

**CITY OF TOPEKA**  
PROPERTY MAINTENANCE CODE UNIT  
620 SE Madison, Unit 13  
Topeka, KS 66607-1118  
Tel: (785) 368-3161  
Fax: (785) 368-3175  
[www.topeka.org](http://www.topeka.org)

---

## **COURTESY NOTICE**

CASE #: 17-00406

January 20, 2017  
17-00406

David S. Fricke, Resident Agent Corefirst Bank & Trust  
3035 S. Topeka Blvd  
Topeka, KS 66611

**LOCATION OF VIOLATION:**

Hutton Monument Storage  
504 SW 2Nd St.

Topeka, KS 66603

**PARCEL ID#:** 1093004016005000

Dear Topeka Property Owner,

We are glad to have you as a part of the Topeka community! It's our goal to create and maintain a community that we can all be proud of. In order to make this happen we must have guidelines and laws in place to maintain a quality standard of living. We need your help!

The City of Topeka Property Maintenance Code Unit recently completed a visual inspection of your property. During the inspection, a violation was found on your property as described on the following page. This is a violation of the City of Topeka Code and/or the International Property Maintenance Code as adopted by the city, which sets the standards for our community.

The City requests that you correct the violations noted on the following page and bring the property into compliance with our code. The steps to correct the violation are noted. Due to winter weather we are monitoring the property through the season to allow you to make the corrections as weather permits. A Property Maintenance Inspector will return to your property in **120** days and if the violation is not corrected the Property Maintenance case will be moved forward.

We have included a packet of community resources for your reference and possible assistance.

If you have any questions, please feel free to contact me. We appreciate your cooperation with this request. Thank you for helping keep Topeka a great place to live.

Sincerely,

Mark Henley  
Code Official  
Property Maintenance Code Unit  
[mhenley@topeka.org](mailto:mhenley@topeka.org)  
(785) 368-3196



**CITY OF TOPEKA**  
PROPERTY MAINTENANCE CODE UNIT  
620 SE Madison, Unit 13  
Topeka, KS 66607-1118  
Tel: (785) 368-3161  
Fax: (785) 368-3175  
[www.topeka.org](http://www.topeka.org)

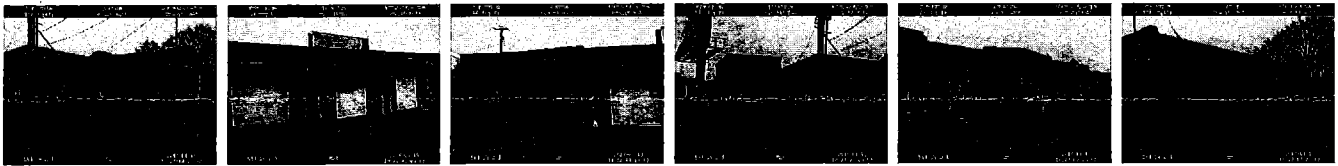
ID #: 17-00406

***CORRECTION LIST***

Re: 504 SW 2Nd St., City of Topeka, KS

**Structure Violations**

-- Photos



-- 304.2 Protective treatment - Paint/Stain etc.

- All exterior surfaces, including but not limited to, doors, door and window frames, trim and fences, shall be maintained in good condition. Exterior wood surfaces shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated prior to repainting. There are a number of places on the building where exposed wood needs to be repainted or raw wood needs to be painted to protect from deterioration. In addition some of the surface coating used on the block build part has come loose and should be repaired.

All siding and masonry joints, as well as those between the building envelope and the perimeter of doors and windows, shall be maintained weather resistant and water tight. There are a number of places where cracks in the mortar are starting to show and should be repaired to prevent further deterioration.

All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust and corrosion shall be stabilized and coated to inhibit future rust and corrosion. There are areas on the building, including some doors, that are metal and are starting to show rust. These need to be addressed to prevent any further deterioration.

