

CITY OF LEAVENWORTH PRESERVATION COMMISSION

COMMISSION CHAMBERS, CITY HALL

100 N 5th Street, Leavenworth, Kansas 66048

Wednesday, June 6, 2018 5:00 PM

The Leavenworth Preservation Commission met Wednesday, June 6, 2018. Chairman Ken Bower called the meeting to order. Other commissioners present were: Rik Jackson, Debi Denney, John Karrasch, Sherry Hines Whitson and Diane Soddors. Ed Otto 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 called for a motion to accept the minutes from November 1, 2017 as presented. Mr. Karrasch moved to accept the minutes as presented, seconded by Ms. Whitson and approved by a vote of 6-0.

OLD BUSINESS

None

NEW BUSINESS:

1. 2018-07 LPC – 1100 N. 2ND 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. 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.

Chairman Bower called for the staff report.

City Planner Julie Hurley stated the applicant is proposing to rehabilitate the property located at 1100 N. 2nd Street into a total of 139 apartment units; primarily one-bedroom but there will be some two-bedroom units as well, 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 (PUD) to Residential Mixed Use District (RMX) on Monday, June 4th, 2018 and recommended approval contingent upon the Preservation Commission's approval of the request tonight.

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 condition 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 resident, 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. Covered parking will be added in the parking lot but will not be attached to the building.

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

Chairman Bower opened the public hearing.

With no one wishing to speak, Chairman Bower closed the public hearing and called for questions/discussions among the commissioners.

Mr. Bower asked who the owner of the property is; stating the staff report listed Greenamyre Rentals, Inc.

Jon Klocke, representative for Foutch Brothers, stated the building sale was completed at the end of 2017. Seren Properties LLC, which is a sub LLC under Foutch Brothers LLC, owned the property until a couple weeks ago when Seren Properties contributed it to Abernathy 2 LLC, which is the current owner.

Ms. Hurley stated Greenamyre Rentals, Inc. listed on the policy report was an oversight in updating the policy report.

Mr. Bower asked if there will be any changes to the windows.

Mr. Klocke stated that for the most part the street facing facades will remain like they are now. On the north side facing the new courtyard there are existing steel windows that will be replaced with aluminum-steel historic replica windows. In the taller northeast building next to the smokestack the steel windows will remain there as well and will be restored.

Mr. Bower asked how much the smokestack will be lowered.

Mr. Klocke stated they are still working out the details on that with the State Historic Preservation Office and National Park Service.

Mr. Jackson asked if the billboards will be removed.

Mr. Klocke stated the plan is to remove the billboards, restore the water tower and install apartment branding signage.

Ms. Hurley stated based on Development Regulations, the billboards do not have to come down but the property owner is most certainly allowed to remove them.

With no further questions or comments, Chairman Bower called for a motion. Ms. Sodders moved to approve the request for a Major Certificate of Appropriateness based on the findings of the review; seconded by Mr. Jackson and passed by a unanimous vote 6-0.

OTHER BUSINESS/CORRESPONDENCE

Chairman Bower noted there are twelve Minor Certificates of Appropriateness.

Chairman Bower stated it has been suggested the meeting time be moved from 5:00 p.m. to 6:00 p.m. Mr. Jackson moved the meeting time be moved to 6:00 p.m., seconded by Ms. Whitson and passed by a unanimous vote 6-0.

Mr. Bower stated the commission spent an inordinate amount of time approving Luigi's awning and to date there has been no progress.

Ms. Hurley stated she spoke with Andi about a month ago and he stated his contractor got busy and will be too busy for the next couple of years. Currently, Andi is trying to find another contractor to do the work. Ms. Hurley further stated that if and when Andi is ready to install the awning he may do so as long as it follows the guidelines of what this board approved. If he makes changes, then it will need to come back before this board.

Mr. Bower asked for an update on the Lee building downtown.

Ms. Hurley stated there have been attempts to contact the owner with no avail. Ms. Hurley will speak with the City Manager to get more information and will update the commissioners.

Ms. Whitson asked if there is a way the commissioners can be notified or updated on projects.

Ms. Hurley stated that once an applicant gets approval from this board it is not a requirement that they go through with the project. When moving forward with a project almost everything coming through this board will require a building permit, at which time the city is following-up and inspecting to make sure the project is done according to the approved plans.

Mr. Bower feels like the board owes the citizens of Leavenworth some sort of information about projects they approved.

Ms. Hurley stated she will speak with the City Manager to see if there is something they can do.

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

Meeting was adjourned at 5:26 pm.

*July 11, 2018 – Added the name 'Luigi's' to the discussion in Other Business.

JH:mb