

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

**REGULAR SESSION
Wednesday, September 7, 2022
6:00 p.m.**

AGENDA

CALL TO ORDER:

- 1. Roll Call/Establish Quorum**
- 2. Approval of Minutes: August 3, 2022**

OLD BUSINESS:

None

NEW BUSINESS:

1. 2022-19 LPC - PASSAGEWAYS

A State Law review (K.S.A 75-2724) for the proposed installation of a public art project at multiple locations within the Downtown Leavenworth Historic District and determine if the project meets the Secretary of the Interior Standards for Rehabilitation.

OTHER BUSINESS/CORRESPONDENCE:

1. FYI – MINOR CERTIFICATE OF APPROPRIATENESS (5)

- 515 Delaware – electrical, mechanical, interior renovations, signage
- 802 S. 7th St. – roof replacement
- 418 Cherokee – 2 roof top AC units
- 618 Cherokee – exterior paint on north, east and west walls
- 628 Spruce – interior renovations

AJOURN

CITY OF LEAVENWORTH PRESERVATION COMMISSION

COMMISSION CHAMBERS, CITY HALL
100 N 5th Street, Leavenworth, Kansas 66048
Wednesday, August 3, 2022 6:00 PM

The Leavenworth Preservation Commission met Wednesday, August 3, 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, Sherry Hines Whitson and Ken Bateman. 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 July 7, 2022. Commissioner Gibson moved to approve the minutes as presented, seconded by Commissioner Otto and approved by a vote of 6-0.

OLD BUSINESS

None

NEW BUSINESS

1. 2022-16 LPC – 319 N. BROADWAY ST.

Review proposal under State Preservation Law (K.S.A. 75-2724) and determine if the project meets the Secretary of the Interior Standards for Rehabilitation for property located at 319 N. Broadway St., a property located in the North Broadway Historic District.

Chairman Jackson called for the staff report.

Planning Director Julie Hurley stated 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 an 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 Standards.
- Motion, to deny the proposed gazebo at 319 N. Broadway Street based on the standards set by the Secretary of the Interior Standards.
- Motion, to Table item until the next meeting for the purpose of further study.
- Motion, to forward to the SHPO for review.

Chairman Jackson the applicant to discuss his project.

James Lampkin, property owner, stated they are looking to install a small gazebo to sit outside and stay out of the sun, which will also bring dignity to the house since it is a beautiful structure.

Commissioner Whitson asked if they will be doing the project themselves or hiring a contractor.

Mr. Lampkin stated he will hire a couple young men to install the gazebo.

Commissioner Bower asked staff if a building permit will be required for this project.

Ms. Hurley responded a building permit will not be required because the gazebo is 120 sqft.

Mr. Otto asked if any excavation will need to be done.

Mr. Lampkin stated the area is pretty flat. He gave it a little grade so the water would run off. He has compacted the area and is ready to receive the structure to install.

Chairman Jackson asked how the legs of the gazebo will be anchored.

Mr. Lampkin stated they will secure it to the ground so the wind will not lift the structure.

Commissioner Gibson asked if the structure will be on concrete.

Mr. Lampkin responded the structure comes with metal brackets that you can either pound into the ground or secure them to concrete plates. Mr. Lampkin further stated he is thinking about buying 8" thick limestone, which weighs about 600lbs, and securing the gazebo to the limestone.

Commissioner Bower asked if they plan to run electricity to the gazebo.

Mr. Lampkin responded in the affirmative. The gazebo comes wired so you just plug it into an extension cord.

Steve Clay, 307 N. Broadway, stated he has lived at his home for 23 years, and Mr. Lampkin moved into his home at 319 N. Broadway about 5 years later. The Lampkin's have done a lot of work maintaining and upgrading their

property through the years. The gazebo will not only be comfortable for the Lampkin's but will also improve the look of the neighborhood as well. Mr. Clay further stated he fully supports this project and it will be a positive addition to North Broadway.

Chairman Jackson asked if there are any further questions/discussion from the commissioners. With none, Chairman Jackson called for a motion. Commissioner Whitson moved to approve the proposed gazebo at 319 N. Broadway St. based on the standards set by the Secretary of the Interior Standards, seconded by Commissioner Gibson and approved by roll call 6-0.

OTHER BUSINESS/CORRESPONDENCE

1. Other Business/Correspondence

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

Ms. Hurley stated the First City Passageways is on the agenda for the September 7th Preservation Commission meeting.

Commissioner Gibson asked about the list of questions he emailed to staff.

Ms. Hurley stated she forgot the questions but will email the questions and responses to the commission first thing tomorrow morning.

With no further discussion, Chairman Jackson called for a motion to adjourn. Commissioner Bower moved to adjourn, seconded by Commissioner Whitson and approved by a vote of 6-0.

Meeting was adjourned at 6:27 p.m.

Minutes taken by Administrative Assistant Michelle Baragary.

LEAVENWORTH PRESERVATION COMMISSION

State Law Review
KSA 75-2724
First City Passageways Project
September 7, 2022

PREPARED BY:



Julie Hurley,
Director of Planning and
Community Development

APPROVED BY:



Paul Kramer,
City Manager

APPLICANT:

Leavenworth Main Street Program

SUBJECT:

A State Law review (KSA 75-2724) for the proposed installation of a public art project at multiple locations within the Downtown Leavenworth Historic District, under the Standards for Rehabilitation as set forth by the Secretary of the Interior.

