

Leavenworth Preservation Commission

Wednesday, November 1, 2017 5:00 PM

Commission Chambers

100 N 5th Street

Leavenworth, Kansas

AGENDA

1. **Call to order, determine a quorum**

2. **Approval of Minutes: August 2, 2017**

3. **Old Business:**

None

4. **New Business:**

- **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.

- **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.

5. **Review By-laws**

6. **Other Business/Correspondence:**

- **FYI - Minor Certificates of Appropriateness (3)**

- 222 Pine St – rood replacement
- 325 Delaware – 5.5' x 1.5' wall sign – Island Spice Jamaican Restaurant
- 219 Pine St – replace windows, move kitchen to another room and replace boiler

7. **Adjournment**

CITY OF LEAVENWORTH PRESERVATION COMMISSION

COMMISSION CHAMBERS, CITY HALL

100 N 5th Street, Leavenworth, Kansas 66048

Wednesday, August 2, 2017 5:00 PM

The Leavenworth Preservation Commission met Wednesday, August 3, 2017. Chairman Ken Bower called the meeting to order. Other commissioners present were: Rik Jackson, Debi Denney, Ed Otto, and Sherry Hanson. Mr. Karrasch was absent and Mr. Hansen moved out of the city limits. 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 June 7, 2017 as presented. Ms. Denney moved to accept the minutes, seconded by Mr. Jackson and approved by a vote of 5-0.

NEW BUSINESS:

1. 2017-16 LPC – 801 N BROADWAY 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 801 North Broadway Street, commonly known as the North Broadway School. The property was listed in the National Register of Historic Places in 2011. A Major Certificate of Appropriateness is required for the proposed changes to the building.

Chairman Bower called for the staff report.

City Planner Julie Hurley stated the subject property is the former North Broadway School, lying in a residential neighborhood approximately one mile northwest of downtown Leavenworth. The building is a two-story, U-shaped structure built in 1923. The concrete structure has tapestry brick cladding with cast stone ornamentation and a flat roof. Pointed-arch cast stone door surrounds at the front entries; diamond and criss-cross patterned brickwork in the parapets of the front and rear elevations and between window bays on the north and south elevations; and smooth cast stone beltcourses and window surrounds communicate the Tudor Revival styling. The massing, form, materials and functional features are illustrative of schools built during that particular era in Kansas. The North Broadway School has experienced minimal alterations to this point, and most historic features remain intact.

The property currently sits vacant. The applicant is proposing to modify the interior of the structure for conversion to apartment units. A similar conversion was undertaken at the Ben Day School previously by the same applicant/owner. The applicant intends to make no significant changes to the exterior of the building which would change the character of the structure. New windows will be installed along with a new roof, and sidewalks and curbs will be repaired. The interior of the building will be converted to a total of 27 one bedroom apartments. Existing parking will be retained in the rear of the building, providing for 18 surface parking spaces and 13 new garage parking spaces, with one ADA accessible space. A community grilling area will be provided on the south side of the building.

The property is currently zoned R1-6, High Density Single Family Residential. The applicant has submitted a rezoning request to R-MF, Multiple Family Residential, to allow for the conversion of the building apartment. The Planning Commission is scheduled to consider the rezoning request at their regularly scheduled meeting on August 7th.

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 with no change to the defining characteristics of the building. The building was listed on the National Register of Historic Places due to the exterior architecture of the building, which will remain unchanged with the proposed use.

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 are being proposed to reflect the original appearance of the building.

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 changes are being proposed that would attempt to create a false sense of historical development.

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. The exterior of the building remains in good condition, with little to no deterioration.

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.

The proposed parking garage structures to the rear of the building will not be integral to the main structure and could therefore be removed in the future without detriment to the building or site.

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

Chairman Bower opened the public hearing.

A neighborhood resident asked about rental rates and what demographic the applicant is seeking to rent to.

Jonathan Klocke, representative for the applicant (Exact Architects) stated the rental rate will be based on the current market rate and will not be subsidized or low income.

Ms. Hanson asked what the term of the lease will be.

Mr. Klocke stated he believes it will be a twelve month lease.

The neighborhood resident asked if the apartments will be one bedroom.

Mr. Klocke stated the units will be one bedroom or one bedroom with an office.

The resident asked if they are targeting the military as potential renters. She wants to know what type of people may move into her neighborhood.

Mr. Klocke stated they will seek a mixture of renters much like they did with Ben Day, which has approximately 40% military and the remaining are a mixture of local professionals.

Mr. Jackson asked if Mr. Klocke could come back to the board with their proposed market rate in order to answer the neighborhood resident's question better.

Mr. Bower stated he did not believe the board could ask the applicant to come back to give market rates.

Julie stated that is her understanding as well. However, if Exact Architects provides the rates to the City Planner once they have them, then staff can get that information to the board members and any neighbors who may want it.

Ms. Hanson asked when they anticipate the completion date.

Mr. Klocke stated the construction process is about 12 months and they expect to begin in approximately 4-6 weeks.

Jo Timkar, 813 N 8th Street, approached the board. Ms. Timkar stated she is already dealing with petty theft, drugs and renters who do not take care of the property they are renting. She does not feel comfortable with a lot of new families moving into the neighborhood until the current issues are addressed.

Mr. Bower stated he lives in the neighborhood of the Ben Day school. He watched the building deteriorate once it became vacant. He further stated once the school was converted into apartments, it improved his neighborhood because the building wasn't sitting there vacant.

Ms. Timkar is also concerned with the apartments being only one bedroom and the lease 12 months. She would prefer bringing in families that will stay there for many years. When she purchased her home at 813 N 8th Street, her realtor did inform her North Broadway School will eventually be converted into apartments. Ms. Timkar stated she does not mind the apartment building just to the south of North Broadway School, with the exception of the outside lighting. She is glad North Broadway School is going to be remodeled; her concern is that it will not be a stabilizing influence on the neighborhood. She does not want a large turnover but rather have people who move into the neighborhood to stay in the neighborhood for years.

Ms. Hanson asked why 2 bedroom units were not included in the plans. Mr. Klocke stated it is based on the classroom size and historic requirements. Classrooms are 750 sqft, which makes for a nice sized one bedroom apartment with an office.

Mr. Otto stated having the building occupied with decent people, regardless if they move every year or not, is better than leaving the building vacant.

Ms. Timkar asked if there will be an onsite manager. Mr. Klocke stated there will be an onsite manager but he/she will probably not be living in the apartment building.

Ms. Timkar also asked about lighting in the parking lot. Mr. Klocke stated there will be building mounted semi-cutoff lights that will light the property but will not intrude on neighboring properties.

Ms. Timkar asked about the trees located on the subject property. Mr. Klocke stated the trees will remain but will be trimmed up. He further stated an outdoor community space will be added to the south side to include grills, horseshoes, etc.

Ms. Timkar asked if the original brick sidewalks will be restored or removed. Mr. Bower stated the property owner is responsible for the sidewalks. It would be at the property owner's discretion if they want to restore the original bricks or replace them with concrete.

Jahan Shahegh, 901 N Broadway Street, approached the board. He is in opposition of the proposed apartments. He asked if the building was structurally sound to hold 27 units to include the tenants, furniture, appliances, etc. Ms. Hurley stated all building code requirements will need to be met.

Mr. Shahegh asked why the building has been vacant for such a long period of time. Mr. Bower stated this building was a school and the school district realigned the district and sold buildings they no longer needed. Ms. Hurley explained the city cannot force someone to do something with their property when it's privately owned.

Mr. Shahegh also stated he does not like the fact that tenants will only be required to sign a 12 month lease. He further feels that military personnel will only be able to afford these apartments. Stated he is former Army and feels as though the military is a different breed. He further stated that 10-15 years from now the building will probably be for lower income residents. Ms. Hurley stated a lot of these concerns are more toward the zoning and use of the property, which will be addressed at the Planning Commission meeting, Monday, August 7, 2017. Tonight's meeting is about the historic nature of the property and if the proposal meets the historic requirements.

Mr. Bower clarified that this is not a proposal for low income housing; this is market rate one bedroom apartments.

Mr. Shahegh asked if the North Broadway signs will be taken down. Mr. Klocke stated the school sign will be kept and the new apartment sign will most likely be installed over the old school sign. The exterior will be renovated/restored.

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

Mr. Otto said he would not be too concerned if it is the military coming through for a year as it will be single men, Majors or Lt. Colonels. Mr. Otto does not feel there would be a problem with officers staying at the apartments.

Mr. Shahegh asked to approach the board. He asked if there will be a fence around the apartment complex. Ms. Hurley stated there is no plan to put up a fence.

Chairman Bower stated he appreciated the public attending the meeting and voicing their concerns. He continued by stating his neighborhood went through the same situation with Ben Day. He stated when Exact Architects purchased Ben Day and converted the building to apartments his neighborhood has been great.

Ms. Hanson asked how long it has been since the Ben Day school was converted to apartments. Mr. Bower stated it's been around 2 years.

Ms. Hanson asked what type of people live at the Ben Day apartments. Mr. Klocke stated is approximately 35-40% military, 30% professionals and the remaining are local residents.

With no further comments, Chairman Bower called for a motion. Ms. Hanson 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 5-0.

OLD BUSINESS:

1. 418 CHEROKEE STREET – BARIS RESTAURANT LLC D/B/A LUIGI'S RESTAURANT

Review plans.

Chairman Bower called for the staff report.

