

Leavenworth Preservation Commission

Wednesday, August 4, 2021, 6:00 PM

Commission Chambers

100 N 5th Street

Leavenworth, Kansas

AGENDA

1. Call to order, determine a quorum
2. Approval of Minutes (Motion): May 5, 2021
3. Old Business:

None

4. New Business:

- **2021-22 LPC – 410 S. 2ND STREET**

A State Law review under the US Secretary of the Interior's Standards for Rehabilitation for the proposed exterior and interior renovations of the property located at 410 S. 2nd Street, a property located in the Leavenworth Industrial Historic District.

5. Other Business/Correspondence

- **FYI – MINOR CERTIFICATES OF APPROPRIATENESS (15)**

- 600 Shawnee – wall sign
- 100 N. 5th Street – exterior building repair and maintenance
- 830 S. Esplanade – roof replacement
- 826 S. Esplanade – demolition of detached garage
- 1029 3rd Avenue – replace windows on house addition
- 624 Cherokee – projecting sign and vinyl on awning
- 506 Delaware – wall sign
- 603 Shawnee – window signs
- 319 Delaware – installation of two bathrooms and adding wall partitions
- 704 Cherokee – roof replacement
- 507 Shawnee – wall sign and A-frame sign

6. Adjournment

CITY OF LEAVENWORTH PRESERVATION COMMISSION

COMMISSION CHAMBERS, CITY HALL
100 N 5th Street, Leavenworth, Kansas 66048
Wednesday, May 5, 2021 6:00 PM

The Leavenworth Preservation Commission met Wednesday, May 5, 2021. Chairman Rik Jackson called the meeting to order at 6:00 p.m. Commissioners present in the commission chambers were Ken Bower, Debi Denney, Ed Otto and Sherry Hines Whitson. Mr. Gibson and Mr. Gervasini were 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 September 2, 2020 as presented. Mr. Otto moved to accept the minutes as presented, seconded by Ms. Whitson and approved by a vote of 5-0.

OLD BUSINESS

None

NEW BUSINESS

1. 2021-13 LPC – FIRST CITY PASSAGEWAYS PROJECT

A State Law review under the US Secretary of the Interior's Standards for Rehabilitation for the proposed installation of a public art project at multiple locations within the Downtown Historic District.

Chairman Jackson called for the staff report.

Planning Director Julie Hurley stated 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.

A previous installation of this project was reviewed and approved by the LPC on September 2, 2020, with the event taking place later that month. During the previous review, the LPC determined that renderings of the proposed art for each location would not need to be submitted for review prior to their installation. The event was successful, with wide support from the community. At that time, Main Street indicated their intent to present additional locations for a spring installation of the event. The six addresses presented for approval at this time are:

401 Delaware
410 ½ Delaware
427 Delaware
500 Delaware
610 Cherokee
628/630 Cherokee

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 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.

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 6 specified locations.
- Motion, to deny the First City Passageways project at the 6 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.

Chairman Jackson opened the public hearing and asked the applicant to speak about the proposed project.

Wendy Scheidt, Leavenworth Main Street, stated this project is a continuation of the First City Passageways 2020. Ms. Scheidt provided the commissioners before and after pictures of last year's project. Once a call to artist is sent out, the artists will designate their first, second and third location they have interest in. The artists will sign an agreement form and provide a rendering for the property owner to review. Artists will have 10 days to paint before judges review the artwork. Ms. Scheidt provided the board with the six locations for the proposed project.

Ms. Hurley asked if dates have been picked for the project.

Ms. Scheidt stated the project will take place sometime in the summer.

Mr. Jackson asked if the renderings will be reviewed by a board prior to the onset of the project versus the Preservation board reviewing the renderings.

Ms. Scheidt stated their design committee will review the submitted renderings and provide them to the property owners for approval.

Mr. Bower stated he fully supports the project and asked how long the paintings will last.