STAFF ANALYSIS:

The Leavenworth Main Street organization is proposing an outdoor painting competition called First City Passageways, in which artists will install a painting on pre-selected doors or passageways in the downtown area. Artists will be required to submit concept renderings to the Main Street Selection Committee prior to installation of the paintings.

Previous installations of this project was reviewed and approved by the LPC in 2020 and 2021. During the previous review, the LPC determined that renderings of the proposed art for each location would not need to be submitted for review prior to their installation. The event has been successful, with wide support from the community. This year's event is planned to be held in late September or early October. The locations to be included are:

529 Cherokee
401 Delaware
424 Delaware
427 Delaware
510 ½ Delaware
520 Delaware
531 Delaware
600 Shawnee
601 Shawnee

REQUIRED REVIEWS:

The proposed project shall be reviewed utilizing the Standards for Rehabilitation as set forth by the Secretary of the Interior:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
No structures will undergo a change in use or defining characteristics.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
No historic materials will be removed or altered.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
No changes will be undertaken that create a false sense of historical development.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
No features with historic significance will be altered.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
No features with historic significance will be altered.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
No features are proposed to be repaired or replaced.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
Paint will be applied to the structure as part of the installation of the art project.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
No known significant archeological resources will be altered
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
No new additions or physical alterations are proposed.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
No new additions or construction are proposed.

ACTION/OPTIONS:

- Motion, to determine that the First City Passageways project at the 9 specified locations does not damage or destroy any historic property.
- Motion, to determine that the First City Passageways project at the 9 specified locations does damage or destroy a historic property.
- Motion, to Table item until the next meeting for the purpose of gathering additional information.
- Motion, to forward to the SHPO for review.



Project No. 2022-19 LPC
 Application No. 11747
 Fee (non-refundable) \$200.00
 Filing Date 7-20-22
 Fee Paid/Received By: 7-22-22

**MAJOR CERTIFICATE OF APPROPRIATENESS
 Landmark Impact Determination**

Property Address of Landmark or Contributing Property for review: See Attached

Printed Name of Property Owner: Various

Address of Property Owner: 416 Cherokee St. Leav. KS 66048

Phone: _____ Email: _____

Applicant Name (if different from property owner): Leavenworth Main Street

Phone: 913-682-3924 Email: director@leavenworthmainstreet.com
Wendy Scheidt

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

Nature of Repair or Alteration/demolition: Passageway Artist Project

Historical or Architectural significance:

National Register

Kansas Register

Leavenworth Landmark Register

Listed on Historic Resource Survey []

Other Contribution: _____

Physical Description of Demolition/Improvement work: Artists painting on obscure doors and/or windows, area on facade

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.

Dated this 15th day of July, 2022.

Wendy Scheidt
Owner (Print Name)

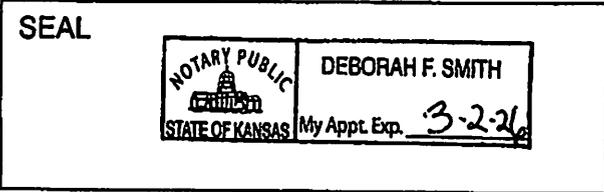
for 21 Main Street
Owner (Signature)

State of Kansas

County of Leavenworth

Signed or attested before me on July 15, 2022 by Wendy Scheidt

Notary Public Deborah F. Smith My appointment expires 3/02/26



For Office Use:
 Date of Public Hearing: 9-7-22
 Date of Notice of Public Hearing published 8-16-22
 Date Notice sent to property owners within historic district, as appropriate: 8-16-22
 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 []

2022 First City Passageways Locations/Building Owners

529 Cherokee Cindy Schulenberg/Ten Penny Restaurant

~~121 Delaware Dr. Anderson/Anderson Orthodontic~~

not in Historic District

401 Delaware Country Club Bank

424 Delaware Marty Pope/Marc Cipriano/Reunions Antiques

427 Delaware Ron Booth

510 ½ Delaware Theresa Wiggin

520 Delaware Alliance Against Family Violence

531 Shawnee Debbie Moulden/Davis Funeral Chapel

600 Shawnee Ilan Salsberg/Lv Local

601 Shawnee Chris Ramos/Ramos Pawn



FIRST CITY PASSAGEWAYS OF DOWNTOWN PROJECT

Building Owner: Cindy Schulenberg

Building Address: 529 Cherokee

Location of Passageway: West side

The Passageways project is an exciting public art initiative by the Leavenworth Main Street Design Committee. In October of 2022, we plan to offer a number of passageways to local and regional artists to create interest and excitement downtown by allowing their creativity to shine.

- What is painted inside the opening is up to the artist, but must conform to common decency standards. The passage has been opened and this is what we see through the opening.
- The owner will be provided a "concept drawing" for your approval.
- Guidelines: Whimsical, Thoughtful, Family Friendly that encourage exploration of downtown.

Please provide your consent.

Cindy Schulenberg

Date: 7/19/22



FIRST CITY PASSAGEWAYS OF DOWNTOWN PROJECT

Building Owner: Eric Anderson

Building Address: 121 Delaware St

Location of Passageway: Side of building,
2nd street side

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Please provide your consent.



Date: 6/1/22



FIRST CITY PASSAGEWAYS OF DOWNTOWN PROJECT

Building Owner: Country Club Bank
Building Address: 401 Delaware St Leavenworth, KS 66048
Location of Passageway: Back of Building facing Cherokee St

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- The owner will be provided a "concept drawing" for your approval.
- Guidelines: Whimsical, Thoughtful, Family Friendly that encourage exploration of downtown.

