

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

**REGULAR SESSION
Wednesday, August 3, 2022
6:00 p.m.**

AGENDA

CALL TO ORDER:

- 1. Roll Call/Establish Quorum**
- 2. Approval of Minutes: July 7, 2022**

OLD BUSINESS:

None

NEW BUSINESS:

1. 2022-16 LPC – 319 N. BROADWAY

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 319 N. Broadway, a property located in the North Broadway Historic District.

OTHER BUSINESS/CORRESPONDENCE:

1. FYI – MINOR CERTIFICATE OF APPROPRIATENESS (3)

- 218 Pine St – replace furnace
- 521-1/2 Delaware – replace existing sign
- 417 S. 2nd St – wall sign and projecting sign

AJOURN

CITY OF LEAVENWORTH PRESERVATION COMMISSION

COMMISSION CHAMBERS, CITY HALL
100 N 5th 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. 6th 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. 6th 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.

LEAVENWORTH PRESERVATION COMMISSION

State Law Review
319 N. Broadway

August 3, 2022

PREPARED BY:



Julie Hurley,
Director of Planning and
Community Development

APPROVED BY:



Paul Kramer,
City Manager

APPLICANT/OWNER:

James Lampkin

SUBJECT:

A State Law review for the construction of a gazebo on the property located 319 N. Broadway Street, a property located in the North Broadway Historic District, a historic district listed on the National Register of Historic Places.

STAFF ANALYSIS:

The property consists of a single family home and detached garage. The home was constructed in 1867 as the Henry W. Gillett House, and is a two-story Italianate style home. It has painted brick construction and a low-pitched asphalt shingled hip roof with deck. The ornate bracketed cornice features paired brackets on foliated corbels, a dentil molding, a paneled frieze with lozenge motif, and a paneled soffit. The one story front porch has octagonal section posts with foliated capitals and sawn brackets, wood pedestals with round arched panels on their faces, a bracketed cornice with a diamond molding in the frieze, a roof cresting aligned with the front entry with a modern metal balcony railing behind, and steps with decorative stone cheeks. Other features include a stone foundation, a lower two story brick extension of the ell believed to have been made in 1895 with a small modern one story frame wing with a cinder block foundation, and interior brick chimneys. The concrete front walk has a brownstone border, with nearby two stone hitching posts with chamfered corners and iron rings. The detached garage was constructed in the late 20th Century and does not have any historic significance.

The applicant intends to construct a 10' x 12' gazebo on the south side of the home. The gazebo will be constructed of wood with a metal roof, and will be completely freestanding from the existing home. The property is zoned R1-9, Medium Density Single Family Residential District, and the gazebo will be required to meet all applicable setbacks.

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 residential structure, the proposed gazebo does not alter the defining characteristics of the building or site.

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.
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.
No repair or replacement of historic features is proposed.
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 construction of the proposed gazebo will not alter or destroy any historic features or materials, and will be compatible with the residential nature of the structure.
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 gazebo will be free-standing and will not impair the integrity of the historic property should it be removed in the future.

ACTION/OPTIONS:

- Motion, to approve the proposed gazebo at 319 N. Broadway Street based on the standards set by the Secretary of the Interior.
- Motion, to deny the proposed gazebo at 319 N. Broadway Street based on the standards set by the Secretary of the Interior.

- Motion, to Table item until the next meeting for the purpose of further study.
- Motion, to forward to the SHPO for review.



Project No. 2022-16 LPC
 Application No. 11543
 Fee (non-refundable) \$200.00
 Filing Date 6/16/22
 Fee Paid/Received By: 06/16/22

**MAJOR CERTIFICATE OF APPROPRIATENESS
 Landmark Impact Determination**

Property Address of Landmark or Contributing Property for review: 319 N. BROADWAY
 Printed Name of Property Owner: JAMES E LAMPKIN
 Address of Property Owner: 319 N. BROADWAY, LEAVENWORTH, KS 66048
 Phone: 816-694-1329 Email: JAMESLAMPKINESP@gmail.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: ADD a GAZEBO-

Historical or Architectural significance:
 National Register Kansas Register
 Leavenworth Landmark Register [] Listed on Historic Resource Survey []
 Other Contribution: _____

Physical Description of Demolition/Improvement work: 10'x12' GAZEBO (see photo)

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.

