

# Leavenworth Preservation Commission

Wednesday, June 6, 2018, 5:00 PM

Commission Chambers

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

Leavenworth, Kansas

## AGENDA

1. Call to order, determine a quorum
2. November 1, 2017 Minutes - Motion
3. Old Business:

None

4. New Business:

- **2018-07 LPC – 1100 N. 2<sup>nd</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 1100 N. 2<sup>nd</sup> Street, a property listed on the National Register of Historic Places. A Major Certificate of Appropriateness is required for the proposed reuse of the building.

5. Other Business/Correspondence:

- **FYI - Minor Certificates of Appropriateness (12)**

- 405 N. Broadway – roof
- 407 Walnut – roof
- 508 S. Broadway St – roof
- 117-121 Cherokee St – roof
- 625 Olive St – roof
- 700 Spruce – 5' x 10' wall sign
- 700 Cherokee – windows and entry doors
- 420 Cherokee – banner
- 418 Cherokee – banner
- 400 Shawnee – installation of 4' metal fence
- 610 Cherokee – 3' x 8' wall sign
- 1128 5<sup>th</sup> Ave – replace sign at Carroll Mansion
- 412 Delaware – 2.5' x 7.9' wall sign
- 500 Shawnee – 2' x 3' projecting sign

6. Adjournment

# CITY OF LEAVENWORTH PRESERVATION COMMISSION

## COMMISSION CHAMBERS, CITY HALL

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

Wednesday, November 1, 2017 5:00 PM

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The Leavenworth Preservation Commission met Wednesday, November 1, 2017. Chairman Ken Bower called the meeting to order. Other commissioners present were: Rik Jackson, Debi Denney, Ed Otto, John Karrasch and Diane Soddors. Sherry Hanson was absent. Also present for the meeting were City Planner Julie Hurley and Administrative Assistant Michelle Baragary.

Chairman Bower noted a quorum was present and welcomed Diane Soddors as a new member of the board. Chairman Bower called for a motion to accept the minutes from August 2, 2017 as presented. Mr. Bower noted a small correction to be made to the minutes. On page 6 of the agenda packet, fourth paragraph from the bottom of the page, it states "Chairman Bower asked if the renderings presented today are what the building, awnings, etc. will look it". The sentence should be corrected to read "Chairman Bower asked if the renderings presented today are what the building, awnings, etc. will look like". Mr. Otto moved to accept the minutes as corrected, seconded by Mr. Jackson and approved by a vote of 6-0.

### OLD BUSINESS

None

### NEW BUSINESS:

#### 1. 2017-19 LPC – 818 S. ESPLANADE STREET

A State Law review under the US Secretary of the Interior's Standards for Rehabilitation for the construction of a detached garage located at 818 S. Esplanade Street, in the South Esplanade Historic District. A Major Certificate of Appropriateness is required for the proposed construction on the property.

Chairman Bower called for the staff report.

City Planner Julie Hurley stated the subject property is located at 818 S. Esplanade Street with an existing single family home on the site. The existing home is a two-story structure clad in lapboard siding. The applicant is proposing to construct a 22'x 28', 616 sqft detached garage to the rear of the home adjacent to the existing alley. The proposed garage will be finished in materials to match the existing home. The property is narrow in width and does not allow for driveway or garage access from the front of the home. The proposed garage will not be visible from Esplanade Street. Several other properties on the block have existing detached structures to the rear of the home.

### 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.

***No change in use and no change to the original existing structure are being proposed. The addition of a detached garage will cause minimal change to the site and environment, as it will only be visible from the existing alley.***

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. Materials will match the existing home.***

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 false sense of historical development is being proposed. The proposed detached garage will be constructed to visually match the existing home.***

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 construction does 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 construction will not destroy any historic materials that characterize the property. The detached garage will be constructed to be visually compatible with the existing home and surrounding area.***

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.

***Should the proposed detached garage be removed in the future, it would have no impact on the integrity of the property and its environment.***

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

Chairman Bower opened the public hearing.

James Marfield, 814 S. Esplanade, stated his property is next door and he supports the construction of the detached garage.

Eric Rathburn, 830 S. Esplanade, stated he too is in support of the proposed detached garage.

With no one else wishing to speak, Chairman Bower closed the public hearing and asked for questions or comments from the commissioners.

Mr. Otto asked if the small shed will be removed.

Tisha Panter, applicant, stated the shed will be removed.

Mr. Karrasch asked if the applicant is meeting all other requirements, such as setbacks.

Ms. Hurley stated all other requirements are being met.

With no further questions or comments, Chairman Bower 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 Ms. Denney and passed by a unanimous vote 6-0.

## **2. 2017-20 LPC – 814 S. ESPLANADE STREET**

A State Law review under the Secretary of the Interior's Standards for construction of a detached garage at 814 S. Esplanade Street, in the South Esplanade Historic District. A Major Certificate of Appropriateness is required for the proposed construction on the property.

Chairman Bower called for the staff report.

City Planner Julie Hurley stated the subject property is located at 814 S. Esplanade Street with an existing single family home on the site. The existing home is a two-story structure clad in lapboard siding. The applicant is proposing to construct a 18'x18', 324 sqft detached garage to the rear of the home adjacent to the existing alley, utilizing an existing concrete slab as the foundation. The proposed garage will be furnished in materials to match the existing home. The property is narrow in width and does not allow for driveway or garage access from the front of the home. The proposed garage will not be visible from Esplanade Street. Several other properties on the block have existing detached structures to the rear of the home.

### **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.



***No change in use and no change to the original existing structure are being proposed. The addition of a detached garage will cause minimal change to the site and environment, as it will only be visible from the existing alley.***

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. Materials will match the existing home.***

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 false sense of historical development is being proposed. The proposed detached garage will be constructed to visually match the existing home.***

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 construction does 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 construction will not destroy any historic materials that characterize the property. The detached garage will be constructed to be visually compatible with the existing home and surrounding area.***

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.

***Should the proposed detached garage be removed in the future, it would have no impact on the integrity of the property and its environment.***

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

Chairman Bower opened the public hearing.

Tisha Panter, 818 S. Esplanade, stated she is in favor of the proposed construction of a detached garage.

A neighborhood resident stated he is also in favor of the detached garage.

With no one else wishing to speak, Chairman Bower closed the public hearing and asked for questions or comments from the commissioners.

Mr. Jackson asked if the existing slab will be incorporated into the new construction.

Mr. Marfield, applicant, stated the existing slab will be used.

Mr. Karrasch asked if the applicant is meeting all other requirements, such as setbacks.

Ms. Hurley stated all other requirements are being met.

With no further questions or comments, 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 6-0.

## **REVIEW BY-LAWS**

City Planner Julie Hurley stated there are a couple minor changes to be made to the by-laws. Under Article II – Officers, #3, Ms. Hurley stated that as with all the other boards, the Secretary is the City Planner at the time. She recommended changing the wording to reflect this.

Ms. Hurley stated Article III – Meetings, #1, states the Board shall meet monthly on the fourth Monday of each month (at times to be determined) in the Commission Auditorium, 2<sup>nd</sup> Floor, City Hall. Ms. Hurley recommends changing the wording to reflect our current meeting schedule and location, which is the first Wednesday of each month (as needed) at 5:00 p.m. in the Commission Chambers on the first floor of City Hall.

With no comments or questions from the commissioners, the City Planner will make the recommended changes to the by-laws and email the updated by-laws to the board members.

## **OTHER BUSINESS/CORRESPONDENCE**

Chairman Brower noted there are three Minor Certificates of Appropriateness.

With no further questions or comments, Chairman Bower called for a motion to adjourn. Ms. Soddors moved to adjourn; seconded by Mr. Otto and passed by a unanimous vote 6-0.

Meeting was adjourned at 5:22 pm.

JH:mb

**LEAVENWORTH PRESERVATION COMMISSION**

**State Law Review – DOWNTOWN HISTORIC DISTRICT  
1100 N. 2<sup>nd</sup> STREET**

**JUNE 6, 2018**

**PREPARED BY:**



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Julie Hurley, City Planner

**APPROVED BY:**



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Paul Kramer, City Manager

**OWNER & APPLICANT:**

Greenamyre Rentals, Inc

**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 1100 N. 2nd Street, a property listed on the National Register of Historic Places. A Major Certificate of Appropriateness is required for the proposed reuse of the building.

**STAFF ANALYSIS:**

The applicant is proposing to rehabilitate the property located at 1100 N. 2<sup>nd</sup> Street into a total of 139 single bedroom apartment units, with space on the northwest portion of the site reserved for commercial uses. The property, owned by Seren Properties is commonly known as the Abernathy Furniture Company Factory. The building was constructed in 1926 and was listed on the National Register of Historic Places in 2016. It has formerly housed a number of various commercial and office operations. The Planning Commission considered a request to rezone the property from Planned Unit Development District (PUD) to Residential Mixed Use District (RMX) on Monday, June 4<sup>th</sup>, 2018.

The structure is a four-story reinforced concrete building clad in red brick. Non-historic fixed aluminum frame windows with tinted glass fill the historic window openings. 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 North Gateway Business and Innovation Campus. The intent of the subarea is to "generate new business and employment opportunities and a high quality experience and image for Leavenworth's northeast entrance to downtown". The subject property was identified in the plan as an existing office structure, with the desire to preserve and promote on-going building and site enhancements.

Since the Downtown-North Leavenworth Redevelopment Master Plan was conceived, the economy has shifted greatly and business and office use development is no longer as feasible as it was at the time of the plan development. All previous office users in the subject property have left the Leavenworth market, leaving the building empty. Reimagining the structure as a residential space to fill current needs accomplishes the goal of preserving and enhancing the historic structure. The request to rezone the structure to RMX allows for the possibility of future commercial or office uses in the building, should economic conditions change.

**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 residence, minimal exterior changes are proposed. The existing smokestack is not structurally sound, and will be shortened for safety purposes, but the overall feature will be retained.*
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. The existing smokestack will be shortened to make it structurally sound and will be preserved to the highest extent feasible.*
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.*
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.



Project No. 2018-07 LPC

Application No. 3780

Fee (non-refundable) \$200.00

Filing Date 04-12-2018

Fee Paid/Received By: Bev Wilson / Cary Collins

### MAJOR CERTIFICATE OF APPROPRIATENESS Landmark Impact Determination

Printed Name of Property Owner: Seren Properties, Inc.