Please provide your consent.

M. Craig Kelly
Regional President

Date: July 12, 2022



1 or Both Doors? - Just one this time.

FIRST CITY PASSAGEWAYS OF DOWNTOWN PROJECT

Building Owner: Marty Pope / Marc Cipriano

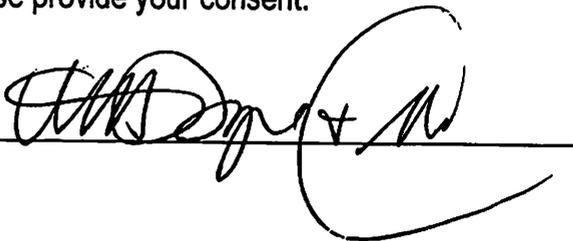
Building Address: 414 Delaware

Location of Passageway: In Alley west of Cows

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Please provide your consent.



Date: 6/3/22



FIRST CITY PASSAGEWAYS OF DOWNTOWN PROJECT

Building Owner: Ronald R. Booth Properties, LLC

Building Address: 427 Delaware

Location of Passageway: West side of AXA Building

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- Guidelines: Whimsical, Thoughtful, Family Friendly that encourage exploration of downtown.

Please provide your consent.

Ronald R Booth

Date: 6/1/2022



FIRST CITY PASSAGEWAYS OF DOWNTOWN PROJECT

Building Owner: Jim And Theresa Wiggin

Building Address: 510 1/2 Delaware St. LVW

Location of Passageway: Facing Delaware - Door has
Address

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- The owner will be provided a "concept drawing" for your approval.
- Guidelines: Whimsical, Thoughtful, Family Friendly that encourage exploration of downtown.

Please provide your consent.

Theresa A Wiggin

Date: 7/5/2022



FIRST CITY PASSAGEWAYS OF DOWNTOWN PROJECT

Building Owner: Alliance Against Family Violence

Building Address: 520 Delaware

Location of Passageway: Gated alley just East of the
Building

The Passageways project is an exciting public art initiative by the Leavenworth Main Street Design Committee. In October of 2022, we plan to offer a number of passageways to local and regional artists to create interest and excitement downtown by allowing their creativity to shine.

- What is painted inside the opening is up to the artist, but must conform to common decency standards. The passage has been opened and this is what we see through the opening.
- The owner will be provided a "concept drawing" for your approval.
- Guidelines: Whimsical, Thoughtful, Family Friendly that encourage exploration of downtown.

Please provide your consent.

Mr A Jupp

Date: 7/13/2022



FIRST CITY PASSAGEWAYS OF DOWNTOWN PROJECT

Building Owner: Davis Funeral Chapel Inc
Dodie Moulben

Building Address: 531 Shawnee St

Location of Passageway: Davis Funeral Chapel - 6th + Shawnee
Door next to the garage door / on north side
of garage door.

The Passageways project is an exciting public art initiative by the Leavenworth Main Street Design Committee. In October of 2022, we plan to offer a number of passageways to local and regional artists to create interest and excitement downtown by allowing their creativity to shine.

- What is painted inside the opening is up to the artist, but must conform to common decency standards. The passage has been opened and this is what we see through the opening.
- The owner will be provided a "concept drawing" for your approval.
- Guidelines: Whimsical, Thoughtful, Family Friendly that encourage exploration of downtown.

Please provide your consent.

Dodie Moulben

Date: 10-20-22



FIRST CITY PASSAGEWAYS OF DOWNTOWN PROJECT

Building Owner: Ilan Salzberg
Building Address: 600 Shawnee Street
Location of Passageway: Shawnee Street

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- The owner will be provided a "concept drawing" for your approval.
- Guidelines: Whimsical, Thoughtful, Family Friendly that encourage exploration of downtown.

Please provide your consent.



Taylor Herken
Event Coordinator

Date: 6-30-2022



FIRST CITY PASSAGEWAYS OF DOWNTOWN PROJECT

Building Owner: Christin R. Raymus

Building Address: 601 Shawnee St LV, KS 66048

Location of Passageway: facade area on Shawnee

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- What is painted inside the opening is up to the artist, but must conform to common decency standards. The passage has been opened and this is what we see through the opening.
- The owner will be provided a "concept drawing" for your approval.
- Guidelines: Whimsical, Thoughtful, Family Friendly that encourage exploration of downtown.

Please provide your consent.

