

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

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

**AGENDA**

CALL TO ORDER:

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

OLD BUSINESS:

**None**

NEW BUSINESS:

- 1. ELECTION OF OFFICERS**  
Elect Chairperson and Vice Chairperson
- 2. REVIEW BYLAWS**  
Review proposed revisions to Bylaws.
- 3. 2022-01 LPC – 410 S. 2<sup>ND</sup> 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. 2<sup>nd</sup> 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. 5<sup>th</sup> Street – complete renovation of 2<sup>nd</sup> floor apartment
  - 1028 2<sup>nd</sup> 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. 3<sup>rd</sup> 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

# CITY OF LEAVENWORTH PRESERVATION COMMISSION

COMMISSION CHAMBERS, CITY HALL  
100 N 5<sup>th</sup> Street, Leavenworth, Kansas 66048  
Wednesday, August 4, 2021 6:00 PM

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The Leavenworth Preservation Commission met Wednesday, May 5, 2021. Chairman Rik Jackson called the meeting to order at 6:00 p.m. Commissioners present were Ken Bower, Ed Otto and Dick Gibson. Sherry Hines Whitson and Debi Denney 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 May 5, 2021 as presented. Mr. Gibson moved to accept the minutes as presented, seconded by Mr. Otto and approved by a vote of 4-0.

## OLD BUSINESS

None

## NEW BUSINESS

### 1. 2021-22 LPC – 410 S. 2<sup>ND</sup> 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. 2<sup>nd</sup> Street, a property located in the Leavenworth Industrial Historic District.

Chairman Jackson called for the staff report.

Planning Director Julie Hurley stated 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 2<sup>nd</sup> 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 2<sup>nd</sup>, 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 additions 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 additions or new construction is proposed.*

**ACTION /OPTIONS:**

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

Chairman Jackson asked the applicants/owners to explain their project.

Jack Ross stated he and Josh Magaha recently purchased this building. Their intention is to have a retrofit storage inside the warehouse. The height of the storage units are 10'. Will clean-up the red brick on the outside of the building and add times period specific window styles, much like the Stove Loft apartments.

Chairman Jackson asked for questions from the commissioners.

Ken Bower asked the applicants to explain the two different options for the interior renovations.

Mr. Ross stated the layouts are about the same for the retrofit inside. Option #1 has the current office remaining in place and the cigar lounge would merge into some of the warehouse space. Option #2 has the storefront property specifically for the cigar lounge and will not impede on the warehouse side. The doorway between the warehouse and the current office space would be sealed off creating two separate occupancies. The cigar lounge storefront would be the entrance to the north (the smaller building) and will have two levels. The owners believe option #2 would be the more likely scenario as far as the layout goes.

Mr. Bower asked about the windows.

Mr. Ross stated if you are facing the building, from left to right, they will replace window, window, steel doorway (used to be a garage door), window, door into the cigar lounge and the lower and upper windows to the left of the cigar entrance will also be replaced.

Mr. Ross further stated the windows on the south side of the building would be eliminated, sided and nicely painted for safety and security purposes because that side of the building would be storage units.

Mr. Bower asked for clarification that all windows on the south side would be eliminated.

Mr. Ross responded in the affirmative stating the previous owner at some point added the windows on the south side. These windows are not historic.

Mr. Bower asked what type of door would be installed for the warehouse entrance on 2<sup>nd</sup> Street.

Mr. Ross responded they would like a glass door but for safety reasons they will probably install a solid steel door with a small window.

Mr. Bower asked if the larger window on the second floor of the cigar lounge would be replaced and if it would keep the same sized opening.

Mr. Ross stated that window would be replaced and would keep the same size opening. All the windows would be custom designed with grids to keep them time period specific.

Mr. Bower asked if the windows would be similar to the adjoining building.

Mr. Ross stated they are not sure if they will go with the same style or possibly something a little different to give some separation between the two buildings.

Mr. Bower stated it would be nice if the closed off arch windows above the old garage door were reinstalled.

Mr. Ross stated they had no intention to replace those windows. However, now that it has been brought to his attention, opening the closed off windows would allow a lot more natural light to come in. If financially feasible, the owners will consider reinstalling those windows.

Mr. Magaha gave a little history of the building stating in World War I it was used to make tank turrets and the pot still is still in the building, which is on what would be the cigar lounge side of the building. Mr. Magaha stated if they can get it to work, it is their intention to get a Lexington glass walkway so when you walk into the humidor it will be back lit with the actual pot still.

Mr. Magaha further stated the large square window on the second level is the old gang showers. The original showerheads (approximately 10) are still there. None of this history will be removed from the building. The only items that will go up there are a smoke eater, A/C unit and leather furniture.

Dick Gibson asked about the parking lot.

Mr. Ross stated their intention is to install new black fencing with an automatic gate. Individuals with storage units would have 24-hour access using a keypad. To keep traffic off the streets, loading and unloading would occur where the large garage door is located on the south side of the building.

Mr. Gibson asked if consideration has been given to renting space inside the parking lot for campers, boats, etc.

Mr. Ross responded in the affirmative.

Mr. Jackson asked if there will be motion sensor lights outside.

Mr. Ross stated there will not be flashy bright lights on their signage. The cigar lounge will be a basic back lit steel sign.

Mr. Gibson asked about outside security lighting. His concerns are lights that may negatively impact neighboring properties.

Mr. Ross responded there will be outside security lights. The lighting design will be directed into the property instead of out.

Mr. Gibson asked the owners if they have any pictures of the building from the early 1900's.