Ms. Scheidt responded they do not dictate what type of paint to use; however, if the painting wears enough, they will get someone to come and paint over the painting the original color of the passageway.

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

With no further discussion, Chairman Jackson called for a motion. Mr. Bower moved to approve the First City Passageway project, seconded by Ms. Whitson and approved by a vote of 5-0.

OTHER BUSINESS/CORRESPONDENCE

1. Other Business/Correspondence

Ms. Hurley noted there are 15 Minor Certificate of Appropriateness for the board's information.

Ms. Hurley informed the commissioners that May is National Historic Preservation month. The City Commission has a proclamation for this, which will be read at next week's City Commission meeting May 11th. Ms. Hurley stated it would be nice if one or more of the commissioners could be there.

Ms. Hurley stated there are no agenda items for next month, however, Katrina Ringler from the State Historic Society will be at the June 2nd meeting at 5:00 p.m. for training.

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

Meeting was adjourned at 6:36 p.m.

Minutes taken by Administrative Assistant Michelle Baragary.

LEAVENWORTH PRESERVATION COMMISSION

State Law Review
410 S. 2nd Street

August 4, 2021

PREPARED BY:



Julie Hurley,
Director of Planning and
Community Development

APPROVED BY:



Paul Kramer,
City Manager

APPLICANT/OWNER:

Richard Cook, Jr.

SUBJECT:

A State Law review for the proposed renovation of the property located 410 S. 2nd Street, a property located in the Leavenworth Industrial Historic District, a historic district listed on the National Register of Historic Places .

STAFF ANALYSIS:

The property consists of a large brick warehouse structure with a fenced parking area, as well as a small connected retail space with direct access on 2nd Street. The structure was built in the late 1800's and has served multiple purposes, most recently housing C&H Supply. The nature of the warehouse portion of the building limits the type of uses which may reasonably be accommodated by the building without significant structural changes, to primarily industrial-type uses. The retail portion of the building is not suitable for industrial uses.

The applicant intends to convert the warehouse portion of the structure into a mini-storage facility by retrofitting the interior of the building to accommodate individual storage units, while retaining the brick exterior. Windows and doors will be replaced and the existing chain link fence will be replaced with black steel fencing and an automatic gate. The adjoining retail space will be converted to a cigar lounge, with no proposed changes to the exterior.

A rezoning request was heard by the Planning Commission on Monday, August 2nd, to rezone the property from Light Industrial, I-1, to Central Business District, CBD. Issuance of a Special Use Permit will be required for operation of a mini-storage facility in the CBD zoning district. Mini-storage is a use permitted by-right in the I-1 zoning district. However, the adjoining retail portion of the building does not allow for most retail-type uses which would be considered appropriate in the downtown area with the current I-1 zoning. CBD is a less intense zoning district than I-1 and will allow for uses that are more appropriate for the location of the property.