Address of Property Owner: 8201 NW 97th Terrace, Kansas City, MO 64153

Phone: 816-746-9100 Email: steve@foutchbrothers.com

Applicant Name (if different from property owner): Jon Klocke, Owner Representative

Phone: 847-347-9184 Email: jonathan@foutchbrothers.com

Property Address of Landmark or Contributing Property for review: 1100 N. 2nd St.

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

Nature of Repair or Alteration/demolition: Renovation of existing commercial building to new residential / commercial office use

Historical or Architectural significance:

National Register

Kansas Register

Leavenworth Landmark Register

Listed on Historic Resource Survey

Other Contribution: \_\_\_\_\_

Physical Description of Demolition/Improvement work: Minor/cosmetic demolition and replacement of roof and some steel windows. Interior non-load bearing partition demolition with new residential apartment and light commercial construction.

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):

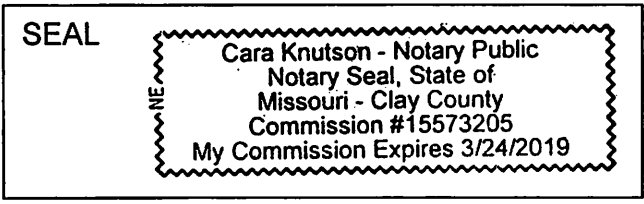
**NOTE:** All signatures must be in ink. Signature of owner(s) must be secured and notarized.

Owner's Signature: [Signature] Date: 04/09/18

State of Missouri  
County of Platte

Signed or attested before me on the 9<sup>th</sup> day of April 2018 by CARA Knutson

Notary Public Cara Knutson My appointment expires 03/24/19



**For Office Use:**  
Date of Public Hearing: June 6, 2018  
Date of Notice of Public Hearing published 5-15-18  
Date Notice sent to property owners within historic district, as appropriate: 5-15-18  
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 [ ]





United States Department of the Interior  
National Park Service

Listed in the National Register  
April 5, 2016

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

## 1. Name of Property

Historic name Abernathy Furniture Company Factory (Boundary Increase, Discontiguous District)

Other names/site number Plant K; KHRI #103-3020-00066, 103-712 through 103-714

Name of related Multiple Property Listing N/A

## 2. Location

Street & number 1100 N 2nd St. not for publication

City or town Leavenworth vicinity

State Kansas Code KS County Leavenworth Code 209 Zip code 66048

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national  statewide  local Applicable National Register Criteria:  A  B  C  D

See file.

Signature of certifying official/Title Patrick Zollner, Deputy SHPO Date \_\_\_\_\_

Kansas State Historical Society  
State or Federal agency/bureau or Tribal Government

In my opinion, the property  meets  does not meet the National Register criteria.

Signature of commenting official \_\_\_\_\_ Date \_\_\_\_\_

Title \_\_\_\_\_ State or Federal agency/bureau or Tribal Government \_\_\_\_\_

## 4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register  determined eligible for the National Register

determined not eligible for the National Register  removed from the National Register

other (explain:) \_\_\_\_\_

Signature of the Keeper \_\_\_\_\_ Date of Action \_\_\_\_\_

Abernathy Furniture Company Factory Plant K  
Name of Property

Leavenworth County, Kansas  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

**Category of Property**  
(Check only one box.)

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
4	3	buildings
0	1	sites
1	0	structures
0	0	objects
5	4	<b>Total</b>

**Number of contributing resources previously listed in the National Register**

2 buildings

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions.)

INDUSTRY: Manufacturing Facility

**Current Functions**  
(Enter categories from instructions.)

COMMERCE/ TRADE: Business: Office Building

Vacant

**7. Description**

**Architectural Classification**  
(Enter categories from instructions.)

LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY

AMERICAN MOVEMENTS: Commercial Style

OTHER: Industrial

**Materials**  
(Enter categories from instructions.)

foundation: CONCRETE

walls: BRICK

METAL

roof: METAL; SYNTHETICS

other: HEAVY TIMBER

Abernathy Furniture Company Factory Plant K  
Name of Property

Leavenworth County, Kansas  
County and State

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## Narrative Description

### Summary

This nomination for the Abernathy Furniture Company Factory Plant K amends the Abernathy Furniture Company Factory nomination, listed in the National Register of Historic Places September 8, 2004, to include a geographically separate manufacturing complex constructed in 1926. The addition of Plant K, a complex of four contributing buildings located one-half mile north of the existing Abernathy Furniture Company Factory complex, creates a new discontinuous district for the Abernathy Furniture Company Factory nomination (*Figure 1*). The buildings were not included in the previous nomination due to their distance from the main factory complex. The two complexes meet the criteria for a discontinuous district as they are geographically separate, the space between the two complexes lacks significance, and visual continuity is not a factor of historic significance. The district includes the previously listed less-than-one-acre Abernathy Furniture Company Factory complex at 200-210 Seneca Street and the 4.12 acre site of Plant K at 1100 North 2<sup>nd</sup> Street. The construction of Plant K in 1926 supported the expanding company and contributed to its success and production. The buildings retain sufficient integrity to illustrate their function as a furniture manufacturing complex.

Plant K includes four historic, contributing buildings connected by three non-historic, non-contributing additions. The brick buildings vary in height from one to four stories and are sited to accommodate preexisting rail sidings (no longer extant). Constructed in 1926, the four historic buildings include the four-story Factory Building, two-story Engine & Electrical Building, one-story Lumber Kiln, and one-story Lumber Building. A non-historic, non-contributing one-story metal addition connects the Factory Building, the Engine & Electrical Building, and the Lumber Kiln. A non-historic, non-contributing, one-story brick addition connects the Lumber Building, the Lumber Kiln, and the Factory Building. A non-historic, non-contributing addition defines the entrance at the southwest corner of the complex. A paved surface parking lot, a non-contributing site, spans the south side of the property. The interiors of the large, four-story Factory Building and the one-story Lumber Building and Lumber Kiln were renovated both in 1967 and 1992. The Engine & Electrical Building has a one-story portion and a two-story portion. It has not been renovated and retains its historic appearance on the interior and exterior.

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## Elaboration

### SETTING

Plant K is located at 1100 North 2<sup>nd</sup> Street in Leavenworth, Kansas. It is approximately one-half mile from the Abernathy Furniture Company (*Figure 1*). The complex stands at the southwest corner of North 2<sup>nd</sup> Street and Metropolitan Avenue, adjacent to an active rail line and the Missouri River to the east (*Figure 2*). Asphalt paved parking lots abut the south elevation of the Factory Building and the west elevation of the Lumber Building. Driveways lead from both North 2<sup>nd</sup> Street and Cheyenne Curve to these parking lots. Asphalt paved drives abut the north and east elevations. Metropolitan Avenue runs along the north elevation. It is a raised viaduct at this location, providing direct access to the bridge over the Missouri River. The land under the viaduct is paved and used for parking for the Plant K complex. The historic Leavenworth water treatment plant is north of Metropolitan Avenue. Undeveloped land dotted with deciduous trees sits immediately southeast of the complex. Non-historic residential development sits to the southwest. At construction in 1926, the complex was immediately north of the Leavenworth City Limits, within Kickapoo Township. This land was eventually annexed by Leavenworth and is now within the city limits.

Seven buildings comprise Plant K (*Figure 3*). The large rectangular Factory Building runs east west at the center of the property. The rectangular Engine & Electrical Building extends northwest-southeast along the center of the north side of the Factory Building (*Figure 1*). A large smokestack rises between the two buildings. The square Lumber Kiln building is located at the west end of the north side of the Factory Building. The west elevations of these two buildings historically aligned. The rectangular Lumber Building runs north-south and abuts the northwest corner of the Factory Building. Non-historic additions connect all the buildings. Between the Factory Building, Engine & Electrical Building, and Lumber Kiln, impermanent one-story corrugated metal walls connect the buildings. A more permanent one-story brick addition connects the Lumber Kiln and Lumber Building. A glazed entry vestibule connects the Lumber Building and the Factory Building.

Abernathy Furniture Company Factory Plant K

Name of Property

Leavenworth County, Kansas

County and State

## BUILDING DESCRIPTIONS

### 1. Factory Building (KHRI #103-3020-00066) 1926 (1992 alterations)

**Contributing Building**

#### Exterior

The rectangular four-story Factory Building has an area of approximately 24,000 square feet per floor (*Photos 1 through 3*). Red brick clads all elevations of the reinforced concrete building. Metal coping caps the flat painted parapet, which is slightly shaped at the corners. Non-historic fixed aluminum-frame windows with tinted glass fill the historic window openings.

The primary (west) elevation has four bays defined by slightly projecting brick pilasters. A non-historic (1992) entry addition spans the two south bays at the 1<sup>st</sup> story (described below). The Lumber Building and its addition abut the two north bays. A curved concrete sidewalk with decorative brick and metal archways (also dating to 1992) leads to the large glazed entry vestibule addition. From this vestibule, entries to both the Factory Building and the Lumber Building are accessible. This entrance enters the second story of the Factory Building, as the land rises one story from the east side of the building to the west side. Above the entry addition in Bay 3, a non-historic (1992) steel and glass curtain wall clads the building and rises above the parapet. This appears to be cosmetic only and could be removed without extensive damage to the façade, should that project be undertaken. Fenestration in Bays 1 and 2 consists of five-part fixed aluminum-frame windows filling the historic window openings. The third story windows have metal panels spanning the top of the opening. The glass curtain wall in Bay 3 has ten-part windows over the historic masonry openings. Bay 4 has paired two-part aluminum-frame windows in the fourth floor that span the height of the historic masonry opening with a brick pier between them. Short paired two-part aluminum-frame windows are in the third story masonry opening, the rest infilled with brick. With the exception of Bay 3, the historic window openings remain visible with their historic brick sills and steel lintels. Non-historic (1992) windows fill the historic masonry openings (*Figure 6*).

