

Leavenworth Preservation Commission

Wednesday, June 3, 2020, 6:00 PM

Commission Chambers

100 N 5th Street

Leavenworth, Kansas

AGENDA

Due to the restriction of social distancing to mitigate the spread of COVID-19, the Preservation Commission meeting will not be open to the public. Citizens wishing to comment please dial in to the GoToMeeting using your phone at 6:00 p.m.:

Phone Number: +1 (408) 650-3123

Access Code: 155-381-421

Your call will be placed into queue for comment.

1. Call to order, determine a quorum

2. Approval of Minutes (Motion): March 4, 2020

3. Old Business:

None

4. New Business:

- **2020-20 – LPC – 519 MARSHALL STREET**

A State Law review under the US Secretary of the Interior's Standards for Rehabilitation for the proposed demolition of the property located at 519 Marshall Street, a property located in the Third Avenue Historic District, a historic district listed on the National Register of Historic Places.

5. Other Business/Correspondence:

- **FYI – MINOR CERTIFICATES OF APPROPRIATENESS (3)**

- 325 Delaware – interior renovations

6. Adjournment

CITY OF LEAVENWORTH PRESERVATION COMMISSION

COMMISSION CHAMBERS, CITY HALL

100 N 5th Street, Leavenworth, Kansas 66048

Wednesday, March 4, 2020 6:00 PM

The Leavenworth Preservation Commission met Wednesday, March 4, 2020. Chairman Rik Jackson called the meeting to order. Other commissioners present were: Ed Otto, John Karrasch, Sherry Hines Whitson and Dick Gibson. Ken Bower and Debi Denney were absent. Also present for the meeting were City Planner Jacquelyn Porter and Administrative Assistant Michelle Baragary.

Chairman Jackson noted a quorum was present and called for a motion to accept the minutes from October 2, 2019 as presented. Mr. Gibson moved to accept the minutes as presented, seconded by Mr. Otto and approved by a vote of 5-0.

OLD BUSINESS

None

NEW BUSINESS

1. 2020-04 LPC – 1008 S. ESPLANADE

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 1008 S. Esplanade Street, a property located in the South Esplanade Historic District. A Major Certificate of Appropriateness is required for the proposed exterior renovation of the side porch.

Chairman Jackson called for the staff report.

City Planner Jacquelyn Porter 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 1008 S. Esplanade Street, a property located in the South Esplanade Historic District. A Major Certificate of Appropriateness is required for the proposed exterior renovation of the side porch.

The applicant and owner, Bill Kaye, is renovating the side screen porch located at 1008 S. Esplanade Street. Renovations of the side porch is to upgrade it to a 3 season room with vinyl windows and painted steel to match the façade of the house. The square footage of porch will remain the same. Mr. Kaye is wishing to make the renovation to upgrade and create a sustainable porch in place of the existing wood screened porch.

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 a minor physical change by replacing the side screen porch with a 3 season room. The cosmetic would change to vinyl windows and painted steel siding.

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.

The proposed renovation would not compromise the integrity of the historical significance of the house.

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.

Vinyl windows and painted steel siding are the proposed material for the renovation. This does not create false sense of historical architectural element, bases on the aesthetics will harmonize with the main structure.

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 involve the replacement of the screens that enclose the porch with vinyl windows and painted steel frames to match the façade of the building.

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.

The proposed construction to upgrade an existing porch, if in the future is removed will not impact the integrity of the historic significance of the structure and can be easily repaired to a state that would keep the façade consistent.

STAF RECOMMENDATION:

Staff recommends **APPROVAL** of this request based on the analysis and findings included in this report.

ACTION/OPTIONS:

- Motion, to approve based upon a point by point review of Preservation Commission findings as stated.
- Motion, to deny based upon a point by point review of Preservation Commission findings as stated.
- Motion, to Table item until the next meeting for the purpose of further study.

- Motion, to forward to the SHPO for review.

Mr. Jackson asked if there was a sketch on how the windows were going to look.

Mr. Gibson asked if the clapboard siding that is inside the room itself was going to be treated in any way or removed.

Mr. Kaye, property owner/applicant, approached the board stated the bottom half of the room would be metal siding to match the house and the windows would be for the top half of the porch. The property owner does not have a sketch of the windows.

Mr. Karrasch clarified the house is not on the historical registry itself.

Mr. Kaye answered in the affirmative. The house is not registered but it is located in a historic district.

With no further questions or comments, Mr. Otto moved to recommend approval of the Major Certificate of Appropriateness for a side porch located at 1008 S. Esplanade, seconded by Ms. Whitson and approved by a vote of 5-0.

Chairman Jackson called for the next item on the agenda.

2. THE 28 DOORS OF LEAVENWORTH PROJECT

Marty Pope, owner of Reunion Antiques located at 414 Delaware and is a member of Leavenworth Main Street, Chair of the Leavenworth Main Street Promotions Committee and a member of the Leavenworth Main Street Design Committee, approached the board. Mr. Pope stated the name has been changed to First City Passageways and the event is planned for the third week of June for local artists. This is a competition of local artists, who will identify doorways, bricked up windows or other elements downtown that would look like a passageway.

Mr. Pope further stated local artists will submit a rendering of what they would like to paint on that surface. The Leavenworth Main Street Design Committee will be selective when choosing the renderings to move forward with. The renderings will also be approved by the building owner. There may only be four or five passageways painted at this time but absolutely no more than 14 passageways at the most. Most of the doors will be doors not currently in use.