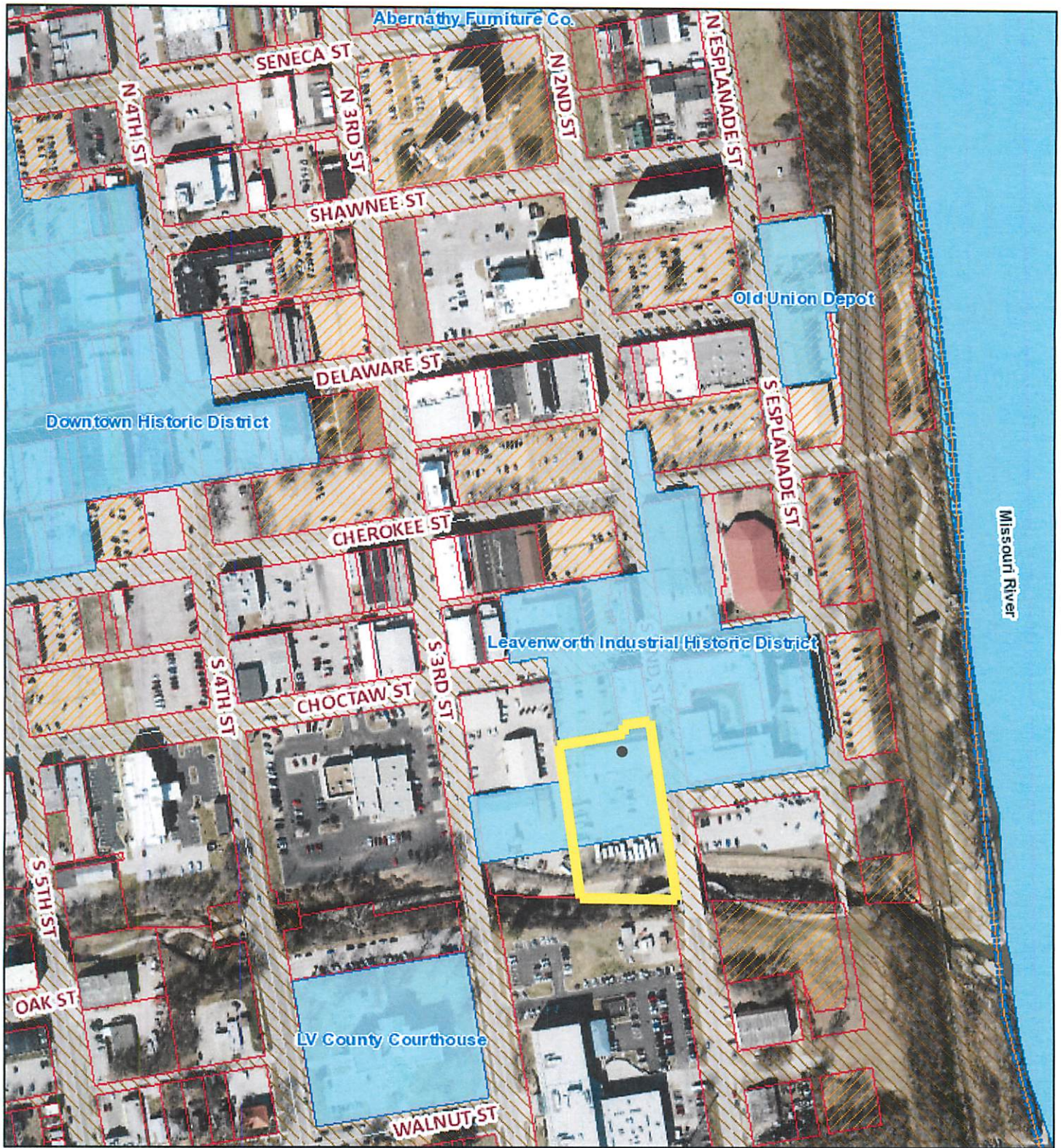
REQUIRED REVIEWS:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
The primary structure was constructed as a warehouse. Minimal exterior changes are required for the proposed use of mini-storage.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
No removal of historic materials or alteration of defining features is proposed.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
No such changes are proposed.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
No removal or alteration of historic features is proposed.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
No removal or alteration of historic features is proposed.
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.
Only doors and windows are proposed to be replaced. Proposed replacement doors and windows are appropriate for the structure and use.
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 such 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.
No addition or new construction is 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 addition or new construction is proposed.

ACTION/OPTIONS:

- Motion, to approve the proposed renovation project at 410 S. 2nd Street.
- Motion, to deny the proposed renovation project at 410 S. 2nd Street.
- Motion, to Table item until the next meeting for the purpose of further study.
- Motion, to forward to the SHPO for review.