The long south elevation is the most visible elevation of the Factory Building. Eighteen bays comprise the south elevation. The slope of the land exposes the first story on the south elevation beginning at Bay 3. The symmetrical elevation has paired pediments at the parapet in Bays 1, 3, 16, and 18. The outermost bays (1 and 18) lack fenestration, in keeping with the historic configuration. Non-historic aluminum windows fill all window openings in the historic masonry openings. With the exception of the center two bays (9 and 10), five-part windows fill the masonry openings. Paired two-part windows fill openings in Bay 9 and single two-part windows fill openings in Bay 10. Non-historic entrance canopies provide access to the building from the parking lot at Bays 1, 8, and 18. These non-historic metal canopies are attached to the building. The west entrance (Bay 1) connects to the second story and the others open to the first story. Loading bay doors fill a first story opening in Bay 17 at the location of an original loading bay.

The symmetrical east elevation has four bays. The outermost bays (1 and 4) have triangular parapets. Paired windows fill openings in Bay 1 while five-part windows fill the remaining openings. A concrete loading dock that matches the curve of a historic rail siding (not extant) projects from the first story. A porch with wood posts and railings and an asphalt roof tops the loading dock.

The north elevation is mostly obscured by the Engine & Electrical Building, the Lumber Kiln, and their connecting metal additions. The symmetrical north elevation is very similar to the south elevation. Window openings that are within the connecting additions retain their historic steel-frame factory-style windows. The additions connect at Bay 7 on the north elevation and continue across the entire elevation.

The water tower and metal frame, visible in historic photographs (*Figure 6 through 8*), were removed in stages. The metal tank was removed between 1967 and 1978. The metal frame was removed after 1978, presumably during the 1992 renovation.



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Interior

On the interior, offices occupy the entire interior partitioned by stud and gypsum board walls (*Photos 4 through 6*). Some floors have perimeter corridors with exposed brick walls and some have central corridors. Finishes on the interior include select areas of exposed brick walls, mostly furred out walls with gypsum board, carpet and composite tile flooring, and lay-in acoustical ceiling tiles.

**2. Engine & Electrical Building (KHRI #103-712)**  
**1926**

**Contributing Building**

Exterior

The Engine & Electrical Building is a rectangular building set along a northwest-southeast axis. It has two sections: the southeast two-story section and the northwest one-story section (*Photos 3, 7, and 8*). The brick building has a concrete structure and flat roof. Shaped parapets mark each corner of the two-story section. The one-story section has a flat parapet. The parapet of both sections has terra cotta coping. The first story of the building is adjacent to the corrugated metal connector that links this building and the Factory Building. Corrugated plastic panels clad all of the window openings, but the historic steel-frame windows remain visible on the interior. Window openings have rowlock sills. The metal frame for a water tower remains on the roof, now clad in non-historic billboards.

Two bays comprise the two-story southeast elevation. Three windows fill each masonry opening at the second story and the first bay on the first story. A non-historic metal frame and overhead door fill the historic loading bay opening in the north bay of the first story. The concrete foundation is visible at the base of this elevation.

Three bays comprise the two-story section of the northeast elevation with shaped parapets flanking a flat parapet. A single large window opening fills Bay 1 at the second story with two smaller openings in the central bay and a blind window opening in Bay 3. Bands of metal coal doors pierce the first story in all three bays. Two bays comprise the one-story section of the northeast elevation with paired window openings in each bay and a flat parapet. The concrete foundation is not visible on this elevation.

Two bays comprise the northwest elevation of the two-story section. The first story of this section is obscured by the one-story section. Six windows fill the second story, which is topped by a shaped parapet. Two bays also comprise the northwest elevation of the one-story section. An overhead door, pedestrian door, and narrow window fill the first bay. A large window fills the second bay, which is partially obscured by the metal connector addition.

Three bays comprise the southwest elevation of the two-story section. Window openings are infilled with brick, similar to the northeast and northwest elevations, with the exception of Bay 1 on the second story, which has a large window. Two doors pierce this bay at the first story. Two bays comprise the southwest elevation of the one-story section. Paired window openings fill each bay.

Interior

The interior of the two-story section of the Engine & Electrical Building is large and open with concrete floors and ceilings and brick walls (*Photos 9 and 10*). Concrete pillars span the height of the interior. The interior of the one-story section is open with exposed concrete floors and ceilings and brick walls. Concrete block walls partition a bathroom in the southeast corner of the space. The metal coal doors are extant on the interior.

**3. Lumber Kiln (KHRI #103-713)**  
**1926 (1992 alterations)**

**Contributing Building**

Exterior

The Lumber Kiln is a low, one-story brick building with a flat roof and flat parapet (*Photos 11 and 12*). Elastomeric coating clads the brick exterior. Five non-historic bays comprise the north elevation with single fixed aluminum-frame windows in each bay, topped by small aluminum awnings. The west and south elevations connect to the Lumber Building and the

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Factory Building with brick additions. The corrugated metal connector between this building and the Engine & Electrical Building covers the east elevation of this building (*Photo 13*). Historic small openings with metal bars pierce the foundation walls. A single opening in the foundation provides access to the basement.

#### Interior

The interior of the Lumber Kiln has been converted into offices with non-historic finishes, including carpet, composite tile floors, gyp board walls, and lay-in grid ceilings. Originally, three kilns filled the interior of the building running east-west. One kiln remains in this configuration with exposed brick walls. The basement is unfinished space.

#### **4. Lumber Building (KHRI #103-714) 1926 (1992 alterations)**

**Contributing Building**

#### Exterior

The rectangular brick Lumber Building has a flat roof (*Photos 1, 14*). Shaped parapets mark each corner while the parapet over the remaining bays is flat with metal coping. The mostly symmetrical primary elevation faces west. Seven bays comprise this elevation designated by brick buttresses. The historic photograph indicates that there were historically no windows in this elevation (*Figure 6*). Small non-historic aluminum-frame fixed windows are scattered across the elevation with one each in Bays 1, 4, 5, 6, 7, and 8; two in Bay 3; and a set of three windows with a metal pent eave in Bay 2. Bay 7 is narrower than Bay 1.

Three bays comprise the north elevation designated by brick buttresses. Single fixed aluminum-frame windows with metal awnings pierce Bays 1 and 2. A metal lintel and non-historic brick patching suggests that a loading bay once filled Bay 2.

Three bays comprise the south elevation designated by brick buttresses. Bay 1 has no windows. A large, non-historic nine-light window fills the opening in Bay 2. Bay 3 connects with the entrance addition and contains a doorway to the building.

#### Interior

Offices with non-historic finishes occupy the interior of the Lumber Building (*Photo 15*).

#### **5. Brick Addition c. 1967**

**Non-Contributing Building**

A T-shaped one-story brick addition connects the Lumber Building, Lumber Kiln, and the Factory Building (*Photo 12*). The addition matches the roof height of the Lumber Building and Lumber Kiln. The north-south portion lines the entire east elevation of the Lumber Building, the entire west elevation of the Lumber Kiln, and Bays 1 and 2 of the west elevation of the Factory Building's first story. The east-west portion of the addition fills the west end of the narrow space between the Lumber Kiln and the Factory Building. The north elevation has a single non-historic fixed aluminum window and a non-historic metal door. The brick addition was likely added in 1967, when the complex was converted into a storage facility.

#### **6. Corrugated Metal Connector 1992**

**Non-Contributing Building**

Corrugated metal comprises the walls and roofs of the impermanent five-sided connector that runs between the Factory Building, the Engine & Electrical Building, and the Lumber Kiln (*Photo 11*). It spans the entire southwest elevation of the Engine & Electrical Building, the east elevation of the Lumber Kiln, and Bays 7 through 15 of the north elevation of the Factory Building. The connector leaves the former exterior walls of these buildings exposed on the interior (*Photo 16*). The concrete smokestack between the Factory Building and Engine & Electrical Building is partially included within the connector, piercing through the roof. This connector was added in 1992 when the building was converted into offices. The addition is impermanent and easily removable.

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**7. Entrance Addition**  
**1992**

**Non-Contributing Building**

An entrance addition abuts Bays 1 and 2 of the west elevation of the Factory Building and the brick addition east of the Lumber Building (*Photo 1*). This metal-frame glazed vestibule has a metal standing seam roof and canopy. The entrance dates to the 1992 renovations.

**8. Parking Lot**  
**1967**

**Non-Contributing Site**

A large concrete surface parking lot abuts the south elevation of the Factory Building. This surface parking lot replaced a smaller gravel area. A smaller parking lot and driveways to the west occupy areas where the lumber yards and a lumber shed stood historically. Driveways also line the east and north of the complex (*Figure 3*). These driveways align roughly with the historic rail sidings that are no longer extant (*Figure 5*). Small patches of grass, trees, and shrubs are located near the driveways, at the primary entrance, and at the loading dock on the east elevation of the Factory Building.

**9. Smokestack**  
**1926 (c.1965 alteration)**

**Contributing Structure**

A concrete smokestack rises roughly 50 feet from its base at the space between the Engine & Electrical Building and the Factory Building. The smokestack originally rose much higher, but the top 20 or 30 feet were removed prior to 1967 (*Figures 6 through 8*).

**INTEGRITY**

Plant K retains integrity. The facility is extant in its original location and retains the original configuration of its buildings and its setting in proximity to the Missouri River and to a rail line. The interrelatedness of the four buildings remains legible, though somewhat obscured by non-historic additions. Furthermore, these additions are easily removable. Exterior building materials and the fine masonry work on all four buildings communicate integrity of design, materials, and workmanship. The replacement of windows is an alteration that is common for industrial buildings and thus does not compromise the overall integrity of the building. The historic fenestration patterns are extant and the historic masonry openings are unaltered in most of the resources. Although window openings have been added to the Lumber Kiln and Lumber Building, they are small openings that do not significantly compromise the character of the resource or the District as a whole. Additionally, the interior design and finishes of the Engine & Electrical Building are unaltered. The physical integrity of the buildings in their historic setting along the river supports the complex's integrity of feeling and association. The imposing complex clearly conveys its historic industrial function. Plant K retains integrity sufficient to convey its significance for the area and period for which it is nominated.



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**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)  
Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

**Areas of Significance**

COMMERCE

**Period of Significance**

1926-1950

**Significant Dates**

1926

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Unknown

**Period of Significance (justification)**

The period of significance for the entire Abernathy Furniture Company Factory remains unchanged. It begins with the construction date of the first building in 1883 and continues to 1950, the date of sale of the factory buildings and business by the Abernathy Company. Plant K was constructed in 1926, during the existing period of significance; its period of significance dates from 1926 (construction) to 1950 (sale of business).

