

Leavenworth Preservation Commission

Wednesday, June 7, 2017 5:00 PM

Commission Chambers

100 N 5th Street

Leavenworth, Kansas

AGENDA

1. Call to order, determine a quorum

2. Approval of Minutes: May 3, 2017

3. Old Business:

- **418 CHEROKEE STREET – BARIS RESTAURANT LLC D/B/A LUIGI'S RESTAURANT**

The Leavenworth Preservation Commission heard this item at the January 21, 2015 and October 7, 2015 meetings. Since the last meeting, the owner has installed a railing which does not match the appearance of what was shown on the approved plans, and has applied for a building permit to install an awning which does not match what was shown on the 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 the applicant discuss his plans with the Preservation Commission prior to issuance of a building permit for the requested awning.

4. New Business:

None

5. Other Business/Correspondence:

- **FYI - Minor Certificates of Appropriateness (6)**

- 307 N Broadway – replacement of retaining wall and chain link fence
- 513 Delaware St – 6' x 6' wall sign – Jo Jo Dee's Pets
- 419 Delaware St – flat roof repairs
- 417 Delaware St – flat roof repairs
- 433 Shawnee St – 2' x 4.625' wall sign – Health Recovery Options
- 507 Shawnee St – interior repairs and improvements; will not change floor plans

6. Adjournment

CITY OF LEAVENWORTH PRESERVATION COMMISSION

COMMISSION CHAMBERS, CITY HALL

100 N 5th Street, Leavenworth, Kansas 66048

Wednesday, May 3, 2017 5:00 PM

The Leavenworth Preservation Commission met Wednesday, May 3, 2017. Chairman Ken Bower called the meeting to order. Other commissioners present were: John Karrasch, Rik Jackson, Stephen Hansen, Debi Denney, and Sherry Hanson. Also present for the meeting were City Planner Julie Hurley and Administrative Assistant Michelle Baragary.

The chairman welcomed new board member Sherry Hanson. It was noted a quorum was present. Mr. Bower called for a motion to accept the minutes from November 2, 2016 as presented. Mr. Karrasch moved to accept the minutes, seconded by Mr. Otto and approved by a vote of 5-0. Mr. Bower and Ms. Hanson abstained.

OLD BUSINESS:

None.

NEW BUSINESS:

1. 2017-06 LPC – 320 S 7TH STREET

Consider exterior alteration of the property located at 320 S 7th Street, in the Leavenworth Downtown Historic District. A Major Certificate of Appropriateness is required for the proposed exterior changes to the building.

Chairman Bower opened the public hearing and called for the staff report. City Planner Julie Hurley stated that a State Law review under the US Secretary of the Interior's Standards for Rehabilitation for the proposed alteration of the property located at 320 S 7th Street is required.

The subject property is the former Leavenworth Terminal Railway and Bridge Company (LTRBC) building. The building was constructed in 1893 and is listed on the National Register of Historic Places, and has formerly housed a number of various commercial operations. The applicant is proposing to repurpose the building as five apartment units.

The structure is located immediately west of the Haymarket Square and retains much of its original industrial character. It was originally constructed as a train depot, with two distinct portions: a 2 story brick building on the east 1/3 of the structure, and a metal-sided storage area on the west 2/3. The exterior appearance of the brick portion of the building will remain as it is. The applicant proposes to install corrugated steel panels on the storage portion of the building to reflect the original industrial appearance of the structure. There are three proposed residential units in the western portion of the building, and a small stoop will be constructed for each.

This location is part of the Redevelopment Overlay District, whose purpose is to facilitate the development of property in the downtown and northeast Leavenworth in accordance with the 2010 Downtown-North Leavenworth Redevelopment Master Plan. In particular, this location is identified as part of the Downtown West Gateway sub-area. The intent of the district is to accommodate diverse business and building formats within the urban block and streetscape framework, complementing and supporting other areas of the Downtown. Preservation of historic structures is identified as a goal in the Redevelopment Plan.

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, and the exterior modifications are being made to bring the appearance of the structure back into conformance with buildings of the original time period while accommodating for multiple residential units.

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.

The proposed changes would be in harmony with existing structures in the historic district, and present a more accurate historical appearance.

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.

Chairman Bower opened the public hearing. With no one in the audience to speak, Chairman Bower called for comments or questions from the commissioners.

Mr. Karrasch mentioned the subject property was heard by the Planning Commission for a request to change the zoning from General Business District (GBD) to Residential Mixed Use (RMX). Although the subject property will currently be used as residential, the RMX district affords the option to be used as both residential and commercial.

Mr. Jackson asked about the requirements for residential structures in the flood plain. Ms. Hurley stated that historic structures are exempt from the flood plain requirements. Jeremy Greenamyre stated no unit will be at or below the 100-year flood level.

Ms. Hanson asked about the two different options and the corrugated panels. Ms. Hurley stated they will be new corrugated panels, which will be chosen to have the same look as the original panels. She further stated option 1 is the corrugated metal panels the entire height of the building and option 2 is the corrugated panels with brick at the bottom portion of the building. The consensus among the commissioners is option 1.

After reviewing the sample color panel, the commissioners were in agreement with the Cityscape color for the corrugated panels.

Mr. Bower asked if the historic marker was removed from the building. Mr. Greenamyre stated the historic marker was not removed; it is located on the north east side of the building.

Mr. Bower asked if the individual units will have roofs over the entry doors. Mr. Greenamyre stated the thought was to have roofs over the entry doors to allow tenants to get out of the elements when entering the apartment. The commissioners feel the covers should have a pitch and be of the same material; corrugated steel.

Mr. Bower asked if the parking would be paved. Mr. Greenamyre stated the required parking is one stall per one-bedroom unit; however he plans on having 8-10 parking stalls. The plan is to recontour the lot but not bring in or remove dirt and asphalt only the area to be used for parking. The rest of the parking lot will be landscaped to soften the look.

With no further comments, the Chairman Bower closed the public hearing and 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 Ms. Hanson and passed by a unanimous vote 7-0.

OTHER BUSINESS/CORRESPONDENCE

Chairman Bower noted there were twelve Minor Certificates of Appropriateness:

- 781 Shawnee – roof
- 517 Marshall St – roof
- 410 N Broadway – roof
- 429 Delaware – sandwich board sign
- 417 S 2nd St – double-sided flag wall mount
- 130 Cherokee – minor interior wall changes and update existing signage
- 419 Shawnee – 4' x 12' black ornamental fence
- 208 Choctaw – replace 15 windows
- 513 Delaware – installing handicap bathroom & ramp. Installed fire alarm system
- 900 S Esplanade – replacing roof, gutters, downspouts and driveway. Also doing landscape work
- 519 N Broadway – sidewalk replacement
- 501 N Broadway – repair fire damage: replace entrance to basement, fix damage with like-same material, repair/replace window

Chairman Bower called for a motion to adjourn. Mr. Otto moved to adjourn; seconded by Mr. Hansen and passed by a unanimous vote 7-0.

Meeting was adjourned at 5:35 pm.

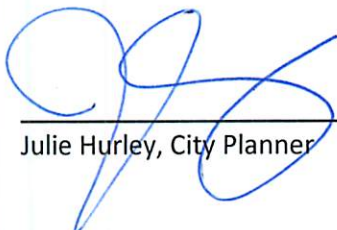
JH:mb

LEAVENWORTH PRESERVATION COMMISSION

UPDATE AND REVIEW – DOWNTOWN HISTORIC DISTRICT
418 CHEROKEE STREET

JUNE 7, 2017

PREPARED BY:



Julie Hurley, City Planner

APPROVED BY:



Paul Kramer, City Manager

OWNER & APPLICANT:

Baris Restaurant, LLC
DBA Luigi's Restaurant

DISCUSSION:

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.

ACTION/OPTIONS:

- Consensus that proposed changes meet approved Certificate of Appropriateness
- Table the items and request further information or revisions from the applicant

ATTACHMENTS

Minutes of January 21, 2015 LPC meeting
Minutes of October 7, 2015 LPC meeting
Approved plans
Application materials for building permit for awning

CITY OF LEAVENWORTH PRESERVATION COMMISSION

COMMISSION CHAMBERS, CITY HALL

100 N 5th Street, Leavenworth, Kansas 66048

Wednesday, January 21, 2015, 5:00 PM

The Leavenworth Preservation Commission met Wednesday, January 21, 2015. Acting Chairman Otto called the meeting to order. Other commissioners present were: Rebecca Stewart, John Karrasch and Rik Jackson. Commissioners Ken Bower and Felix Derezinski were absent. The board has one vacancy. City Staff present: City Planner Julie Hurley.

The chairman noted a quorum was present. He also took a moment to thank staff for the work put forth in the staff report.

On motion made by Ms. Stewart and seconded by Mr. Karrasch, minutes from the December 3, 2014 meeting were approved by a unanimous vote.

Chairman Otto called for the first item on the agenda.

OLD BUSINESS:

1. 2014-17 – BARIS RESTAURANT, LLC D/B/A LUIGI'S RESTAURANT – *Tabled December 3, 2014*

Conduct a State Law Review and hold a Public Hearing on Project 2014-17 - 418 Cherokee Street. The subject property, the proposed site of Luigi's Restaurant, is in the Leavenworth Downtown Historic District. A Major Certificate of Appropriateness is required for the proposed exterior changes to the building.

The chairman called for the staff report. City Planner Julie Hurley stated the subject property is located at 418 Cherokee Street, the site of the former American Legion building. This item was reviewed at the December 3, 2014 meeting, but was tabled so the applicant, Baris Restaurant, could provide more detailed drawings and information on proposed materials and lighting. It was noted a detailed drawing of the facade has been provided for consideration, as well as samples of material. Ms. Hurley went on to state the current brick façade will be removed; windows and awnings will be installed and a travertine pile for the façade will be utilized in the project. Ms. Hurley closed by saying there are a number of required reviews the board will need to address that are based on State regulations.

