

CITY OF LEAVENWORTH PRESERVATION COMMISSION

COMMISSION CHAMBERS, CITY HALL

100 N 5th Street, Leavenworth, Kansas 66048

Wednesday, August 14, 2019 6:00 PM

The Leavenworth Preservation Commission met Wednesday, August 14, 2019. Chairman Rik Jackson called the meeting to order. Other commissioners present were: Ed Otto, Ken Bower, John Karrasch and Debi Denney. Sherry Hines Whitson was absent. Also present for the meeting were Planning Director Julie Hurley and Administrative Assistant Michelle Baragary.

Chairman Jackson noted a quorum was present and called for a motion to accept the minutes from July 10, 2019 as presented. Mr. Otto moved to accept the minutes as presented, seconded by Mr. Bower and approved by a vote of 5-0.

NEW BUSINESS

1. 2019-07 LPC – 416 CHEROKEE 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 416 Cherokee Street, a property listed on the National and State Register of Historic Places. A Major Certificate of Appropriateness is required for the proposed painted mural.

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 alteration of the property located at 416 Cherokee Street, a property located in the Leavenworth Downtown Historic District. A Major Certificate of Appropriateness is required for the proposed painted mural.

The applicant is proposing to paint a mural on the east outer wall of 416 Cherokee Street. This mural will depict the historic significance of the Leavenworth's past and present. The property is owned by Leavenworth Main Street Program, Inc. The current use is a commercial use for the operation of "Caregiving Because We Care" and "Leavenworth Main Street Program", is conforming to the current zoning of the area, Central Business District, CBD. The aesthetics of the building is beige with hunter green accent color. The brick and stucco/plaster material has been painted over with beige and hunter green accent color in prior years. The integrity of the historic significance of the original material has been impacted due to the painting of the building previously allowed. Meaning the proposed mural will have no aesthetic impact on historical significance to the current historical features of the building. See Attachment A of current photos of the property.

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 structure will undergo cosmetic changes, by painting a mural on the east side 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 additional physical features will be added to the structure.

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 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 involve the embellishment of the color of the historic feature of the wall.

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. The Kansas Historic Society's general stance on painting murals on historic buildings is where a wall has already been painted, adding additional painted does not change the features of the building. If it as bear brick that had never been painted, then that would be something more to consider.

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.

In the possible future removal of the mural, chemical or other forms of treatment may be required.

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.

Mr. Otto asked if there is a final picture the commissioners can review.

Ms. Hurley stated she has not received a final rendering yet.

Mr. Jackson asked if the artist is a local artist.

Wendy Scheidt from Leavenworth Main Street approached the board stating Leigh Coffman from Leavenworth County is the artist and is currently working on renderings. Within the letters of LEAVENWORTH, there will be sunflowers, covered wagon, a soldier, the Centennial bridge, etc. On the corner of the mural will be Lewis & Clark pointing, which could be a great photo opportunity. The mural will depict a train coming at you and will also include the river.

Ms. Scheidt further stated the building was covered in stucco in 2008 when Leavenworth Main Street purchased the building. The building was painted at that time.

Furthermore, the background of the mural will be painted blue with clouds. There will also be puffs of smoke from the train.

Mr. Otto asked what the cost for the mural will be.

Ms. Scheidt responded \$10k.

Mr. Bower asked if there will be any protective coating.

Ms. Scheidt does not believe so.

Mr. Jackson asked what the timeframe is.

Ms. Scheidt stated they want it complete before it gets too cold; hopefully by September or October.

Mr. Karrasch asked how long the mural should last before it needs to be touched up.

Ms. Scheidt stated generally 8 – 10 years.

With no further questions, Chairman Jackson 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 Mr. Bower and passed by a unanimous vote of 5-0.

2. 2019-08 LPC – 325 DELAWARE 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 325 Delaware Street, a property listed on the National and State Register of Historic Places. A Major Certificate of Appropriateness is required for the proposed painted mural.

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 alteration of the property located at 325 Delaware Street, a property listed on the National and State Register of Historic Places. A Major Certificate of Appropriateness is required for the proposed painted mural.

The applicant is proposing to paint a mural on the south outer wall or back of the building on 325 Delaware Street. This mural will depict a cultural representation of the operation of business in the building. Attachment A shows pictures of the current property on July 9 and August 7. Island Spice is the current operating business in the building. The owners of the building are Dave and Veronica Richards, who are also the applicants.

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 structure will undergo cosmetic changes, by painting a mural on the south side 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 additional physical features will be added to the structure.

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 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 involve the embellishment of the color of the historic feature of the wall.

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.

In the possible future removal of the mural, chemical or other forms of treatment may be required.

STAFF RECOMMENATION:

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

- 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.

Chairman Jackson asked the applicant to speak.

Ms. Richards, owner, approached the board and apologized for not applying for not coming before the board prior to initiating the mural as they did not know a Major Certificate of Appropriateness was required. Ms. Richards further stated the mural is not completed. They would like to add their logo on the east side of the rear wall and add the Jamaican and American flags on the west side of the rear wall.

Mr. Karrasch asked for clarification if they own the building or if they are tenants.

Ms. Richards stated they own the building. They plan to renovate the second floor into living quarters so they can live there.

Mr. Bower asked if seating is available on the back deck.

Ms. Richards responded in the affirmative.

Mr. Jackson asked about paints are being used.

Ms. Richards stated her husband spearheaded the project and currently stationed overseas. She further stated the artist is from Kansas City. The paint is the highest quality and should last 8-10 years before touch-ups are needed.

With no further questions or comments, Mr. Bower moved to approve the request for a Major Certificate of Appropriateness at 325 Delaware Street based on the findings of the review, seconded by Mr. Otto and passed by a unanimous vote of 5-0.

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.

Ms. Hurley brought up a prior discussion the board had about potentially resurveying the Downtown Historic District. Ms. Scheidt had brought it to the board's attention that some property owners listed in the Downtown Historic District, when applying for tax credits, have to go through extra paperwork they should not have to go through if the property is already in a district. The City has begun to look into this so they can apply for some grant funds from the State to get the survey completed. Firms that the City has already spoken with are wanting a scope of work before giving a quote.

Ms. Hurley asked the board if they want the existing district resurveyed or if they want to survey the surrounding area to see if the district could be expanded.

Mr. Bower stated he would be interested in seeing what other properties may be available to be added to the district.

Mr. Jackson also agrees in potentially expanding the district(s).

Ms. Hurley stated the City needs to get a cost estimate to figure out how much the City can get in grant funds from the State and how much the Commission would need to allocate in the next budget cycle.

As buildings become older and now become opportunities to be included in a historic district, Mr. Karrasch asked if the City would reach out to property owners to ask if they would want to be included.

Ms. Hurley stated she is not completely sure about the process but typically the City would hire a preservation firm to do research and a survey to see what would be eligible for inclusion. At this point, the firm would speak with the property owners to see what their interest would be. The firm would then prepare the application to the State for review and approval for the new district.

Mr. Bower asked about the Historic Preservation Conference coming up in September.

Ms. Hurley stated the Commission did not give any travel funds this year. However, if anyone would like to go, the State Preservation Office has reimbursement funds available.

Mr. Otto stated he would be interested in attending the conference.

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

Ms. Hurley stated there is one item on the agenda for next month.

Meeting was adjourned at 6:38 p.m.

JH:mb