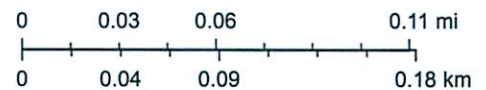
410 S. 2nd Street



7/29/2021, 9:42:05 AM

1:4,514

- Override 1
- Lansing City Limits
- Historic Districts
- Ft Leavenworth Military Installation
- Parcels (City Owned)
- Leavenworth City Limits
- Parcels_Current
- City Right-of-Way
- Missouri River
- RoadCenterline



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



Project No. 2021-22 LPC

Application No. 9565

Fee (non-refundable) \$200.00

Filing Date 6-15-21

Fee Paid/Received By: _____

MAJOR CERTIFICATE OF APPROPRIATENESS Landmark Impact Determination

Property Address of Landmark or Contributing Property for review: 410 S. 2nd St. LVKS

Printed Name of Property Owner: Richard J. Cook Jr.

Address of Property Owner: 410 South 2nd Street

Phone: 913-683-9079 Email: COOK3678@yahoo.com

Applicant Name (if different from property owner): RAM (Jake Ross + Josh Magaha)

Phone: 913-364-5005-work Email: randminvestmentgroup@yahoo.com

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

Nature of Repair or Alteration/demolition: Exterior/Interior cosmetic updating

Historical or Architectural significance:

National Register []

Kansas Register []

Leavenworth Landmark Register []

Listed on Historic Resource Survey []

Other Contribution: _____

Physical Description of Demolition/Improvement work: Convert 410 S. 2nd into Int/Ext.

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):

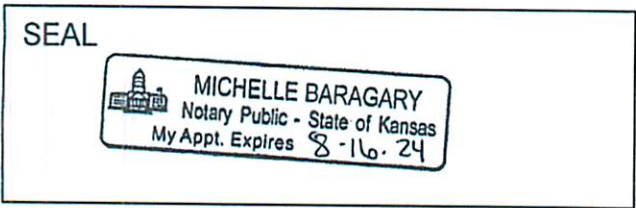
NOTE: All signatures must be in ink. Signature of owner(s) must be secured and notarized.

Owner's Signature: Richard J. Cook Jr. Date: 6/15/2021

State of Kansas
County of Leavenworth

Signed or attested before me on the 15 day of June 2021 by Richard J. Cook Jr.

Notary Public Michelle Baragary My appointment expires 8-16-24



For Office Use:
Date of Public Hearing: 8-4-21
Date of Notice of Public Hearing published 7-8-21
Date Notice sent to property owners within historic district, as appropriate: 7-8-21
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 []

Dear Committee,

Please consider our application for the property at 410 S. 2nd St Leavenworth, KS and the proposed changes. Per this committee's approval and the rezoning approval from I-1 (Heavy Industry) to CBD (Central Business District), it is the intention to convert this unique property to climate controlled mini storage and adjoining cigar lounge. Already located in the heart of downtown and surrounded by newly redeveloped historic properties, this approval will allow for that continuous opportunity of development.