Chairman Otto opened the public hearing. Andy, representing Baris Restaurant, addressed the board. He described the current material on the façade as hollow cinderblocks with brick veneer and displayed material to the board along with a color for consideration. Ms. Stewart asked the applicant if any consideration was given to using brick on the façade. The applicant responded no.

Mr. Jackson indicated he had concerns about the use of lighting on the outside. Andy stated they decided not to use outdoor lighting so it should no longer be an obstacle.

Mr. Otto asked if the business would house a separate bakery. Andy replied saying a bakery could be in the next phase of work but is not part of the current project. Mr. Otto also asked about available space for the proposed outdoor eating area and if it met all requirements. Andy responded saying the proposal met the requirements for wheelchair accessibility and space required for the dining area. Ms. Hurley advised the building plans for the property are currently being reviewed to determine if they meet ADA requirements and all standards.

Mr. Karrasch noted that during the last meeting, reference was made to incorporating some of the historical character of the neighborhood into the project, i.e. brick, etc. Andy responded saying there is no brick left in the building (after the fire and storm), only a brick veneer exists. He noted brick facades throughout the city have been painted or covered up with unattractive materials. The applicant commented he is somewhat reluctant to change too much of the façade

as the building is resting on steel beams and cinderblocks. He indicated he could retain the current brick veneer if the board so desired.

Ms. Stewart stated the project basically is replacing one veneer for another type of veneer and asked if the applicant had considered painting the brick veneer red. The applicant indicated he is not a fan of the color red. Ms. Stewart asked for clarification on staff's recommendation that "the proposed changes will bring the building in line with the character of the historic district". The city planner responded saying the building, in its current state, is not considered historic in nature. She went on to say the proposed changes would not be taking it further out of line historically than as the current structure. Ms. Stewart asked if the board was not to consider the overall effect on the historic district. Ms. Hurley replied the board could discuss the overall impact on the district.

The chairman stated the board is responsible for the preservation of buildings, but also noted he is interested in the city itself with regards to nice restaurants, etc. He stated he didn't have a problem with the proposal. Andy commented he could leave the building as it is; if the board wishes, as the changes will be costly to him.

Ms. Stewart commented she appreciates what the applicant is trying to do and looks forward to the restaurant reopening, however, the board is charged with the responsibility of maintaining the integrity of the historic district and determining appropriateness. She noted that the patchwork appearance of some of the buildings downtown was not the result of decisions made by this board, but commented it does not promote the unity and harmony the board is trying to create. Ms. Stewart suggested the applicant utilize a red travertine in the plans for the façade.

Chairman Otto asked if staff was saying the proposal was not a problem with regards to State regulations. The city planner stated as long as the board goes through the ten (10) items listed for required reviews and comes to a consensus, their decision will be good.

Marty Poe of Reunion Antiques, 414-418 Delaware, addressed the board. Mr. Poe stated he is president of the Main Street organization. He commented that as a business owner, he is excited for the proposed façade changes to the building. Mr. Poe went on to talk about the request for consideration of incorporating red brick into the façade for Luigi's and noted nothing in that particular block is red and the brick that exists is painted. He pointed out some specific features of the block: windows boarded up, a yellow painted door, brick and stucco veneer facade, and an aluminum metal building situated directly across from the subject property. He commented the changes may not be 1854 era, but are a great improvement. Additionally, Mr. Poe advised Main Street board members voted unanimously, without hesitation, to provide staff a letter endorsing the changes to the building (copy provided in the board's packet).

Ms. Stewart wished to address the comments regarding the surrounding buildings noting changes were done before the board was actually in place, but stated the commission must consider the guidelines for restoring and repairing buildings in the district. Ms. Stewart stated the original façade/building would have been made of brick. At this point, Mr. Poe asked if the regulations state buildings must incorporate brick in all facades. Ms. Stewart replied yes if they are being redone.

Ms. Stewart noted there is no historical integrity left in the building itself, but historical pictures show brick on the façade. She read aloud Required Review #6 with regards to "...the new feature shall match the old in design, color, texture...and, where possible, materials." Replacement of missing features shall be substantiated by pictorial evidence. Ms. Stewart said the board is trying to reproduce a look that works with the district. She asked how Mr. Poe would like the proposed façade on a building next to his business. He remarked he would be excited about it. Ms. Stewart commented that if the building and block are ever to be improved, it would be better to meet the historic nature of the district.

Ms. Hurley commented Main Street has compiled a list of suggested guidelines to help property owners incorporate new projects into the historic district.

Ms. Wendy Scheidt, director of the Main Street program, addressed the board. She stated the Department of Interior Standards are partially utilized in as much as they have access to a booklet published by the Department. She stated it is her understanding that when a building's historic nature is gone, it is not supposed to be rebuilt as a historic building. Ms. Stewart agreed. Ms. Scheidt went on to state the structure has no historic qualities/character. In addition, she pointed out that the rehab going on next door to 418 Cherokee is not historic as stucco is being used on the facade. Ms. Scheidt confirmed the board looked over the plans and materials and support the changes. Ms. Stewart asked Ms. Scheidt why the board would consider the material appropriate for the area. The Main Street director commented they never looked at the facade as one that should revert back to brick. They gave consideration to the proposed tiles and noted many downtown buildings have utilized different types of tiles. Ms. Scheidt stated the proposed changes are appropriate for a building that has no historic character.

Finding no one else wishing to speak, Chairman Otto closed the hearing and proceeded to the *Required Reviews*, reading each review item and comment from staff.

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 defining characteristics original to the building have been previously removed. The proposed changes will bring the building in line with the character of the historic district.

Ms. Hurley clarified staff's comments by saying the proposed changes would not make the structure any more out of line with the historic district that it is in its present condition.

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.

Ms. Hurley confirmed no historic features/elements are being removed with this proposal.

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 suggesting a false sense of historical development are proposed. Proposed changes are in harmony with the district.

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 historic significance to the building. Previous changes made are generally detrimental to the character of the building and district.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
No distinctive features, finishes or construction techniques exist for preservation.

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.
No historic features exist for repair or replacement.

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 damaging 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 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.
No historic materials exist. Proposed exterior alterations are in harmony with the district.
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 additions or new construction are proposed.

The chairman called for comments. Mr. Jackson stated he was split on his decision as there is no existing structure to be preserved from a historical application standpoint. All historical perspectives have been eliminated from the structure. He stated he would support the proposed changes.

Mr. Karrasch commented on responses to Required Reviews #1, 3 and 4. He suggested an individual could argue that a travertine is a historic element. Mr. Karrasch stated he would support the changes and commented this could be an opportunity to blend the old with the new.

Ms. Stewart asked if this property was considered a contributing structure when the historic district was designated. Ms. Hurley stated she was uncertain if the structure was contributing to the district. It was noted information should be available on contributing status through the Department of the Interior's website.

Mr. Otto agreed with board members Karrasch and Jackson, but was concerned about Ms. Stewart's comments. He pointed out that once the project moves forward, others may attempt to circumvent problems in the future, but noted according to regulations and information provided, the proposal will not have a negative impact.

Ms. Stewart briefly talked about establishing historic districts and the percentage of properties that are considered contributing and non-contributing that make up a historic district. She expressed concern that other properties could be brought to them for consideration of changes, such as for 418 Cherokee, which could possibly result in the loss of historic status for the structure and eventually even the district.

Ms. Lisa Weakley, city commissioner and business owner, asked if she could address the board. Ms. Weakley owns Weakley's Antiques located at 618 Cherokee. The chairman reopened the public hearing. Ms. Weakley stated they had a very similar situation with renovation of their building. She was required to look at Cherokee Street, as a whole, in the district, and noted her property was non-conforming, non-contributing. She stated her building was actually compared to structures in the 400 block of Cherokee and went on to say the entire block was non-contributing. Ms. Weakley said they tried to do something historical to their façade; however the State saw them as mimicking historic features and did not consider their structure to be historic. Ms. Weakley commented Baris owners cannot make the building look historic and it is not required for non-conforming structures. She noted there is an eclectic mix of structures in the downtown area citing Mutual Savings as having a very modern architectural style. Ms. Weakley closed by saying she approves of the design which should enhance the block.

The public hearing was closed again. City Planner Hurley noted contributing structures start in the 600 block of Cherokee. Chairman Otto called for a motion to approve the Major Certificate of Appropriateness.

Mr. Jackson moved to approve the Major Certificate of Appropriateness for 418 Cherokee Street based on the findings of the review. The motion was seconded by Mr. Karrasch and approved by a vote of 3-1 (Stewart).

NEW BUSINESS:

1. 2015-03 LPC Conduct a Public Hearing for Major Certificate of Appropriateness

The applicants, Oliver and Kathryn West, are seeking approval for new construction/in-fill for a portion of vacant sections of Lots 12 and 13 located at 626 Cherokee in the Downtown Historic District.

Note: The application was withdrawn January 15, 2015.

City Planner Hurley stated the applicants had been looking at possibly constructing a two story addition to their business (The Pot Rack), instead of the one story structure that what was approved by this board in 2012. The application was withdrawn January 15, 2015. Ms. Hurley went on to state the Wests are proposing a couple of minor changes; one of which is to add brick to the façade. She noted a drawing is provided in the board’s packet. She commented staff thought the Wests could move forward with the minor changes. Ms. Hurley clarified the application was withdrawn January 15, 2015 and the application is for The Pot Rack.

