

Leavenworth Preservation Commission

Wednesday, September 2, 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 (312) 757-3121

Access Code: 336-004-477

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): August 5, 2020
3. Old 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.
4. New Business:
 - **2020-31 LPC – 28 PASSAGEWAYS**

A State Law review under the US Secretary of the Interior's Standards for Rehabilitation for the proposed installation of a public art project within the Downtown Historic District for the following properties:

 - 414 Delaware
 - 505 Delaware
 - 523 Delaware
 - 210 Delaware
5. Other Business/Correspondence
 - **FYI – MINOR CERTIFICATES OF APPROPRIATENESS (6)**
 - 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
- 620 Cherokee – wall sign for Z&M Twisted Vines
- 428 Delaware – installation of mechanical, electrical, plumbing

6. Adjournment

CITY OF LEAVENWORTH PRESERVATION COMMISSION
COMMISSION CHAMBERS, CITY HALL
100 N 5th Street, Leavenworth, Kansas 66048
Wednesday, August 5, 2020 6:00 PM

The Leavenworth Preservation Commission met Wednesday, August 6, 2020. Chairman Rik Jackson called the meeting to order at 6:06 p.m. Commissioners present were Dick Gibson. Other commissioners present via GoToMeeting were: Ed Otto and Sherry Hines Whitson. Ken Bower and Debi Denney were absent. Also present in the commission chambers were Planning Director Julie Hurley, City Planner Jackie Porter and Administrative Assistant Michelle Baragary.

Chairman Jackson noted a quorum was present and called for a motion to accept the minutes from June 3, 2020 as presented. Mr. Otto moved to accept the minutes as presented, seconded by Ms. Whitson and approved by a vote of 4-0.

OLD BUSINESS

None

NEW BUSINESS

1. 2020-25 LPC – 325 DELAWARE

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.

Chairman Jackson called for the staff report.

City Planner Jackie Porter stated a State Law review for the proposed exterior alterations of the property located at 325 Delaware Street, a property located in the Downtown Historic District.

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 to 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 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 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 significance 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 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 added between April 2017 and May 2018. There was no minor certificate on file for this work. It appears 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 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 chemicals 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 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 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:

- 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 asked for input from the applicant.

The applicant, David Richards, stated he is an active duty service member and originally from Jamaica. He further stated the building was built in the 1800s and originally had two levels, with the second level not accessible when he purchased the building. It was his understanding he would be permitted to operate his business on the first level and use the second level as living quarters for his family. He understand the importance of maintaining the integrity of the building, however, he must have access to the second level. Mr. Richards stated his intention is to have a similar entrance as the neighboring property located at 321 Delaware.

Chairman Jackson asked for questions from the commissioners.

Ms. Whitson asked when the door will be replaced.

Mr. Richards anticipates 30 days for the installation of the new door. If the commission feels the proposed door is not acceptable, Mr. Richards is fine with changing the type/style of door. Mr. Richards further stated it is his understanding the building originally had one entrance to the second floor and two storefront entrances. Over the years, this has been modified.

Mr. Otto asked staff if they have any concerns with having an exterior door.

Ms. Hurley responded staff does not have any concerns about having an exterior door. The main concern is with the appearance of the door. The style of door needs to fit the nature of the building.

With no further questions, Chairman Jackson opened the public hearing.

Tom Mohan approached the board stating he supports the living quarter upstairs. Mr. Mohan asked if staff did the appropriate research to find out about the doors originally on the front of the building.

Ms. Porter stated the Kansas Historical Society's website was down when she was researching the building.

Mr. Mohan stated he did the inspection when Mr. Richards purchased the building and it was apparent the second floor had entrances off Delaware Street. Mr. Mohan believes an entrance off Delaware should be allowed; however, it should not be the door proposed.

Mr. Hart, 319-321 Delaware, stated he has owned 319 Delaware since 1972. Around that time, the property owner of 325 Delaware took out the center staircase, which went from the second floor down to the street. On both sides of this there were storefront doors. Mr. Hart further stated the proposed door is not appropriate for the historic building, however, the façade is no longer historic due to all the changes throughout the years.

