

**LEAVENWORTH PRESERVATION COMMISSION  
COMMISSION CHAMBERS, CITY HALL  
100 N. 5<sup>th</sup> 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. 7<sup>th</sup> 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 5<sup>th</sup> 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 20<sup>th</sup> 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 7<sup>th</sup> 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 15<sup>th</sup> day of July, 2022.

Wendy Scheidt  
Owner (Print Name)

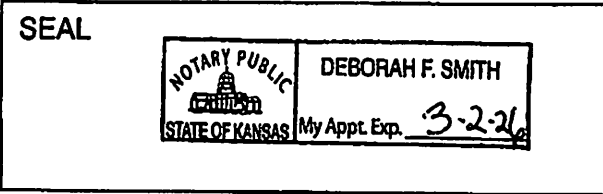
for 21 Main Street  
Owner (Signature)

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

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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,  
2<sup>nd</sup> 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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Please provide your consent.

M. Craig Kelly  
Regional President

Date: July 12, 2022

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*1 or Both Doors? - Just one this time.*

**FIRST CITY PASSAGEWAYS OF DOWNTOWN PROJECT**

Building Owner: Marty Pope / Marc Cipriano

Building Address: 414 Delaware

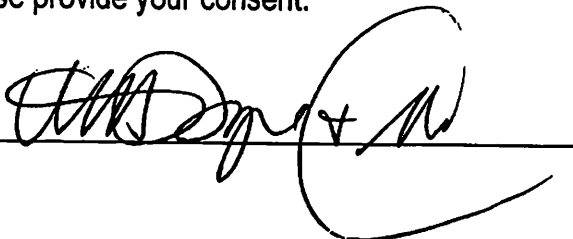
Location of Passageway: In Alley west of Cows

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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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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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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.

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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.

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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- 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

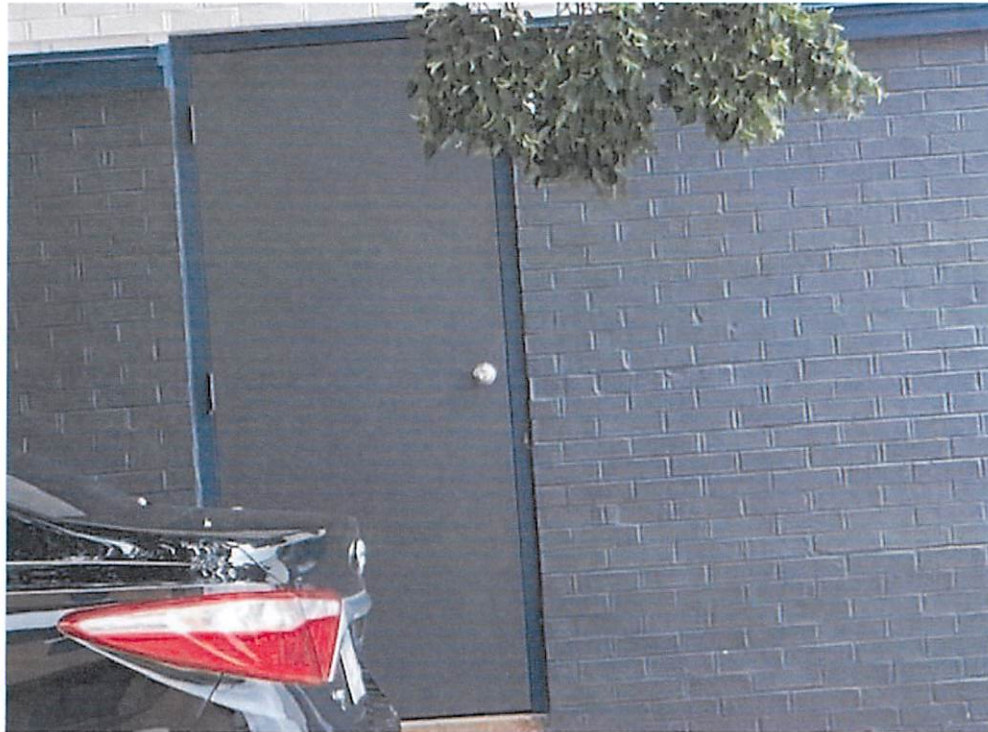
LEAVENWORTH MAIN STREET PROGRAM, INC.

