

**LEAVENWORTH PRESERVATION COMMISSION
COMMISSION CHAMBERS, CITY HALL
100 N. 5th Street
Leavenworth, KS 66048**

**REGULAR SESSION
Wednesday, March 2, 2022
6:00 p.m.**

AGENDA

CANCELLED DUE TO LACK OF QUORUM. RESCHEDULED FOR APRIL 6, 2022

CALL TO ORDER:

- 1. Roll Call/Establish Quorum**
- 2. Approval of Minutes: August 4, 2021**

OLD BUSINESS:

None

NEW BUSINESS:

- 1. ELECTION OF OFFICERS**
- 2. REVIEW (or REVISION TO) BYLAWS**
Review proposed revisions to Bylaws.
- 3. 2022-01 LPC – 410 S. 2ND STREET**
A State Law review under the US Secretary of the Interior's Standards for Rehabilitation for the proposed exterior renovations of the property located at 410 S. 2nd Street, a property located in the Leavenworth Industrial Historic District.

OTHER BUSINESS/CORRESPONDENCE:

- 1. FYI – MINOR CERTIFICATE OF APPROPRIATENESS (20)**
 - 900 S. Esplanade – install AC & furnace
 - 101 N. 5th Street – complete renovation of 2nd floor apartment
 - 1028 2nd Avenue – paint exterior of house grey & white
 - 928 S. Esplanade – upgrade existing handrails and install additional handrails
 - 218 Pine – roof replacement

- 626 Cherokee – install wall sign for Cell Phone Repair
- 1015 S. 3rd Street – replace furnace and water heater
- 1000 S. Esplanade – roof replacement
- 603 Shawnee – install ADA ramp
- 609 Shawnee – install ADA ramp
- 406 N. Broadway – replace HVAC & furnace
- 620 Cherokee – install ADA ramp
- 601 Middle – roof replacement
- 618 Cherokee – reface wall sign for Haymarket Event Center
- 626 Cherokee – interior modifications (do not affect character-defining elements), entry door modifications and ADA ramp
- 507 N. Esplanade – replace existing privacy fence
- 618 Cherokee – install ADA ramp
- 207-B Delaware – install ADA ramp
- 508 S. Broadway – repair portico, roof, framing repairs, and repair metal railing on lower roof, etc.
- 513 Delaware – install ADA ramp

AJOURN

LEAVENWORTH PRESERVATION COMMISSION

BYLAWS, RULES AND REGULATIONS

The following rules and regulations governing the procedures of the Leavenworth Historic Landmarks and Appeals Board (Board) are adopted.

Article I – Members

1. The membership of the Board is determined by Ordinance No. 7386. A majority of the currently duly appointed Board shall constitute a quorum.
2. Members shall be appointed by the Mayor with the consent of the City Commission. Appointments shall be made for three-year terms. Vacancies shall be filled by appointment for the unexpired term. Members of the Board shall be residents of the City of Leavenworth and serve without compensation.

Article II – Officers

1. The Board shall organize annually at the first regular meeting after the annual appointment of new members ~~but no later than the February meeting.~~
2. The Commission shall elect a Chairperson and Vice-Chairperson from among the appointed members at the annual organization meeting. The officers shall serve for one year or until replaced.
3. The City Planner shall serve as the Secretary.
4. The Chairperson shall preside at all meetings and public hearings of the Board; shall decide all points of order and procedure; shall certify actions of the Board pursuant to the ordinance; and shall transmit reports and recommendations to the governing body with the assistance of the Secretary.
5. The Vice-Chairperson shall assume the duties of the Chairperson in his absence.
6. The Secretary shall be responsible for keeping the Board minutes, sending agendas to Board members, carrying out written correspondence, maintaining Board records, certifying Board actions to the State Historic Preservation Office, and performing such other duties as the Board may reasonably require.
7. ~~Should a Board member miss two~~ Should a Board member miss three regular monthly meetings in any 12-month ~~month~~ month period, the Board shall determine if the City Commission should be petitioned to replace that Board member.

Article III – Meetings

1. The Board shall meet monthly, ~~on an as needed basis~~, on the first Wednesday of the month at 6:00 p.m. in the Commission Auditorium, 1st Floor, City Hall, 100 N. 5th Street, Leavenworth, Kansas. When the first Wednesday falls on a holiday, a new meeting date shall be established.
2. Special meetings may be called by the Chairperson or, in his absence, by the Vice-Chairperson. Notice of special meetings shall be given by the Secretary to Board members at least three days prior to such meeting and shall state the purpose and time of the meeting.
3. All regular and special meetings, hearings and records shall be open to the public.
4. A majority of the Board shall constitute a quorum for the transaction of business. If a quorum is not present at a regular or special meeting, those present may either adjourn the meeting or hold the meeting to consider such matters as are on the agenda. No action shall be taken at such a meeting and the Board shall continue official action on any agenda items until a subsequent meeting when a quorum is present.
5. The order of business at all meetings shall be as follows:
 - a. Call to order
 - b. ~~Roll call~~, Determination of quorum
 - c. ~~Reading and~~ Approval of minutes
 - d. Old business
 - e. New business and/or public hearings
 - f. Reports of committees
 - g. Reports of officers and related personnel
 - h. Adjournment
6. Motions shall be restated by the Chairperson before a vote is taken. The name of the maker and supporter of a motion shall be recorded.
7. An affirmative vote of a majority of the total membership is needed to authorize any official Board action, unless otherwise specified by statute or ordinance.
8. All members including the Chairperson shall have a vote when present unless a person shall disqualify him/herself from voting on any decision in which they might express a conflict of interest. In the event of a conflict of interest, the member shall so state before discussion of the item and shall remove him/herself from the panel.
9. Procedure may follow commonly accepted parliamentary rules for boards.
10. All persons wishing to address the Board shall first be recognized by the Chair and invited to a podium to introduce themselves by name and address to be entered into the record of the meeting. Thereafter, the Board may freely discourse with the

Formatted: Font color: Red

Formatted: Font color: Red, Strikethrough

Formatted: Font color: Red

Formatted: Font color: Red, Strikethrough

Formatted: Font color: Red

citizen. Upon concluding citizen testimony, the Chair may call for Board discussion at which time Board members may freely discourse with each other.

Article IV – Committees

The Chairperson may appoint any standing committee deemed necessary for the review and study of Board business and any special committee seeking research and recommendations on special topics. Any committee may contain up to four Board members.

Article V – Board Staff

1. The Board may employ staff and/or professional consultants, as it may require, subject to approved budgetary limitations. The City Commission shall approve all new employees and all contracts for professional services in excess of \$10,000.
2. The staff shall conduct business and prepare reports and agendas for the Board pursuant to the ordinance, state law and appropriate City policies.
3. The staff shall act as liaison between the Board and the City commission, other appropriate boards/commissions, the State of Kansas, the National Register of Historic Places and the general public.
4. The staff shall prepare an annual budget and annual review of the ordinance and historic resources survey and make recommendations for modifications.
5. The staff shall accept other responsibilities as may be directed by the Board, the Governing Body or the City Manager.

Article VI – Records and Reports

1. The Board shall keep a record of its transactions, findings and determinations and recommendations.
2. All records shall be available for public review.
3. The Board shall annually review the historic resources survey and the ordinance to determine needed revisions and shall make a report and recommendation to the governing body regarding same.

Article VII – Publicity

1. The Board shall encourage the public to attend its regular meetings and shall take positive action to keep its activities before the public by supplying newspapers and other media with information and by having members and staff appear before civic groups to discuss the purpose and the work of the Board.

2. The ordinance provides authority for the Board to initiate and recommend participation in grant programs to improve historic resources, and to be the City's point of contact for historical, archeological, and related associations in keeping with the objective to promote Leavenworth's built-history.

Article VIII – Amendments

These rules of procedure may be amended by an affirmative vote by a majority of the Board provided such proposed amendment has been submitted in writing to each member at least three days prior to the meeting at which such action is to be taken.

Article IX – Rules of Order

1. Open Public Meetings. All meetings and study sessions shall be open to the public. A record must be kept of all business transacted.
2. Public Hearings. The Chairperson may prescribe procedures for the conduct of public hearings including setting a time limit for citizen input in order to provide a fair and impartial presentation of all sides of a request.

Passed and approved this ____ day of _____, ~~2022~~2019.

Chairperson

ATTEST:

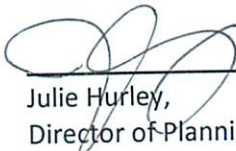
Secretary

LEAVENWORTH PRESERVATION COMMISSION

State Law Review
410 S. 2nd Street

March 2, 2022

PREPARED BY:



Julie Hurley,
Director of Planning and
Community Development

APPROVED BY:



Paul Kramer,
City Manager

APPLICANT/OWNER:

R&M Investment Group, LLC

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 LPC previously reviewed and approved a proposal by the applicant on August 4, 2021 to replace windows, doors and the existing chain link fence in order to convert the warehouse portion of the structure into a mini-storage facility. At that time the applicant indicated plans to convert the adjoining retail space into a cigar lounge. Since the review on August 4, 2021, the applicant has solidified their plans for the design of the cigar lounge space to include the addition of an exterior balcony. The current review involves just the proposed balcony on 2nd Street.

