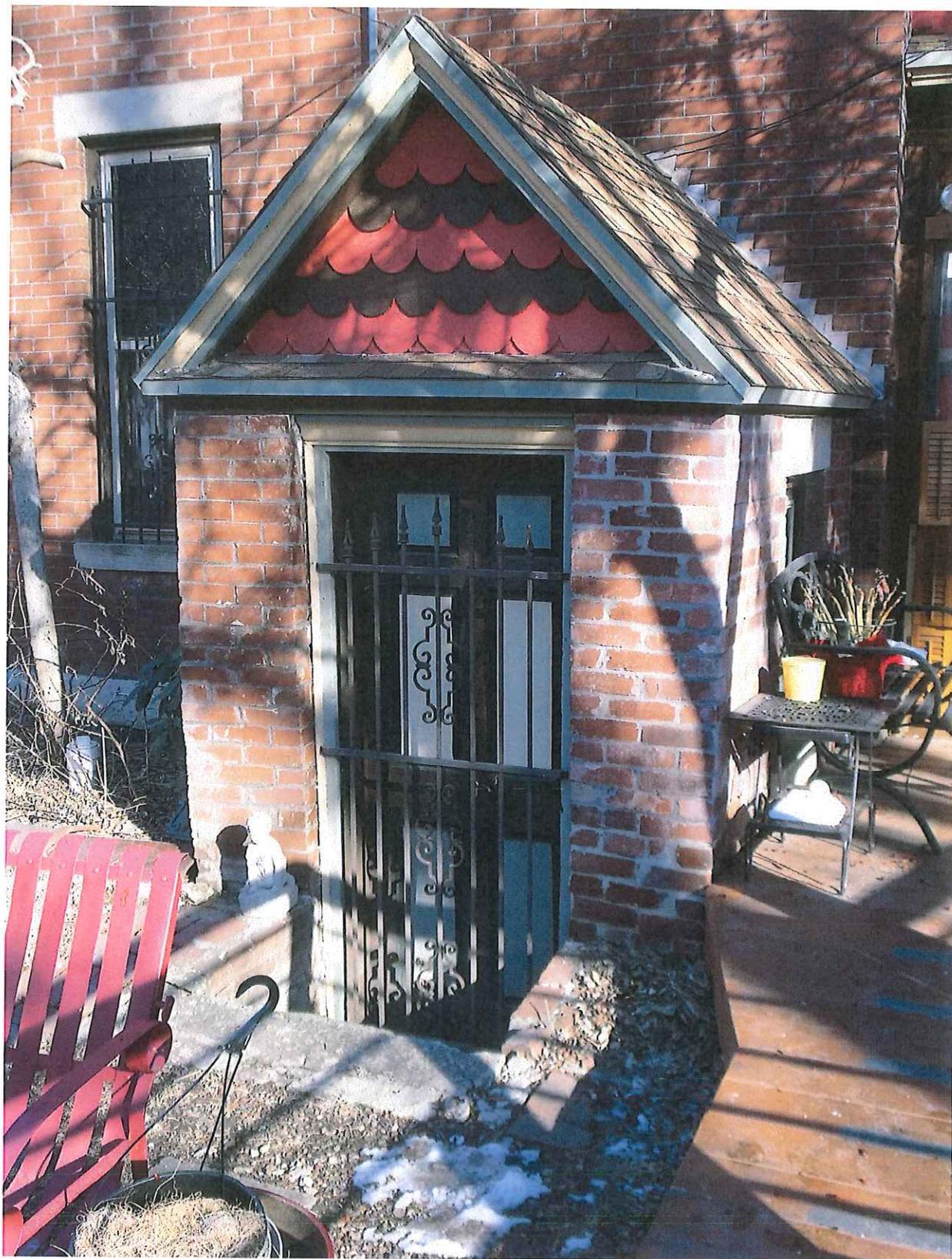
















Doug's part -
Keep for your scrapbook

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

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

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

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

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

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

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

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

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

[Here for the story up-to-date]

JURNEYS TO TEST OUT NEW CITY ORDINANCE

City's Right to Sell Liquor Cars.

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

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

A suggestion came up in the hear-
ing to sell a car recently confiscated
from Dwyer and Mrs. Maud Dwyer.
The first case to come under the
ordinance. The car already has
been advertised for sale. Hugh T.
representing a company which
has a mortgage on the car, and Ed
representing Dwyer, attacked the
validity of the ordinance in their
arguments in police court. Judge James
Thomas ruled that a police judge
cannot have the power to test the
validity of a city ordinance. He
ruled against them. He invited the at-
torneys to start action in the district
court to test the ordinance.

The next case will come up in the
district court, according to an
agreement between Judge Thomas and
the attorneys. Judge Thomas will
order the car to be sold and the mortgage
company will bring an injunction to
prevent the police from carrying out the

order. The new ordinance was
enacted, the state courts were the only
courts that had the power to confiscate
and sell liquor cars.

V. G. COOPER TAKES NEW COURSE BY READING PETITION AGAINST HIM

V. G. Cooper, who was made de-
fendant in a \$15,000 slander suit in
district court Monday by his
former wife, Mrs. Cora T. Crawford,
made one of his periodical visits to the
house yesterday. He went there
and had what Mrs. Crawford had
told him with. At the clerk of the
district court's office, he read the
petition in the suit. He read it
out, making any comments. Then
announced he was going to act as
his own attorney. He said his experi-
ence in the courts cases in the past
years ought to qualify him to act
as his own attorney.

TRUCK FARM MEETINGS

Department of Agriculture Ex-
pert Will Give Demonstrations.

R. K. Beattie of the United States
Department of agriculture, one of the
informed truck experts in the
country, will hold two sweet potato
truck crop meetings in Shawnee
county next Monday. The first meeting
will be at the home of C. W. Smith, of
Shawnee, at 9 a. m. The other meeting
will be at the home of C. V. Cochran

Topekans Ever Since Marriage in 1873



MR. AND MRS. J. A. NELSON

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

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

SHORT ON NEWSPAPERS

New York Does Without Until 11
Issue a Combined Edition.

New York, Sept. 18.—(By The Asso-
ciated Press)—New York went with-
out its leading newspapers for the
better part of 24 hours today when
a strike of 2,500 web pressmen pre-
vented publication of a majority of
the city's morning and evening dailies.

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

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

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

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

"HOOKS ON" AN AIRSHIP

Plane Demonstrates Possibilities in
Time of War.

Newport News, Va., Sep. 18.—An
airplane, piloted by Lieut. R. K. Stoner,
was anchored to a moving airship

to its moorings. A gust of wind broke
the stick but the test was regarded by
airmen as successful.

It is impossible for a woman to pre-
serve a secret so that it will keep.

CUTICURA



For Children's Baths

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

Samples Free by Mail. Address: "Cuticura Labora-
tories, Dept. 110, Malden 41, Mass." Sold every-
where. Soap 25c, Ointment 25c and 50c, Talcum 25c.
Cuticura Soap shaves without lather.

PAST MASTERS TO SERV

Will Give First Degrees for Or
Lodge Saturday Night.

Eighteen past masters of Or
lodge No. 51, A. F. and A. M., will
the first degree initiation and all
the lectures at the past masters' n
meeting of Orient lodge No. 51, A
and A. M., which will follow a sup
at 6:30 o'clock Saturday evening
the Masonic temple. Music during
supper will be furnished by
"Oriental." Work in the second de
will start at 12:30 o'clock Saturday
noon and work in the first de
initiation at 6 o'clock.

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

BUILDER IS DEAD

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

Erected Number of City's Best Known Buildings.

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

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

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

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

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

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



John A. Nelson.

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

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

Topeka DAILY CAPITAL.

September 16, 1932.

JOHN A. NELSON DIES AT CLAY STREET HOME

Was for Years Prominent Topeka Contractor.

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

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



J. A. NELSON

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

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

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

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

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

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

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

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

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

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

From telephone conversations:

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

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

He also built homes for his children, as follows:

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

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

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

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

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

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

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

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

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

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

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

- 1872 Rice Hall Washburn College
Designer J.G.Haskell
General Contractor William Lascher Lawrence,
Kansas
- 1873 Began construction of 331 Western Ave (his early
home)
- 1874 Wolfe Hall Bethany School for Girls
Designer J.G.Haskell
- 1874 McVicar Chapel Washburn College (alternate date
1890)
Designer T.H.Lescher
- 1874 Boswell Hall Washburn College
- 1874 Stone stable and Laundry Bethany School
- 1881 Holmes Hall Bethany School
- 1883 Burr Hall Bethany School
- 1885 - 1888 First Methodist Church 6th and Harrison (old
church)
- ? ? The Office Block (*Gavitt Scott*)
- 1881 - 1887 Sumner School 4th and Western (old school)
- 1885 The Duplex 1124 - 1126 Tyler
- ? ? Metropolitan Hall* *Grand Opera House*
- 1887 Throop Hotel 4th and Kansas
- 1888 Crawford Building 5th and Jackson (*SW Corner*)
- 1888 His own home at 329 Western Avenue
- 1889* ? ? Home of his partner John A. Nelson in the 400 block
of Taylor - a ~~reverse~~ copy of the home at
329 Western *EXACT*

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

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

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

Pam

Biographical Notes Concerning
My Grandfather

SVEN JOHAN JOHANSON

(hereafter referred to as SJJ)

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

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

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

- Selma
- Joseph E.
- Theresa
- Vendla
- Francis L.