Christin R. Raymus

Date: 14 July 2022

2022 FIRST CITY PASSAGEWAYS

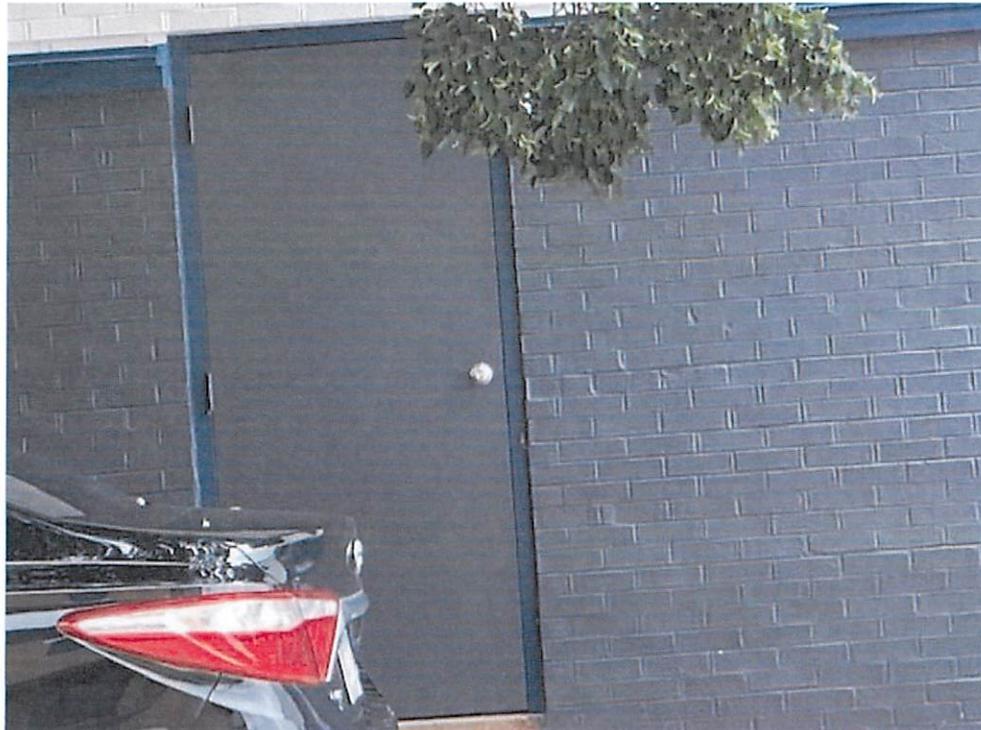
LEAVENWORTH MAIN STREET PROGRAM, INC.

TEN PENNY RESTAURANT, 529 CHEROKEE
OWNER APPROVED 6 25 2022



MB1

ANDERSON ORTHODONTICS, 121 Delaware, 2nd
Street Side **Owner Approved 6/1/22**



COUNTRY CLUB BANK ALLEY NICHES

401 Delaware Alley **Owner Approved 6/12/22**



REUNIONS ANTIQUES, 414 Delaware Alley
Owner Approved 6/3/22



AXA BUILDING, 427 Delaware WINDOWS ON 5TH STREET
Owner Approved 6/1/22



510 ½ DELAWARE WIGGIN PROPERTY
Owner Approved 7 5 2022



WOODEN GATE, ALLIANCE AGAINST FAMILY VIOLENCE,
520 Delaware Owner approved 7 13 2022



DAVIS FUNERAL CHAPEL DOOR, 531 Shawnee 5th
Street Side **Owner Approved 6/29/22**



RAMOS PAWN, 601 Shawnee



LV LOCAL HOTEL, 600 Shawnee **Owner**
Approval 6/30/2022





Application No. 11789

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

Date of application 8-1-22. All information is subject to verification. Willful falsification may lead to issuance of a "stop work" order on your project.

1. Address of Property: 515 Delaware, Leav. KS 66048
 National Register
 Kansas Register
 Landmarks Register
 Historic District
Name of District: Leav. 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 maintenance
 - Sidewalk dining
 - 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: Aree Proctor
Telephone Number: 760 792 0457
Email: areeproctor@yahoo.com

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

[Signature] _____ Date 7/29/22
Signature of property owner(s) _____ Date

State of Kansas)

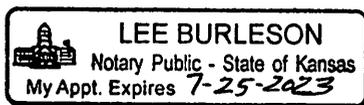
County of Leavenworth)

Signed and attested before me on July 29, 2022 by Aree Proctor.

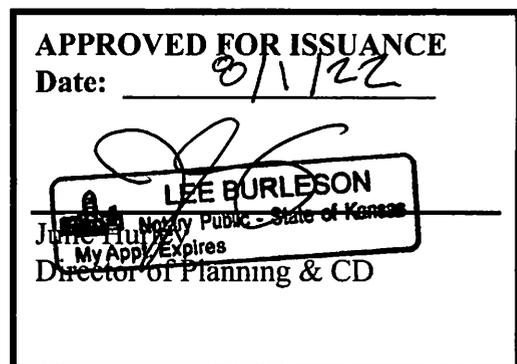
Notary Public Lee Burlison

My Appointment Expires 7-25-2023

(Seal)



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





Application No. 11793

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

Date of application 8-4-22. All information is subject to verification. Willful falsification may lead to issuance of a "stop work" order on your project.

1. Address of Property: 802 S. 7th Street, Leavenworth, KS 66048

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

Name of District: Union Park 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 maintenance
- Sidewalk dining
- 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: Louis M. Clothier
Telephone Number: 913-683-0355
Email: lmclothier@gmail.com

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

Louis M. Clothier Aug 2, 2022
Signature of property owner(s) Date

State of Kansas)

County of Leavenworth)

Signed and attested before me on 2nd Aug 2022 by Louis M. Clothier

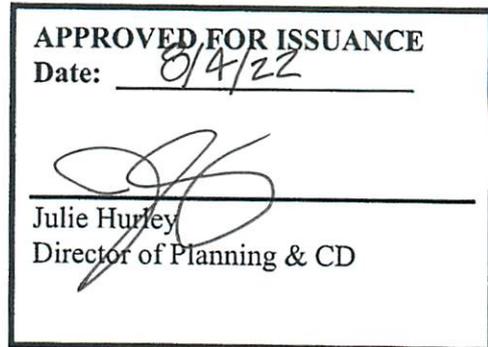
Notary Public [Signature]

My Appointment Expires 01/11/2023

(Seal)



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





Application No. 11792

MINOR CERTIFICATE OF APPROPRIATENESS
Historic Resource Preservation Ordinance
Leavenworth, Kansas

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

1. Address of Property: 418 Cherokee, 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 maintenance
 - Sidewalk dining
 - 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: Cassandra Garcia
Telephone Number: 913 7025925
Email: Cassy.rose195@gmail.com

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

Cassandra Garcia _____ 8/5/2022
Signature of property owner(s) Date

State of KANSAS

County of Leavenworth

Signed and attested before me on August 5, 2022 by CASSANDRA GARCIA.