The property owners responded they do not.

Ms. Hurley suggested they contact the Leavenworth County Historical Society.

Mr. Gibson asked is the parking for the cigar lounge would be on-street parking.

Mr. Ross responded in the affirmative. He does not foresee the cigar lounge holding enough people to max out the available on-street parking.

Ms. Hurley stated there are no parking requirements for downtown with all of the public parking lots. On-street parking is specifically addressed with the zoning.

With no other questions for the applicants, Chairman Jackson opened the public hearing. With no one wishing to speak, Chairman Jackson closed the public hearing and called for a motion. Mr. Bower moved to approve the proposed renovation project at 410 S. 2<sup>nd</sup> Street, seconded by Mr. Otto and approved by a roll call vote 4-0.

### **OTHER BUSINESS/CORRESPONDENCE**

#### **1. Other Business/Correspondence**

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

Ms. Hurley stated an email was sent with the link for the online training that will occur later this month.

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

Meeting was adjourned at 6:42 p.m.

Minutes taken by Administrative Assistant Michelle Baragary.

## 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, 1<sup>st</sup> Floor, City Hall, 100 N. 5<sup>th</sup> 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

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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. 2<sup>nd</sup> Street  
April 6, 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. 2<sup>nd</sup> 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 2<sup>nd</sup> 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 2<sup>nd</sup> 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.*



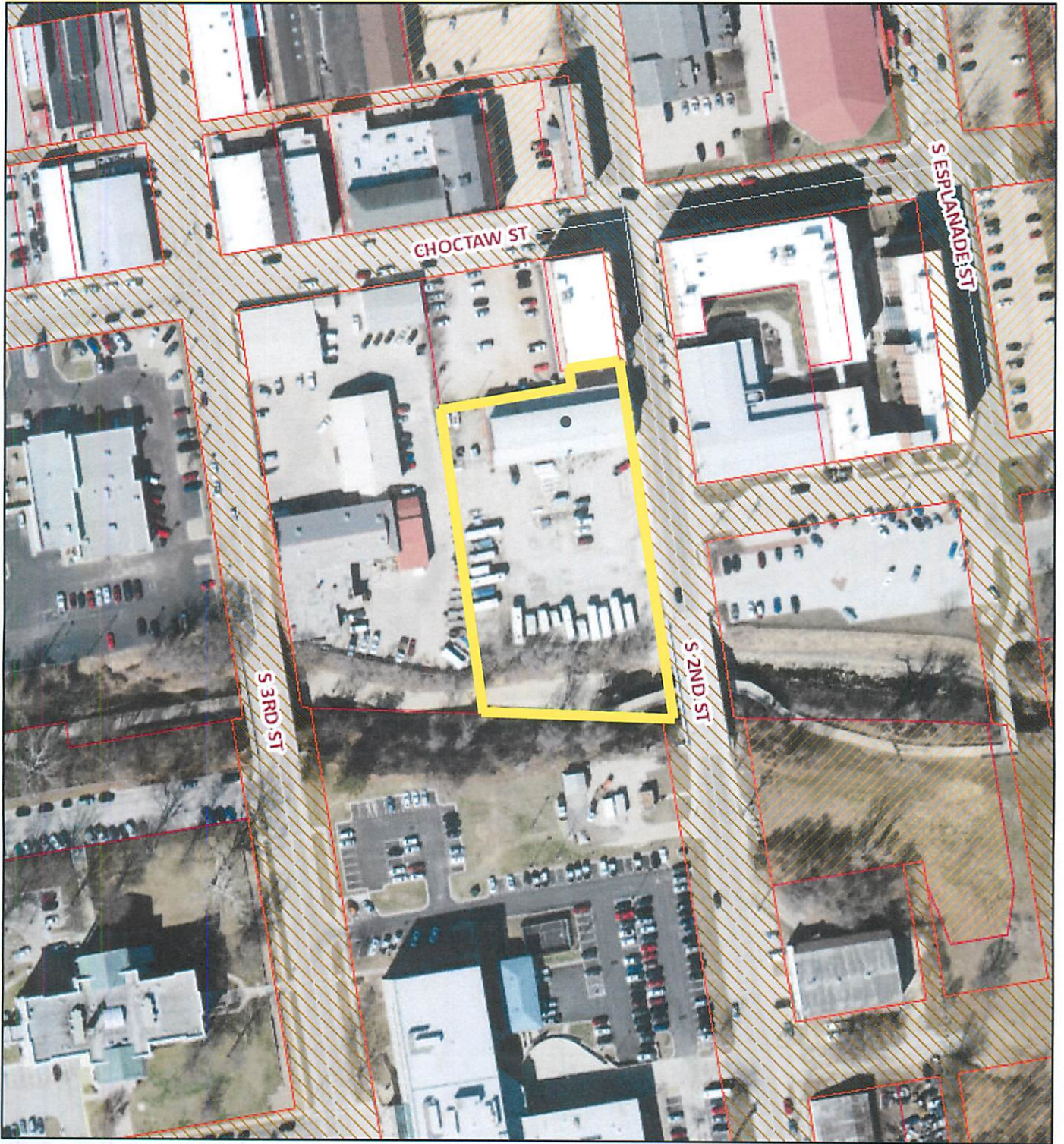
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.  
*No such changes are proposed.*
4. Most properties 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:**

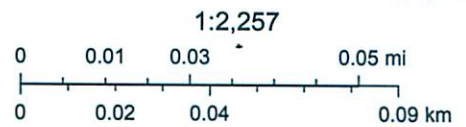
- Motion, to approve the proposed renovation project at 410 S. 2<sup>nd</sup> Street.
- Motion, to deny the proposed renovation project at 410 S. 2<sup>nd</sup> Street.
- Motion, to Table item until the next meeting for the purpose of further study.
- Motion, to forward to the SHPO for review.



