

# CITY OF LEAVENWORTH PRESERVATION COMMISSION

## COMMISSION CHAMBERS, CITY HALL

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

Wednesday, August 1, 2018 6:00 PM

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The Leavenworth Preservation Commission met Wednesday, August 1, 2018. Chairman Ken Bower called the meeting to order. Other commissioners present were: Rik Jackson, John Karrasch, Ed Otto and Debi Denney. Diane Soddors and Sherry Hines Whitson were absent. Also present for the meeting were City Planner Julie Hurley and Administrative Assistant Michelle Baragary.

Chairman Bower noted a quorum was present and called for a motion to accept the minutes from July 11, 2018 as presented. Mr. Otto moved to accept the minutes with the necessary correction of adding “unsuccessful” to “successful” Luigi’s to the discussion, seconded by Mr. Jackson and approved as corrected by a vote of 5-0.

### OLD BUSINESS

None

### NEW BUSINESS:

#### 1. 2018-10 LPC – 600 Shawnee Street

A State Law review under the US Secretary of the Interior’s Standards for Rehabilitation for the proposed alteration of the property located at 600 Shawnee Street, the former Immaculata High School, a property listed on the National Register of Historic Places as part of the Leavenworth Downtown Historic District. A Major Certificate of Appropriateness is required for the proposed reuse of the building.

Chairman Bower called for the staff report.

City Planner Julie Hurley stated the existing property is the former Immaculata High School site. The property consists of the original school building and addition housing space formerly used as the school gymnasium. Only the original school building portion of the property is included in the historic district. The applicant is proposing to repurpose the school building portion of the property into a total of 38 single bedroom apartment units, with the gymnasium portion of the property to be used as commercial space for a gym/group fitness operation and juice bar, along with other dividable commercial space. The building was constructed in 1922 and was listed on the National Register of Historic Places as part of the Leavenworth Downtown Historic District in 2002. The Planning Commission will consider a request to rezone the property from Central Business District (CBD) to Residential Mixed Use District (RMX) on Monday, August 6, 2018.

The structure is a two-story, symmetrically massed, red brick building on a sloping lot with the foundation level fully exposed on the southern elevation. The RMX zoning district is intended to provide for high-density, multi-family residential dwellings along with a mix of appropriate neighborhood-serving uses. Commercial uses may be included in some structures, but there is no requirement for each structure to have non-residential uses included.

This location is a part of the Redevelopment Overlay District, whose purpose is to facilitate the development of property in the downtown and northeast Leavenworth in accordance with the 2010 Downtown-North Leavenworth Redevelopment Master Plan. In particular, this location is identified as part of the Downtown Core. The intent of the subarea is to define Leavenworth’s traditional and historic downtown core, with a diverse mix of retail, office and residential uses. The downtown core should embrace redevelopment activities that promote diverse uses and activities that complement the established scale and urban form of the historic downtown. New activities should promote preservation, renovation and adaptive reuse of historic structures.

## **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 structure is being repurposed as a multi-family resident, minimal exterior changes are proposed. The portion of the building that will experience the most significant exterior changes is the gymnasium, which is not part of the historic district.*
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.  
*Minimal exterior 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.  
*There are no prior changes with known historic significance to the building. The prior gymnasium addition is not part of the registered historic district.*
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 do not involve replacement of any historic features.*
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.  
*No new additions are proposed.*

## **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.

Chairman Bower asked the applicant to speak of the proposed changes.

Jon Klocke, representing the property owner, approached the board. Mr. Klocke stated that the proposal for the 1920's school portion of the building is to reuse this for residential apartments; a mix of one and two bedroom units. Mr. Klocke believes the gymnasium portion was recently added to the historic district.

Ms. Hurley stated there was nothing on the State Historic site indicating this but if Mr. Klocke has documentation of such that he provide a copy to staff.

Mr. Klocke further stated that the gymnasium addition will be commercial use; a mix of yoga/workout components on the upper floors and possibly makerspace on the lower level. Windows will be replaced with aluminum historic replicas. Mechanical, electrical and plumbing will be updated; window a/c units will be removed. Still doing research to figure out what the ground and first floor originally was. Flooring is hardwood on the east wing and concrete on the west wing.

Chairman Bower asked for questions among the commissioners.

Mr. Karrasch asked Mr. Klocke to elaborate on what a makerspace is for those who may not know.

Mr. Klocke stated a makerspace provides machinery and tools that people share to work on projects.

Mr. Bower asked how many one-bedroom versus two bedroom units will be provided.

Mr. Klocke stated there are 38 total units; approximately 75% will be one-bedroom.

Mr. Bower asked if there will be any type of amenities for the residents.

Mr. Klocke stated the site is very tight so it will be minimal. There is a courtyard to the north that may have something (plan is still in the works). The full size basketball court will remain. Auditorium will be terraced and possibly have a workout area.

Chairman Bower opened the public hearing.

Don Holman approached the board stating he is the vice moderator for First Christian Church located at 130 N. 6<sup>th</sup> Street, Leavenworth. He thinks reusing the old Immaculata High School as apartments is a great project. His concern is with parking. Even though there is public parking to the east of the church, many parishioners are elderly and unable to get up the hill.

Mr. Bower stated parking is a Planning Commission concern.

Jodi Bryant approached the commissioners asking where the tenants for the new apartments will be parking. Ms. Bryant further stated First Christian Church using the parking lot to the north of the subject property not only on Sundays but they also use it during committee meetings during the week.

Mr. Bower stated the parking lot concerns will be addressed at the upcoming Planning Commission scheduled for Monday, August 6, 2018 at 6:00 p.m. in the Commission Chambers at City Hall.

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

With no further questions or comments, Chairman Bower called for a motion to adjourn. Mr. Otto moved to adjourn; seconded by Mr. Karrasch and passed by a unanimous vote 5-0.

Meeting was adjourned at 6:21 p.m.

\*September 13, 2018 – Change the second motion for approval of the July 11, 2018 minutes from Ms. Whitson to Mr. Jackson.

JH:mb