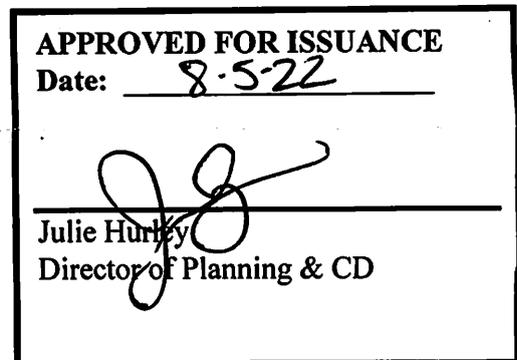
Notary Public Michelle Baragary

My Appointment Expires 8/16/24

(Seal)



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





Application No. 11881

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

Date of application August 8, 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: 618 Cherokee St

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

Name of District: Downtown Leavenworth 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 PAINTING EXTERIOR N, E, W walls
- 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: 434-409-0203
Email: 434-409-0203

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

Kenneth C. Bateman August 8, 2022
Signature of property owner(s) Date

State of Kansas)

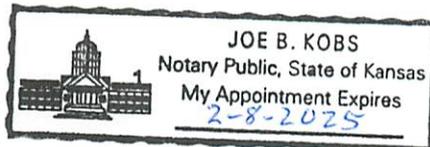
County of LEAVENWORTH)

Signed and attested before me on 8 August 2022 by Kenneth C. Bateman,

Notary Public Joe B. Kobs

My Appointment Expires 2-8-2025

(Seal)



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

APPROVED FOR ISSUANCE
Date: 8/8/22
Julie Hurley
Director of Planning & CD



Application No. 11952

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

Date of application 6/29/22. All information is subject to verification. Willful falsification may lead to issuance of a "stop work" order on your project.

1. Address of Property: 628 SPRUCE
 National Register
 Kansas Register
 Landmarks Register
 Historic District
Name of District: UNION PARK 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 maintenance
 Sidewalk dining
 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: Richard Robberson SFR3
Telephone Number: 913 775 1238
Email: richard.robberson@sfr3.com

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

[Signature] _____ Date 8/22/2022
Signature of property owner(s) Date

State of Kansas)

County of Decatur)

Signed and attested before me on August 22, 2022 by Richard Robberson

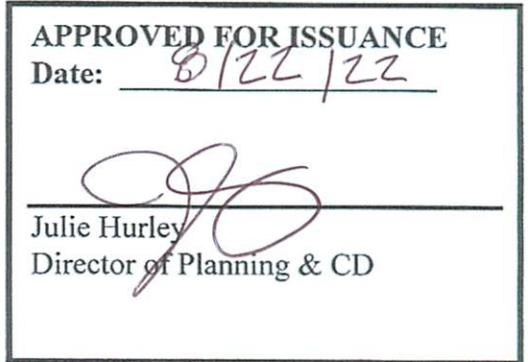
Notary Public [Signature]

My Appointment Expires 3/18/24

(Seal)



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



Scope: 628 Spruce Street

Property Information

Project Name Scope: 628 Spruce Street

Year Built 1900

Street Address 628 Spruce Street

Square Feet 959

City Leavenworth

Lot Size (Acres)

State KS

Zillow Link https://www.zillow.com/homes/628-Spruce-Street,-66048_rb/

Zip 66048

Keep or Sell keep

Metro MCI

Estimated Budget \$36330.07

Lockbox Code #7368

Total Renovation Estimate \$38222.49

Exterior Front

Exterior Front Subtotal

General Repair

This group has no data

Electrical Repair

This group has no data

Plumbing Repair

This group has no data

Other

This group has no data

Exterior Right

Exterior Right Subtotal

General Repair

This group has no data

Electrical Repair

This group has no data

Plumbing Repair

This group has no data

Other

This group has no data

Exterior Left

Exterior Left Subtotal

General Repair

This group has no data

Electrical Repair

This group has no data

Plumbing Repair

This group has no data

Other

This group has no data

Exterior Rear

Is there a shed?

No

Exterior Rear Subtotal

General Repair

This group has no data

Electrical Repair

This group has no data

Plumbing Repair

This group has no data

Shed Repairs

This group has no data

Other

This group has no data

Exterior Global and Foundation

Exterior Global and Foundation Subtotal

\$10174.00

General Repair

General Repair Type	Units	Vendor Instructions	SFR3 Justification	Cost
Landscape Package - Small - Ea	1			\$750.00
Recurring landscaping - Ea	1			\$174.00
Exterior Pressure Wash - Ea	1			\$250.00
Trash Removal Dumpster - 20 yard - Ea	2			\$700.00
Deck and Porch Painting - Sqft	200			\$500.00
Shutters - Decorative - 1st Floor - Ea	6			\$330.00
Shutters - Decorative - 2nd Floor - Ea	2			\$130.00

Vinyl Siding - Sqft	50		\$300.00
Exterior Cracked Concrete Repair - Ea	35		\$1400.00
Deck Railing Replacement - Lft	15		\$270.00
Exterior Crack Repair - Ea	30	Foundation tuckpoint exterior foundation.	\$1500.00
Basement Window Well Cover - Ea	3		\$150.00
Door Chime Kit - Ea	1		\$45.00
Splash Blocks - Ea	8		\$120.00
Back Door and Trim Exterior Painting - Ea	10	To include all exterior trim painting.	\$500.00

Electrical Repair

This group has no data

Other

Planner Category	Vendor Instructions	SFR3 Justification	Cost
Rough electrical - Ea	Knob and tube wiring to be replaced to meet SFR3 guidelines as well as local municipality requirements. Partial re wire.	Knob and tube wiring to be replaced to meet SFR3 guidelines as well as local municipality requirements. Partial re wire.	\$3000

Roof

Does the roof have 5 or more years of useful life remaining?