City Planner Julie stated the Leavenworth Preservation Commission heard this item at the January 21, 2015 meeting and approved a Major Certificate of Appropriateness, and again at the October 7, 2015 meeting and approved changes from the previously approved plan. The approved revised plans included installation of new signage, a steel and glass awning, and an aluminum railing.

Since the October 7, 2015 meeting, the owner has installed a railing which does not match the appearance of what was shown on approved plans, and has applied for a building permit to install an awning which does not match what was shown on approved plans. Additionally, new signage, as shown on the approved plans, has not been installed; signage moved from the previous location of the restaurant is in place. Due to these factors, staff requested that the applicant discuss his plans with the Preservation Commission prior to issuance of a building permit for the requested awning. The Preservation Commission considered these changes at the June 7, 2017 meeting and requested that the owner provide more detailed information.

Chairman Bower asked if the renderings presented today are what the building, awnings, etc. will look it.

Jack Brock, contractor for the awning, stated there are a few small variations. The awning will not have the curved plastic around the corners.

Mr. Bower asked if there will be four supports in front of the building for the awning. Mr. Brock said there will be four supports.

Mr. Bower asked about the outside lights. Andi stated there will be can lights in the frame of the awning. No lights will be hanging.

Mr. Bower asked about lighting by the entrance. Andi stated there will be a can light inside the entry way of the restaurant but no lighting will be added to the exterior of the building. There will also be lighting under the awning of the bakery.

Mr. Bower asked about the bakery signage. Andi responded the sign will read Oma Bakery. The wording "Bakery" will be either white or blue in color.

Mr. Jackson asked about supports for the awning over the bakery entrance. Mr. Brock stated the awning for the bakery only comes out four feet from the building so support poles are not required. The bakery awning will be attached to the building.

Mr. Bower asked about the color of the awnings. Andi said it's sort of like a tinted or smoky glass and will be painted on the bottom side of the awning.

Ms. Hanson asked if the awning opens up. Mr. Brock stated the awning does not open. The awning extends a little more than 7 feet from the building and is approximately 10' up on the building.

Ms. Denney asked how much sidewalk space there is for people to walk by. Andi isn't sure of the exact width of the sidewalk but he stated he did meet ADA requirements.

With no further comments or questions, Chairman Bower called for a motion. Mr. Otto moved to accept the changes as presented; seconded by Ms. Denney and passed by a unanimous vote 5-0.

OTHER BUSINESS/CORRESPONDENCE

Chairman Brower noted there was one Minor Certificates of Appropriateness.

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

Meeting was adjourned at 5:54 pm.

JH:mb

LEAVENWORTH PRESERVATION COMMISSION

State Law Review – SOUTH ESPLANADE HISTORIC DISTRICT
818 S. Esplanade Street

November 1, 2017

PREPARED BY:



Julie Hurley, City Planner

APPROVED BY:



Paul Kramer, City Manager

OWNER & APPLICANT:

Brett Panter

SUBJECT:

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

STAFF ANALYSIS:

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'x28', 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 is 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 property.
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 RECOMMENDATION:

The staff recommends **APPROVAL** of this request based on the analysis and findings included in this report.

ACTION/OPTIONS:

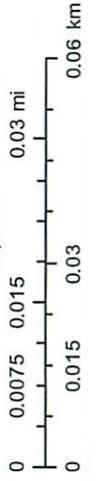
- Approval, based upon a point by point review of Preservation Commission findings as stated.
- Disapproval, based upon a point by point review of Preservation Commission findings as stated. (applicant may appeal to the City Commission)
- Motion, to Table item until the next meeting for the purpose of further study.
- Motion, to forward to the SHPO for review.

818 S. Esplanade



October 26, 2017

1:1,128



City of LV GIS, 2017
LV GIS Dept 09/23/2016



10/26/2017



10/26/2017



Project No. 2017-19 LPC

Fee \$200.00 (non-refundable)

#2926

MAJOR CERTIFICATE OF APPROPRIATENESS Landmark Impact Determination

Printed Name and Address of Property Owner: Brett R Panter *785.213.2078 Tisha Panter*
tishacrosland@yahoo.com

Property Address of Landmark or Contributing Property for review: 818 S Esplanade Street

Nature of Repair or Alteration/demolition: Accessory building improvement

Historical or Architectural significance:

National Register

Kansas Register

Leavenworth Landmark Register

Listed on Historic Resource Survey

Other Contribution: _____

Physical Description of Demolition/Improvement work: New garage 22 x 28 (+1' overhangs on on each side and end). Intended to compliment main structure, same style of roof line, siding, colors, trim, lights, etc. Structure to comply with 3' setbacks on rear and side property lines.

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

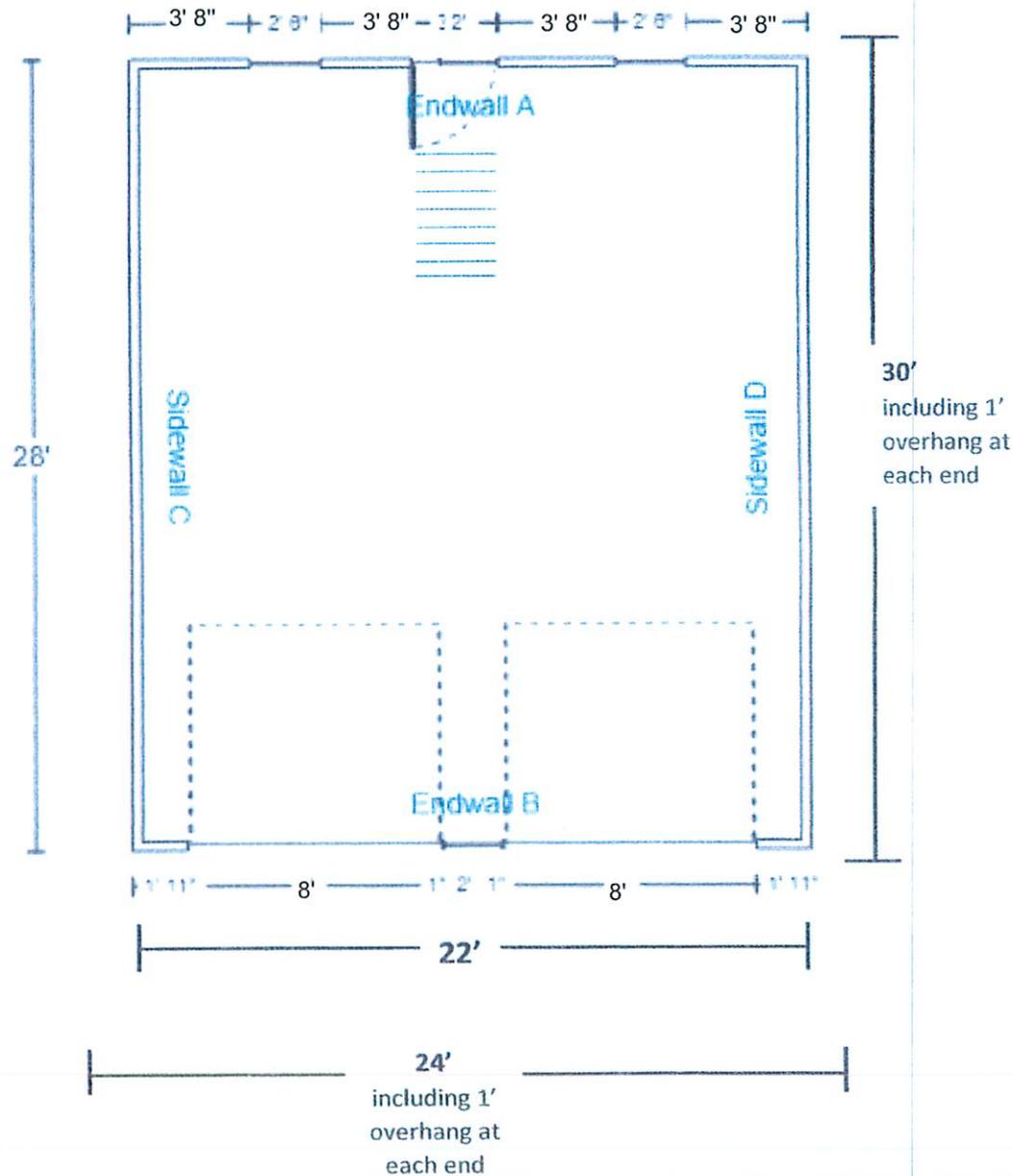
Other (requires documentation)

(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):

Owner's Signature: *[Signature]*

| | | |
|---|--|---|
| For Office Use: | | |
| Date of Public Hearing: | <u>11-1-17</u> | <input checked="" type="checkbox"/> |
| Date of Notice of Public Hearing published | <u>10-10-17</u> | <input checked="" type="checkbox"/> |
| Date Notice sent to property owners within historic district, as appropriate: | <u>10-10-17</u> | <input checked="" type="checkbox"/> |
| Date of request for appeal to City Commission, if appropriate: | _____ | <input type="checkbox"/> |
| Date scheduled for City Commission review and action, if appropriate: | _____ | <input type="checkbox"/> |
| Final Action: | | |
| Deny as proposed <input type="checkbox"/> | Approve as proposed <input type="checkbox"/> | Approve with modifications <input type="checkbox"/> |