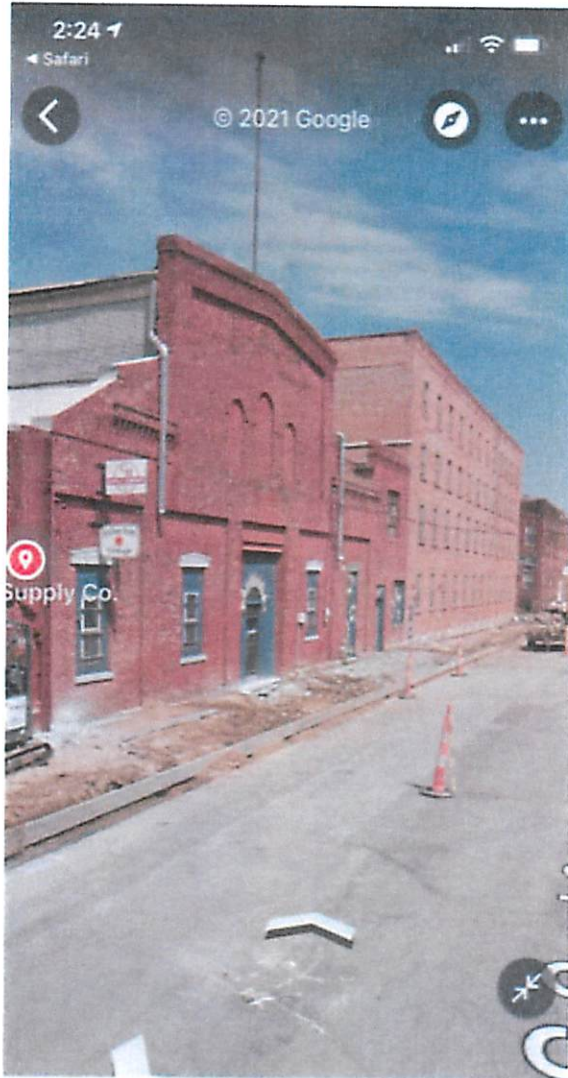
Since the late 1800's when this building was constructed, it has served many purposes some of which have contributed to defining the history we now know. Many of the unique historical features of this specific property have stood this test of time and still remain to this day. It is our intention to highlight as many of these features during the modifications, allowing for their uniqueness to remain as part of the new businesses.

The intention for the building exterior will be to keep the original brick but update the doors/windows with black metal clad products. The intention will be to replace the chain-link fence and gate facing south Second Street with black steel fencing with automatic gate.

The building interior holds many historic "gems" which will remain. For the large "warehouse" portion of the building, the intention will be to perform modifications which will allow for individual mini storage units. Other than the retro fit mini storage units and meeting code compliance, the majority of the original interior will remain exposed. Regarding the proposed cigar lounge footprint, this too will remain as original as possible, other than necessary code complaint changes. The furnishing of the cigar lounge will be intended to maintain a rustic appeal as to accent all of the buildings original characteristics.

In conclusion, per this committee's approval and the rezoning approval, it is the intention to convert this unique property to climate controlled mini storage and adjoining cigar lounge. Leavenworth has a great history and we plan to maintain and highlight the history in this specific property. We believe that the proposed businesses in connection with this property, will help bring additional business to the area all while maintaining the history of this location and surrounding locations which have already undergone such wonderful renovations.

Thank you!



C & H Supply Co.

4.8 ★★★★★ (5)