Mr. Hart stated Mr. Richards has not been good about obtaining permits prior to commencing work. The demo work to the second floor was not safe or done by code. Mr. Richards needs to follow procedures and acquire permits prior to work/renovations/installations. A sprinkler system is required by code and Mr. Hart wants to make sure everything is done according to code to protect his properties to the east.

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

Mr. Gibson moved to table the item for further review.

Ms. Hurley stated it may be helpful for the applicant if the commission had some suggestions or input for a type of door or design that would be more acceptable for this location.

Mr. Gibson stated part of the motion would be to table the item for further review and that staff do more research on the property.

Ms. Hurley believes the Downtown Historic District was put in place in the 1980s. It sounds like the façade had already been altered by that point. Staff can certainly check with the historic society for older pictures of this block on Delaware. Ms. Hurley further stated that again it would be beneficial to the applicant if any of the board members had some input on the type of door that might be acceptable since the commission will be the one voting on this item.

Since staff is not condoning the proposed door, Mr. Gibson stated his motion is to table the item until the next meeting so staff can provide the applicant with what an appropriate door would look like, seconded by Ms. Whitson.

Prior to voting, Ms. Hurley stated that given the façade has been altered over the past decades, staff may suggest something similar to the existing door in the middle with the steel frame and the glass.

Chairman Jackson asked Mr. Gibson if he would like to amend his motion.

Mr. Gibson stated he wants his motion to stand. Staff needs to meet with the applicant and provide him with the information Ms. Hurley just presented.

Ms. Hurley stated staff can work with the applicant so long as the applicant knows what the commission is looking for, therefore, staff can make sure they are provide him with appropriate guidance.

Chairman Jackson called for a roll call vote for Mr. Gibson's motion. The motion was approved 4-0.

2. Other Business/Correspondence

Chairman Jackson noted there are four Minor Certificate of Appropriateness for the board's information.

With no further discussion, Chairman Jackson called for a motion to adjourn. Mr. Gibson moved to adjourn, seconded by Ms. Whitson and approved by a vote of 4-0.

Meeting was adjourned at 6:41 p.m.

JH:mb

DRAFT

LEAVENWORTH PRESERVATION COMMISSION


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

September 2, 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.

As requested in the previous meeting by the Preservation Commission, Mr. Richards and city staff corresponded in creating a conceptual image of the door. This proposed door is based on other doors throughout the downtown area.

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 of 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 paned window door. This type of door would harmonize the residential intent with a sense of historical architectural element.
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 added 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 proposed future door will harmonize 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 **APPROVAL** of this request based on the analysis and finding 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.

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

Tuesday, August 18, 2020

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

Dear Ms. Jacquelyn Porter:

We are in agreeance with the conceptual door (Figure 1) you shared with us and wish to submit it to the Preservation Society for approval. This door will be installed at the entrance to our home, 325 ½ Delaware Street, Leavenworth, once approved.

Description: 62 in. x 81 in. Matte Black Right-Hand Inswing with Mini Lite Clear Double-Glass/Metal Front Door.



Figure 1. Entry door to 325 ½ Delaware

Sincerely

Dave Richards

WELERS & DEMOLOGISTS

516

m

913-682-888









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
~~13 May 2020~~

Office of the Command Judge Advocate

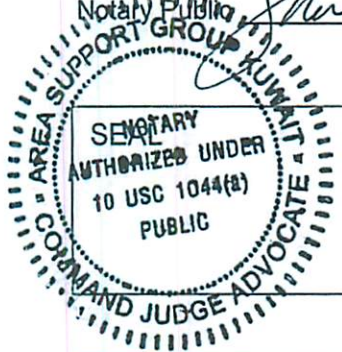
State of Area Support Group Kuwait

County of Camp Arifjan, Kuwait

APO AE 09366

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

Notary Public [Signature] 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) 882-3368

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
Janet Toland
County Clerk
by B.J. Jones

County Clerk
Mail Tax Statement to:

DKED-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: 9-19-19

[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
jporter@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

LEAVENWORTH PRESERVATION COMMISSION

**State Law Review
First City Passageways Project**

SEPTEMBER 2, 2020

PREPARED BY:



Julie Hurley,
Director of Planning and Community Development

APPROVED BY:



Paul Kramer, City Manager

APPLICANT:

Leavenworth Main Street Program

SUBJECT:

A State Law review for the proposed installation of a public art project at multiple locations within the Downtown Leavenworth Historic District.

