

Thursday, May 9, 2024 5:30 P.M.

Zoom Video Conference

MEMBERS OF THE LANDMARKS COMMISSION

Dave Frederick (2024 Chair)
Melina Stewart (2023 Vice-Chair)
Donna Rae Pearson
Mark Burenheide
David Heit
Grant Sourk
Christine Steinkuehler
Cassandra Taylor
Nic Irick

- The Topeka Landmarks Commission holds a public meeting on the 2nd Thursday of each month.
- The following agenda identifies and describes each proposal to be considered by the Commission.
- Each item to be considered by the Commission will be introduced by the Planning Division Staff. The Commission will then hear and consider arguments both for and against each proposal.
- Individuals wishing to address the Commission are requested to state their name and address for the official record.
- Motions on all matters which require a decision by the Commission, are made in the affirmative. On a roll call
 vote, Commission members then vote yes, no, or abstain based on the affirmative motion.
- The owner of the local historic landmark or property owner within the local historic district may appeal the Commission's decision to the City Council by submitting a notice of appeal to the Planning Director within 10 calendar days of the decision.





Agenda for Thursday May 9, 2024

- A. Call to Order
- B. Approval of Minutes from February 8, 2024
- C. Announcement of Potential Conflicts
- D. Action Items
 - CLGR24/10 by Jesus A Rios & Arlet Garcia Jimenez, requesting a certificate of appropriateness review under Topeka Municipal Code Chapter 18.255 for the installation of roof-mounted solar panels at 1625 SW Central Park Ave.
 - 2. CLGR24/11 by James Aycock & Steven Fenes, requesting a review under Kansas State Preservation Law Review [K.S.A. 75-2724] for the installation of a metal fence at 235 SW Greenwood Ave.

E. Other Items

- 1. Upcoming historic preservation conferences
- 2. Update on Potwin HPF grant application
- F. Adjournment

Thursday, February 8, 2024 5:30PM

Members present: Melina Stewart (Chair), Mark Burenheide, Dave Frederick, David Heit, Grant Sourk,

Christine Steinkuehler, Cassandra Taylor (7)

Members Absent: Nic Irick and Donna Rae Pearson (2)

Staff Present: William Sharp, Planner; Michael Hall, Land Use Planning Manager, Amanda Tituana-

Feijoo, Administrative Officer;

Roll Call – Chairwoman Melina Stewart called the meeting to order with 7 members present for a quorum.

Approval of Minutes from December 14, 2023 – Motion by Mr. Heit; Second by Mr. Sourk. APPROVED (7-0-2)

Announcement of Potential Conflicts - NA

Election of 2024 Officers

There was a Motion by Mr. Sourk to elect Mr. Frederick as 2024 Chair and Ms. Stewart as 2024 Vice Chair; Second by Mr. Heit. APPROVED 7-0-2

DRC 2024 Panel

There was a Motion by Mr. Heit to elect Dave Frederick, Cassandra Taylor, and Donna Rae Pearson as representatives for the Design Review Committee. Melina Stewart will serve as an alternate; Second by Ms. Stewart. APPROVED 7-0-2

CLG24/03 by Stephen Pease

This proposal is for the installation of roof-mounted solar panels on the north and south portions of the roof at 1115 SW Western Avenue. The property is a contributing structure to the Holliday Park Historic District.

Mr. Sourk asked if there are other cases to compare, as this was a first for him since he has been on the Landmarks Commission. Mr. Sharp informed him there was not. There was conversation between the commissioners regarding future guidelines (including "setbacks") for such cases. Mr. Sharp stated that he would do further research on the subject.

Motion by Ms. Steinkuehler to support staff's recommendation that the proposed exterior alteration to the building at 1115 SW Western Avenue is consistent with Secretary of the Interior's Standards for Rehabilitation and will NOT damage or destroy the historical integrity of the structure. Ms. Steinkuehler also asked the commission give some thought about to creating guidelines for the future; **second** by Mr. Sourk; **APPROVED** 7-0-2.

With nothing more on the agenda, the meeting was adjourned at 6:01pm

CERTIFIED LOCAL GOVERNMENT KANSAS HISTORIC PRESERVATION LAW PROJECT REVIEW REPORT

TOPEKA LANDMARKS COMMISSION

CASE NO: CLGR24/10 by: Jesus A Rios & Arlet Garcia Jimenez

Project Address: 1625 SW Central Park Avenue

Property Classification: Designated Local Landmark. "HL" Historic Landmark Overlay

HL07/02, Ordinance No. 18887

Standards: Topeka Municipal Code Chapter 18.255

Attachments: Site Plan [] Elevations [] Arch./Const. Plans [X] Pictures [X]

PROPOSAL:

This proposal is for the installation of roof-mounted solar panels on the south portion of the roof at 1625 SW Central Park Avenue. The property is a Local Landmark, the J. Fred and Cora Gaylord House. Designated in 2007 with a "HL" historic landmark overlay district by Ordinance No. 18887.