REQUIRED REVIEWS:

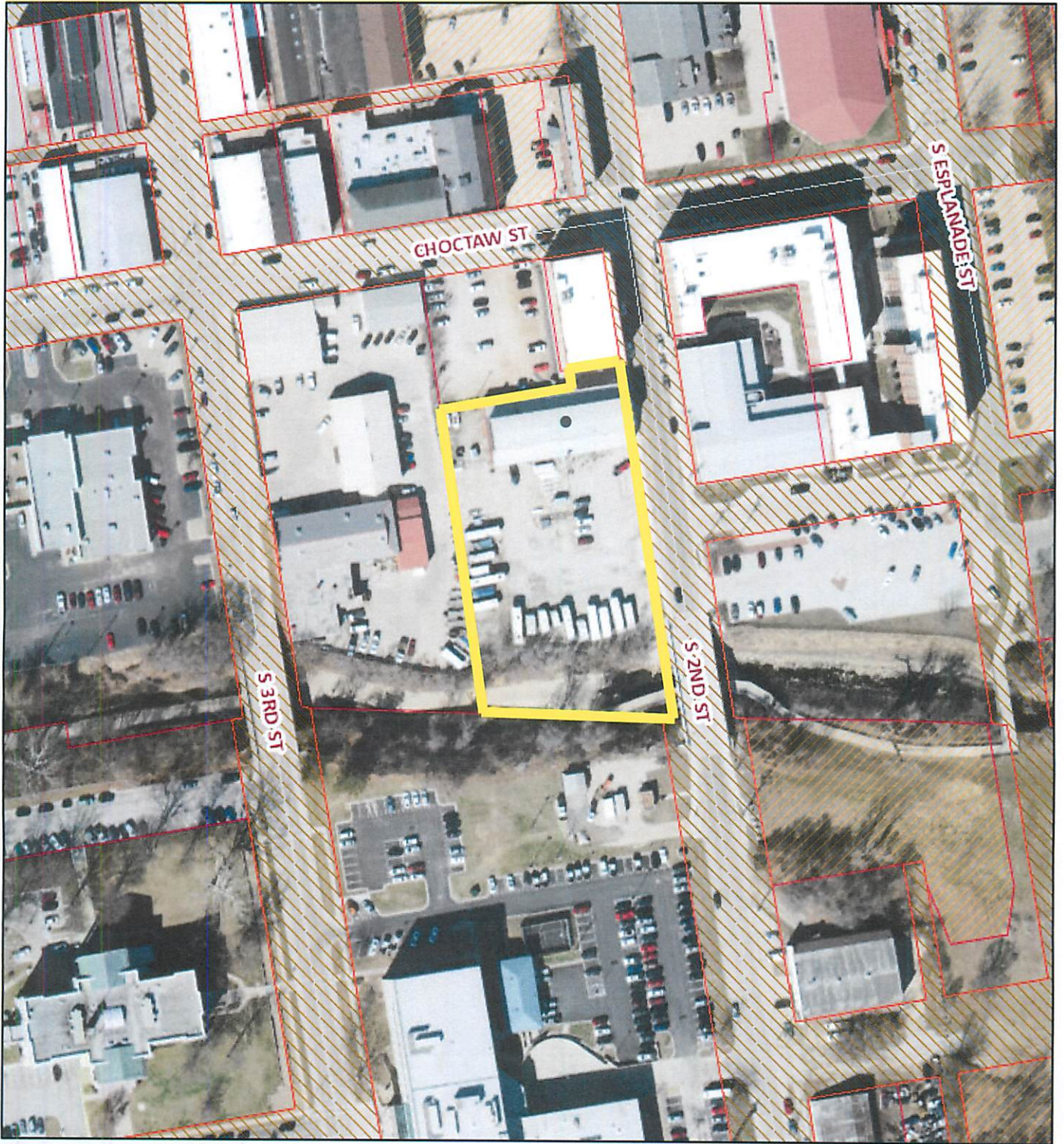
1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
The primary structure was constructed as a warehouse. The proposed balcony addition does not alter the defining characteristics of the building.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
No removal of historic materials or 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.
The proposed balcony addition does not impact any existing historic features 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 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.
The proposed balcony shall be differentiated from the existing structure and will be compatible with the design characteristics of the building.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
The proposed balcony shall be constructed in such a manner that the existing building would be unimpaired should the balcony be removed in the future.

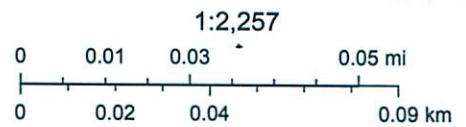
ACTION/OPTIONS:

- 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



2/24/2022, 10:37:38 AM



Platte County, Missouri Dept. of Conservation, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA



Project No. 2022-01 LPC
 Application No. 10618
 Fee (non-refundable) \$200.00
 Filing Date 12-27-21
 Fee Paid/Received By: 12-27-21

**MAJOR CERTIFICATE OF APPROPRIATENESS
 Landmark Impact Determination**

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

Printed Name of Property Owner: R&M Investment Group LLC. *Jake Ross + Josh Magaha*

Address of Property Owner: 426 Cherokee St. Leavenworth, KS 66048

Phone: 913-364-5005 - work *cell 785-979-6716* Email: randminvestmentgroup@yahoo.com

Applicant Name (if different from property owner): _____

Phone: _____ Email: _____

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

Nature of Repair or Alteration/demolition: install balcony east side of bldg

Historical or Architectural significance:

- National Register
- Leavenworth Landmark Register
- Other Contribution: Building beautification and utilization.
- Kansas Register
- Listed on Historic Resource Survey

Physical Description of Demolition/Improvement work: Exterior steel balcony on front (east side) of building.

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.

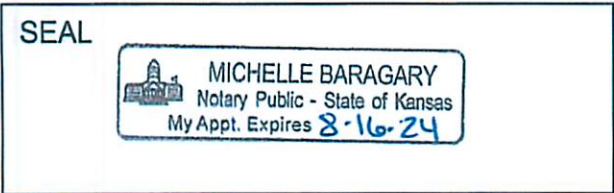
Owner's Signature: [Signature] Date: 12/21/21

State of Kansas)

County of Leavenworth)

Signed or attested before me on the 21st day of December 2021 by JAKE ROSS

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



For Office Use:
Date of Public Hearing: 3/21/22
Date of Notice of Public Hearing published 2/18/22
Date Notice sent to property owners within historic district, as appropriate: 2/18/22
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 []


RICK-MAR, INC. AKA RICKMAR, INC., A DISSOLVED KANSAS CORPORATION

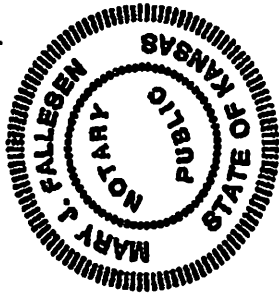
By _____
Type Name: Richard J. Cook, Jr.
Type Title: President

State of Kansas

§

County of LEAVENWORTH

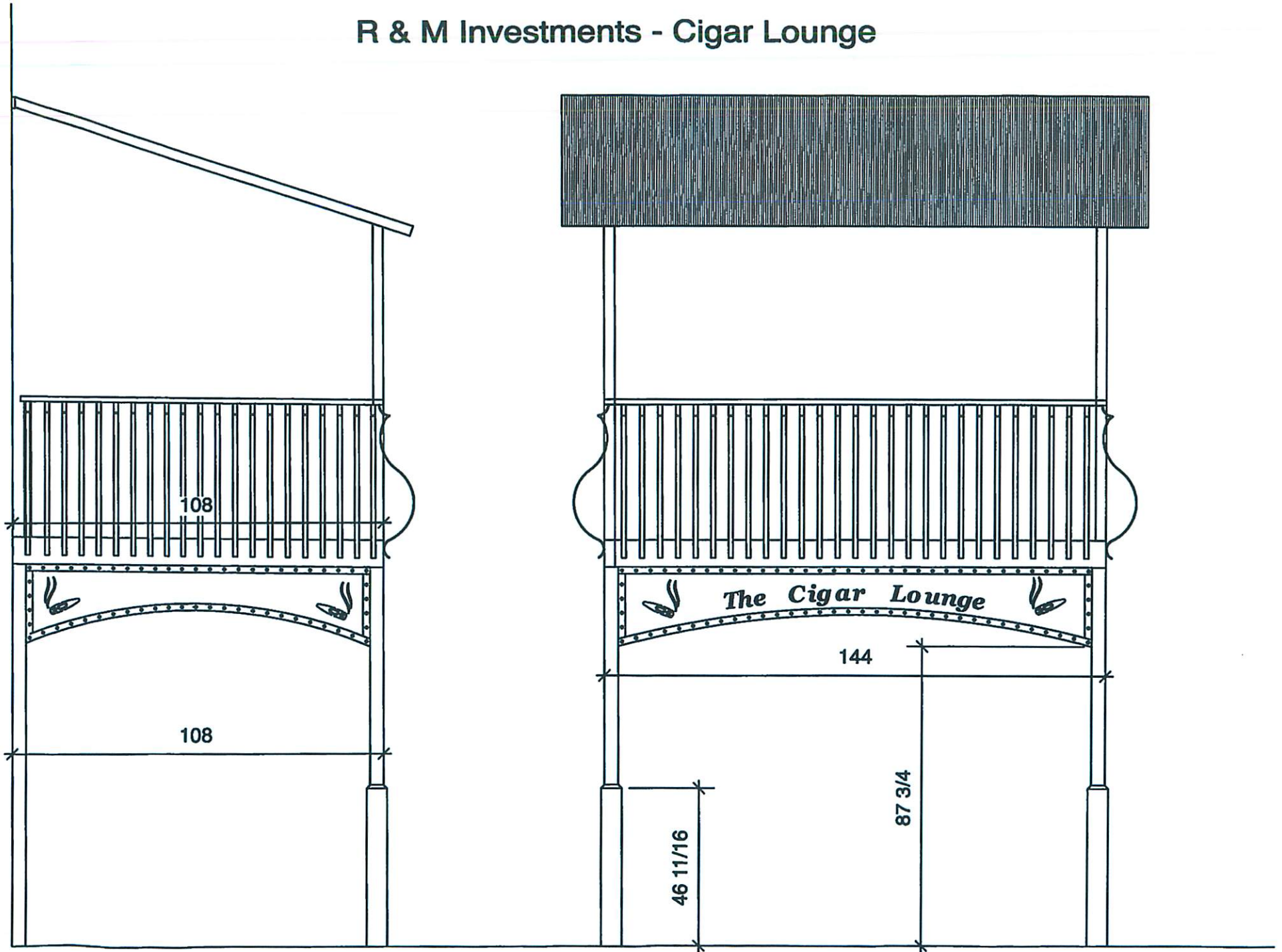
The foregoing instrument was acknowledged before me this 25 day of July, 2018, by Richard J. Cook, Jr., President of RICK-MAR AKA RICKMAR, INC., A DISSOLVED KANSAS CORPORATION, a KANSAS corporation, on behalf of the corporation.