The chairman opened the public hearing. Mr. West addressed the board stating he and his wife made the decision to revert back to the one story design from the recently submitted two-story design. Additionally, they propose to remove a wrought iron railing from the front of the store so there would be no barrier between the sidewalk and the store. He noted a light colored brick has been added to the design elements in an effort to make the building look as one continuous building. A double entry door was also added to the drawing for the new structure. Lastly, Mr. West stated they would be adding a garage on the back side.

Ms. Hurley confirmed the Wests would not be required to submit another application and again noted the Preservation board approved the original plans in 2012. Ms. Hurley stated no motion is required on this matter. Chairman Otto closed the public hearing again and called for the last item on the agenda.

OTHER BUSINESS:

Board members were provided a copy of an approved Minor Certificate of Appropriateness for signage at 515 Delaware Street for the Euro Pottery Shop.

There being no further business to discuss, the meeting was adjourned at 6:02 pm.

JH:cb

Other Business/Correspondence

1. 2014-17 LPC Conduct a State Law Review and hold a Public Hearing for 418 Cherokee Street

The Leavenworth Preservation Commission heard this item at the January 21, 2015 meeting and approved a Major Certificate of Appropriateness for the changes as attached. The proposal included the installation of travertine tile over the entire face of the building, steel and glass awning, new windows, installation of an aluminum railing to create an outdoor sidewalk eating space, and new signage.

The chairman called for the staff report. City Planner Hurley stated the Leavenworth Preservation Commission heard this item at the January 21, 2015 meeting and approved a Major Certificate of Appropriateness for the changes as attached. The proposal included the installation of travertine tile over the entire face of the building, steel and glass awning, new windows, installation of an aluminum railing to create an outdoor sidewalk eating space, and new signage.

Since the Leavenworth Preservation Commission last heard this item, the applicant has commenced work and the scope of the project has been modified. Windows have been cut and installed as shown on the approved plans. However, in lieu of the travertine tile, the applicant has painted the existing brick black and gray. No awning, railing for outdoor eating space or new signage will be installed at this time. The applicant has indicated that the awning, railing and new signage will be installed at a later date.

Given the significant nature of the modifications made to the approved plan, the Leavenworth Preservation Commission must review the project as is being constructed. Should the Leavenworth Preservation Commission vote to approve the changes as constructed, a new Major Certificate of Appropriateness will be issued.

Ms. Hurley read aloud each of the 10 Required Reviews including the responses:

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 defining characteristics original to the building have been previously removed.
The once multi-story structure has been changed significantly to a single story building.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
No removal of historic materials or features is proposed.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
No changes suggesting a false sense of historical development 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 historic significance to the building. Previous changes made are generally detrimental to the character of the building and district.
Changes were made prior to current owner, Baris Restaurant LLC.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
No distinctive features, finishes or construction techniques exist for preservation.
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.
No known historic features exist for repair or replacement.
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 damaging treatments are proposed.
Paint was applied to the brick which was not historic to the site.
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.
No known historic materials exist.
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 additions or new construction are proposed.

Chairman Bower opened the public hearing and called for questions or comments. Ms. Hurley stated staff recommends approval of the changes and the proposal meets all 10 criteria. Ms. Hurley advised staff had actually noticed changes to the scope of work and contacted the owner of the property to discuss the issues.

Mr. Bower asked why the owner had deviated from the approved plan. Andy from Baris Restaurant addressed the board saying the project costs exceeded their budget, thus prompting the need for alternatives to the proposed project. Andy advised the board the travertine tile would not be installed, but the awning and railings had been ordered and would be installed once received. He indicated the proposed bakery was now going to be in the second phase of work. He noted there are two colors used on the brick façade; grey designating the restaurant space and black which was used for the bakery area. It was again noted that the deviation from travertine tile was a significant difference. Andy commented the costs for the remodel had tripled from the initial budget due to unforeseen issues with the building.

Board members asked the owner of Baris Restaurant how many building renovations he had previously completed and how many were in a historic district. Andy responded saying this was his first building in a historic district but had completed another 24 remodels. Additionally, Mr. Karrasch and other board members were clear that changes to the scope of work, without prior approval from the board, should not happen again. It was noted any future changes to the approved plan would need to come back to the Preservation Commission. Andy apologized for not taking the appropriate action in regards to the changes.

Mr. Jackson pointed out that the board had previously discussed the fact that there was nothing of historical significance in this building. He went on to say he supports the use of the tile in the approved plan, but he understands the situation with escalating costs.

Mr. Bower indicated he wanted assurances that the restaurant owner would follow through with the plan. Andy assured board members the awning and railings would be in place. He thought the work at the restaurant would be complete within a week or so with the bakery side renovations complete possibly by the end of the year-first part of January.

Mayor Lisa Weakley, speaking as a business owner in the downtown area, indicated she was in favor of the travertine tile as that would give the building a more modern look; however, she said the painted brick actually meets the character of the neighborhood, of the downtown area.

The public hearing was closed and the chairman called for a motion. Mr. Otto moved to accept the revised proposal for work and approve the request for a Major Certificate of Appropriateness based on findings of the review; seconded by Mr. Jackson. The motion was approved by a unanimous vote.

Annual Preservation Board member training:

City Attorney Tom Dawson provided annual training for board members. Mr. Dawson commended the board on their work this evening and noted they did a great job of executing their responsibilities as members of the Commission. Mr. Dawson talked about the board's role as Leavenworth is designated a "Certified Local Government". He noted that with that designation, board members are permitted to address issues and review projects, at the local level, involving preservation and historic districts. Additionally, Mr. Dawson reviewed the list of 10 criteria and remarked the board only considers those criteria when making their decisions, while the City Commission is not limited to the 10 criteria in the case of an appeal. He emphasized the importance of decisions being made locally.

With no further business to discuss, the meeting was adjourned at 6:07pm.

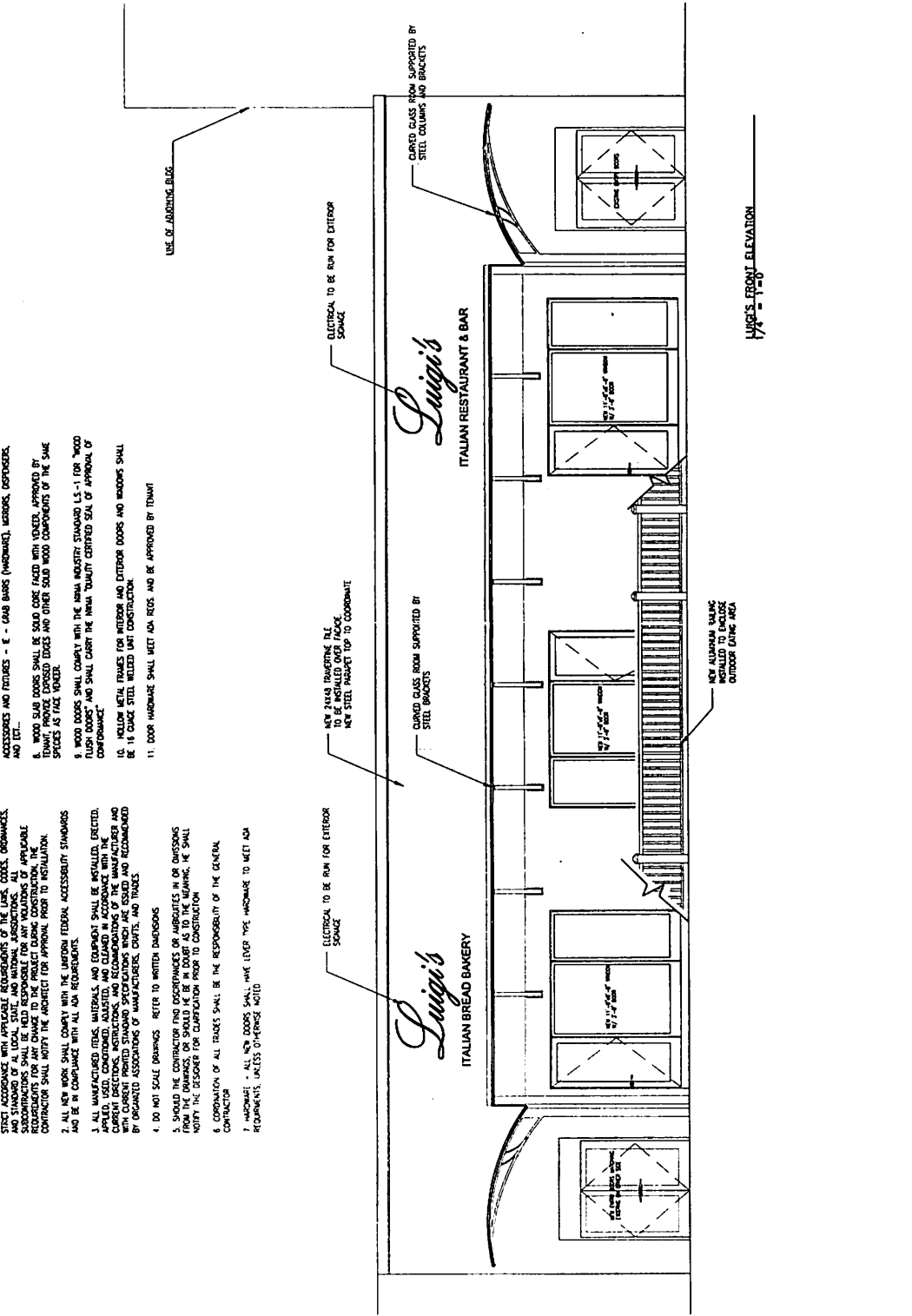
12. FILL AND NOT LOOSEING JOINTS IS REQUIRED TO RECEIVE FINAL FINISH FLOORING AS RECOMMENDED BY FLOORING MANUFACTURER.
13. INSTALLATION OF ALL APPLIANCES, EQUIPMENT AND FIXTURES SHALL BE COMPLETE AND IN STRICT ACCORDANCE WITH CODES AND ORDINANCES.
14. CONNECTIONS SHALL BE COMPLETED AND CODE APPROVED TO ALL APPLIANCES, EQUIPMENT, SWITCHES, RECEPTS, LIGHT FIXTURES, AND SMOKE DETECTORS.
15. THE FLOOR WITHIN THE KITCHEN, DELIVERY, AND DRY STORAGE AREAS IS TO RECEIVE STONE/SLAB, A POLYMER TOPPING OR STONE/SLAB (OR APPROVED EPOXY FLOOR) AND SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. STONE/SLAB TOPPING SHALL NOT BE ON WALKS UP TO COUNTER TOP ONE SIDE.
16. FRP PANELS SHALL BE USED IN THE KITCHEN, DELIVERY, DRY STORAGE AREAS, AS A BAR/SOUP 6'-0" AT THE TOP PANELS SHALL BE INSTALLED FROM THE TOP OF THE MANUFACTURER'S RECOMMENDATIONS. ALL OTHER AREAS BEYOND APPLIANCES THAT EXCEED 130 DEGREES THE FRP PANELS SHALL BE SUBSTITUTED WITH SHIMLESS STEEL PANELS.
17. INSULATE BEHIND ALL NEW ELECTRICAL PANEL BORDERS.
18. RESTAURANT FURNITURE SHALL BE PURCHASED BY THE CLIENT AND SHALL BE INSTALLED ACCORDING TO TURNOUT SPEC'S BY THE CONTRACTOR.

