

# Leavenworth Preservation Commission

Wednesday, September 4, 2019, 6:00 PM

Commission Chambers

100 N 5<sup>th</sup> Street

Leavenworth, Kansas

## AGENDA

1. Call to order, determine a quorum

2. August 14, 2019 Minutes - Motion

3. Old Business:

**None**

4. Introductions

- **New City Planner – Jacquelyn Porter**
- **New Board Member – Richard (Dick) Gibson**

5. New Business:

- **2019-09 LPC – 223 S. 5<sup>TH</sup> STREET**

A State Law review under the US Secretary of the Interior's Standards for Rehabilitation for the proposed exterior alteration of the property located at 223 S. 5<sup>th</sup> Street, a property listed on the National and State Register of Historic Places. A Major Certificate of Appropriateness is required for the proposed painted mural.

5. Other Business/Correspondence:

- **FYI – MINOR CERTIFICATES OF APPROPRIATENESS (1)**
  - 407 Walnut – installation plumbing, HVAC & electric

6. Adjournment

# CITY OF LEAVENWORTH PRESERVATION COMMISSION

## COMMISSION CHAMBERS, CITY HALL

100 N 5<sup>th</sup> Street, Leavenworth, Kansas 66048

Wednesday, August 14, 2019 6:00 PM

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The Leavenworth Preservation Commission met Wednesday, August 14, 2019. Chairman Rik Jackson called the meeting to order. Other commissioners present were: Ed Otto, Ken Bower, John Karrasch and Debi Denney. Sherry Hines Whitson was absent. Also present for the meeting were Planning Director Julie Hurley and Administrative Assistant Michelle Baragary.

Chairman Jackson noted a quorum was present and called for a motion to accept the minutes from July 10, 2019 as presented. Mr. Otto moved to accept the minutes as presented, seconded by Mr. Bower and approved by a vote of 5-0.

### **NEW BUSINESS**

#### **1. 2019-07 LPC – 416 CHEROKEE STREET**

A State Law review under the US Secretary of the Interior's Standards for Rehabilitation for the proposed exterior alteration of the property located at 416 Cherokee Street, a property listed on the National and State Register of Historic Places. A Major Certificate of Appropriateness is required for the proposed painted mural.

Chairman Jackson called for the staff report.

Planning Director Julie Hurley stated this is a State Law review under the US Secretary of the Interior's Standards for Rehabilitation for the proposed exterior alteration of the property located at 416 Cherokee Street, a property located in the Leavenworth Downtown Historic District. A Major Certificate of Appropriateness is required for the proposed painted mural.

The applicant is proposing to paint a mural on the east outer wall of 416 Cherokee Street. This mural will depict the historic significance of the Leavenworth's past and present. The property is owned by Leavenworth Main Street Program, Inc. The current use is a commercial use for the operation of "Caregiving Because We Care" and "Leavenworth Main Street Program", is conforming to the current zoning of the area, Central Business District, CBD. The aesthetics of the building is beige with hunter green accent color. The brick and stucco/plaster material has been painted over with beige and hunter green accent color in prior years. The integrity of the historic significance of the original material has been impacted due to the painting of the building previously allowed. Meaning the proposed mural will have no aesthetic impact on historical significance to the current historical features of the building. See Attachment A of current photos of the property.

### **REQUIRED REVIEWS:**

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.

*The existing structure will undergo no physical changes. The structure will undergo cosmetic changes, by painting a mural on the east side of the building.*

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.

*No removal of historic materials or features is proposed.*

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.

*No additional physical features will be added to the structure.*

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

*No prior changes with known historic significance to the building.*

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

*No existing historic features, finishes or construction techniques will be altered.*

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.

*The proposed changes involve the embellishment of the color of the historic feature of the wall.*

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.

*No chemical or physical treatments are proposed. The Kansas Historic Society's general stance on painting murals on historic buildings is where a wall has already been painted, adding additional painted does not change the features of the building. If it as bear brick that had never been painted, then that would be something more to consider.*

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

*No known significant archeological resources exist for preservation.*

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.

*The proposed changes do not destroy any historic materials that characterize the property.*

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.

*In the possible future removal of the mural, chemical or other forms of treatment may be required.*

#### **STAFF RECOMMENDATION:**

The staff recommends approval of this request based on the analysis and findings included in this report.

#### **ACTION/OPTIONS:**

- Approval, based upon a point by point review of Preservation Commission findings as stated.
- Disapproval, based upon a point by point review of Preservation Commission findings as stated (applicant may appeal to the City Commission).
- Motion, to Table item until the next meeting for the purpose of further study.

- Motion, to forward to the SHPO for review.

Mr. Otto asked if there is a final picture the commissioners can review.

