

# **CITY OF LEAVENWORTH PRESERVATION COMMISSION**

**COMMISSION CHAMBERS, CITY HALL**  
100 N 5<sup>th</sup> Street, Leavenworth, Kansas 66048  
**Thursday, July 7, 2022 6:00 PM**

The Leavenworth Preservation Commission met Thursday, July 7, 2022. Chairman Rik Jackson called the meeting to order at 6:00 p.m. Commissioners present were Rik Jackson, Ken Bower, Ed Otto, Dick Gibson and Ken Bateman. Sherry Hines Whitson was absent. Also, present in the commission chambers were Planning Director Julie Hurley and Administrative Assistant Michelle Baragary.

Chairman Jackson noted a quorum was present and called for a motion to accept the minutes from April 6, 2022. Commissioner Otto moved to approve the minutes as amended, seconded by Commissioner Gibson and approved by a vote of 5-0.

## **OLD BUSINESS**

**None**

## **NEW BUSINESS**

### **1. 2022-12 LPC – 600 CHEROKEE**

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 600 Cherokee, a property located in the Leavenworth Downtown Historic District.

Chairman Jackson called for the staff report.

Planning Director Julie Hurley stated the property consists of a two-story brick building constructed in 1895, and most recently occupied by Club Venom. The building has six bays on both the first and second stories. The first-story storefront has an aluminum framed display system containing an entry door on the far west, and a window filling out the remainder of the bay. The balance of the storefront contains large sections of glass. A corner entrance is on the east side of the building. A single brick pilaster separates the two middle bays. An asphalt-shingled canopy spans the width of the storefront and turns the corner to cover the entrance. Each second-story bay contains a tall, narrow, replacement casement sash in the original window opening that has a stone sill. A projecting course of brick and simple brick corbels are the only ornamentation on the building. Metal siding covers the secondary, east elevation. A modern rear addition, addressed as 216 S. 6<sup>th</sup> Street, has metal cladding.

The applicant intends to turn the first floor of the property into a taproom for Willcott Brewing Company. Proposed exterior changes include demolition of the non-original section of the building behind 600 Cherokee and 216 S. 6<sup>th</sup> Street as indicated on the attached map and replace with an outdoor patio exposing the original rear exterior of the building; replacement of a portion of the aluminum framed window system on the front elevation of the building with a glass roll-up door; removal of the black wooden sign band for the former Club Venom; and replacement of the metal siding on the east side of the building with wood siding.

## **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 building was constructed as a retail structure, and there are minimal proposed changes to 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 is proposed. The windows proposed to be removed and replaced with a glass roll-up door are not original to the time period of the structure, and the proposed roll-up door maintains the visual continuity of glass spanning the storefront. The portion of the building proposed to be demolished is not an original part of the structure, and its removal will not alter any integral part of the historic structure. The metal siding on the east side of the building proposed to be replaced with wood siding is not an original historic material.*

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. The portion of the building proposed to be demolished is not an original part of the structure and does not have any documented historic significance, and its removal will not alter any integral part of the historic structure.*

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 window to be replaced in the first bay of the second story will match the existing windows, which are not original to the structure. The windows proposed to be removed and replaced with a glass roll-up door are not original to the time period of the structure, and the proposed roll-up door maintains the visual continuity of glass spanning the storefront.*

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

*No such treatments are proposed.*

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

*No known significant archeological resources exist for preservation.*

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible

with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

*No addition or new construction is proposed. The wood siding proposed to be installed on the east side of the building to replace existing metal siding is intended to be differentiated from the original structure and will be compatible.*

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

*No addition or new construction is proposed.*

**ACTION /OPTIONS:**

- Motion, to approve the proposed renovation project at 600 Cherokee.
- Motion, to deny the proposed renovation project at 600 Cherokee.
- 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 to discuss their proposed project.

Sean Willcott, applicant, stated their intent is to establish their second microbrewery and to keep some of the characters they have established with their first microbrewery, which is located in Holton, KS. On the main two-story brick building they want to remove some of the black wooden siding around the front, replace some of the windows on the second story and replacing the roof. The roofer has recommended coming around with a black cap for roof integrity. From a visual standpoint, the wood siding will probably be the largest change. The existing metal siding that is on the property has damage and is in need of paint repair. The applicants feel it would be best to try to match this building with their existing building in Holton to keep the branding.