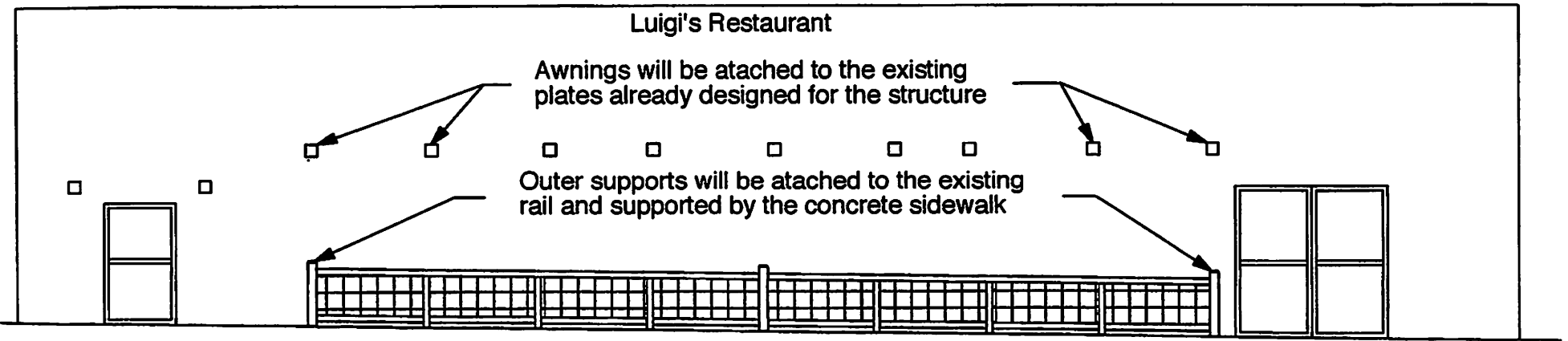
1. ALL FULL HEIGHT WALLS TO BE 3/4" OR 1" WALLS, 20 MGR. GALVANIZED METAL STUDS WITH 3/4" OSBUM BOARD ON BOTH SIDES. WALLS SHALL BRACE TO EXISTING FLOOR AND BE SUSPENDED FROM STRUCTURE ABOVE. COMPARABLE WOOD STUDS MAY BE SUBSTITUTED.
2. INSTALL SOLID WOOD FLOORING FOR ALL ROOMS STOPS, WALL CABINETS, ISLET ACCESSORIES AND ALL OTHER WALL MOUNTED OR CEILING MOUNTED ITEMS REQUIRED.
3. WALL SHALL VERIFY FIELD DIMENSIONS BEFORE COMMENCING ANY CABINETS, ISLET.
4. NEW OSBUM BOARD CEILING SHALL BE INSTALLED AND APPLIED TO NEW AND EXISTING CEILING FRAMING AS SPECIFIED. OSBUM BOARD OLD CEILING SHALL BE SUPERSEDED FROM EXISTING CEILING STRUCTURE.
5. INSTALL NEW 9" R-30 FIBERGLASS BATT INSULATION BEFORE CEILING IS INSTALLED IN APPLICABLE AREAS.
6. INSTALL 1/2" X 1/2" WOOD BATTERY REFRIGERATE BATT INSULATION IN WALLS BETWEEN KITCHEN AND BAR/CAFE, SERVICE STATION AND DRINK, PROTECTIVE OF THE RESTROOMS AND OFFICE.
7. RESTROOMS SHALL MEET ALL ADA ACCESSIBILITY REQUIREMENTS - THIS INCLUDES ALL ACCESSORIES AND FIXTURES - E - GRAB BARS (HORIZONTAL), HANGERS, REPOSERS, AND ETC...
8. WOOD SLAB DOORS SHALL BE SOLID CORE LACED WITH VENEER, APPROVED BY TURNOUT. PROVIDE EXPANDED EDGES AND OTHER SOLID WOOD COMPONENTS OF THE SAME SPECIES AS FACE VENEER.
9. WOOD DOORS SHALL COMPLY WITH THE WOOD INDUSTRY STANDARD U.S.-1 FOR "WOOD FINISH DOORS" AND SHALL CARRY THE WOOD TURNOUT CERTIFIED SEAL OF APPROVAL OF CONFORMANCE."
10. HOLLOW METAL FRAMES FOR INTERIOR AND EXTERIOR DOORS AND WINDOWS SHALL BE IN SOLID STEEL RIBBED UNIT CONSTRUCTION.
11. DOOR HARDWARE SHALL MEET ADA REQS. AND BE APPROVED BY TURNOUT.

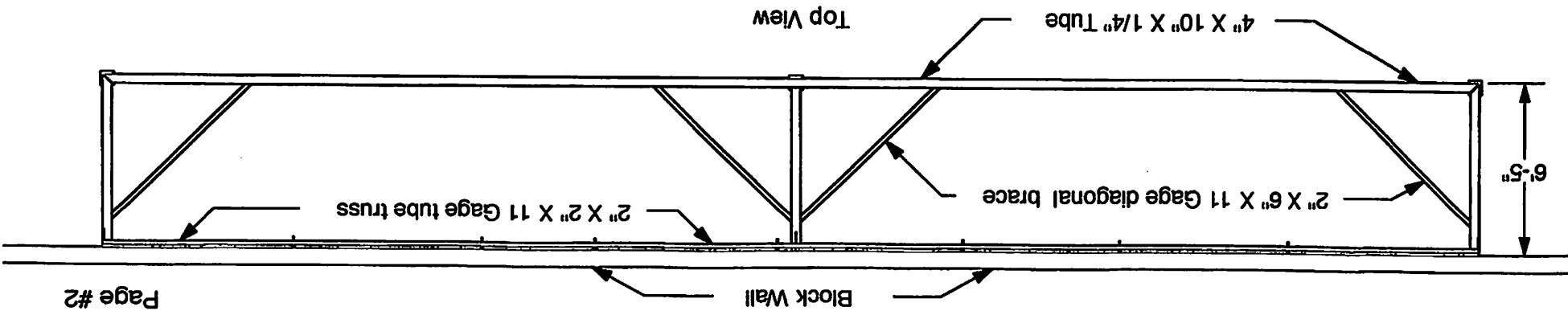
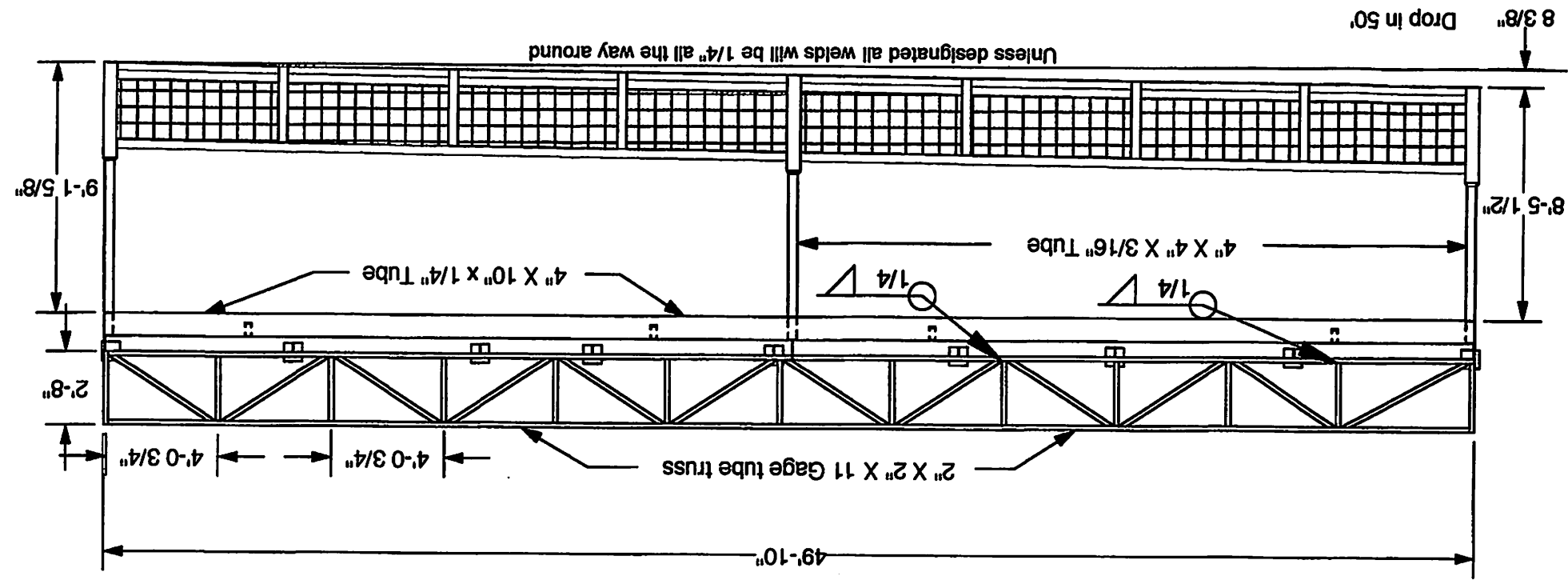
1. ALL WOOD INCLUDED INCLUDING ALL MATERIALS AND WORKSHIP SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE LARK, CODES, ORDINANCES AND STANDARD OF A LOCAL, STATE, AND NATIONAL ASSOCIATIONS. ALL SUBSTITUTIONS SHALL BE IN WRITING AND BE APPROVED BY THE ARCHITECT. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
2. ALL NEW WOOD SHALL COMPLY WITH THE AMERICAN FEDERAL ACCESSIBILITY STANDARDS AND BE IN COMPLIANCE WITH ALL ADA REQUIREMENTS.
3. ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT SHALL BE INSTALLED, DIRECTED, AND INSTALLED ACCORDING TO THE CURRENT MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS OF THE MANUFACTURER AND WITH CURRENT PRINTED STANDARD SPECIFICATIONS WHICH ARE ISSUED AND RECOMMENDED BY ORGANIZED ASSOCIATIONS OF MANUFACTURERS, ENGINEERS, ARCHITECTS, AND TRADES.
4. DO NOT SCALE DRAWINGS REFER TO WRITTEN DIMENSIONS.
5. SHOULD THE CONTRACTOR FIND DISCREPANCIES OR INCONSISTENCIES IN OR DISCREPANCIES IN THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND THE CONTRACTOR SHALL NOTIFY THE DESIGNER FOR CLARIFICATION PRIOR TO CONSTRUCTION.
6. CORRECTION OF ALL TRADES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
7. HARDWARE - ALL NEW DOORS SHALL HAVE LEVER TYPE HARDWARE TO MEET ADA REQUIREMENTS, UNLESS OTHERWISE NOTED.

