

CITY OF LEAVENWORTH PRESERVATION COMMISSION

COMMISSION CHAMBERS, CITY HALL
100 N 5th Street, Leavenworth, Kansas 66048
Wednesday, August 4, 2021 6:00 PM

The Leavenworth Preservation Commission met Wednesday, May 5, 2021. Chairman Rik Jackson called the meeting to order at 6:00 p.m. Commissioners present were Ken Bower, Ed Otto and Dick Gibson. Sherry Hines Whitson and Debi Denney were absent. Also, present in the commission chambers 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 May 5, 2021 as presented. Mr. Gibson moved to accept the minutes as presented, seconded by Mr. Otto and approved by a vote of 4-0.

OLD BUSINESS

None

NEW BUSINESS

1. 2021-22 LPC – 410 S. 2ND STREET

A State Law review under the US Secretary of the Interior's Standards for Rehabilitation for the proposed exterior and interior renovations of the property located at 410 S. 2nd Street, a property located in the Leavenworth Industrial Historic District.

Chairman Jackson called for the staff report.

Planning Director Julie Hurley stated the property consists of a large brick warehouse structure with a fenced parking area, as well as a small connected retail space with direct access on 2nd Street. The structure was built in the late 1800's and has served multiple purposes, most recently housing C&H Supply. The nature of the warehouse portion of the building limits the type of uses which may reasonably be accommodated by the building without significant structural changes, to primarily industrial-type uses. The retail portion of the building is not suitable for industrial uses.

The applicant intends to convert the warehouse portion of the structure into a mini-storage facility by retrofitting the interior of the building to accommodate individual storage units, while retaining the brick exterior. Windows and doors will be replaced and the existing chain link fence will be replaced with black steel fencing and an automatic gate. The adjoining retail space will be converted to a cigar lounge, with no proposed changes to the exterior.

A rezoning request was heard by the Planning Commission on Monday, August 2nd, to rezone the property from Light Industrial, I-1, to Central Business District, CBD. Issuance of a Special Use Permit will be required for operation of a mini-storage facility in the CBD zoning district. Mini-storage is a use permitted by right in the I-1 zoning district. However, the adjoining retail portion of the building does not allow for most retail-type uses which would be considered appropriate in the downtown area with the current I-1 zoning. CBD is a less intense zoning district than I-1 and will allow for uses that are more appropriate for the location 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 primary structure was constructed as a warehouse. Minimal exterior changes are required for the proposed use of mini-storage.

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 alteration of defining 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 such changes are proposed.

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

No removal or alteration of historic features is proposed.

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

No removal or alteration of historic features is proposed.

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.

Only doors and windows are proposed to be replaced. Proposed replacement doors and windows are appropriate for the structure and use.

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 such 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.

No additions or new construction is proposed.

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.

No additions or new construction is proposed.

ACTION /OPTIONS:

- Motion, to approve the proposed renovation project at 410 S. 2nd Street.
- Motion, to deny the proposed renovation project at 410 S. 2nd Street.
- 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 applicants/owners to explain their project.

Jack Ross stated he and Josh Magaha recently purchased this building. Their intention is to have a retrofit storage inside the warehouse. The height of the storage units are 10'. Will clean-up the red brick on the outside of the building and add times period specific window styles, much like the Stove Loft apartments.

Chairman Jackson asked for questions from the commissioners.

Ken Bower asked the applicants to explain the two different options for the interior renovations.

Mr. Ross stated the layouts are about the same for the retrofit inside. Option #1 has the current office remaining in place and the cigar lounge would merge into some of the warehouse space. Option #2 has the storefront property specifically for the cigar lounge and will not impede on the warehouse side. The doorway between the warehouse and the current office space would be sealed off creating two separate occupancies. The cigar lounge storefront would be the entrance to the north (the smaller building) and will have two levels. The owners believe option #2 would be the more likely scenario as far as the layout goes.

Mr. Bower asked about the windows.