Ms. Hurley stated she has not received a final rendering yet.

Mr. Jackson asked if the artist is a local artist.

Wendy Scheidt from Leavenworth Main Street approached the board stating Leigh Coffman from Leavenworth County is the artist and is currently working on renderings. Within the letters of LEAVENWORTH, there will be sunflowers, covered wagon, a soldier, the Centennial bridge, etc. On the corner of the mural will be Lewis & Clark pointing, which could be a great photo opportunity. The mural will depict a train coming at you and will also include the river.

Ms. Scheidt further stated the building was covered in stucco in 2008 when Leavenworth Main Street purchased the building. The building was painted at that time.

Furthermore, the background of the mural will be painted blue with clouds. There will also be puffs of smoke from the train.

Mr. Otto asked what the cost for the mural will be.

Ms. Scheidt responded \$10k.

Mr. Bower asked if there will be any protective coating.

Ms. Scheidt does not believe so.

Mr. Jackson asked what the timeframe is.

Ms. Scheidt stated they want it complete before it gets too cold; hopefully by September or October.

Mr. Karrasch asked how long the mural should last before it needs to be touched up.

Ms. Scheidt stated generally 8 – 10 years.

With no further questions, Chairman Jackson called for a motion. Mr. Otto moved to approve the request for a Major Certificate of Appropriateness based on the findings of the review, seconded by Mr. Bower and passed by a unanimous vote of 5-0.

## **2. 2019-08 LPC – 325 DELAWARE STREET**

A State Law review under the US Secretary of the Interior's Standards for Rehabilitation for the proposed exterior alteration of the property located at 325 Delaware Street, a property listed on the National and State Register of Historic Places. A Major Certificate of Appropriateness is required for the proposed painted mural.

Chairman Jackson called for the staff report.

Planning Director Julie Hurley stated this is a State Law review under the US Secretary of the Interior's Standards for Rehabilitation for the proposed exterior alteration of the property located at 325 Delaware Street, a property listed on the National and State Register of Historic Places. A Major Certificate of Appropriateness is required for the proposed painted mural.

The applicant is proposing to paint a mural on the south outer wall or back of the building on 325 Delaware Street. This mural will depict a cultural representation of the operation of business in the building. Attachment A shows pictures of the current property on July 9 and August 7. Island Spice is the current operating business in the building. The owners of the building are Dave and Veronica Richards, who are also the applicants.

**REQUIRED REVIEWS:**

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.

*The existing structure will undergo no physical changes. The structure will undergo cosmetic changes, by painting a mural on the south side of the building.*

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.

*No removal of historic materials or features is proposed.*

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.

*No additional physical features will be added to the structure.*

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

*No prior changes with known historic significance to the building.*

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

*No existing historic features, finishes or construction techniques will be altered.*

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.

*The proposed changes involve the embellishment of the color of the historic feature of the wall.*

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.

*No chemical or physical treatments are proposed.*

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

*No known significant archeological resources exist for preservation.*

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.

*The proposed changes do not destroy any historic materials that characterize the property.*

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.

*In the possible future removal of the mural, chemical or other forms of treatment may be required.*

**STAFF RECOMMENATION:**

The staff recommends approval of this request based on the analysis and findings included in this report.

- Approval, based upon a point by point review of Preservation Commission findings as stated.
- Disapproval, based upon a point by point review of Preservation Commission findings as stated (applicant may appeals to the City Commission)
- Motion, to Table item until the next meeting for the purpose of further study.
- Motion, to forward to the SHPO for review.

Chairman Jackson asked the applicant to speak.

Ms. Richards, owner, approached the board and apologized for not applying for not coming before the board prior to initiating the mural as they did not know a Major Certificate of Appropriateness was required. Ms. Richards further stated the mural is not completed. They would like to add their logo on the east side of the rear wall and add the Jamaican and American flags on the west side of the rear wall.

Mr. Karrasch asked for clarification is they own the building or if they are tenants.

Ms. Richards stated they own the building. They plan to renovate the second floor into living quarters so they can live there.

Mr. Bower asked if seating is available on the back deck.

Ms. Richards responded in the affirmative.

Mr. Jackson asked about paints are being used.

Ms. Richards stated her husband spearheaded the project and currently stationed overseas. She further stated the artist is from Kansas City. The paint is the highest quality and should last 8-10 years before touch-ups are needed.

With no further questions or comments, Mr. Bower moved to approve the request for a Major Certificate of Appropriateness at 325 Delaware Street based on the findings of the review, seconded by Mr. Otto and passed by a unanimous vote of 5-0.

Chairman Jackson called for the next item on the agenda, Minor Certificates of Appropriateness.

Ms. Hurley stated these are minor projects within the historic districts. No action is required.