Notary Public

Appointment expires: 3/9/19

R & M Investments - Cigar Lounge



410 S. 2nd LVKS



S. 2nd St.



Application No. 9858

MINOR CERTIFICATE OF APPROPRIATENESS
Historic Resource Preservation Ordinance
Leavenworth, Kansas

Date of application 8-4-21. All information is subject to verification. Willful falsification may lead to issuance of a "stop work" order on your project.

1. Address of Property: 900 S. Esplanade, Leav. KS
- National Register
 - Kansas Register
 - Landmarks Register
 - Historic District
- Name of District: South 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: install AC, and accompanying, furnace

3. Attach a Letter of Intent that describes improvements, and give reason why such improvement does not detract from the historic character of a registered property or historic district.

4. Printed name of owner: Jane F. Cordes
Telephone Number: 913-364-4700
Email: jmwcordes@kc.rr.com

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

Jane F. Cordes 8-4-21
Signature of property owner(s) Date

State of KANSAS

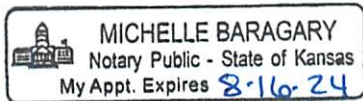
County of Leavenworth

Signed and attested before me on 8-4-21 by Jane F. Cordes

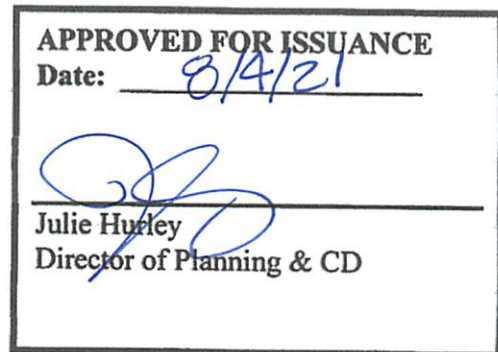
Notary Public Michelle Baragary

My Appointment Expires 8-16-24

(Seal)



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





Application No. 100520

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

Date of application 1 September 2021. All information is subject to verification. Willful falsification may lead to issuance of a "stop work" order on your project.

1. Address of Property: 101 N. 5th St., Leav. KS 66042

- 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. Attach a Letter of Intent that describes improvements, and give reason why such improvement does not detract from the historic character of a registered property or historic district.

4. Printed name of owner: Jeffrey "Mac" McCowen
Telephone Number: 913-364-7300
Email: mac.mccowen@gmail.com

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

Jeffrey McCowen _____ 1 Sep 21 _____
Signature of property owner(s) Date

State of Kansas)

County of Leavenworth)

Signed and attested before me on 9-1-21 by Jeffrey McCowen

Notary Public Michelle Baragary

My Appointment Expires 8-16-24

(Seal)



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

APPROVED FOR ISSUANCE
Date: 9/1/21
Julie Hurley
Director of Planning & CD

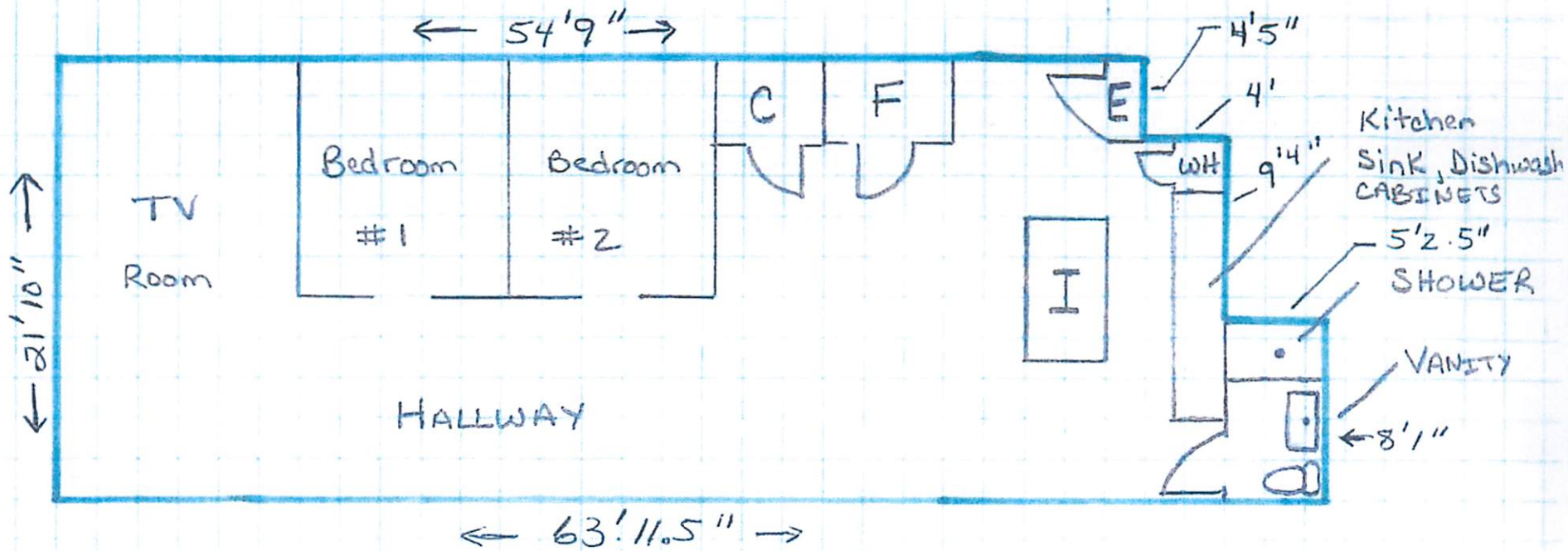
1 September 2021

Memorandum For: City of Leavenworth, ATTN: Jacquelyn Porter, City Planner

Subject: Project Letter of Intent for 101 N 5th St. Apt #1

We are doing a complete renovation of this apartment according to the previously submitted floor plan. Project will include framing, drywall, new electrical, furnace and kitchen/bathroom replacement using existing water supply and drains. This will not detract from the historic character of the property or district as all modifications are restricted to the interior of building (2nd floor, south end).


Jeff "Mac" McCowen
Property Owner



Bedrooms $10.5' \times 12'$ w/centered $36''$ Opening (Sliding Doors $101'' \times 28^{3/4}''$)
 C = Closet $66' \times 51''$
 F = Furnace $78' \times 51''$
 E = ENTRYWAY EXTENSION $53' \times 24''$
 WH = $32' \times 32''$ w/ $24''$ DOOR
 Kitchen - Not to Scale
 I = Island Movable (NOT TO SCALE) EXACT LOCATION TBD

101 N5th APT 2

913-364-7300

mac.mac

mac.mccowen@gmail

Est. Cost. \$



Application No. 10075

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

Date of application 9-8-21. All information is subject to verification. Willful falsification may lead to issuance of a "stop work" order on your project.

1. Address of Property: 1028 2nd Ave, Leav. KS 66048

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

Name of District: 3rd Avenue 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: Painting the exterior grey and white

3. Attach a Letter of Intent that describes improvements, and give reason why such improvement does not detract from the historic character of a registered property or historic district.

4. Printed name of owner: Autumn marie Vincent
Telephone Number: 913-257-7599
Email: Autumn.vincen+413@yahoo.com

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

Autumn Vincent Sep 8, 2021
Signature of property owner(s) Date

State of KANSAS)

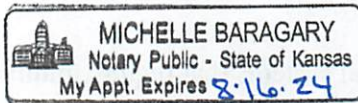
County of Leavenworth)

Signed and attested before me on 9-8-21 by Autumn Marie Vincent

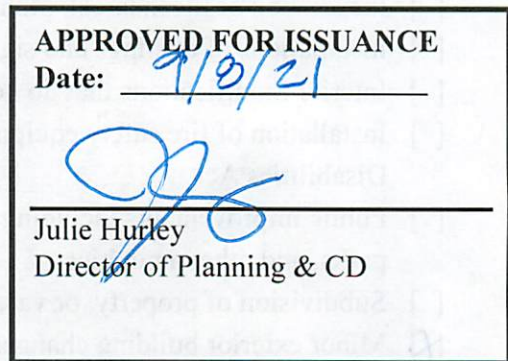
Notary Public Michelle Baragary

My Appointment Expires 8-16-24

(Seal)



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





Application No. 10087

MINOR CERTIFICATE OF APPROPRIATENESS
Historic Resource Preservation Ordinance
Leavenworth, Kansas

Date of application 9-8-2021 All information is subject to verification. Willful falsification may lead to issuance of a "stop work" order on your project.

1. Address of Property: 928 S. Esplanade, Leav. KS 66048
 National Register
 Kansas Register
 Landmarks Register
 Historic District
Name of District: South 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: _____

3. Attach a Letter of Intent that describes improvements, and give reason why such improvement does not detract from the historic character of a registered property or historic district.

