THE TOPEKA LANDMARKS COMMISSION MEETING
Meeting to be held via video conference

AGENDA
Thursday, March 11, 2021
5:30 PM

I. Roll Call

II. Approval of Minutes – February 11, 2021

III. Announcement of Potential Conflicts

IV. CLGR21-03 by Mills Building, 901 S. Kansas Avenue, requesting the review under Kansas State Preservation Law Review [K.S.A. 75-2724] for the alteration and replacement of temporary wall systems with permanent walls, and the modification of accompanying HVAC/mechanical systems to service the new floor plan. 901 S. Kansas Avenue is listed as contributing structure within the South Kansas Avenue Commercial Historic District.

V. CLGR21-05 by Knox Cocktail Lounge, 114 SW 6th Avenue, requesting the review under Kansas State Preservation Law Review [K.S.A. 75-2724] for the interior alteration of the lower-west level of the building, and the modification of accompanying HVAC/mechanical systems to service the new floor plan. 114 SW 6th Avenue is individually listed on the National Register of Historic Places.

VI. CLGR21-06 by Knox Cocktail Lounge, 114 SW 6th Avenue, requesting the review under Kansas State Preservation Law Review [K.S.A. 75-2724] for the placement of a projecting sign on the southwest corner of the exterior façade. 114 SW 6th Avenue is individually listed on the National Register of Historic Places.

VII. CLG Annual Training – Katrina Ringler, State of Kansas Historic Preservation Office Certified Local Government Coordinator - The Application of the Secretary’s Standards for the Treatment of Historic and/or Character-defining Features in Non-contributing Buildings

VIII. Other Items (if any)

IX. Adjournment

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

**Members Present:** David Heit, (Chair), Donna Rae Pearson, Melina Stewart, Paul Post, Mark Burenheide, Dave Frederick, Christine Steinkuehler, Grant Sourk (8)

**Members Absent:** Cassandra Taylor (1)

**Staff Present:** Tim Paris, Dan Warner, Kris Wagers

Chairman David Heit called the meeting of the Topeka Landmarks Commission to order with 8 members logged into the video conference.

**Approval of Minutes from January 14, 2021**

**Motion by Ms. Stewart, Second by Mr. Sourk. APPROVED 8-0-0**

**Announcement of potential conflicts – None**

**CLGR21-02 by Cyrus Hotel,** requesting the review under Kansas State Preservation Law Review [K.S.A. 75-2724] for the placement of 2 signs, and the replacement of light fixtures/exterior wall sconces on the facades of the Cyrus Hotel, located at 918-920 S. Kansas Avenue. The building is listed as a non-contributing structure within the South Kansas Avenue Commercial Historic District.

Mr. Paris introduced the project and explained that it has three components, each of which will require a separate vote. He added that none of the components are, in his opinion, contradictory to the Secretary Standards. They are all relatively small projects that will not change the character of the buildings or the surrounding historic district. Mr. Paris explained that the hotel has been purchased by Marriott and the requested changes come from them.

Mr. Heit asked if commissioners had questions for Tim. Hearing none, he invited the applicant or their representative to speak.

Scott Gales of Architect One stated he had nothing to add and appreciated Mr. Paris’s clarity on requested changes by Marriott. Seth Wagoner stated he had nothing to add.

**Component 1:** Illuminated Letter Sign mounted on top of awning above front entrance. It will be 5 independent letters (CYRUS), each of which will be illuminated.

Mr. Paris stated that he recommends approval and does find that it meets the goals and objectives for signs as listed in the Topeka Downtown Design Guidelines. It is also consistent with signage requirements in the D-1 Zoning District.