**Criteria Considerations (justification)**

N/A

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## **Narrative Statement of Significance**

### **Summary**

The original Leavenworth Abernathy Furniture complex at 200-210 Seneca Street was listed individually on the National Register of Historic Places in 2004 for significance under Criterion A in the area of Commerce and Criterion C in the area of Architecture. This National Register nomination for the Abernathy Furniture Company Factory Plant K amends the previous nomination to include a separate manufacturing complex of the company constructed in 1926. The addition of Plant K, a complex of four buildings located one-half mile north of the existing Abernathy Furniture Company Factory, creates a new discontinuous district for the Abernathy Furniture Company Factory nomination (*Figure 1*). The two complexes meet the criteria for a discontinuous district as they are geographically separate, the space between the two complexes lacks significance, and visual continuity is not a factor of historic significance. Without Plant K, Abernathy Furniture Company could not have risen to the prominence that it did. The construction of Plant K made Abernathy Furniture one of the most prosperous manufacturing operations in Leavenworth, boasting a large distribution reach and self-manufacture of 75 percent of the goods it sold, the majority of which were produced at Plant K. The significance of the company in the area of Commerce is bolstered by the inclusion of Plant K.

Plant K is significant under Criterion A in the area of COMMERCE. Construction of Plant K enabled the Abernathy Furniture Company to double its production capacity and to continue the manufacture and distribution of furniture in an era when many of its local competitors were closing operations. Abernathy Furniture Company was among the longest operating industries in Leavenworth and was one of the largest furniture manufacturers in the region. Hemmed in at their original site at North 2<sup>nd</sup> and Seneca streets, Abernathy Furniture Company expanded with the construction of a new plant (Plant K) just outside of the city limits of Leavenworth in 1926. The historic context for Plant K is within the period of significance (1883 to 1950) documented by the National Register nomination for the Abernathy Furniture Company Factory at 200-210 Seneca Street, though it begins in 1926 with the construction of the new plant. The historic context for Plant K is the same as that documented by the National Register nomination for the Abernathy Furniture Company Factory at 200-210 Seneca Street.

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### **Elaboration**

The following narrative summarizes the narrative in the 2004 National Register nomination and provides more specific analysis of Plant K's significance to the Abernathy Furniture Company. While the original nomination contains a comprehensive context for the Abernathy Furniture Company that includes Plant K, this nomination includes information about the historic functions of the contributing resources at the nominated complex.

Founded in 1856 as Woods and Abernathy, Abernathy Furniture Company was one of the oldest industries in Leavenworth. As the population in Leavenworth expanded in the 1860s, so did Abernathy Furniture. By the 1870s, Abernathy Furniture Company had retail, wholesale, and distribution operations in the West Bottoms of Kansas City, Missouri in addition to its manufacturing facilities in Leavenworth. The company continued to grow through the 1870s and 1880s, employing 200 workers in 1883. The company built its primary manufacturing complex at North 2<sup>nd</sup> and Seneca Streets between 1883 and 1905.

Prior to World War I, fifteen furniture manufacturers operated in the city. By the 1920s, many factories and warehouses in Leavenworth had closed, leaving only a handful. Seeing this opening in the industry, Abernathy Furniture Company sought to expand. Hemmed in by residential and commercial buildings at their primary location, they built the massive Plant K complex on the site of the defunct Leavenworth Coal Company ten blocks north of the main factory. Located just outside the Leavenworth City Limits, Plant K was named for its location in Kickapoo Township. Much larger than the main Abernathy factory complex, Plant K doubled the number of company employees and dramatically increased manufacturing capacity. Workers at Plant K fabricated furniture from start to finish (*Figures 5, 6*). Lumber arrived by train, was unloaded, and dried in lumber kilns before being crafted into furniture. Paint and finishes were stored on site in a fireproof location

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and were applied to the furniture in a special room on the second story of the Factory Building. Excelsior rooms<sup>1</sup> on each story held the wood shavings that were used for packaging furniture for shipment and distribution to the Kansas City warehouses, to the retail showroom in Leavenworth, and to customers throughout the region, which, at this time, included much of the Midwest west of the Mississippi River. The Engine & Electric Building powered the complex. With this new facility, Abernathy Furniture Company continued to grow and remained successful, in spite of the manufacturing decline in the city around it as the city's industries could not compete with larger industrial districts in nearby cities, such as Kansas City. In the 1930s, Abernathy Furniture Company was one of the few remaining industries in Leavenworth and also the largest. Dramatic population loss in Leavenworth during the 1940s and reduced demand for their products as lead to the closure of Abernathy Furniture Company in 1950.

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<sup>1</sup> "Excelsior" is a term used to describe wood shavings used in packing products for shipment. "Excelsior rooms" in manufacturing and warehousing facilities are typically small, fireproof closets.

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**9. Major Bibliographical References**

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

*Kansas City Star*. Microfilm. Kansas City (Missouri) Public Library, Missouri Valley Room Special Collections.  
----"Harry T Abernathy: Turning Point in My Career." 21 September 1930.  
----"Omar Abernathy Death." 25 June 1941.  
----"Acquisition." 26 March 1950.

Kansas City City Directories.

Sanborn Fire Insurance Survey Maps.

Schwenk, Sally. National Register of Historic Places Nomination Form: Abernathy Furniture Company Factory. 6 February 2004.

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Missouri Valley Special Collections, Kansas City (Missouri) Public Library

Historic Resources Survey Number (if assigned): \_\_\_\_\_

**10. Geographical Data**

**Acreege of Property** 4.12 (Plant K)

**Provide latitude/longitude coordinates OR UTM coordinates.**  
(Place additional coordinates on a continuation page.)

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

1	<u>39.328692</u>	<u>-94.91667</u>	3	_____	_____
	Latitude:	Longitude:		Latitude:	Longitude:
2	_____	_____	4	_____	_____
	Latitude:	Longitude:		Latitude:	Longitude:

**Verbal Boundary Description** (describe the boundaries of the property)

There is no change to the nominated boundaries for the property at 200-210 Seneca St. The boundaries for Plant K are as follows: BRIDGEPORT REPLAT, S25, T08, R22E, BLOCK 5, ACRES 4.11, PT LT 1 BLK 5 BRIDGEPORT REPLAT & VAC WATER ST ADJ & PT NW1/4 BEG SE COR LT 1 BLK 5, W133.44', NWLY 375.53', N175'(S), E90'(S), N75'(S), E430'(S), S446.9'(S), W TO POB (SCALED). This increases the boundary for the Abernathy Furniture Company, creating a discontiguous five(+/-)-acre district.

**Boundary Justification** (explain why the boundaries were selected)

The boundaries include the parcels historically and currently associated with the nominated buildings.

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**11. Form Prepared By**

name/title Kristen McSparren Ottesen, Ellis Mumford-Russell  
organization Rosin Preservation date November 2015  
street & number 1712 Holmes telephone 816-472-4950  
city or town Kansas City state MO zip code 64108  
e-mail Kristen@rosinpreservation.com

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**Property Owner:** (complete this item at the request of the SHPO or FPO)

name Greenamyre Rentals, Jeremy Greenamyre  
street & number 2500 S. 2nd St telephone 913-828-4440  
city or town Leavenworth state KS zip code 66048

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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### Additional Documentation

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Submit the following items with the completed form:

#### Photographs

##### Photograph Log

Name of Property: **Abernathy Furniture Company Factory Plant K**

City or Vicinity: **Leavenworth**

County: **Leavenworth** State: **Kansas**

Photographer: **Ellis Mumford-Russell**

Date  
Photographed: **August 2015**

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 16: Factory Building & Lumber Building (foreground). View NE
- 2 of 16: Factory Building, south elevation. View N
- 3 of 16: Factory Building (left) and Engine & Electrical Building (right). View SW
- 4 of 16: Factory Building, north wall within non-historic metal connector. View NW
- 5 of 16: Factory Building, second floor lobby interior. View NE
- 6 of 16: Factory Building, second floor south corridor (typical). View SE.
- 7 of 16: Engine & Electrical Building, northeast and southeast elevations. View SW.
- 8 of 16: Engine & Electrical Building, northeast and north west elevations. View SE.
- 9 of 16: Engine & Electrical Building, two-story interior. View NW.
- 10 of 16: Engine & Electrical Building, one-story interior. View NE
- 11 of 16: Engine & Electrical Building northwest elevation (left), metal connector (center), Lumber Kiln north elevation (right). View SW.
- 12 of 16: North elevation of Lumber Kiln (left), brick connector (center beneath awning), & Lumber Building (right). View SW
- 13 of 16: Lumber Kiln, rear (east) elevation within metal connector. View W
- 14 of 16: Lumber Building north and west elevations & brick connector (far left). View SE.
- 15 of 16: Brick connector between Lumber Building (right) & Lumber Kiln (left). View S
- 16 of 16: Metal connector interior between Factory Building (left) and Engine & Electrical Building (right) with historic smokestack (center). View W.

#### Figures

Include GIS maps, figures, scanned images below.

Figure 1: Abernathy Furniture Company Factory (Amended) Site Map. Source: Google Maps 2015.

Figure 2: Plant K Site Map. Source: Google Maps 2015.

Figure 3: Plant K Resources Map. Source: Google Maps 2015.

Figure 4: Plant K Photo Map. Source: Google Maps 2015.

Figure 5: 1949 Sanborn Map of Plant K Site.

Figure 6: Early photo of Plant K. Date unknown.