Ms. Hurley brought up a prior discussion the board had about potentially resurveying the Downtown Historic District. Ms. Scheidt had brought it to the board's attention that some property owners listed in the Downtown Historic District, when applying for tax credits, have to go through extra paperwork they should not have to go through if the property is already in a district. The City has begun to look into this so they can apply for some grant funds from the State to get the survey completed. Firms that the City has already spoke with are wanting a scope of work before giving a quote.

Ms. Hurley asked the board if they want the existing district resurveyed or if they want to survey the surrounding area to see if the district could be expanded.

Mr. Bower stated he would be interested in seeing what other properties may be available to be added to the district.

Mr. Jackson also agrees in potentially expanding the district(s).

Ms. Hurley stated the City needs to get a cost estimate to figure out how much the City can get in grant funds from the State and how much the Commission would need to allocate in the next budget cycle.

As buildings become older and now become opportunities to be included in a historic district, Mr. Karrasch asked if the City would reach out to property owners to ask if they would want to be included.

Ms. Hurley stated she is not completely sure about the process but typically the City would hire a preservation firm to do research and a survey to see what would be eligible for inclusion. At this point, the firm would speak with the property owners to see what their interest would be. The firm would then prepare the application to the State for review and approval for the new district.

Mr. Bower asked about the Historic Preservation Conference coming up in September.

Ms. Hurley stated the Commission did not give any travel funds this year. However, if anyone would like to go, the State Preservation Office has reimbursement funds available.

Mr. Otto stated he would be interested in attending the conference.

With no questions or comments, Chairman Jackson called for a motion to adjourn. Mr. Bower moved to adjourn, seconded by Mr. Karrasch and approved by a vote of 5-0.

Ms. Hurley stated there is one item on the agenda for next month.

Meeting was adjourned at 6:38 p.m.

JH:mb

**LEAVENWORTH PRESERVATION COMMISSION**

**State Law Review – DOWNTOWN HISTORIC DISTRICT**  
**223 South 5<sup>th</sup> Street**  
**September 4, 2019**

**PREPARED BY:**

  
Jacquelyn Porter, City Planner

**APPROVED BY:**

  
Paul Kramer, City Manager

**OWNER & APPLICANT:**

Owner: Envision Properties LLC  
Applicant: Renee Chaput-Lemons/ Envision Properties

**SUBJECT:**

A State Law review under the US Secretary of the Interior's Standards for Rehabilitation for the proposed exterior alteration of the property located at 223 South 5<sup>th</sup> Street, a property listed on the National and State Register of Historic Places. A Major Certificate of Appropriateness is required for the proposed exterior renovation.

**STAFF ANALYSIS:**

The applicant is renovating the building located on the corner of 223 South 5<sup>th</sup> Street and plans to relocate their Karma Cakes business to the location. Renovations to the exterior of the building includes painting and covering/replacing features with metal structures. As the applicant provided a form of visual representation of the proposed revamp with painting the building grey with accent colors of red and black. Applicant is proposing to replace the current transom ledge with a similar material. Black corrugate/profiled sheet metal will be used to cover the old transom along the store front. The cornice will also be covered by black corrugated/profiled sheet metal leaving the ornamental architecture feature at the bottom of the cornice.

Envision Properties LLC is the company that owns the building. Rennee Chaput-Lemons/ Envision Properties are the listed at the applicant for this project.

Attachment A shows images of the current building as of August 27, 2019. As portrayed in the images there are geometric shaped features that repeatedly used as an aesthetic feature to the building. Octagon feature is used throughout the cornice, and is presented on the entry doors to the second floor. The prior paint on the building seems have been a cream or light grey with a black/charcoal accent color. Over time the natural wear and tear has faded and impacted the aesthetics and architectural features of the building.



**REQUIRED REVIEWS:**

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.  
*The existing structure will undergo physical changes by adding black corrugate/profiled sheet metal to cover and replace portions of the building's exterior. Replacement of the transom ledge with similar black material. The structure will undergo cosmetic changes, by painting the building grey with accent colors of red and black.*
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.  
*With what is being proposed, instead of preserving and restoring existing features, the architectural detailing along the cornice will be covered by corrugated/profiled sheet metal, losing the historic significance of that prominent feature on the building.*
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.  
*Corrugate/profiled sheet metal is being proposed to cover and replace existing features.*
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.  
*Any prior changes to the building do not have any known historic significance.*
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.  
*Existing historic features will be altered. The cornice with geometric shapes on it will be covered by corrugated/profiled sheet metal.*
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.  
*The proposed changes involve the embellishment of the color of the historic feature of the wall, as well as establishing sheet metal to the aesthetics of the exterior. Additionally, deteriorated architectural features present along the cornice are proposed to be covered rather than repaired. Please review Attachment A for a visual of comparison current to proposed materials.*
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.  
*No chemical or physical treatments are proposed.*
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.  
*No known significant archeological resources exist for preservation.*
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.  
*The proposed changes significantly alter historic materials and details that characterize the property.*