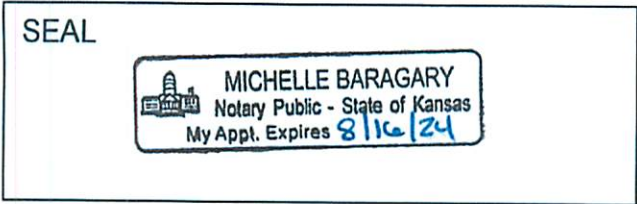
Owner's Signature: James E Lampkin Date: 16 June 2022

State of Kansas)

County of Leavenworth)

Signed or attested before me on the 16th day of June 2022 by James Lampkin

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



For Office Use:
 Date of Public Hearing: 8/3/22
 Date of Notice of Public Hearing published 7/7/22
 Date Notice sent to property owners within historic district, as appropriate: 7/7/22
 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 []

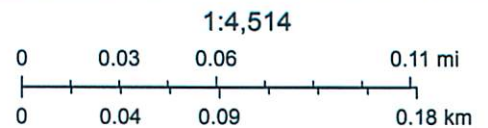


319 N. Broadway



7/28/2022, 10:12:30 AM

- Override 1
- Historic Districts
- Parcels (City Owned)
- Parcels_Current
- Leavenworth City Limits
- City Right-of-Way
- RoadCenterline



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



Application No. 11097

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

Date of application 7-11-22. All information is subject to verification. Willful falsification may lead to issuance of a "stop work" order on your project.

1. Address of Property: 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. *NEW FURNACE TO REPLACE OLD DEFECTIVE CARBON MONOXIDE EMITTING ONE MAKING PERSON RESIDING THERE VERY ILL. SINCE IT WAS WINTER A NEW ONE WAS REQUIRED TO PROVIDE HEAT TO ANYONE RESIDING THERE AND PREVENT PIPES FROM FREEZING.*
- * 4. Printed name of owner: Sylvia A. Eustice
 Telephone Number: 651-2075
 Email: _____

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

* Sylvia A. Eustice _____ July 11, 2022
 Signature of property owner(s) Date

State of Kansas)

County of Leavenworth)

Signed and attested before me on July 11, 2022 by Sylvia A. Eustice

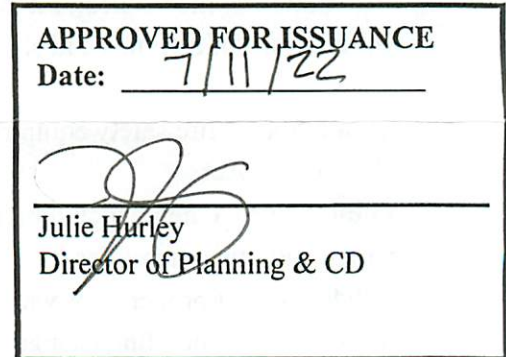
Notary Public Michelle Baragary

My Appointment Expires 8/16/24

(Seal)



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





Application No. 11756

MINOR CERTIFICATE OF APPROPRIATENESS
Historic Resource Preservation Ordinance
Leavenworth, Kansas

Date of application 7/19/22. All information is subject to verification. Willful falsification may lead to issuance of a "stop work" order on your project.

1. Address of Property: 521 1/2 Delaware St.
- National Register
 - Kansas Register
 - Landmarks Register
 - Historic District
- Name of District: Downtown

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 maintenance
 - Sidewalk dining
 - Other projects: Replacing existing sign with same size & very similar artwork.

4. Printed name of owner: RL Property Company, LLC
Telephone Number: 913 314 1641
Email: _____

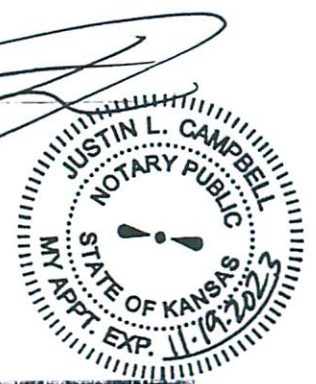
NOTE: All signatures must be in ink. Signature of owner(s) must be secured and notarized.

[Signature] _____ July 19, 2022
Signature of property owner(s) Date

State of Kansas)
County of Johnson)

Signed and attested before me on 19 July 2022 by [Signature]
Notary Public Justin L. Campbell
My Appointment Expires Nov. 19, 2023

(Seal)



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

APPROVED FOR ISSUANCE
Date: 7/20/22
[Signature]
Julie Hurley
Director of Planning & CD



Application No. 11758

MINOR CERTIFICATE OF APPROPRIATENESS
Historic Resource Preservation Ordinance
Leavenworth, Kansas

Date of application 7-20-22. All information is subject to verification. Willful falsification may lead to issuance of a "stop work" order on your project.

1. Address of Property: 417 S. Second Street

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

Name of District: Downtown

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. Replacing existing sign with dual branding as only change.

4. Printed name of owner: LCP Leavenworth LLC
Telephone Number: 404 510 4483
Email: edo@lexordcapital.com

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

[Signature] Signature of property owner(s) 7/20/2022 Date

State of Georgia)

County of Cobb)

Signed and attested before me on 7/20/2022 by driver's license

Notary Public Mikaela M. Tracy; Mikaela M. Tracy
My Appointment Expires 07/12/2025

(Seal)



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

APPROVED FOR ISSUANCE
Date: 7/21/22
[Signature]
Julie Hurley
Director of Planning & CD