**Motion by Mr. Sourk; Second by Ms. Pearson** for a finding that the placement of the proposed illuminated sign, mounted atop the metal awning located above the front entrance to the Hotel, located at 918-920 S. Kansas Avenue, will NOT damage or destroy the historical integrity of the structure, nor the surrounding South Kansas Avenue Commercial Historic District. Staff also finds that this sign is compatible with the
goals and objectives for signage specified within the Downtown Topeka Design Guidelines. **APPROVED 8-0-0**

**Component 2:** Plaque (18" wide x about 8.5" tall) to be mounted on the brick to the right of the main entrance.

Mr. Paris stated that he recommends approval and does find that it meets the goals and objectives for signs as listed in the Topeka Downtown Design Guidelines.

**Motion** by Mr. Post; **Second** by Ms. Pearson for a finding that The placement of the stainless steel plaque to the right (south) of the main front entrance to the Hotel, located at 918-920 S. Kansas Avenue, will NOT damage or destroy the historical integrity of the structure, nor the surrounding South Kansas Avenue Commercial Historic District. Staff also finds that this sign is compatible with the goals and objectives for signage specified within the Downtown Topeka Design Guidelines. **APPROVED 8-0-0**

**Component 3:** Replacement of light fixtures on both the west facing façade and the south facing façade.

Mr. Paris recommends approval.

**Motion** by Ms. Steinkuehler, **Second** by Ms. Stewart for a finding that the replacement of the light fixtures/wall sconces along the west and south facades of the Hotel, located at 918-920 S. Kansas Avenue, as proposed, will NOT damage or destroy the historical integrity of the structure, or the surrounding South Kansas Avenue Commercial Historic District. **APPROVED 8-0-0**

**Report of actions taken by the Kansas Historic Sites Board of Review, Feb. 6, 2021**

Mr. Paris reported that the Mid-Century MPDF, the Park Place Apartments building and the HTK office building were placed onto the Kansas Register of Historic Places and forwarded on to the National Park Service for consideration for the National Register. Also placed on the Kansas Register and forwarded to the National Park Service was the Evergreen/Leprechaun Townhome Apartment buildings on 10th Street.

Historic Trust Fund grants were awarded in full to Jayhawk Theater and to the Thatcher Building.

Mr. Heit noted that an application was submitted to seek funds for potential paint and finish restoration of Topeka High School foyer but no grant funds were awarded.

**Other Items** –

Mr. Paris stated that next month’s meeting will consist of at least one case to review and then CLGR training.

Mr. Paris stated that SHPO is planning to have this year's statewide preservation conference in-person this October in Pittsburg Kansas.

Mr. Post asked if there was any news on the Menninger Tower. Mr. Paris stated that there have been expressions of interest but at this time there is nothing concrete. An article was run with KS Public Radio and that generated some interest.
Additional discussion included the potential sale of the Curtis House and likely HPF Grant projects for 2022. Mr. Paris also explained that a grant will be requested for ground penetrating radar work at the Ritchie Cemetery, burial location for emancipated slaves and veterans of the Spanish-American War. Federal law requires the City to maintain the burial location of veterans.

Adjourned at 6:00PM
CERTIFIED LOCAL GOVERNMENT
KANSAS HISTORIC PRESERVATION LAW
PROJECT REVIEW REPORT
TOPEKA LANDMARKS COMMISSION

CASE NO: CLGR21-03
by: Mills Building, Inc.

**Project Address:** 901 S Kansas Avenue  
**Property Classification:** Contributing Property to the South Kansas Avenue Commercial Historic District.  
**Standards:** Secretary of the Interior’s Standards for Rehabilitation; Downtown Topeka Design Guidelines  
**Attachments:**  
- Site Plan [ ]  
- Elevations [ ]  
- Arch./Const. Plans [X]  
- Pictures [X]

**PROPOSAL:** This proposal is to reconfigure the 7th (top) level of the Mill’s Building, located at 901 S. Kansas Avenue, to accommodate permanent, full-time office space. No exterior alterations are proposed in conjunction with this project. This structure is listed as a “contributing property” within the nomination of the South Kansas Avenue Commercial Historic District to the National Register of Historic Places.