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 proposed changes, including introduction of corrugated sheet metal to the façade, would be difficult to remove in the future, impairing the ability to restore the essential form and integrity of the building. In the area proposed to be covered by sheet metal along the transom, the deteriorated features could easily be repaired to its original state so that the essential form and integrity of the property would be unimpaired.*

**STAFF RECOMMENDATION:**

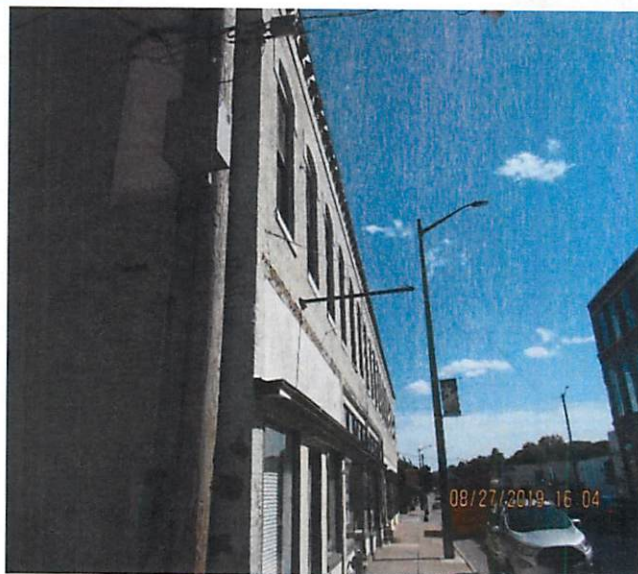
The staff recommends **DISAPPROVAL** of this request based on the analysis and findings included in this report.

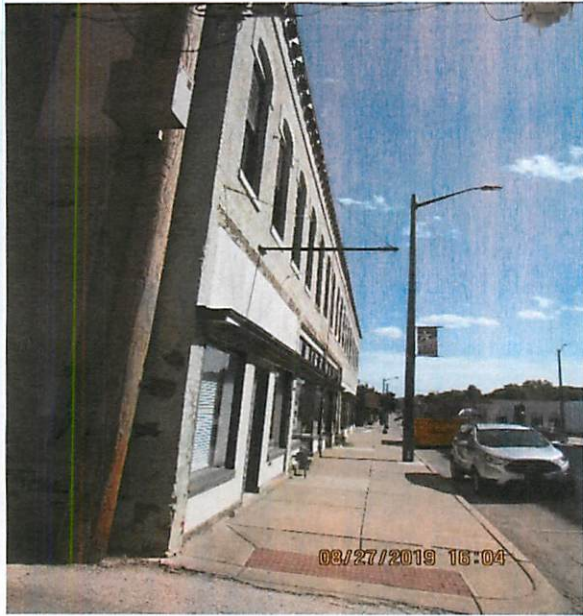
**ACTION/OPTIONS:**

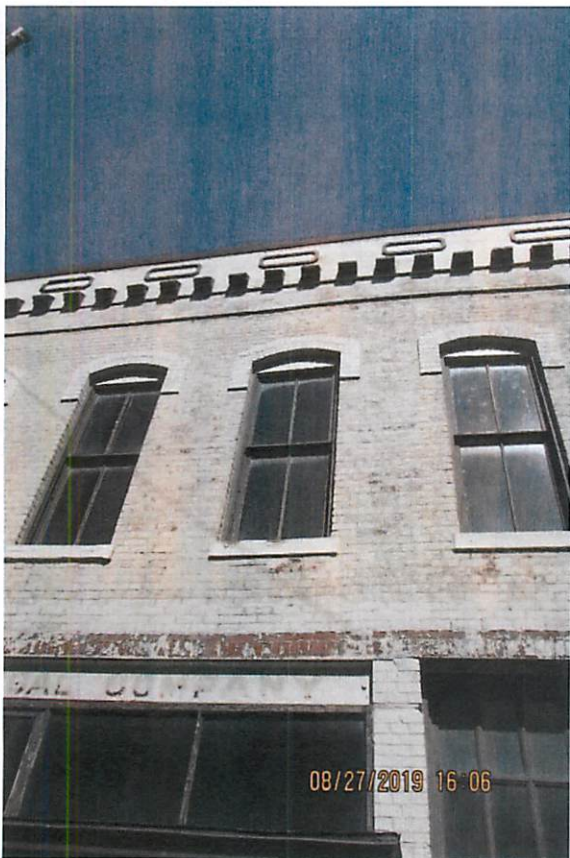
- Approval, based upon a point by point review of Preservation Commission findings as stated.
- Disapproval, based upon a point by point review of Preservation Commission findings as stated. (applicant may appeal to the City Commission)
- Motion, to Table item until the next meeting for the purpose of further study.
- Motion, to forward to the SHPO for review.