Electrical supply store 29 mi



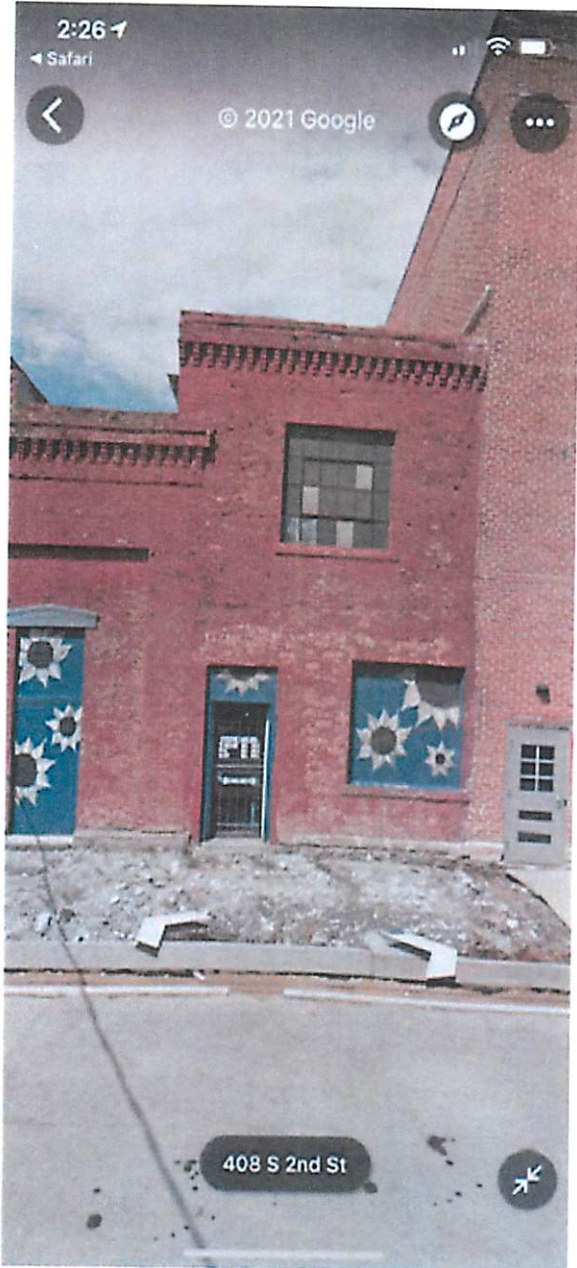


C & H Supply Co.

4.8 ★★★★★ (5)