# 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.

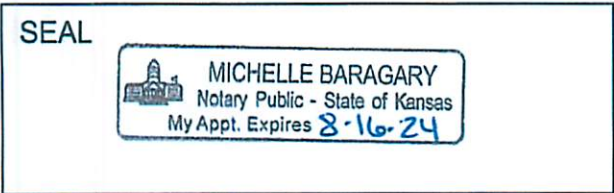
Owner's Signature: [Signature] Date: 12/21/21

State of Kansas )

County of Leavenworth )

Signed or attested before me on the 21<sup>st</sup> 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

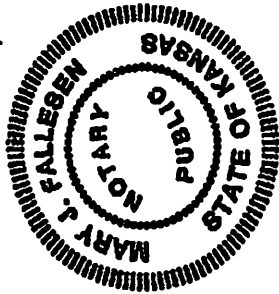
By \_\_\_\_\_  
Type Name: Richard J. Cook, Jr.  
Type Title: President

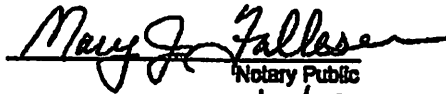
State of Kansas

§

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.

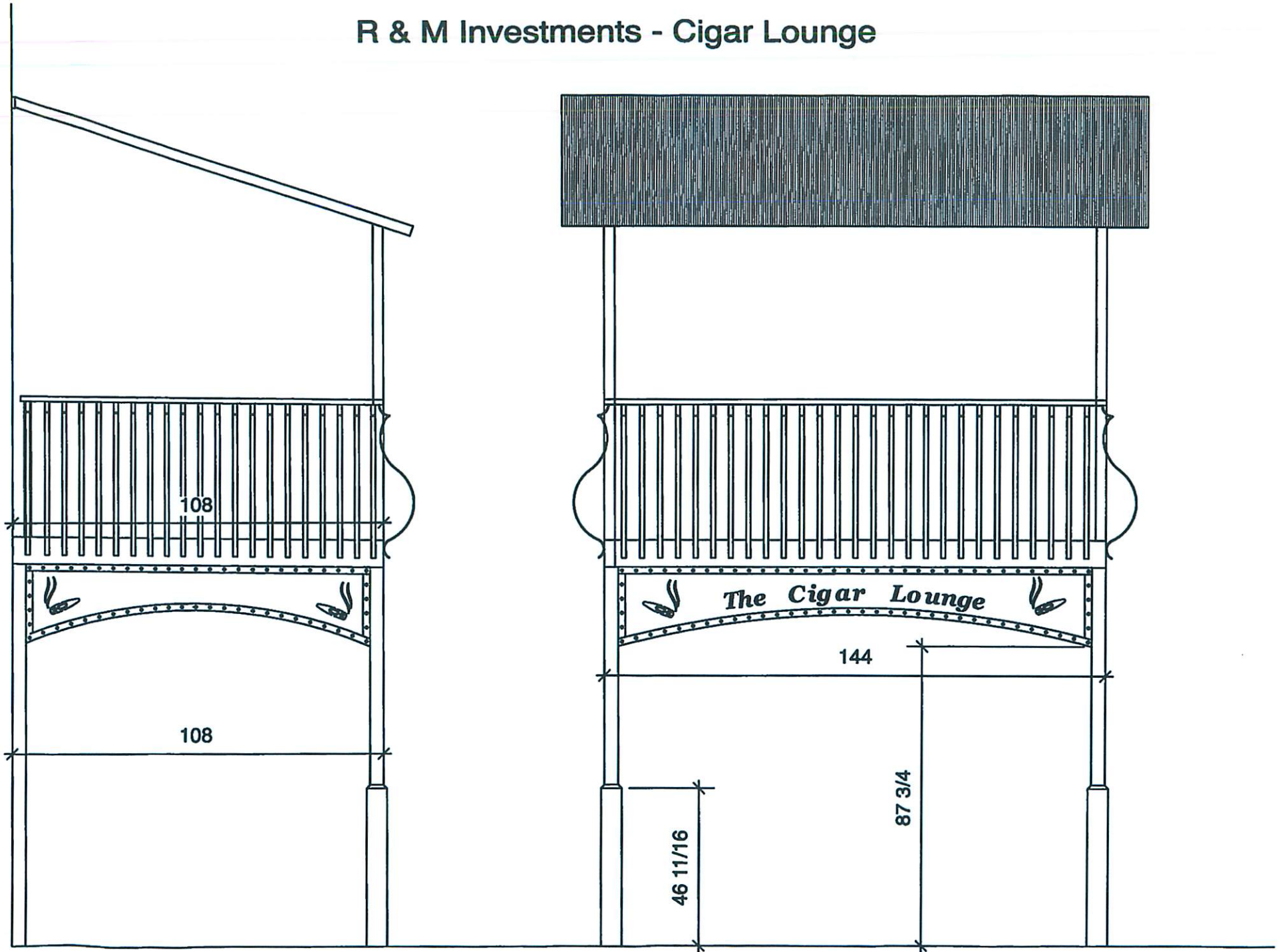


  
Notary Public

Appointment expires: 3/9/19



# R & M Investments - Cigar Lounge



410 S. 2<sup>nd</sup> LVKS



S. 2<sup>nd</sup> 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

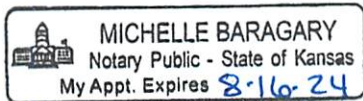
County of Leavenworth

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

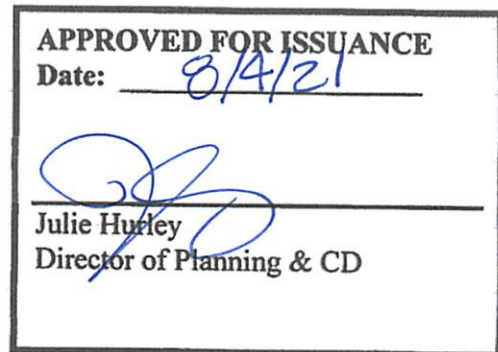
Notary Public Michelle Baragary

My Appointment Expires 8-16-24