STAFF ANALYSIS:

The Leavenworth Main Street organization is proposing an outdoor painting competition called First City Passageways, in which artists will install a painting on pre-selected doors or passageways in the downtown area. Artists will be required to submit concept renderings to the Main Street Selection Committee prior to installation of the paintings.

Main Street has submitted a list of 4 locations to be considered for this project. Additional locations were originally discussed, however, the required consent of the individual property owners was not obtained in order for those locations to be considered. It is anticipated that a separate application with additional locations will be submitted for review in the future. The 4 locations under consideration are:

414 Delaware
505 Delaware
523 Delaware
210 Delaware

Representatives of the Main Street organization were present to discuss this project at the March 4, 2020 LPC meeting. At that time, staff indicated that conceptual renderings for each location would need to be approved by the LPC. No conceptual renderings have been submitted as part of this application.

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.
No structures will undergo a change in use or defining characteristics.

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 historic materials will be removed or altered.
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 changes will be undertaken that create a false sense of historical development.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
No features with historic significance will be altered.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
No features with historic significance 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.
No features are proposed to be repaired or replaced.
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.
Paint will be applied to the structure as part of the installation of the art project.
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 will be altered
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.
No new additions or physical alterations are proposed.
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.
No new additions or construction are proposed.

ACTION/OPTIONS:

- Motion, to approve the First City Passageways project at the 4 specified locations.
- Motion, to deny the First City Passageways project at the 4 specified locations.
- Motion, to Table item until the next meeting for the purpose of gathering additional information.
- Motion, to forward to the SHPO for review.



9 total properties

Project No. 2020-31 LPC

Application No. 8036

Fee (non-refundable) \$200.00

Filing Date 8-10-20

Fee Paid/Received By: my

MAJOR CERTIFICATE OF APPROPRIATENESS Landmark Impact Determination

Printed Name of Property Owner: Project Entity: Leavenworth Main Street Program

Address of Property Owner: 416 Cherokee Street, Leavenworth, KS 66048

Phone: 913-682-3924 Email: director@leavenworthmainstreet.com

Applicant Name (if different from property owner): _____

Phone: _____ Email: _____

Property Address of Landmark or Contributing Property for review: Various

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

Nature of Repair or Alteration/demolition: Art project utilizing obscure doors/windows/passageways

Historical or Architectural significance:

National Register

Kansas Register

Leavenworth Landmark Register

Listed on Historic Resource Survey

Other Contribution: _____

Physical Description of Demolition/Improvement work: The 28 Passageways project will utilize doors, windows, passageways within downtown with artists depicting a painting of what's inside the passageway when opened. A creative, innovative public art project.

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):

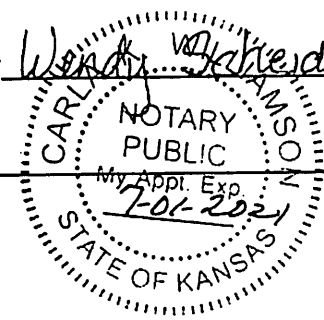
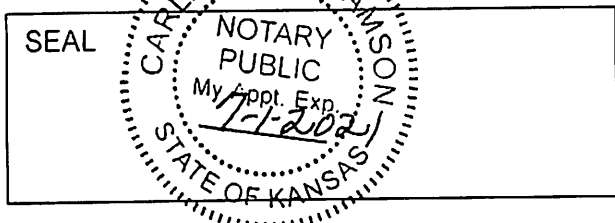
NOTE: All signatures must be in ink. Signature of owner(s) must be secured and notarized.