Mr. Ross stated if you are facing the building, from left to right, they will replace window, window, steel doorway (used to be a garage door), window, door into the cigar lounge and the lower and upper windows to the left of the cigar entrance will also be replaced.

Mr. Ross further stated the windows on the south side of the building would be eliminated, sided and nicely painted for safety and security purposes because that side of the building would be storage units.

Mr. Bower asked for clarification that all windows on the south side would be eliminated.

Mr. Ross responded in the affirmative stating the previous owner at some point added the windows on the south side. These windows are not historic.

Mr. Bower asked what type of door would be installed for the warehouse entrance on 2nd Street.

Mr. Ross responded they would like a glass door but for safety reasons they will probably install a solid steel door with a small window.

Mr. Bower asked if the larger window on the second floor of the cigar lounge would be replaced and if it would keep the same sized opening.

Mr. Ross stated that window would be replaced and would keep the same size opening. All the windows would be custom designed with grids to keep them time period specific.

Mr. Bower asked if the windows would be similar to the adjoining building.

Mr. Ross stated they are not sure if they will go with the same style or possibly something a little different to give some separation between the two buildings.

Mr. Bower stated it would be nice if the closed off arch windows above the old garage door were reinstalled.

Mr. Ross stated they had no intention to replace those windows. However, now that it has been brought to his attention, opening the closed off windows would allow a lot more natural light to come in. If financially feasible, the owners will consider reinstalling those windows.

Mr. Magaha gave a little history of the building stating in World War I it was used to make tank turrets and the pot still is still in the building, which is on what would be the cigar lounge side of the building. Mr. Magaha stated if they can get it to work, it is their intention to get a Lexington glass walkway so when you walk into the humidor it will be back lit with the actual pot still.

Mr. Magaha further stated the large square window on the second level is the old gang showers. The original showerheads (approximately 10) are still there. None of this history will be removed from the building. The only items that will go up there are a smoke eater, A/C unit and leather furniture.

Dick Gibson asked about the parking lot.

Mr. Ross stated their intention is to install new black fencing with an automatic gate. Individuals with storage units would have 24-hour access using a keypad. To keep traffic off the streets, loading and unloading would occur where the large garage door is located on the south side of the building.

Mr. Gibson asked if consideration has been given to renting space inside the parking lot for campers, boats, etc.

Mr. Ross responded in the affirmative.

Mr. Jackson asked if there will be motion sensor lights outside.

Mr. Ross stated there will not be flashy bright lights on their signage. The cigar lounge will be a basic back lit steel sign.

Mr. Gibson asked about outside security lighting. His concerns are lights that may negatively impact neighboring properties.

Mr. Ross responded there will be outside security lights. The lighting design will be directed into the property instead of out.

Mr. Gibson asked the owners if they have any pictures of the building from the early 1900's.

The property owners responded they do not.

Ms. Hurley suggested they contact the Leavenworth County Historical Society.

Mr. Gibson asked is the parking for the cigar lounge would be on-street parking.

Mr. Ross responded in the affirmative. He does not foresee the cigar lounge holding enough people to max out the available on-street parking.

Ms. Hurley stated there are no parking requirements for downtown with all of the public parking lots. On-street parking is specifically addressed with the zoning.

With no other questions for the applicants, Chairman Jackson opened the public hearing. With no one wishing to speak, Chairman Jackson closed the public hearing and called for a motion. Mr. Bower moved to approve the proposed renovation project at 410 S. 2nd Street, seconded by Mr. Otto and approved by a roll call vote 4-0.

OTHER BUSINESS/CORRESPONDENCE

1. Other Business/Correspondence

Ms. Hurley noted there are 15 Minor Certificate of Appropriateness for the board's information.

Ms. Hurley stated an email was sent with the link for the online training that will occur later this month.

With no further discussion, Chairman Jackson called for a motion to adjourn. Mr. Otto moved to adjourn, seconded by Mr. Gibson and approved by a vote of 4-0.

Meeting was adjourned at 6:42 p.m.

Minutes taken by Administrative Assistant Michelle Baragary.