

CITY OF LEAVENWORTH PRESERVATION COMMISSION

COMMISSION CHAMBERS, CITY HALL

100 N 5th Street, Leavenworth, Kansas 66048

Wednesday, March 4, 2020 6:00 PM

The Leavenworth Preservation Commission met Wednesday, March 4, 2020. Chairman Rik Jackson called the meeting to order. Other commissioners present were: Ed Otto, John Karrasch, Sherry Hines Whitson and Dick Gibson. Ken Bower and Debi Denney were absent. Also present for the meeting were City Planner Jacquelyn Porter and Administrative Assistant Michelle Baragary.

Chairman Jackson noted a quorum was present and called for a motion to accept the minutes from October 2, 2019 as presented. Mr. Gibson moved to accept the minutes as presented, seconded by Mr. Otto and approved by a vote of 5-0.

OLD BUSINESS

None

NEW BUSINESS

1. 2020-04 LPC – 1008 S. ESPLANADE

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 1008 S. Esplanade Street, a property located in the South Esplanade Historic District. A Major Certificate of Appropriateness is required for the proposed exterior renovation of the side porch.

Chairman Jackson called for the staff report.

City Planner Jacquelyn Porter 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 1008 S. Esplanade Street, a property located in the South Esplanade Historic District. A Major Certificate of Appropriateness is required for the proposed exterior renovation of the side porch.

The applicant and owner, Bill Kaye, is renovating the side screen porch located at 1008 S. Esplanade Street. Renovations of the side porch is to upgrade it to a 3 season room with vinyl windows and painted steel to match the façade of the house. The square footage of porch will remain the same. Mr. Kaye is wishing to make the renovation to upgrade and create a sustainable porch in place of the existing wood screened porch.

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 a minor physical change by replacing the side screen porch with a 3 season room. The cosmetic would change to vinyl windows and painted steel siding.

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.

The proposed renovation would not compromise the integrity of the historical significance of the house.

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.

Vinyl windows and painted steel siding are the proposed material for the renovation. This does not create false sense of historical architectural element, bases on the aesthetics will harmonize with the main structure.

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

There are 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 replacement of the screens that enclose the porch with vinyl windows and painted steel frames to match the façade of the building.

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.

The proposed construction to upgrade an existing porch, if in the future is removed will not impact the integrity of the historic significance of the structure and can be easily repaired to a state that would keep the façade consistent.

STAF RECOMMENDATION:

Staff recommends **APPROVAL** of this request based on the analysis and findings included in this report.

ACTION/OPTIONS:

- Motion, to approve based upon a point by point review of Preservation Commission findings as stated.
- Motion, to deny based upon a point by point review of Preservation Commission findings as stated.
- Motion, to Table item until the next meeting for the purpose of further study.

- Motion, to forward to the SHPO for review.

Mr. Jackson asked if there was a sketch on how the windows were going to look.

Mr. Gibson asked if the clapboard siding that is inside the room itself was going to be treated in any way or removed.

Mr. Kaye, property owner/applicant, approached the board stated the bottom half of the room would be metal siding to match the house and the windows would be for the top half of the porch. The property owner does not have a sketch of the windows.

Mr. Karrasch clarified the house is not on the historical registry itself.

Mr. Kaye answered in the affirmative. The house is not registered but it is located in a historic district.

With no further questions or comments, Mr. Otto moved to recommend approval of the Major Certificate of Appropriateness for a side porch located at 1008 S. Esplanade, seconded by Ms. Whitson and approved by a vote of 5-0.

Chairman Jackson called for the next item on the agenda.

2. THE 28 DOORS OF LEAVENWORTH PROJECT

Marty Pope, owner of Reunion Antiques located at 414 Delaware and is a member of Leavenworth Main Street, Chair of the Leavenworth Main Street Promotions Committee and a member of the Leavenworth Main Street Design Committee, approached the board. Mr. Pope stated the name has been changed to First City Passageways and the event is planned for the third week of June for local artists. This is a competition of local artists, who will identify doorways, bricked up windows or other elements downtown that would look like a passageway.

Mr. Pope further stated local artists will submit a rendering of what they would like to paint on that surface. The Leavenworth Main Street Design Committee will be selective when choosing the renderings to move forward with. The renderings will also be approved by the building owner. There may only be four or five passageways painted at this time but absolutely no more than 14 passageways at the most. Most of the doors will be doors not currently in use.

Mr. Gibson asked if there will be any stipulation on the materials the artists will use.

Mr. Pope stated they would like the artists to use materials that will withstand Kansas weather for a couple years.

Mr. Jackson asked if a motion is to be made.

Ms. Porter stated this is just for review. If any of the proposed passageways are in a historic district, it would need to come before this board for approval.

Mr. Pope stated he would like to come to next month's meeting with the passageways that have been chosen and the locations.

Ms. Porter stated the deadline for next month's meeting is March 6th.

Ms. Whitson asked how this will work since May 1st is the deadline for the renderings to be submitted to the Selection Committee. Would the commission not approve the renderings or location?