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Figure 1: Abernathy Furniture Company Factory Site Map. Source: Google Maps 2015.  
1100 N 2<sup>nd</sup> Street, Leavenworth, Leavenworth County, KS  
39.328692, -94.916670





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Figure 2: Plant K Site Map. Source: Leavenworth County, Kansas GIS.  
Boundary of Plant K shown in heavy line around complex.  
1100 N 2<sup>nd</sup> Street, Leavenworth, Leavenworth County, KS  
39.328692, -94.91667

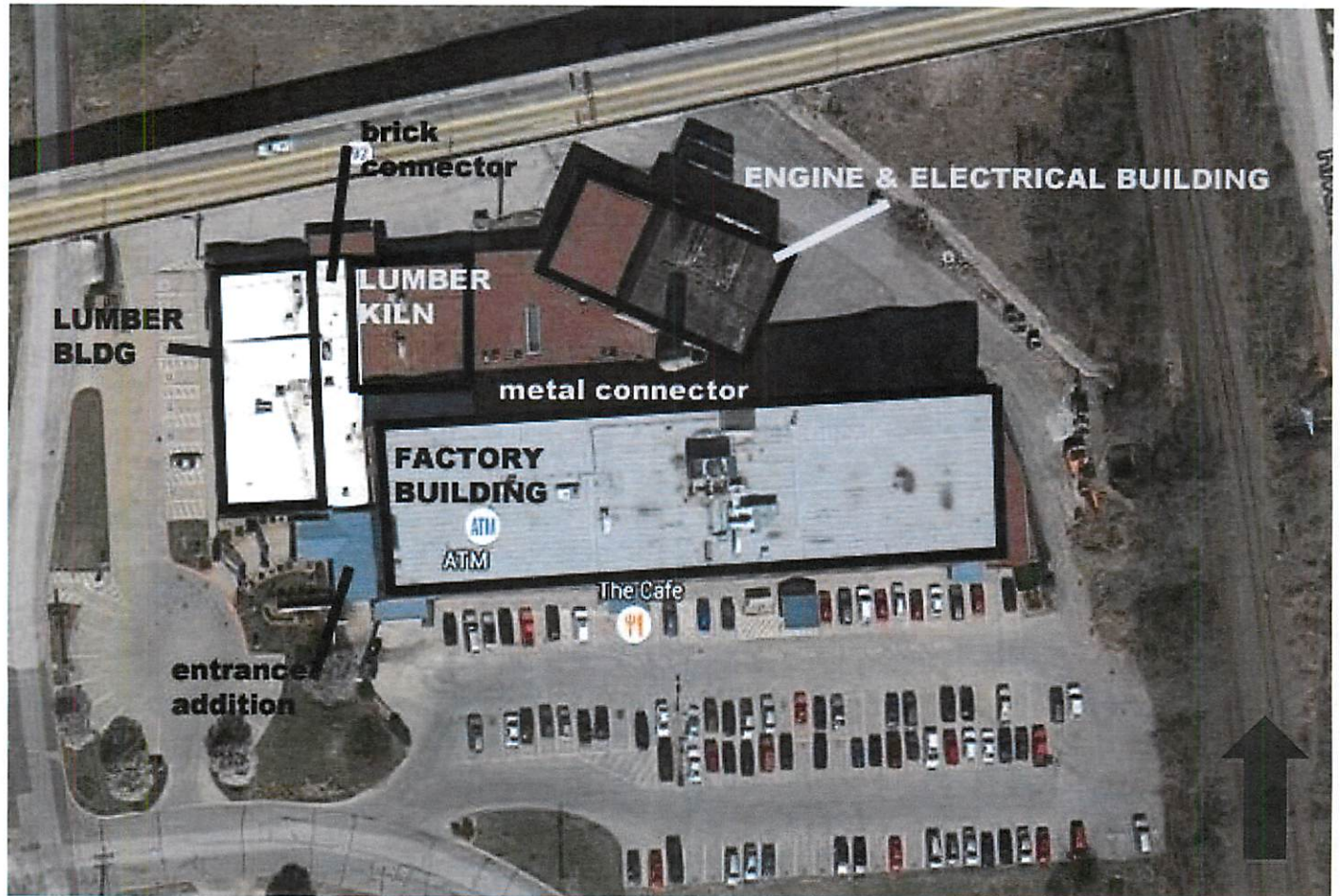




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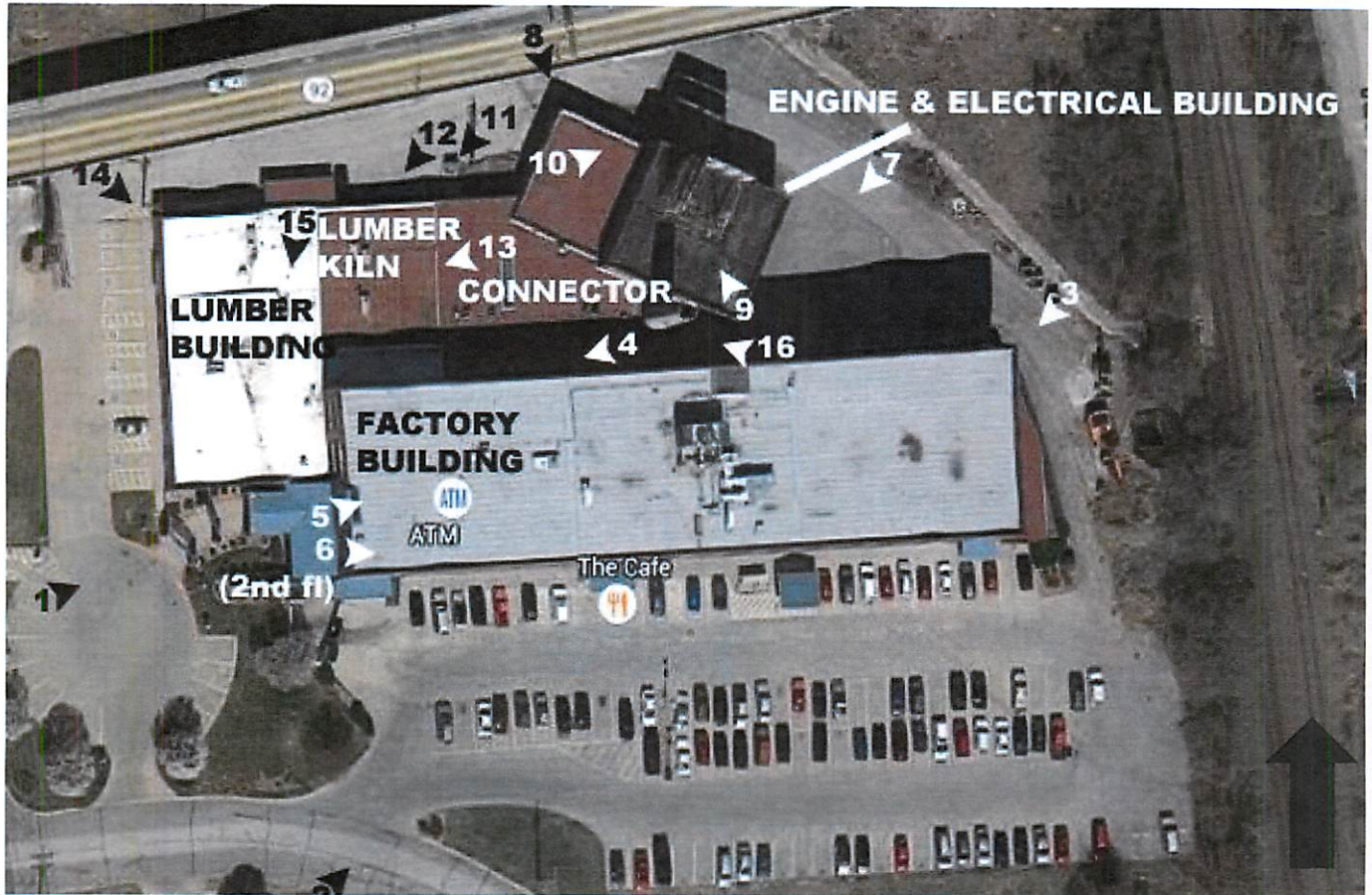
Figure 3: Plant K Resources Map. Source: Google Maps 2015.



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Figure 4: Plant K Photo Map. Source: Google Maps 2015.







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Figure 6: Early photo of Plant K, c.1930. *Source: KCPT.org*





Application No. 4058

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

Date of application May 31, 2018. All information is subject to verification. Willful falsification may lead to issuance of a "stop work" order on your project.

1. Address of Property: 500 Shawnee St.  
 National Register  
 Kansas Register  
 Landmarks Register  
 Historic District  
Name of District: Downtown Historic District

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): Hanging a non-illuminated projecting sign on side of building that says Queenie's Loft

4. Printed name of owner: Stacy McCowen  
Telephone Number: 913-651-7798  
Email: candlequeencandles@gmail.com

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

Stacy McCowen \_\_\_\_\_ 5-31-18 \_\_\_\_\_  
Signature of property owner(s) Date

State of KS \_\_\_\_\_ )

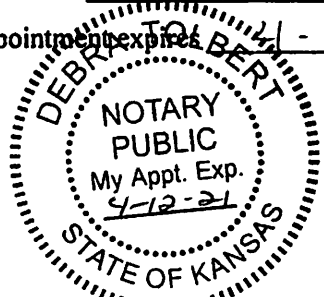
County of Leavenworth \_\_\_\_\_ )

Signed and attested before me on May 31, 2018

Notary Public Debra Tolbert \_\_\_\_\_

My appointment expires 4-12-21

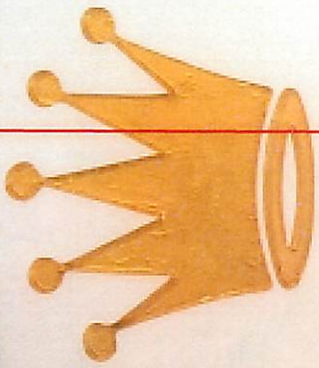
(Seal)



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

**APPROVED FOR ISSUANCE**  
Date: 6/1/18  
[Signature]  
Julie Hurley, City Planner





Queer's Loft

Est 2018







143'

3'

10'





Application No. 3090

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

Date of application 11-2-17. All information is subject to verification. Willful falsification may lead to issuance of a "stop work" order on your project.