4. Printed name of owner: Rebecca S Johnson
Telephone Number: 913-683-1516
Email: Rebecca164@gmail.com

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

Rebecca S Johnson _____ 9-8-2021
Signature of property owner(s) Date

State of Kansas

County of Leavenworth

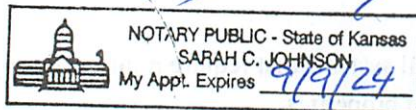
Signed and attested before me on Sept 8, 2021 by Rebecca S. Johnson

Notary Public Sarah C. Johnson

My Appointment Expires 09/09/2024

(Seal)

Sarah C. Johnson



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



Rebecca S. Johnson
928 S. Esplanade
Leavenworth, KS 66048

Julie Hurley
Director of Planning and Community Development
Leavenworth City Hall
100 N. 5th St.
Leavenworth, KS 66048

September 8, 2021

Dear Ms. Hurley,

I am requesting approval to upgrade an existing wrought-iron handrail and to install additional wrought-iron handrails on concrete steps at three doorways of my residence at 928 S. Esplanade.

The railing will be secured to the concrete steps and not attached to the home itself. My intent is to improve both the appearance and the safety of the residence, which is in the South Esplanade Historic District.

The original builder and owner of the home was a wrought-iron worker in Leavenworth in the 1860s, therefore wrought-iron handrails are an appropriate addition to the exterior of the property.

Thank you for your consideration of this request,

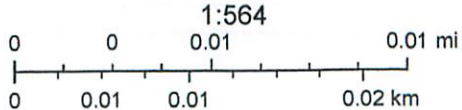

Rebecca S. Johnson

928 S. Esplanade



9/8/2021, 12:23:58 PM

-  Parcels (City Owned)
-  Missouri River
-  Leavenworth City Limits
-  Parcels_Current
-  Lansing City Limits
-  City Right-of-Way
-  Address (Points)
-  Ft Leavenworth Military Installation
-  RoadCenterline



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



Application No. 10074

MINOR CERTIFICATE OF APPROPRIATENESS Historic Resource Preservation Ordinance Leavenworth, Kansas

Date of application 9-8-21. All information is subject to verification. Willful falsification may lead to issuance of a "stop work" order on your project.

1. Address of Property: 218 Pine St. LEAV. KS 66048

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

Name of District: Arch Street 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. Attach a Letter of Intent that describes improvements, and give reason why such improvement does not detract from the historic character of a registered property or historic district.

4. Printed name of owner: Sylvia A. Eustice
Telephone Number: 913-651-2075
Email: _____

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

Sylvia A. Eustice _____ 09-08-2021
Signature of property owner(s) _____ Date

State of KANSAS)

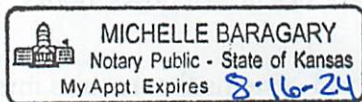
County of Leavenworth)

Signed and attested before me on 9-8-21 by Sylvia A. Eustice.

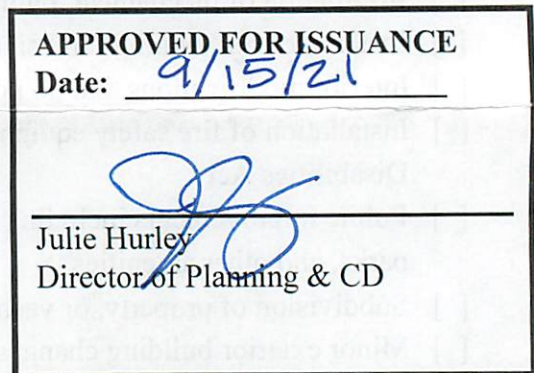
Notary Public Michelle Baragary _____

My Appointment Expires 8-16-24

(Seal)



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





Application No. 10220

MINOR CERTIFICATE OF APPROPRIATENESS
Historic Resource Preservation Ordinance
Leavenworth, Kansas

Date of application 10-5-21. All information is subject to verification. Willful falsification may lead to issuance of a "stop work" order on your project.

1. Address of Property: 626 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. Attach a Letter of Intent that describes improvements, and give reason why such improvement does not detract from the historic character of a registered property or historic district.

(Attached)

4. Printed name of owner: Oliver E. West Sr
Telephone Number: 913-950-4067
Email: oiw@kc-rr.com

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

[Signature] _____ SEP 29, 2021
Signature of property owner(s) Date

State of KANSAS)

County of Leavenworth

Signed and attested before me on 10/8/21 by Jacquelyn Porter for Julie Hurley

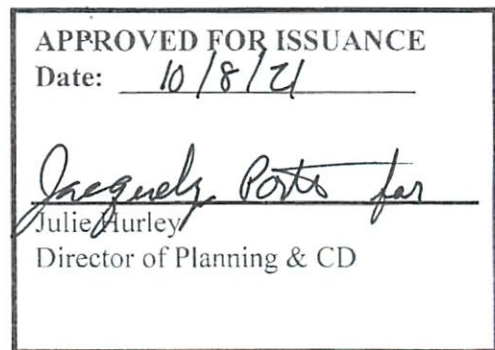
Notary Public Michelle Baragary

My Appointment Expires 8-16-24

(Seal)



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



FASTSIGNS[®]

More than fast. More than signs.[™]

October 7, 2021

Minor Certificate of Appropriateness
Historic Resource Preservation Ordinance
Leavenworth, Kansas

FastSigns of Topeka Kansas is proposing an installation of a new sign for Cell Phone Repair located at 626 Cherokee Street in Downtown, Leavenworth, Kansas. The sign includes a 30 inch circle cabinet as well as channel letters that are 144" long and 12.4" tall. The overall size is 179" long and 30" tall. The new sign will be centered on the building above the existing canopy and below the start of the second floor.

The simplistic but effective proposed sign would not detract from the historic character of the property or the Downtown Historic District as it will stand approximately 10 inches off of the face of the building and will not change or alter the look of this historic building.

Sincerely,



Steve Gee
FastSigns, Topeka



Application No. 10329

MINOR CERTIFICATE OF APPROPRIATENESS Historic Resource Preservation Ordinance Leavenworth, Kansas

Date of application October 8, 2021. All information is subject to verification. Willful falsification may lead to issuance of a "stop work" order on your project.

1. Address of Property: 1015 South 3rd Street, Leavenworth KS

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

Name of District: Arch Street 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: Replace furnace and water heater which were aging. Furnace and water heater located in existing basement.

3. Attach a Letter of Intent that describes improvements, and give reason why such improvement does not detract from the historic character of a registered property or historic district. Attached Letter of Intent

4. Printed name of owner: Jeffrey Baca
Telephone Number: 978 828 8675
Email: jbaca56@aol.com

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

Jeffrey Baca
Signature of property owner(s)

10/13/2021
Date

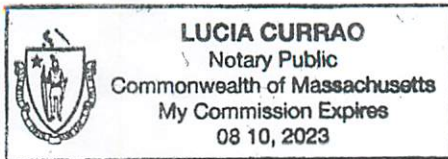
State of Massachusetts
County of Essex

Signed and attested before me on October 13, 2021 by Jeffrey Baca

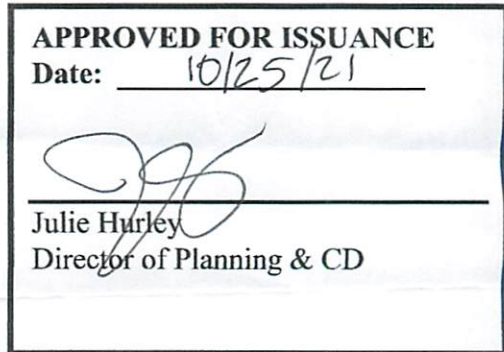
Notary Public Lucia Currao

My Appointment Expires 8-10-2023

(Seal)



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



Letter of Intent

Attn: City Planner (Jacquelyn Porter)

Subject: Paragraph 3 Response

The replacement of the aging furnace and water heater does not detract from the historic character of the property in the historic district. The water heater and furnace are located in the basement underneath the house.

Jeffrey Bann



JF Denney, Inc.
 76 Ash St
 Leavenworth, KS 66048

Phone: (913) 682-2182
 admin@jfdenney.com
 jfdenney.com

Bill to
Jeffrey Baca
 506 Salem Street
 North Andover MA 01845

Service Location
Ruth Workman
 1015 S 3rd Street
 Leavenworth KS 66048

Transaction Date: 10/6/2021

Work Order #: 38359

Assigned Tech: Milt R.

Invoice i37088

Item	Description	Quantity	Price	Amount
Price per quote	Furnish and install a Goodman 100,000Btu input 96% efficient 2-stage natural gas furnace with an energy efficient multiple speed blower motor. Included is your 10% discount. If you prefer to pay with a check, the total will be \$3,995.00. (Complete installation details are in the attachment)	1	\$3,995.00	\$3,995.00
Price per quote	Furnish and install a State 40-gallon natural gas water heater heater with an expansion tank.	1	\$1,345.00	\$1,345.00
Price per quote	10% Discount on the water heater installation. The 10% Discount is already figured into the total for the installation of the furnace	1	(\$134.50)	(\$134.50)

Subtotal:	\$5,205.50	Tax:	\$0.00
		Total:	\$5,205.50
		Payments:	\$5,205.50
		Balance Due:	\$0.00



Thank you for allowing us the opportunity to serve you!



Application No. 10373

MINOR CERTIFICATE OF APPROPRIATENESS
Historic Resource Preservation Ordinance
Leavenworth, Kansas

Date of application 11/1/2021. All information is subject to verification. Willful falsification may lead to issuance of a "stop work" order on your project.

1. Address of Property: 1000 S. Esplanade, Leav. KS

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

Name of District: South 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: _____

Any additional items required to roof the house.

3. Attach a Letter of Intent that describes improvements, and give reason why such improvement does not detract from the historic character of a registered property or historic district.