**ATTACHMENT A**









United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section Number 7 Page 23

Leavenworth Downtown Historic District  
Leavenworth County, Kansas

**50. 213-223 S. Fifth** **Building Date: c.1880** **Photo Log #: 32,34**  
**Style: LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style**  
**Functional Use/Type** **COMMERCE: Two-Part Commercial Block**

This building is on a corner lot. Its primary façade faces west, is 19-bays wide and contains five storefronts. The three storefronts and entrance to the second story on the northern portion of the façade retain their original pilasters and iron storefront elements appear to be encased within some of the existing storefront elements. The south façade that faces onto Cherokee Street is seven bays wide and retains the original two storefronts under the metal sheathing. The partial removal of metal siding (photograph number 34) reveals that the original second story fenestration has been preserved. (The metal siding is attached to wood strips applied to the masonry walls, creating a space between the metal siding and the original masonry walls. Fiberglass covers the original window frames and sashes. The only loss to the upper story of the building is one row of projecting brick that formed a cornice. The north wall, which is on an alley, and the east wall (rear) are exposed and retain their original materials and fenestration without any alterations. An interior inspection reveals that all of the original casements and double-hung window sashes with four-over-four lights (primary façade) and six-over-six lights (secondary façades) are intact on the second story. The brick segmental arches of the windows are flat, patterned, soldier course brick.

Although metal siding covers part of the building, inspection of the interior and exterior of the property provides information that the building retains a remarkable degree of physical/historical integrity from its historic period of construction and use. Sufficient siding has been removed to disclose that the only significant loss of fabric is part of the cornice and original storefront glazing. Because of these factors, it is apparent that the building retains a significant amount of its original materials and design elements, workmanship, location and setting. Moreover, the second story of the interior spaces retain all of their original integrity, including transom doors and other interior features, such as stove chimneys. Therefore, the building conveys its commercial associations and feelings about the time period in which it was constructed. The City presently is working with the owners to remove the remainder of the siding and to begin restoration and rehabilitation work.

**51. 400 Shawnee** **Building Date: c.1875** **Photo Log #: 1**  
**Style: LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style**  
**Functional Use/Type** **COMMERCE: Two-Part Commercial Block**

Occupying a corner lot, this two-story, brick building has a corner entrance below a modern, shallow, shed canopy. Commercial storefronts, divided into three bays occupy the first story of the Shawnee Street façade. Although modern display windows are used, the building retains its original footprint and bulkhead parameters. Boards cover the transom area. The second story has seven bays, each a narrow round-arched window with stone sills. Small modern windows occupy the enclosure of the original windows; the top half of the arched space has wood panel infill. A projecting brick stringcourse one brick in depth spans the façade and wraps to the east elevation at the roofline. The brick corbel cornice spans the top of the parapet wall and wraps to the eastern elevation. The east elevation features the same fenestration and design treatment as the south elevation.

Having lost only its original second-story window units and display windows, this building retains a sufficient

This building's roofline is dominated by a heavy, elaborately decorated entablature and cornice. The cornice design employs a central gable front dormer for each storefront section, flanked by a projecting cornice supported by scroll brackets. This building retains a sizable portion of its original ornamentation, fenestration, materials and design.

501-503 Delaware  
1938

Several geometric forms provide the design motif of this structure. Original elements include a recessed corner entry and continuous display windows. The most distinguishing characteristic is the 1938, Art Deco red Carrara glass panels aside a one-story bay that services the upstairs offices. This building is representative of streamlined 20th Century designs of the 1920s and 1930s.

Performing Arts Center, 500 Delaware  
1937  
National Register Property 1989

This two-and-one-half-story, concrete building represents the Art Deco architectural style of the 1920s-1930s. The central vertical definition on the building's symmetrical south elevation emphasizes the marquee-entry area. The marquee shelters two recessed entries and the ticket booth. The City Seal was painted in the recessed circle, which was originally painted pink and green. Small shop areas on either side have recessed entries and display windows. This is used as the city's Performing Arts Center and is one of a handful of art deco theaters left in the state. It was placed on the Kansas Register of Historic Places in 1985 and had to wait two years before it was qualified for submission to the National Register. This is one of only two buildings downtown that were on the National Register prior to submission of the district.