Yes

Roof Subtotal

General Repair

This group has no data

Other

This group has no data

Entryway

What is the square footage of the room? 0

Entryway Subtotal

General Repair

This group has no data

Flooring

This group has no data

Electrical

This group has no data

Other

Dining Room

What is the square footage of the room? 125

Dining Room Subtotal

\$467.50

General Repair

General Repair Type	Units	Vendor Instructions	SFR3 Justification	Cost
Drywall Major Repair (select once for 1 to 5 sheets) - Ea	1			\$100.00

Flooring

Flooring Type	Units	Vendor Instructions	SFR3 Justification	Cost
Refinish Hard Wood Floor - Sqft	125			\$312.50

Electrical

Electrical Type	Units	Vendor Instructions	SFR3 Justification	Cost
Flush Mount - 13" - Ea	1			\$50.00
Light Switch - Ea	1			\$5.00

Other

This group has no data

Living Room

What is the square footage of the room? 180

Living Room Subtotal

\$710.00

General Repair

General Repair Type	Units	Vendor Instructions	SFR3 Justification	Cost
Drywall Major Repair (select once for 1 to 5 sheets) - Ea	2			\$200.00

Flooring

Flooring Type	Units	Vendor Instructions	SFR3 Justification	Cost
Refinish Hard Wood Floor - Sqft	180			\$450.00

Electrical

Flush Mount - 13" - Ea	1	\$50.00
Light Switch - Ea	2	\$10.00

Other

This group has no data

Kitchen

What is the square footage of the kitchen?	140	Kitchen Subtotal	\$8125.51
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Appliances

Appliances Type	Units	Vendor Instructions	SFR3 Justification	Cost
18 Cu Ft Refrigerator (Stainless Steel) - Ea	1			\$712.26
Electric Range (Stainless Steel) - Ea	1			\$513.51
Vent Hood (Stainless Steel) - Ea	1			\$140.00
Dishwasher (Stainless Steel) - Ea	1			\$345.76
Dishwasher Mounting Kit for Granite - Ea	1			\$25.00

Cabinets

Cabinets Type	Units	Vendor Instructions	SFR3 Justification	Cost
Cabinet - per Box - Ea	14			\$3010.00
Cabinet Knobs (select once for 10-pack) - Ea	3			\$223.98
Remove Existing Cabinets - Ea	1			\$300.00
Cabinet Repairs - Tighten /Adjust, Install Vinyl - Ea	3			\$255.00

Countertops

Countertops Type	Units	Vendor Instructions	SFR3 Justification	Cost
Countertops - Sqft	40			\$1440.00
Undermount Kitchen Sink - Ea	1			\$150.00
Wet Caulking - Ea	2			\$100.00

Flooring

Flooring Type	Units	Vendor Instructions	SFR3 Justification	Cost
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Refinish Hard Wood Floor 140
- Sqft

\$350.00

Electrical

Electrical Type	Units	Vendor Instructions	SFR3 Justification	Cost
Flush Mount - 13" - Ea	1			\$50.00
Light Switch - Ea	2			\$10.00

Plumbing

This group has no data

General Repair

General Repair Type	Units	Vendor Instructions	SFR3 Justification	Cost
Drywall Major Repair (select once for 1 to 5 sheets) - Ea	5			\$500.00

Other

This group has no data

Breakfast Area

What is the square footage of
the breakfast area? 0

Breakfast Area Subtotal

General Repair

This group has no data

Floor Repair

This group has no data

Electrical Repair

This group has no data

Other

This group has no data

Hallway 1

What is the square footage of
the hallway? 0

Hallway 1 Subtotal

General Repair

This group has no data

Flooring

This group has no data

Electrical

Other

This group has no data

Hallway 2

Is there a Hallway 2? No

General Repair

This group has no data

Flooring

This group has no data

Electrical

This group has no data

Other

This group has no data

Stairway 1

Is there a Stairway 1? Yes **Stairway 1 Subtotal** \$207.04

What is the square footage of the stairway? 220

General Repair

This group has no data

Flooring

Flooring Type	Units	Vendor Instructions	SFR3 Justification	Cost
Carpet Stair Labor (15 steps) - Ea	2			\$150.00

Electrical

Electrical Type	Units	Vendor Instructions	SFR3 Justification	Cost
Lighting - Pendant Light - Ea	1			\$47.04
Light Switch - Ea	2			\$10.00

Other

This group has no data

Stairway 2

Is there a Stairway 2? No

General Repair

This group has no data

Flooring

This group has no data

Electrical

This group has no data

Other

This group has no data

Bedroom 1**What is the square footage of the room?** 200**Bedroom 1 Subtotal****\$655.00****General Repair**

General Repair Type	Units	Vendor Instructions	SFR3 Justification	Cost
Drywall Minor Repair - Ea	2			\$100.00