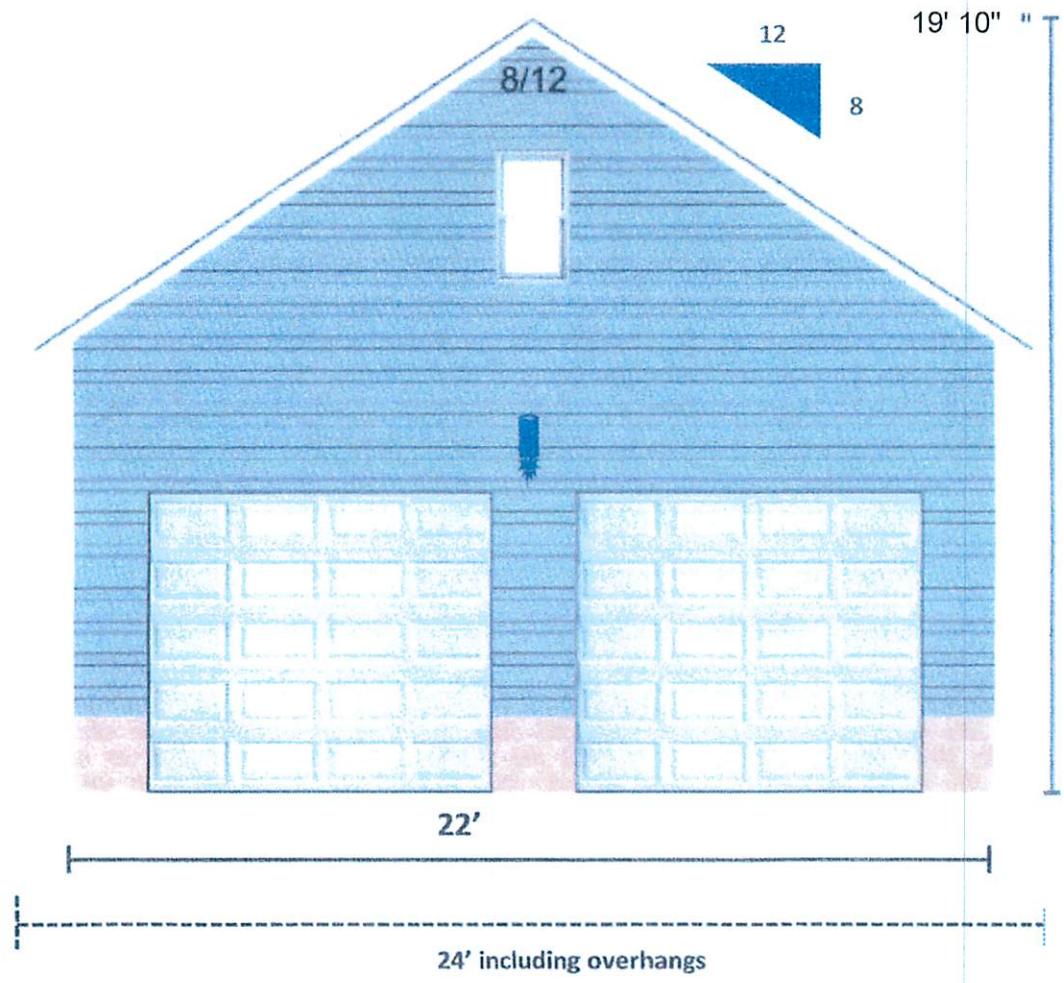
818 S Esplanade Street
 Owner: Brett R Panter

Project: Garage

Accessory building complimentary to main structure. Color of garage same as main structure, trim same color. One light fixture in center above the garage doors and one above rear entry door of same style as main structure.

Accessory building setback 3' from rear and side property lines to nearest point on accessory building (which is the overhangs).

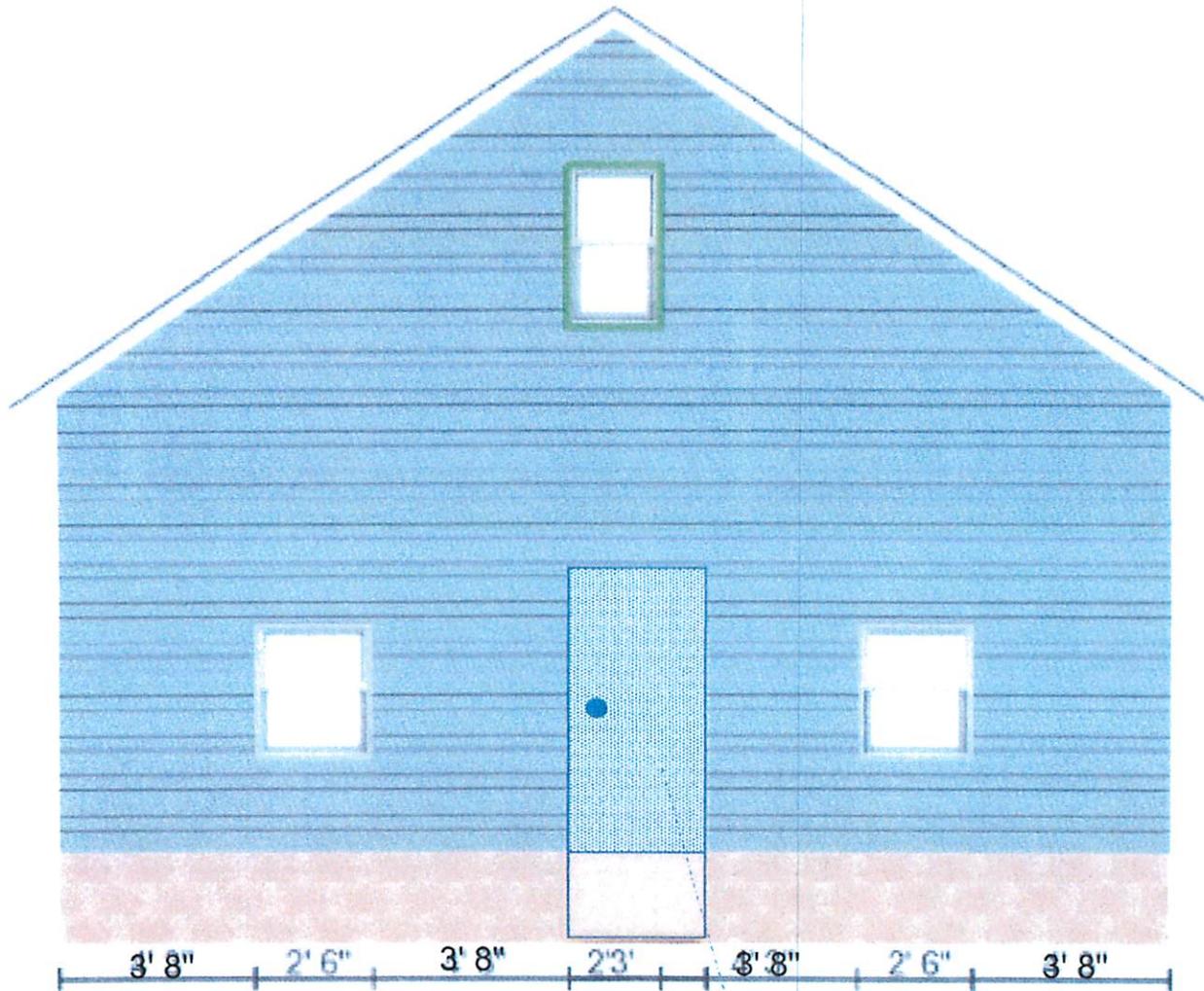
Accessory building has storage in the loft space. Windows same style as main structure.



818 S Esplanade Street

Owner: Brett R Panter

- 2 Garage doors
- 1 window
- Attic vent
- 1 light fixture
- 1' overhangs



818 S Esplanade St
Owner Brett R Panter
3 windows, 1 door
3' cement block

Door above 2' cement
block because of land
gradient

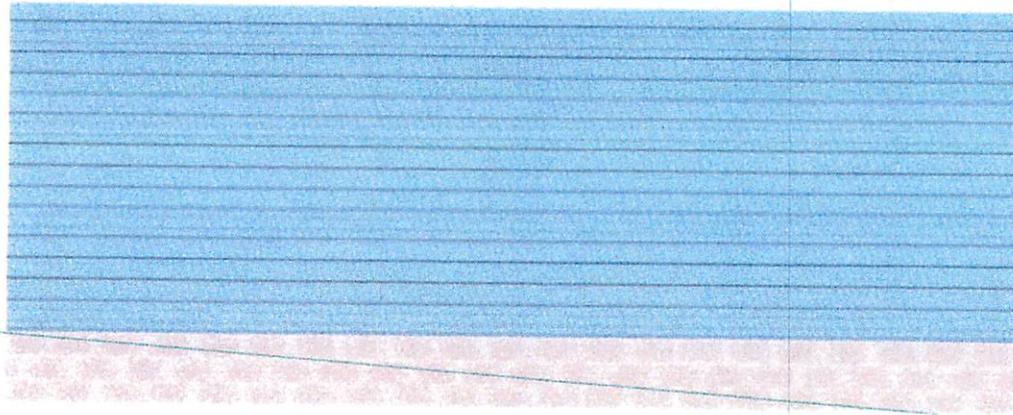
30' including 1' overhang each end

818 S Esplanade Street

Owner Brett R Panter



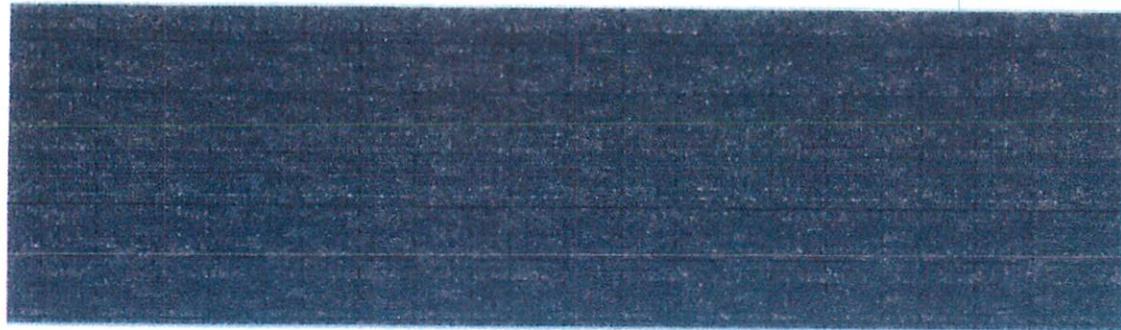
Sideview C



2' Concrete block wall on 2 sides and rear (land gradient green line)