1625 SW Central Park Ave view from sidewalk

BACKGROUND:

The J. Fred and Cora Gaylord House is a two-story craftsman bungalow built in 1915 in the Central Park Neighborhood. The home was built by Albert G. Clark, upon completion of the home, he sold it to the Gaylords as the first residents of the house. The building's plans were designed by

Garlinghouse. Construction materials consisted of yellow pine, quarter-sawn oak and cedar, with a limestone foundation and shingle roof.

The property was nominated as a local landmark based on 1) property is associated with events that have made a significant contribution to the broad pattern of history of the city; 2) property is associated with a significant person in the history of the City of Topeka; 3) the house embodies distinctive characteristics of a type, period or method of construction; and 4) possesses integrity of location, design, setting, materials and workmanship.

PROJECT DETAILS:

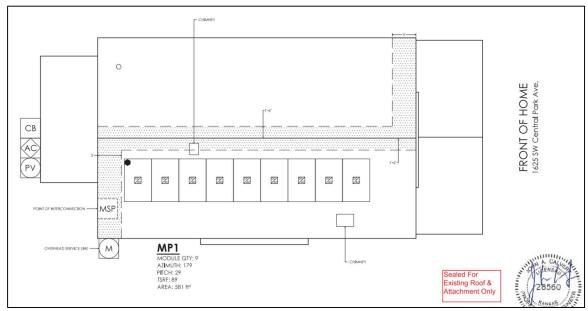
The project involves installation of solar panels on the south side of the gable roof. The solar panels will not be installed on the front façade of the house. The solar panels will be mounted to the roof and extend no more than 6 inches above the roof. The solar panels will not project or extend out from any other part of the structure, leaving the profile of the panels partially visible but not obstructing any character defining architectural features of the house or altering the mass or scale of the structure.

Nine total panels will be installed. They will be attached to the roof with solar mounts consisting of attaching the panels with bolts and brackets to a mounted railing on the roof. A site plan of the location of the panels is provided. The nine panels will be aligned in a row along the south gable roof.

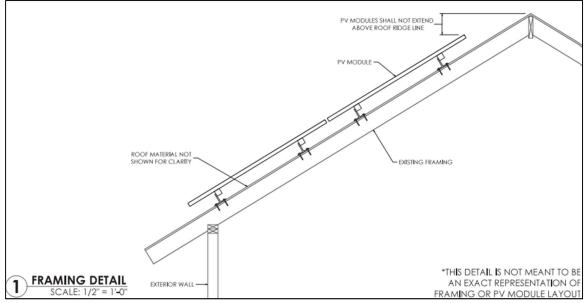


Partial view of south roof from sidewalk

The proposed installation has gone through the building permit application process and has been reviewed by city staff for compliance.



Solar panel installation site plan



Framing detail

REVIEW SUMMARY: No local historic landmark, contributing feature, or a portion of either, shall be altered, removed, or moved unless a certificate of appropriateness is approved in accordance with Topeka Municipal Code Chapter 18.255.

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

Analysis: No change of use is expected with the property and it is anticipated that the property will continue on with its historic use as a residential dwelling. The property is zoned "R-2" Single-Family Dwelling District. The area went through a neighborhood-wide rezoning in 1998.

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

Analysis: The scope of work for the project is taking place on the south sides of the gable roof. ITS Number 52, *Incorporating Solar Panels in a Rehabilitation Project*, states that solar panels may be "minimally visible to avoid altering the historic character of the building". The placement of the panels could possibly be visible from the sidewalk or street when approaching from the south sidewalk. However, the view of the panels will be partially obstructed and will not alter any significant architectural feature of the structure.

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

Analysis: From ITS Number 52, "Enhancing the energy efficiency of a historic building is important. To that end, it is often possible to install features such as solar panels and photovoltaic cells provided they are installed in a sensitive manner". The Secretary of the Interior and National Park Service both recognize that modernizing historic buildings to make them more energy efficient is important in the life-cycle of the structure. Placing solar panels on a structure away from the front elevation and towards the side and rear of the structure is compatible with rehabilitation standards.

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

Analysis: Installation of the panels will only affect part of the gable roof on the south side. Roofing materials consist of composition shingles.

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

Analysis: No architectural features are proposed to be removed or demolished with the installation of the panels.

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

Analysis: N/A

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

Analysis: N/A

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

undertaken.

Analysis: N/A

Standard 9. New additions, exterior alterations, or related new construction shall not destroy

historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its

environment.