Emil ←
Frederick

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

Josephina Judith Elg and Sven Johan Johanson

Essay

By Josephine Johanson

March 22, 1935

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

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

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

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

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

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

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

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

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

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

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

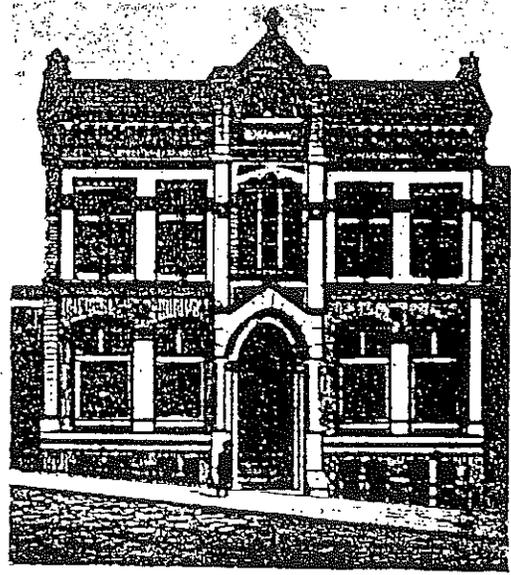
Sam had one grandson who was named for him. He was very pleased when this grandson was given his initials because it was the youngest grandchild he ever knew that he had. The grandson's name was Sidney Jaquith. Sidney was only about three years old when Sam died. When Sidney was taken to see his grandfather,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

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



GRAND OPERA HOUSE

615 Jackson
C. F. Kendall, prop.



STORMONT BUILDING

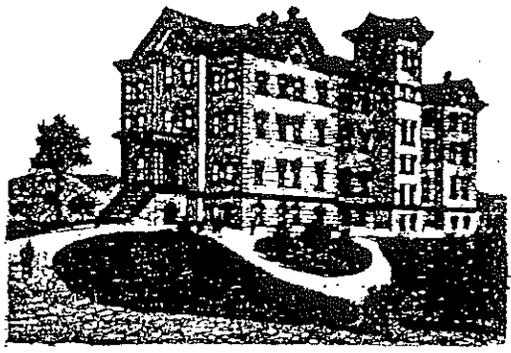
111 West Sixth

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



SHAWNEE ROLLER MILLS

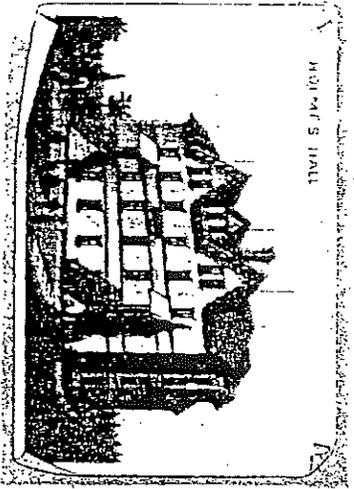
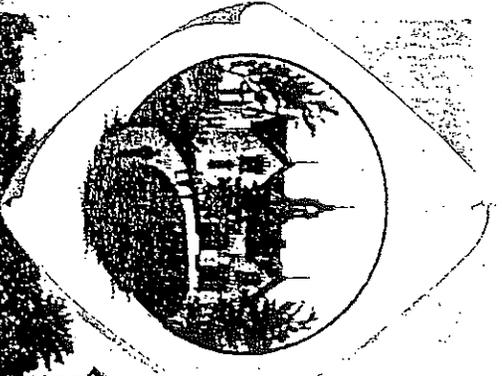
227-237 Kansas Ave.
Shellabarger & Griswold, props.



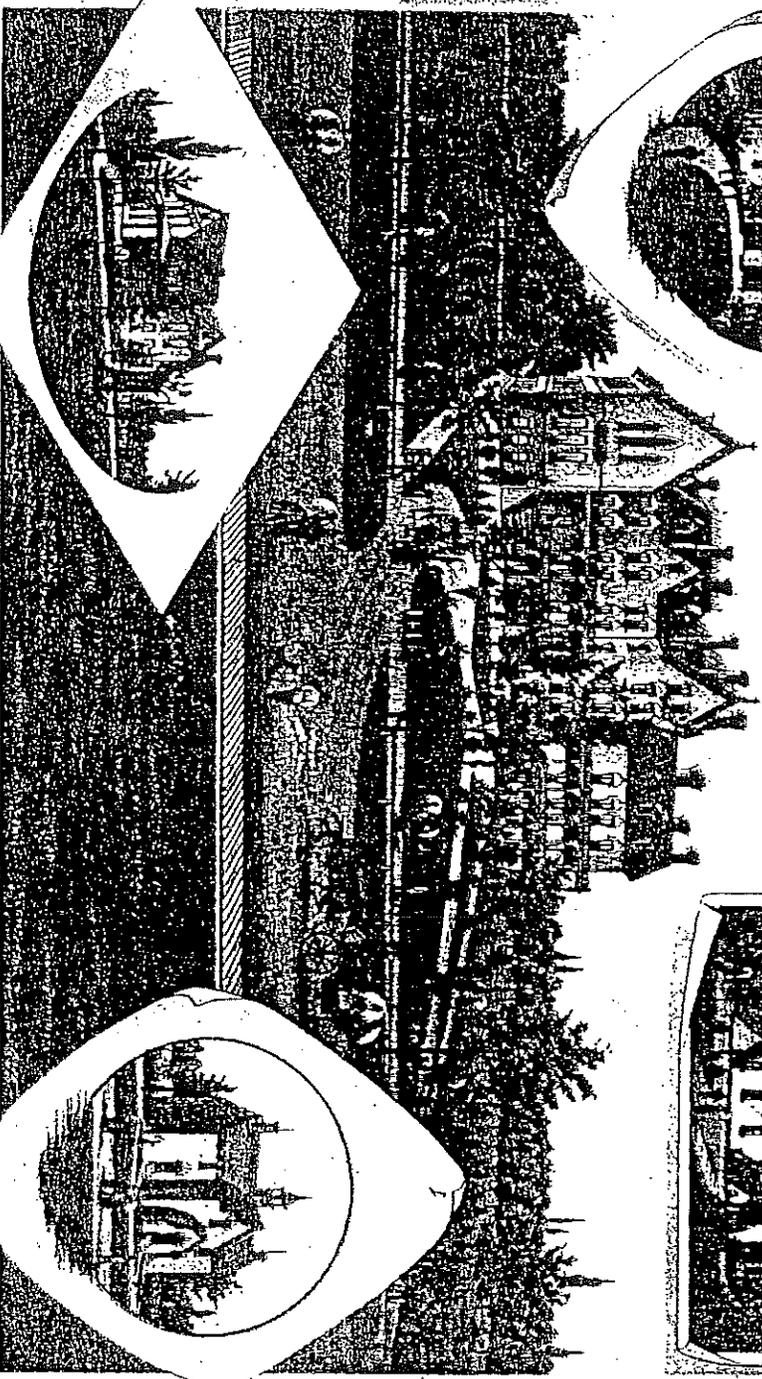
MAIN BUILDING, WASHBURN COLLEGE

Rice Hall
Completed 1872

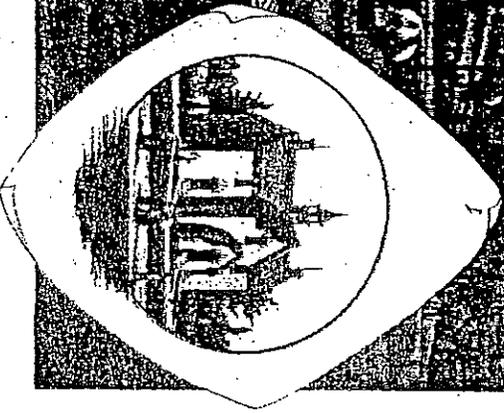
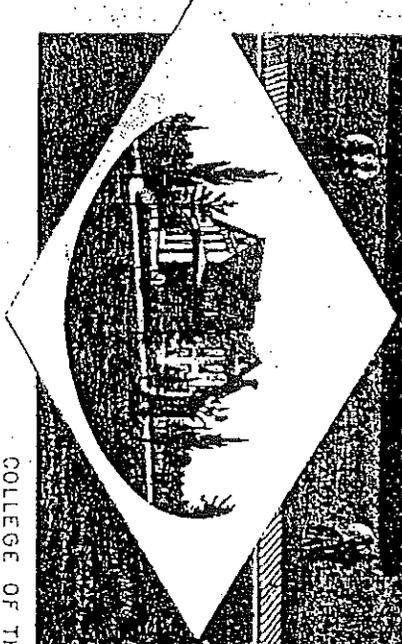
WOLFE HALL



HOLMES HALL

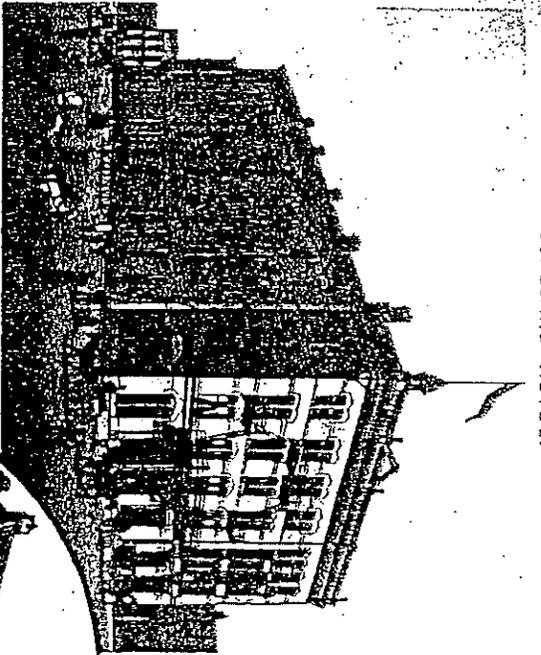


COLLEGE OF THE SISTERS OF BETHANY.

