

CITY OF LEAVENWORTH PRESERVATION COMMISSION

COMMISSION CHAMBERS, CITY HALL
100 N 5th Street, Leavenworth, Kansas 66048
Wednesday, August 3, 2022 6:00 PM

The Leavenworth Preservation Commission met Wednesday, August 3, 2022. Chairman Rik Jackson called the meeting to order at 6:00 p.m. Commissioners present were Rik Jackson, Ken Bower, Ed Otto, Dick Gibson, Sherry Hines Whitson and Ken Bateman. 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 July 7, 2022. Commissioner Gibson moved to approve the minutes as presented, seconded by Commissioner Otto and approved by a vote of 6-0.

OLD BUSINESS

None

NEW BUSINESS

1. 2022-16 LPC – 319 N. BROADWAY ST.

Review proposal under State Preservation Law (K.S.A. 75-2724) and determine if the project meets the Secretary of the Interior Standards for Rehabilitation for property located at 319 N. Broadway St., a property located in the North Broadway Historic District.

Chairman Jackson called for the staff report.

Planning Director Julie Hurley stated the property consists of a single-family home and detached garage. The home was constructed in 1867 as the Henry W. Gillett House, and is a two-story Italianate style home. It has painted brick construction and a low-pitched asphalt shingled hip roof with deck. The ornate bracketed cornice features paired brackets on foliated corbels, a dentil molding, a paneled frieze with lozenge motif, and a paneled soffit. The one-story front porch has an octagonal section posts with foliated capitals and sawn brackets, wood pedestals with round arched panels on their faces, a bracketed cornice with a diamond molding in the frieze, a roof cresting aligned with the front entry with a modern metal balcony railing behind, and steps with decorative stone cheeks. Other features include a stone foundation, a lower two-story brick extension of the ell believed to have been made in 1895 with a small modern one-story frame wing with a cinder block foundation, and interior brick chimneys. The concrete front walk has a brownstone border, with nearby two stone hitching posts with chamfered corners and iron rings. The detached garage was constructed in the late 20th Century and does not have any historic significance.

The applicant intends to construct a 10' x 12' gazebo on the south side of the home. The gazebo will be constructed of wood with a metal roof, and will be completely freestanding from the existing home. The property is zoned R1-9, Medium Density Single Family Residential District, and the gazebo will be required to meet all applicable setbacks.

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 building was constructed as a residential structure, the proposed gazebo does not alter the defining characteristics of the building or site.

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 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.

No repair or replacement of historic features is proposed.

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.

The construction of the proposed gazebo will not alter or destroy any historic features or materials, and will be compatible with the residential nature of the structure.

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 gazebo will be free-standing and will not impair the integrity of the historic property should it be removed in the future.

ACTION /OPTIONS:

- Motion, to approve the proposed gazebo at 319 N. Broadway Street based on the standards set by the Secretary of the Interior Standards.
- Motion, to deny the proposed gazebo at 319 N. Broadway Street based on the standards set by the Secretary of the Interior Standards.
- 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 discuss his project.

James Lampkin, property owner, stated they are looking to install a small gazebo to sit outside and stay out of the sun, which will also bring dignity to the house since it is a beautiful structure.

Commissioner Whitson asked if they will be doing the project themselves or hiring a contractor.

Mr. Lampkin stated he will hire a couple young men to install the gazebo.

Commissioner Bower asked staff if a building permit will be required for this project.

Ms. Hurley responded a building permit will not be required because the gazebo is 120 sqft.

Mr. Otto asked if any excavation will need to be done.

Mr. Lampkin stated the area is pretty flat. He gave it a little grade so the water would run off. He has compacted the area and is ready to receive the structure to install.

Chairman Jackson asked how the legs of the gazebo will be anchored.

Mr. Lampkin stated they will secure it to the ground so the wind will not lift the structure.

Commissioner Gibson asked if the structure will be on concrete.

Mr. Lampkin responded the structure comes with metal brackets that you can either pound into the ground or secure them to concrete plates. Mr. Lampkin further stated he is thinking about buying 8" thick limestone, which weighs about 600lbs, and securing the gazebo to the limestone.

Commissioner Bower asked if they plan to run electricity to the gazebo.

Mr. Lampkin responded in the affirmative. The gazebo comes wired so you just plug it into an extension cord.

Steve Clay, 307 N. Broadway, stated he has lived at his home for 23 years, and Mr. Lampkin moved into his home at 319 N. Broadway about 5 years later. The Lampkin's have done a lot of work maintaining and upgrading their

property through the years. The gazebo will not only be comfortable for the Lampkin's but will also improve the look of the neighborhood as well. Mr. Clay further stated he fully supports this project and it will be a positive addition to North Broadway.

Chairman Jackson asked if there are any further questions/discussion from the commissioners. With none, Chairman Jackson called for a motion. Commissioner Whitson moved to approve the proposed gazebo at 319 N. Broadway St. based on the standards set by the Secretary of the Interior Standards, seconded by Commissioner Gibson and approved by roll call 6-0.

OTHER BUSINESS/CORRESPONDENCE

1. Other Business/Correspondence

Ms. Hurley noted there are three Minor Certificates of Appropriateness for the board's information.

Ms. Hurley stated the First City Passageways is on the agenda for the September 7th Preservation Commission meeting.

Commissioner Gibson asked about the list of questions he emailed to staff.

Ms. Hurley stated she forgot the questions but will email the questions and responses to the commission first thing tomorrow morning.

With no further discussion, Chairman Jackson called for a motion to adjourn. Commissioner Bower moved to adjourn, seconded by Commissioner Whitson and approved by a vote of 6-0.

Meeting was adjourned at 6:27 p.m.

Minutes taken by Administrative Assistant Michelle Baragary.