Owner's Signature: Wendy Scheidt Date: 8-10-20

State of Kansas
County of Leavenworth

Signed or attested before me on the 10th day of August 2020 by Wendy Scheidt

Notary Public Carla K. Williamson My appointment expires 7-01-2021



For Office Use:
Date of Public Hearing: _____
Date of Notice of Public Hearing published _____
Date Notice sent to property owners within historic district, as appropriate: _____
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 []

FIRST CITY PASSAGEWAYS OF DOWNTOWN PROJECT

Building Owner: Martin A. Pope

Building Address: 414 Delaware

Location of Passageway: Alley

The Passageways project is an exciting public art initiative by the Leavenworth Main Street Design Committee. In 2020, we plan to offer half or 14 passageways to local and regional artists to create interest and excitement downtown by allowing their creativity to shine.

- What is painted inside the opening is up to the artist, but must conform to common decency standards. The passage has been opened and this is what we see through the opening.
- Guidelines: Whimsical, Thoughtful, Family Friendly that encourage exploration of downtown.

Please provide your consent.



Date: 8/25/2020

FIRST CITY PASSAGEWAYS OF DOWNTOWN PROJECT

Building Owner: DIANA BARK

Building Address: 505 DELAWARE

Location of Passageway: DOUBLED RED DOORS
(NOTHING RELIGIOUS)

The Passageways project is an exciting public art initiative by the Leavenworth Main Street Design Committee. In 2020, we plan to offer half or 14 passageways to local and regional artists to create interest and excitement downtown by allowing their creativity to shine.

- What is painted inside the opening is up to the artist, but must conform to common decency standards. The passage has been opened and this is what we see through the opening.
- Guidelines: Whimsical, Thoughtful, Family Friendly that encourage exploration of downtown.

Please provide your consent.

Diana C. Bark

Date: 8-25-20

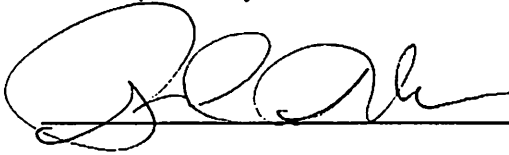
FIRST CITY PASSAGEWAYS OF DOWNTOWN PROJECT

Building Owner: Richard Thomas
Building Address: 523 Delaware Scott's Fountain
Location of Passageway: Front on Delaware

The Passageways project is an exciting public art initiative by the Leavenworth Main Street Design Committee. In 2020, we plan to offer half or 14 passageways to local and regional artists to create interest and excitement downtown by allowing their creativity to shine.

- What is painted inside the opening is up to the artist, but must conform to common decency standards. The passage has been opened and this is what we see through the opening.
- Guidelines: Whimsical, Thoughtful, Family Friendly that encourage exploration of downtown.

Please provide your consent.



Date: 8-11-20

FIRST CITY PASSAGEWAYS OF DOWNTOWN PROJECT

Building Owner: Development, Inc.

Building Address: 201 Delaware St.

Location of Passageway: East side of building, beneath concrete stairs.

The Passageways project is an exciting public art initiative by the Leavenworth Main Street Design Committee. In 2020, we plan to offer half or 14 passageways to local and regional artists to create interest and excitement downtown by allowing their creativity to shine.

- What is painted inside the opening is up to the artist, but must conform to common decency standards. The passage has been opened and this is what we see through the opening.
- Guidelines: Whimsical, Thoughtful, Family Friendly that encourage exploration of downtown.

Please provide your consent.



Jeremy Greenamyre, Vice President

Development, Inc.