Mr. Gibson asked if there will be any stipulation on the materials the artists will use.

Mr. Pope stated they would like the artists to use materials that will withstand Kansas weather for a couple years.

Mr. Jackson asked if a motion is to be made.

Ms. Porter stated this is just for review. If any of the proposed passageways are in a historic district, it would need to come before this board for approval.

Mr. Pope stated he would like to come to next month's meeting with the passageways that have been chosen and the locations.

Ms. Porter stated the deadline for next month's meeting is March 6th.

Ms. Whitson asked how this will work since May 1st is the deadline for the renderings to be submitted to the Selection Committee. Would the commission not approve the renderings or location?

Mr. Jackson asked if there is a mechanism that would allow the applicant and commission to work around this issue; maybe discuss and vote on it telephonically.

Ms. Porter stated that is not allowed. A public hearing must be held and notifications are required to be mailed to all property owners within the district.

Ms. Whitson asked Mr. Pope if the dates were solid and if the event could be pushed back a month.

Mr. Pope stated the dates are not solid. This time period was chosen because the Main Street schedule of events gets busier further in the year.

Ms. Porter stated staff will look into possible options to move the event forward and will be in contact with Mr. Pope.

Wendy Scheidt, Main Street Director, asked if the \$200.00 application fee would apply to every application.

Staff responded all the applications for this particular event would fall under a one-time fee of \$200.00.

Ms. Scheidt asked for clarification that all renderings would need to be approved by the commission.

Staff responded in the affirmative.

Carolyn Kelly, Manager of Home 2 Suites, member of Main Street and Chair of the Design Committee, stated they will work with Mr. Pope and the commission to get all requirements done as fast as they can. They want the community to start building beauty downtown but keep the preservation look, such as the mural on the Main Street building.

Scott Cunningham, works with the Design Committee, asked if the restrictions the city is speaking of are laws, rules or guidelines.

Staff responded they are laws.

Mr. Cunningham further stated the event would be positive for the community but the main problem is there are rules that are getting in the way. He would like to see whatever can be done to expedite the process to keep the current timeline.

Chairman Jackson stated if there was no more discussion about the passageway project, the commission will now discuss the SpraySeeLV project.

Brandon Baker, VP of Spray See Inc., stated they do a mural festival in downtown Kansas City in the Crossroads, which brings street art to the area by painting large scale murals on buildings. In 2019, the SpraySeeMO festival was 8 days, painted over 30 buildings and had 49 individual artists representing 14 states and 8 countries.

Mr. Baker further stated he would like to bring SpraySeeLV to Leavenworth. Would like this festival August 27-30th with approximately 8-10 artists. The festival would also include print shows, mural projections and art installations. Would pair up artists and property owners according to their style. Property owners would approve art concept.

Mr. Karrasch asked about the concept of the overall activity. Do the artists just paint the murals or would this be more of a festival built around the murals.

Mr. Baker stated it would be a festival. For SpraySeeMo, there were daily tours, a beer bus tour, a group bike ride, food vendors, etc.

Mr. Jackson asked if any buildings have been identified to paint the murals on.

Mr. Baker stated he has a list of 50-60 walls that he thinks would be well suited for this event. A few property owners have been contacted and show great interest in learning more about this event.

Mr. Gibson asked if there is a cost to the business owner.

Mr. Baker responded there is not.

Ms. Whitson asked if they will be under the same restraints with the locations required to be approved by the Preservation Commission.

Ms. Porter responded in the affirmative.

Mr. Karrasch asked about the longevity of the murals.

Mr. Baker stated he would like a clear varnish over the murals to help preserve the art.

Ms. Whitson asked if this is a 2-3 year project or is it a one-time festival.

Mr. Baker responded it is a one-time festival but if there is good community response he would love to continue in upcoming years.

Mr. Gibson asked who would approve the art design.

Mr. Baker stated the property owner would need to approve the design as well as the Preservation Commission for those buildings within a historic district.

Mr. Jackson stated there is consensus in favor of the festival. He further stated Leavenworth is the first city in Kansas and hopes the artists will consider that when conceptualizing their design.

Ms. Scheidt asked if this would be considered one project for \$200.00 or if each application would require the \$200.00 fee.

Ms. Porter stated this would be more complex since it will be a festival, which will require it to also go through the City Clerk's Office.

Mr. Karrasch asked what the festival fees are.

Ms. Porter stated she would need to speak with the City Clerk's Office to get that information.

Ms. Scheidt asked if the building is not listed as historic but it is located in a historic district, would they still need to come to the Preservation Commission.

Ms. Porter responded in the affirmative stating it would be the same process that the Main Street building went through to get their mural.

3. Nomination for National Register – William Small Memorial Home for Aged Women

Ms. Porter stated she is looking for a consensus from the commissioners for the nomination of the William Small Memorial Home for Aged Women (711 N. Broadway Street) to the National Register of Historic Places and the Register of Historic Kansas Places.

There was a consensus by the Preservation Commission for the nomination of the William Small Memorial Home for Aged Women.

4. Election of Officers

Mr. Karrasch stated April is his last month of his 3-year term and after serving for 9 years, will not be seeking reappointment.

Chairman Jackson called for a nomination for the Chairman and Vice Chairman positions. Mr. Otto moved to maintain the status quo, seconded by Ms. Whitson and approved by a vote of 5-0.