This proposal seeks to replace the current floor plan that employs the use of the temporary Ultrawall system, with a permanent floor plan of wall studs and drywall construction. The defined character of the overall space will be unchanged. The only difference between these two systems of construction is that the current Ultrawall system is designed to be temporary and easily changeable, while the wall stud and drywall method will be permanent. Due to the temporary nature of the Ultrawall system currently being used within the 7th level of this building, Staff have concluded that a review for the demolition of this system will not be necessary.

**BACKGROUND:** The Mills Building is a seven story structure located in downtown Topeka, Kansas on the southwest corner of Ninth and Kansas. The corporation owning the building (i.e. Mills Building Company) was formed in 1909, and construction was completed in 1912. The lower floors were occupied by the Mills Dry Goods Company and upper floors rented to tenants. In 1915 the dry goods store was sold to Frank Pelletier who changed the store’s name in 1919. In 1973 Pelletier’s heirs bought the building itself.

This building is classified within the National Register nomination for the South Kansas Avenue Commercial Historic District as a late 19th & early 20th Century Classical Revival commercial structure.
REVIEW SUMMARY: The Kansas State Historic Preservation Office requires that all projects occurring on any property listed on the Register of Historic Kansas Places be reviewed for their affect on the listed property and the surrounding district. State law (K.S.A. 75-2724) establishes that the Secretary of the Interior’s Standards for Rehabilitation be used to evaluate changes proposed to any property that is individually listed, or is located within an historic district. The following is an analysis of the application of each Standard to the proposed project.

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

Analysis: No change in current use is proposed in conjunction with this project. The reconfiguration of office space from temporary walls to permanent walls will retain the overall use of the space unchanged. Furthermore, the overall character of the space will also remain unchanged.

**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: Most historic features within the interior of this space were removed to accommodate the re-purposing of this building from a department store to office uses. This project does not propose the removal of any historic or character-defining features within the 7th floor of the building.

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

Analysis: This project will not create a false sense of historical development. All features removed are considered to be non-historic and non-character-defining materials. These materials will, however, be replaced with permanent, also-non-historic materials.

**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 materials or finishes within the interior of this building have acquired a historic significance in their own right. All materials and finishes removed will be replaced with permanent materials and finishes.

**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.
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: No historic materials that characterize this property will be removed or altered in conjunction with this project proposal.

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: This space could be defined as a secondary space, as defined by the NPS Preservation Brief 18. The Brief defines these spaces as follows:

“Secondary spaces are generally more utilitarian in appearance and size than primary spaces. They may include areas and rooms that service the building, such as bathrooms, and kitchens. Examples of secondary spaces in a commercial or office structure may include storerooms, service corridors, and in some cases, the offices themselves. Secondary spaces tend to be of less importance to the building and may accept greater change in the course of work without compromising the building’s historic character.”

Although the changes proposed to this space are of a permanent nature, no historic materials are being removed or altered in any way, meaning that the new construction could be removed in the future without causing harm to the building’s original fabric.

STAFF RECOMMENDATION: In the performance of this review under KSA 75-2724, Staff is recommending a finding that the interior reconfiguration project as proposed for 901 S. Kansas Avenue will NOT damage or destroy the historical integrity of the structure, or the surrounding South Kansas Avenue Commercial Historic District.