Date: 08/11/2020

**First City Passageways (Phase One: Up to 14 Passageways)
(formerly called the 28 Doors of Leavenworth)
2020 Out-Door Painting Competition**

Work Dates are daylight hours Friday thru Saturday, *to be determined*, 2020 with priority given to Saturday. Artist has complete control over their work schedule with the understanding that the work may begin no earlier than 8 am on Friday and must be completed by 9 pm on Saturday

Concept Renderings are due to the Selection Committee by *to be determined* with Notification of Selection by *to be determined*

Passageways will generally be 36" wide and 84" tall, but some may be smaller or larger. Artists will design a concept rendering for their passageways with the following requirements:

- Concept is an open passageway. Passage may be painted to include a door that has opened inward or can be an open archway.
- What is painted inside the opening is up to the artist, but must conform to common decency standards. The passage has been opened and this is what we see through the opening.
- Guidelines: Whimsical, Thoughtful, Family Friendly that encourage exploration of downtown.
- The artist supplies his/her own paints and supplies with the knowledge that the art work will be exposed to the elements for at least two years.
- Artists may sign their works in the lower right hand corner of the passageway.
- Artist understands that the image may be used in the promotion of Leavenworth, and agrees to allow this usage.
- Artist is responsible for cleanup, taking reasonable care to "color within the lines", and to tarp the ground beneath the painting space during the process. Artist agrees to cleanup spills or overspray.

A Judging Committee will evaluate the passageways and choose the prize winners.

1st Prize (\$500), 2nd Prize (\$400), 3rd Prize (\$300). The other 11 artists will each receive a \$50 stipend to help defray some of their supply costs.

28 January 2020

Re: The 28 Doors of Leavenworth Project

I am writing to voice my support for Leavenworth Main Street's latest endeavor, the 28 Doors of Leavenworth.

Initially, I thought- doors? Why doors? Come to think of it, I don't think I ever actually asked that question. But I did start thinking about doors. Then I started thinking about *open* doors. Soon my head was abuzz with the "bigger picture" that open doors are symbolic of journeys, of change, and growth, and discovery. To open a door is to remove a barrier. To welcome someone or something in.

Open doors are symbolic of being open-minded and open-hearted. To be open is also to be exposed- to show your truth, to be honest. In the world of creating something from nothing, that is the work of the artist, to share himself, to share his soul, through sharing his art.

Mine may not be the frolicking forest animals that one artist sees through the open doorway, and it may not be the blue bridge another sees, but to me, an open door means I can paint a period in history, or I can paint what I wish for our future. I can paint a line of trains, or I can paint the hobos hitching a ride out of town.

I believe the subject matter is limitless, which will make choosing the concept art for 14 doors this year and 14 next year a difficult task. Unlike the past "Cows on Parade" in Kansas City that were merely decorated, the open doors are asking for more. Much more. The open doors need to tell a story, and I believe those stories will be an asset for tourism in Leavenworth. Additionally, I applaud the hard work that Main Street is and has put forth towards making Leavenworth a destination downtown.