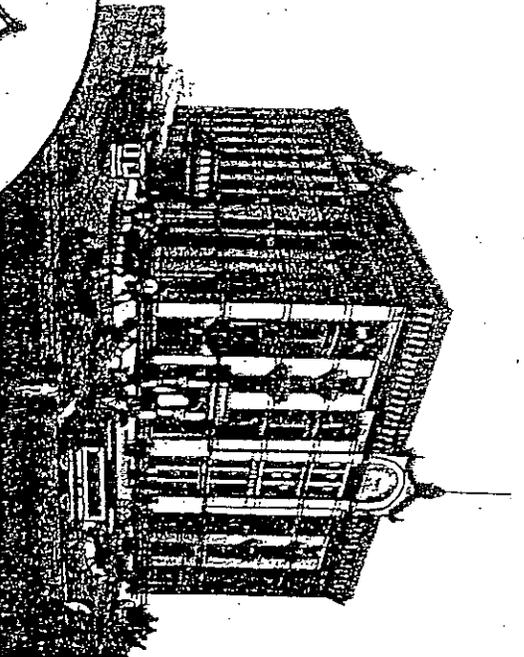


Bethany College was a thriving Episcopal institution in 1888 with its grounds extending from Eighth to Tenth and from Polk to Western. Wolfe and Holmes halls no longer stand, nor does the old bishop's house (lower left inset). The stable (upper left) is now the bishop's residence and the laundry (lower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

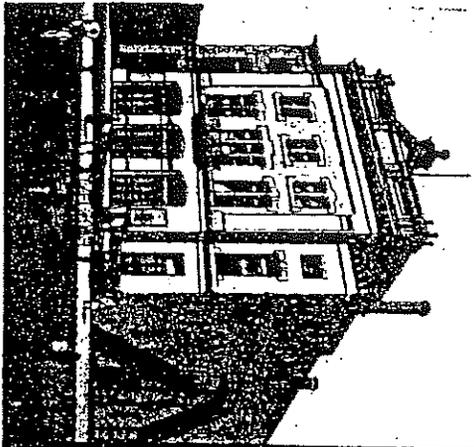
COPELAND HOTEL.



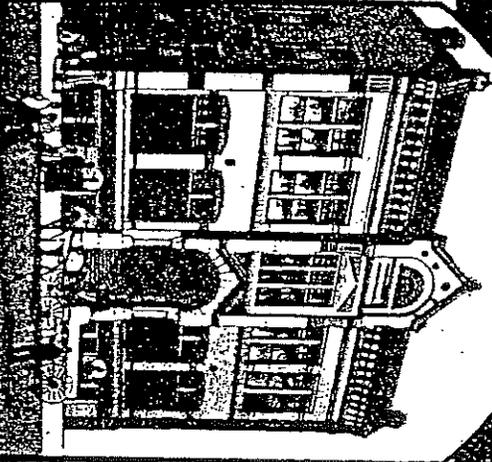
HOTEL THROOP.



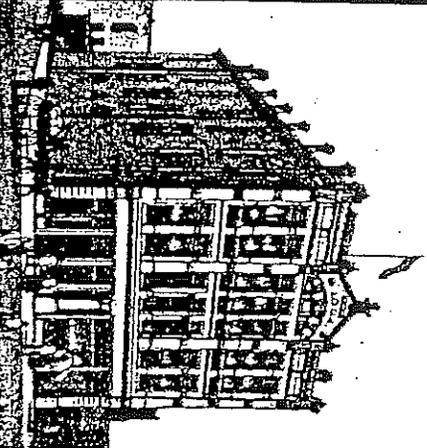
(13)



GRAND OPERA HOUSE.

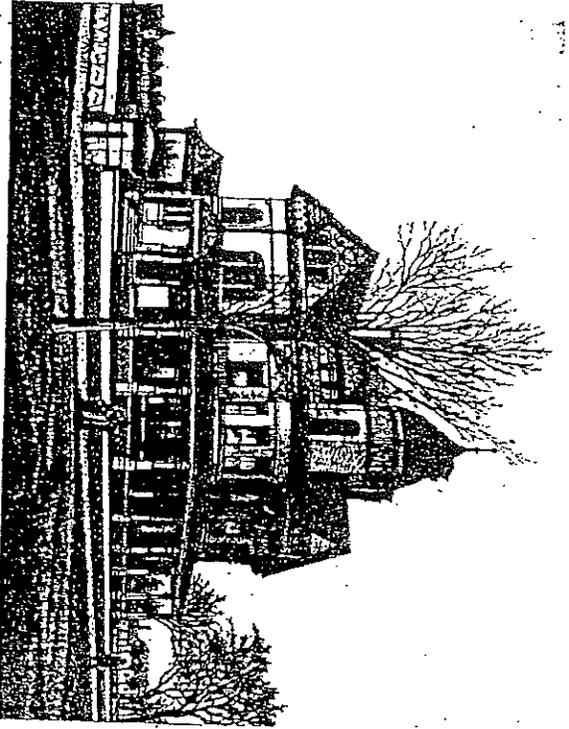


STORMONT BUILDING.
HEADQUARTERS, BOARD OF TRADE.

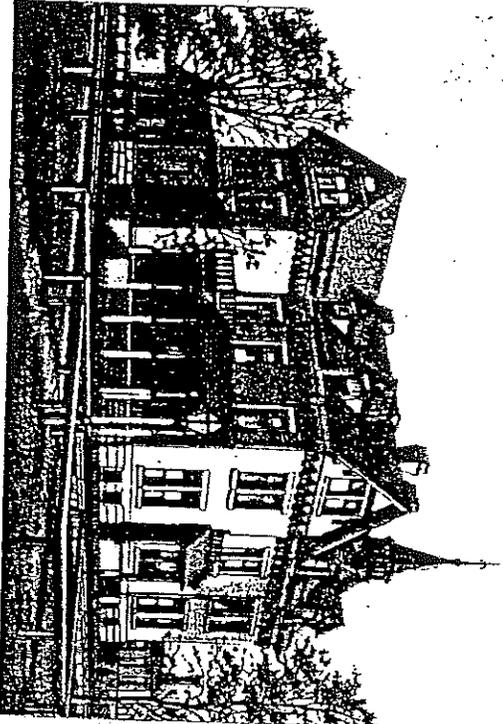


ODD FELLOWS HALL.

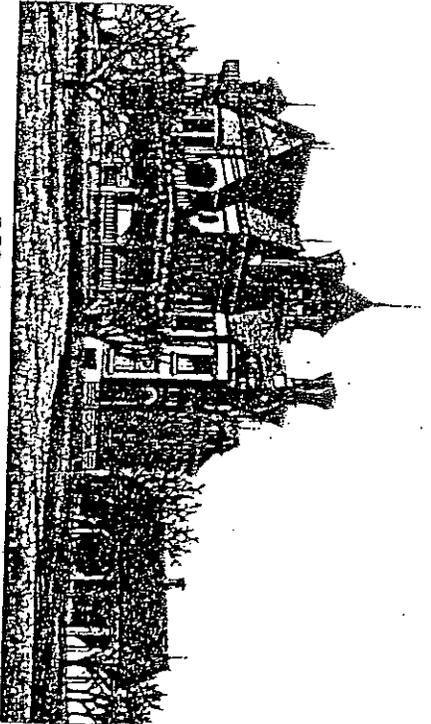
The Copeland, at 900 Kansas avenue, and the Throop, on the northwest corner of Fourth and Kansas, represented the finest in Western hostleries. Both suffered the same eventual fate destruction by fire—but the Copeland burned in 1909 while the Throop stood in faded glory until 1950. Both the Grand Opera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



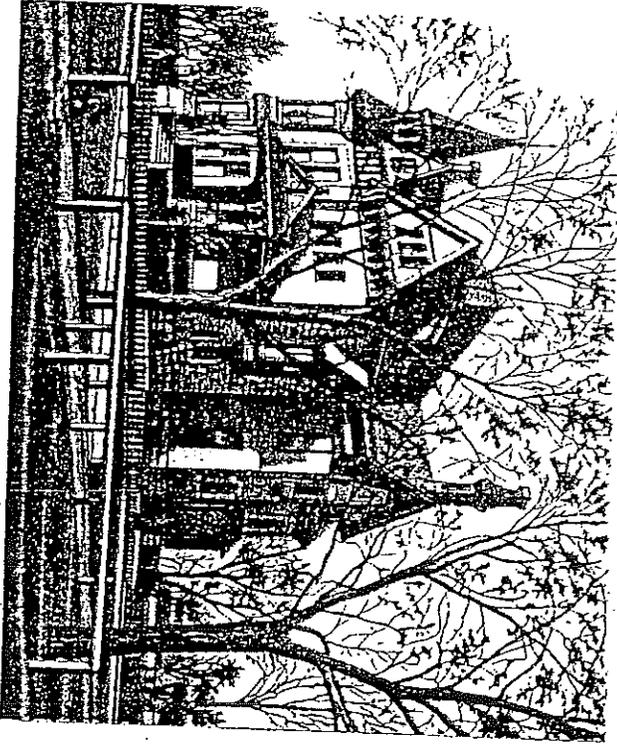
RES. OF E. BENNETT.



RES. OF W. W. MANSPEAKER.