(Seal)



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





Application No. 10052

**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. 5<sup>th</sup> 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 6<sup>th</sup> St  
Topeka, KS 66615-1099

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

1 September 2021

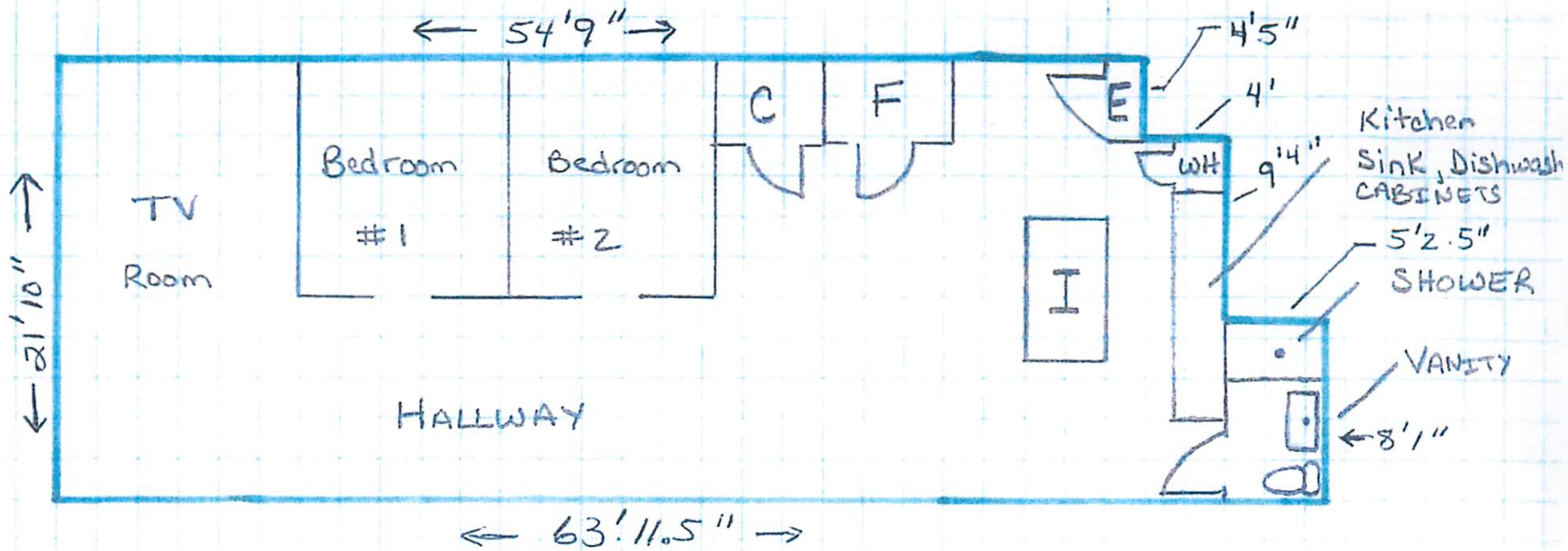
Memorandum For: City of Leavenworth, ATTN: Jacquelyn Porter, City Planner

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 )

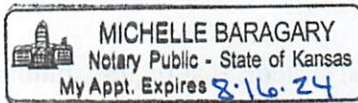
County of Leavenworth )

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

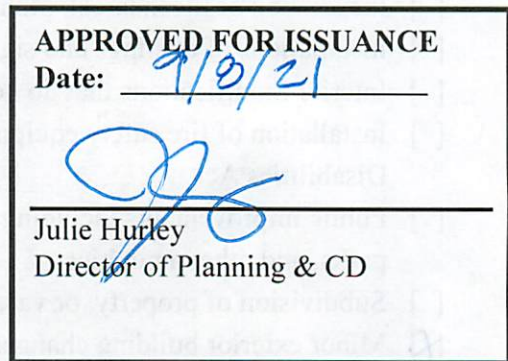
Notary Public Michelle Baragary

My Appointment Expires 8-16-24

(Seal)



cc: KS Historic Preservation Office  
6425 SW 6<sup>th</sup> 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

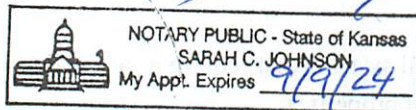
Signed and attested before me on Sept 8, 2021 by Rebecca S. Johnson