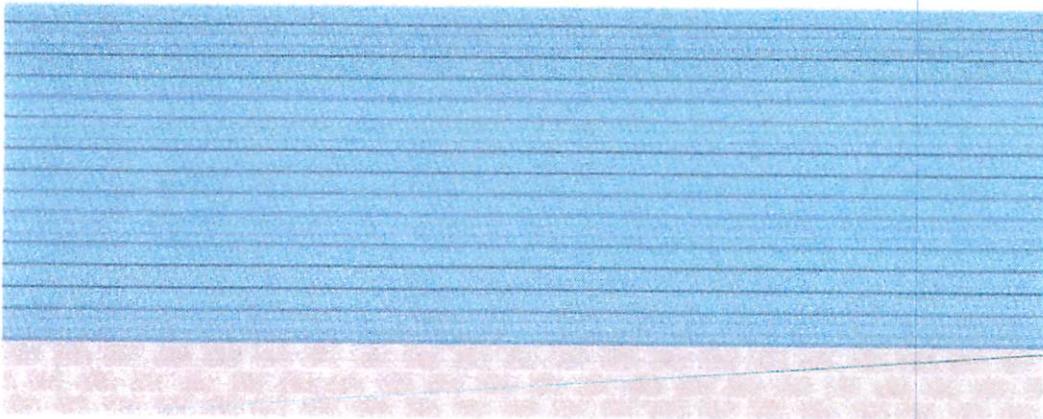
28'

30' including 1' overhang on each end



818 S Esplanade Street

Owner Brett R Panter



Sideview D

2' Concrete block wall on 2 sides and rear (land gradient green line)

28'

S ESCALADE ST

818 816 822 826
814 812 810 808 806 804 802 800 798 796 794 792 790 788 786 784 782 780 778 776 774 772 770 768 766 764 762 760 758 756 754 752 750 748 746 744 742 740 738 736 734 732 730 728 726 724 722 720 718 716 714 712 710 708 706 704 702 700 698 696 694 692 690 688 686 684 682 680 678 676 674 672 670 668 666 664 662 660 658 656 654 652 650 648 646 644 642 640 638 636 634 632 630 628 626 624 622 620 618 616 614 612 610 608 606 604 602 600 598 596 594 592 590 588 586 584 582 580 578 576 574 572 570 568 566 564 562 560 558 556 554 552 550 548 546 544 542 540 538 536 534 532 530 528 526 524 522 520 518 516 514 512 510 508 506 504 502 500 498 496 494 492 490 488 486 484 482 480 478 476 474 472 470 468 466 464 462 460 458 456 454 452 450 448 446 444 442 440 438 436 434 432 430 428 426 424 422 420 418 416 414 412 410 408 406 404 402 400 398 396 394 392 390 388 386 384 382 380 378 376 374 372 370 368 366 364 362 360 358 356 354 352 350 348 346 344 342 340 338 336 334 332 330 328 326 324 322 320 318 316 314 312 310 308 306 304 302 300 298 296 294 292 290 288 286 284 282 280 278 276 274 272 270 268 266 264 262 260 258 256 254 252 250 248 246 244 242 240 238 236 234 232 230 228 226 224 222 220 218 216 214 212 210 208 206 204 202 200 198 196 194 192 190 188 186 184 182 180 178 176 174 172 170 168 166 164 162 160 158 156 154 152 150 148 146 144 142 140 138 136 134 132 130 128 126 124 122 120 118 116 114 112 110 108 106 104 102 100 98 96 94 92 90 88 86 84 82 80 78 76 74 72 70 68 66 64 62 60 58 56 54 52 50 48 46 44 42 40 38 36 34 32 30 28 26 24 22 20 18 16 14 12 10 8 6 4 2

3 feet setback from rear property line to overhang / 13' setback from rear of alley

3 feet setback from side of building to overhang / 4' setback to building wall

24' X 30' (including 1' overhang ea...)

3 feet setback from overhang to side / 4' setback to building wall

3

4

5

6

15

LEAVENWORTH

36

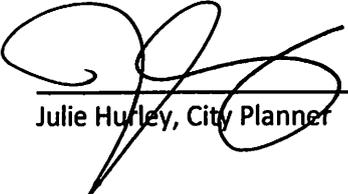
10

LEAVENWORTH PRESERVATION COMMISSION

**State Law Review – SOUTH ESPLANADE HISTORIC DISTRICT
814 S. Esplanade Street**

November 1, 2017

PREPARED BY:



Julie Hurley, City Planner

APPROVED BY:



Paul Kramer, City Manager

OWNER & APPLICANT:

Pat Shipman & James Marfield

SUBJECT:

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

STAFF ANALYSIS:

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 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 is 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 property.
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.

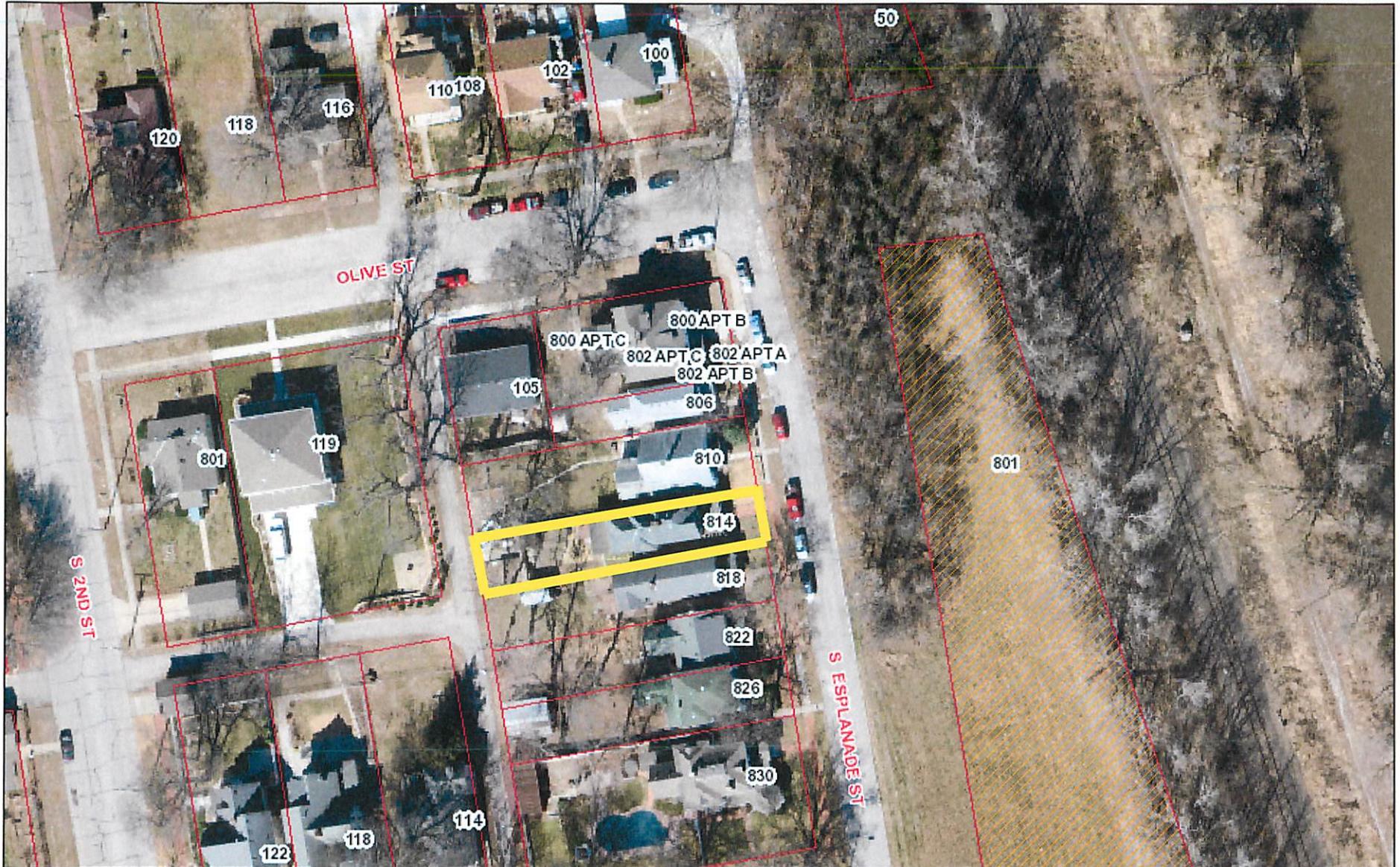
STAFF RECOMMENDATION:

The staff recommends **APPROVAL** of this request based on the analysis and findings included in this report.