Floor Repair

Floor Repair Type	Units	Vendor Instructions	SFR3 Justification	Cost
Refinish Hard Wood Floor - Sqft	200			\$500.00

Electrical Repair

Electrical Repair Type	Units	Vendor Instructions	SFR3 Justification	Cost
Flush Mount - 13" - Ea	1			\$50.00
Light Switch - Ea	1			\$5.00

Other

This group has no data

Bedroom 2**What is the square footage of the room?** 175**Bedroom 2 Subtotal****\$488.50****General Repair**

General Repair Type	Units	Vendor Instructions	SFR3 Justification	Cost
Drywall Minor Repair - Ea	3			\$150.00

Floor Repair

Floor Repair Type	Units	Vendor Instructions	SFR3 Justification	Cost
Carpet - Sqft	175			\$283.50

Electrical Repair

Electrical Repair Type	Units	Vendor Instructions	SFR3 Justification	Cost
Flush Mount - 13" - Ea	1			\$50.00
Light Switch - Ea	1			\$5.00

Other

This group has no data

Bedroom 3

Is there a Bedroom 3? No

General Repair

This group has no data

Floor Repair

This group has no data

Electrical Repair

This group has no data

Other

This group has no data

Bedroom 4

Is there a Bedroom 4? No

General Repair

This group has no data

Floor Repair

This group has no data

Electrical Repair

This group has no data

Other

This group has no data

Bathroom 1

Is this a full or half bath? Full Bathroom 1 Subtotal \$2304.47

What is the square footage of the room? 85

General Repair

General Repair Type	Units	Vendor Instructions	SFR3 Justification	Cost
Bathroom Single Vanity -	1			\$225.00

Bathroom mirror - 30"x24" - Ea	1			\$40.00
3-Piece Accessory Set - Ea	1			\$87.17

Plumbing Repair

Plumbing Repair Type	Units	Vendor Instructions	SFR3 Justification	Cost
Toilet, 1 supply line, 1 shut off with plate, 1 wax ring - Ea	1			\$190.00
4 Piece Tub and Tub Surround - Ea	1			\$1100.00
Bathroom faucet, 2 supply lines, 2 shut offs w/ plates - Ea	1			\$140.00

Floor Repair

Floor Repair Type	Units	Vendor Instructions	SFR3 Justification	Cost
Vinyl Plank - Sqft	85			\$291.55
Trim/Shoe Mold - Lft	55			\$68.75

Electrical Repair

Electrical Repair Type	Units	Vendor Instructions	SFR3 Justification	Cost
Flush Mount - 13" - Ea	1			\$50.00
Lighting - Bathroom vanity light - 3-light - Ea	1			\$72.00
Light Switch - Ea	2			\$10.00
Bathroom Exhaust Fan - Ea	1			\$30.00

Other

This group has no data

Bathroom 2

Is there a Bathroom 2? Yes

Is this a full or half bath? Half

What is the square footage of the room? 85

Bathroom 2 Subtotal \$3024.47

General Repair

General Repair Type	Units	Vendor Instructions	SFR3 Justification	Cost
Bathroom mirror - 30"x24" - Ea	1			\$40.00

Bathroom Single Vanity -
24" (combo with top) - Ea

3-Piece Accessory Set - Ea 1

\$87.17

Drywall Major Repair 5
(select once for 1 to 5
sheets) - Ea

Re organize for piggyback
washer and dryer in order
to add shower.

\$500.00

Plumbing Repair

Plumbing Repair Type	Units	Vendor Instructions	SFR3 Justification	Cost
Toilet, 1 supply line, 1 shut off with plate, 1 wax ring - Ea	1			\$190.00
Bathtub and Tile Shower Surround - Ea	1			\$1375.00
Bathroom faucet, 2 supply lines, 2 shut offs w/ plates - Ea	1			\$140.00

Floor Repair

Floor Repair Type	Units	Vendor Instructions	SFR3 Justification	Cost
Vinyl Plank - Sqft	85			\$291.55
Trim/Shoe Mold - Lft	55			\$68.75

Electrical Repair

Electrical Repair Type	Units	Vendor Instructions	SFR3 Justification	Cost
Lighting - Bathroom vanity light - 3-light - Ea	1			\$72.00
Light Switch - Ea	1			\$5.00
Bathroom Exhaust Fan - Ea	1			\$30.00

Other

This group has no data

Bathroom 3

Is there a Bathroom 3?

No

General Repair

This group has no data

Plumbing Repair

This group has no data

Floor Repair

Electrical Repair

This group has no data

Other

This group has no data

Bathroom 4

Is there a Bathroom 4? No

General Repair

This group has no data

Plumbing Repair

This group has no data

Floor Repair

This group has no data

Electrical Repair

This group has no data

Other

This group has no data

Den / Bonus Room

Is there a Den / Bonus Room? No

General Repair

This group has no data

Floor Repair

This group has no data

Electrical Repair

This group has no data

Other

This group has no data

Utility / Laundry Room

Name of Room	laundry	Utility / Laundry Room Subtotal \$200.00
--------------	---------	---

What is the square footage of the room? 35

General Repair

This group has no data

Floor Repair

This group has no data

Electrical Repair

Electrical Repair Type

Unit

Vendor Instructions

SRP1 Justification

Cost

Lighting - Sconce - Interior - Ea	1			\$45.00
Light Switch - Ea	1			\$5.00

Plumbing Repair

Plumbing Repair Type	Units	Vendor Instructions	SFR3 Justification	Cost
Washer Box and Valves - Ea	1			\$150.00