Prepared by: ____________________________
Timothy Paris, 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 proposed project alterations; 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:

- Is a substantial, contributing use of clear public benefit to the revitalization of Downtown Topeka, either as an anchor, or as a small project with minimal negative impact;
- 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;
- Exhibits exceptional design quality;
- Has no negative impacts to the building’s primary contributing historic features of high integrity; and
- Mitigates any adverse effects on other historic buildings.
## Door Schedule

<table>
<thead>
<tr>
<th>Door #</th>
<th>Size</th>
<th>Door</th>
<th>Tilt</th>
<th>Wall Finish</th>
<th>Glazed</th>
<th>EL</th>
<th>Wall Finish</th>
<th>Glazed</th>
<th>EL</th>
<th>Door Head/ Jamb</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Door Schedules

**B1**: HM DR HEAD @ GYP DTL

**A1**: HM DR JAMB @ GYP DTL

**Door Elevations**

**1**

**2**

**A**

**Frame EL**

|M |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

**Door Schedule Abbreviations**

- T: Trim
- W: Wall
- D: Door
- G: Glazed
- E: EL
- H: Head
- J: Jamb
- M: Notes

**Schedule Notes**

- Material and finish specifications
- Door sizes and configurations
- Glazing details and placement
- Trim and wall finishes

**Remodel for Medicaid Fraud Control Unit: Mills Building - 7th Floor Remodel**

**Address**: 5th Street and Kansas Avenue, Topeka, Kansas
## Specifications and Symbol Schedules

### MEP-101

#### Fire Alarm

#### Electrical Symbol Legend

<table>
<thead>
<tr>
<th>Symbol</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Power Devices

#### Telephone/Data

#### Lighting

#### Circuiting

#### Mechanical and Plumbing Symbol Legend

<table>
<thead>
<tr>
<th>Symbol</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Sheet Metal

#### Mechanical Piping

#### Piping Symbols

#### Plumbing Piping

#### Fire Sprinkler

#### Plumbing Fixtures/Equipment

#### General Symbols

#### Piping Specialties

#### Medical Gas

#### Security

#### General Symbols

#### Audio/Visual

#### ABBREVIATIONS

<table>
<thead>
<tr>
<th>Abbreviation</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>GEN. MECHANICAL NOTES</td>
<td></td>
</tr>
<tr>
<td>GENERAL PLUMBING NOTES</td>
<td></td>
</tr>
<tr>
<td>GENERAL ELECTRICAL NOTES</td>
<td></td>
</tr>
<tr>
<td>GENERAL MECHANICAL NOTES</td>
<td></td>
</tr>
</tbody>
</table>

### Coordination Notes

### Abbreviations
MEP DEMO PLAN

SHEET TITLE
PROJECT NUMBER
SHEET NUMBER

SCHWERDT DESIGN GROUP
ARCHITECTURE      INTERIORS      PLANNING
2231 SW WANAMAKER RD         SUITE 303
TOPEKA, KANSAS 66614-4275
PHONE: 785.273.7540
FAX: 785.273.7579

500 NORTH BROADWAY              SUITE 200
OKLAHOMA CITY, OK 73102
PHONE: 405.231.3105
FAX: 405.231.3115

SUBMISSION DATES

TENANT IMPROVEMENTS FOR:
MEDICAID FRAUD CONTROL UNIT
MILLS BUILDING, TOPEKA, KANSAS

PERMIT SET 1-29-2021

FIRE SPRINKLER NOTES:

1. All fire sprinklers must be inspected and tested annually.
2. The fire sprinklers are connected to the fire hydrant system.
3. The fire sprinklers are regulated to the NFPA 13 standards.

DEMO NOTES:

PEARSON KENT MCKINLEY RAAF ENGINEERS LLC
2933 SW WOODSIDE DR., SUITE C  TOPEKA, KS 66614
785.273.2447                                 WWW.PKMRENG.COM
NOTE: NOT TO SCALE

1. PROVIDE SLOPED ROOF CURB, DISCONNECT SWITCH, ECONOMIZER, HAIL GUARDS AND DUCT MOUNTED CO2 SENSOR.
2. ROOF TOP UNIT CONTROLS SHALL INTERFACE WITH EXISTING BUILDING MANAGEMENT SYSTEM, COORDINATE WITH JOHNSON CONTROLS.
3. VERIFY EXACT REFRIGERANT LINE SIZES WITH MANUFACTURER.
1. PROVIDE WIRED REMOTE THERMOSTAT.