5. Other Business/Correspondence

Chairman Brower noted there are three Minor Certificates of Appropriateness for the board's information.

With no further discussion, Chairman Jackson called for a motion to adjourn. Mr. Karrasch moved to adjourn, seconded by Ms. Whitson and approved by a vote of 5-0.

Meeting was adjourned at 7:03 p.m.

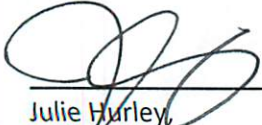
JH:mb

LEAVENWORTH PRESERVATION COMMISSION

State Law Review
519 Marshall Street

June 3, 2020

PREPARED BY:



Julie Hurley,
Director of Planning and
Community Development

APPROVED BY:



Paul Kramer,
City Manager

APPLICANT:

City of Leavenworth

OWNER:

James and Mary Thompson

SUBJECT:

A State Law review for the proposed demolition of the property located 519 Marshall Street, a property located in the Third Avenue Historic District, a historic district listed on the National Register of Historic Places .

STAFF ANALYSIS:

Structures that are assessed to be in an unsafe and dangerous physical condition pose a threat to the public health, safety and welfare of the City. To address and abate these structures, the City Commission, through its powers under Chapter 10, Article XI (Dangerous Structures) of the Code of Ordinances, has requested that City staff annually develop an inventory of unsafe and dangerous structures for review and potential removal through demolition.

Staff has compiled a list of dangerous structures, which have been evaluated by staff in accordance with State Statute. The City Commission reviewed the structures at their regular meeting on April 14, 2020, and voted to proceed with placing 22 structures, including 519 Marshall Street, on a list for demolition. On May 26, 2020, the City Commission approved a resolution setting a public hearing for the list of structures to be held on July 14, 2020.

The home was constructed in 1865, and the Third Avenue Historic District was listed in the National Register of Historic Places in July, 2002. The owners have indicated to staff that the property is being purchased by an individual who intends to rehabilitate the home. The sale of the property is in process and should close by mid-June, with work beginning shortly thereafter. The individual purchasing the home has previously rehabilitated dilapidated houses in the City of Leavenworth.

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 was constructed as a residential building, it is currently vacant.
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.
The entire structure is proposed to be demolished.
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 building is proposed to be demolished, no other changes or additions are proposed.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
The building is proposed to be demolished, however, there are no known changes to the original structure with historic significance.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
The building is proposed to be demolished, no portions of it are proposed to be preserved.
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 building is proposed to be demolished, no repair is proposed to take place.
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.
The building is proposed to be demolished.
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 building is proposed to be demolished, no new construction is proposed at this time.
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 building is proposed to be demolished, no new construction is proposed at this time.

STAFF RECOMMENDATION

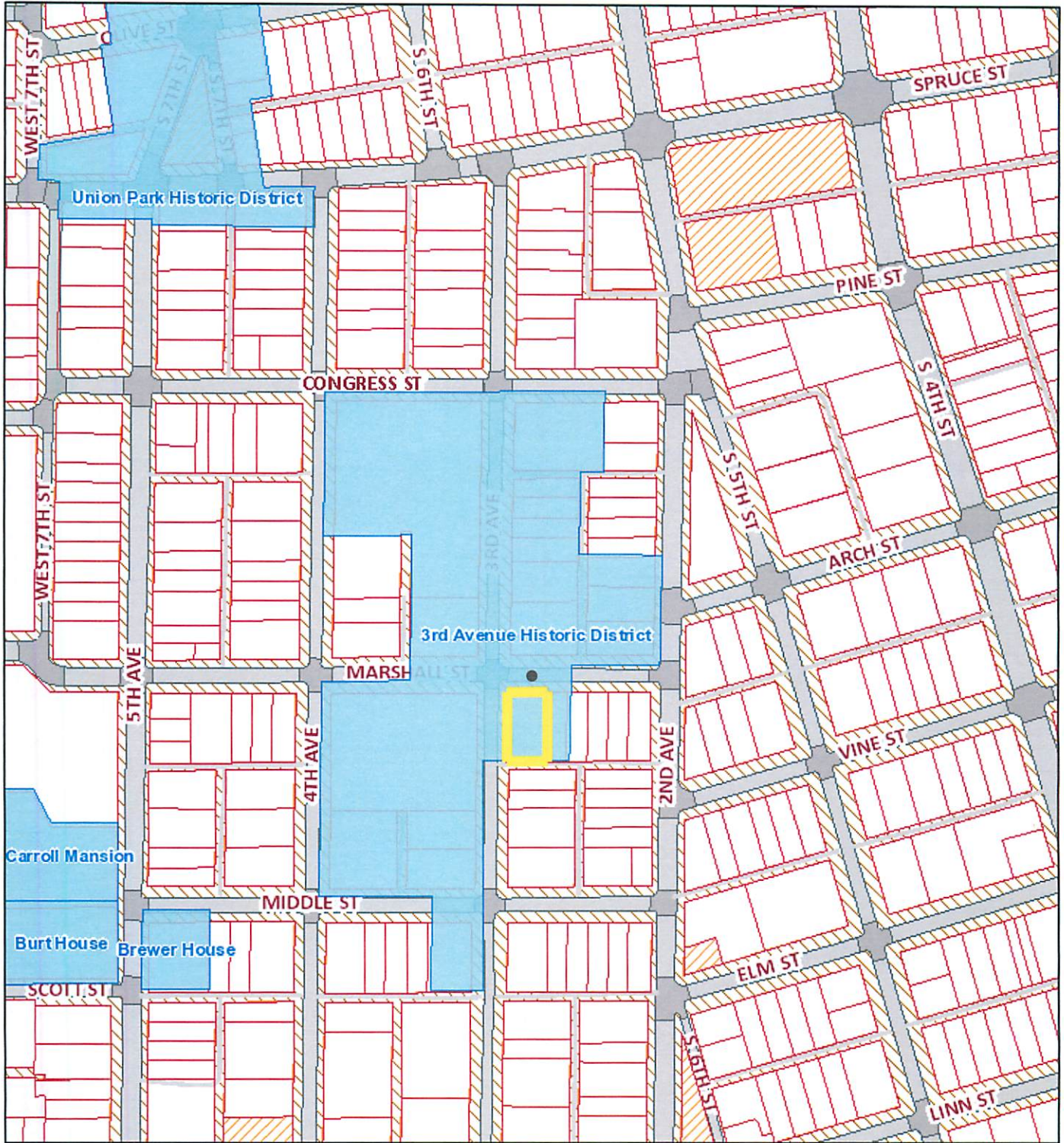
It is always the City's intent to encourage preservation and rehabilitation of structures in lieu of demolition, with the understanding that this may not always be possible for individual properties. Individual structures in a registered historic district play an integral part of the overall health and validity of the district as a whole, so long as those structures are not allowed to deteriorate past a point which they cannot reasonably be rehabilitated. Given that this property is in the process of being sold to an individual with a proven track record of rehabilitating homes, staff recommends that this property is denied as being eligible for demolition.