4. Printed name of owner: Roberta M Snyder
Telephone Number: 913-682-7232
Email: olbobi2345@yahoo.com

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

Roberta M Snyder _____ 11 / 11 / 2021
Signature of property owner(s) Date

State of Kansas

County of Leavenworth

Signed and attested before me on 11/11/2021 by Shannon M McCarty

Notary Public Shannon M McCarty

My Appointment Expires 02.24.2024

(Seal)



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





Application No. 10461 & 10462

MINOR CERTIFICATE OF APPROPRIATENESS
Historic Resource Preservation Ordinance
Leavenworth, Kansas

Date of application Nov 17 - 2021. All information is subject to verification. Willful falsification may lead to issuance of a "stop work" order on your project.

1. Address of Property: 603 & 609 Shawnee Leav. 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: 603 & 609 Shawnee St (ADA Ramps)

3. Attach a Letter of Intent that describes improvements, and give reason why such improvement does not detract from the historic character of a registered property or historic district.

Davis Funeral Chapel Inc

4. Printed name of owner: Debbie Moulden
Telephone Number: 913 682 5523
Email: Davisfuneralchapel1855@gmail.com

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

[Signature] 11-17-21
Signature of property owner(s) Date

State of Kansas

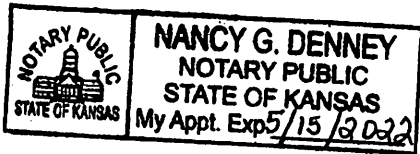
County of Leavenworth

Signed and attested before me on 11-17-2021 by Debbie Moulden.

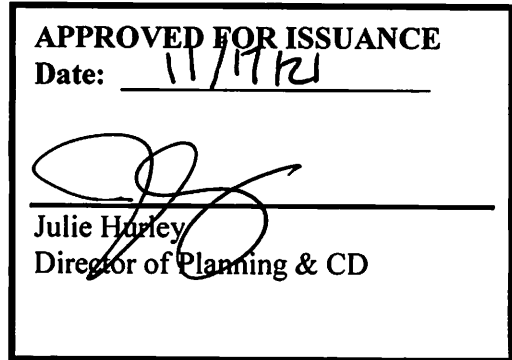
Notary Public Nancy G. Denney

My Appointment Expires 5/15/2022

(Seal)



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





Application No. 10461 & 10462

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

Date of application Nov 17 - 2021. All information is subject to verification. Willful falsification may lead to issuance of a "stop work" order on your project.

1. Address of Property: 603 & 609 Shawnee Leav. 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: 603 & 609 Shawnee St (ADA Ramps)

3. Attach a Letter of Intent that describes improvements, and give reason why such improvement does not detract from the historic character of a registered property or historic district.

Davis Funeral Chapel Inc

4. Printed name of owner: Debbie Moulden
Telephone Number: 913 682 5523
Email: Davisfuneralchapel1855@gmail.com

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

[Signature] 11-17-21
Signature of property owner(s) Date

State of Kansas

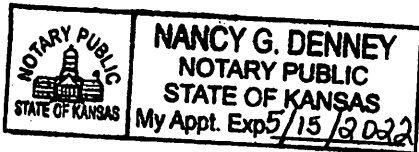
County of Leavenworth

Signed and attested before me on 11-17-2021 by Debbie Moulden.

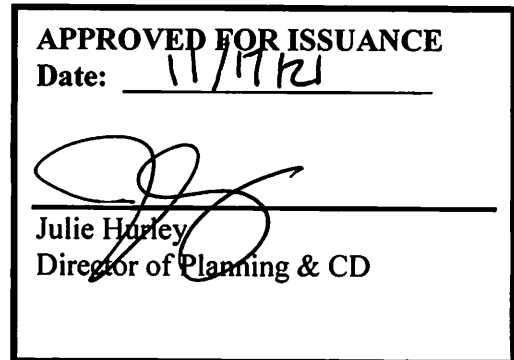
Notary Public Nancy G. Denney

My Appointment Expires 5/15/2022

(Seal)



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





Application No. 10479

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

Date of application Nov 22, 2021 All information is subject to verification. Willful falsification may lead to issuance of a "stop work" order on your project.

1. Address of Property: 406 N. Broadway St. Leav. KS 66048
- National Register
 - Kansas Register
 - Landmarks Register
 - Historic District
- Name of District: North Broadway 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. Attach a Letter of Intent that describes improvements, and give reason why such improvement does not detract from the historic character of a registered property or historic district.

4. Printed name of owner: Michael L. Langley
Telephone Number: 913-306-3628
Email: michael.langley361@gmail.com

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

[Signature] 22 Nov 2021
Signature of property owner(s) Date

State of KANSAS)

County of LEAVENWORTH)

Signed and attested before me on Nov 22, 2021 by MICHAEL L. LANGLEY

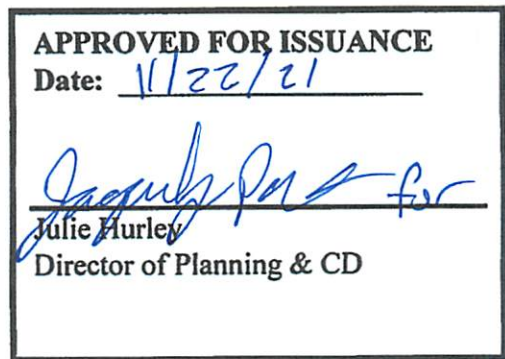
Notary Public [Signature]

My Appointment Expires 5/17/2025

(Seal)



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



To: City of Leavenworth, KS

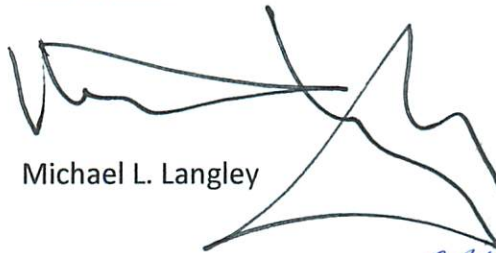
Attn: Inspections Clerk

Reference: 406 North Broadway St.

Nov 22, 2021

This letter is in reply to the request for further clarification as to the nature of the interior work to be performed on my house, located in a historical district. The work entails the replacement of my current HVAC system with a newer, higher efficiency system. The work requires the replacement of the interior heating system in the basement and the replacement of the exterior cooling system that is in the backyard. The only cosmetic modifications to the structure will be the drilling of two 4" holes through the wall in the back of the house. There will be no change in character whatsoever to the exterior of the house.

Respectfully,



Michael L. Langley

Michael L. Langley

406 North Broadway

Leavenworth, KS 66048

(913) 306-3628

Megan E. Snyder 11/22/21
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 5/17/2025



Application No. 10482

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

Date of application 11/18/2021. 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 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: _____

3. Attach a Letter of Intent that describes improvements, and give reason why such improvement does not detract from the historic character of a registered property or historic district.
4. Printed name of owner: Gina Montalbano
 Telephone Number: 816-914-0693
 Email: zmtwistedvines@gmail.com

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

Gina Montalbano 11/18/21
 Signature of property owner(s) Date

State of Kansas)

County of Douglas)

Signed and attested before me on November 18, 2021 by Gina Montalbano.

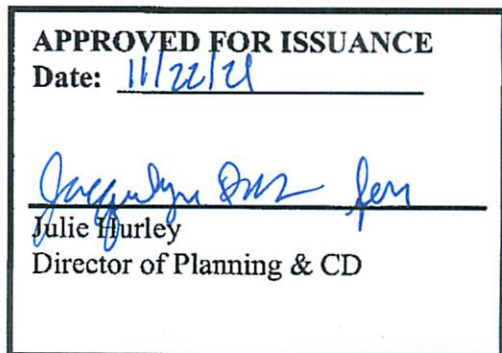
Notary Public Jared Todd

My Appointment Expires 1/18/2022

(Seal)

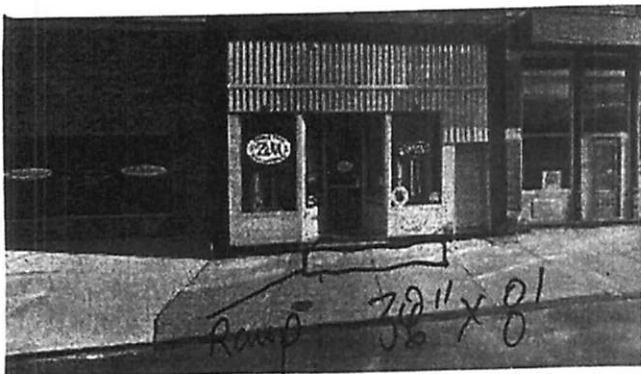


cc: KS Historic Preservation Office
 6425 SW 6th St
 Topeka, KS 66615-1099





☰ 620 Cherokee Street, Leavenworth 🔍





Application No. 10569

MINOR CERTIFICATE OF APPROPRIATENESS
Historic Resource Preservation Ordinance
Leavenworth, Kansas

Date of application 12/18/2021. All information is subject to verification. Willful falsification may lead to issuance of a "stop work" order on your project.

1. Address of Property: 601 Middle St Leav. KS
- National Register
 Kansas Register
 Landmarks Register
 Historic District
- Name of District: 3rd Avenue 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. Attach a Letter of Intent that describes improvements, and give reason why such improvement does not detract from the historic character of a registered property or historic district.

4. Printed name of owner: Jared Clinger
Telephone Number: 719-663-6920
Email: jaredclinger@gmail.com

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

Jared Clinger 12/9/2021
Signature of property owner(s) Date

State of Kansas

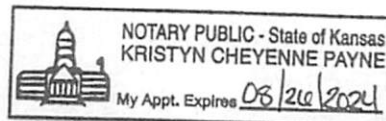
County of Leavenworth

Signed and attested before me on December 9th 2021 by Jared Lee Clinger.