Yum Block, 213-223 S. Fifth Street  
c. 1880

The building's primary façade faces west and contains five storefronts. It had been covered with tin siding for over 30 years. In 2001, pieces of the metal exterior siding tore off the building creating a public safety hazard. The property owners initially sought to replace the metal with a seamless aluminum siding, but the local landmarks board successfully negotiated a tuckpoint and painting alternative, which the owners accepted...and saved almost \$50,000 in cost differential when local tax incentives and grants were factored into the price. The building contributes to the district more so because of its mass than its detail.

AXA Building, 429 Delaware  
1905  
National Register Property 1976



Project No. 2019-09 LPC  
Application No. 6231  
Fee (non-refundable) \$200.00  
Filing Date 8-7-19  
Fee Paid/Received By: SA 8-7-19

**MAJOR CERTIFICATE OF APPROPRIATENESS  
Landmark Impact Determination**

Printed Name of Property Owner: Renee Chaput-Lemons / Emission Properties  
Address of Property Owner: 1416B McIntyre Rd Leavenworth, KS 66048  
Phone: 913-223-6178 Email: rchaput2760@gmail.com  
Applicant Name (if different from property owner): John Lemons  
Phone: 913-563-8342 Email: bubba.lemons12@gmail.com  
Property Address of Landmark or Contributing Property for review: 213-223 S. 5th St.

Legal Description: (Attach full legal description provided by the REGISTER OF DEEDS OFFICE or a TITLE COMPANY)

Nature of Repair or Alteration/demolition: VERTICAL METAL BANDS

Historical or Architectural significance:  
National Register [ ] Kansas Register [ ]  
Leavenworth Landmark Register [ ] Listed on Historic Resource Survey [ ]  
Other Contribution: \_\_\_\_\_

Physical Description of Demolition/Improvement work: SEE ATTACHMENT

Determination: No detrimental effect as proposed [ ]

Reasoning for this determination (attach necessary documentation including site plan, elevation, architectural detail, or rendering, in keeping with Secretary of Interior standards or specials considerations for historic characteristics, patters size, acceptable substitutions and other general design criteria). This will be reviewed by the Preservation Commission at its next regular monthly meeting. Following approval, the appropriate permit may be issued. This action does not trigger a public hearing, but the board may make changes with consent of the owner/applicant.

Detrimental Effect on Historic Property [ ]

Reasoning for this determination (check all that apply):  
Significant Deviation from general character of the historic property(ies) [ ]  
Height/scale/spatial inappropriateness [ ]  
Inappropriate façade/window/entrance elements [ ]  
Inappropriate roof form/horizontal/vertical elements [ ]  
Other (requires documentation) [ ]



(Attach all necessary documentation to show how the proposed improvements are inappropriate for the site or building).

Remedies to correct detrimental effect: Project owner may undertake the following improvements which would remedy the above named inappropriate factors (cite secretary's standards with each suggested remedy, attach additional materials as necessary):

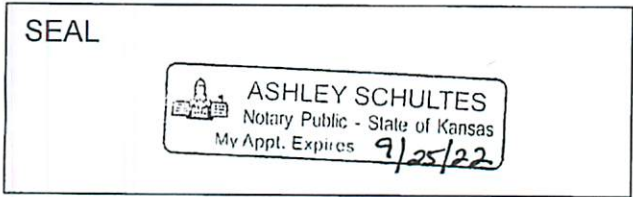
NOTE: All signatures must be in ink. Signature of owner(s) must be secured and notarized.

