

# CITY OF LEAVENWORTH PRESERVATION COMMISSION

## COMMISSION CHAMBERS, CITY HALL

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

Wednesday, July 10, 2019 6:00 PM

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The Leavenworth Preservation Commission met Wednesday, July 10, 2019. Chairman Rik Jackson called the meeting to order. Other commissioners present were: Ed Otto, Ken Bower, Sherry Hines Whitson and Debi Denney. John Karrasch was absent. Also present for the meeting were City Planner Julie Hurley and Administrative Assistant Michelle Baragary.

Chairman Jackson noted a quorum was present and called for a motion to accept the minutes from June 12, 2019 as presented. Mr. Otto moved to accept the minutes as presented, seconded by Ms. Denney and approved by a vote of 4-0. Mr. Bower abstained.

### **NEW BUSINESS**

#### **1. 2019-06 LPC – 507 SHAWNEE STREET**

A State Law review under the US Secretary of the Interior's Standards for Rehabilitation for the proposed exterior modification to the property located at 507 Shawnee Street, a property located in the Leavenworth Downtown Historic District. A Major Certificate of Appropriateness is required for the proposed new construction.

Chairman Jackson called for the staff report.

Planning Director Julie Hurley stated this is a State Law review under the US Secretary of the Interior's Standards for Rehabilitation for the proposed exterior modification to the property located at 507 Shawnee Street, a property located in the Leavenworth Downtown Historic District. A Major Certificate of Appropriateness is required for the proposed new construction.

The applicant is proposing to install an exterior exhaust fan to the west side of the building as part of renovations to install a commercial kitchen in the building. The west side of the building is adjacent to an existing parking lot, and is visible from Shawnee Street. Several other buildings in the Downtown area have similar existing exhaust fans.

The existing building is a two-story brick commercial structure located in the Leavenworth Downtown Historic District, which was listed in the National Register of Historic Places in April 2002. The property is zoned CBD, Central Business District, and the proposed addition meets all development requirements of the district.

### **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 existing structure will undergo no physical changes. The proposed fan will not change the defining characteristics of the 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 physical changes to the existing structure that create 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.

*No prior changes to the existing structure will be removed or altered.*

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.

*To install the fan, bricks will need to be removed from the west face of the building. The area disturbed will be minimal in size.*

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 exhaust fan be removed in the future, the area disturbed could easily be repaired to its original state so that the essential form and integrity of the property would be unimpaired.*

#### **STAFF RECOMMENDATION:**

The staff recommends approval of the installation of the proposed exhaust fan.

#### **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.

Ms. Whitson asked if the exhaust fan will look exactly like the one located at Ten Penny and is from the same manufacturer.

Ms. Hurley stated she is not sure if it is the same make and model but the applicant should be able to answer that question. According to the documents submitted, the fan looks the same as the fan Ten Penny has.

Mr. Otto stated he drove by the subject property and does not see a problem with installing the exhaust fan.

Mr. Bower asked what type of restaurant the applicant is proposing to install.

Willie Jones Jr., applicant, responded the restaurant will be crab legs, seafood and chicken wings. Plans to open sometime this year.

With no further questions, Chairman Jackson called for a motion. Mr. Bower moved to approve the request for a Major Certificate of Appropriateness based on the findings of the review, seconded by Ms. Whitson and passed by a unanimous vote of 5-0.

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

Meeting was adjourned at 6:12 p.m.

JH:mb