Notary Public Kristyn Cheyenne Payne

My Appointment Expires 08/26/2024

(Seal)



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





Letter of Intent

Invictus Roofing
22322 Mcintyre Rd
Leavenworth, KS 66048
Date: 12/08/21

To whom it may concern,

We will be performing a roof replacement at 601 Middle St. Here is a breakdown of what will be done at the property:

- Remove the existing shingled portions of house and detached garage down to decking.
- Install Ice and waterhshield on eaves and in valleys.
- Install synthetic felt underlayment.
- Install new 30-year Architectural shingles (Certainteed Landmark AR shingles)

None of this work will detract from the historic character of the building since we are replacing the roof with like kind material.

Thank you,

Mark Nelson

Operations Manager
913-660-4070
marknelson@invictusroofingkc.com



Application No. 10576

MINOR CERTIFICATE OF APPROPRIATENESS
Historic Resource Preservation Ordinance
Leavenworth, Kansas


Date of application 12/10/21. All information is subject to verification. Willful falsification may lead to issuance of a "stop work" order on your project.

1. Address of Property: 618 Cherokee St. Leav. 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. Attach a Letter of Intent that describes improvements, and give reason why such improvement does not detract from the historic character of a registered property or historic district.
4. Printed name of owner: Kenneth C. Bateman
 Telephone Number: 434-469-0203
 Email: Kenneth.c.bateman@gmail.com

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

 12/10/2021
 Signature of property owner(s) Date

State of Kansas

County of Leavenworth

Signed and attested before me on December 10, 2021 by Kenneth C. Bateman

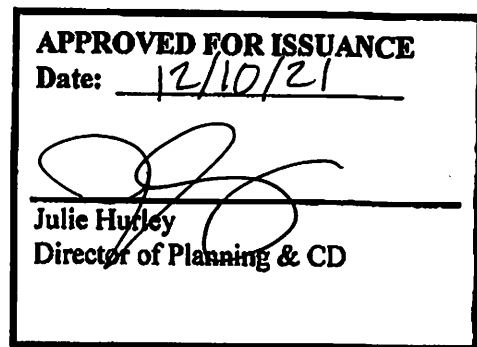
Notary Public Brenda K Schwinn

My Appointment Expires April 7, 2024

(Seal)

BRENDA K. SCHWINN
 NOTARY PUBLIC
 STATE OF KANSAS
 My Appt. Expires 4-7-24

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



Date: December 10, 2021

To: City of Leavenworth, Kansas

Subject: Letter of Intent – Signage for Haymarket Event Center

The signage to be attached replaces an existing fabric awning.

The color, text, and font of the proposed sign does not distract from the historic nature of the District.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kenneth Bateman', with a long, sweeping horizontal flourish extending to the right.

Kenneth Bateman



Application No. 10626

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

Date of application 2/17/21. All information is subject to verification. Willful falsification may lead to issuance of a "stop work" order on your project.

1. Address of Property: ~~630~~ Cherokee St. Leavenworth, KS 66044
 National Register 630 Cherokee St. Apartment
 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. Attach a Letter of Intent that describes improvements, and give reason why such improvement does not detract from the historic character of a registered property or historic district.

4. Printed name of owner: Oliver West
Telephone Number: 913 980 4007
Email: oiw@kc.rr.com

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

[Signature] _____ Dec 22, 2021
Signature of property owner(s) Date

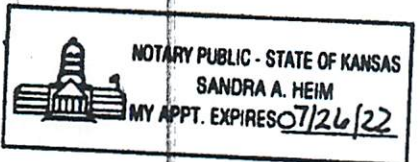
State of Kansas)
County of Leavenworth)

Signed and attested before me on 22 Dec 21 by Oliver West

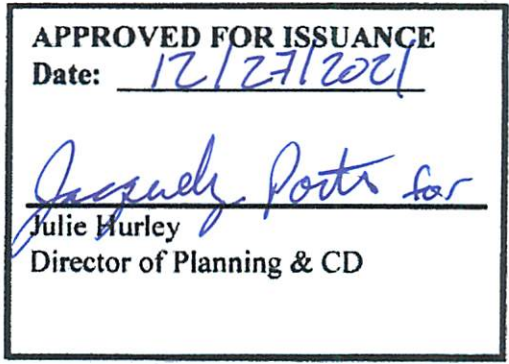
Notary Public Sandra Heim

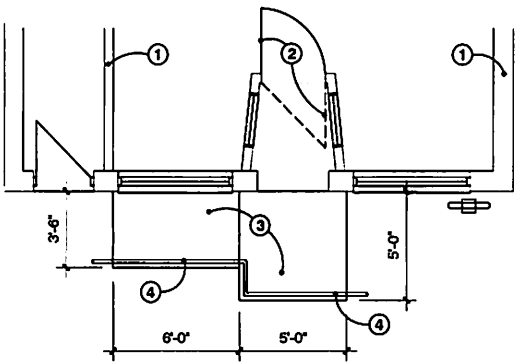
My Appointment Expires 07/26/22

(Seal)

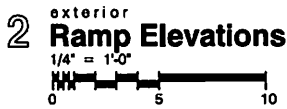
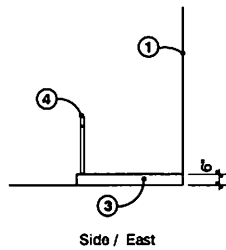
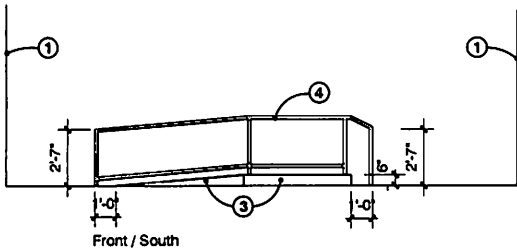
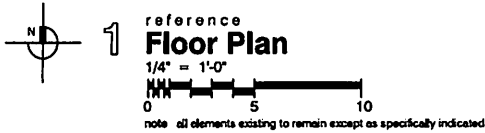


cc: KS Historic Preservation Office
6425 SW 6th St
Topeka, KS 66615-1099





- Renovation Reference Notes**
- ① existing building construction
 - ② existing door equipped with push-pull and deadbolt - relocate as indicated and apply vinyl letter placard "DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS"
 - ③ 4000 psi concrete ramp and step with 10/10 wvl . pin to existing foundation and concrete walk
 - ④ 1 1/2" diameter steel railings . flange mount or embed posts . prime and paint



Accessible Entrance Measures
626 Cherokee Street
 Leavenworth . Kansas

Project Description
 Project scope is comprised exterior accessible entry assembly and entry door modifications.

Project Code Data
 Building Code
 2018 International Building Code
 2018 International Existing Building Code

Accessibility
 2010 Americans with Disabilities Act . Design Guidelines

- General Notes**
- 1 All construction and installations shall meet the requirements of applicable Codes and Ordinances
 - 2 Contractor and subcontractors to field verify all dimensions and conditions prior to fabrications and installations
 - 3 All material shall be new and unused unless indicated otherwise; construction, installations, fit, and finishes shall exhibit first class workmanship
 - 4 Drawings indicate design intent only; operations, methods, and installations sole responsibility of General and Sub Contractors
 - 5 Unless noted or indicated otherwise dimensions are to face of finished walls and other vertical elements
 - 6 Subcontractors shall visit project site, acquaint themselves with and verify existing conditions prior to fabrication and/or installation of any work - notify Architect immediately of any discrepancies discovered
 - 7 Do not scale drawings - perform layouts from dimensions only - notify Architect immediately of any discrepancies discovered
 - 8 Unless indicated otherwise, new wall construction not specifically dimensioned aligns with existing construction
 - 9 Each trade responsible for protecting existing work in place from damage and responsible for repairing to original condition any affected materials and/or installations
 - 10 Subcontractors shall coordinate their work with that of other trades
 - 11 Subcontractors shall remove daily from premises trash, waste, and debris generated from their work
 - 12 All work shall conform with latest published safety standards as established by OSHA and ANSI
 - 13 Procedure with work constitutes acceptance of existing conditions . substrates
 - 14 Premises shall be left fully cleaned and ready for Owner acceptance at completion of work
 - 15 All materials and assemblies to be installed in strict accordance with manufacturer requirements and industry standards unless specifically indicated otherwise

Russ Ehnert
 Architect

5702 SW Maple Ridge
 Trimble . Missouri 64492
 russahnert@aol.com
 816 . 786 . 6300

Drawings and/or Specifications are original proprietary work and property of the Architect intended for the specifically titled project. Use of items contained herein without consent of Architect for titled or other projects is prohibited. Drawings illustrate best information available to Architect. Field verification of actual elements, conditions, and dimensions is required.

Project Number 2120.00
ADA Compliance Certification
 To best of my professional knowledge, the facility as indicated is in compliance with the Americans with Disabilities Act, including the current ADA Title III Design Guidelines.
 Russell Dale Ehnert
 Kansas Architect 3291

Revisions

sheet
A1
 Project Information
 Floor Plan . Elevations
 permit
 16 December 2021

Client Information



The Igrus, LLC
1113 Massachusetts Street
Lawrence, KS 66044

Designer Information

Project Manager: Kirsten Howland
Project Engineer: Bob Siglock

Katalyst Group, Inc.
1701 Vernon Street
North Kansas City, MO 64116

Installer Information

Contractor Information

Site Information

Tenant Space:

636 Cherokee Street
Leavenworth, KS 67546

Site Contacts:

Name:	Role:	Phone Number:

Applicable Building Code:

Drawings intended to meet or exceed all applicable building codes, including:

Building Code 2018 of Kansas
Existing Building Code of Kansas
Fire Code 2018 of Kansas
Plumbing Code 2018 of Kansas
Mechanical Code 2018 of Kansas
Fuel Gas Code 2018 of Kansas
Energy Conservation Code 2018 of Kansas
National Electrical Code 2017 of Kansas
Life Safety Code 2018 of Kansas

Use & Occupancy Type:

Group B - Business

Tabular Occupant Load Calculation:

Maximum Floor Area Per Occupant = 100 Gross Sq. Ft.