MINI-SPLIT DUCTLESS SCHEDULE

1. PROVIDE WITH CONDENSATE PUMP.
2. PROVIDE WITH UNIT POWERED CONVENIENCE RECEPTACLE, FACTORY MOUNTED DUCT SMOKE DETECTOR.

EXHAUST FAN SCHEDULE

1. PROVIDE THERMOSTAT.

ORILLE, REGISTER & DIFFUSER SCHEDULE
ELEVATOR LOBBY
701
MEN'S RR
703
WOMEN'S RR
704
DIVISION DEPUTY
713
LEO 9
740
ADMIN
739
LEO 3
708
BREAK RM
741
SAIC
711
LEO 5
712
ATTORNEY 1
714
LEO 6
736
LEO 7
737
LEO 8
738
NURSE

EXISTING
722
SERVER RM
744
ANALYST 2
732
ANALYST 1
730
STORAGE

ADMIN
723
ATTORNEY 2
715
ATTORNEY 3
716
ATTORNEY 4
717
ATTORNEY 5
718
ANALYST 5
725
ANALYST 4
726
ANALYST 6
724
ADMIN
727
STOR
729
STORAGE

MIG ANALYST 2
752
MIG ANALYST 1
751
MEDICAID IG
750
NURSE

INVESTIGATOR 1
731
INVESTIGATOR 2
721
ANALYST 7
720
ADMIN
733
CONFERENCE
ROOM
742
LOBBY
702
IG HALLWAY
754
JANITOR
757
SOUTHWEST
HALLWAY
756
WEST HALLWAY
743
NORTH CENTRAL
HALLWAY
762
NE INNER
HALLWAY
761
EAST CENTRAL
HALLWAY
763
EAST HALLWAY
764
SOUTHEAST
HALLWAY
765
STAIR #2
766
STAIR #3
758
EXIST STAIR #1
759
NORTH HALLWAY
760
NW INNER
HALLWAY
761
STOR
727A
CONF/PRINT
749
IG STOR.
753
STOR.
1/8" = 1'-0"

POWER PLAN AND SPECIAL SYSTEMS PLAN
SEVENTH FLOOR
E-101

MOUNTING HEIGHTS FOR WALL-MOUNTED DEVICES

FLOOR PLAN - POWER

FIRE ALARM SYMBOL LIST

FIRE ALARM NOTES: CITY OF TOPEKA

SOME SYMBOLS AND ABBREVIATIONS ON THIS LEGEND MAY NOT BE USED

POWER PLAN AND SPECIAL SYSTEMS PLAN
E-101

FIRE ALARM SYMBOL LIST

FIRE ALARM NOTES: CITY OF TOPEKA

SOME SYMBOLS AND ABBREVIATIONS ON THIS LEGEND MAY NOT BE USED

POWER PLAN AND SPECIAL SYSTEMS PLAN
E-101
Ultrawall® Demountable Wall System

For executive or managerial offices and healthcare settings that require greater privacy, the Ultrawall® system is the perfect sound barrier. Yet even with its superior performance, the system is both affordable and aesthetically pleasing.

- 24" wide, pre-kerfed, pre-decorated ⅝” Type X USG gypsum panels
- Vinyl finishes and contemporary fabrics accommodate most design requirements
- Incorporates full-height glass, chair rail, clerestory, glass sidelights, pass-through openings and hinged and sliding doors
- STC rating of 42-47
- One-hour fire rating

Ultrawall® panels provide the perfect sound barrier in healthcare settings.

Partition walls create workspace sound control.