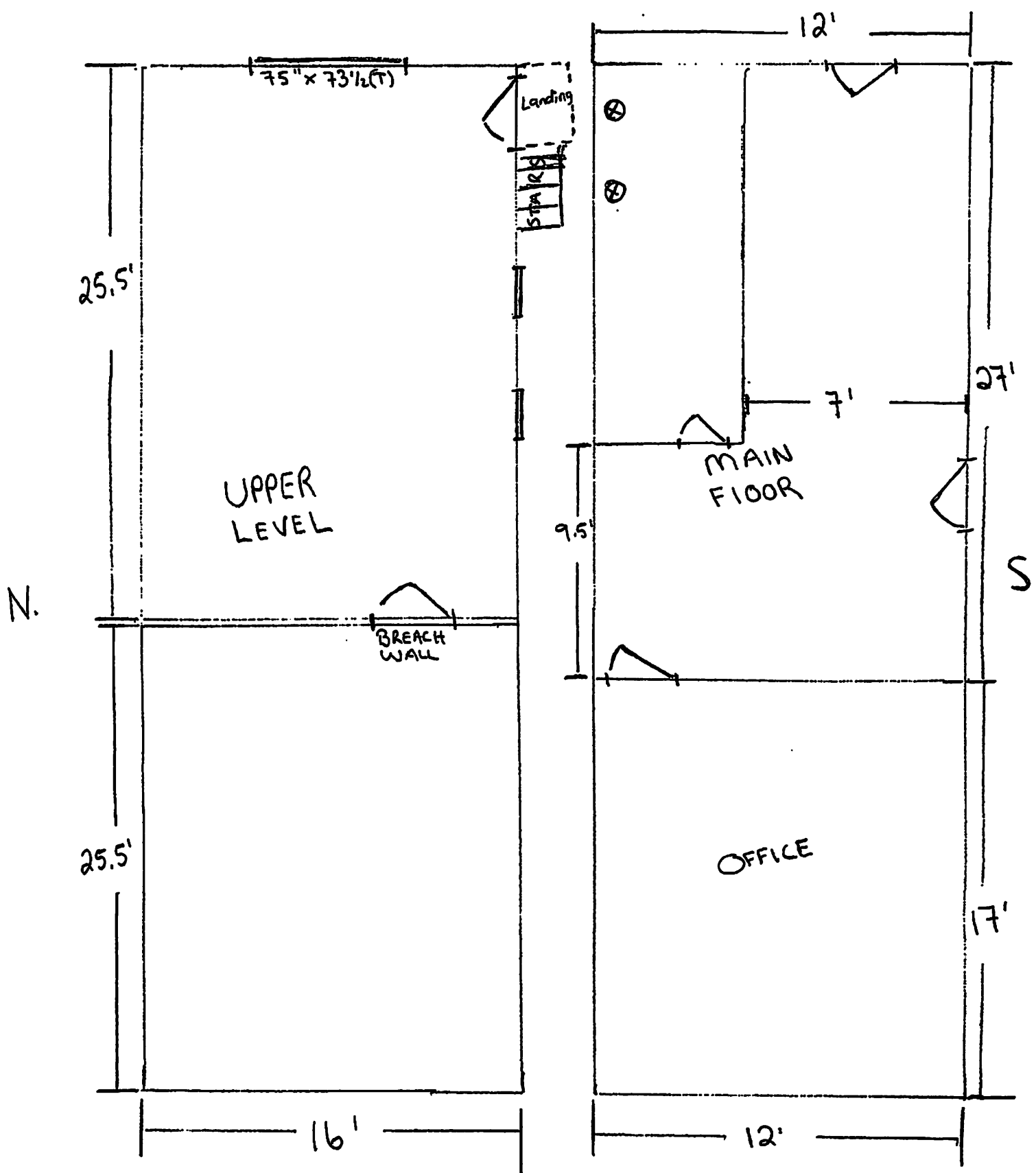
Electrical supply store 29 m





E.

410 S. 2nd St.
LVKS



W.

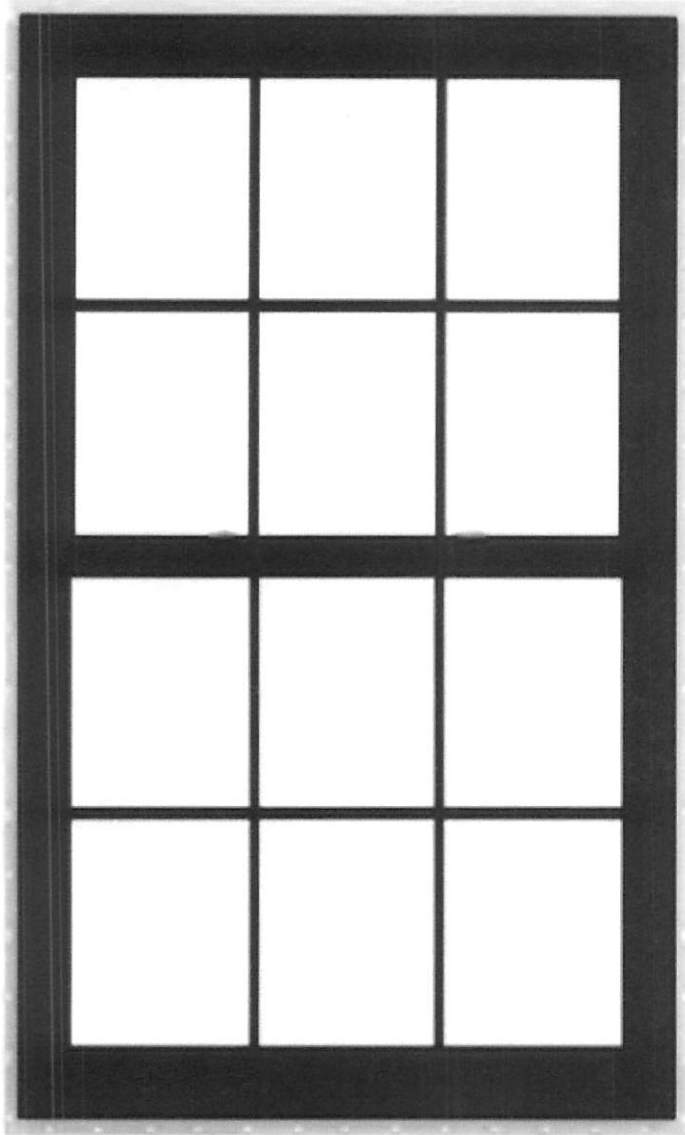
Front Door Entry:



Fence:



New construction egress black double hung window:



Exterior Door: 36" x 84" gray flush exit with 5 x 20v VL right-handed fireproof steel prehung commercial door with welded frame.