Other

This group has no data

Garage

Is there a Garage?	Yes	Garage Subtotal	\$505.00
--------------------	-----	------------------------	-----------------

What is the square footage of the garage? 90

General Repair

General Repair Type	Units	Vendor Instructions	SFR3 Justification	Cost
Garage Door Motor - Ea	1			\$400.00

Electrical Repair

Electrical Repair Type	Units	Vendor Instructions	SFR3 Justification	Cost
Junction box - Ea	3	Run electric to meet code for operator.		\$105.00

Plumbing Repair

This group has no data

Other

This group has no data

Basement

Is there a basement?	Yes - unfinished	Basement Subtotal	\$1080.00
----------------------	------------------	--------------------------	------------------

What is the square footage of the basement? 700

General Repair

General Repair Type	Units	Vendor Instructions	SFR3 Justification	Cost
Interior Painting -	800	Clean and paint floor.		\$1080.00

Floor Repair

This group has no data

Electrical Repair

This group has no data

Plumbing Repair

This group has no data

Other

This group has no data

Basement Room 1**Is there a Basement Room 1?** Yes**What is the square footage of the room?** 350**Name of Basement Room** one**Basement Room 1 Subtotal** \$216.00**General Repair**

General Repair Type	Units	Vendor Instructions	SFR3 Justification	Cost
Handrail Brackets - Ea	6			\$36.00
Install Handrail - Lft	30			\$180.00

Flooring

This group has no data

Electrical

This group has no data

Other

This group has no data

Basement Room 2**Is there a Basement Room 2?** Yes**What is the square footage of the room?** 350**Name of Basement Room** two**Basement Room 2 Subtotal****General Repair**

This group has no data

Flooring

This group has no data

Electrical

This group has no data

Other

This group has no data

Basement Room 3

Is there a Basement Room 3? No

General Repair

This group has no data

Flooring

This group has no data

Electrical

This group has no data

Other

This group has no data

Interior Global

How many bedrooms does the house have? 2

Does water heat above 100°F? No

How many bathrooms does the house have? (e.g. 1 full + 1 half = 1.5) 1.5

Does House Have Electricity? Yes

Does House Have Running Water? Yes

Does House Have Gas Service? Yes

Is Water Pressure Satisfactory? Yes

Interior Global Subtotal \$4865.00

General Repair

General Repair Type	Units	Vendor Instructions	SFR3 Justification	Cost
Window Screen - Ea	2	Screens look to be in good shape. All windows must have screens.		\$50.00
Global Permit - Ea	3	Permits required for renovation, dumpster and roof.		\$450.00
Final Clean - Ea	1			\$225.00
Doorstop - Ea	10			\$40.00
Blinds - 1" Aluminum Mini Blinds - Ea	10			\$400.00
Door Hinges (1 pack contains 12 hinges) - Ea	1			\$40.00
Pre-Hung Interior Door (white) - Ea	6			\$900.00
Entry Door w/ Frame + Paint - Ea	1			\$325.00
Doorknob Passage Knob - Ea	10			\$150.00

Interior Paint

Interior Paint Type	Units	Vendor Instructions	SFR3 Justification	Cost
Interior Painting - Construction - Sqft	1100			\$1485.00
Interior Wood Trim Painting < 2000 Square Feet of Trim - Ea	2			\$600.00

Smoke Detectors

Smoke Detectors Type	Units	Vendor Instructions	SFR3 Justification	Cost
Smoke and Carbon Monoxide Detector - Ea	3			\$150.00
Smoke Detector- Battery Operated - Ea	5			\$50.00

Carbon Monoxide Detectors

This group has no data

Other

This group has no data

Electrical

Electrical Subtotal \$2105.00

Global Electrical Repair

Global Electrical Repair Type	Units	Vendor Instructions	SFR3 Justification	Cost
Smoke Detector Batteries (whole house) - Ea	1			\$20.00
Panel (Up to 200 amp) - Ea	1			\$1500.00
Add Weatherproof Cover - Ea	2			\$30.00
Electrical Permit - Ea	1			\$150.00
Wall Plate Package - white (entire home) - Ea	1			\$65.00
Lighting - Bulbs Package (entire home) - Ea	1			\$100.00
GFCI Outlet - Ea	4			\$100.00
Outlet - Ea	20			\$140.00

Other

This group has no data

Plumbing

Can you determine the water heater age? Yes

Plumbing Subtotal

\$2450.00

What year was the water heater installed? 2008

Global Plumbing Repair

Global Plumbing Repair Type	Units	Vendor Instructions	SFR3 Justification	Cost
4" Stack Replacement - Ea	1			\$1500.00
Replace Water Main Valve - Main Shut Off - Ea	1			\$250.00
Plumbing Permit - Ea	1			\$150.00
Auger sewer line - Ea	1	To be conducted near renovation finish.		\$250.00
Install Expansion Tank - Ea	1			\$300.00

Other

This group has no data

Utilities

HVAC

Is HVAC a packaged system? No

Can you determine the air handler age? Yes

Can you determine the condenser age? Yes

What year was the air handler installed? 2008

What year was the condenser installed? 2019

Admin Only-Override air handler age

Admin Only-Override condenser age

HVAC Subtotal \$645.00

Global HVAC Repair

Global HVAC Repair Type	Units	Vendor Instructions	SFR3 Justification	Cost
HVAC Service - Ea	2			\$600.00
HVAC Filter - Ea	3			\$45.00

Other

This group has no data

Review Feedback

Required Revision