Wall panels with a pass-through sliding window kit provide both convenience and privacy.
CERTIFIED LOCAL GOVERNMENT
KANSAS HISTORIC PRESERVATION LAW
PROJECT REVIEW REPORT
TOPEKA LANDMARKS COMMISSION

CASE NO: CLGR21-05                 by: Knox Cocktail Lounge

**Project Address:** 114 SW 6th Avenue, Columbian Building
**Property Classification:** Listed on the Register of Historic Kansas Places, and the National Register of Historic Places
**Standards:** Secretary of the Interior’s Standards for Rehabilitation
**Attachments:** Site Plan [ ], Elevations [ ], Arch./Const. Plans [X], Pictures [X]

**PROPOSAL:** This proposal is to accommodate the remodeling of the lower level of the western half of the building, transitioning the use of this space from office to a commercial/restaurant use. The project proposes the removal of three non-historic walls to accommodate space within the dining area, the installation of tract-lighting, and necessary ductwork for HVAC purposes. No historic materials within the space are proposed for removal.

**BACKGROUND:** This structure was named the Knox Building for its original owner and tenant, John Knox, when it was constructed in 1888. This name was changed to the Columbian Building in 1893, to reflect its change in occupancy to that of the Columbian Title and Trust Company, and the Columbian Securities Corporation. The National Register Nomination for this building lists in its Statement of Significance its unique properties of intricately carved stonework and exterior detail. Specifically, the nomination states that, “Although it was not unusual for Topeka’s buildings of the late 19th Century to be heavily ornamented, most examples of the stone-carver’s skill have survived in photograph’s only.” The architect for this building is recorded as Seymour Davis.

The nomination also details a fire within the structure in 1937 that caused extensive damage to the 3rd and 4th floors, with additional smoke and water damage throughout the entire building. Newspaper records from that year also indicate that the building was immediately restored.

Since the restoration from the fire in 1937, the entire structure has been further modified to incorporate modern plumbing, lighting, and HVAC, with the exception of the southern-most portion of the 3rd floor. Within these office spaces, the original ceiling height has been preserved that utilizes a variety of hanging lighting fixtures for illumination.
EXISTING CONDITIONS – INTERIOR: The interior of the Columbian Building has largely been intact for several decades, although some alterations have clearly been made. Throughout the building, a combination of HVAC systems have been introduced to service separate floors, and offices, resulting in the placement of lowered dropceilings in several offices and hallways.

A portion of the building underwent a renovation in 2019 when the western half of the ground-level was converted from office to a commercial/restaurant use. Plans for that renovation were reviewed and approved by the Topeka Landmarks Commission, finding them to be consistent with the US Secretary of the Interior’s Standards for Rehabilitation.

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

Standard 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
Analysis: The alteration of the use of this space from office to commercial/restaurant use will not impose any changes to the defining characteristics of the building or its interior spaces. Removal of walls within the southern portion of the lower level will actually restore previously open spaces within the buildings floor plan.

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 features that characterize the interior of this property are proposed for alteration in association with this project. All existing decorative tile and molding will be repaired where necessary, and utilized within the finished space. No changes to the exterior of the structure are proposed.

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

Analysis: This project will not create a false sense of historical development. All existing historic features will be retained and preserved, while all proposed finishes will be compatible with the buildings historical configuration.

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

Analysis: This proposal will not remove any historic features of the building.

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

Analysis: All existing historic features and examples of unique construction techniques will be retained within the finished space.

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: All existing historic features will be repaired within the finished space.

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.
March 11, 2021

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: N/A

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

Analysis: N/A

**STAFF RECOMMENDATION:** In the performance of this review under KSA 75-2724, Staff is recommending a finding that the proposed interior alterations to the property located at 114 SW 6th Avenue **WILL NOT damage or destroy the historical integrity of the structure.**

**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 the facade; 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.