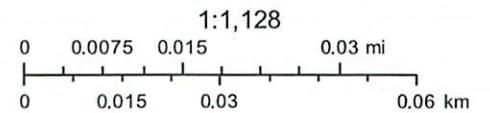
ACTION/OPTIONS:

- 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.

814 S. Esplanade



October 26, 2017



City of LV GIS, 2017
LV GIS Dept 09/23/2016



10/26/2017



10/26/2017

2927



Subject No. 2017-20 LPC

Fee \$200.00 (non-refundable)

#2927

MAJOR CERTIFICATE OF APPROPRIATENESS

Landmark Impact Determination 913-284-3456

mcsplumbingestimate@yahoo.com

Printed Name and Address of Property Owner: Pat Shipman 814 South Esplanade

Property Address of Landmark or Contributing Property for review: 814 South Esplanade

Nature of Repair or Alteration/demolition: Build garage

Historical or Architectural significance:

National Register

Kansas Register []

Leavenworth Landmark Register []

Listed on Historic Resource Survey []

Other Contribution: _____

Physical Description of Demolition/Improvement work: _____

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):

Owner's Signature: [Signature]

For Office Use:

Date of Public Hearing: 11/1/17

Date of Notice of Public Hearing published 10-10-17

Date Notice sent to property owners within historic district, as appropriate: 10-10-17

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 []

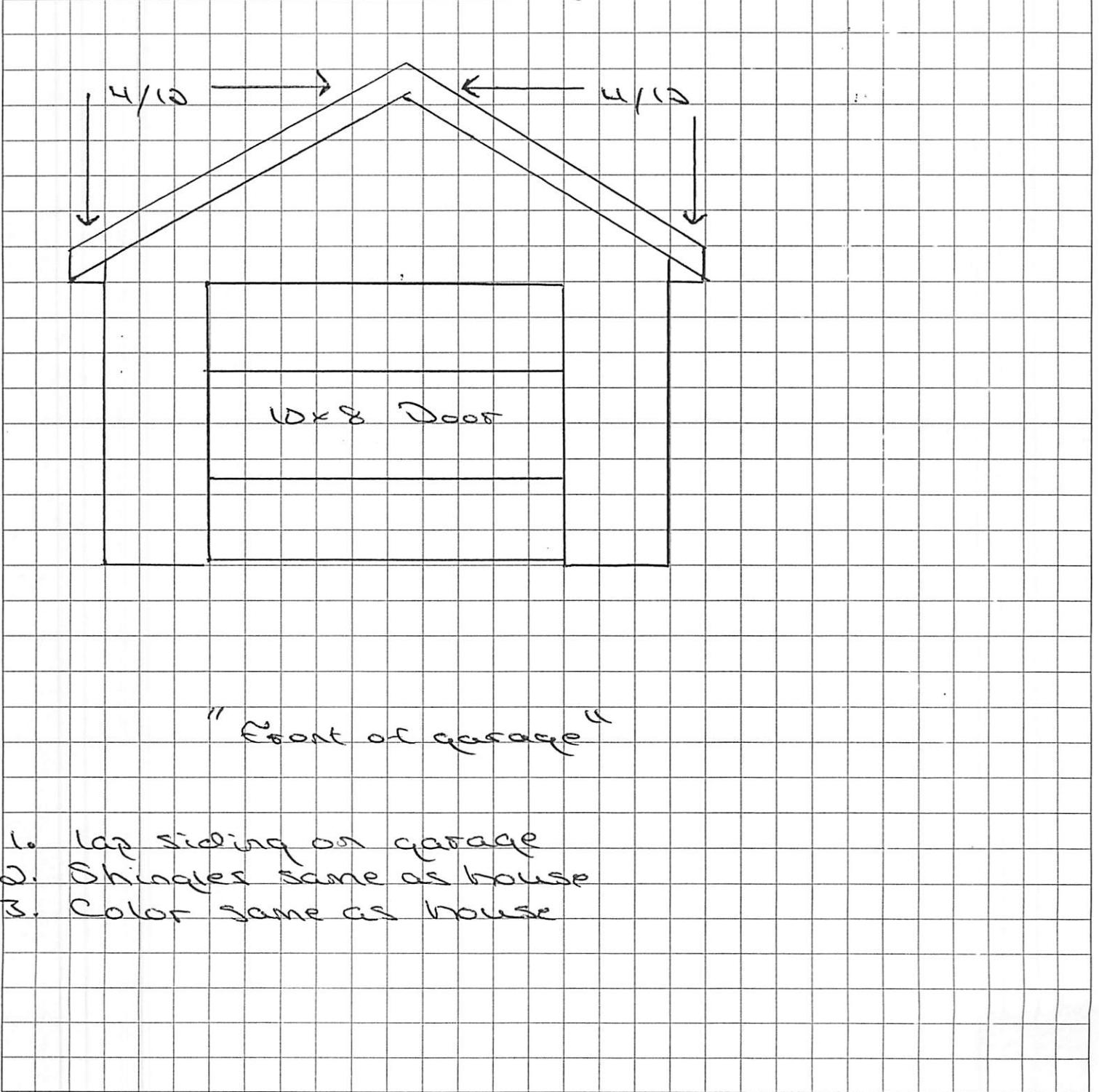


Corporate:
1150 W. Marley Rd.
Olathe, KS 66061-7213
Phone: 913-829-3500
Wats: 800-662-6750
Fax: 913-829-3515

Branch:
14503 Prairie Corners Rd.
Omaha, NE 68138-3847
Phone: 402-896-5700
Wats: 800-366-6880
Fax: 402-896-5705

Piping • Valves • Fittings
Equipment • Accessories

Date: 10-2-2017 814 Esplanade Subject: Front of garage





Corporate:
1150 W. Marley Rd.
Olathe, KS 66061-7213
Phone: 913-829-3500
Wats: 800-662-6750
Fax: 913-829-3515

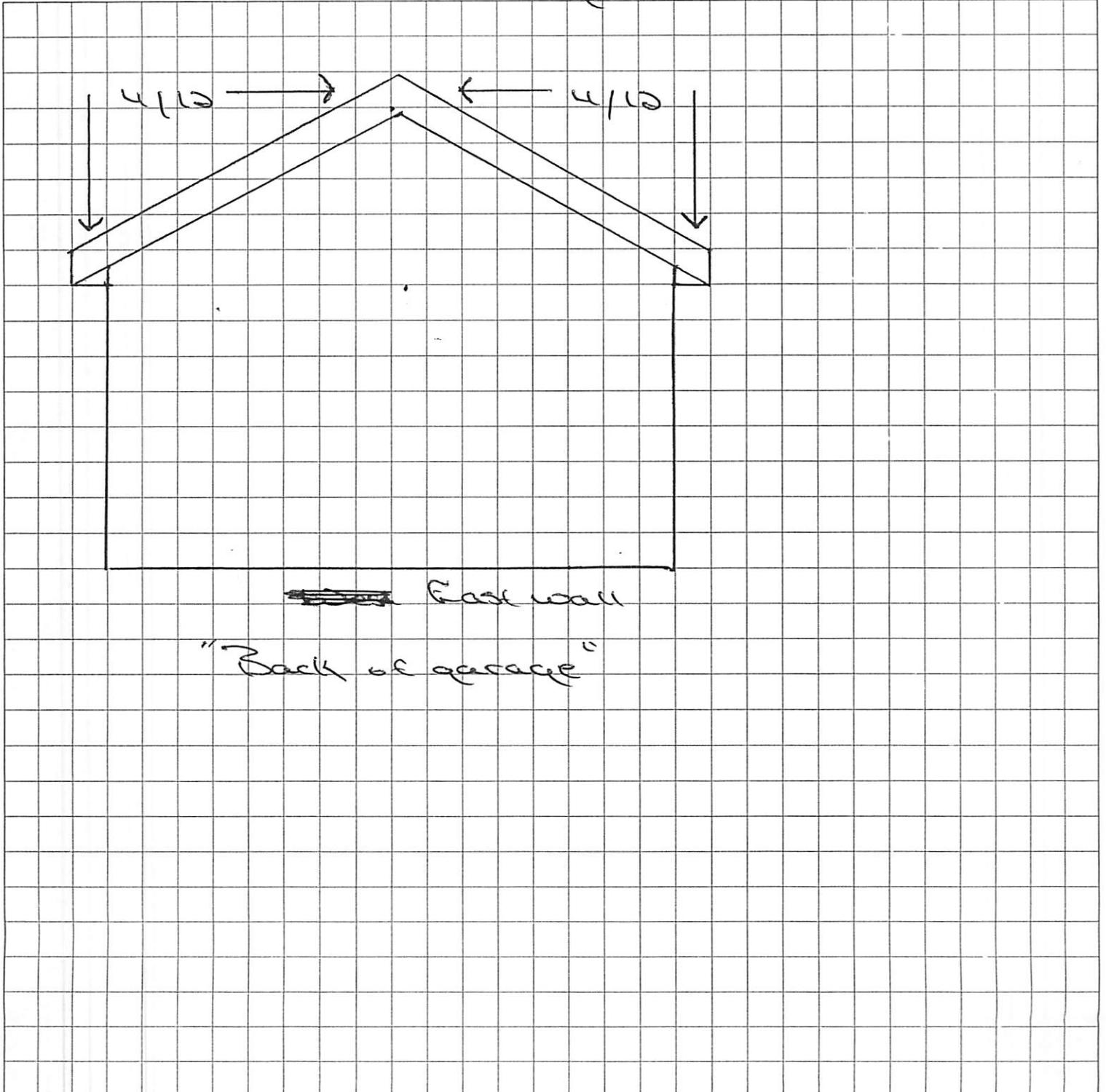
Branch:
14503 Prairie Corners Rd.
Omaha, NE 68138-3847
Phone: 402-896-5700
Wats: 800-366-6880
Fax: 402-896-5705

Piping • Valves • Fittings
Equipment • Accessories

Date: 10-2-2007

814 Explorade

Subject: Back of garage





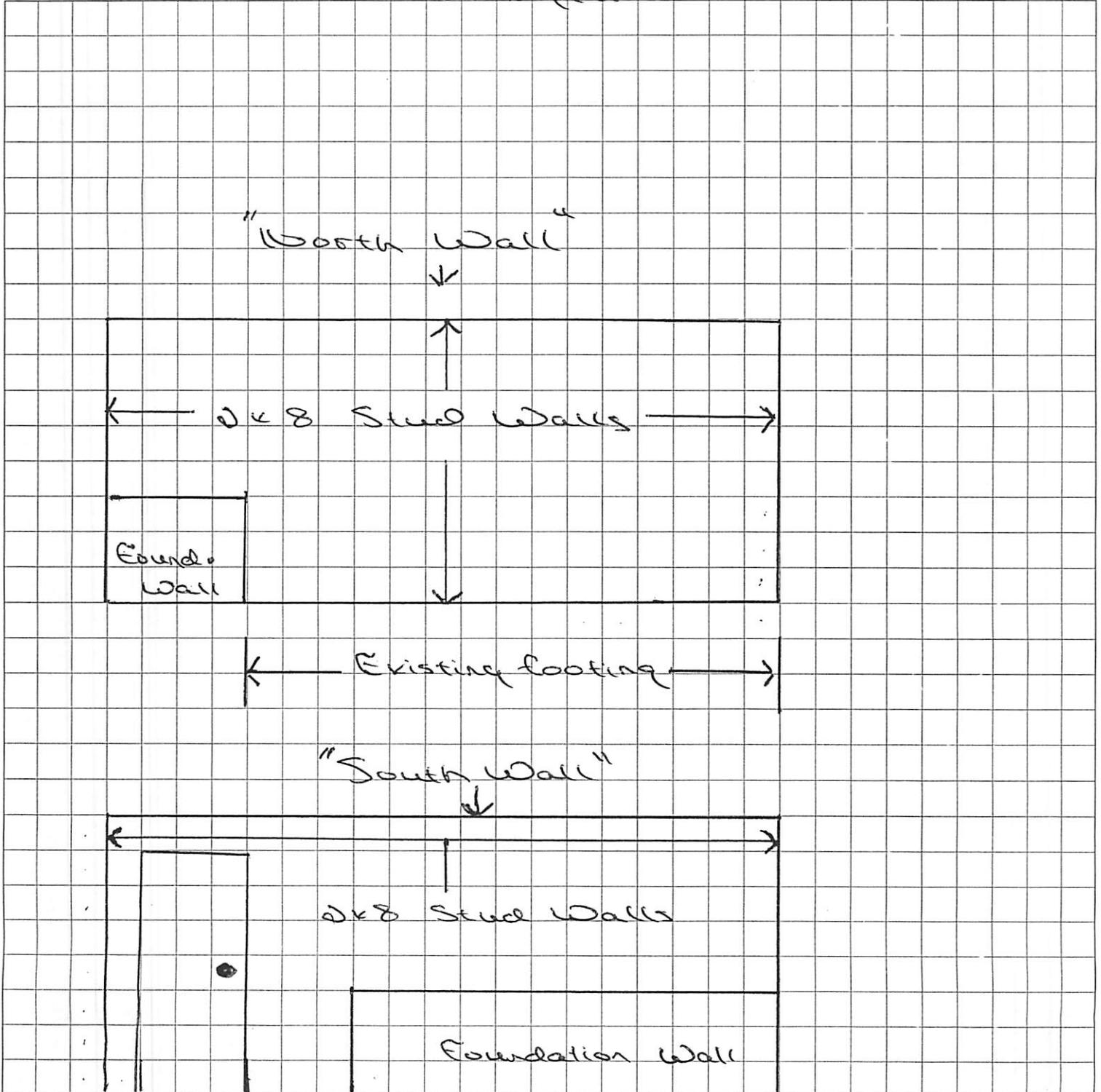
Corporate:
1150 W. Marley Rd.
Olathe, KS 66061-7213
Phone: 913-829-3500
Wats: 800-662-6750
Fax: 913-829-3515

Branch:
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Omaha, NE 68138-3847
Phone: 402-896-5700
Wats: 800-366-6880
Fax: 402-896-5705

Piping • Valves • Fittings
Equipment • Accessories

Date: 10-2-2017 814 Esplanade

Subject: Garage Walls





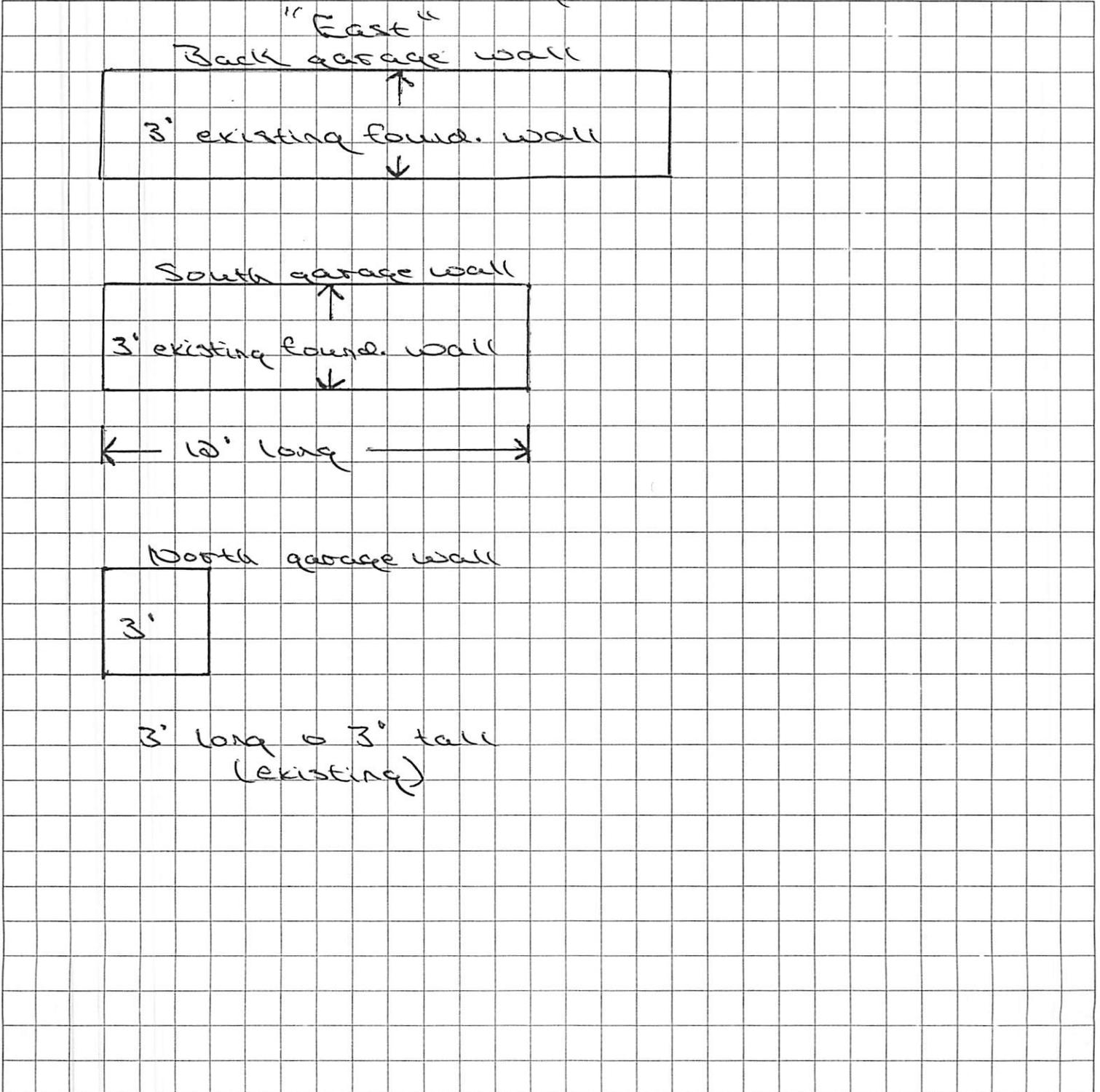
Corporate:
1150 W. Marley Rd.
Olathe, KS 66061-7213
Phone: 913-829-3500
Wats: 800-662-6750
Fax: 913-829-3515

Branch:
14503 Prairie Corners Rd.
Omaha, NE 68138-3847
Phone: 402-896-5700
Wats: 800-366-6880
Fax: 402-896-5705