Notary Public Sarah C. Johnson

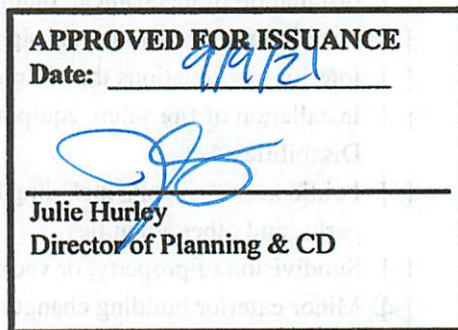
My Appointment Expires 09/09/2024

(Seal)

Sarah C. Johnson



cc: KS Historic Preservation Office  
6425 SW 6<sup>th</sup> 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. 5<sup>th</sup> 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

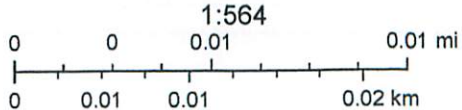


# 928 S. Esplanade



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 \_\_\_\_\_ )

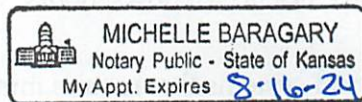
County of Leavenworth \_\_\_\_\_ )

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

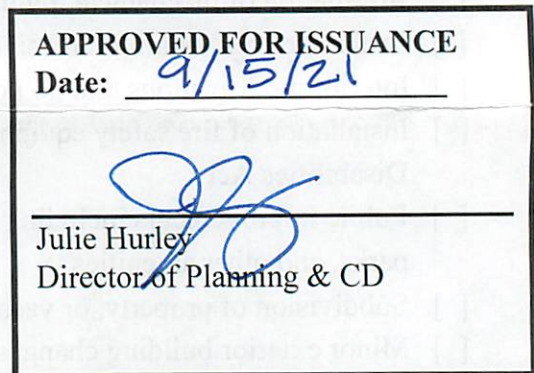
Notary Public Michelle Baragary \_\_\_\_\_

My Appointment Expires 8-16-24 \_\_\_\_\_

(Seal)



cc: KS Historic Preservation Office  
6425 SW 6<sup>th</sup> 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 Jr  
Telephone Number: 913-950-4067  
Email: oiw@kc.fr.com

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

[Signature] \_\_\_\_\_ Date SEP 29, 2021

State of KANSAS

County of Leavenworth

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

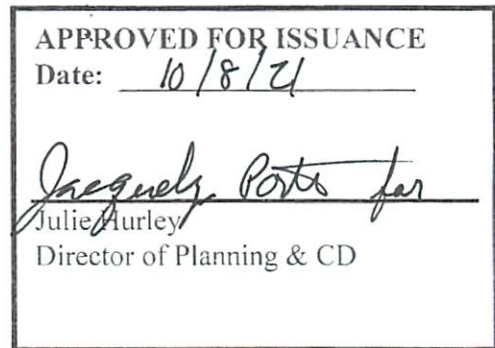
Notary Public Michelle Baragary

My Appointment Expires 8-16-24

(Seal)



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



# **FASTSIGNS**<sup>®</sup>

More than fast. More than signs.<sup>™</sup>

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

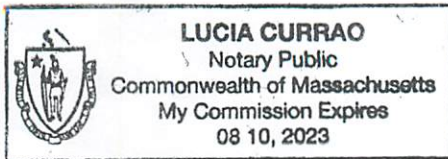
State of Massachusetts  
County of Essex

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

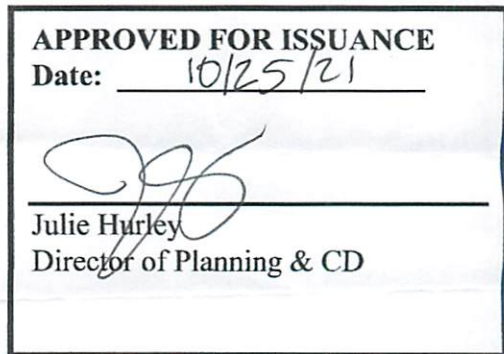
Notary Public Lucia Currao

My Appointment Expires 8-10-2023

(Seal)



cc: KS Historic Preservation Office  
6425 SW 6<sup>th</sup> 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 6<sup>th</sup> 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

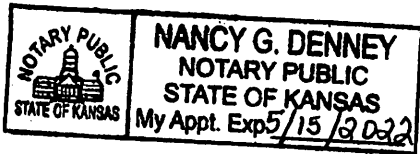
County of Leavenworth

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

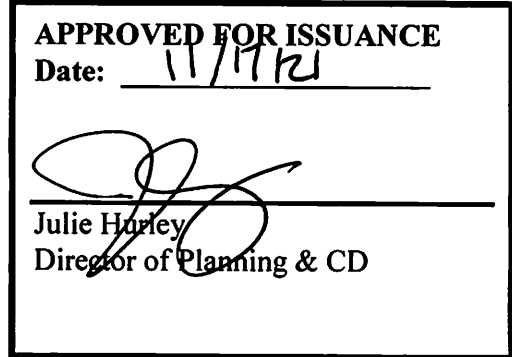
Notary Public Nancy G. Denney

My Appointment Expires 5/15/2022

(Seal)



cc: KS Historic Preservation Office  
6425 SW 6<sup>th</sup> 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

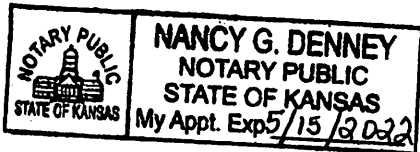
County of Leavenworth

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

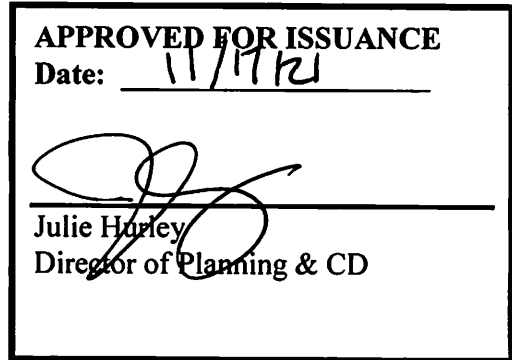
Notary Public Nancy G. Denney

My Appointment Expires 5/15/2022

(Seal)



cc: KS Historic Preservation Office  
6425 SW 6<sup>th</sup> 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.

