

Leavenworth Preservation Commission

Wednesday, August 5, 2020, 6:00 PM

Commission Chambers

100 N 5th Street

Leavenworth, Kansas

AGENDA

City Hall is now 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 (646) 749-3122

Access Code: 170-674-477

Your call will be placed into queue for comment.

Face coverings are required for anyone attending the meeting. Must cover the nose and mouth.

1. Call to order, determine a quorum

2. Approval of Minutes (Motion): June 3, 2020

3. Old Business:

None

4. New Business:

- **2020-25 LPC – 325 DELAWARE STREET**

A State Law review under the US Secretary of the Interior's Standards for Rehabilitation for the proposed exterior alterations of the property located at 325 Delaware Street, a property located in the Downtown Historic District, a historic district listed on the National Register of Historic Places. A Major Certificate of Appropriateness is required for the proposed alterations to the front of the building.

5. Other Business/Correspondence:

- **FYI – MINOR CERTIFICATES OF APPROPRIATENESS (4)**

- 325 Delaware St – interior renovations
- 206 Arch St – roof replacement
- 409 N. Esplanade – replacement of picket fence
- 112 S. 4th Street – wall sign for The Insurance Shoppe

6. Adjournment

CITY OF LEAVENWORTH PRESERVATION COMMISSION

COMMISSION CHAMBERS, CITY HALL

100 N 5th Street, Leavenworth, Kansas 66048

Wednesday, June 3, 2020 6:00 PM

The Leavenworth Preservation Commission met Wednesday, June 3, 2020. Chairman Rik Jackson called the meeting to order. Other commissioners present via GoToMeeting were: Ed Otto, Sherry Hines Whitson, Ken Bower and Dick Gibson. Debi Denney was absent. Also present in the commission chambers 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 March 4, 2020 as presented. Mr. Otto moved to accept the minutes as presented, seconded by Mr. Bower and approved by a vote of 4-0. Mr. Bower abstained as he was not present at the March 4, 2020 meeting.

OLD BUSINESS

None

NEW BUSINESS

1. 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.

Chairman Jackson called for the staff report.

Planning Director Julie Hurley stated a State Law review for the proposed demolition of the property located at 519 Marshall Street, a property located in the Third Avenue Historic District.

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 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 the end of this week, with work beginning shortly thereafter. The individual purchasing the home is aware the outside cosmetics of the home needs to be taken care of first to get the home into code compliance. The buyer has previously rehabilitated dilapidated houses in the City of Leavenworth. Staff is comfortable the home will be rehabilitated and brought back into code compliance.

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.

Chairman Jackson opened the public hearing.

Jim Stallings, 517 Marshall Street, stated he has an interest in the subject property as he owns the property next door. Restoring the home will be an enormous undertaking as he has had the opportunity to go inside the home; however, if the home can be restored he is in favor of it.

Mark Gerges, 503 Marshall Street, stated 519 Marshall Street has been in poor repair for the past 17-years he has lived in his home. Mr. Gerges stated he has not been inside the subject property but he does have concerns with portions of the subject property pulling away from the brick structure, which looks like foundation issues. He would like the repairs done in a timely manner.

Katherine Gerges, 503 Marshall Street, stated she admires the house 519 Marshall Street and hopes the new buyer can restore the structure. Mrs. Gerges would like to know what happens if the renovations become too much of a financial burden for the buyer.

With no one else wishing to speak, Chairman Jackson closed the public hearing and called for discussion among the commissioners.

Mr. Bower stated he lives in the area and fully supports staff recommendation for the subject property to be removed from the demolition list.

Mr. Otto stated he understands it is a huge undertaking and he also agrees with staff recommendation to remove the property from the demolition list.

Ms. Hurley stated the buyer has been inside the house and is fully aware of the interior condition of the house and the scope of what needs to be done.

With no further discussion, Chairman Jackson called for a motion. Mr. Gibson moved to accept the staff recommendation to deny the property at 519 Marshall Street as being eligible for demolition, seconded by Ms. Whitson and approved by a vote of 5-0.

Ms. Hurley stated since the subject property has been part of the published demolition list, it will need to go to the City Commission for final determination. On July 14, 2020, the City Commission will be given the Preservation Commission's action that the house not be demolished and the Preservation Commission's finding was that the demolition would damage or destroy the historic property.

2. Other Business/Correspondence

Chairman Jackson noted there is one Minor Certificate of Appropriateness for the board's information.