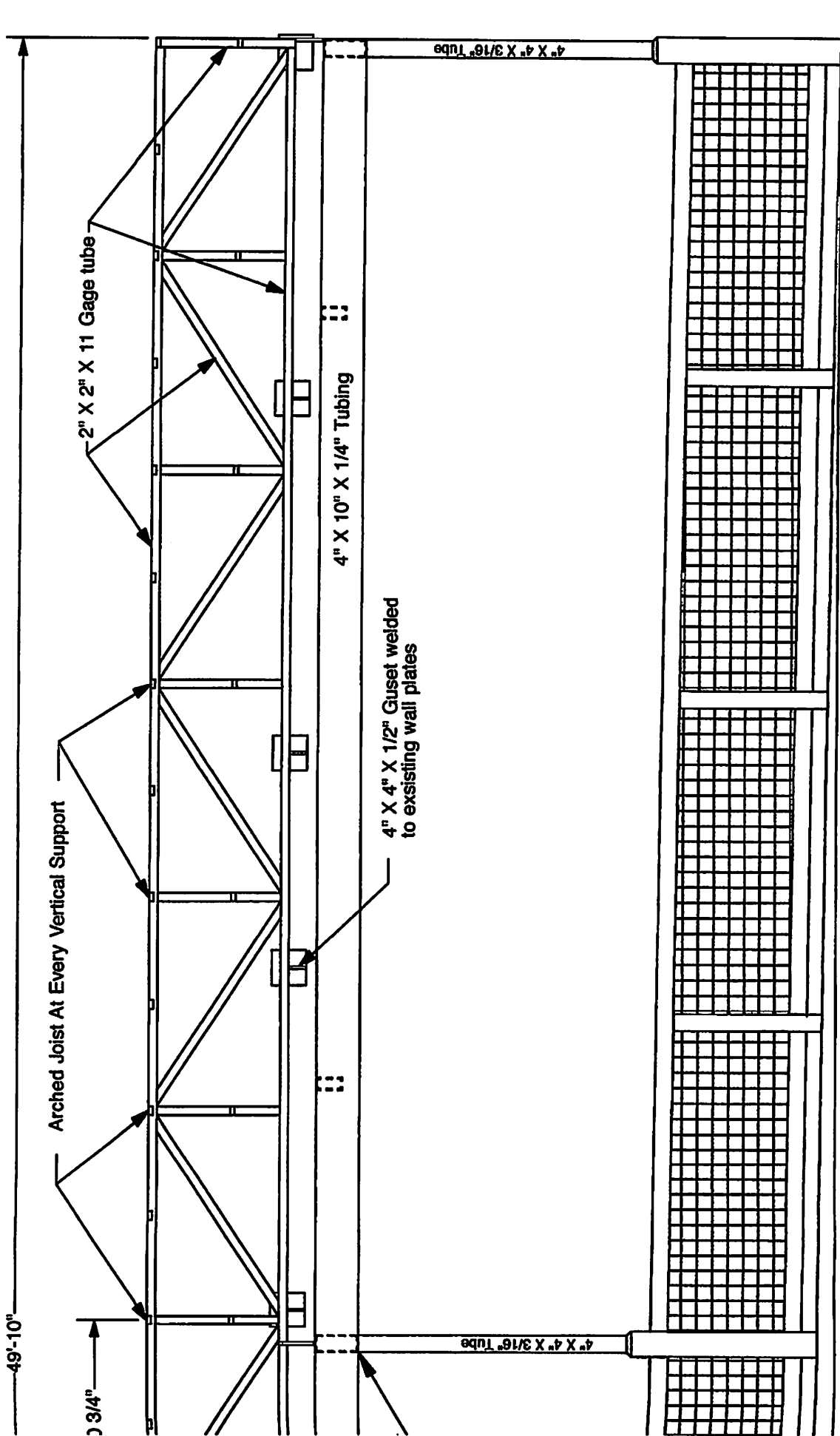
- GENERAL NOTES**
1. ALL WOOD INCLUDED INCLUDING ALL MATERIALS AND WORKSHIP SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE LARK, CODES, ORDINANCES AND STANDARD OF A LOCAL, STATE, AND NATIONAL ASSOCIATIONS. ALL SUBSTITUTIONS SHALL BE IN WRITING AND BE APPROVED BY THE ARCHITECT. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
 2. ALL NEW WOOD SHALL COMPLY WITH THE AMERICAN FEDERAL ACCESSIBILITY STANDARDS AND BE IN COMPLIANCE WITH ALL ADA REQUIREMENTS.
 3. ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT SHALL BE INSTALLED, DIRECTED, AND INSTALLED ACCORDING TO THE CURRENT MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS OF THE MANUFACTURER AND WITH CURRENT PRINTED STANDARD SPECIFICATIONS WHICH ARE ISSUED AND RECOMMENDED BY ORGANIZED ASSOCIATIONS OF MANUFACTURERS, ENGINEERS, ARCHITECTS, AND TRADES.
 4. DO NOT SCALE DRAWINGS REFER TO WRITTEN DIMENSIONS.
 5. SHOULD THE CONTRACTOR FIND DISCREPANCIES OR INCONSISTENCIES IN OR DISCREPANCIES IN THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND THE CONTRACTOR SHALL NOTIFY THE DESIGNER FOR CLARIFICATION PRIOR TO CONSTRUCTION.
 6. CORRECTION OF ALL TRADES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
 7. HARDWARE - ALL NEW DOORS SHALL HAVE LEVER TYPE HARDWARE TO MEET ADA REQUIREMENTS, UNLESS OTHERWISE NOTED.