Any changes to the exterior of the structure proposed as part of the rehabilitation will require review and approval by the Leavenworth Preservation Commission.

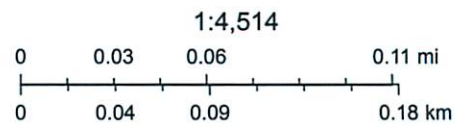
ACTION/OPTIONS:

- Motion, to approve the property located at 519 Marshall Street as being eligible for potential demolition.
- Motion, to deny the property located at 519 Marshall Street as being eligible for demolition.
- Motion, to Table item until the next meeting for the purpose of further study.
- Motion, to forward to the SHPO for review.

519 Marshall Street



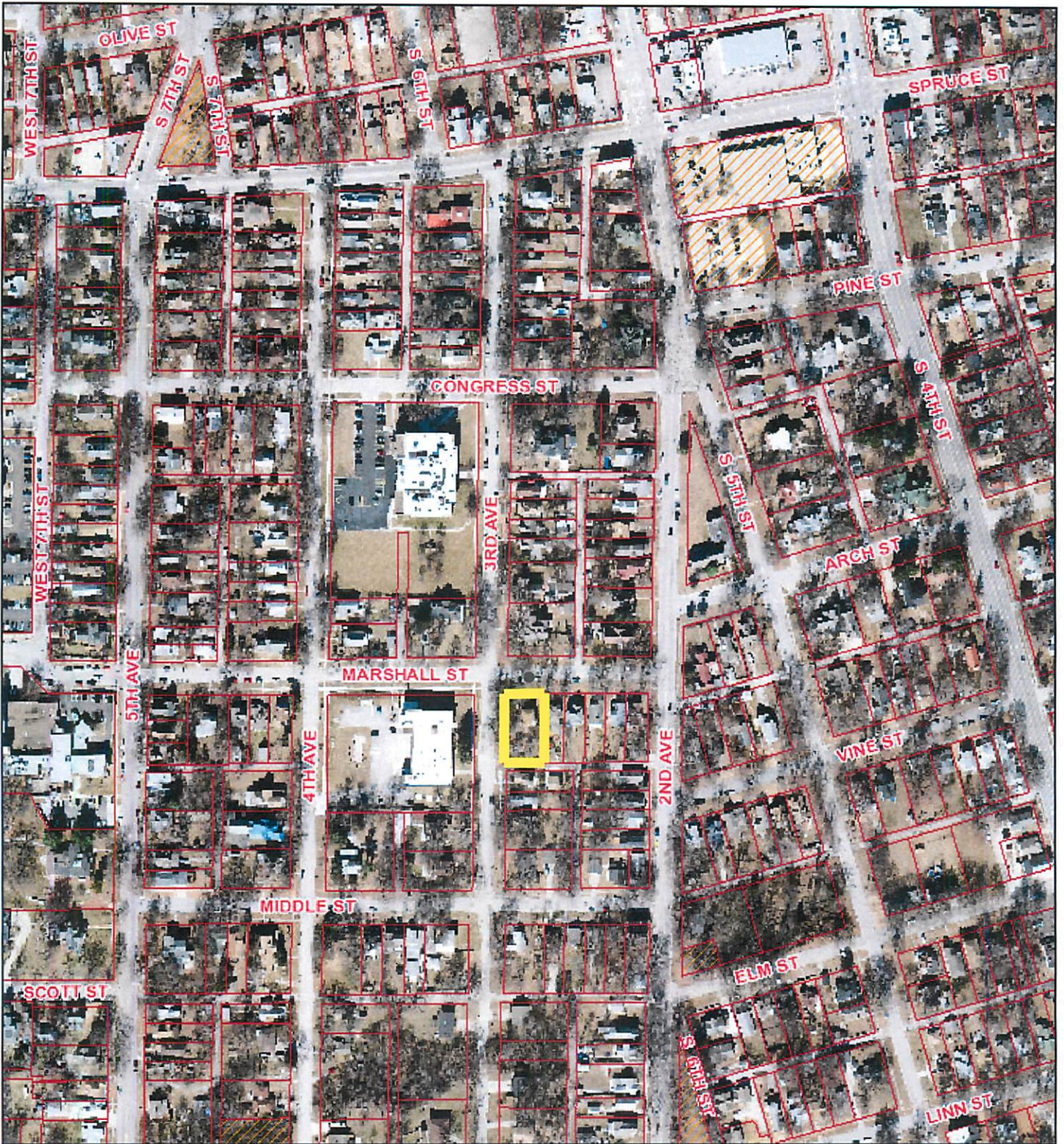
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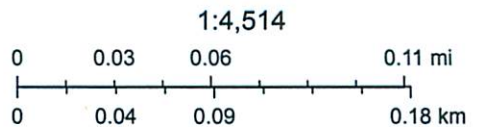
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Web AppBuilder for ArcGIS