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

Meeting was adjourned at 6:23 p.m.

JH:mb

LEAVENWORTH PRESERVATION COMMISSION


**State Law Review –DOWNTOWN HISTORIC DISTRICT
325 Delaware**

August 5, 2020

PREPARED BY:


Jacquelyn Porter, City Planner

APPROVED BY:


Paul Kramer, City Manager

OWNER & APPLICANT:

Owner and Applicant: David C. Richards

SUBJECT:

A State Law review under the US Secretary of the Interior's Standards for Rehabilitation for the exterior alteration of the property located at 325 Delaware, a property located in the Downtown Historic District. A Major Certificate of Appropriateness is required for the proposed exterior alteration to the building's frontage.

STAFF ANALYSIS:

The applicant and owner, David C. Richards, is renovating the second floor of the property located at 325 Delaware to add a living space to be occupied by his family. Previously, the second floor of the property had been used for storage. The first floor of the property is currently occupied by the Island Spice restaurant, which is also owned and operated by Mr. Richards.

To add access the second floor living space, Mr. Richards added a staircase and exterior door on the north side of the property, facing Delaware Street. The addition of this door removed several existing windows and replaced them with sheetrock and a tan steel door, which is not consistent with the historical nature of the building. The applicant is proposing to replace the existing door with another door featuring iron scrollwork.

In February, 2020 staff became aware that Mr. Richards was performing the work on the second floor of the building without applicable building permits and approvals, and a stop work order was issued. After review of interior work that had been completed, a Minor Certificate of Appropriateness was issued to cover that work as well as the future installation of a fire escape on the rear of the building. It was determined that the only changes requiring review by the Leavenworth Preservation Commission and approval of a Major Certificate of Appropriateness are the modifications to the exterior of the building, consisting of the removal of existing windows and installation of the door and sheetrock. Mr. Richards understands that any future alteration to the exterior of the property will require review by the Preservation Commission prior to work commencing.

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 has undergone a physical change by replacing an existing store front window to a doorway. The structure has undergone some cosmetic changes, the stone base and window have been removed and replaced with a door.
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 has compromised the integrity of the historical significances of the property by removing an existing window and stone base.
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 current door is a basic tan galvanized steel door. This type door does not create a false sense of historic architectural element. However, it is not consistent with the style of the building.

The proposed future door is a matte black clear iron door. This type of door would create a false sense of historical architectural element, as it does not accurately represent the historic period of the building.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
There have been prior changes to the building. It appears the store front was repainted and awnings were add between April 2017 and May 2018. There was no minor certificate on file for this work. It appears that the portion that is currently green was painted tan prior to May 2018. A mural was painted on the back of the building and was approved by the Leavenworth Preservation Commission in August 2019.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
It appears that the existing historic features, finishes or construction techniques will be altered. The stone base of the window has been removed.
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 change that has occurred has altered the exterior of the building by removing the stone base and window. These changes currently do not match the façade of the building. The purposed future door will not 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 changes that have occurred have altered the historic material and detail 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 removal of the window and stone base, and addition of sheetrock and steel door have been undertaken in such a way that the integrity of the façade has been compromised. Their future removal would require extensive work to restore the historical integrity of the façade.

STAFF RECOMMENDATION:

Staff recommends that the item be **TABLED** to allow the applicant time to propose a design for the altered area of the façade that would be more consistent with the historic design of the building.

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.



Project No. 2020-25 LPC
 Application No. 7612
 Fee (non-refundable) \$200.00
 Filing Date 6-8-20
 Fee Paid/Received By: 200.00

MAJOR CERTIFICATE OF APPROPRIATENESS Landmark Impact Determination

Printed Name of Property Owner: Dave C. Richards

Address of Property Owner: 736 Glenview Street, Leavenworth, Kansas 66048

Phone: 913-306-2800 Email: dave.c.richards@gmail.com

Applicant Name (if different from property owner): _____

Phone: _____ Email: _____

Property Address of Landmark or Contributing Property for review: 325 Delaware Street, Leavenworth

Legal Description: (Attach full legal description provided by the REGISTER OF DEEDS OFFICE or a TITLE COMPANY)

Nature of Repair or Alteration/demolition: Reinstall door to entrance of building and fix fire escape

Historical or Architectural significance:

National Register

Kansas Register

Leavenworth Landmark Register

Listed on Historic Resource Survey

Other Contribution: _____

Physical Description of Demolition/Improvement work: There were three entrances to the building when it was originally built in the 1870s. However, two were removed over the years. We have reinstalled one door and would like to fix the fire escape

Determination: No detrimental effect as proposed

Reasoning for this determination (attach necessary documentation including site plan, elevation, architectural detail, or rendering, in keeping with Secretary of Interior standards or specials considerations for historic characteristics, patters size, acceptable substitutions and other general design criteria). This will be reviewed by the Preservation Commission at its next regular monthly meeting. Following approval, the appropriate permit may be issued. This action does not trigger a public hearing, but the board may make changes with consent of the owner/applicant.

Detrimental Effect on Historic Property

Reasoning for this determination (check all that apply):

Significant Deviation from general character of the historic property(ies)

Height/scale/spatial inappropriateness

Inappropriate façade/window/entrance elements

Inappropriate roof form/horizontal/vertical elements

Other (requires documentation)

(Attach all necessary documentation to show how the proposed improvements are inappropriate for the site or building).

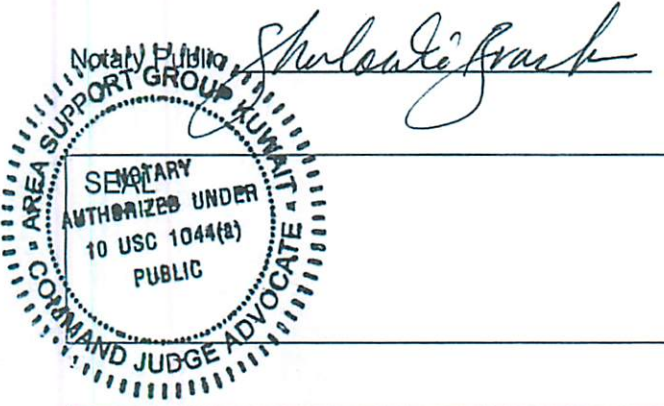
Remedies to correct detrimental effect: Project owner may undertake the following improvements which would remedy the above named inappropriate factors (cite secretary's standards with each suggested remedy, attach additional materials as necessary):

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

Owner's Signature: [Signature] Date: 13 March 2020

Office of the Command Judge Advocate
State of Area Support Group Kuwait
County of Camp Arifjan, Kuwait
AP0 AE 09366

Signed or attested before me on the 13 day of March 2020 by Dave Richards



My appointment expires Indefinite per 10 USC 1044a

For Office Use:
Date of Public Hearing: 8-5-20
Date of Notice of Public Hearing published 7-14-20
Date Notice sent to property owners within historic district, as appropriate: 7-14-20
Date of request for appeal to City Commission, if appropriate: _____
Date scheduled for City Commission review and action, if appropriate: _____

Final Action:
Deny as proposed [] Approve as proposed [] Approve with modifications []

Before picture



current picture



03/09/2020



What the
final picture
should look
like.

Premier Title of Kansas, Inc.
(913) 682-3368

C.N. 35494-5

Doc #: 2017R07765
STACY R. DRISCOLL
REGISTER OF DEEDS
LEAVENWORTH COUNTY, KANSAS
RECORDED ON:
09/19/2017 3:30:24 PM
RECORDING FEE: 18.00
PAGES: 1

Entered in Transfer Record in my office _____

Entered in the transfer record in my office this
19 day of Sept 20 17

County Clerk
Mail Tax Statement to:

Garnet Pallesen
County Clerk
by B. Jones

DEED-KANSAS WARRANTY (Statutory)

THE GRANTOR, **Randall D. Pallesen aka Randall Pallesen, a single person**

CONVEYS AND WARRANTS to

A-One Holdings Group LLC Group Holdings, LLC

for the sum of One Dollar and Other Valuable Consideration, the following described real estate:

Lots 20 and 21, Block 45, LEAVENWORTH CITY PROPER, a subdivision in the City of Leavenworth, Leavenworth County, Kansas.

(Subject to easements, restrictions, and reservations of record, and all taxes and assessments that may be levied, imposed, or become payable hereafter.)