Mr. Willcott stated they intend to do a full interior renovation. The northeast side of the building will be the actual brew house and some gaming for kids. The old home video section of the building (south portion of the structure) would become the actual taproom to sell their product on site. In the back corridor area, the roof and structure has significant damage, along with the concrete slab. Proposal is to expose the original brick, remove the roof and exposing that to an outdoor patio area. Since their original proposal, the neighboring building to the west has erected a cooler next to the wall they originally wanted to demolish. Instead of removing the entire wall to look at the neighbor's outdoor cooler, Mr. Willcott proposes keeping most of the wall intact, but keep the same intent of removing the roof and exposing that to an outdoor patio area.

Commissioner Gibson asked about the plans for the second story of the building.

Mr. Willcott responded that once the business is established, the second-story will be completely renovated to put in a makerspace. Makerspace is an area with technology driven aspects, such as 3-D printers, electrical circuit boards, robotics, etc. Kids or home hobbyists would have the opportunity to some of the technology that they may not be able to afford for home use.

Commissioner Bower asked where the patio access is located.

Mr. Willcott responded there is a 36" elevation change from where Mike's CDs was located to where the old Home Video used to be located. They plan to construct an elevated floor along the wall along with an ADA accessible ramp. They will need about 60 linear feet of ramp space for the elevation change and to be fully compliant. On the west side of the wall, they are proposing to cut a doorway for access to the patio.

Commissioner Bower stated the city should work closely with the contractor when cutting holes into old buildings so there won't be a structural defect.

Ms. Hurley stated the applicant has been working with Building Inspections about what is required.

Jennifer Willcott stated she was in the subject building with the architect and found two very old doors. She would like to use one of these doors as the door that can access the brewery. Ms. Willcott further stated they found old windows hidden behind sheetrock and would like these windows to be exposed to the patio area.

Commissioner Gibson asked what their timeline is to open.

Mr. Willcott stated he is the general contractor for this project and ready to start construction with completion of the main structure in October 2022. The brew house will be at a later date.

Commissioner Gibson asked if the liquor license is an impediment.

Mr. Willcott stated they already have a micro-brewing license. They just need to complete a form with the state that extends that license to a secondary premise but cannot apply for that formally until they have possession of the property.

Commissioner Bateman asked for clarification that the portion to be demolished is in the rear and not connected to the historical structure that would affect anything.

Ms. Hurley stated it is not an integral part of the building.

Commissioner Bower asked what the single window on the east side of the building is.

Mr. Willcott stated it is just a window that opens up to the second-story of the building for daylight into that room.

Commissioner Bateman asked if the cladding on the east side will remain.

Mr. Willcott responded they want to replace that metal siding with wood.

Commissioner Bower asked what a glass roll-up is.

Ms. Hurley responded it's like a garage door but has glass.

Mrs. Willcott stated they chose the glass roll-up so they can open it up to the street for the wine-walk or parades, etc.

Commissioner Bower asked if the applicants were familiar with the historic tax credits.

Mrs. Willcott stated she did look into it the historic tax credits. Her fear is that the garage door and the brick closing up the windows may not be allowed. Additionally, they have wood ceilings and to meet fire code they would need to install a fire sprinkler system.

Commissioner Bower asked if they have had any contact with the State Historic Preservation Office.

Mrs. Willcott responded she has spoken with Katrina Ringler. Mrs. Willcott further stated she is looking into a tourism grant and a tax abatement through the city.

Commissioner Bateman suggested they look further into the fire sprinkler system to make sure that is not a requirement.

Mr. Willcott stated based on the square footage and adding a secondary means of egress, it appears they can do a five-hour separation with two layers of 5/8" drywall with seamed tape and will meet the requirement for fire suppression.

Chairman Jackson asked if there are any further questions/discussion from the commissioners. With none, Chairman Jackson called for a motion. Commissioner Bateman moved to approve the proposed renovation project at 600 Cherokee, seconded by Commissioner Gibson and approved by a vote of 5-0.

### **OTHER BUSINESS/CORRESPONDENCE**

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

Ms. Hurley noted there are 16 Minor Certificates of Appropriateness for the board's information.

On a separate note, Commissioner Gibson asked staff if they received the list of questions he sent.

Ms. Hurley stated she was out of town and did not get a chance to review all the questions. Staff will provide the commissioners with answers to the information requested at the next meeting, August 3, 2022.

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

Meeting was adjourned at 6:43 p.m.

Minutes taken by Administrative Assistant Michelle Baragary.