- CONSTRUCTION NOTES**
1. ALL FULL HEIGHT WALLS TO BE 3/4" OR 1" WALLS, 20 MGR. GALVANIZED METAL STUDS WITH 3/4" OSBUM BOARD ON BOTH SIDES. WALLS SHALL BRACE TO EXISTING FLOOR AND BE SUSPENDED FROM STRUCTURE ABOVE. COMPARABLE WOOD STUDS MAY BE SUBSTITUTED.
 2. INSTALL SOLID WOOD FLOORING FOR ALL ROOMS STOPS, WALL CABINETS, ISLET ACCESSORIES AND ALL OTHER WALL MOUNTED OR CEILING MOUNTED ITEMS REQUIRED.
 3. WALL SHALL VERIFY FIELD DIMENSIONS BEFORE COMMENCING ANY CABINETS, ISLET.
 4. NEW OSBUM BOARD CEILING SHALL BE INSTALLED AND APPLIED TO NEW AND EXISTING CEILING FRAMING AS SPECIFIED. OSBUM BOARD OLD CEILING SHALL BE SUPERSEDED FROM EXISTING CEILING STRUCTURE.
 5. INSTALL NEW 9" R-30 FIBERGLASS BATT INSULATION BEFORE CEILING IS INSTALLED IN APPLICABLE AREAS.
 6. INSTALL 1/2" X 1/2" WOOD BATTERY REFRIGERATE BATT INSULATION IN WALLS BETWEEN KITCHEN AND BAR/CAFE, SERVICE STATION AND DRINK, PROTECTIVE OF THE RESTROOMS AND OFFICE.
 7. RESTROOMS SHALL MEET ALL ADA ACCESSIBILITY REQUIREMENTS - THIS INCLUDES ALL ACCESSORIES AND FIXTURES - E - GRAB BARS (HORIZONTAL), HANGERS, REPOSERS, AND ETC...
 8. WOOD SLAB DOORS SHALL BE SOLID CORE LACED WITH VENEER, APPROVED BY TURNOUT. PROVIDE EXPANDED EDGES AND OTHER SOLID WOOD COMPONENTS OF THE SAME SPECIES AS FACE VENEER.
 9. WOOD DOORS SHALL COMPLY WITH THE WOOD INDUSTRY STANDARD U.S.-1 FOR "WOOD FINISH DOORS" AND SHALL CARRY THE WOOD TURNOUT CERTIFIED SEAL OF APPROVAL OF CONFORMANCE."
 10. HOLLOW METAL FRAMES FOR INTERIOR AND EXTERIOR DOORS AND WINDOWS SHALL BE IN SOLID STEEL RIBBED UNIT CONSTRUCTION.
 11. DOOR HARDWARE SHALL MEET ADA REQS. AND BE APPROVED BY TURNOUT.