Mr. Jackson asked if there is a mechanism that would allow the applicant and commission to work around this issue; maybe discuss and vote on it telephonically.

Ms. Porter stated that is not allowed. A public hearing must be held and notifications are required to be mailed to all property owners within the district.

Ms. Whitson asked Mr. Pope if the dates were solid and if the event could be pushed back a month.

Mr. Pope stated the dates are not solid. This time period was chosen because the Main Street schedule of events gets busier further in the year.

Ms. Porter stated staff will look into possible options to move the event forward and will be in contact with Mr. Pope.

Wendy Scheidt, Main Street Director, asked if the \$200.00 application fee would apply to every application.

Staff responded all the applications for this particular event would fall under a one-time fee of \$200.00.

Ms. Scheidt asked for clarification that all renderings would need to be approved by the commission.

Staff responded in the affirmative.

Carolyn Kelly, Manager of Home 2 Suites, member of Main Street and Chair of the Design Committee, stated they will work with Mr. Pope and the commission to get all requirements done as fast as they can. They want the community to start building beauty downtown but keep the preservation look, such as the mural on the Main Street building.

Scott Cunningham, works with the Design Committee, asked if the restrictions the city is speaking of are laws, rules or guidelines.

Staff responded they are laws.

Mr. Cunningham further stated the event would be positive for the community but the main problem is there are rules that are getting in the way. He would like to see whatever can be done to expedite the process to keep the current timeline.

Chairman Jackson stated if there was no more discussion about the passageway project, the commission will now discuss the SpraySeeLV project.

Brandon Baker, VP of Spray See Inc., stated they do a mural festival in downtown Kansas City in the Crossroads, which brings street art to the area by painting large scale murals on buildings. In 2019, the SpraySeeMO festival was 8 days, painted over 30 buildings and had 49 individual artists representing 14 states and 8 countries.

Mr. Baker further stated he would like to bring SpraySeeLV to Leavenworth. Would like this festival August 27-30th with approximately 8-10 artists. The festival would also include print shows, mural projections and art installations. Would pair up artists and property owners according to their style. Property owners would approve art concept.

Mr. Karrasch asked about the concept of the overall activity. Do the artists just paint the murals or would this be more of a festival built around the murals.

Mr. Baker stated it would be a festival. For SpraySeeMo, there were daily tours, a beer bus tour, a group bike ride, food vendors, etc.

Mr. Jackson asked if any buildings have been identified to paint the murals on.

Mr. Baker stated he has a list of 50-60 walls that he thinks would be well suited for this event. A few property owners have been contacted and show great interest in learning more about this event.

Mr. Gibson asked if there is a cost to the business owner.

Mr. Baker responded there is not.

Ms. Whitson asked if they will be under the same restraints with the locations required to be approved by the Preservation Commission.

Ms. Porter responded in the affirmative.

Mr. Karrasch asked about the longevity of the murals.

Mr. Baker stated he would like a clear varnish over the murals to help preserve the art.

Ms. Whitson asked if this is a 2-3 year project or is it a one-time festival.

Mr. Baker responded it is a one-time festival but if there is good community response he would love to continue in upcoming years.

Mr. Gibson asked who would approve the art design.

Mr. Baker stated the property owner would need to approve the design as well as the Preservation Commission for those buildings within a historic district.

Mr. Jackson stated there is consensus in favor of the festival. He further stated Leavenworth is the first city in Kansas and hopes the artists will consider that when conceptualizing their design.

Ms. Scheidt asked if this would be considered one project for \$200.00 or if each application would require the \$200.00 fee.

Ms. Porter stated this would be more complex since it will be a festival, which will require it to also go through the City Clerk's Office.

Mr. Karrasch asked what the festival fees are.

Ms. Porter stated she would need to speak with the City Clerk's Office to get that information.

Ms. Scheidt asked if the building is not listed as historic but it is located in a historic district, would they still need to come to the Preservation Commission.

Ms. Porter responded in the affirmative stating it would be the same process that the Main Street building went through to get their mural.

3. Nomination for National Register – William Small Memorial Home for Aged Women

Ms. Porter stated she is looking for a consensus from the commissioners for the nomination of the William Small Memorial Home for Aged Women (711 N. Broadway Street) to the National Register of Historic Places and the Register of Historic Kansas Places.

There was a consensus by the Preservation Commission for the nomination of the William Small Memorial Home for Aged Women.

4. Election of Officers

Mr. Karrasch stated April is his last month of his 3-year term and after serving for 9 years, will not be seeking reappointment.

Chairman Jackson called for a nomination for the Chairman and Vice Chairman positions. Mr. Otto moved to maintain the status quo, seconded by Ms. Whitson and approved by a vote of 5-0.

5. Other Business/Correspondence

Chairman Brower noted there are three Minor Certificates of Appropriateness for the board's information.

With no further discussion, Chairman Jackson called for a motion to adjourn. Mr. Karrasch moved to adjourn, seconded by Ms. Whitson and approved by a vote of 5-0.

Meeting was adjourned at 7:03 p.m.

JH:mb