519 Marshall Street



5/29/2020, 9:23:38 AM



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community









April 27, 2020

James & Mary Thompson
519 Marshall Street
Leavenworth, KS 66048

RE: 519 Marshall Street

James & Mary Thompson:

In accordance with KSA 17-4759, structures are deemed unfit for human use or habitation if conditions exist which are dangerous or injurious to the health, safety or morals of the occupants or other residents of the City of Leavenworth, or which have a blighting influence on properties in the area. One of the activities of the City of Leavenworth Code Enforcement department is to identify such structures and work with owners to bring them into code compliance. If compliance cannot be reached, the city may proceed with demolition procedures.

Your property located at the above-referenced address has been identified as being a dangerous structure and/or having a blighting influence on the surrounding neighborhood. Please contact me at your earliest convenience so that we may review steps which must be undertaken to bring the structure into compliance, as outlined in the attached Remediation Agreement. The deadline for signing and returning the Remediation Agreement, along with scope of work and proof of funds, is Friday, May 29, 2020, and the deadline for having repairs completed is Friday, July 10, 2020.

The City Commission will hold a public hearing at which time you will have the opportunity to discuss your property and your progress on making necessary repairs. At this time, the public hearing is tentatively scheduled for July 14, 2020.

Sincerely,

Lee Burleson
City of Leavenworth
Zoning & Code Administrator
913-680 -2680



May 7, 2020

James & Mary Thompson
519 Marshall Street
Leavenworth, KS 66048

RE: 519 Marshall Street

James & Mary Thompson:

As you are aware, your property located at the above-referenced address has been identified as being a dangerous structure and/or having a blighting influence on the surrounding neighborhood and will be considered for potential demolition. Since the property is located within the 3rd Avenue Historic District, a State Law Review of the proposed demolition is required by the Leavenworth Preservation Commission.

The Leavenworth Preservation Commission will consider the potential demolition on Wednesday, June 3rd at 6:00pm at Leavenworth City Hall, 100 N. 5th Street. Due to restrictions related to COVID-19, we are uncertain at this time if the meeting will be closed to the public and held online, or if meeting in person will be possible. We will be in contact with you closer to the date of the meeting so that we can arrange for your attendance, either in person or remotely. Please let me know if you have any questions.

Sincerely,

Julie Hurley
Director of Planning and Community Development
913-680-2616
jhurley@firstcity.org



PROPERTY REMEDIATION AGREEMENT

Owner: James & Mary Thompson
Site Address: 519 Marshall Street
Leavenworth, KS 66048

The owner(s) of the property located at 519 Marshall Street recognize that the property is in violation of the City's Property maintenance ordinance(s). As such, they agree to bring the property in to compliance with City Ordinance standards, draw all necessary permits for the work to be performed, and meet the repair deadlines listed below. In return, the City agrees to stay the prosecution of any existing code violations, consider them abated after the property is found in compliance, and to work with the owners throughout this remediation process to help them resolve all code enforcement issues at the site.

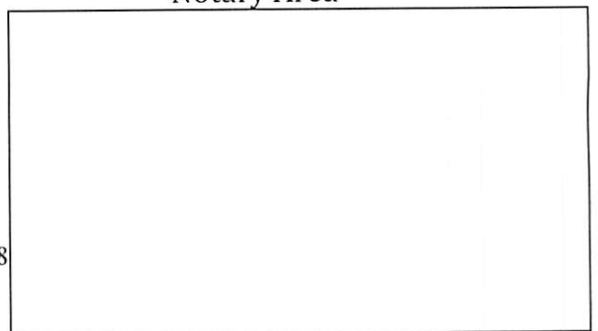
	DEADLINE	TASK
1)	7/10/2020	Roof - replace entire roof
2)	7/10/2020	Soffits & Eaves - replace/repair all soffits and eaves
3)	7/10/2020	Windows - replace and repair all windows & doors.
4)	7/10/2020	Paint - Remove all peeling paint and repaint entire exterior of structure
	7/10/2020	Remove all dead and dying trees, limbs or other unsightly growth and appearances.

I (Print the Owner's Name) _____ agree to honor the commitments as described above and understand that failure to do so may result in legal and remedial actions by the City of Leavenworth, possibly up to and including the demolition of unremediated structures. I also agree to maintain all yard areas by keeping the site free of junk and clutter, as well as excessive vegetation while I am remediating the property.