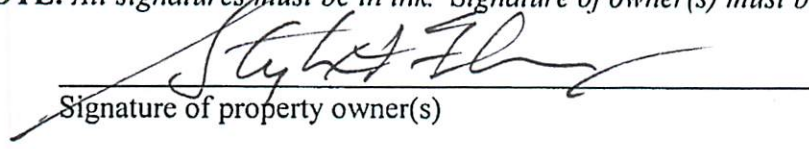
1. Address of Property: 405 N. Broadway
- National Register  
 Kansas Register  
 Landmarks Register  
 Historic District
- Name of District: North Broadway Historic District

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: \_\_\_\_\_

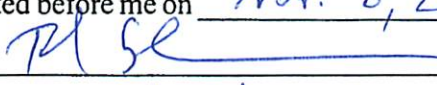
3. Describe improvements and give reason why such improvement does not detract from the historic character of a registered property or historic district (attach supporting materials as necessary): Shingle Roof Replacing Shingle Roof Similar in color; Gutters & Downspouts As Needed

4. Printed name of owner: Stephen A FLANAGAN  
Telephone Number: 913 240 6634  
Email: flanagan66048@gmail.com

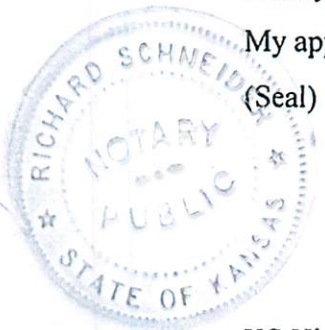
**NOTE:** All signatures must be in ink. Signature of owner(s) must be secured and notarized.

 6 Nov 2017  
Signature of property owner(s) Date


State of KANSAS  
County of LEAVENWORTH

Signed and attested before me on Nov. 6, 2017 by Stephen A. Flanagan  
Notary Public 

My appointment expires 1/23/2019  
(Seal)



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

**APPROVED FOR ISSUANCE**  
Date: 11/6/17  
  
Julie Hurley, City Planner



Application No. 3077

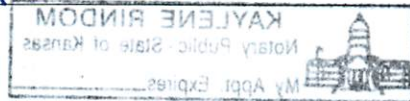
### MINOR CERTIFICATE OF APPROPRIATENESS Historic Resource Preservation Ordinance Leavenworth, Kansas

Date of application November 13, 2007. 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, Leavenworth, KS

- 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): Replace aged roof with like material.

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 Lee Johnson 11/13/2017  
Signature of property owner(s) Date

State of Kansas )

County of Leavenworth )

Signed and attested before me on 11/13/2017 by Carl Lee Johnson

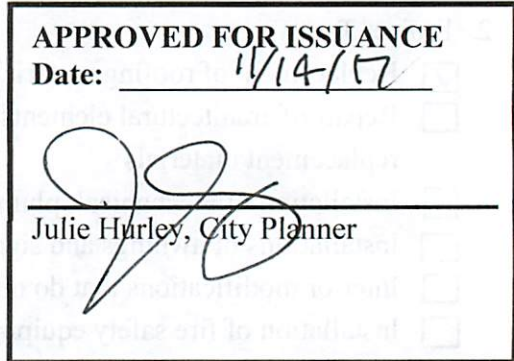
Notary Public Kaylene Rindom

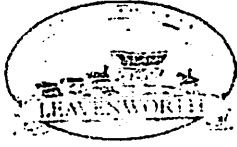
My appointment expires 12/31/2019

(Seal)



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





Application No. 3127

MINOR CERTIFICATE OF APPROPRIATENESS
Historic Resource Preservation Ordinance
Leavenworth, Kansas

Date of application: 11/13/2017. All information is subject to verification. Willful falsification may lead to issuance of a "stop work" order on your project.

- 1. Address of Property: 508 S. Broadway St.
National Register
[X] Kansas Register
[X] Landmarks Register
Historic District
Name of District:

- 2. Project Type:
[X] 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):

Replacement of fiber shingles on a detached garage. Garage is not visible from the street and is not a historic structure.



KCB

4. Printed name of owner: KEVIN ~~FRANK~~ Bond  
Telephone Number: 913-683-9947  
Email: Kbond2@kc.rr.com

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

Kevin W. Bond 11/14/1951  
Signature of property owner(s) Date

State of Kansas  
County of Leavenworth  
Signed and attested before me on 14<sup>th</sup> November 2017 Kevin Bond  
Notary Public Donna Becker Ball  
My appointment expires 10-31-2020  
(Seal)

DONNA BECKER BALL  
Notary Public-State of Kansas  
My Appt. Expires 10-31-2020

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

APPROVED FOR ISSUANCE  
Date: 11/14/17  
[Signature]  
Julie Hurley, City Planner



Application No. 3214

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

Date of application 11/27/2017. All information is subject to verification. Willful falsification may lead to issuance of a "stop work" order on your project.

1. Address of Property: 117-121 Cherokee St.; 309-313 S 2nd St., Leavenworth, KS 66048

- National Register
- Kansas Register
- Landmarks Register
- Historic District

Name of District: Leavenworth Historic Industrial District

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): Replace existing composite shingles. New shingles will be similar in appearance.

4. Printed name of owner: Development, Inc.  
Telephone Number: 913-240-4640  
Email: jeremy@greenamyre.com

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

[Signature] 11/27/2017  
Signature of property owner(s) Date

State of Kansas

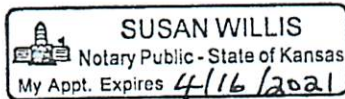
County of Leavenworth

Signed and attested before me on November 27 2017 by Jeremy Greenamyre

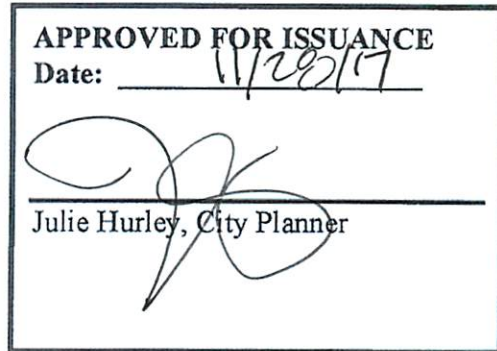
Notary Public Susan Willis

My appointment expires April 16 2021

(Seal)



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





## Michelle Baragary

---

**From:** Jeremy Greenamyre <jeremy@greenamyre.com>  
**Sent:** Tuesday, November 28, 2017 12:00 PM  
**To:** Michelle Baragary  
**Cc:** Dale Morrison  
**Subject:** RE: 117-121 Cherokee - Minor Certificate of Appropriateness Required

They are the same building. There just happen to be several addresses for one structure, similar to an apartment building.

---

**From:** Michelle Baragary [mailto:mbaragary@firstcity.org]  
**Sent:** Tuesday, November 28, 2017 11:55 AM  
**To:** Jeremy Greenamyre <jeremy@greenamyre.com>  
**Cc:** Dale Morrison <dale@americanroofingkc.com>  
**Subject:** RE: 117-121 Cherokee - Minor Certificate of Appropriateness Required

Is 309-313 N 2<sup>nd</sup> Street being re-roofed? Or is it just 117-121 Cherokee?

### *Michelle Baragary*

Administrative Assistant - Planning & Zoning  
City of Leavenworth  
100 N. 5<sup>th</sup> St.  
Leavenworth, KS 66048  
913-680-2626  
[mbaragary@firstcity.org](mailto:mbaragary@firstcity.org)

---

**From:** Jeremy Greenamyre [mailto:jeremy@greenamyre.com]  
**Sent:** Tuesday, November 28, 2017 11:44 AM  
**To:** Michelle Baragary  
**Cc:** Dale Morrison  
**Subject:** FW: 117-121 Cherokee - Minor Certificate of Appropriateness Required

Michelle – This is a follow-up to my e-mail. Dale isn't as familiar with this building, so he asked me to assist.

The addresses I put on the application were merely a copy/paste from the state's Historic Preservation webpage so I didn't confuse anyone at the state who might be reviewing the application. As far as Leavenworth County is concerned, the address is just 117 Cherokee St. I hope this helps.

---

**From:** Dale Morrison  
**Sent:** Tuesday, November 28, 2017 10:15 AM  
**To:** Jeremy Greenamyre <jeremy@greenamyre.com>  
**Subject:** FW: 117-121 Cherokee - Minor Certificate of Appropriateness Required

Dale Morrison  
Office Manager  
American Roofing Inc.  
Greenamyre Rentals Inc.

913-828-4227

[dale@americanroofingkc.com](mailto:dale@americanroofingkc.com)

---

**From:** Michelle Baragary [<mailto:mbaragary@firstcity.org>]  
**Sent:** Tuesday, November 28, 2017 8:16 AM  
**To:** Dale Morrison <[dale@americanroofingkc.com](mailto:dale@americanroofingkc.com)>  
**Subject:** RE: 117-121 Cherokee - Minor Certificate of Appropriateness Required

Dale – each address must have its own Minor Certificate of Appropriateness. Please use the attached for 309-313 S 2<sup>nd</sup> Street. This address is also located in the Industrial Historic District.  
Thank you

*Michelle Baragary*

Administrative Assistant - Planning & Zoning  
City of Leavenworth  
100 N. 5<sup>th</sup> St.  
Leavenworth, KS 66048  
913-680-2626  
[mbaragary@firstcity.org](mailto:mbaragary@firstcity.org)

---

**From:** Dale Morrison [<mailto:dale@americanroofingkc.com>]  
**Sent:** Monday, November 27, 2017 2:49 PM  
**To:** Michelle Baragary  
**Subject:** RE: 117-121 Cherokee - Minor Certificate of Appropriateness Required

Michelle,

Here you go. If you need anything else, please let me know.

Dale Morrison  
Office Manager  
American Roofing Inc.  
Greenamyre Rentals Inc.  
913-828-4227  
[dale@americanroofingkc.com](mailto:dale@americanroofingkc.com)

---

**From:** Michelle Baragary [<mailto:mbaragary@firstcity.org>]  
**Sent:** Monday, November 27, 2017 11:54 AM  
**To:** Dale Morrison <[dale@americanroofingkc.com](mailto:dale@americanroofingkc.com)>  
**Cc:** Michelle Baragary <[mbaragary@firstcity.org](mailto:mbaragary@firstcity.org)>  
**Subject:** 117-121 Cherokee - Minor Certificate of Appropriateness Required

Dale,  
The property located at 117-121 Cherokee, Leavenworth, KS is located in the Industrial Historic District, which requires the attached Minor Certificate of Appropriateness be completed and signed by the owner (must be notarized) and returned to me prior to re-roofing the roof.  
Let me know if you have any questions.