Analysis: The panels will be attached to the roof with mounts and bolts. A total of nine

panels will be installed. The massing, size, and scale is not anticipated to change

significantly with the solar panel installation.

Standard 10. New additions and adjacent or related new construction shall be undertaken in

such a manner that if removed in the future, the essential form and integrity of

the historic property and its environment would be unimpaired.

Analysis: Possible future removal of the solar panels will not impact the historic integrity of

the house.

STAFF RECOMMENDATION: In the performance of this review under TMC 18.255, Staff is recommending a finding that the proposed exterior alteration to the building at 1625 SW Central Park Avenue IS CONSISTENT with Secretary of the Interior's Standards for Rehabilitation and will NOT damage or destroy the historical integrity of the structure.

Prepared by: William Sharp, Planner II

APPEAL TO THE GOVERNING BODY: If the Landmarks Commission determines that the proposed treatment will damage or destroy the historic integrity of the property and/or the surrounding historic district, the applicant may appeal to the governing body. It will be incumbent upon the governing body to make a determination, after consideration of all relevant factors, that: (1) there are no feasible and prudent alternatives to the removal of interior features; and (2) that alternatives to the project include all possible planning to minimize harm to the property that may result from those alternatives.

RESIDENTIAL ROOFTOP SOLAR PERMIT PACKAGE



#PV-011719-015866

Jesus Rios

1625 SW Central Park Ave. Topeka, Kansas 66604 9133530645





SHEET INDEX

PV6 ELECTRICAL CALCULATIONS

PV1 COVER SHEET

PV2 SITE PLAN PV3 ROOF PLAN **PV4** STRUCTURAL PV5 ELECTRICAL 3-LINE

PV7 LABELS PV8 PLACARD

SS SPEC SHEETS

1403 N 630 E Orem, Utah 84097 (800) 377-4480

BI UF RAVEN

BlueRavenSolar.com

Central Park Ave, a, Kansas 66604

625 SW Ce Topeka, k

Jesus Rios

940295 PV DC SYSTEM SIZE:

3.645 kW DC PV AC SYSTEM SIZE:

2.610 kW AC

Brendan Fillmore

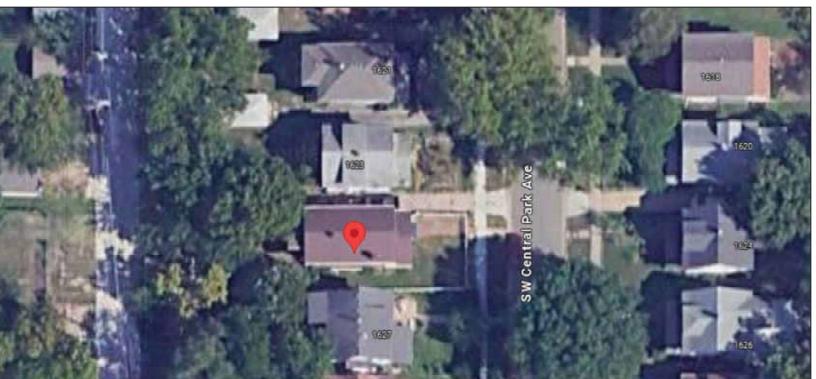
PLOT DATE: April 10, 2024

Cover Sheet

DRAWING NUMBER:







TYPICAL STRUCTURAL INFORMATION

ROOF MATERIAL: Comp Shingle **SHEATHING TYPE:** SKIP

FRAMING TYPE: Rafter RACKING TYPE: UNIRAC SOLARMOUNT LT ATTACHMENT TYPE: UNIRAC FLASHLOC DUO

TOTAL ATTACHMENTS: 44

GENERAL NOTES

NEW PV SYSTEM INFORMATION

DC SYSTEM SIZE: 3.645 kW DC AC SYSTEM SIZE: 2.61 kW AC

MODULE TYPE: (9) Qcells Q.PEAK DUO BLK ML-G10+ 405

INVERTER TYPE: Enphase IQ8PLUS-72-2-US

Sealed For Existing Roof & Attachment Only



AHJ	Digitally signed
City of Topeka	by John A. Calvert Date: 2024.04.11
	10:11:29 -06'00'

UTILITY COMPANY

Evergy KS Central

TOTAL PV DC SYSTEM SIZE 3.645 kW DC

TOTAL PV AC SYSTEM SIZE 2.610 kW AC

DESIGN CRITERIA

WIND SPEED: 115 WIND EXPOSURE FACTOR: C RISK CATEGORY: || **GROUND SNOW LOAD: 20 ROOF SNOW LOAD: 14 SEISMIC DESIGN CATEGORY:** B