Owner's Signature: [Signature] Date: Aug 5th 2019

State of Kansas  
County of Leavenworth

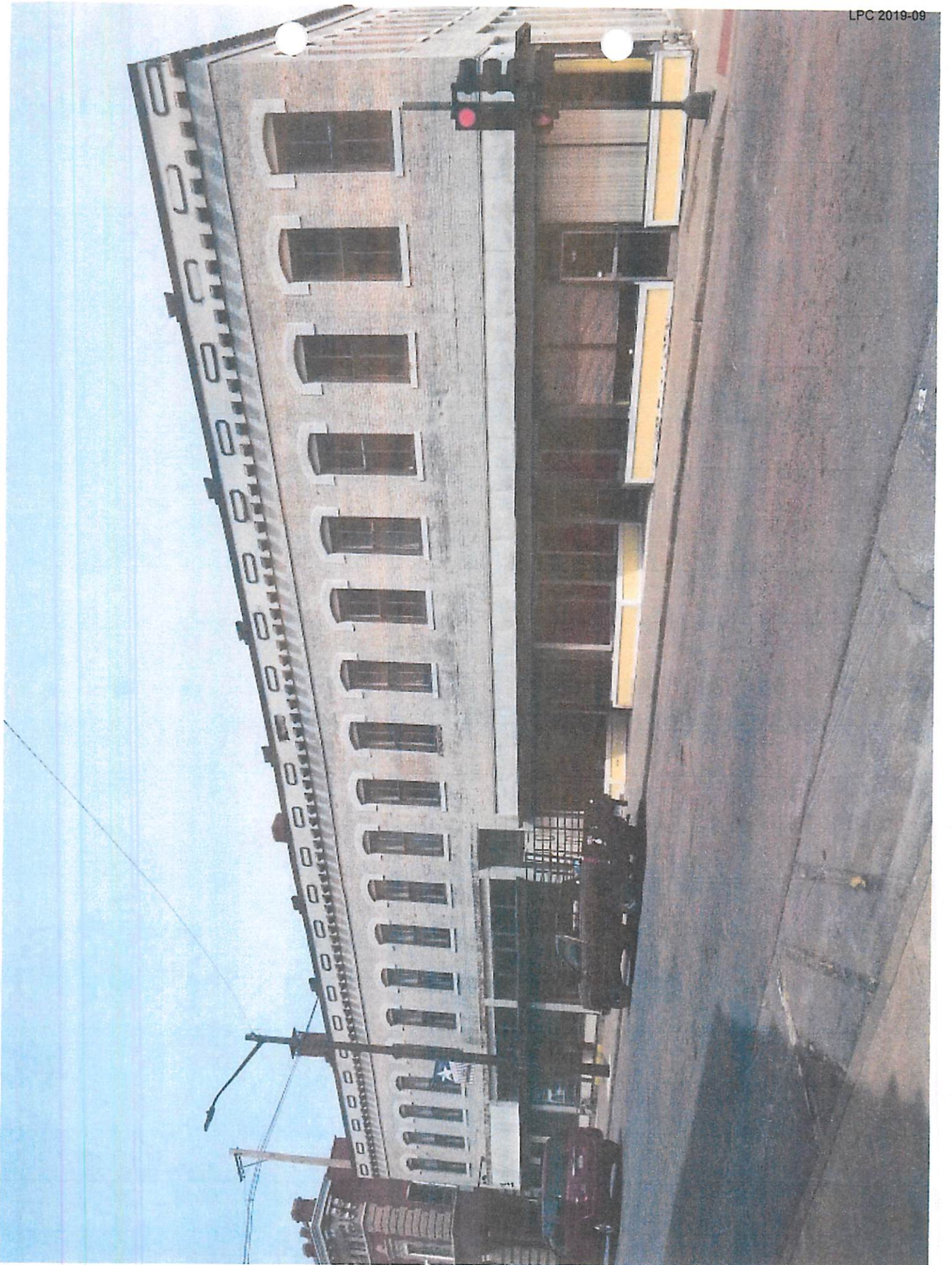
Signed or attested before me on the 5 day of August 2019 by Ashley Schultes