Total Gross Floor Area: 1333 Sq. Ft.

$1333/100 = 13$ Occupants

Drawing Index

Sheet List	
Sheet Number	Sheet Name

A101	General Information
A102	Floor Plan & Electrical Plan
A103	Finish Plan & Fixture Plan
A104	Elevations
A105	Elevations
A106	Perspective

Katalyst

1701 Vernon Street
North Kansas City, MO 64116
816 - 221-0121



Arkex K&E, NCIDQ Certificate No. 31638

CPR Cell Phone Repair
Tenant Finish
 636 Cherokee Street
 Leavenworth, KS 67546

PROJECT NUMBER: _____
ISSUE DATE: _____ 09/28/2021

Revision Schedule	
Revision Number	Revision Date
1	10/01/2021

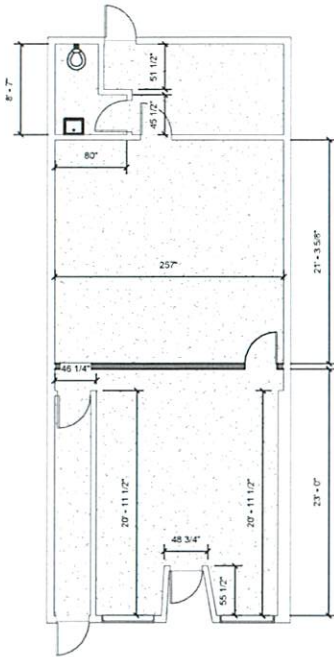
General Information

A101

© Copyright 2020

NOTES:

1. ALL DIMENSIONS TO BE FIELD VERIFIED
2. ALL EXISTING FLOORING TO BE REMOVED UNLESS OTHERWISE NOTED
3. ALL EXISTING WALL BASE TO BE REMOVED UNLESS OTHERWISE NOTED
4. PATCH AND REPAIR SUB-FLOOR FOR NEW FLOORING
5. PATCH AND REPAIR DAMAGED DRYWALL - RETURN SURFACES TO ORIGINAL CONDITION
6. ALL NEW WALLS TO BE 9' AFF
7. DEMO ALL EXISTING CASEWORK

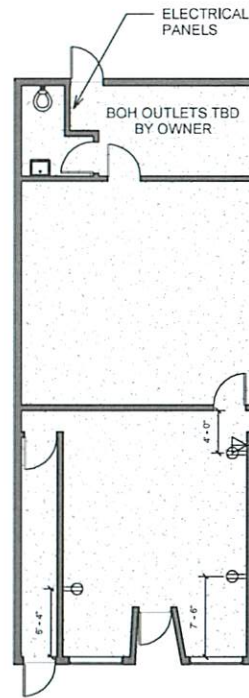
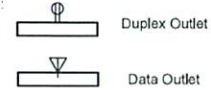


① FLOOR PLAN
1" = 10'-0"

NOTES:

1. ALL NEW OUTLETS TO BE INSTALLED AT STANDARD HEIGHT, UNLESS OTHERWISE NOTED.
2. DATA REQUIREMENTS TO BE DETERMINED BY OWNER

KEY:



② ELECTRICAL PLAN
1" = 10'-0"

Katalyst

1701 Vernon Street
North Kansas City, MO 64116
816 - 221-0121



Abraxas Kiel, NCIDQ Certificate No. 31638

CPR Cell Phone Repair
Tenant Finish
636 Cherokee Street
Leavenworth, KS 67546

PROJECT NUMBER _____
ISSUE DATE 09/28/2021

Revision Schedule	
Revision Number	Revision Date
1	10/01/2021

Floor Plan & Electrical Plan

A102

© Copyright 2020

Katalyst

1701 Vernon Street
North Kansas City, MO 64116
816-221-0121



Alexis Piel, NCIDQ Certificate No. 31638

CPR Cell Phone Repair
Tenant Finish
636 Cherokee Street
Leavenworth, KS 67546

PROJECT NUMBER
ISSUE DATE 09/28/2021

Revision Schedule	
Revision Number	Revision Date
1	10/01/2021

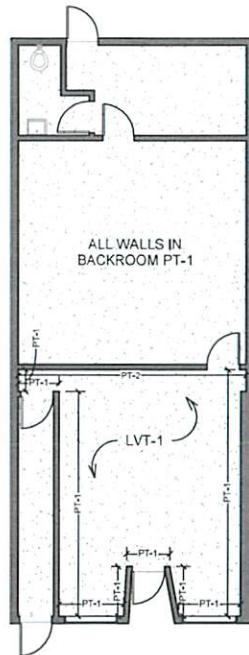
Finish Plan & Fixture Plan

A103

© Copyright 2020

NOTES:

1. PT-1 - BENJAMIN MOORE EGG SHELL "DECORATORS WHITE" CC20
2. PT-2 - BENJAMIN MOORE EGG SHELL "GALVESTON GREY" AC27
3. LVT-1 - SHAW COMMERCIAL "CRETE SLATE" 03750 18" X 18"
4. WB-1 - VINYL WALL BASE - ROPPE "LUNAR DUST" P114



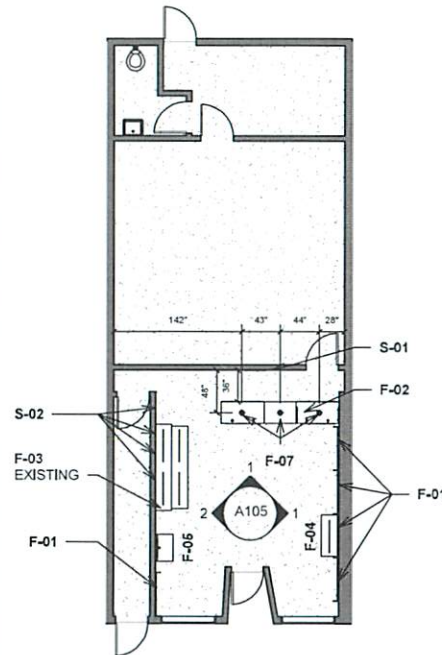
① FINISH PLAN
1" = 10'-0"

NOTES:

1. INSTALL ACCENT LIGHT FIXTURES 7' AFF

NOTES:

1. F-01 - 4' X 4' SLATWALL
2. F-02 - INTAKE COUNTER (CASHWRAP)
3. F-03 - 8' NESTING TABLE
4. F-04 - 4' DEVICE WALL DISPLAY
5. F-05 - ISOD DISPLAY
6. F-06 - ACCESSORY GONDOLA
7. F-07 - ACCESSORY LIGHTING
8. S-01 - 4'X8' CPR SIGN
9. S-02 - 24X36 SNAPFRAME



② FIXTURE PLAN
1" = 10'-0"

Katalyst

1701 Vernon Street
North Kansas City, MO 64116
816 - 221-0121



Albert Kiel, NCDD Certificate No. 31638

CPR Cell Phone Repair
Tenant Finish
636 Cherokee Street
Leavenworth, KS 67546

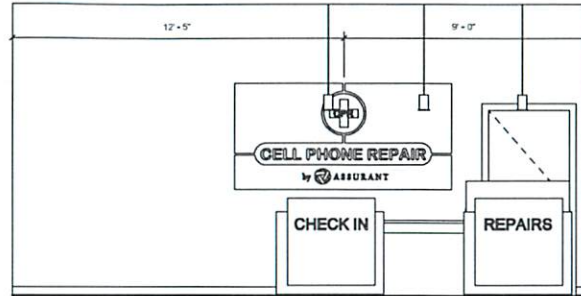
PROJECT NUMBER _____
ISSUE DATE 09/28/2021

Revision Schedule	
Revision Number	Revision Date
1	10/01/2021

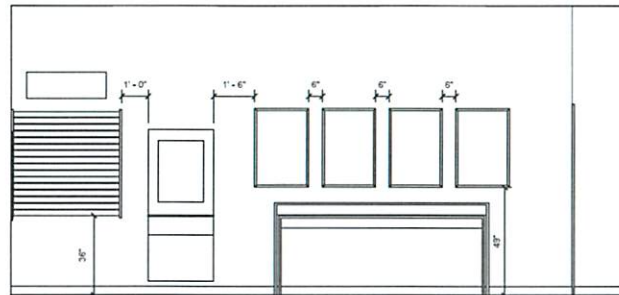
Elevations

A104

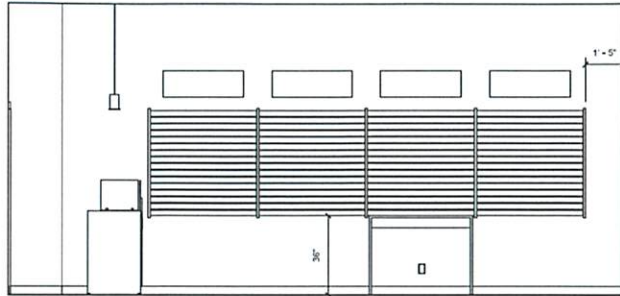
© Copyright 2020



① ELEVATION - BACK WALL
1/4" = 1'-0"



② ELEVATION - LEFT WALL
1/4" = 1'-0"



① ELEVATION - RIGHT WALL
1/4" = 1'-0"

Katalyst

1701 Vernon Street
North Kansas City, MO 64116
816-221-0121



Alexis Kiel, NCIDQ Certificate No. 31638

CPR Cell Phone Repair Tenant Finish

636 Cherokee Street
Leavenworth, KS 67546

PROJECT NUMBER _____
ISSUE DATE 09/29/2021

Revision Schedule	
Revision Number	Revision Date
1	10/01/2021

Elevations

A105

© Copyright 2020



① Perspective A

Katalyst

1701 Verron Street
 North Kansas City, MO 64116
 816 - 221-0121



Alvres Kiel, NCIDQ Certificate No. 31638

CPR Cell Phone Repair

Tenant Finish

636 Cherokee Street
 Leavenworth, KS 67546

PROJECT NUMBER _____
 ISSUE DATE 09/28/2021

Revision Schedule	
Revision Number	Revision Date
1	10/01/2021

Perspective

A106

© Copyright 2020



Application No. 10722

MINOR CERTIFICATE OF APPROPRIATENESS
Historic Resource Preservation Ordinance
Leavenworth, Kansas

Date of application 25 Jan 2022. All information is subject to verification. Willful falsification may lead to issuance of a "stop work" order on your project.