Sincerely,

Theresa Cleaves

President, Leavenworth County Artists' Association

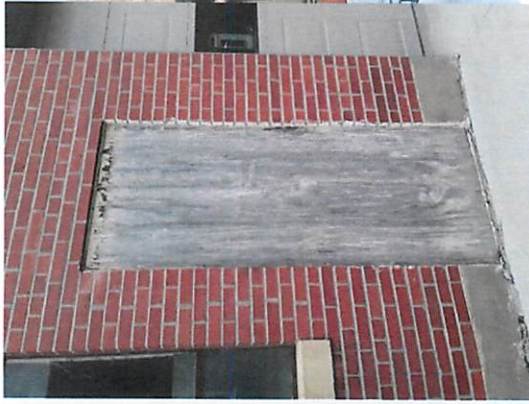
FIRST CITY PASSAGEWAYS LEAVENWORTH

Located in Historic District of Downtown

Passageways
* Shiney Car Care

217 S. 7th

• Doors

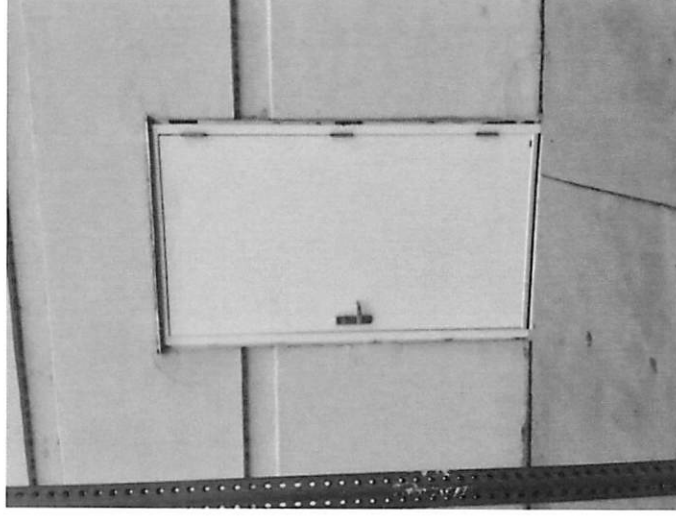


* Reunions
414 Delaware



Passageways

- * Performing Arts Center/Hollywood Theatre/City of LV
500 Delaware, 5th Street Side

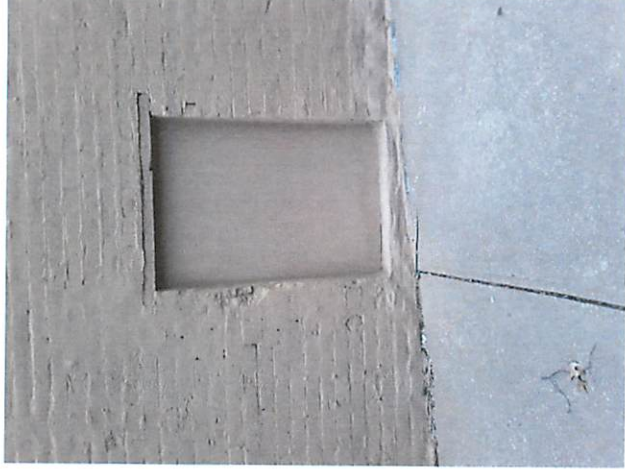


Passageways

* The Landing/Greenamyre Properties, 201 Delaware (Network Computers

Solutions 2nd Street Side

- Window Areas



Passageways (Alley)

* Dix building
413 Delaware



- 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.



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

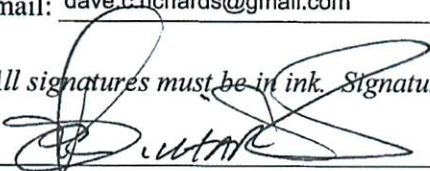
2. Project Type:

- 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 of property owner(s) _____ Date 8 June 2020

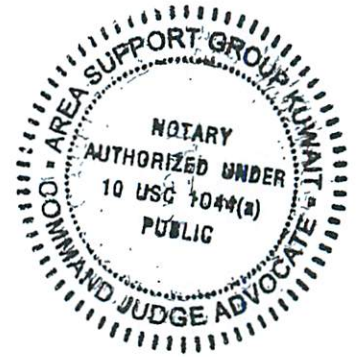
Office of the Command Judge Advocate
Camp Arifjan
State of APO AE 09366)

County of _____)


Signed and attested before me on 8 June 2020

Notary Public  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

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", with a large, stylized flourish extending to the right.

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

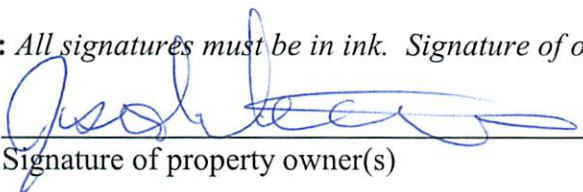
2. Project Type:


- 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: _____

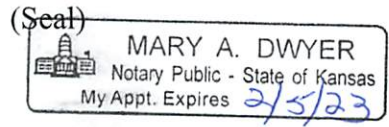
3. Describe improvements and give reason why such improvement does not detract from the historic character of a registered property or historic district (attach supporting materials as necessary): Needs a new roof

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

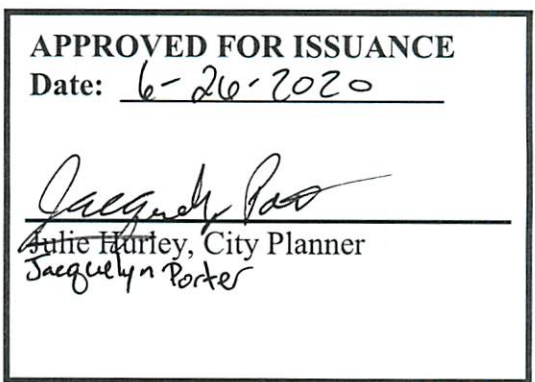
NOTE: All signatures must be in ink. Signature of owner(s) must be secured and notarized.

