

CITY OF LEAVENWORTH PRESERVATION COMMISSION

COMMISSION CHAMBERS, CITY HALL

100 N 5th Street, Leavenworth, Kansas 66048

Wednesday, November 1, 2017 5:00 PM

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, 2nd 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