Notary Area

Signature

Date



**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Third Avenue Historic District
other names/site number

2. Location

street & number Roughly bounded by 2nd & 4th Aves. & Congress & Middle Sts. N/A not for publication
city or town Leavenworth N/A vicinity
state Kansas code KS county Leavenworth code 103 zip code 66048

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property XX meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide XX locally. (See continuation sheet for additional comments.)

Richard D. Peckert, Deputy SHPO 5-14-02
Signature of certifying official/Title Date
Kansas State Historical Society
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

<u> </u> entered in the National Register.	_____ Signature of the Keeper	_____ Date of Action
<u> </u> See continuation sheet.	_____	_____
<u> </u> determined eligible for the National Register.	_____	_____
<u> </u> See continuation sheet.	_____	_____
<u> </u> determined not eligible for the National Register.	_____	_____
<u> </u> removed from the National Register.	_____	_____
<u> </u> other (explain): _____	_____	_____

Third Avenue Historic District
Name of Property

Leavenworth County, Kansas
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

Number of Resources within Property
(Do not include previously listed resources in the count.)

private

building(s)

Contributing

Noncontributing

public-local

district

23 10

buildings

public-State

site

0 1

sites

public-Federal

structure

1 2

structures

object

0 0

objects

24 13

Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

**Number of contributing resources previously listed
in the National Register**

N/A

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Current Functions
(Enter categories from instructions)

Category

Subcategory

Category

Subcategory

DOMESTIC
DOMESTIC
EDUCATION

single dwelling
secondary structure
school

DOMESTIC
DOMESTIC
EDUCATION

single dwelling
secondary structure
school

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

MID-19TH CENTURY: Greek Revival

foundation Brick, Stone, Concrete

LATE VICTORIAN

walls Wood, Brick, Synthetics

LATE VICTORIAN: Italianate

roof Asphalt

LATE VICTORIAN: Queen Anne

other Wood, Brick

LATE VICTORIAN: Shingle Style

LATE 19TH AND 20TH CENTURY REVIVALS: Tudor Revival

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Craftsman

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Third Avenue Historic District

Name of Property

Leavenworth County, Kansas

County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Significant Person

(Complete if Criterion B is marked above)

N/A

Criteria Considerations

(Mark "X" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past fifty years.

Period of Significance

Ca. 1859-ca. 1930

Significant Dates

Cultural Affiliation

N/A

Architect/Builder

Feth, Myron K.
Feth, William Pratt

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Third Avenue Historic District
Name of Property

Leavenworth County, Kansas
County and State

10. Geographical Data

Acreege of Property approximately 11 acres

UTM References

(Place additional UTM references on a continuation sheet)

Zone	Easting	Northing	Zone	Easting	Northing
1 15	334800	4352650	3 15	335060	4352460
2 15	334990	4352650	4 15	334900	4352200

See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title	<u>L. Daniel Pezzoni</u>	date	<u>January 15, 2002</u>
organization	<u>Landmark Preservation Associates</u>	telephone	<u>(540) 464-5315</u>
street & number	<u>6 Houston St.</u>	zip code	<u>24450</u>
city or town	<u>Lexington</u> state <u>VA</u>		

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name	<u>(see continuation sheet)</u>		telephone
street & number	_____		zip code
city or town	_____	state _____	

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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National Park Service

National Register of Historic Places Continuation Sheet

Third Avenue Historic District
Leavenworth County, Kansas

Section number 7 Page 1

NARRATIVE DESCRIPTION

Summary

The Third Avenue Historic District occupies approximately eleven acres in the City of Leavenworth in Leavenworth County, Kansas. Leavenworth is situated on the west bank of the Missouri River and is characterized by rolling topography at an average elevation of between 750 and 900 feet above sea level. The district is located in the south part of the historic core area of the city in Day's Subdivision, platted in 1857. The district's street layout is orthogonal and aligned with compass north, and blocks contain lots of varying size served by back alleys. Adjoining areas are mostly similar in character and development.

There are thirty-seven resources in the district, of which nineteen are primary resources (houses and schools) and eighteen are secondary resources (carriage houses, garages, sheds, etc.). Eighteen of the primary resources are contributing and one is noncontributing. The majority of primary resources (seventeen) historically served as dwellings, and these include representatives of the Greek Revival, Italianate, Queen Anne, Shingle, Late Victorian, and Craftsman styles (the stylistic development of the district is given extended treatment in section 8). The remaining two primary resources are Tudor Revival-style schools built about 1920.

The earliest identified surviving resource is the Newland-Delahay House at 1029 Third Avenue, which appears to have been built in 1859 and which has architectural characteristics from the period. Most surviving primary resources date from the late 1860s through the 1920s. Brick and frame construction predominate. American-bond brickwork is common, and the brickwork is often painted. The frame houses typically retain historic claddings of weatherboard or wood shingles; one historic frame house has vinyl siding. Stone is commonly used for foundations, and brick is the standard material for chimneys and stove flues. Roofs, which are typically gabled, hipped, or hip-and-gable, are mostly sheathed with asphalt shingles applied during the second half of the twentieth century. Porches, dormers, bay windows and side or rear wings are common secondary features.