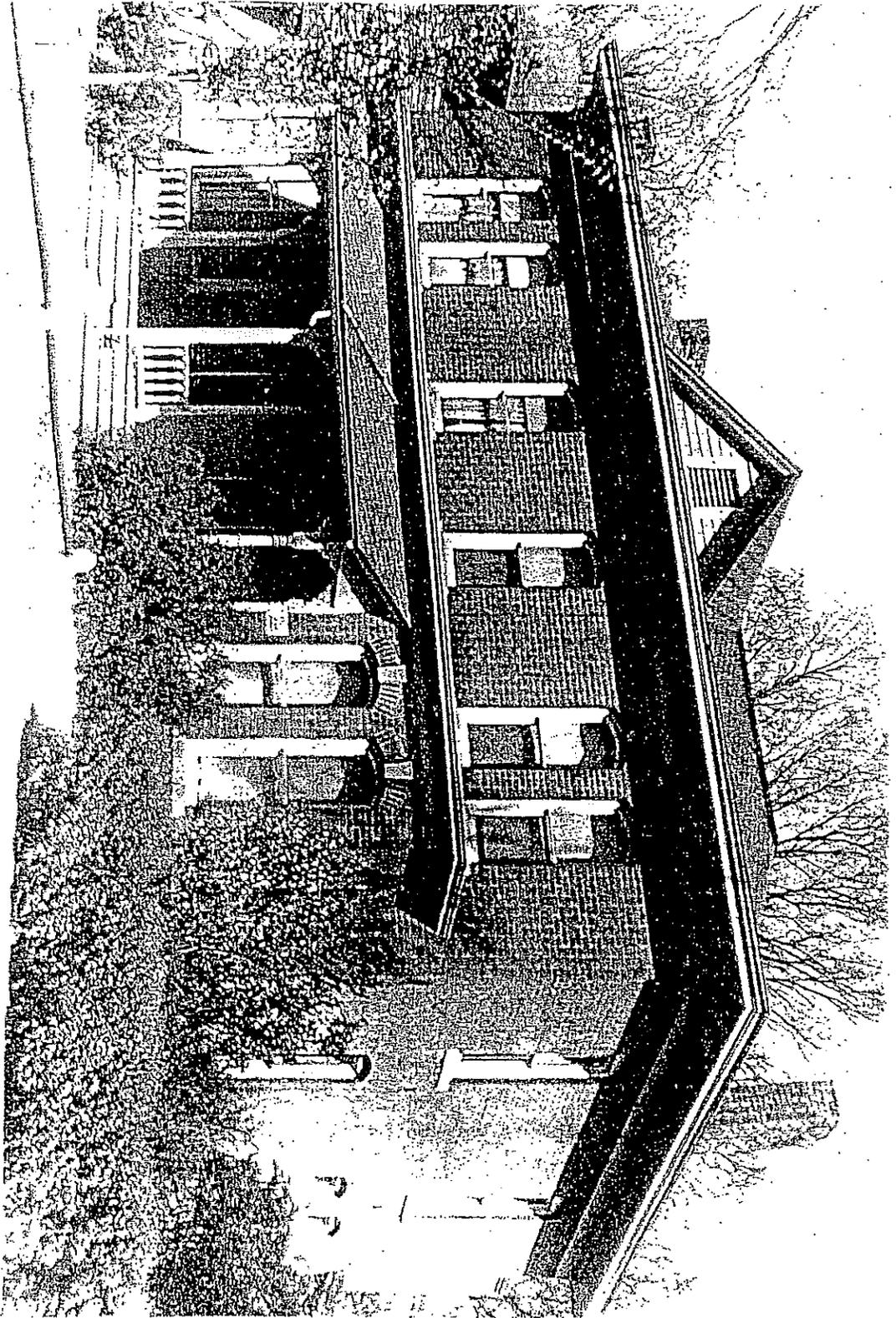


RES. OF JOHN D. KNOX.



RES. OF J. P. GRISWOLD.

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





CITY OF TOPEKA

PLANNING DEPARTMENT
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MEMORANDUM

To: Topeka Planning Commission

From: Michael Hall, AICP, Current Planning Manager

Date: April 10, 2015

Re: Petition to Rezone SE Gemstone Lane

In March homeowners living on the east side of SE Gemstone Lane in the Stone Creek Subdivision learned of plans for the construction of duplexes on the west side of SE Gemstone Lane. Concerned about their potential negative impact, the homeowners inquired about zoning and learned SE Gemstone north of SE 45th Street is zoned M-1 Two Family Dwelling District which allows duplexes.

On March 30th the Planning Director received the attached petition from Jeff Wineinger, representing the homeowners, requesting “to have the Planning Commission rezone both the east and west sides of Gemstone Lane between SE 45th Street to the north end of the street where it stops just north of 44th Street.” The petition also asks that the issue be placed on the April 20 Planning Commission agenda.

Pursuant to the Zoning Ordinance (TMC 18.245.020) a rezone application may be considered either 1) in response to an application submitted by a property owner with the consent of all owners of the property subject to the rezone, or 2) upon initiation of an application by the Planning Commission or Governing Body. Staff has discussed the issue with the four owners of the vacant property on the west side of Gemstone Lane, and at this time they do not intend to consent to rezoning. They intend to build what they describe as high-end duplexes. In order for the rezoning request to move forward, the Planning Commission would have to agree to initiate a formal application.

History of Actions regarding SE Gemstone Lane

The M-1 zoning of the area fronting on both sides of SE Gemstone Lane (the subject property) was approved in 2006 upon an application by Stone Crest Development LLC (Ordinance No. 18678; case file Z06/14). The Stone Crest Subdivision was recorded in 2005.

M-1 and R-1 Zoning Classifications

The regulations of M-1 are nearly the same as the regulations of R-1. The key differences are:

- Detached single family, attached single family, and duplex residential uses are allowed by right in the M-1 zone. Of these uses, only detached single family residential is allowed in the R-1 zone.
- The required minimum front and rear yard setbacks in the M-1 zone are each 25 feet. The minimum front and rear setbacks in the R-1 zone are each 30 feet.

Character of the Neighborhood

The lots on the west side of SE Gemstone Lane are vacant with numerous native trees and underbrush. The lots on the east side of SE Gemstone Lane consist entirely of detached single family homes. The values of the 12 homes on the east side of SE Gemstone Lane range from \$180,670 to \$244,000 with a mean value of \$205,180.

The land in Stone Crest Subdivision east of the subject property is zoned R-1. Most of the lots in Stone Crest Subdivision east of the subject property contain detached single family homes with some lots being vacant.

Ten acres of land immediately between the subject property and SE California Avenue is zoned C-3 and is vacant.

Examples of Similar Development

Examples of duplexes facing single family homes on the same block in newer subdivisions are rare. However, an area along SE Michigan Avenue at SE 43rd in the Southboro Subdivision about one half mile west of the subject property is one example where detached single family homes have in recent years been built directly across the street from and facing duplexes. A map and photos are attached.

There are many examples in the area and throughout the city where duplexes have been eventually split and converted to “attached” single family homes.

Options

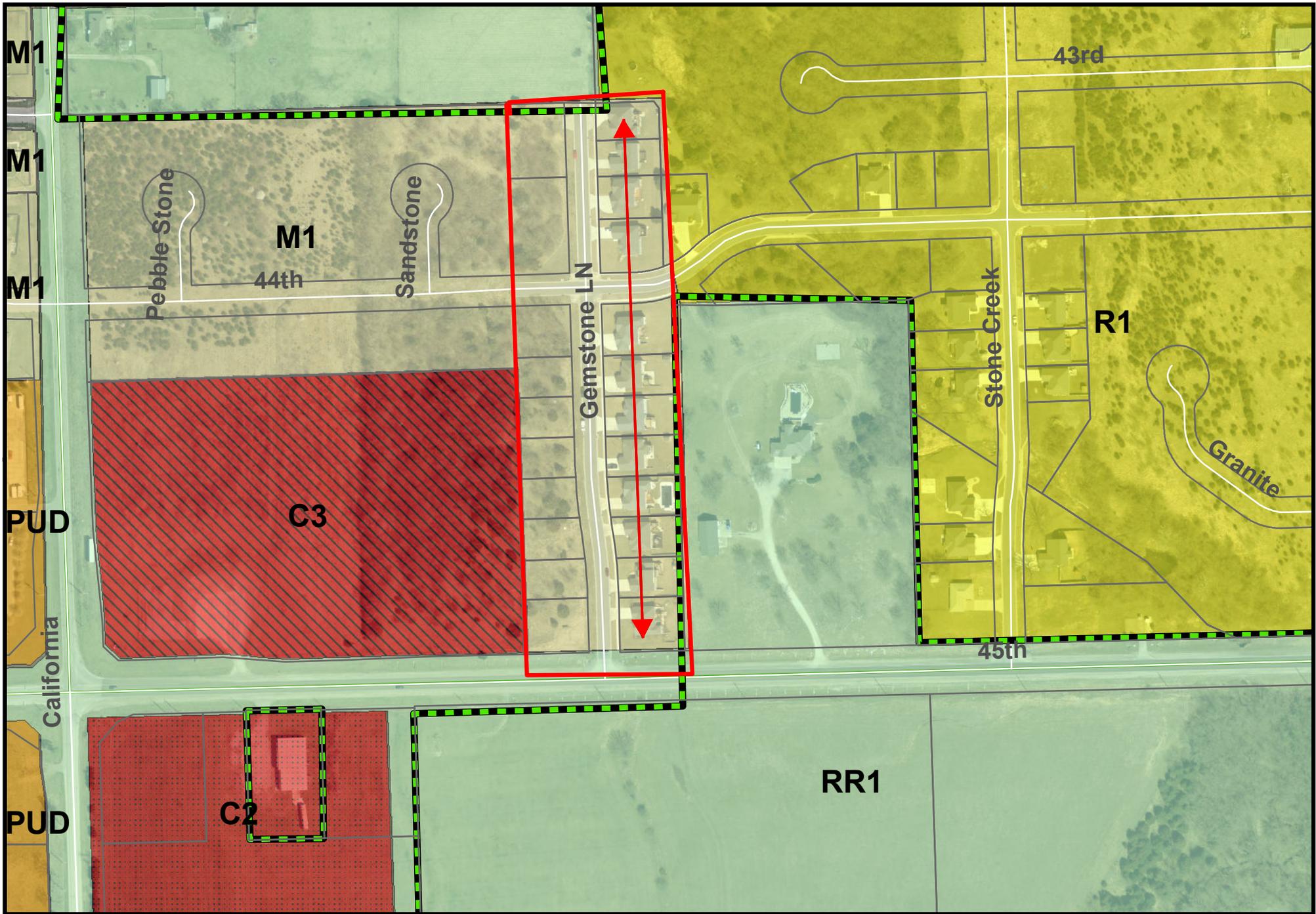
Staff recommends allowing comment at the April 20 meeting from the affected parties to decide one of the following options:

- Do not initiate a rezone application.
- Initiate a rezone application. If the Commission decides to initiate an application, staff will process the application following the same steps required for an application by a property owner.

- Defer any decision to initiate/not initiate a rezone application to a future meeting to allow staff time to present the Commission with additional information and analysis as considered necessary. Staff recommends holding a neighborhood information meeting prior to a decision of whether to initiate an application.