Prepared by: Timothy Paris, 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, 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 proposed treatment within the affected space; 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:

- Is a substantial, contributing use of clear public benefit to the revitalization of Downtown Topeka, either as an anchor, or as a small project with minimal negative impact;
- 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;
• Exhibits exceptional design quality;
• Has no negative impacts to the building’s primary contributing historic features of high integrity; and
• Mitigates any adverse effects on other historic buildings.
REMOVE EXISTING NON-HISTORIC GYP BOARD WALL AND STUD FRAME

REMOVE EXISTING NON-HISTORIC CARPETING THROUGHOUT - PROTECT UNDERLYING HISTORIC TILE

1/4" = 1'-0"

SCALE:

THE KNOX COCKTAIL BAR & LOUNGE

INTERIOR REMODEL

114 SW 6TH AVE, TOPEKA, KANSAS

DESMOND DESIGN GROUP

ARCHITECTURAL PLANNING INTERIORS
114 SW 6TH AVE, TOPEKA, KANSAS

THE KNOX COCKTAIL BAR & LOUNGE

INTERIOR REMODEL

CONCEPT FLOOR PLAN

PROGRESS PRINT

NOT FOR CONSTRUCTION

DATE: [MM/DD/YYYY]
CERTIFIED LOCAL GOVERNMENT  
KANSAS HISTORIC PRESERVATION LAW  
PROJECT REVIEW REPORT  
TOPEKA LANDMARKS COMMISSION

CASE NO: CLGR21-06 by: Knox Cocktail Lounge

| **Project Address:** 114 SW 6th Avenue, Columbian Building |
| **Property Classification:** Listed on the *Register of Historic Kansas Places*, and the *National Register of Historic Places* |
| **Standards:** Secretary of the Interior’s Standards for Rehabilitation |
| **Attachments:** Site Plan [ ] Elevations [ ] Arch./Const. Plans [X] Pictures [X] |

**PROPOSAL:** This proposal is the placement of a projecting, illuminated sign onto the southwest corner of the building. This sign will communicate the presence of the applicant as an occupant of a portion of this building. This sign meets all of the requirements of the underlying D-1 Downtown Zoning District sign regulations, and the Downtown Topeka Historic Design Guidelines.

**BACKGROUND:** This structure was named the Knox Building for its original owner and tenant, John Knox, when it was constructed in 1888. This name was changed to the Columbian Building in 1893, to reflect its change in occupancy to that of the Columbian Title and Trust Company, and the Columbian Securities Corporation. The National Register Nomination for this building lists in its Statement of Significance its unique properties of intricately carved stonework and exterior detail. Specifically, the nomination states that, “Although it was not unusual for Topeka’s buildings of the late 19th Century to be heavily ornamented, most examples of the stone-carver’s skill have survived in photograph’s only.” The architect for this building is recorded as Seymour Davis.

The nomination also details a fire within the structure in 1937 that caused extensive damage to the 3rd and 4th floors, with additional smoke and water damage throughout the entire building. Newspaper records from that year also indicate that the building was immediately restored.

Since the restoration from the fire in 1937, the entire structure has been further modified to incorporate modern plumbing, lighting, and HVAC, with the exception of the southern-most portion of the 3rd floor. Within these office spaces, the original ceiling height has been preserved that utilizes a variety of hanging lighting fixtures for illumination.
NEW EXTERIOR SIGN ON NON-HISTORIC BRICK VENEER WALL - RUN SURFACE MOUNT CONDUIT ON WEST WALL, RUN NORTH AND TIE INTO THE NEAREST EXISTING WALL MOUNTED FLOOD LIGHT, CONDUIT TO BE PAINTED TO MATCH EXISTING BUILDING PAINT COLOR.

SATIN BLACK ALUMINUM ROXY FRAME W/ INTERNAL ILLUMINATION

NARROW 3/4" PUSH THRU ACRYLIC LETTERING AND DETAILING W/ VINYL DIFFUSER

2" X 2" STANDOFF EXTENSION WITH WELDED PLATE,

RUN SURFACE MOUNT CONDUIT ON WEST WALL, RUN NORTH AND TIE INTO THE NEAREST EXISTING WALL MOUNTED FLOOD LIGHT, CONDUIT TO BE PAINTED TO MATCH EXISTING BUILDING PAINT COLOR.