Piping • Valves • Fittings
Equipment • Accessories

Date: 10-2-2017 814 Esplanade

Subject: Foundation Walls





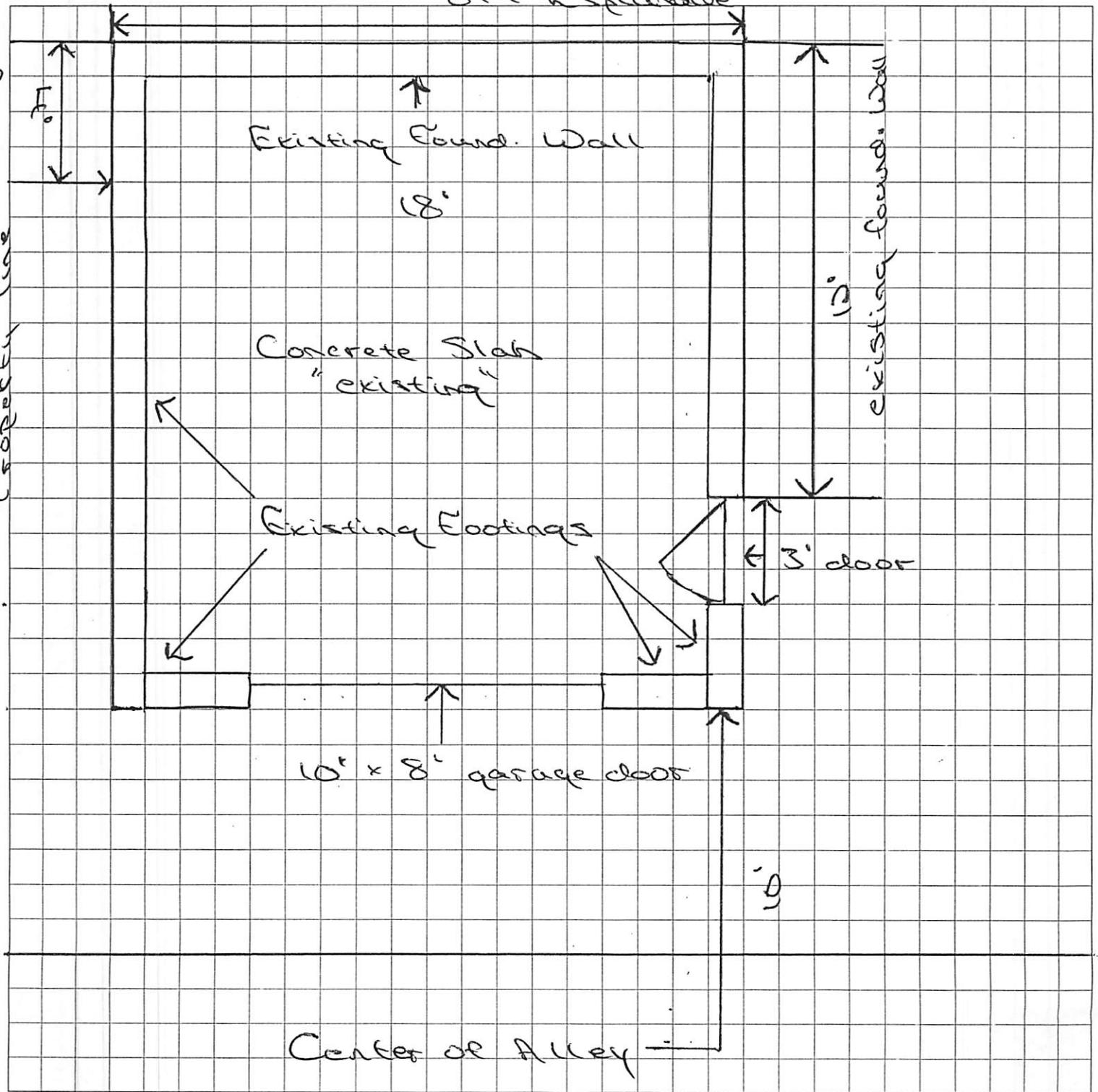
Corporate:
1150 W. Marley Rd.
Olathe, KS 66061-7213
Phone: 913-829-3500
Wats: 800-662-6750
Fax: 913-829-3515

Branch:
14503 Prairie Corners Rd.
Omaha, NE 68138-3847
Phone: 402-896-5700
Wats: 800-366-6880
Fax: 402-896-5705

Piping • Valves • Fittings
Equipment • Accessories

Date: 10-2-2017 814 Esplanade Subject: Foundation

Existing Found.
2011 11/25/2017



**LEAVENWORTH HISTORIC LANDMARKS
AND APPEALS BOARD (Board)**

BYLAWS, RULES AND REGULATIONS

The following rules and regulations governing the procedures of the Leavenworth Historic Landmarks and Appeals Board (Board) are adopted.

Article I – Members

The membership of the Board is determined by Ordinance No. 7386. A majority of the currently duly appointed Board shall constitute a quorum.

Article II – Officers

1. The Board shall organize annually at the first regular meeting after the annual appointment of new members but no later than the February meeting.
2. The Commission shall elect a Chairperson and Vice-Chairperson from among the appointed members at the annual organization meeting. The officers shall serve for one year or until replaced.
3. A Secretary shall be selected for an indefinite term and it is not required that he/she be a member of the Commission. Appointment shall be by majority vote of the Board.
4. The Chairperson shall preside at all meetings and public hearings of the Board; shall decide all points of order and procedure; shall certify actions of the Board pursuant to the ordinance; and shall transmit reports and recommendations to the governing body with the assistance of the Secretary.
5. The Vice-Chairperson shall assume the duties of the Chairperson in his absence.
6. The Secretary shall be responsible for keeping the Board minutes, sending agendas to Board members, carrying out written correspondence, maintaining Board records, certifying Board actions to the State Historic Preservation Office, and performing such other duties as the Board may reasonably require.

Article III – Meetings

1. The Board shall meet monthly on the fourth Monday of each month (at times to be determined) in the Commission Auditorium, 2nd Floor, City Hall, 100 N. 5th Street, Leavenworth, Kansas. When the fourth Monday falls on a holiday, a new meeting date shall be established.

2. Special meetings may be called by the Chairperson or, in his absence, by the Vice-Chairperson. Notice of special meetings shall be given by the Secretary to Board members at least three days prior to such meeting and shall state the purpose and time of the meeting.
3. All regular and special meetings, hearings and records shall be open to the public.
4. A majority of the Board shall constitute a quorum for the transaction of business. If a quorum is not present at a regular or special meeting, those present may either adjourn the meeting or hold the meeting to consider such matters as are on the agenda. No action shall be taken at such a meeting and the Board shall continue official action on any agenda items until a subsequent meeting when a quorum is present.
5. The order of business at all meetings shall be as follows:
 - a. Call to order
 - b. Roll call
 - c. Reading and approval of minutes
 - d. Old business
 - e. New business and/or public hearings
 - f. Reports of committees
 - g. Reports of officers and related personnel
 - h. Adjournment
6. Motions shall be restated by the Chairperson before a vote is taken. The name of the maker and supporter of a motion shall be recorded.
7. An affirmative vote of a majority of the total membership is needed to authorize any official Board action, unless otherwise specified by statute or ordinance.
8. All members including the Chairperson shall have a vote when present unless a person shall disqualify him/herself from voting on any decision in which they might express a conflict of interest. In the event of a conflict of interest, the member shall so state before discussion of the item and shall remove him/herself from the panel.
9. Procedure may follow commonly accepted parliamentary rules for boards.
10. All persons wishing to address the Board shall first be recognized by the Chair and invited to a podium to introduce themselves by name and address to be entered into the record of the meeting. Thereafter, the Board may freely discourse with the citizen. Upon concluding citizen testimony, the Chair may call for Board discussion at which time Board members may freely discourse with each other.

Article IV – Committees

The Chairperson may appoint any standing committee deemed necessary for the review and study of Board business and any special committee seeking research and recommendations on special topics. Any committee may contain up to four Board members.

Article V – Board Staff

1. The Board may employ staff and/or professional consultants, as it may require, subject to approved budgetary limitations. The City Commission shall approve all new employees and all contracts for professional services in excess of \$10,000.
2. The staff shall conduct business and prepare reports and agendas for the Board pursuant to the ordinance, state law and appropriate City policies.
3. The staff shall act as liaison between the Board and the City commission, other appropriate boards/commissions, the State of Kansas, the National Register of Historic Places and the general public.
4. The staff shall prepare an annual budget and annual review of the ordinance and historic resources survey and make recommendations for modifications.
5. The staff shall accept other responsibilities as may be directed by the Board, the Governing Body or the City Manager.

Article VI – Records and Reports

1. The Board shall keep a record of its transactions, findings and determinations and recommendations.
2. All records shall be available for public review.
3. The Board shall annually review the historic resources survey and the ordinance to determine needed revisions and shall make a report and recommendation to the governing body regarding same.

Article VII – Publicity

1. The Board shall encourage the public to attend its regular meetings and shall take positive action to keep its activities before the public by supplying newspapers and other media with information and by having members and staff appear before civic groups to discuss the purpose and the work of the Board.
2. The ordinance provides authority for the Board to initiate and recommend participation in grant programs to improve historic resources, and to be the City's

point of contact for historical, archeological, and related associations in keeping with the objective to promote Leavenworth's built-history.

Article VIII – Amendments

These rules of procedure may be amended by an affirmative vote by a majority of the Board provided such proposed amendment has been submitted in writing to each member at least three days prior to the meeting at which such action is to be taken.