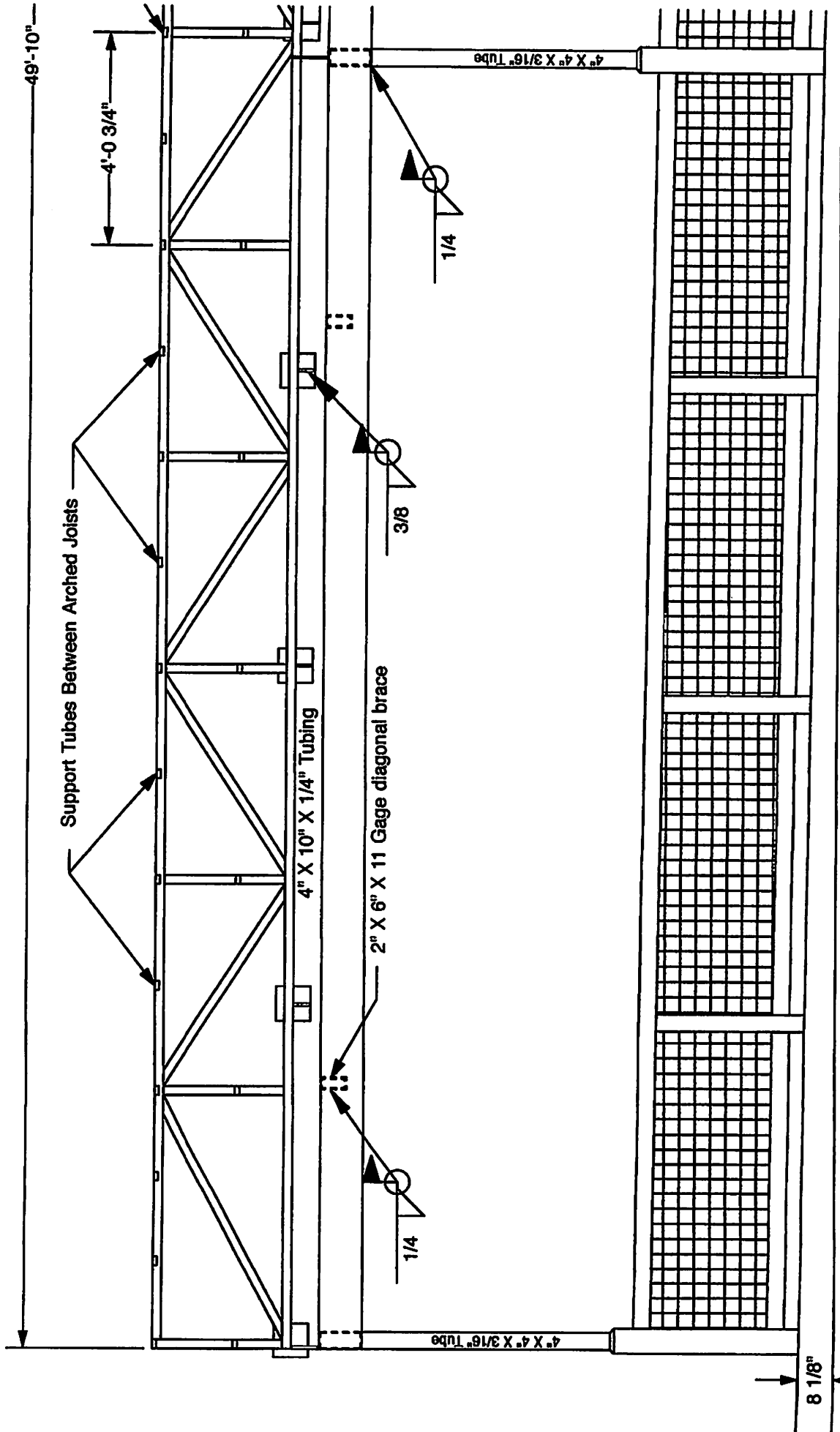






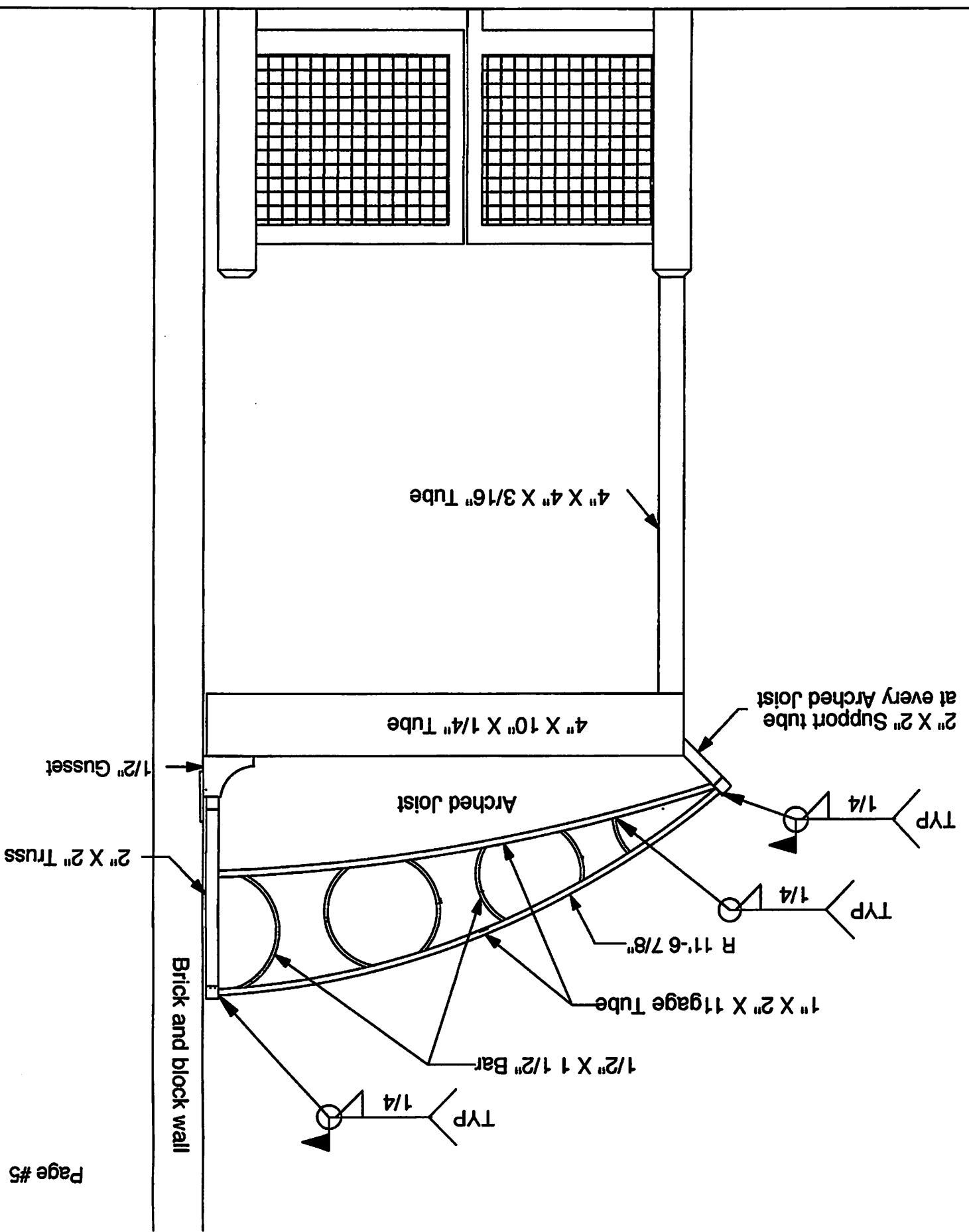


Unless designated all welds will be 1/4" all the way around

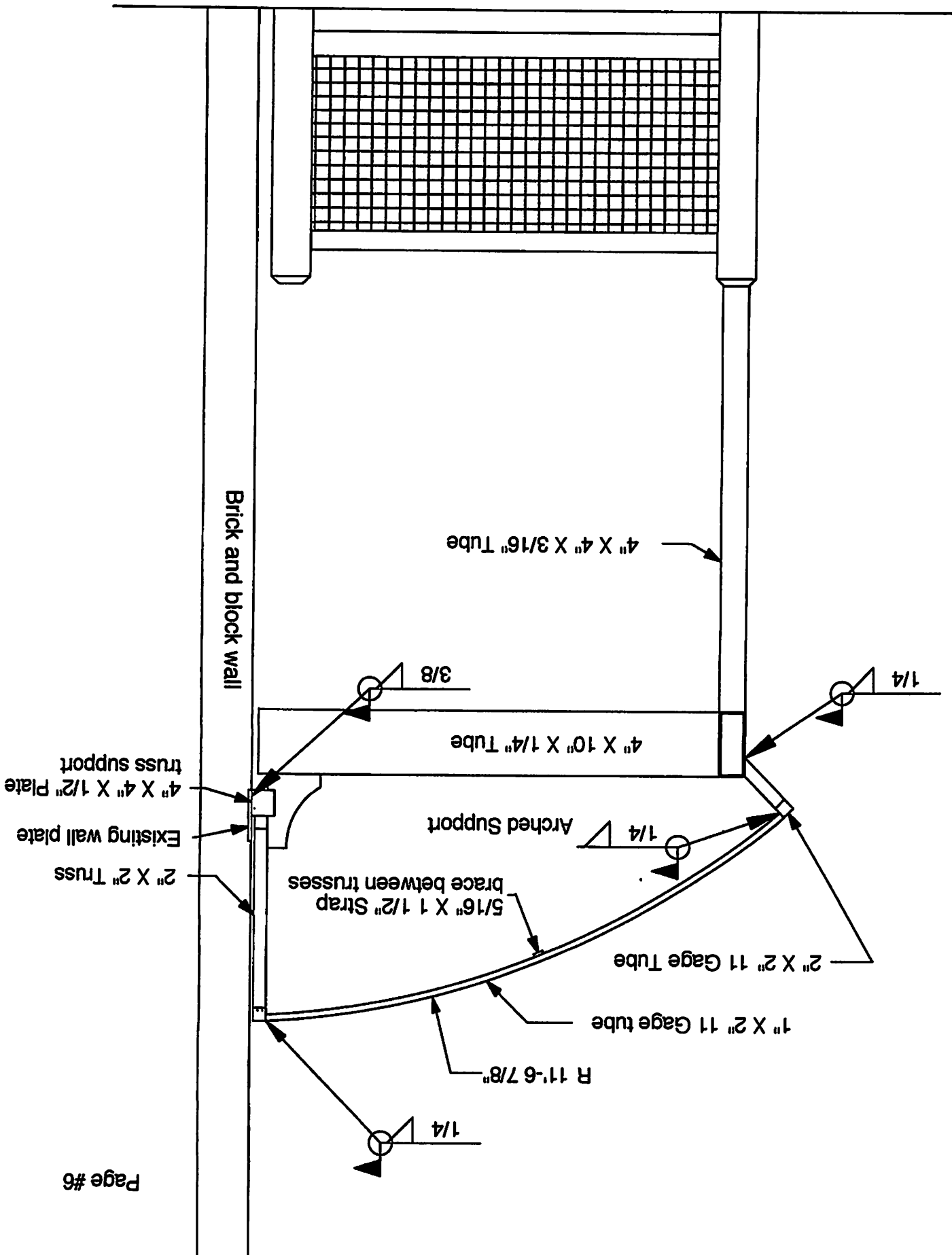


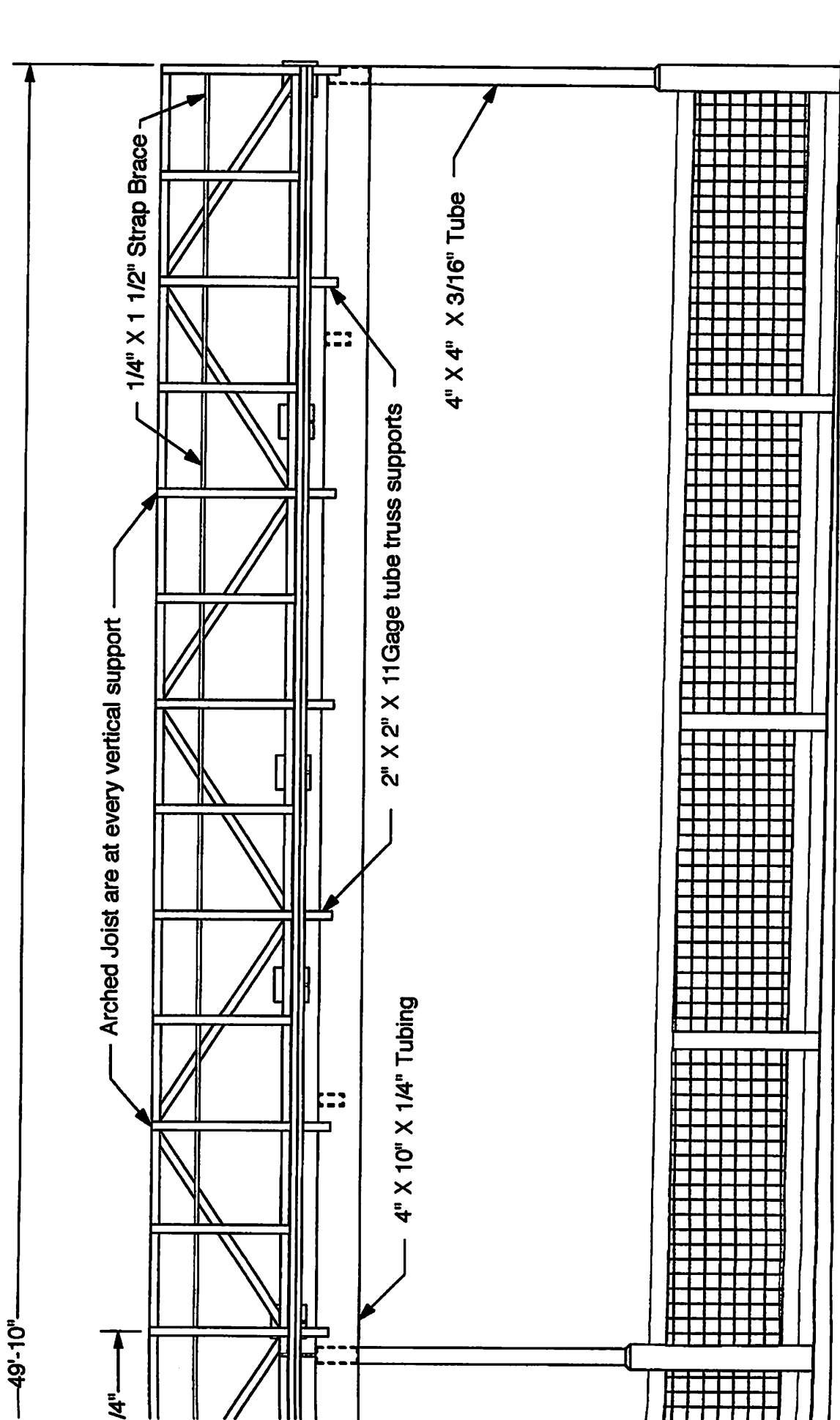
Unless designated all welds will be 1/4" all the way around