Secondary resources such as outbuildings are common. The majority are modern (post-1952). Historic secondary resources include carriage houses, garages, and a gazebo, and are typically located at the rear of lots on the alley. The yards and streets of the district are well shaded by mature deciduous trees. Yards are planted in grass, as they were historically, and are embellished with planting beds that are mostly modern in date but that approximately perpetuate historic practice. Sidewalks are typically paved in brick, although there are remnants of earlier stone pavements.

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Third Avenue Historic District
Leavenworth County, Kansas

Section number 7 Page 2

Description (continued)

Integrity Statement

The Third Avenue Historic District possesses a high degree of integrity both overall and in its constituent parts. The district retains the pattern of development that characterized it during the period of significance in that its street and block layout has not been significantly altered since platting in the 1850s, and it retains its stock of historic single-family dwellings and schools. Individually, with few exceptions, the district's primary resources possess a high degree of integrity of location, design, setting, materials, workmanship, feeling and association. Eighteen of the primary resources (95 percent) are contributing and one is noncontributing (5 percent).

No modern (post-1952) primary resources exist in the district, and substantial modern alterations and additions are uncommon. A modern synthetic cladding (vinyl) is used on only one primary resource, although most roofs are covered with modern asphalt shingles. The majority of secondary resources such as garages, sheds, etc. are modern and therefore noncontributing. Yards, for the most part, have trees and other landscape features that are less than fifty years old, although the character of landscaping with open shaded lawns planted in grass perpetuates historic practice. The large parcels on which the two schools are located include playground areas, basketball courts, parking areas, and lawn.

Inventory List

Contributing Resources

1. 517 Marshall St. House. Ca. 1920.
2. 519 Marshall St. House. Ca. 1865.
- 2a. 519 Marshall St. Carriage house. Late 19th c.
3. 601 Middle St. House. Ca. 1865.
4. 614 Middle St. Vanderschmidt House. Late 19th c.
5. 1028 Second Ave. House. 1860s.
6. 1032 Second Ave. Garrett-Cobb House. Ca. 1905.
7. 1036 Second Ave. Albert Schilling House. Ca. 1910.
- 7a. 1036 Second Ave. Carriage house. Ca. 1910.
8. 1000 Third Ave. Leavenworth Junior High School (Nettie Hartnett School). 1923; 1999.
9. 1007 Third Ave. Bullen-Johnson House. Ca. 1898.
11. 1017 Third Ave. D. A. Gilpin House. Ca. 1870; ca. 1920.

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**National Register of Historic Places
Continuation Sheet**

**Third Avenue Historic District
Leavenworth County, Kansas**

Section number 7 Page 3

Description (continued)

- 12. 1021 Third Ave. A. L. Kirk House. Ca. 1870.
- 13. 1025 Third Ave. N. M. Miller House. Ca. 1870; ca. 1960.
- 13a. 1025 Third Ave. Garage. Ca. 1930.
- 14. 1029 Third Ave. Newland-Delahay House. Ca. 1859; early 1960s.
- 14a. 1029 Third Ave. Garage. Ca. 1930.
- 15. 1036 Third Ave. Lucien Baker House. 1883; early 1920s.
- 15a. 1036 Third Ave. Gazebo. 1920s.
- 16. 1037 Third Ave. Samuel and Susan Atwood House. Ca. 1865; 1880s.
- 17. 1100 Third Ave. Third Avenue School (Ben Day School). Ca. 1920.
- 18. 1128 Third Ave. J. G. Graham House. Ca. 1868.
- 19. 1132 Third Ave. Labon and Julia Hopkins House. Early 1870s.
- 19a. 1132 Third Ave. Garage. Ca. 1930.

Noncontributing Resources

- 2b. 519 Marshall St. Garden shed (wood). Late 20th c.
- 3a. 601 Middle St. Garage. Late 20th c.
- 5a. 1028 Second Ave. Shed. Late 20th c.
- 8a. 1000 Third Ave. Nettie Hartnett School Playground. 1990s.
- 9a. 1007 Third Ave. Garden shed (wood). Late 20th c.
- 9b. 1007 Third Ave. Carport (wood). Late 20th c.
- 10. 1013 Third Ave. Thomas Jones House. Ca. 1870; ca. 1930.
- 11a. 1017 Third Ave. Garage. Ca. 1972.
- 12a. 1021 Third Ave. Garage. Ca. 1970.
- 14b. 1029 Third Ave. Storm shelter (concrete). 1960s.
- 14c. 1029 Third Ave. Swimming pool. Late 20th c.
- 16a. 1037 Third Ave. Carriage house. Late 19th c.
- 19b. 1132 Third Ave. Garden shed (frame). Late 20th c.

Inventory (Descriptive Information)

The inventory is arranged alphabetically and numerically by street and address. Each inventory entry begins with a heading that gives the property address, historic or generic name, and exact or approximate date(s) of construction and major modification. Historic property names are usually derived from the name or names of the original owner or occupant and are occasionally hyphenated to include the name of a notable later owner or occupant. In some cases the names of owners or

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Third Avenue Historic District
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Section number 7 Page 4

Description (continued)

occupants of properties as listed in the 1903-04 and 1930 city directories are used. Construction dates are usually derived from a combination of historic sources and architectural evidence and are occasionally preceded by "ca.", meaning *circa* or "about." The body of the entry contains architectural descriptive information occasionally followed by historic discussion. Style terminology is that used by the National Register of Historic Places. The historic discussions are typically followed by a list of sources for which full citations appear in the bibliography. The names of individuals who provided information, such as historians and present and former property owners, are cited in the entry but not in the bibliography. Information from Sanborn maps, the 1876 Hunnius map, the 1858 and 1869 aerial perspectives, and city directories may be identified in the text but no citation is given for reasons of economy. The headings for secondary resources are preceded by letter notations-- a., b., c., and so forth--following the entries for the primary resources with which the secondary resources are associated.