Attachments

- Vicinity and Zoning Map
- Petition from Homeowners
- Map and Photos of SE Gemstone Lane and Abutting Lots
- Map and Photos of Detached Single Family and Duplex Development, Southboro Subdivision



Stone Crest Subdivision

-  Property owners requesting rezoning to "R-1"
-  Subject properties being petitioned for rezoning to "R-1"



Jeff Wineinger
4418 SE Gemstone Ln
Topeka, KS 66609
March 29, 2015

Bill Fiander, AICP
Planning Director
City of Topeka Planning Department
620 SE Madison, 3rd Floor
Topeka, KS 66607

Dear Mr. Fiander:

The residents of the Stone Crest Subdivision located just east of SE 45th Street and California would like to formally request that the Planning Commission hear our concerns about the impending development and construction of duplexes for the use of rental investment property which are being built across from our single family homes.

Our request is to have the Planning Commission rezone both the east and west sides of Gemstone Lane between SE 45th Street to the north end of the street where it stops just north of 44th Street. Our complaint is that there already exists twelve single family homes on the east side of Gemstone Lane, and we do not see many, if any, situations in Topeka where duplexes are built directly across from single family homes.

As a neighborhood, we would ask that this complaint be placed on the agenda at your next meeting, which we understand to be on Monday, April 20th at 6:00 pm.

We are providing the following information and signatures from the majority of the home owners on Gemstone Lane. There are several owners that are not in town to sign off at this time, but I have been in contact with them, and they are in full support of this action. We also have other home owners in our subdivision that are concerned with the duplexes being built who are in support of this complaint, as well.

Thank you for your attention to the matter. Please feel free to contact me by phone if you have any further questions and to let me know if we are able to get on the April 20th agenda. I will in turn pass that information on to the rest of my neighbors who would like to attend the planning meeting. My cell phone number is 785-213-5650.

Sincerely,



Jeff Wineinger
Concerned Home Owner, Stone Crest Subdivision

Stone Crest Subdivision Request for Rezoning
Home Owners Signatures
March 29, 2015

Print Name: Jeff & Jennifer Wineinger
Address: 4418 SE Gemstone Ln
Topeka, KS 66609
Phone: 785

Signature: Jeff Wineinger
Jennifer Wineinger

Print Name: Daniel & Kristi Cooper
Address: 4434 SE Gemstone Ln
Topeka, KS 66609
Phone: 785-224-8169

Signature: D Cooper

Print Name: Kim Pentico & Steve Molen
Address: 4438 Gemstone Ln
Topeka KS 66609
Phone: 785-267-3321

Signature: Kim Pentico
Steve Molen

Print Name: ERIC & ASHLEY ESQUIBEL
Address: 4430 SE Gemstone Ln
Topeka KS 66609
Phone: 785-917-1769

Signature: Eric Esquibel
Ashley Esquibel

Print Name: Michael & Robin Clingman
Address: 4422 SE Gemstone
Topeka KS 66609
Phone: 785-408-8251

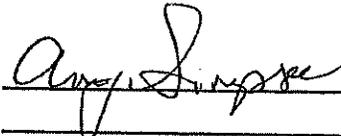
Signature: Michael Clingman
Robin Clingman

Print Name: Michael & Lorie Myers
Address: 4400 SE Gemstone Ln
Topeka, KS 66609
Phone: 785-383-2407

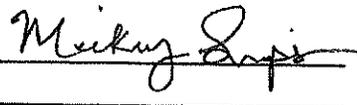
Signature: Michael Myers
Lorie Myers

Stone Crest Subdivision Request for Rezoning
Home Owners Signatures
March 29, 2015

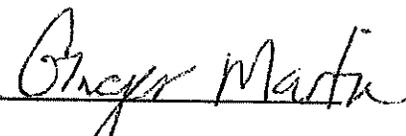
Print Name: Amy Simpson
Address: 4328 SE Gemstone Ln
Topeka, KS 66609
Phone: 785-246-6398

Signature: 

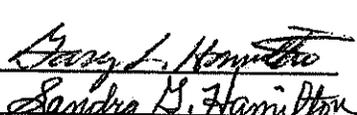
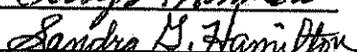
Print Name: Mickey Simpson
Address: 4328 SE Gemstone Ln
Topeka, KS 66609
Phone: 785-246-6398

Signature: 

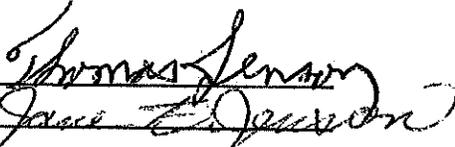
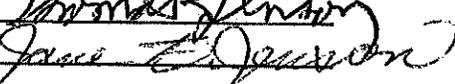
Print Name: Ginger & Barry Martin
Address: 2114 SE 44th Terr
Topeka, KS 66609
Phone: 316-259-4747

Signature: 

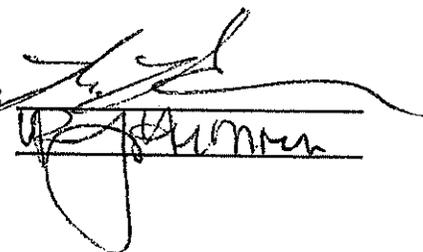
Print Name: GARY & SANDRA HAMILTON
Address: 2210 SE 44th Terrace
TOPEKA, KS 66609
Phone: 785-267-4984

Signature: 


Print Name: THOMAS JENSON
Address: 4426 SE STONE CREEK
Phone: 267-0526

Signature: 


Print Name: Michael Hummer
Address: 4436 SE Stone Creek Rd
Topeka, KS 66609
Phone: 785-608-6317

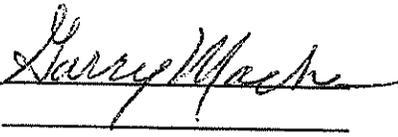
Signature: 

Stone Crest Subdivision Request for Rezoning
Home Owners Signatures
March 29, 2015

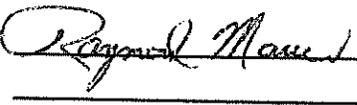
Print Name: Larry Bloomer
Address: 2220 SE 45th
Topeka, KS 66609
Phone: 785-217-4008

Signature: 

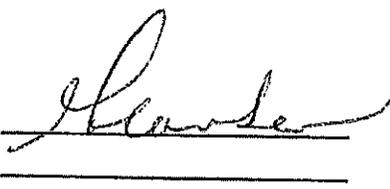
Print Name: GARRY MACHA
Address: 4427 SE Stone Creek
Topeka, KS
Phone: 785 408 5848

Signature: 

Print Name: Raymond Mauer
Address: 4423 SE Stone Creek Rd
Topeka, KS
Phone: 785-817-5971

Signature: 

Print Name: Olavm Seaver
Address: 4442 SE Genesler
Phone: 785-640-2858

Signature: 

Print Name: _____
Address: _____
Phone: _____

Signature: _____

Print Name: _____
Address: _____
Phone: _____

Signature: _____

Jeff Wineinger <jeffbw1992@gmail.com>

A vote against multi-family homes on Gemstone Ln

1 message

GREGSMI@aol.com <GREGSMI@aol.com>

Sun, Mar 29, 2015 at 8:55 PM

To: jeffbw1992@gmail.com

Jeff, please add Donna and my signatures to our neighborhood petition. We feel that duplex housing on Gemstone, across the street from our single family homes, will be detrimental to home values and is not keeping with the family oriented neighborhood.

We are currently traveling so please proxy us on the petition to the planning commision.

Gregory Smith
Donna Smith
4404 SE Gemstone Lane
Topeka, KS.

Jeff Wineinger <jeffbw1992@gmail.com>

Endorsement of Gemstone Single-Family Rezoning

1 message

gage125 <gage125@hotmail.com>

Sun, Mar 29, 2015 at 8:28 PM

To: Benjamin Smith <benjamin.smith035@gmail.com>, jeffbw1992@gmail.com

Sent from my Galaxy SIII

----- Original message -----

From: Benjamin Smith

Date: 03/29/2015 8:20 PM (GMT-06:00)

To: jeffbw1992@gmail.com, Benjamin Smith

Subject: Endorsement of Gemstone Single-Family Rezoning

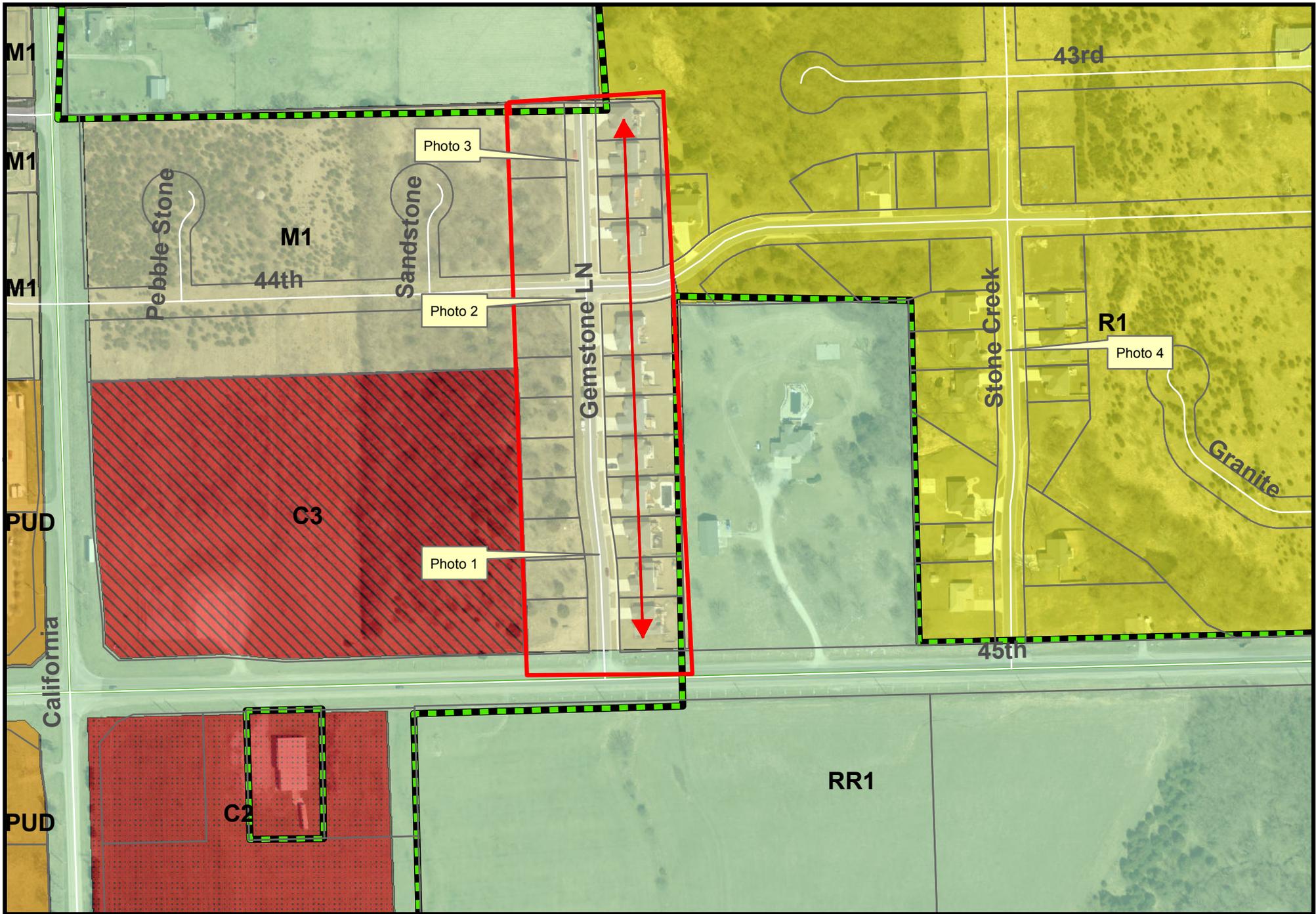
Sir/Ma'am,

I am in complete support of both the east and west side of Gemstone Lane being rezoned for single-family homes. In fact, I was told by the builder at the time of purchase, that it was only zoned for single family homes and that no multi-family homes would ever be built in the neighborhood. Being active duty military, the action to build multi-family homes right across the street would cause unnecessary financial stress to myself and the rest of the Gemstone residents. Please feel free to contact me for further information.

Most Respectfully,
Ben

BENJAMIN H. SMITH, Maj. USAF

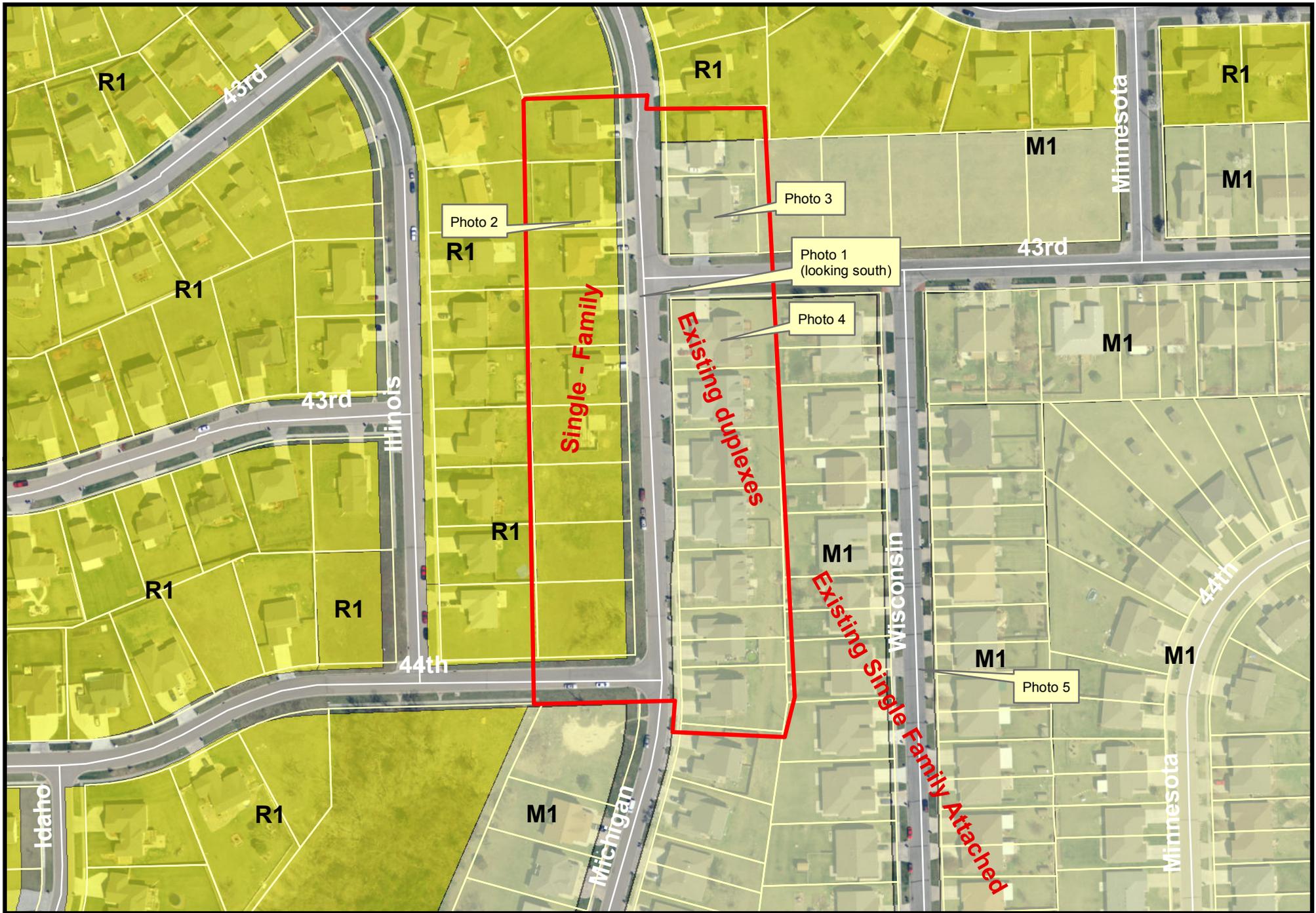
4414 Gemstone Lane,
Topeka, KS 66609



Stone Crest Subdivision

-  Property owners requesting rezoning to "R-1"
-  Subject properties being petitioned for rezoning to "R-1"





Southboro (SE Michigan-SE 43rd)



Stone Crest Subdivision (SE Gemstone and SE 45th)



Photo 1: Gemstone Lane, looking north



Photo 2: Gemstone Lane at 44th Street, looking east



Photo 3: Typical residence located on Gemstone Lane



Photo 4: Typical residence on SE Stone Creek – east of Gemstone

Southboro Subdivision (SE Michigan- Indiana) - Front yard facing single family residences lying on the west side of Michigan with duplexes fronting along the east side of Michigan



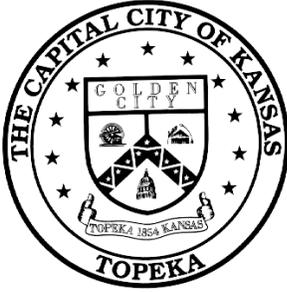
Photo 1: Photo taken at SE 43rd and Michigan, looking south . Duplexes on left side of photo; single family residences on right side of photo



Photo 2: Standard single family residence on west side of Michigan



Photos 3 and 4: Standard duplexes along east side of Michigan



CITY OF TOPEKA

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

MEMORANDUM

To: Topeka Planning Commission

From: Bill Fiander, AICP, Planning Director

Re: Visual Code Audit/Update

Date: 4/20/2015

“Focus on making Topeka a place people want to live first”. “Add value where we are”.

These are two of the pillars for a prosperous community stated in the Land Use and Growth Management Plan 2040. In order to attract a population for quality of life reasons and make the most of where we have invested, it is vital to place greater attention on the visual quality of our built environment. Aesthetics do matter. It speaks to what kind of community we want to live in and leads to economic investment decisions. In order to make Topeka a place people want to live first and add value where we already are, “investments” enhancing our visual appeal should be considered.

Planning staff has identified several “visual” elements of the zoning code that could be audited for further improvement. Assuming current staffing and needs, we recommend the following audit/update sequence:

- **Downtown Zoning - 2015**
 - Recommend Landmarks Commission adopt more specific Design Guidelines for National Historic Districts; pursue City/State grants in April/May; May 9 broad Sec of Interior guidelines may take effect
 - Recommend Planning Commission convert C-5 zoning to D-1 zoning with updated design guidelines for non-Historic District area; parallel HD guideline process by end of year
- **Landscape/Site Planning – 2015/16**
 - Upon conclusion of Pedestrian Plan in November, 2015, begin updates
- **Building Design - 2016**
 - Upon adoption of Downtown design guidelines, create reasonable building design standards for new commercial and multi-family development
- **Signs – 2016/17**
 - Begin comprehensive sign code update w/ staff or consultant

This process will target remaining shortcomings in the zoning code, measure the community’s visual preferences, and incrementally establish a stronger aesthetic for Topeka moving forward.

The Secretary of the Interior's Standards for Rehabilitation

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

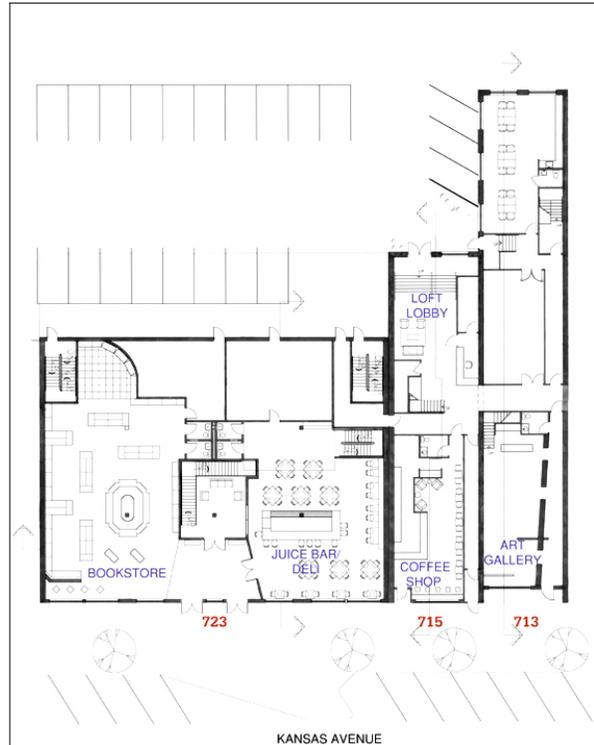
- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**
- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**
- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**
- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**
- 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

EXHIBIT A DOWNTOWN TOPEKA URBAN DESIGN GUIDELINES

Urban design is concerned with the appearance of Downtown Topeka, and the physical implications of design and planning decisions for the public realm of the City. Urban design is an effective means to coordinate how various public and private development proposals, including transportation and public infrastructure will affect the City physically. The focus of concern is on the public realm of Downtown: the public faces of buildings, public spaces, streets, sidewalks, parks and plazas that provide the outdoor public venues for many activities. These guidelines are to be used as criteria for the design of new public and private projects and to be utilized in the evaluation of new projects by the approving authorities.

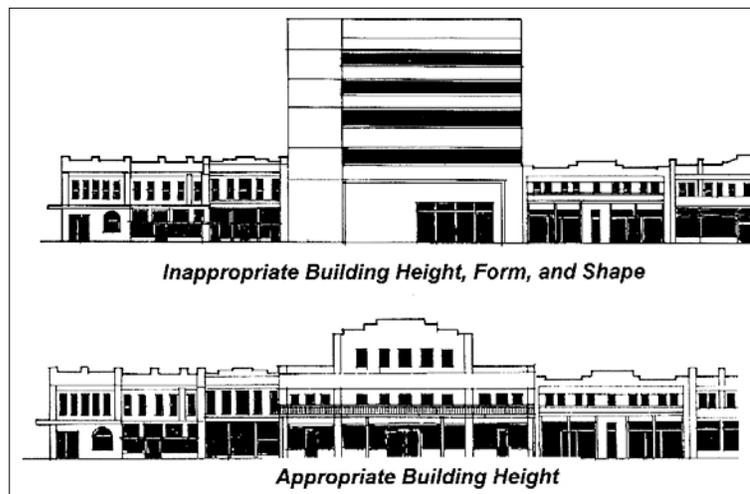
MIXED USE DEVELOPMENT

1. A mix of uses (including office, retail, housing, or other uses) within a given project is encouraged, whether it is a single building or a redevelopment district.



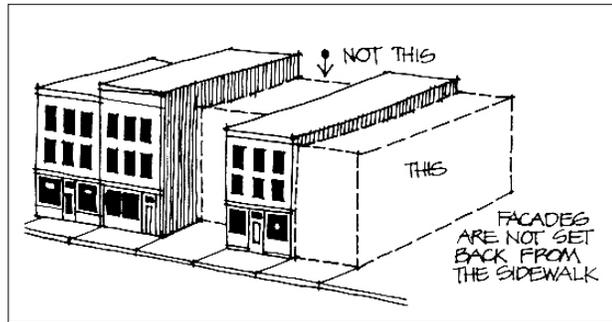
INFILL DEVELOPMENT

1. Exterior additions to existing buildings or adjacent infill construction should be compatible with the character of the site, and take into account the size, proportions, façade composition, rhythm and proportion of openings, materials, and colors of neighboring buildings.
2. Design new on-site parking, loading docks or ramps to be unobtrusive and compatible with the primary use of the site.



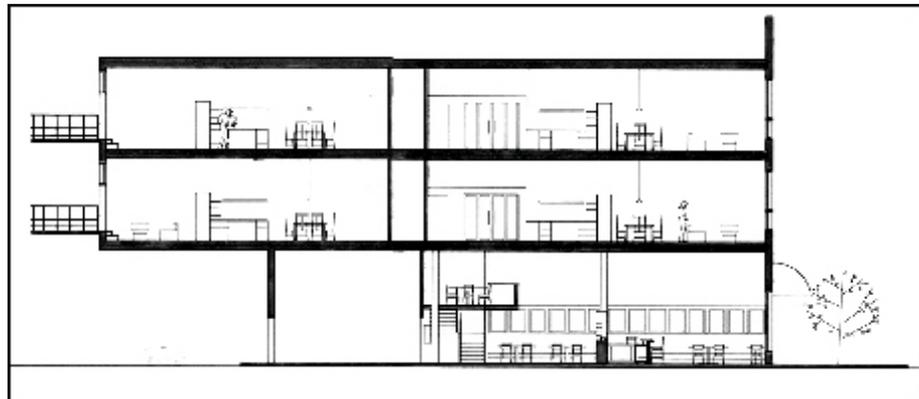
STREET ORIENTATION

1. Buildings should generally be built up to the edge of the sidewalk in a consistent plan with the other buildings on the street.
2. Other street-level setbacks, plazas and widened sidewalks from the building line should be strategically placed in accordance with an overall open space plan. The new open spaces should be located to relate to other land uses such as retail, entertainment and transit routes.



STREET LEVEL USES

1. The ground floors of buildings should contain public or semi-public uses such as retail or entertainment uses with direct entry from the street.



2. New buildings should express a principle public façade and entrance on the adjacent street, and entries from parking facilities should be considered as secondary.
3. Retail activities within buildings should be oriented towards the street and have direct access from sidewalks through storefront entries.
4. Ground floor storefront restaurants are strongly encouraged to have French doors, operable storefront windows and sidewalk cafes to increase the connection between the interior and exterior environments.
5. Sidewalk cafes should not impair pedestrian circulation nor store entrance access.

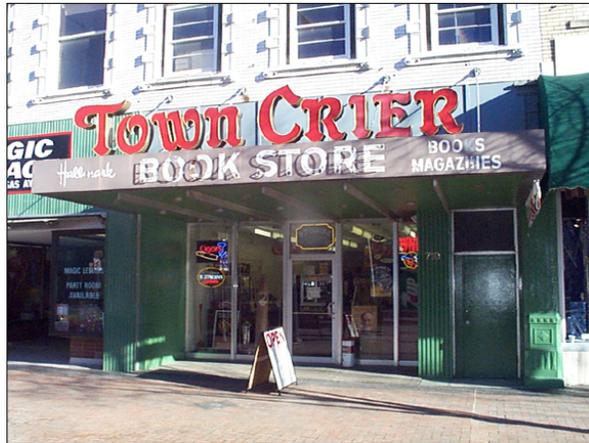
BUILDINGS FACADES

1. New buildings should be open and inviting in both their principal and secondary facades.



2. Entryways should be generously proportioned and visually transparent so as to encourage connections to the public realm.

3. Decorative and functional elements such as signage, awnings, and ornamentation should be used to create human scale elements on the facades to further encourage openness.

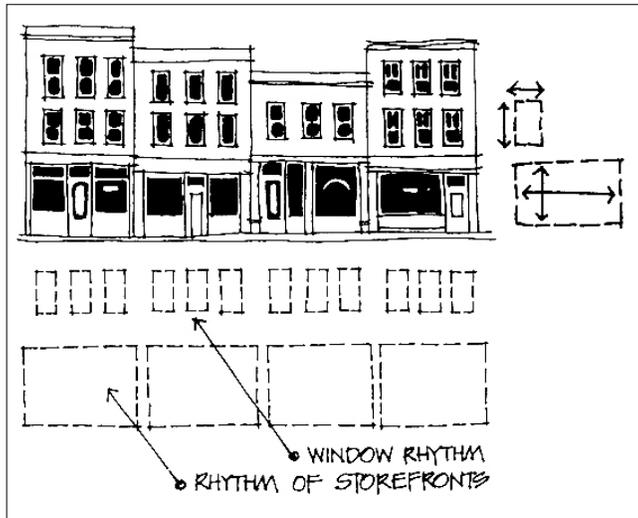


4. Blank walls should not be placed along public streets, but may be placed along alleys and service lanes.

5. Loading docks and garage entrances should not be located on the major pedestrian street side of new buildings.

6. Retail storefronts are strongly encouraged along the ground floor of all new and renovated buildings within the Downtown D-1 District.

These should be visually transparent to the interior with large areas of window display and should provide for direct entry from the sidewalk.



7. Store display windows should be lit at night so as to contribute to ambient street lighting and a livelier street presence. Pull-down doors that cover the entire storefront are discouraged; visually open grates and grilles are preferred for security where needed.

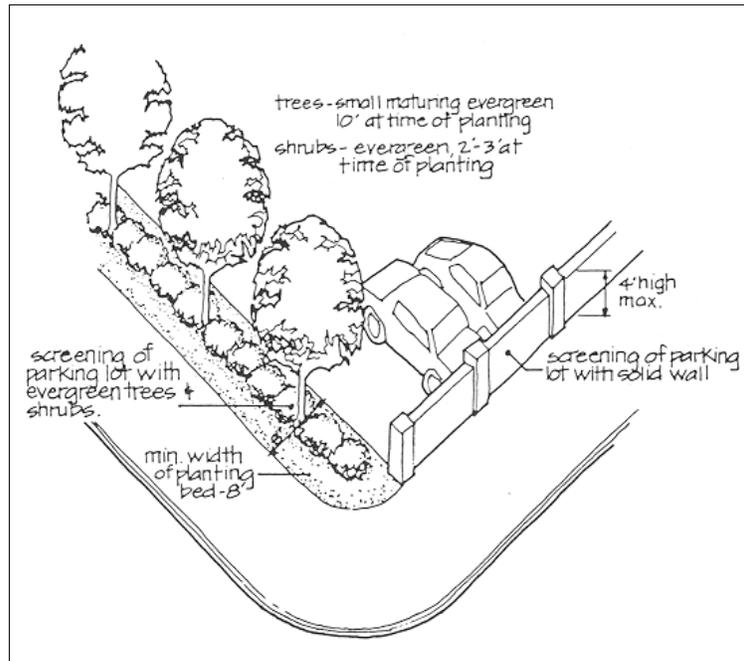
PARKING FACILITY DESIGN

1. Facades of parking facilities should be treated with high quality materials and given vertical articulation and emphasis. The façade should be designed so as to visually screen cars at street level. Sloping interior floors should not be visible or expressed on the exterior face of the building.



2. Retail storefronts or other business uses should be placed at the street level along the principal street and are encouraged along all adjacent streets except service alleys.
3. Pedestrian entries should be clearly visible and architecturally expressed on the exterior of the garage. Expression of the vertical pedestrian circulation (stairs and elevators) on the exterior of the garage is encouraged.

4. Surface parking lots should provide a minimum of 20 square feet of landscaping for each parking space. Required landscaping should take the form of planter strips, landscaped areas and perimeter landscaping.



5. The existing street setback should be maintained along the principal street frontage in developed areas and established in new districts or developments. Tools for accomplishing this can include walls, fences, row of trees, hedges or any combination of these elements.
6. While it is important to provide adequate interior lighting for safety and comfort, it should be controlled to avoid spill out on the adjacent streets creating excessive glare.

ARCHITECTURE AND CONTEXT

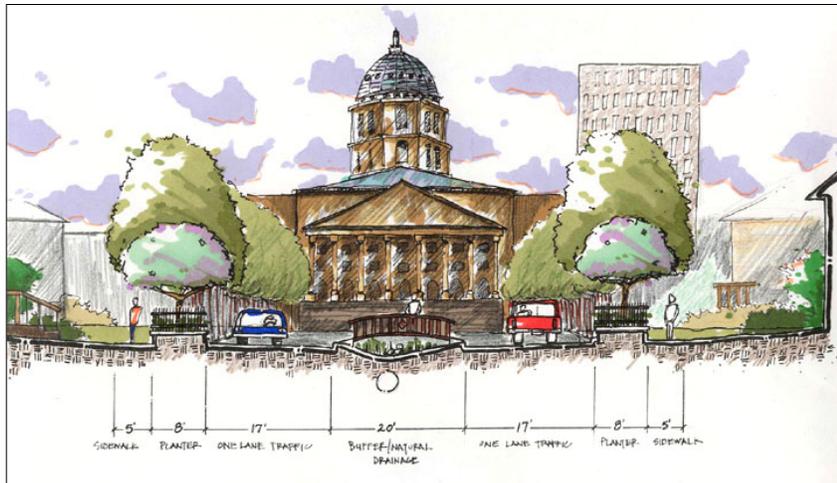
1. The architectural design of new buildings and the rehabilitation of existing buildings should be sensitive to the existing built and natural environment within which they are constructed. The architecture of the existing downtown buildings, particularly buildings built before 1940, should provide examples of architectural themes, rhythm, materials and forms.



2. New construction in the Downtown Districts are not required to implement any particular architectural style, but should be designed to be compatible with the scale, form and materials of surrounding structures, by applying these guidelines.

PUBLIC INFRASTRUCTURE IMPROVEMENTS

1. All new public infrastructure projects (roads, sidewalks, public buildings, and streetlights) should meet high standards of design quality and provide significant secondary benefits in the form of major public space improvements. These projects should be subject to the same standards of Downtown design that would be required of all other projects.



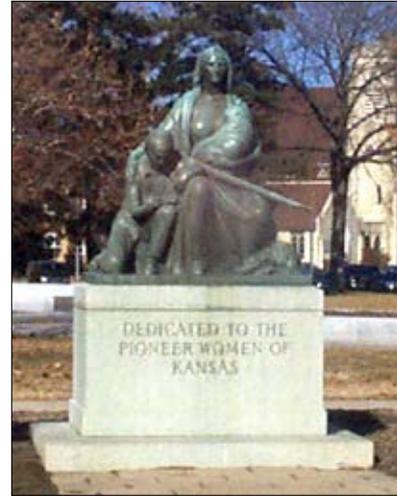
2. Public art projects are encouraged to be incorporated into every major public infrastructure project such as bridges, highways and roadways.

ART IN PUBLIC PLACES

1. New public spaces and infrastructure improvements are encouraged to have a significant component of public art so the project will have a visible presence.

PUBLIC SPACES

1. New public spaces should consist of renovated or enhanced streets, or strategically selected places that are directly linked to the street system. Primary opportunities are adjacent to the Kansas-Quincy, and at the intersections of 9th and Kansas Ave. and 8th and Van Buren St.



2. Generally, pedestrian ways should not be separated from streets and sidewalks, unless in riverfront parks. They should maintain direct access from the adjacent streets. They should be open along the adjacent sidewalk and allow for multiple points of entry. A passerby should be able to see directly into the space.
3. The development of new districts and projects should emphasize the continuation or conservation of traditional block and street patterns.

4. New public spaces should be developed with amenities as follows:

- 1 tree per 1000 square feet of open space. (3½" caliper at planting).
- A minimum of 25 linear feet of seating for every 1000 square feet of open space.
- However, walls, fences and dense planting that visually secludes the interior space from the sidewalk should be avoided.



HISTORY AND IDENTITY

1. All projects are encouraged to express local history and identity through functional and ornamental design elements and works of public art.



2. New development projects or renovation of existing

structures should be designed to preserve the historic resources that exist on the site and reinforce the historical context within which they are developed.

3. In the event that it is not possible to preserve the entirety of a historic building the retention of historic facades is encouraged.

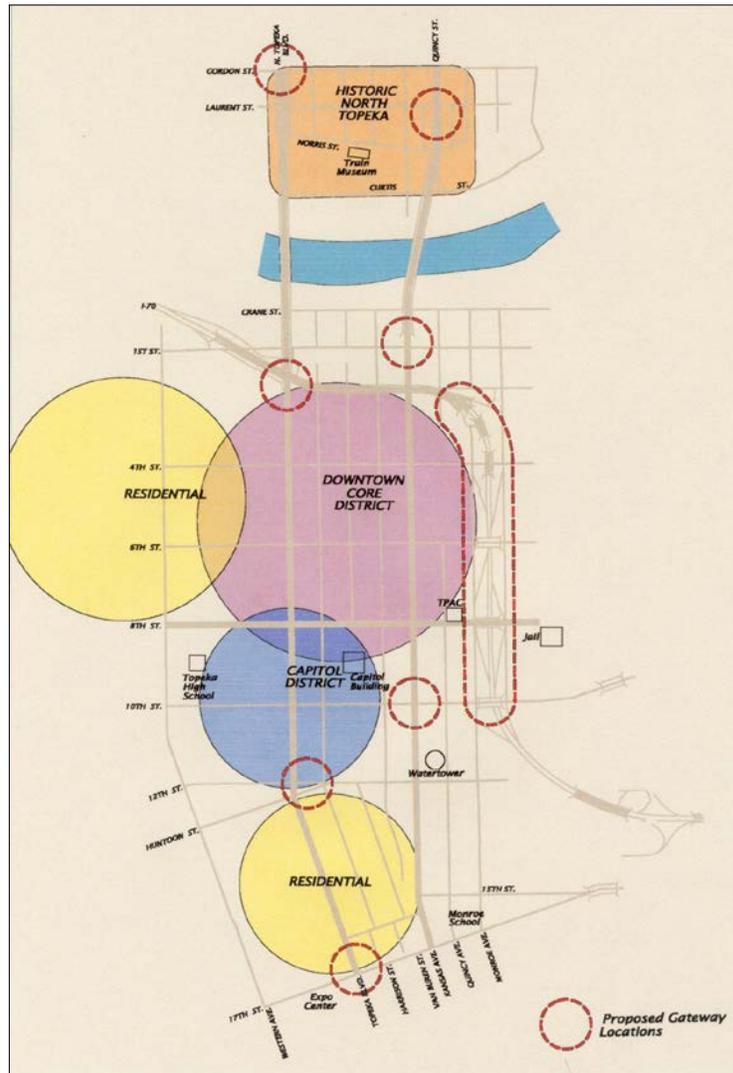
STREET AND BLOCK ORGANIZATION

1. New buildings and development should respect the existing organization of the city and the street and block patterns that exist.
2. Superblock developments that join together one or more blocks are discouraged.
3. Where it is feasible, street grids should be extended, reestablished or newly created in areas of large-scale redevelopment.
4. New buildings or pedestrian bridges should not bridge across or block access to existing streets.



ENTRANCES AND VISTAS

1. Buildings and new development projects should be sensitively designed and sited so as to preserve the key vistas and gateways to downtown and views of the State Capitol.
2. New buildings should not block the view corridors defined by the city streets, either by bridging across streets or the use of pedestrian bridges.



Illustrations:

- P.1 Dawn Wessels & Kim Korphage (top), Draft Lawrence, Kansas Downtown Design Guidelines (bottom)
- P. 2 *Keeping Up Appearances* Storefront Guidelines, National Trust for Historic Preservation (top), Kim Wassels (bottom)
- P. 3 Dave Devore (top), Planning staff (middle), *Keeping Up Appearances* Storefront Guidelines, National Trust for Historic Preservation (bottom)
- P. 4 Planning staff (top), *Design Review*, American Planning Assoc., PAS Report #454 (bottom)
- P. 5 Dawn Wessels & Kim Korphage (top), Charlotte Cox & Ryan Wilt (bottom).
- P. 6 Planning Staff (top, middle), Chris Handzel (bottom)
- P. 7 Bryce Wittenborn (top), Joe Loretta & Aaron Harnden (bottom)
- P. 8 Model and photograph by KSU Studio Students