Unless designated all welds will be 1/4" all the way around

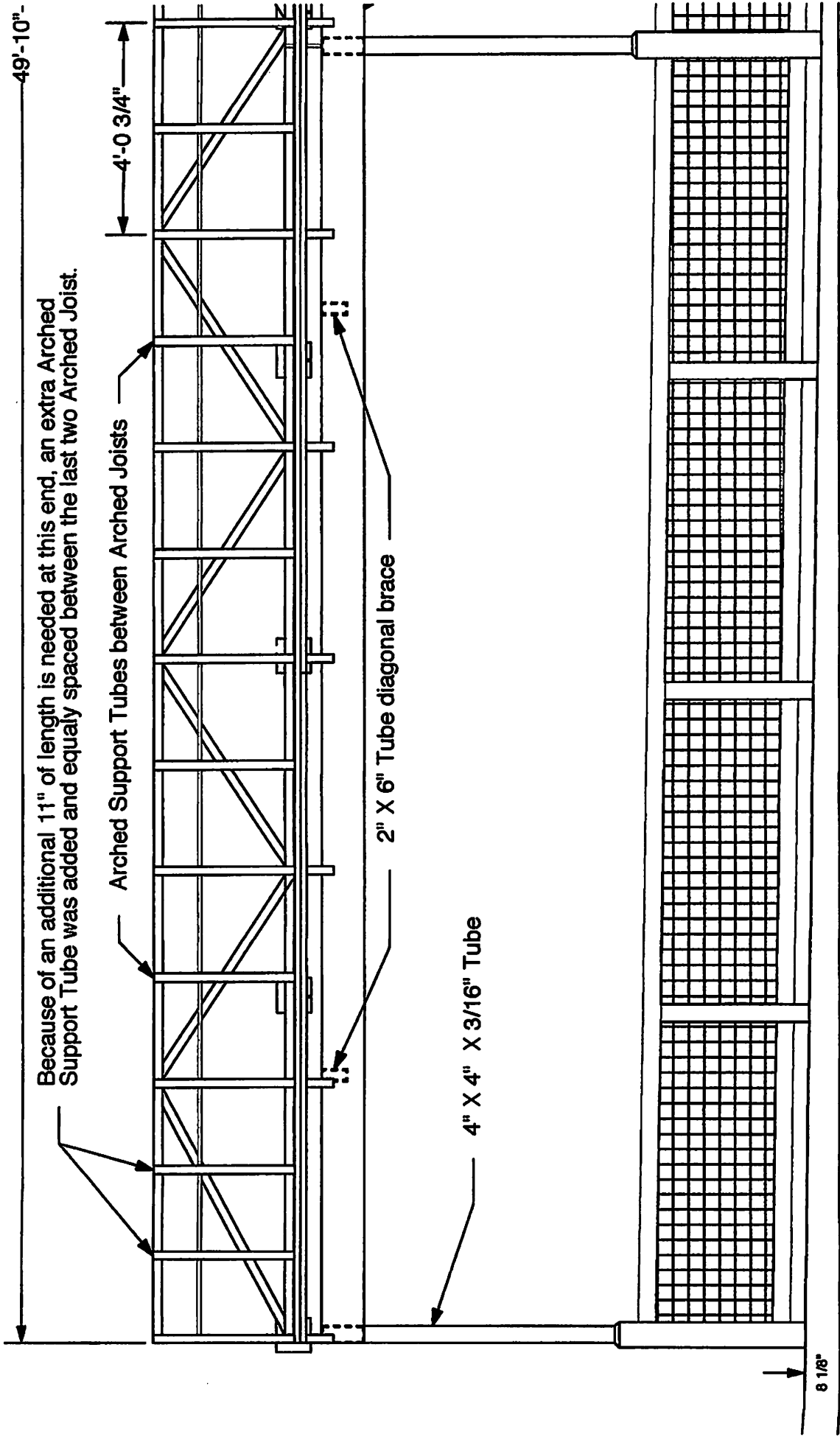


Unless designated all welds will be 1/4" all the way around



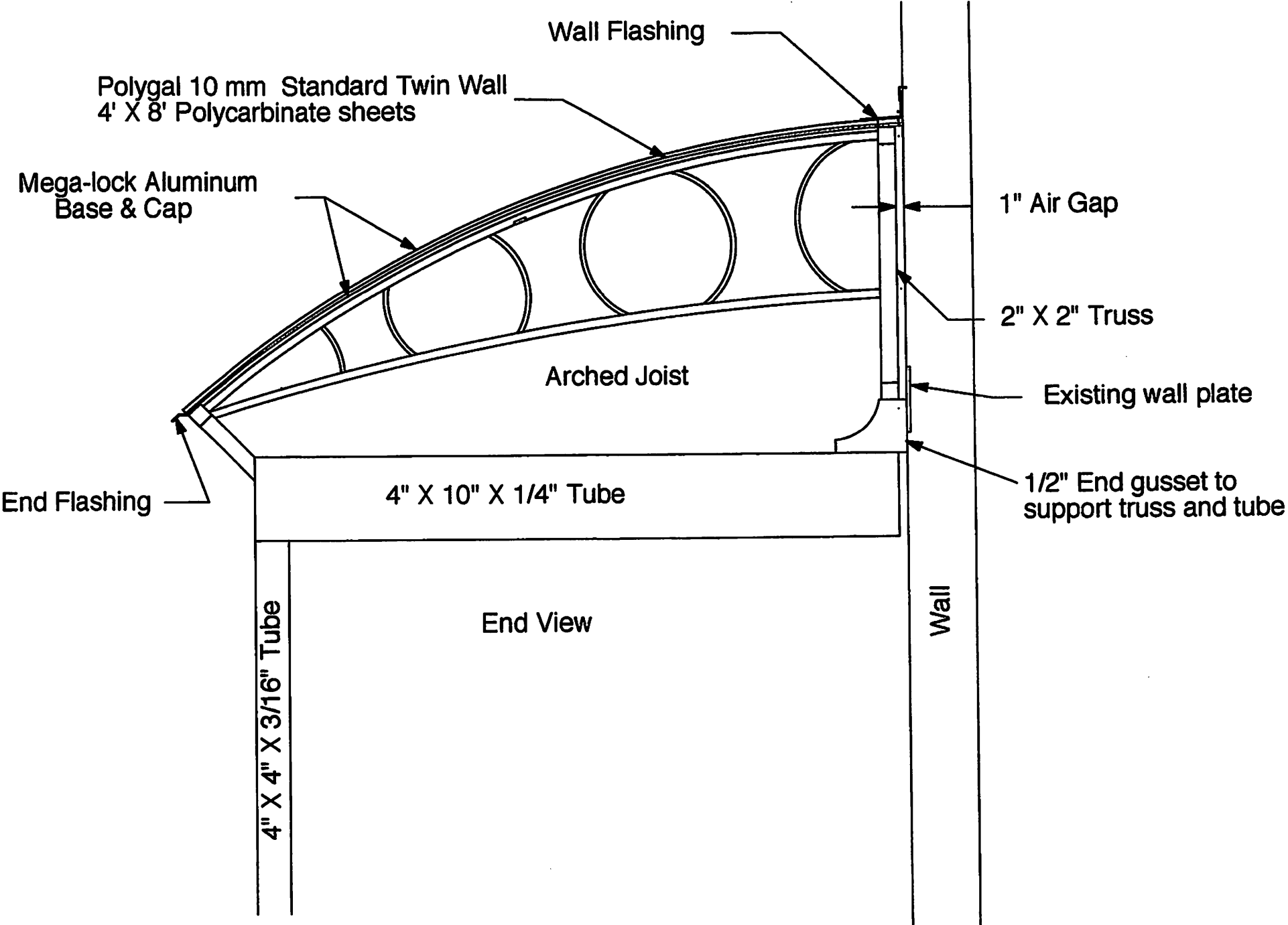


Unless designated all welds will be 1/4" all the way around



Because of an additional 11" of length is needed at this end, an extra Arched Support Tube was added and equally spaced between the last two Arched Joist.

Unless designated all welds will be 1/4" all the way around





MINOR CERTIFICATE OF APPROPRIATENESS
Historic Resource Preservation Ordinance
Leavenworth, Kansas

2110

Date of application 4-21-17. All information is subject to verification. Willful falsification may lead to issuance of a "stop work" order on your project.

1. Address of Property 307 N. Broadway

- [] National Register
[] Kansas Register
[] Landmarks Register
[X] 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
[X] Other projects: REPLACEMENT OF RETAINING WALL & CHAIN LINK FENCE

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): THE EXISTING RETAINING WALL IS COLLAPSING. WALL WILL BE REPLACED WITH BRICK WALL & STONE MATCHING THE HOME.

4. Printed name of owner: STEVEN CLAY
Telephone Number: 913-651-6857

Signature of property owner (handwritten signature)

APPROVED FOR ISSUANCE
Date: 4/20/19
Julie Hurley, City Planner (handwritten signature)

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



MINOR CERTIFICATE OF APPROPRIATENESS
Historic Resource Preservation Ordinance
Leavenworth, Kansas

#2139

Date of application 4-25-17. All information is subject to verification. Willful falsification may lead to issuance of a "stop work" order on your project.

1. Address of Property 513 Delaware 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): _____

4. Printed name of owner: David Scott
 Telephone Number: 913 669-0852

[Signature]
 Signature of property owner

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

| |
|--|
| <p align="center">APPROVED FOR ISSUANCE</p> <p>Date: <u>5/2/17</u></p> <hr/> <p align="center"><u>[Signature]</u> Julie Hurley, City Planner</p> |
|--|



MINOR CERTIFICATE OF APPROPRIATENESS
Historic Resource Preservation Ordinance
Leavenworth, Kansas

#2245

Date of application 5-10-17. All information is subject to verification. Willful falsification may lead to issuance of a "stop work" order on your project.

1. Address of Property 419 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: Davis T Moulden
 Telephone Number: 6825523

Davis T Moulden
 Signature of property owner

| |
|--|
| <p align="center">APPROVED FOR ISSUANCE</p> <p>Date: <u>5/10/17</u></p> <hr/> <p align="center"><u>Julie Hurley</u> Julie Hurley, City Planner</p> |
|--|

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



2230

MINOR CERTIFICATE OF APPROPRIATENESS Historic Resource Preservation Ordinance Leavenworth, Kansas

Date of application 5-10-17. All information is subject to verification. Willful falsification may lead to issuance of a "stop work" order on your project.

1. Address of Property 417 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: Davis T Moulden
 Telephone Number: 9136825523

Davis T Moulden
 Signature of property owner

| |
|--|
| <p>APPROVED FOR ISSUANCE Date: <u>5/10/17</u></p> <hr/> <p><u>Julie Hurley</u> Julie Hurley, City Planner</p> |
|--|

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



MINOR CERTIFICATE OF APPROPRIATENESS
 Historic Resource Preservation Ordinance
 Leavenworth, Kansas

APP# 2279
 and
 #2281

Date of application 5-17-17. All information is subject to verification. Willful falsification may lead to issuance of a "stop work" order on your project.


1. Address of Property 435 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): Proposed sign installation replaces previous signage & fills a gap in signage thereby creating continuity.

4. Printed name of owner: BYLH LLC
 Telephone Number: 913 727-1729


 Signature of property owner

APPROVED FOR ISSUANCE
 Date: 5/17/17

 Julie Hurley, City Planner

cc: KS Historic Preservation Office
 6425 SW 6th St
 Topeka, KS 66613-1029



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

2283

Date of application 5-18-17. All information is subject to verification. Willful falsification may lead to issuance of a "stop work" order on your project.

1. Address of Property 507 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): Interior Repairs & Improvements

4. Printed name of owner: Angelina S. Fontaine
Telephone Number: 754-833-4793

Angelina Fontaine
Signature of property owner

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

| |
|---|
| <p align="center">APPROVED FOR ISSUANCE</p> <p>Date: <u>5/18/17</u></p> <p align="center"><u>Julie Hurley</u></p> <p align="center">Julie Hurley, City Planner</p> |
|---|