

CITY OF LEAVENWORTH PRESERVATION COMMISSION
COMMISSION CHAMBERS, CITY HALL
100 N 5th Street, Leavenworth, Kansas 66048
Wednesday, April 3, 2019 6:00 PM

The Leavenworth Preservation Commission met Wednesday, April 3, 2019. Chairman Rik Jackson called the meeting to order. Other commissioners present were: Ed Otto, Sherry Hines Whitson and Debi Denney. Commissioners John Karrasch and Ken Bower were 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 January 2, 2019 as presented. Mr. Otto moved to accept the minutes as presented, seconded by Ms. Whitson and approved by a vote of 4-0.

OLD BUSINESS

None

NEW BUSINESS

1. 2019-05 LPC – 400 SHAWNEE STREET

A State Law review under the US Secretary of the Interior's Standards for rehabilitation for the proposed construction of a new structure on the property located at 400 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.

City Planner Julie Hurley stated this is a State Law review under the US Secretary of the Interior's Standards for Rehabilitation for the proposed construction of a new structure on the property located at 400 Shawnee Street, a property located in the Leavenworth Downtown Historic District.

Ms. Hurley continued stating the applicant is proposing to construct an approximately 24'x24' square foot detached garage, with an attached 12'x24' carport with rooftop deck.

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.

The proposed addition will be constructed to the rear of the existing building, and will be visible from 4th Street. No part of the existing structure will be altered as part of the addition, except that stairs from the rooftop deck will connect to an existing second story door. The proposed garage is more residential in appearance and does not incorporate materials found in the existing building. The applicant had originally submitted a drawing of a detached garage that was more residential looking in nature. Since then, the applicant has submitted an updated rendering, which seems to fit better with the nature of downtown. Currently the rear of the building is painted a dark brown and the applicants are looking at repainting it to match the existing brick on the side of the building. The garage additions would be the grey colors included in the packet.

REQUIRED REVIEWS:

1. A property shall be used for its historic purpose or be placed in a new use that required minimal change to the defining characteristics of the building and its site and environment.
The existing structure will undergo no physical changes. The proposed addition will be constructed in a way so as to disrupt the aesthetic of the property as minimally as possible.
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 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.
The new design submitted is differentiated from the old and is compatible with the massing, size, scale and architectural features of the existing building 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.

The proposed addition will be constructed as a wholly separate structure, connected to the existing structure only by an exterior staircase. The essential form and integrity of the existing structure would be undisturbed should the addition be removed in the future.

STAFF RECOMMENDATION:

The staff recommends approval of the project as proposed with the revised design (see Attachment A).

Mr. Otto stated he has no concerns with the proposed project and wishes more business owners would build onto or improve their buildings.

Ms. Whitson asked if the property owners lives in the building and this will be their personal garage.

Debi Asher, property owner, responded that the second floor of the building has five apartments, one of which the property owners live in. This provides the tenants better access to the rear of the property where the dumpster is located. The garage will accommodate a dump truck and tool truck.

Ms. Whitson asked when they plan to begin construction.

Ms. Asher responded they would like to start construction within 60-90 days and be finished by mid-summer.

With no one else wishing to speak, Chairman Jackson called for a motion. Mr. Otto moved to accept 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 4-0.

Ms. Asher asked for a moment to voice her concerns about the issues they are having with traffic on 4th Street. Ms. Asher stated the traffic on 4th Street and the rate of speed vehicles are going are causing damage to her property at 400 Shawnee. Destructive vibrations occur when vehicles drive by at a high rate of speed. Bricks and mortar are crumbling on the inside and outside of the building, pictures are falling off the walls, etc. Furthermore, there is only 8' between the building and 4th Street. A petition has been started to reinstate the truck route. Ms. Asher stated this is not a KDOT issue but rather a city issue. Ms. Asher asked for guidance from the Preservation Commission.

Mr. Otto asked the City Planner if this falls under the Preservation.

Ms. Hurley stated she is aware of the issue but is not sure what roll, if any, the Preservation Commission would have. Ms. Hurley will check with the State Historic Preservation Office (SHPO).

Ms. Asher stated Baan Thai on 4th Street and Mc Caffree-Short Title on Delaware are also being damaged.

Ms. Whitson asked why a truck route is not already in place.

Ms. Asher stated there was a truck route down 3rd Street but the City Commission eliminated the truck route several years ago. Fourth Street from Osage to Choctaw are dangerously narrow. Ms. Asher feels the downtown area of 4th Street should be one lane with a turn lane in between.

Ms. Hurley reiterated she will contact SHPO regarding this concern.

Chairman Jackson called for the next item on the agenda, Minor Certificates of Appropriateness.

Ms. Hurley stated these are minor projects within the historic districts. No action is required.

With no questions or comments, Mr. Otto moved to adjourn, seconded by Ms. Whitson and approved by a vote of 4-0.

Meeting was adjourned at 6:29 p.m.

JH:mb