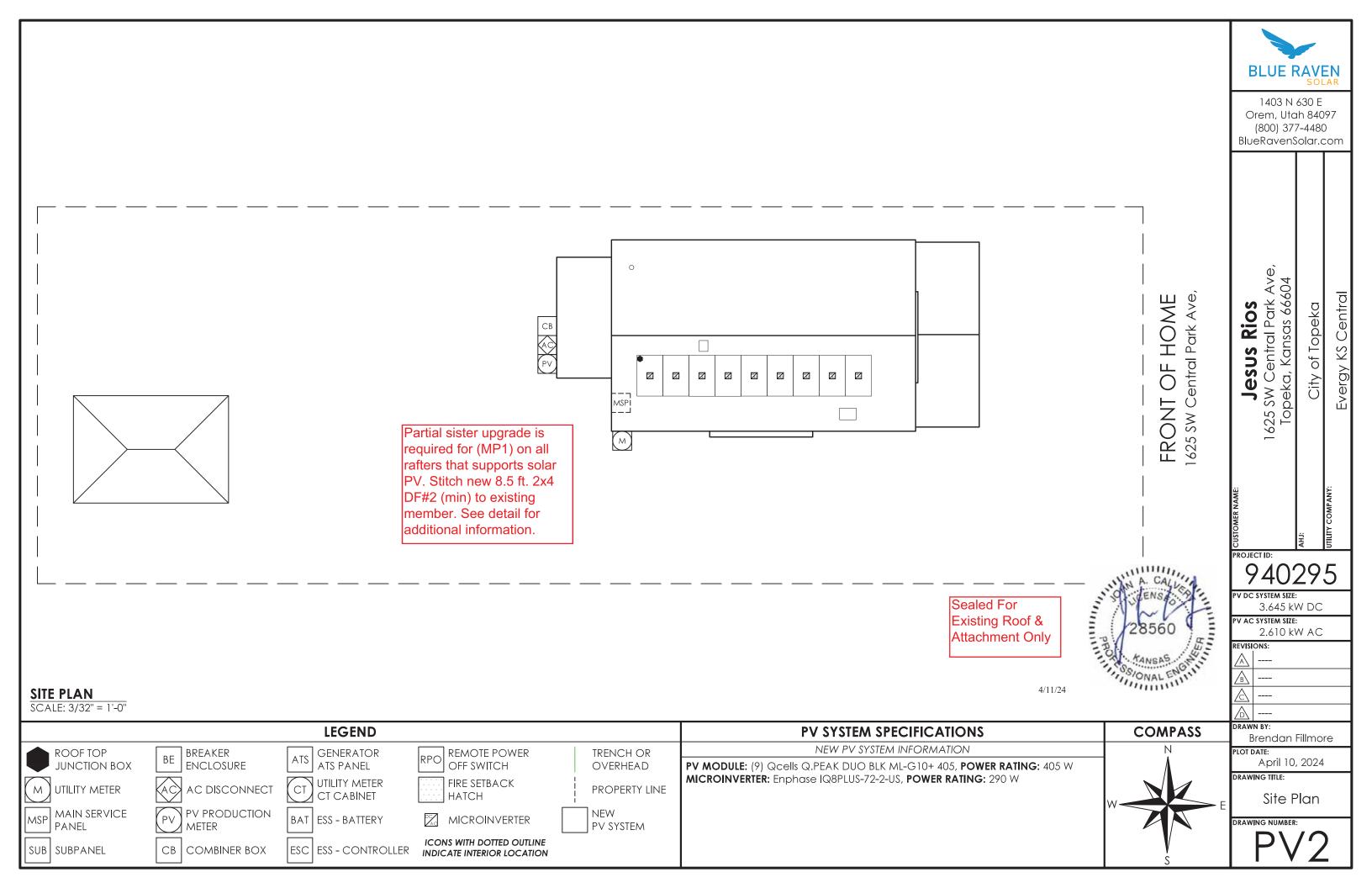
*2023 NATIONAL ELECTRIC CODE (NEC)