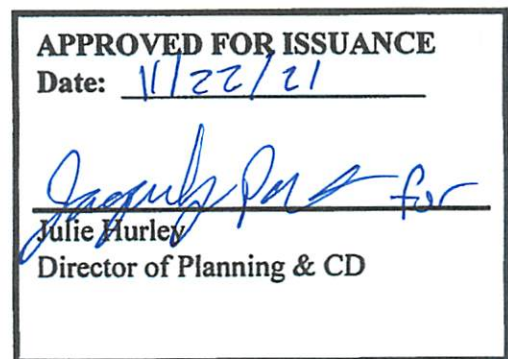
Notary Public [Signature]

My Appointment Expires 5/17/2025

(Seal)



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





To: City of Leavenworth, KS

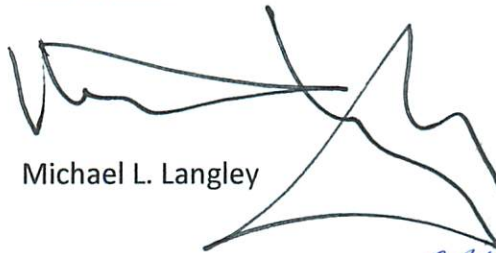
Attn: Inspections Clerk

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	MEGAN E. SNYDER NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. <u>5/17/2025</u>
----------------------------------	---



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.

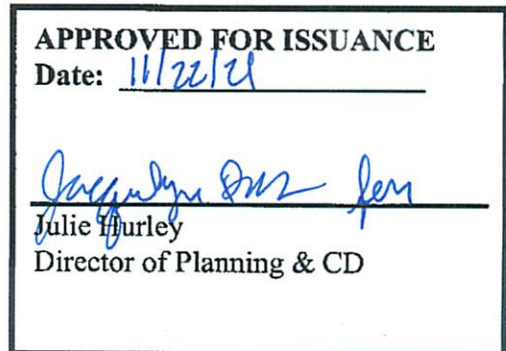
Notary Public Jared Todd

My Appointment Expires 1/18/2022

(Seal)

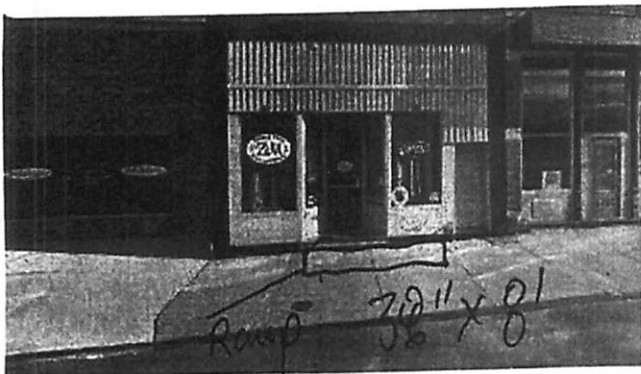


cc: KS Historic Preservation Office  
 6425 SW 6<sup>th</sup> St  
 Topeka, KS 66615-1099





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

State of Kansas

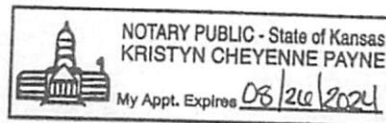
County of Leavenworth

Signed and attested before me on December 9<sup>th</sup> 2021 by Jared Lee Clinger.

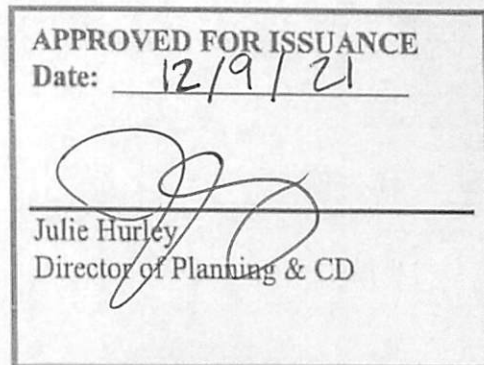
Notary Public Kristyn Cheyenne Payne

My Appointment Expires 08/26/2024

(Seal)



cc: KS Historic Preservation Office  
6425 SW 6<sup>th</sup> 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 (Certaineed 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 6<sup>th</sup> St  
 Topeka, KS 66615-1099

**APPROVED FOR ISSUANCE**  
 Date: 12/10/21  
  
 Julie Hurley  
 Director of Planning & CD

**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,



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

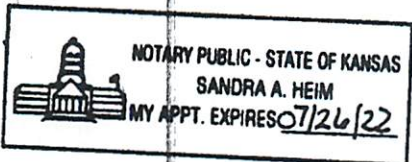
State of Kansas )  
County of Leavenworth )