TEN PENNY RESTAURANT, 529 CHEROKEE  
OWNER APPROVED 6 25 2022



MB1

ANDERSON ORTHODONTICS, 121 Delaware, 2<sup>nd</sup>  
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 5<sup>TH</sup> 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 5<sup>th</sup>  
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 )

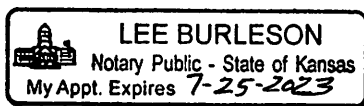
County of Leavenworth )

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

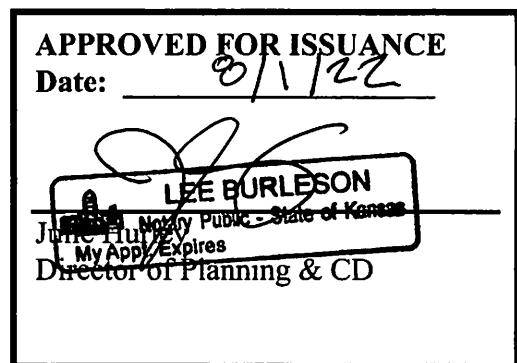
Notary Public Lee Burlison

My Appointment Expires 7-25-2023

(Seal)



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

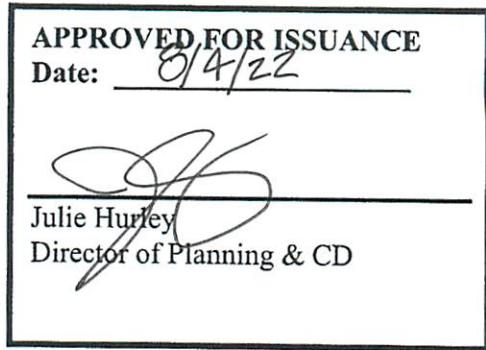
Signed and attested before me on 2<sup>nd</sup> Aug 2022 by Louis M. Clothier

Notary Public [Signature]

My Appointment Expires 01/11/2023



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

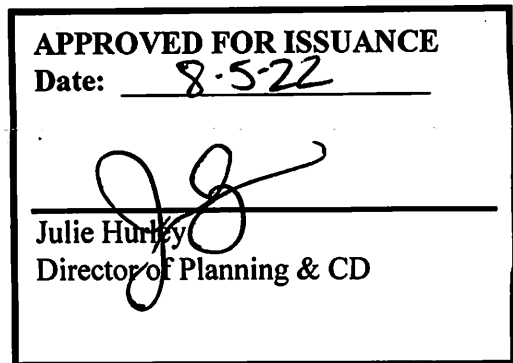
Notary Public Michelle Baragary

My Appointment Expires 8/16/24

(Seal)



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

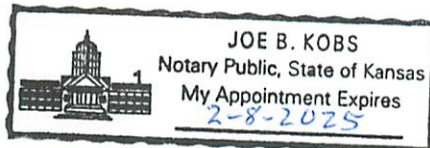
County of LEAVENWORTH )

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 6<sup>th</sup> 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] \_\_\_\_\_ 8/22/2022  
Signature of property owner(s) Date

State of Kansas )

County of Leavenworth )

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

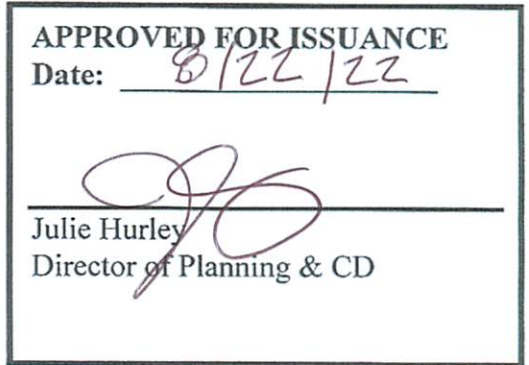
Notary Public [Signature]

My Appointment Expires 3/18/24

(Seal)



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



# Scope: 628 Spruce Street

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## Property Information

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**Project Name** Scope: 628 Spruce Street

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**Year Built** 1900

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**Street Address** 628 Spruce Street

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**Square Feet** 959

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**City** Leavenworth

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**Lot Size (Acres)**

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**State** KS

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**Zillow Link** [https://www.zillow.com/homes/628-Spruce-Street,-66048\\_rb/](https://www.zillow.com/homes/628-Spruce-Street,-66048_rb/)

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**Zip** 66048

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**Keep or Sell** keep

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**Metro** MCI

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**Estimated Budget** \$36330.07

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**Lockbox Code** #7368

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**Total Renovation Estimate** \$38222.49

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## Exterior Front

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### 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

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## 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

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## 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

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**Dining Room**

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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

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**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**

<b>What is the square footage of the kitchen?</b>	140	<b>Kitchen Subtotal</b>	\$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

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**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

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### 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	<b>Utility / Laundry Room Subtotal</b>	\$200.00
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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	<b>Garage Subtotal</b>	<b>\$505.00</b>
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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	<b>Basement Subtotal</b>	<b>\$1080.00</b>
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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

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**Electrical**

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**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

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**Plumbing**

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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**