*Michelle Baragary*

Administrative Assistant - Planning & Zoning  
City of Leavenworth  
100 N. 5<sup>th</sup> St.  
Leavenworth, KS 66048  
913-680-2626  
[mbaragary@firstcity.org](mailto:mbaragary@firstcity.org)

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Application No. 3229

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

Date of application 12/01/2017. All information is subject to verification. Willful falsification may lead to issuance of a "stop work" order on your project.

1. Address of Property: 625 Olive Street  
 National Register  
 Kansas Register  
 Landmarks Register  
 Historic District  
Name of District: Union Park

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: downspouts

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): \_\_\_\_\_

4. Printed name of owner: GEORGE M. STEPHENSON  
Telephone Number: (913) 727-1955  
Email: MMSTEP@KC-RR.COM

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

George M. Stephenson  
Signature of property owner(s) \_\_\_\_\_ Date 1 Dec 2017

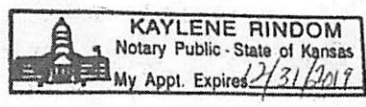
State of Kansas )

County of Leavenworth )

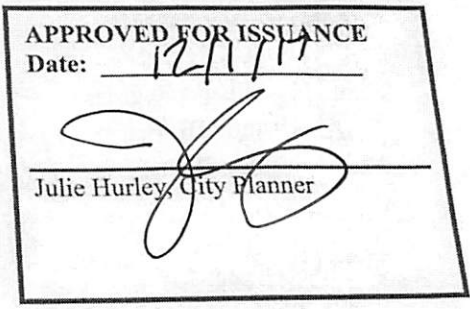
Signed and attested before me on 12/11/2017 by George M. Stephenson

Notary Public Kaylene Rindom

My appointment expires 12/31/2019  
(Seal)



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



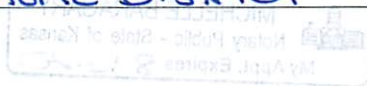


Application No. 3484

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

Date of application 1-31-18. All information is subject to verification. Willful falsification may lead to issuance of a "stop work" order on your project.

1. Address of Property: 700 Spruce St. Leavenworth KS  
 National Register  
 Kansas Register  
 Landmarks Register  
 Historic District  
Name of District: Union Park Historic District



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): \_\_\_\_\_



4. Printed name of owner: DARIN E MANN  
Telephone Number: 913-775-0221  
Email: dSalon101@gmail.com

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

Darin Mann 1/31/2018  
Signature of property owner(s) Date

State of Kansas )

County of Leavenworth )

Signed and attested before me on 1-31-18 by \_\_\_\_\_

Notary Public Michelle Baragary

My appointment expires 8-16-20

(Seal)



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

**APPROVED FOR ISSUANCE**  
Date: 1/31/18  
[Signature]  
Julie Hurley, City Planner









Application No. 3590

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

Date of application 3-1-18. All information is subject to verification. Willful falsification may lead to issuance of a "stop work" order on your project.

1. Address of Property: 700 Cherokee
- National Register
  - Kansas Register
  - Landmarks Register
  - Historic District
- Name of District: Downtown Historic District



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): replace 47 windows and entry doors

4. Printed name of owner: Randall Pallesen  
Telephone Number: 913 240 6747  
Email: randall@Disonit.com

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

[Signature] \_\_\_\_\_ Date 3/1/2017  
Signature of property owner(s)

State of Kansas )  
County of Leavenworth )

Signed and attested before me on 3-1-18 by \_\_\_\_\_

Notary Public Michelle Baragary \_\_\_\_\_

My appointment expires 8-16-20

(Seal)



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

**APPROVED FOR ISSUANCE**  
Date: 3/7/18  
[Signature]  
Julie Hurley, City Planner



**Andersen Windows - Abbreviated Quote Report**  
**Project Name: 700 Cherokee / Scott Jones**



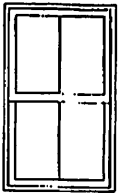
Quote #: 29

Print Date: 02/05/2018

Quote Date: 01/08/2018

IQ Version: 17.2

<b>Dealer:</b> Sprint Lumber 420 Main St. Platte City, Mo 64079  <b>Sales Rep:</b> Ted Reyes <b>Created By:</b> Ted Reyes	<b>Customer:</b> <b>Billing Address:</b> <b>Phone:</b> 913-238-4082 <b>Contact:</b> <b>Trade ID:</b>	<b>Fax:</b>   <b>Promotion Code:</b>
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Viewed from Exterior

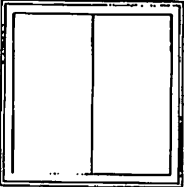
Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
0019	1	100SHS2' 5 1/2" x 4' 0 1/2" (F/A)	? Upper Floor	\$ 302.72	\$ 302.72
RO Size = 2' 6" W x 4' 1" H Unit Size = 2' 5 1/2" W x 4' 0 1/2" H 100 Series Unit, 1 3/8" Flange Setback, White/White, Low E Glass, Divided Light without Spacer, Specified Equal Lite, 2w1h, White/White, 3/4" (Each Sash), Andersen 100 Series Hardware, White Half Insect Screen, White U-Factor: 0.30, SHGC: 0.28					

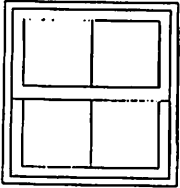


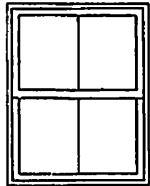

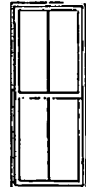
Viewed from Exterior

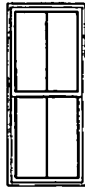
0018	1	100SHS2' 5 1/2" x 5' 9" (F/A)	? Upper Floor	\$ 353.38	\$ 353.38
RO Size = 2' 6" W x 5' 9 1/2" H Unit Size = 2' 5 1/2" W x 5' 9" H 100 Series Unit, 1 3/8" Flange Setback, White/White, Low E Glass, Divided Light without Spacer, Specified Equal Lite, 2w1h, White/White, 3/4" (Each Sash), Andersen 100 Series Hardware, White Half Insect Screen, White U-Factor: 0.30, SHGC: 0.28					

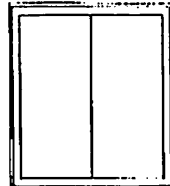
Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
 Viewed from Exterior	0011	8	100SHS2' 5 1/4" x 6' 1 1/4" (F/A)	Second Floor	\$ 370.08 \$ 2980.64
	RO Size = 2' 5 3/4" W x 6' 1 3/4" H Unit Size = 2' 5 1/4" W x 6' 1 1/4" H 100 Series Unit, 1 3/8" Flange Setback, White/White, Low E Glass, Divided Light without Spacer, Specified Equal Lite, 2w1h, White/White, 3/4" (Each Sash), Andersen 100 Series Hardware, White Half Insect Screen, White U-Factor: 0.30, SHGC: 0.28				


 Viewed from Exterior	0014	2	100REC2' 9 3/4" x 2' 10 1/2" (F)	Street Arch Openings	\$ 208.95 \$ 413.90
	RO Size = 2' 10 1/4" W x 2' 11" H Unit Size = 2' 9 3/4" W x 2' 10 1/2" H 100 Series Unit, 1 3/8" Flange Setback, White/White, Low E Glass, Divided Light without Spacer, Specified Equal Lite, 2w1h, White/White, 3/4" U-Factor: 0.28, SHGC: 0.29				

 Viewed from Exterior	0015	1	100SHS2' 3 3/4" x 2' 5 3/4" (F/A)	Street Side Bathroom Window	\$ 252.62 \$ 252.62
	RO Size = 2' 4 1/4" W x 2' 6 1/4" H Unit Size = 2' 3 3/4" W x 2' 5 3/4" H 100 Series Unit, 1 3/8" Flange Setback, White/White, Low E Glass, Divided Light without Spacer, Specified Equal Lite, 2w1h, White/White, 3/4" (Each Sash), Andersen 100 Series Hardware, White Half Insect Screen, White U-Factor: 0.30, SHGC: 0.28				

Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
 Viewed from Exterior	0016	1 100SHS2' 10 3/4" x 3' 9 3/8" (F/A)	Street Side Bathroom Window	\$ 302.72	\$ 302.72
		RO Size = 2' 11 1/4" W x 3' 9 7/8" H Unit Size = 2' 10 3/4" W x 3' 9 3/8" H			
		100 Series Unit, 1 3/8" Flange Setback, White/White, Low E Glass, Divided Light without Spacer, Specified Equal Lite, 2w1h, White/White, 3/4" (Each Sash), Andersen 100 Series Hardware, White Half Insect Screen, White U-Factor: 0.30, SHGC: 0.28			
 Viewed from Exterior	0013	6 100SHS2' 11" x 6' 4" (F/A)	Street Side Bottom Floor	\$ 386.77	\$ 2320.62
		RO Size = 2' 11 1/2" W x 6' 4 1/2" H Unit Size = 2' 11" W x 6' 4" H			
		100 Series Unit, 1 3/8" Flange Setback, White/White, Low E Glass, Divided Light without Spacer, Specified Equal Lite, 2w1h, White/White, 3/4" (Each Sash), Andersen 100 Series Hardware, White Half Insect Screen, White U-Factor: 0.30, SHGC: 0.28			
 Viewed from Exterior	0012	6 100SHS2' 5 1/2" x 6' 3 1/4" (F/A)	Street Side Upper Floor	\$ 370.08	\$ 2220.48
		RO Size = 2' 6" W x 6' 3 3/4" H Unit Size = 2' 5 1/2" W x 6' 3 1/4" H			
		100 Series Unit, 1 3/8" Flange Setback, White/White, Low E Glass, Divided Light without Spacer, Specified Equal Lite, 2w1h, White/White, 3/4" (Each Sash), Andersen 100 Series Hardware, White Half Insect Screen, White U-Factor: 0.30, SHGC: 0.28			

Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
 Viewed from Exterior	0006	13	100SHS2' 5 1/2" x 5' 9 3/4" (F/A)	Top Floor	\$ 353.38 \$ 4593.94
RO Size = 2' 6" W x 5' 10 1/4" H Unit Size = 2' 5 1/2" W x 5' 9 3/4" H 100 Series Unit, No Flange, White/White, Low E Glass, Divided Light without Spacer, Specified Equal Lite, 2w1h, White/White, 3/4" (Each Sash), Andersen 100 Series Hardware, White Half Insect Screen, White U-Factor: 0.30, SHGC: 0.28					