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

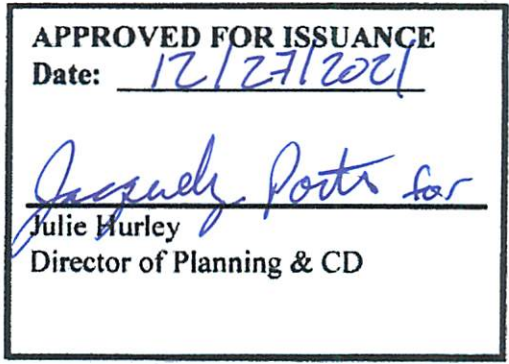
Notary Public Sandra Heim

My Appointment Expires 07/26/22

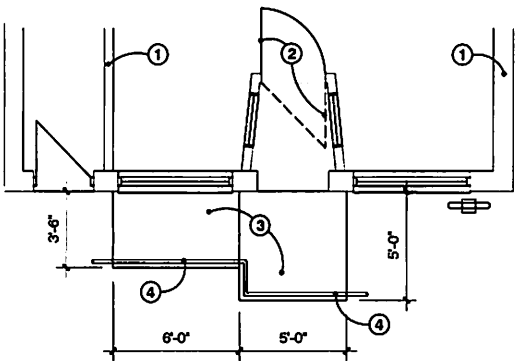
(Seal)



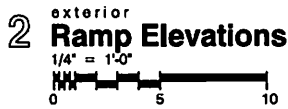
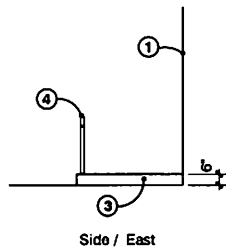
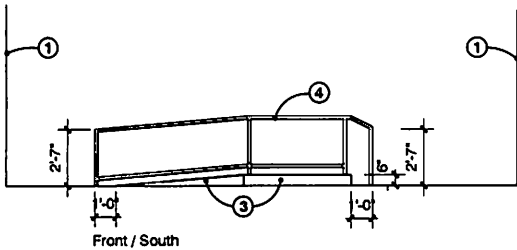
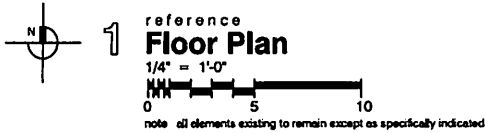
cc: KS Historic Preservation Office  
6425 SW 6<sup>th</sup> St  
Topeka, KS 66615-1099







- 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



Access Key: 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

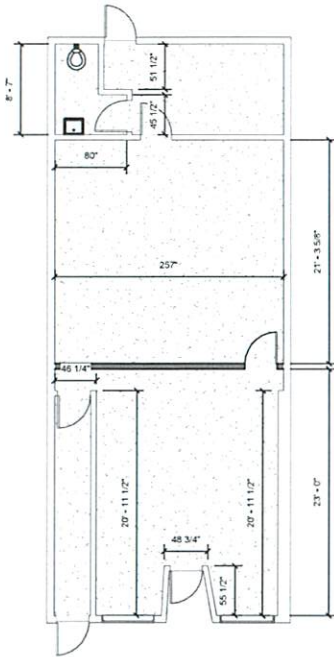
General Information

# A101

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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

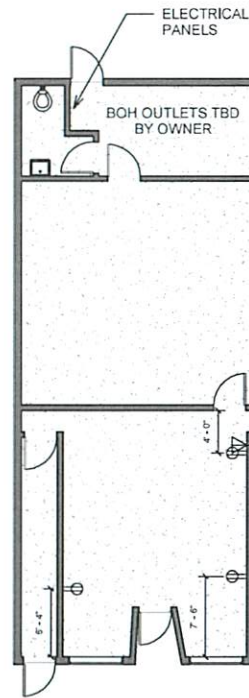
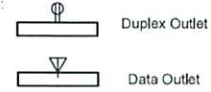


① FLOOR PLAN  
1" = 10'-0"

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

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# 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

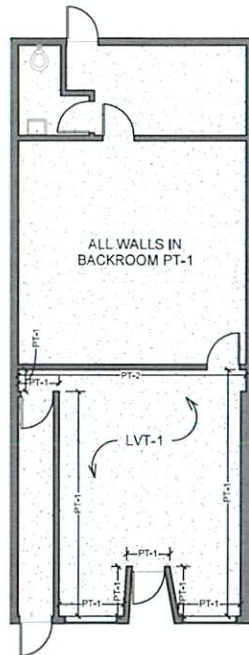
Finish Plan & Fixture Plan

## A103

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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



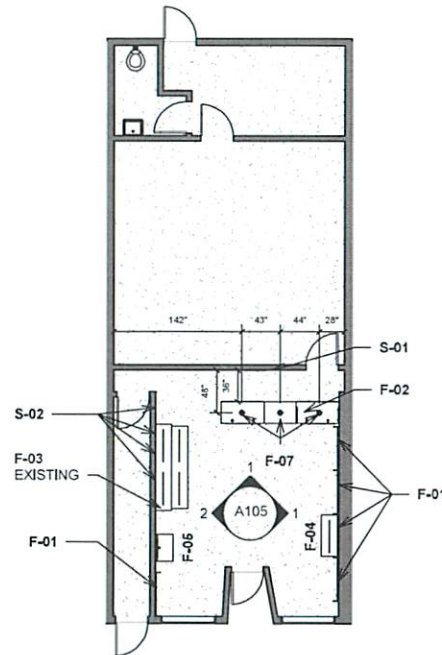
① FINISH PLAN  
1" = 10'-0"