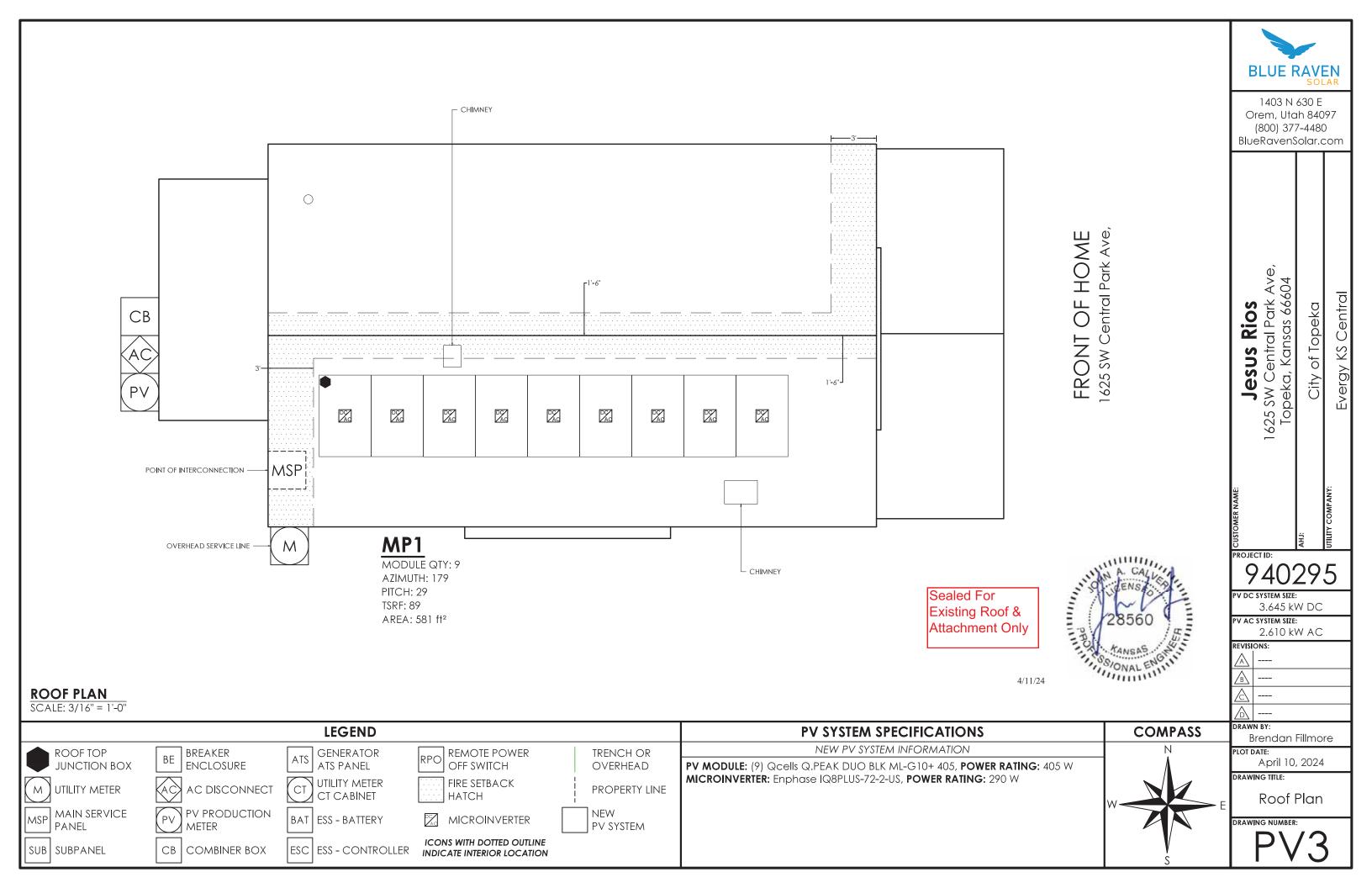
WEATHER STATION DATA

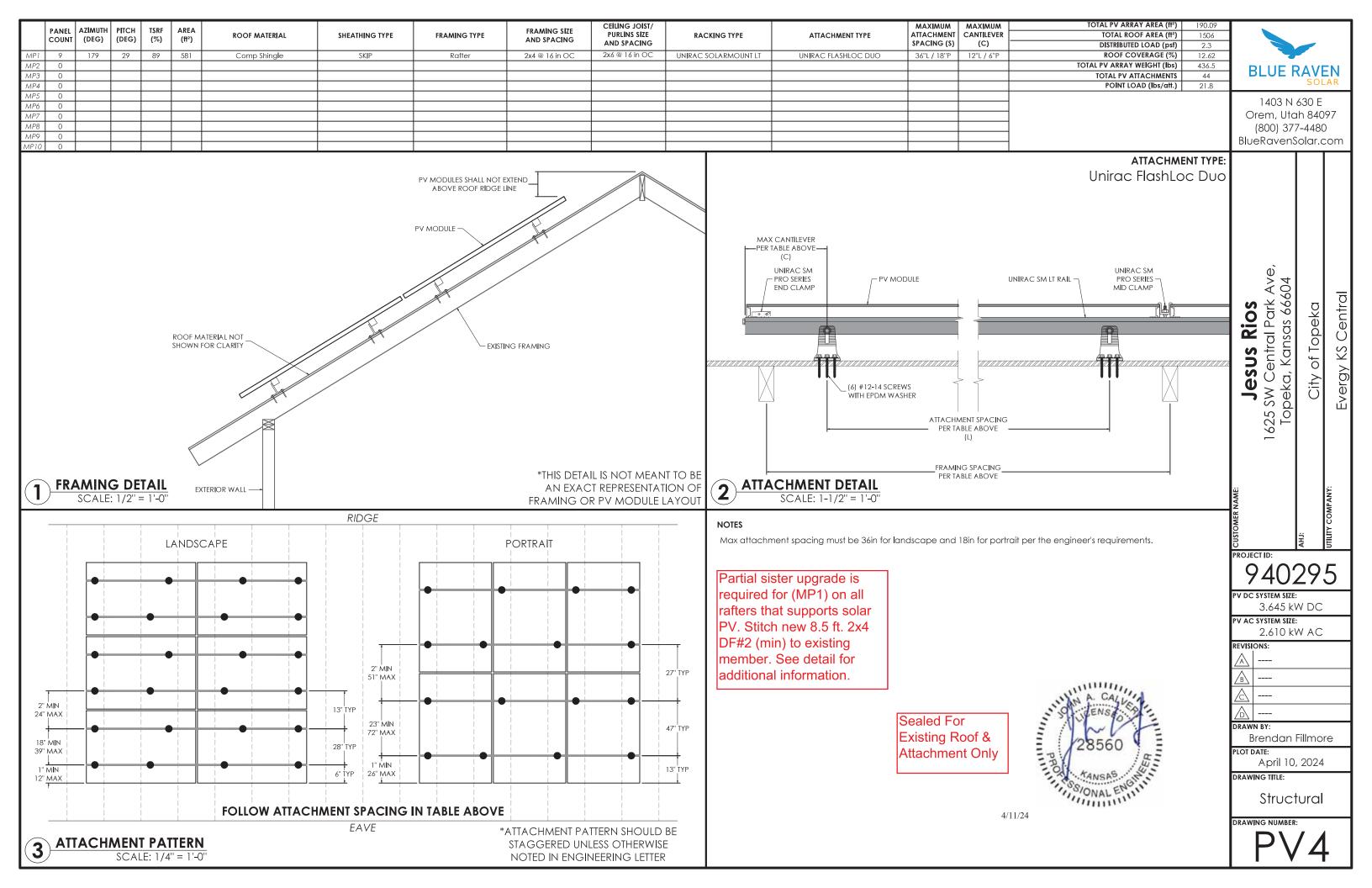
WEATHER STATION: KANSAS CITY DOWNTOWN AP HIGH TEMP 2% AVG: 35°C **EXTREME MINIMUM TEMP: -19°C**

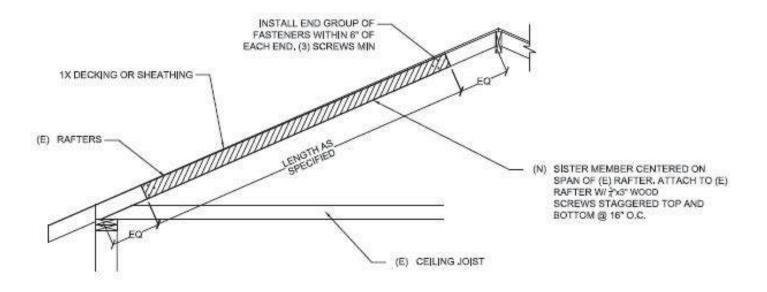
APPLICABLE CODES

*2018 INTERNATIONAL BUILDING CODE (IBC) *2018 