 Viewed from Exterior	0017	1	100REC2' 10 1/4" x 3' 3" (F)	Upper Stair Well	\$ 221.50 \$ 221.50
RO Size = 2' 10 3/4" W x 3' 3 1/2" H Unit Size = 2' 10 1/4" W x 3' 3" H 100 Series Unit, 1 3/8" Flange Setback, White/White, Low E Glass, Divided Light without Spacer, Specified Equal Lite, 2w1h, White/White, 3/4" U-Factor: 0.28, SHGC: 0.29					

 Viewed from Exterior	0009	6	100SHS2' 5 1/4" x 6' 3 1/4" (F/A)	Upper Westside	\$ 370.08 \$ 2220.48
RO Size = 2' 5 3/4" W x 6' 3 3/4" H Unit Size = 2' 5 1/4" W x 6' 3 1/4" H 100 Series Unit, 1 3/8" Flange Setback, White/White, Low E Glass, Divided Light without Spacer, Specified Equal Lite, 2w1h, White/White, 3/4" (Each Sash), Andersen 100 Series Hardware, White Half Insect Screen, White U-Factor: 0.30, SHGC: 0.28					





Andersen Windows - Abbreviated Quote Report



Project Name: 700 Window Add

Quote #: 36

Print Date: 02/05/2018

Quote Date: 01/26/2018

IQ Version: 17.2

Dealer: Sprint Lumber  
420 Main St  
Platte City, Mo 64079

Customer:

Billing  
Address:

Phone:

Fax:


Contact:

Trade ID:

Promotion Code:

Sales Rep: Ted Reyes

Created By: Ted Reyes

Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
	0001	1	100REC3' 4 3/4" x 1' 1 1/4" (F)	Transom	\$ 195.32 \$ 195.32
RO Size = 3' 5 1/4" W x 1' 1 3/4" H Unit Size = 3' 4 3/4" W x 1' 1 1/4" H					
100 Series					
Unit, 1 3/8" Flange Setback, White/White, Low E Glass, Divided Light without Spacer, Specified Equal Lite, 3w1h, White/White, 3/4"					
U-Factor: 0.28, SHGC: 0.29					

Viewed from Exterior

Customer Signature

Total Load Factor

0.049

Subtotal

\$ 195.32

Tax ( 9.500%)

\$ 18.56

Grand Total

\$ 213.88

Dealer Signature

\*\* All graphics viewed from the exterior

\*\* Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
				Subtotal	\$ 16,163.00
Customer Signature _____			Total Load Factor	Tax ( 9.500%)	\$ 1,535.48
			8.040	Grand Total	\$ 17,698.48

Dealer Signature \_\_\_\_\_

**\*\* All graphics viewed from the exterior**

**\*\* Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.**



Ask to see if all of the products you purchase can be upgraded to be ENERGY STAR® certified.



This image indicates that the product selected is certified in the US ENERGY STAR® climate zone that you have selected.

Data is current as of May 2017. This data may change over time due to ongoing product changes or updated test results or requirements. Ratings for all sizes are specified by NFRC for testing and certification. Ratings may vary depending on the use of tempered glass or different grille options or glass for high altitudes etc.

Nexia is a registered trademark of Ingersoll Rand Inc.

Project Comments: \_\_\_\_\_



Application No. 3687

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

Date of application 3-27-18. All information is subject to verification. Willful falsification may lead to issuance of a "stop work" order on your project.

1. Address of Property: 420 Cherokee  
 National Register  
 Kansas Register  
 Landmarks Register  
 Historic District  
 Name of District: Downtown Historic District

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): 3' x 5' x 8' banner

4. Printed name of owner: BARIS RESTAURANT LLC  
Telephone Number: 818 961 6860  
Email: \_\_\_\_\_

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

Andi Dreyer \_\_\_\_\_ 3-29-18  
Signature of property owner(s) Date

State of KANSAS )

County of Leavenworth

Signed and attested before me on 3-29-18

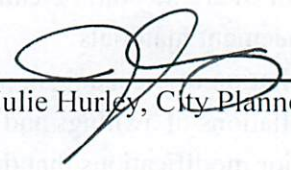
Notary Public Michelle Baragary

My appointment expires 8-16-20

(Seal)



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

**APPROVED FOR ISSUANCE**  
Date: 4/3/18  
  
Julie Hurley, City Planner



Application No. 3686

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

Date of application 3-27-18. All information is subject to verification. Willful falsification may lead to issuance of a "stop work" order on your project.

1. Address of Property: 418 Cherokee

- National Register  
 Kansas Register  
 Landmarks Register  
 Historic District

Name of District: Downtown Historic District

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): 3' x 5' banner



4. Printed name of owner: PARIS RESTAURANT LLC  
Telephone Number: 818 961 6860  
Email: \_\_\_\_\_

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

Arioli Dugrouin \_\_\_\_\_ 3-29-18  
Signature of property owner(s) Date

State of Kansas )

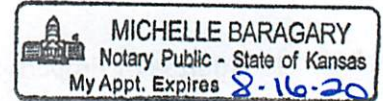
County of Leavenworth )

Signed and attested before me on 3-29-18

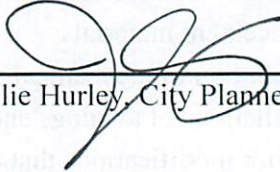
Notary Public Michelle Baragary

My appointment expires 8-16-20

(Seal)



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

**APPROVED FOR ISSUANCE**  
Date: 4/3/18  
  
Julie Hurley, City Planner



Application No. 3707

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

Date of application 3-30-18. All information is subject to verification. Willful falsification may lead to issuance of a "stop work" order on your project.

1. Address of Property: 400 Shawnee, Leavenworth KS 66048
- National Register
  - Kansas Register
  - Landmarks Register
  - Historic District
- Name of District: Downtown Historic District

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: install 4' metal fence in rear yard

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): \_\_\_\_\_

4. Printed name of owner: Diana J. Hazels  
Telephone Number: 913 682 1884  
Email: djhazels@sbcglobal.net

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

Diana J. Hazels \_\_\_\_\_ 9 April 18  
Signature of property owner(s) Date

State of Kansas )

County of Leavenworth )

Signed and attested before me on 4-9-2018

Notary Public Michelle Baragary

My appointment expires 8-16-20

(Seal)



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

APPROVED FOR ISSUANCE  
Date: 4/9/18  
[Signature]  
Julie Hurley, City Planner





**400 Shawnee**  
**Bryan Asher**  
**913.306.5751**



Application No. 3550

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

Date of application 3-19-18. All information is subject to verification. Willful falsification may lead to issuance of a "stop work" order on your project.

1. Address of Property: 610 Cherokee  
 National Register  
 Kansas Register  
 Landmarks Register  
 Historic District  
Name of District: Downtown Historic District

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): \_\_\_\_\_  
\_\_\_\_\_



4. Printed name of owner: Randall Pallesa  
Telephone Number: 913 240 6747  
Email: randall@Disonix.com

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

[Signature] \_\_\_\_\_ 3/19/2018  
Signature of property owner(s) Date

State of Kansas )

County of Leavenworth )

Signed and attested before me on 3/19/18 by \_\_\_\_\_

Notary Public Michelle Baragary

My appointment expires 8-16-20

(Seal)



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

**APPROVED FOR ISSUANCE**  
Date: 3/19/18  
[Signature]  
Julie Hurley, City Planner



**G Y P S I E S**  
DARTS POOL  
GOOD PEOPLE  
NEIGHBORHOOD BAR

BUD  
LIGHT  
OPEN

BUD  
LIGHT

Burstweiser

610

BUD  
LIGHT

BUD  
LIGHT





Application No. 3777

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

Date of application 04/09/2018. All information is subject to verification. Willful falsification may lead to issuance of a "stop work" order on your project.

1. Address of Property: 1128 Fifth Avenue Leavenworth, KS 66048

- National Register
- Kansas Register
- Landmarks Register
- Historic District

Name of District: Downtown Historic District

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): Install single sided dimensional sign with two posts, dark green and gold color scheme, at the Carroll Mansion.

4. Printed name of owner: Leavenworth County Historical Society  
Telephone Number: 913-682-7759  
Email: lyned66048@gmail.com

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

Edward J. Wetzig Apr. 16, 2018  
Signature of property owner(s) Date

State of Kansas )

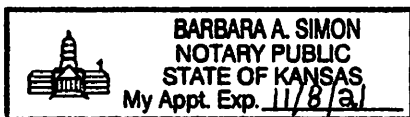
County of Leavenworth )

Signed and attested before me on 4/16/18

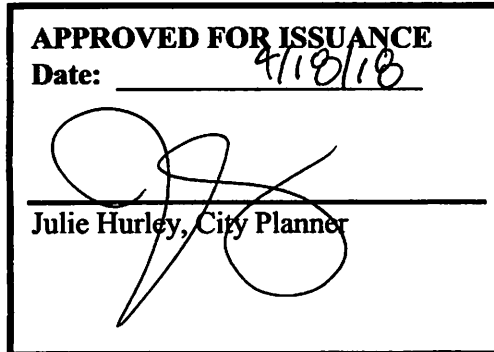
Notary Public Barbara A. Simon

My appointment expires 11/8/21

(Seal)



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







Application No. 3973

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

Date of application 5/15/2018. All information is subject to verification. Willful falsification may lead to issuance of a "stop work" order on your project.

1. Address of Property: 412 Delaware
- National Register  
 Kansas Register  
 Landmarks Register  
 Historic District
- Name of District: Downtown Historic District



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): Moving non-illuminated existing sign from across the street (413 Delaware) to 412 Delaware.

4. Printed name of owner: Davis Moulden  
Telephone Number: 913-683-0700  
Email: Davis Funeral Chapel 1855@hotmail.com

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

Davis Moulden 5-21-18  
Signature of property owner(s) Date

State of KS  
County of Leavenworth  
Signed and attested before me on 21-May 2018  
Notary Public Debbie Moulden  
My appointment expires 6-15-18  
(Seal)

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

<b>APPROVED FOR ISSUANCE</b> Date: <u>5/23/18</u>  <u>Julie Hurley</u> Julie Hurley, City Planner
---



7.9'



2.5'