Article IX – Rules of Order

1. Open Public Meetings. All meetings and study sessions shall be open to the public. A record must be kept of all business transacted.
2. Public Hearings. The Chairperson may prescribe procedures for the conduct of public hearings including setting a time limit for citizen input in order to provide a fair and impartial presentation of all sides of a request.

Technical Preservation Services

National Park Service
U.S. Department of the Interior



[Home](#) > [The Standards](#) > Rehabilitation Standards and Guidelines

Rehabilitation Standards and Guidelines

The Secretary of the Interior's Standards for Rehabilitation, codified as 36 CFR 67, are regulatory for the [Historic Preservation Tax Incentives program](#). The Guidelines for Rehabilitating Historic Buildings and the Guidelines on Sustainability for Rehabilitating Historic Buildings, which assist in applying the Standards, are advisory.

[Applying the Standards for Rehabilitation](#)

[Guidelines for Rehabilitating Historic Buildings](#)

[Guidelines on Sustainability](#)

Other Standards and Guidelines:

[Four Treatment Standards: Preservation, Rehabilitation, Restoration, and Reconstruction](#)

[Guidelines for the Treatment of Historic Properties](#)

[History of the Standards](#)

Secretary's Standards for Rehabilitation

Rehabilitation projects must meet the following Standards, as interpreted by the National Park Service, to qualify as "certified rehabilitations" eligible for the 20% rehabilitation tax credit. The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.

The Standards apply to historic buildings of all periods, styles, types, materials, and sizes. They apply to both the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent, or related new construction.

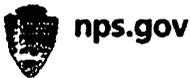
1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
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.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
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.

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.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
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.
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.

Guidelines for Rehabilitating Historic Buildings

The **Guidelines** assist in applying the Standards to rehabilitation projects in general; consequently, they are not meant to give case-specific advice or address exceptions or rare instances. For example, they cannot tell a building owner which features of an historic building are important in defining the historic character and must be preserved or which features could be altered, if necessary, for the new use. Careful case-by-case decision-making is best accomplished by seeking assistance from qualified historic preservation professionals in the planning stage of the project. Such professionals include architects, architectural historians, historians, archeologists, and others who are skilled in the preservation, rehabilitation, and restoration of the historic properties. These Guidelines are also available in **PDF format**.

The **Guidelines on Sustainability for Rehabilitating Historic Buildings** stress the inherent sustainability of historic buildings and offer specific guidance on “recommended” rehabilitation treatments and “not recommended” treatments, which could negatively impact a building’s historic character. These Guidelines are also available as an **interactive web feature**.



EXPERIENCE YOUR AMERICA™



#2713

MINOR CERTIFICATE OF APPROPRIATENESS
Historic Resource Preservation Ordinance
Leavenworth, Kansas

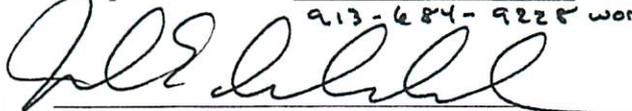
Date of application 17 Aug 2017. All information is subject to verification. Willful falsification may lead to issuance of a "stop work" order on your project.

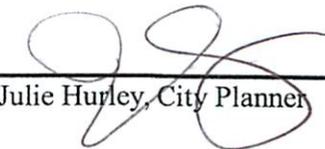
- 1. Address of Property 222 PINE STREET, LEAVENWORTH KS
 - National Register
 - Kansas Register
 - Landmarks Register
 - Historic District
- Name of District: ARCH STREET HISTORIC DISTRICT

- 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): REPLACING EXISTING ROOF WITH SIMILAR MATERIALS AS WHEN DISTRICT WAS APPROVED

- 4. Printed name of owner: MARK E SODERLUND
 Telephone Number: 913-682-5680 home
913-684-9228 work


 Signature of property owner

APPROVED FOR ISSUANCE
 Date: 8/17/17

 Julie Hurley, City Planner

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

MINOR CERTIFICATE OF APPROPRIATENESS
Historic Resource Preservation Ordinance
Leavenworth, Kansas

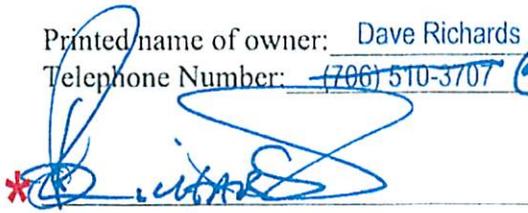
Date of application 09/18/17. All information is subject to verification. Willful falsification may lead to issuance of a "stop work" order on your project.

1. Address of Property 325 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): _____

4. Printed name of owner: Dave Richards
Telephone Number: ~~(706) 510-3707~~ (913) 306-2800


* [Signature]
Signature of property owner

APPROVED FOR ISSUANCE
Date: 9/19/17

Julie Hurley, City Planner

cc: KS Historic Preservation Office
6425 SW 6th St
Topcka, KS 66615-1099

#2854



PERMANENT SIGN PERMIT APPLICATION
City of Leavenworth, Kansas Planning & Zoning Department
100 N 5th Street Leavenworth, Kansas 66048

This application cannot be processed unless fully completed and all required documents are provided.
If you have any questions about completing the form, please call the Department of Planning and Zoning.

Business/Entity Displaying Sign Island Spice Jamaican Restaurant
Site Address 325 Delaware Erecting Sign No
Phone 913 306 2800 Cell Fax

Owner of Property A-ONE GROUP HOLDINGS LLC Phone 913-306-2800
Address 736 Glenview St Leavenworth Property Owner's Signature (Required)

Contact for Application Ann Hoins 913 651-5432 ann@youngsigncompany.com
Telephone Email

Sign Contractor: Company Name Young Sign Co., Inc. office@youngsigncompany.com
Address 326 Choctaw Leavenworth KS Business License # Sign 2922
Phone (913) 651-5432 Cell Fax (913) 651-5435 Erecting Sign? Yes No
Sign Contractor's Signature Date 9-18-17

Sign Information: Wall Free Standing Other
Sign Height 5 1/2 ft Sign Length 1.5 ft Total Sign Area 8.25 sq ft
Logo Height ft Logo Area sq ft
Attached Sign, also needs: Building Height 38 ft Building Width 49.5 ft Total Area 1881 ft Sign % of Area 1 %
* The direction the sign will face (circle one) North South East West

Monument Sign, also need: Height of Monument ft
Attached to this Sign Permit Application is a plan, sketch, drawing, blueprint or similar presentation drawn to scale, showing pertinent structural details per the Sign Code in the City's Developments Regulations

SIGN FEES: 50 SQFT OR LESS - \$50 GREATER THAN 50 BUT LESS THAN 100 SQ FT - \$75 100 SQ FT OR GREATER - \$100

As business owner or agent, I hereby certify this sign application and attached plans to be correct and agree to abide by the sign code in the City's adopted Development Regulations and stipulations, if any, as described in this permit. I understand that an incomplete application can result in a delay of processing this application.

Signature of Business Owner/Agent: Ann M Hoins Date: 9/18/17
Payment By Check - make check payable to City of Leavenworth By Cash - Payable at City Hall
By Credit Card - on-line or in person at City Hall

FOR OFFICE USE ONLY Fee: 50.00 Acctg: CE 4 Date Remitted: 9-19-17
Cash: Credit Card: Check #: 64905

Minor Certificate of Appropriateness for Historic District Approved Denied

Staff Reviewer/Approver: Date:



Mayflower Red HC-49 and Caribbean Teal 2123-20



326 Choctaw, Leavenworth, KS 66048
Phone 913-657-0437 Fax 913-657-0438

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These plans and designs are the exclusive property of Young Sign Co., Inc. and are the result of the original work of its employees. They are subject to prior copyright for the same or similar signs, trademarks or other designs. You agree that these plans and designs are provided to you for your business only and are not to be used for any other purpose. Any reproduction or use of these plans or designs without the express written consent of Young Sign Co., Inc. is strictly prohibited. You agree to indemnify and hold Young Sign Co., Inc. harmless from and against all claims, damages, losses and expenses, including reasonable attorneys' fees, that may be incurred by Young Sign Co., Inc. as a result of your use of these plans and designs for any purpose other than that intended by Young Sign Co., Inc.

DATE 08/28/17

DESIGNER Ann Hoins

ann@youngsigncompany.com

Island Spice Jamaican
Restaurant
325 Delaware
Leavenworth, KS 66048



Application No. 3043

MINOR CERTIFICATE OF APPROPRIATENESS
Historic Resource Preservation Ordinance
Leavenworth, Kansas

Date of application 10-27-17. All information is subject to verification. Willful falsification may lead to issuance of a "stop work" order on your project.

1. Address of Property: 219 Pine St.
- National Register
 Kansas Register
 Landmarks Register
 Historic District
- Name of District: Arch Street 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: replacing boards on fence (MB)

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 old windows w/ double pane windows, move kitchen to another room, & replace boiler. Repair outdoor fence

4. Printed name of owner: Jason & Ellen Hite
Telephone Number: 360 970 8568 / 5709
Email: jason.hite@reagan.com

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

[Signature] _____ 27 Oct 17
Signature of property owner(s) Date

State of Kansas)

County of Leavenworth)

Signed and attested before me on October 27, 2017 by Jason Hite

Notary Public Michelle Baragary

My appointment expires 8-16-20

(Seal)



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

APPROVED FOR ISSUANCE
Date: 10/27/17
[Signature]
Julie Hurley, City Planner