Dated this 25th day of August A.D.: 2017

[Signature]
Randall D. Pallesen aka Randall Pallesen

STATE OF KANSAS, COUNTY OF LEAVENWORTH:

This instrument was acknowledged before me on this 25th day of August 2017 by:
Randall D. Pallesen aka Randall Pallesen, a single person

My appointment expires:

 **Jodi E. Slapper**
NOTARY PUBLIC—STATE OF KANSAS
MY APPT EXP: 5-19-19

[Signature]
Notary Public

1338

Dave Richards
736 Glenview Street
Leavenworth, Kansas 66048
dave.c.richards@gmail.com

Friday, June 5, 2020

City Planner
City of Leavenworth
100 N. 5th St.
Leavenworth, KS 66048
913-680-2633
japorter@firstcity.org

Dear Ms. Jacquelyn Porter:

I am submitting this letter with the intent of obtaining a permit from the City of Leavenworth allowing me to make 325 ½ Delaware Street my home.

We've used the first floor of 325 Delaware Street for our business since 2017, while the second floor remained unusable space. However, we would like to change that, making the second floor our home.

Our overall intent is to focus solely on the interior of the building, with the following two exceptions; fix an existing fire escape and complete work on the entrance to the second floor – see enclosures.

Interior work will consist of but not limited to the following; installing a fire suppression system, fire alarm system, restoring historic ceilings & floors, electrical, mechanical and plumbing. We will reuse existing materials where possible.

We expect to complete major internal construction prior to August 1, 2020.

Sincerely

Dave Richards

Leavenworth, Kansas
City Clerk
100 North 5th Street
Leavenworth, KS 66048
Welcome

005357-0011 Mariah L. 06/08/2020 12:07PM

PERMITS / INSPECTIONS
2020 Item: 7612|P045 200.00

200.00

Subtotal 200.00
Total 200.00

CHECK 200.00
Check Number 2935

Change due 0.00

Paid by: VERONICA RICHARDS

Thank you for your payment

Leavenworth, Kansas COPY
DUPLICATE RECEIPT



Google maps July 2008



Google Map April 2017



Google Maps May 2018



Application No. 7216

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

Date of application 5 June 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 Street, Leavenworth, Kansas 66048

- 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: See attachment.

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): With the exception of fixing an existing fire escape and finishing work on the entrance to 325 1/2 Delaware Street, all work will be internal. This includes removing debris from the interior and making it into a living space for my family.

4. Printed name of owner: Dave C. Richards
Telephone Number: 9133062800
Email: dave.c.richards@gmail.com

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

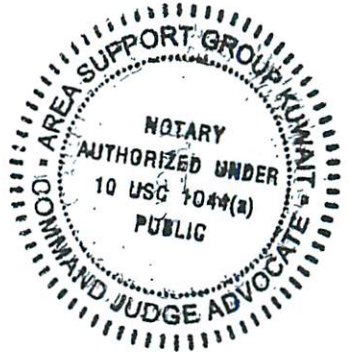
[Signature] _____ Date 8 June 2020
Signature of property owner(s)

Office of the Command Judge Advocate
Camp Arifjan
State of APO AE 09366
County of _____

Signed and attested before me on 8 June 2020

Notary Public [Signature] John J Koenig

My appointment expires indefinite per 10 USC 1044a
(Seal)



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

APPROVED FOR ISSUANCE
Date: 6/9/20
[Signature]
Julie Hurley, City Planner

Dave Richards
736 Glenview Street
Leavenworth, Kansas 66048
dave.c.richards@gmail.com

Friday, June 5, 2020

City Planner
City of Leavenworth
100 N. 5th St.
Leavenworth, KS 66048
913-680-2633
japorter@firstcity.org

Dear Ms. Jacquelyn Porter:

I am submitting this letter with the intent of obtaining a permit from the City of Leavenworth allowing me to make 325 ½ Delaware Street my home.


We've used the first floor of 325 Delaware Street for our business since 2017, while the second floor remained unusable space. However, we would like to change that, making the second floor our home.

Our overall intent is to focus solely on the interior of the building, with the following two exceptions; fix an existing fire escape and complete work on the entrance to the second floor – see enclosures.

Interior work will consist of but not limited to the following; installing a fire suppression system, fire alarm system, restoring historic ceilings & floors, electrical, mechanical and plumbing. We will reuse existing materials where possible.

We expect to complete major internal construction prior to August 1, 2020.

Sincerely

A handwritten signature in black ink, appearing to read "Dave Richards", written over a circular scribble.