 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)

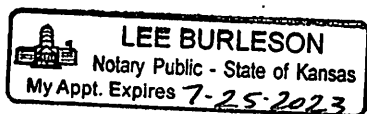
County of Leavenworth)

Signed and attested before me on 7/7/2020

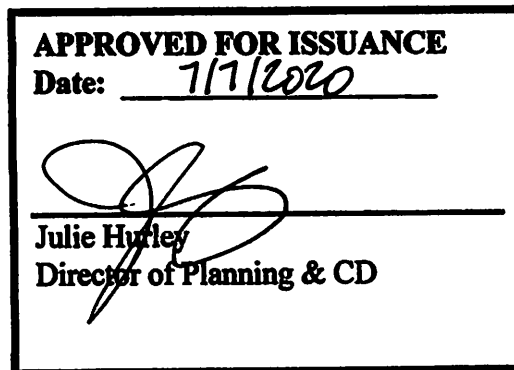
Notary Public Lee Burleson

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:



Application No. 7979

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

Date of application 7/29/2020. All information is subject to verification. Willful falsification may lead to issuance of a "stop work" order on your project.

1. Address of Property: 620 Cherokee St. Leavenworth, KS 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: _____

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): Adding a sign to building to attract more business and awareness.

4. Printed name of owner: Gina Montalbano
Telephone Number: 816 914 0693
Email: zm twistedvines@gmail.com

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

Gina Montalbano _____ Date 7/29/20
Signature of property owner(s) _____ Date

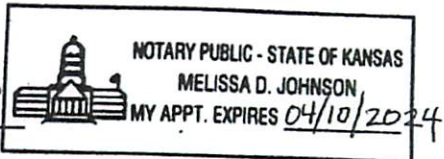
State of Kansas
County of Leavenworth

Signed and attested before me on 27th day of July, 2020

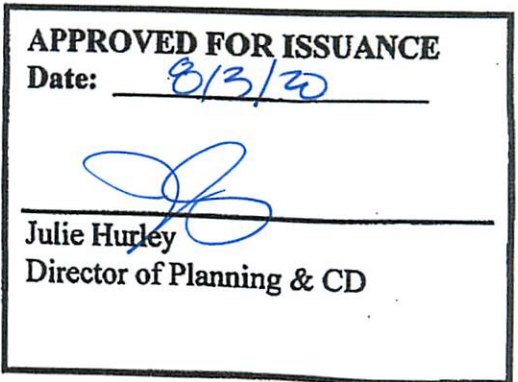
Notary Public Melissa D. Johnson

My appointment expires 04/10/2024

(Seal)



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





Application No. 8142

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

Date of application 8/27/20. All information is subject to verification. Willful falsification may lead to issuance of a "stop work" order on your project.

1. Address of Property: 428 Delaware St, Leavenworth, KS
 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: _____

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): _____

4. Printed name of owner: Tony Anderson managing member of JST Holdings LLC
Telephone Number: 573 230 9144
Email: freedom armz llc@gmail.com

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

[Signature] 27 Aug 2020
Signature of property owner(s) Date

State of Missouri
County of Jackson

Signed and attested before me on August 27, 2020
Notary Public Saundra Ofelia Deffenbaugh
My appointment expires May 9, 2022

(Seal)

SAUNDRA OFELIA DEFFENBAUGH
Notary Public - Notary Seal
STATE OF MISSOURI
Commissioned for Jackson County
My Commission Expires: May 9, 2022
Commission # 18783412

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

APPROVED FOR ISSUANCE
Date: 8/27/20
[Signature]
Julie Harley, City Planner