INTERNATIONAL RESIDENTIAL CODE (IRC), 2018 UNIFORM PLUMBING CODE (UPC), AND ALL STATE AND LOCAL BUILDING, ELECTRICAL, AND PLUMBING CODES



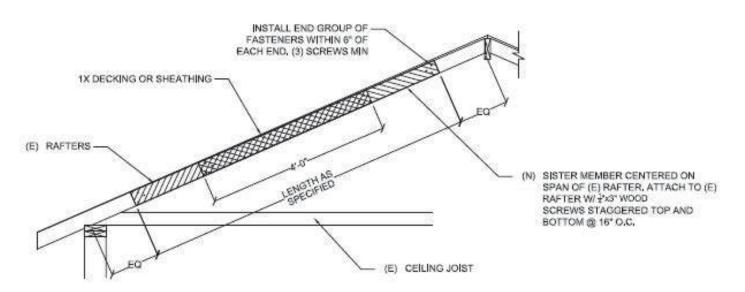






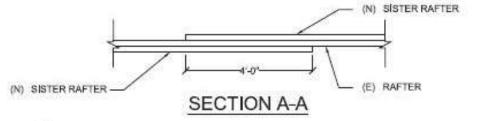
OPTION 1 - PARTIAL LENGTH SISTER

SEE LETTER FOR UPGRADE LAP LENGTH AND SIZE.