EXTerior SIGN
Scale: 3/4" = 1'-0"
REVIEW SUMMARY: The Kansas State Historic Preservation Office requires that all projects occurring on any property listed on the Register of Historic Kansas Places be reviewed for their affect on the listed property and the surrounding district. State law (K.S.A. 75-2724) establishes that the Secretary of the Interior’s Standards for Rehabilitation be used to evaluate changes proposed to any property that is individually listed, or is located within an historic district. The following is an analysis of the application of each Standard to the proposed project.

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

Analysis: No change in use is proposed in conjunction with this proposal.

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 placement of a projecting sign on this building will mimic a similar sign proposed in 2019 for The White Linen, located on the southeast corner of the building. Non-historic projecting signs have also been successfully added to similar buildings elsewhere within Downtown Topeka, and this proposed sign appears to meet the criteria for size, height, scale, and placement to avoid causing any harm to this building’s historic character. No materials or features of this building will be removed in order to accommodate the placement of this sign onto its façade.

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

Analysis: This project will not create a false sense of historical development. Furthermore, the illumination proposed with this sign will be of a minimal brightness, thus avoiding any detriment or compromise to the building’s overall historic character.

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

Analysis: This proposal will not remove any feature of the historic structure.

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

Analysis: The proposed sign will not compromise any distinctive features on the face of this building, nor compromise any examples of craftsmanship that characterize this structure.
**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:** N/A

**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 location for the placement of this sign is on the building’s extreme southwest corner. The materials onto which this sign will attach is a layer of brick that has been added to the corner as a result of the demolition of the adjacent building. Therefore, this sign will not be affixed to the stone that, although painted, is a significant defining characteristic of this building. This location is deemed to be preferable to the stone, as it will result in no permanent damage to any defining characteristic of this building. This location also lends itself easily to repair, if the sign is removed at any point in the future.

**STAFF RECOMMENDATION:** In the performance of this review under KSA 75-2724, Staff is recommending a finding that the proposed illuminated projecting sign onto the south face of the building located at 114 SW 6th Avenue **WILL NOT damage or destroy the historical integrity of the structure.**

Prepared by: ____________________________
Timothy Paris, 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, 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 proposed sign onto the south face of this building; 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:

- Is a substantial, contributing use of clear public benefit to the revitalization of Downtown Topeka, either as an anchor, or as a small project with minimal negative impact;
- 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;
- Exhibits exceptional design quality;
- Has no negative impacts to the building’s primary contributing historic features of high integrity; and
- Mitigates any adverse effects on other historic buildings.
SATIN BLACK ALUMINUM BOX FRAME W/ INTERNAL ILLUMINATION

RAISED 3/4" PUSH THRU ACRYLIC LETTERING AND DETAILING W/ VINYL DIFFUSER

2" x 2" x 2" STANDOFF EXTENSION WITH WELDED PLATE

RUN SURFACE MOUNT CONDUIT ON WEST WALL, RUN NORTH AND TIE INTO THE NEAREST EXISTING WALL MOUNTED FLOOD LIGHT. CONDUIT TO BE PAINTED TO MATCH EXISTING BUILDING PAINT COLOR.
NEW WALL MOUNTED SIGN TO BE ATTACHED TO REMAINING BRICK DEMISING WALL OF THE PAST DEMOLISHED WEST BUILDING. THE NEW SIGN WILL NOT BE ATTACHED TO THE HISTORIC FACADE OF THE COLUMBIAN BUILDING.
NEW WALL MOUNTED SIGN TO BE ATTACHED TO REMAINING BRICK DEMISING WALL OF THE PAST DEMOLISHED WEST BUILDING. THE NEW SIGN WILL NOT BE ATTACHED TO THE HISTORIC FACADE OF THE COLUMBIAN BUILDING.