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

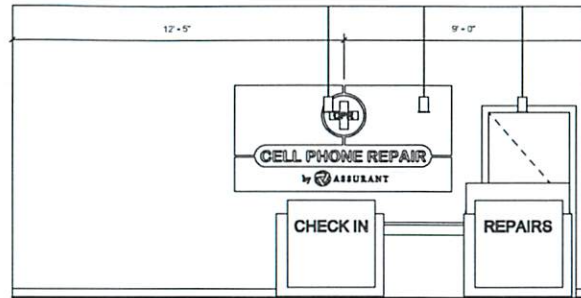
PROJECT NUMBER \_\_\_\_\_  
 ISSUE DATE 09/28/2021

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

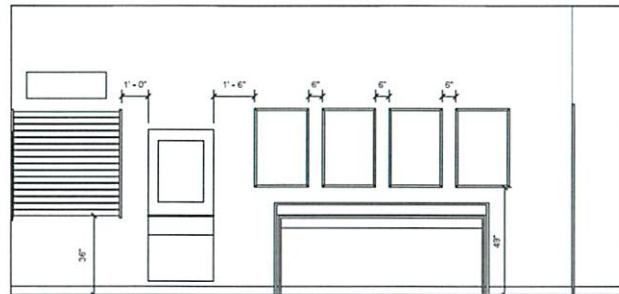
Elevations

## A104

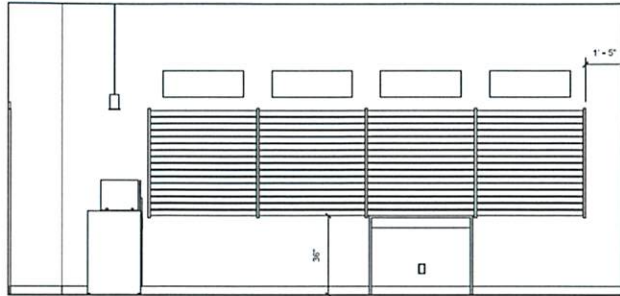
© Copyright 2020



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

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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

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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

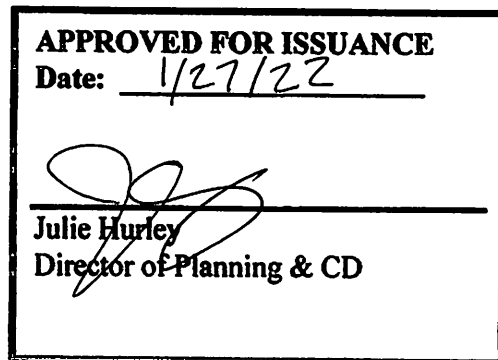
Notary Public Michelle Baragary

My Appointment Expires 8-16-24

(Seal)



cc: KS Historic Preservation Office  
6425 SW 6<sup>th</sup> 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.

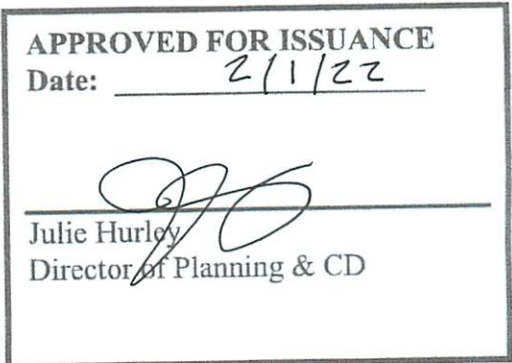
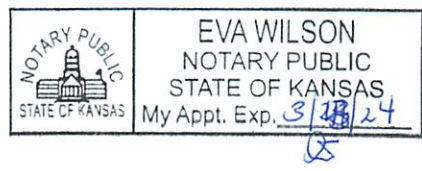
4. Printed name of owner: Kenneth Bateman  
Telephone Number: 434-409-0203  
Email: Kenneth.c.bateman@gmail.com

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 6<sup>th</sup> 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 )

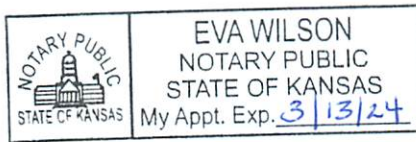
County of Leavenworth )

Signed and attested before me on Feb 8<sup>th</sup>, 2022 by [Signature]

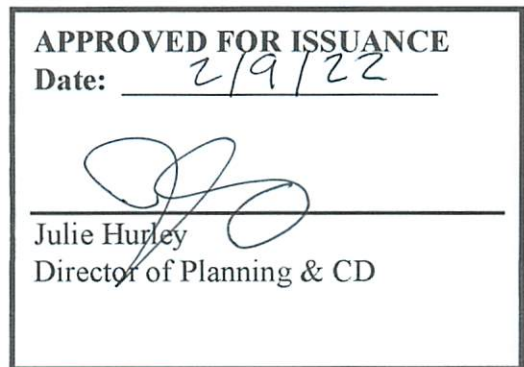
Notary Public [Signature]

My Appointment Expires 3/13/24

(Seal)



cc: KS Historic Preservation Office  
6425 SW 6<sup>th</sup> 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 )

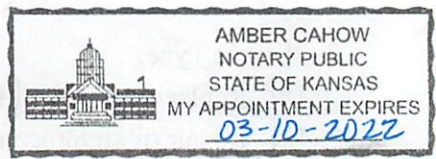
County of Leavenworth )

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 6<sup>th</sup> 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. 5<sup>th</sup> 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 )

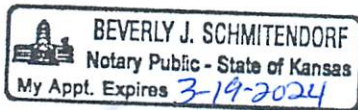
County of Leavenworth )

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 6<sup>th</sup> St  
Topeka, KS 66615-1099