Partial sister upgrade is required for (MP1) on all rafters that supports solar PV. Stitch new 8.5 ft. 2x4 DF#2 (min) to existing member. See detail for additional information.

OPTION 2 - PARTIAL OVERLAPPED SISTER SEE LETTER FOR UPGRADE LAP LENGTH AND SIZE,



Sealed For Existing Roof & Attachment Only 28560

4/11/24



SISTER UPGRADE OPTIONS

NOTES:

1. ALTERNATIVE FASTENER SCHEDULE: 10d NAILS STAGGERED TOP AND BOTTOM AT 6" O.C.

IF UPGRADE LENGTH IS 6FT OR LESS THEN NO OVERLAP IS ALLOWED.

BLUE RAVEN SOLAR 1403 N 630 E Orem, Utah 84097

Orem, Utah 84097 (800) 377-4480 BlueRavenSolar.com

Jesus Rios 1625 SW Central Park Ave, Topeka, Kansas 66604 City of Topeka

Evergy KS Central

АНJ:

940295

V DC SYSTEM SIZE: 3.645 kW DC

PV AC SYSTEM SIZE: 2.610 kW AC

DRAWN BY:

Brendan Fillmore

рьот дате: Аргіl 10, 2024

DRAWING TITLE:

Structural

DRAWING NUMBER

PV4.1







Landmark Name: J. Fred and Cora Gaylord House

Address: 1625 SW Central Park Ave.

Property Legal Description: Lot 93 on Central Park Ave, Edwards Tract

Date of Construction: 1915

Architecture: Two-Story Craftsman Bungalow

Architect: Garlinghouse

Landmark Designation Date: May, 2007

Known History: The home on the property was constructed in 1915 by Albert G. Clark, a piano tuner and salesman for the Emanhizen-Spielman Furniture Company, located near the corner of SW 5th St. and S. Kansas Avenue. Upon completion of the home, he sold it to J. Fred and Cora Gaylord, the home's first residents. Mr. Gaylord was a prosperous real estate agent in Topeka. The home is a two-story craftsman bungalow, constructed of yellow pine, quarter-sawn oak and cedar, with a limestone foundation.

The present owners of the home are presently undertaking an extensive restoration of the home, repairing the chimney, windows, electrical wiring, exterior painting, and mortar pointing. The home is in well-preserved condition, without significant changes in floor plan or structural damage.



CERTIFIED LOCAL GOVERNMENT KANSAS HISTORIC PRESERVATION LAW PROJECT REVIEW REPORT

TOPEKA LANDMARKS COMMISSION

CASE NO: CLGR24/18 by: James Aycock & Steven Fenes

Project Address: 235 SW Greenwood Avenue

Property Classification: Contributing Property to the Potwin Place National Historic District.

Standards: Secretary of the Interior's Standards for Rehabilitation

Attachments: Site Plan [X] Elevations [] Arch./Const. Plans [] Pictures [X]

PROPOSAL: This proposal is to erect 305 feet of Alumi-Guard Ascot white fencing to enclose the side and backyard at 235 SW Greenwood Avenue. Proposed fence will be four feet in height. This height and location of this fence is consistent with the City of Topeka fence regulations.

BACKGROUND: 235 SW Greenwood Avenue, "Clark House" was built in 1886. According to the Potwin Place Historic District Nomination Form, the Clark Residence has a, "Two story frame residence with intersecting hip and gable roofs. Oriel on north, bay angled to southeast. One story porch on east façade. Average Integrity: Tower removed, porch altered" (Pg.21). The house was built in a Queen Anne style with an angled L floor plan.

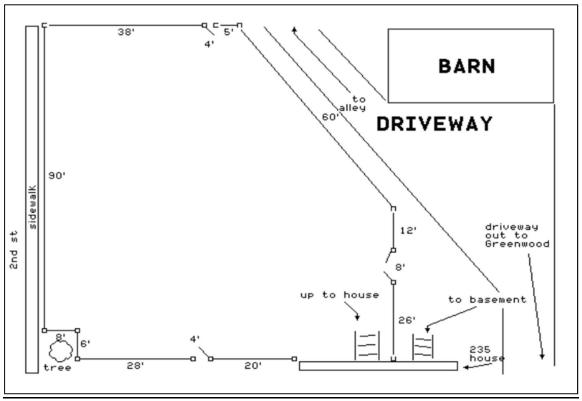
The fence is decorative metal with a traditional design. The DRC discussed the fence design as being generally compatible but with some questions about the white color of the fence, while recognizing that the white fence is consistent with the white trim on the house. Staff sought guidance from SHPO regarding the fence design and color and SHPO staff expressed no concerns.



View of Clark House from SW 2nd St



235 Greenwood. Undated historic image (From KSHS archives)



Site Plan



Fence material example

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

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

Analysis: No change in use of this property is proposed in conjunction with this project.

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

Analysis: No historic materials will be removed or altered in conjunction with this project. The proposed fence in the side and back yard will match the style and materials of other metal fences in the district.

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

Analysis: No aspects of this project are proposed that will create a false sense of historic significance.

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

Analysis: No features of this home or property are proposed for removal or physical alteration. The proposed fences can easily be removed in the future with no residual damage caused to the home or property.

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

Analysis: No distinctive features, finishes, or construction techniques will be removed or altered in conjunction with this project proposal.

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

Analysis: No features of this home or property are proposed for removal or physical alteration in conjunction with this project. The proposed fence can easily be removed in the future with no residual damage caused to the home or property.

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

Analysis: N/A

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

Analysis: N/A

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

Analysis: The proposed fences are deemed to be consistent with the appropriate style, materials, and configuration for the late 19th Century period of significance for this historic district. No existing historic materials will be damaged or altered in conjunction with this project.

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

Analysis: The proposed fence can easily be removed in the future with no residual damage caused to the home or property.

STAFF RECOMMENDATION: In the performance of this review under KSA 75-2724, Staff is recommending a finding that the proposed fence to be placed onto the property located at 235 SW Greenwood Avenue will NOT damage or destroy the historical integrity of the structure, or the surrounding Potwin Place National District.

Prepared by: William Sharp, Planner II

APPEAL TO THE GOVERNING BODY: If the Landmarks Commission determines that the proposed fence will damage or destroy the historic integrity of the property and/or the surrounding historic district, the applicant may appeal to the governing body. It will be incumbent upon the governing body to make a determination, after consideration of all relevant factors, that: (1) there are no feasible and prudent alternatives to the placement of the fence as proposed; and (2) that alternatives to the project include all possible planning to minimize harm to the property and the district that may result from those alternatives.

Suitable grounds for appeal under the Kansas Preservation Act, include any project that:

- Enhances vitality in the streetscape, and is of benefit to adjacent historic properties;
- Emphasizes historic character and, though not in full compliance with the Secretary's Standards, adequately addresses the preservation and appropriate treatment of existing historic fabric:
- Is compatible with and enhances the overall character of the historic district;
- Exhibits exceptional design quality;
- Has no negative impacts to the historic district's primary contributing historic buildings of high integrity; and
- Mitigates any adverse effects on other contributing historic buildings.



KANSAS FENCING INC. TOPEKA, KS 66608 KansasFenceCo.com 620 NW Gordon 785-836-3180

785-836-3175 fax

PROPOSAL/CONTRACT

Page 1 of 4 04/26/2024

Customer Information:

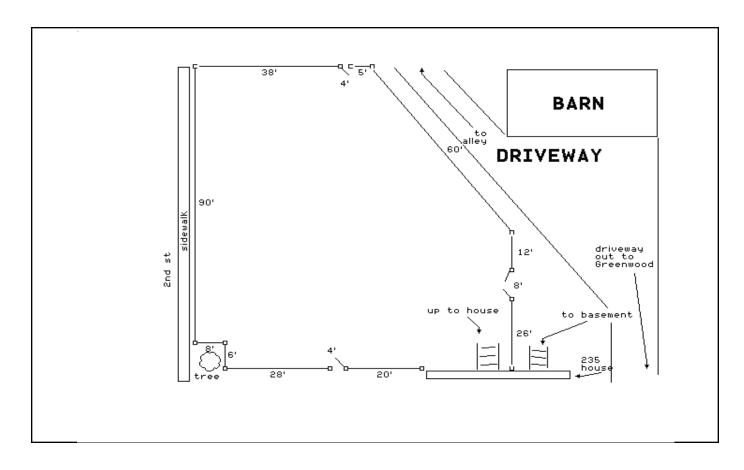
Job Information:

James Aycock 235 SW Greenwood TOPEKA, KS jaycock@jetzservice.com
317-410-0544

Notes:

Install 305' of 4' white alumiguard ascot with 2 4' arch walk gates and 1 8' arch double drive gate. this bid has just the black, but am being told that the white would not be any more. I will confirm that when I get back the request for pricing. thank you

total right now is \$11,601.35 or if paid in full to start the job would save 5% which would make the total \$11,048.90



Approved & Accepted for Customer:

Contract Amount:	\$ <u>11601.35</u>	Customer	Date
Down Payment:	\$5800.67_	Accepted for KANSAS FENCING INC.:	
Balance Due:	\$ 5800.68	Salesperson	Date