Notary Public Ashley Schultes My appointment expires 09/25/2022



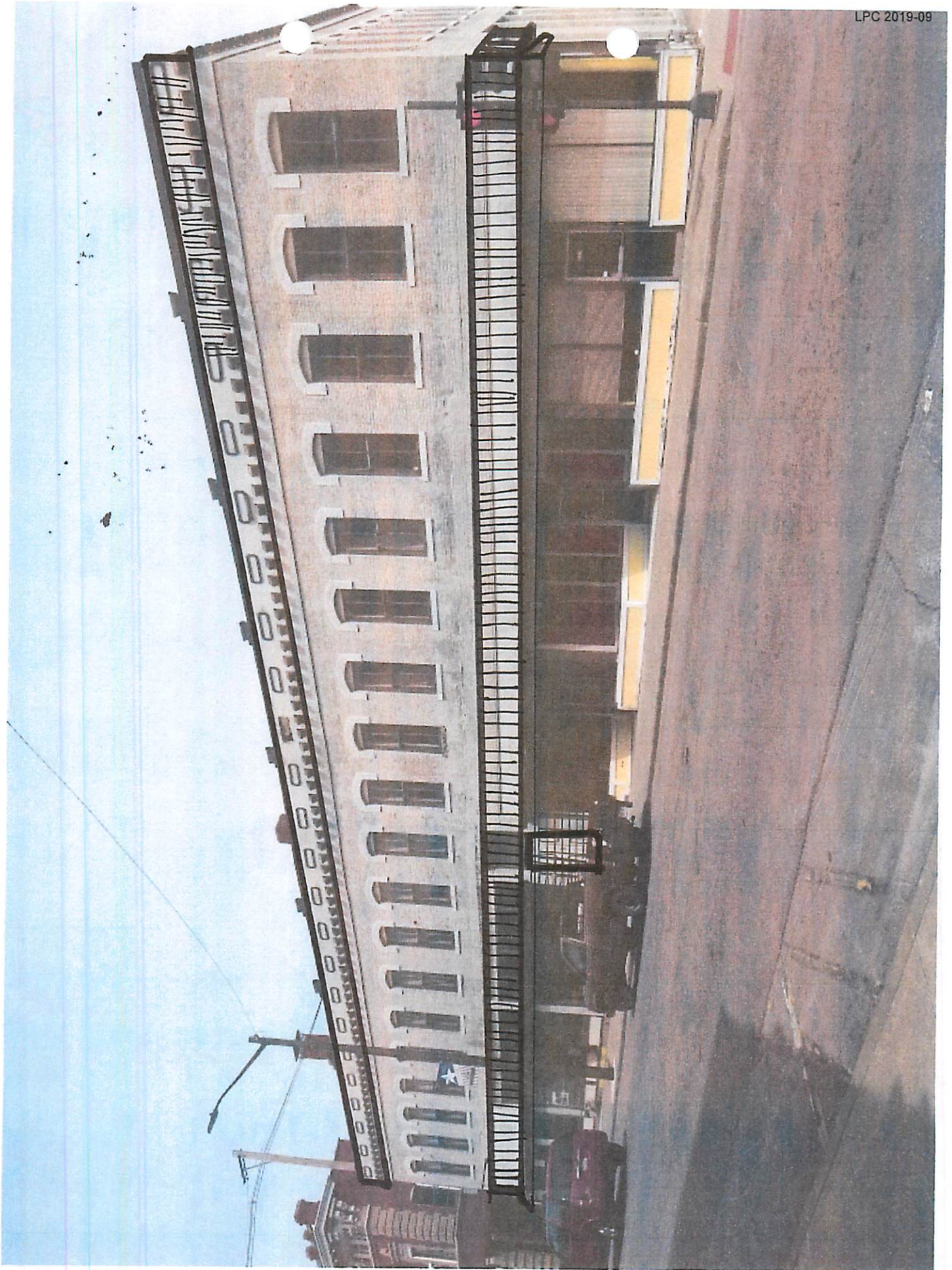
**For Office Use:**  
 Date of Public Hearing: 9-4-19  
 Date of Notice of Public Hearing published 8-13-19  
 Date Notice sent to property owners within historic district, as appropriate: 8-13-19  
 Date of request for appeal to City Commission, if appropriate: \_\_\_\_\_  
 Date scheduled for City Commission review and action, if appropriate: \_\_\_\_\_

**Final Action:**  
 Deny as proposed [ ]      Approve as proposed [ ]      Approve with modifications [ ]





Main Color of building - Grey





Decorative  
Accents  
will stay



Example of Vehicle Mark



ONE WAY  
↓



Application No. 6348

## MINOR CERTIFICATE OF APPROPRIATENESS Historic Resource Preservation Ordinance Leavenworth, Kansas

Date of application August 16, 2019. All information is subject to verification. Willful falsification may lead to issuance of a "stop work" order on your project.

1. Address of Property: 407 Walnut
- National Register
  - Kansas Register
  - Landmarks Register
  - Historic District
- Name of District: 1st Presbyterian Church

2. Project Type:
- Replacement of roofing materials with like-kind materials
  - Repair of architectural elements such as porches, fascia, windows, doors, with like-kind replacement materials
  - Installation of mechanical, plumbing, or electrical systems that require minimal changes
  - Installations of awnings and signs on commercial properties
  - Interior modifications that do not affect character-defining elements of the structure
  - Installation of fire safety equipment, or minor alterations to meet the Americans with Disabilities Act
  - Public improvements including improvements to streets, curbs, sidewalks, parking areas, parks, and other amenities
  - Subdivision of property, or vacation of streets or alleys
  - Minor exterior building changes
  - Sidewalk dining
  - Minor exterior building additions to accessory structures
  - Other projects: \_\_\_\_\_

3. Describe improvements and give reason why such improvement does not detract from the historic character of a registered property or historic district (attach supporting materials as necessary): The project will replace existing malfunctioning HVAC equipment with similar size and functioning equipment.

4. Printed name of owner: First Presbyterian Church  
Telephone Number: 913-991-7942  
Email: ceclj1@gmail.com

NOTE: All signatures must be in ink. Signature of owner(s) must be secured and notarized.

Carl Johnson 8/16/2019  
Signature of property owner(s) Date

State of Kansas)

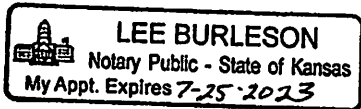
County of Leavenworth)

Signed and attested before me on August 16, 2019

Notary Public Lee Burleson

My appointment expires 7-25-2023

(Seal)



cc: KS Historic Preservation Office  
6425 SW 6<sup>th</sup> St  
Topeka, KS 66615-1099