1. Address of Property: 507 N. Esplanade, Leav. KS 66048
- 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: Replace damaged existing privacy fence w/ new privacy fence in same footprint

3. Attach a Letter of Intent that describes improvements, and give reason why such improvement does not detract from the historic character of a registered property or historic district.

4. Printed name of owner: Michael J Carney
Telephone Number: 253-820-1648
Email: mjcarney1@yahoo.com

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

Michael J Carney _____ 25 Jan 2022
Signature of property owner(s) Date

State of KANSAS

County of Leavenworth

Signed and attested before me on January 27, 2022 Michael J. Carney

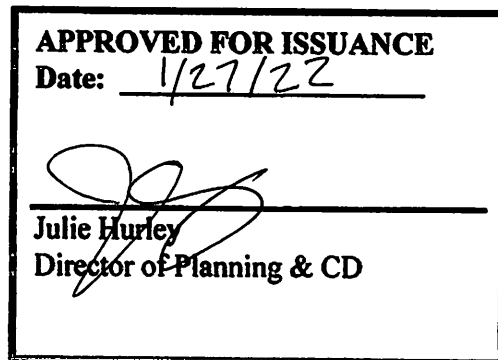
Notary Public Michelle Baragary

My Appointment Expires 8-16-24

(Seal)



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





Application No. 10740

MINOR CERTIFICATE OF APPROPRIATENESS Historic Resource Preservation Ordinance Leavenworth, Kansas

Date of application 2/1/2025. All information is subject to verification. Willful falsification may lead to issuance of a "stop work" order on your project.

1. Address of Property: 618 Cherokee St.

- 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: installation of Landing? ADA ramp at front door of property

3. Attach a Letter of Intent that describes improvements, and give reason why such improvement does not detract from the historic character of a registered property or historic district.

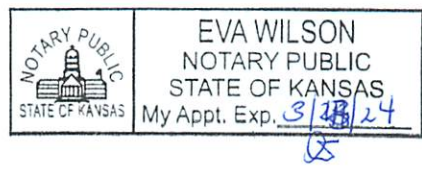
4. Printed name of owner: Kenneth Bateman
Telephone Number: 434-409-0203
Email: Kenneth.c.bateman@gmail.com

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

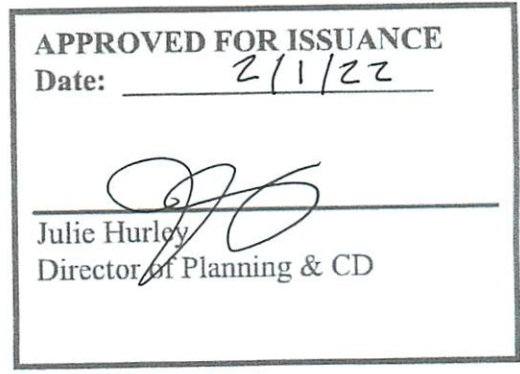
[Signature] _____ 2/1/22 _____
Signature of property owner(s) Date

State of Kansas
County of Leavenworth
Signed and attested before me on 2-1-22 by Ken Bateman
Notary Public [Signature]
My Appointment Expires 3/13/24

(Seal)



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





Application No. 10777

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

Date of application 02/28/2022. All information is subject to verification. Willful falsification may lead to issuance of a “stop work” order on your project.

1. Address of Property: 207 Delaware St.

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

Name of District: Leavenworth Landing 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: Installation of ADA ramp and railing in front of 207-B Delaware St.

3. Attach a Letter of Intent that describes improvements, and give reason why such improvement does not detract from the historic character of a registered property or historic district.

4. Printed name of owner: Development, Inc.
Telephone Number: 913-828-4440
Email: jeremy@greenamyre.com

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

[Signature] _____ 02/08/2022
Signature of property owner(s) Date

State of Kansas)

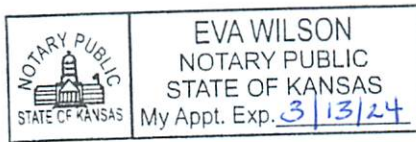
County of Leavenworth)

Signed and attested before me on Feb 8th, 2022 by [Signature]

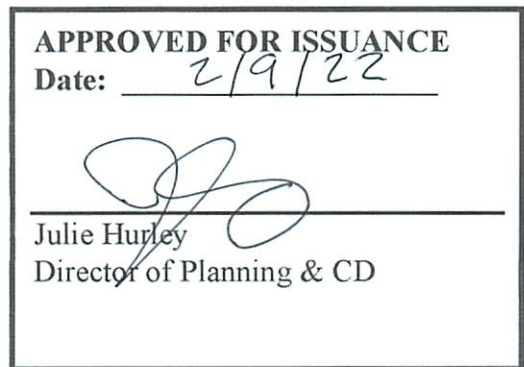
Notary Public [Signature]

My Appointment Expires 3/13/24

(Seal)



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





Application No. 10784

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

Date of application 8 Feb 2022. All information is subject to verification. Willful falsification may lead to issuance of a "stop work" order on your project.

1. Address of Property: 508 S. Broadway St., Leav. KS 66044
 National Register
 Kansas Register Abernathy-Lytle House
 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. Attach a Letter of Intent that describes improvements, and give reason why such improvement does not detract from the historic character of a registered property or historic district.

4. Printed name of owner: KEVEN W. BOND
Telephone Number: 913-683-9947
Email: kbond2@kc.rr.com

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

Keven W. Bond Signature of property owner(s) 8 February 2022 Date

State of Kansas)

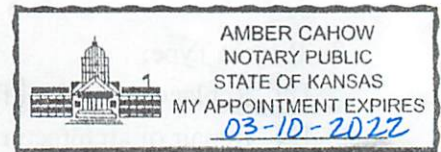
County of Leavenworth)

Signed and attested before me on 8th by February 2022

Notary Public Amber Cahow

My Appointment Expires 03-10-2022

(Seal)



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

APPROVED FOR ISSUANCE
Date: 2/9/22
[Signature]
Julie Hurley
Director of Planning & CD



January 25, 2022

Subject: 508 S Broadway, Leavenworth, KS

To whom it may concern:

The intent of the project at 508 S Broadway, Leavenworth, KS is to replace the failing wrap around porch roof composed of turn metal and replace with a 90mil EPDM roofing material. This will also include structural repairs to the portico, framing and sub structure repairs to roof, and roof sheathing. We will also be removing the architectural metal railing on this lower roof to have them blasted, repaired, painted, and reinstalled. There will be small areas of the architectural metal soffits and fascia that will be repaired.

The main purposes of this project are to make structural repairs, framing repairs, and roof replacement to prevent further deterioration of this historical property. Other than new concealed framing members the roofing material will be the only visible product that will not be original to the property.

When complete the appearance of this historical home will not be changed from its current appearance as viewed from the ground.

Should you have any questions please contact me at (913) 297-0049.

Sincerely,



Brent L Motley
Majority Partner

Capital Investment Corporation
801 Blueberry Ct.
Lansing, KS. 66043
(913) 669-0852

February 22, 2022

City of Leavenworth
ATTN: Jacquelyn Porter, City Planner
100 N. 5th Street
Leavenworth, KS. 66048

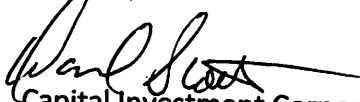
RE: Minor Certificate of Appropriateness

To All Concerned,

I have applied to the City for a work/bldg. permit to make sidewalk repairs and the installation of handicap ramps at the front entrance of my business located at 513 Delaware Street. This is my letter of intent to describe the work and give reason why these improvements do not detract from the historic character of the district.

The work only entails the sidewalk and nothing on the face of the building. The handicap ramps will be concrete and will be incorporated into the existing sidewalk which is of course concrete and nothing new will be added in front of the building except a black metal handrail in compliance with ADA regulations. The improvements will enhance the appearance and function of the entry ways and not detract from their historical manner as the length and height of each ramp and landing are very minimal because of the direction of travel and design we have submitted to the City. The repairs to the damaged sidewalk will improve the appearance as there existing sidewalk is cracked and dangerous. There are similar improvements in front of other historical buildings all the way up and down Delaware Street.

Sincerely,


Capital Investment Corporation
David Scott, President



Application No. _____

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

Date of application 2/22/22. All information is subject to verification. Willful falsification may lead to issuance of a "stop work" order on your project.

1. Address of Property: 513 Delaware

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

Name of District: Leavenworth Historical 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: handicap ramps & handrails
at front entrance of business to
comply with ADA regulations

3. Attach a Letter of Intent that describes improvements, and give reason why such improvement does not detract from the historic character of a registered property or historic district.

4. Printed name of owner: Capital Investment Corp
Telephone Number: (913) 669-0852
Email: highview2011@ychoo.com

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

Capital Investment Corp by David Scott 2/22/22
Signature of property owner(s) President Date

State of Kansas)

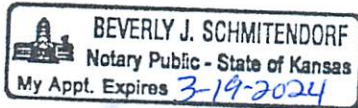
County of Leavenworth)

Signed and attested before me on 2-22-22 by David Scott

Notary Public Beverly J. Schmitendorf

My Appointment Expires 3-19-2024

(Seal)



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