Several historic and architectural sources are referenced in the inventory and context sections but, for reasons of economy, not specifically cited. Two aerial perspectives were published for Leavenworth during the early years of its development: the 1858 "View of Leavenworth, Kansas Territory" and the 1869 "Bird's Eye View of the City of Leavenworth, Kansas." Apparently the 1869 aerial perspective actually portrays conditions in late 1868, because the January 6, 1869 edition of the *Leavenworth Daily Commercial* noted that the perspective existed in penciled form and that subscriptions were being sought to have the view lithographed. In 1876 local surveyor Ado Hunnius published his "Plan of the City of Leavenworth, Kansas," which appears to be an accurate depiction of the basic form of buildings and some outbuildings then extant but which unfortunately does not provide the names of property owners. The Sanborn Map Company published insurance maps of sections of the city in 1883, 1889, 1897, 1905, 1913, 1924 and 1949 (the 1949 map is a corrected version of the 1924 map). The Sanborn maps provide a wealth of information on the form, construction, evolution, function, and address of buildings, but, like the Hunnius map, they do not provide the names of property owners. The first extant city directory for Leavenworth dates to 1859; beginning with a directory published in 1903 properties are listed alphabetically and numerically by street and address. Discussions of architectural styles rely primarily on discussions in Virginia and Lee McAlester's *A Field Guide to American Houses* (1984). Two books by Leavenworth historian J. H. Johnston III, *The Leavenworth Register* (2001) and *Looking Back: A Pictorial History of Leavenworth, Fort Leavenworth, and Lansing, Kansas* (1982), provided information on a number of properties.

1. 517 Marshall St. House. Ca. 1920.

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Third Avenue Historic District
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Description (continued)

This two-story frame Craftsman-style Foursquare-form house has weatherboard siding and an asphalt-shingled hip roof with a hipped dormer with modern fishscale wood-shingle sheathing and a modern octagonal louvered vent. The one-story front porch stands on heavy square-section wood columns on stone pedestals and has square-section balusters. There is a cantilevered bay window on the second story of the east side. Other features include interior brick flues, a stone foundation, 8/1 windows, a front entry with sidelights, a three-part first-story front window, and a modern one-story rear addition with masonite siding, a concrete foundation, and an exterior brick chimney.

2. 519 Marshall St. House. Ca. 1865.

This two-story Late Victorian-style house of painted seven-course American-bond brick construction has an asphalt-shingled hip roof. The one-story wraparound porch has a curved corner, square-section rockfaced concrete block pillars, and decorative balusters. There are segmental-arched 4/4 windows and a front entry with an elliptical fanlight and double-leaf door. Other features include interior brick flues, a one-story west side brick wing (original or early) with an early addition, a two-story bay window on the east side, a lower two-story rear wing, and a one-story frame rear addition with weatherboard siding and asphalt-roll roofing. The back yard is mostly enclosed by a wood privacy fence. The 1869 aerial perspective and 1876 Hunnius map appear to show the house.

2a. 519 Marshall St. Carriage house. Late 19th c.

One-story seven-course American-bond brick carriage house built in two phases, with an asphalt-shingled hip roof, segmental-arched openings with built-out garage-type doors, and star-shaped iron tie rod ends.

2b. 519 Marshall St. Garden shed (wood). Late 20th c.

3. 601 Middle St. House. Ca. 1865.

This two-story Late Victorian-style house of random-course American-bond brick construction has an asphalt-shingled hip roof. The one-story front porch has chamfered posts with molded bases and caps, sawn brackets, and a bracketed cornice. The front entry has sidelights and a transom. An original one-story brick wing extends across the back; from it extend a wood-shingle-sided frame wing with a concrete foundation, a small enclosed porch with asbestos-shingle siding, and a deck. Other features include an exterior brick flue and segmental-arched 2/2 windows. A modern



Application No. 7216

MINOR CERTIFICATE OF APPROPRIATENESS Historic Resource Preservation Ordinance Leavenworth, Kansas

Date of application 3/9/2020. All information is subject to verification. Willful falsification may lead to issuance of a "stop work" order on your project.

1. Address of Property: 325 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: Cutting interior of building removing old junk left behind by previous owners since the 1920s

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): This is all internal work to make the interior 2nd floor usable space. We will repair a stairwell that was in place when original building was built in the 1800s.

4. Printed name of owner: DAVE & VERONICA RICHARDS
Telephone Number: 913 306-2800
Email: dave.c.richards@gmail.com

NOTE: All signatures must be in ink. Signature of owner(s) must be secured and notarized.

[Signature] _____ 9 MAR 2020
Signature of property owner(s) Date

State of Kansas)

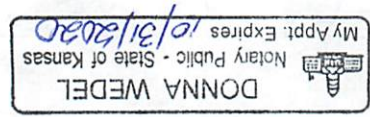
County of Leavenworth)

Signed and attested before me on 9 March 2020

Notary Public Donna Wedel

My appointment expires 10/31/2020

(Seal)



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

APPROVED FOR ISSUANCE
Date: 3/9/20
[Signature]
Julie Hurley
Director of Planning & CD