Dave Richards



Application No. 7765

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

Date of application June 26, 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: 206 Arch St

- National Register
- Kansas Register
- Landmarks Register
- Historic District

Name of District: Arch Street

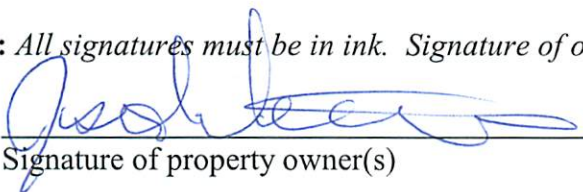
2. Project Type:


- 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: _____

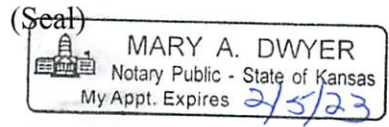
3. Describe improvements and give reason why such improvement does not detract from the historic character of a registered property or historic district (attach supporting materials as necessary): Needs a new roof

4. Printed name of owner: Justin Stewart
Telephone Number: 913-547-2169
Email: jstewart@firstcity.org

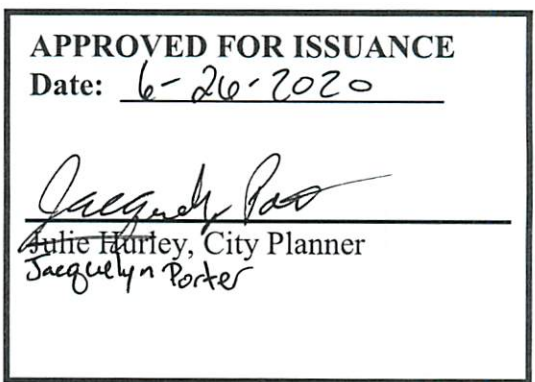
NOTE: All signatures must be in ink. Signature of owner(s) must be secured and notarized.

 6-26-20
Signature of property owner(s) Date

State of Kansas)
County of Leavenworth)
Signed and attested before me on 6/26/20
Notary Public 
My appointment expires 2/5/2023



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





Application No. 7807

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

Date of application 7 Jul 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: 409 N. Esplanade

- National Register
- Kansas Register
- Landmarks Register
- Historic District

Name of District: North Esplanade 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: Replacement of existing ^{wooden} picket fence in same style & color (to be painted next year). Back yard only.

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): Same style & color as existing fence; same style as neighbor's fence in 500 block

4. Printed name of owner: William M. Connor
Telephone Number: (913) 651-4395
Email: connor.wmc@att.net

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

William M. Connor 7 Jul 2020
Signature of property owner(s) Date

State of Kansas)

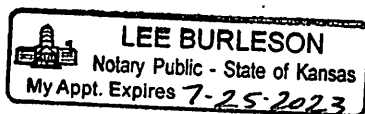
County of Leavenworth)

Signed and attested before me on 7/7/2020

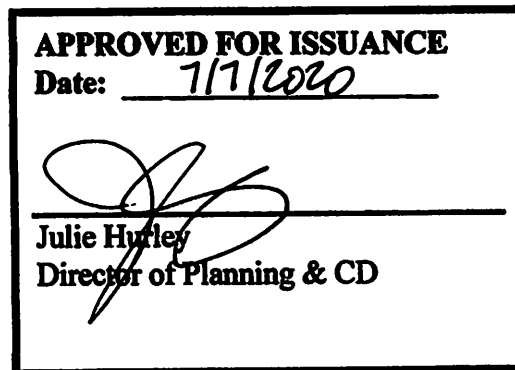
Notary Public Lee Burleson

My appointment expires 7-25-2023

(Seal)



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





Application No. 7893

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

Date of application 7/6/2020. All information is subject to verification. Willful falsification may lead to issuance of a "stop work" order on your project.

1. Address of Property: 112 S 4th Street

- National Register
- Kansas Register
- Landmarks Register
- Historic District

Name of 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): installation of aluminum composite sign on front of building

4. Printed name of owner: Aree Proctor
Telephone Number: 760-792-0457
Email: areeproctor@yahoo.com

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

[Signature] _____ 07/10/2020
Signature of property owner(s) Date

State of Kansas)

County of Leavenworth)

Signed and attested before me on July 10 by Aree Proctor.

Notary Public [Signature]

My Appointment Expires 07/21/2023

(Seal)



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

APPROVED FOR ISSUANCE
Date: 7/22/2020
[Signature]
Julie Hurley
Director of Planning & CD
Jacquelyn's Porter for: