LEAVENWORTH PRESERVATION COMMISSION

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

REGULAR SESSION
Wednesday, October 5, 2022
6:00 p.m.

AGENDA

CALL TO ORDER:

1. **Roll Call/Establish Quorum**

2. **Approval of Minutes: September 7, 2022**

OLD BUSINESS:

None

NEW BUSINESS:

1. **2022-21 LPC – 404 SHAWNEE**
   A State Law review (K.S.A 75-2724) for the proposed modification to the property located at 404 Shawnee Street, a property located in the Leavenworth Downtown Historic District, and determine if the project meets the Standards for Rehabilitation as set forth by the Secretary of the Interior.

OTHER BUSINESS/CORRESPONDENCE:

1. **MINOR STATE LAW REVIEW AND/OR MINOR CERTIFICATE OF APPROPRIATENESS (4) – No action required.**
   - 1011 S. 3rd Street – complete kitchen remodel (kitchen was gutted prior to purchasing the building)
   - 1132 3rd Ave – new furnace and HVAC system
   - 1016 S. Esplanade – entertainment room update
   - 600 Cherokee – signage

AJOURN

CITY OF LEAVENWORTH PRESERVATION COMMISSION

COMMISSION CHAMBERS, CITY HALL

100 N 5th Street, Leavenworth, Kansas 66048

Wednesday, Sept 7, 2022 6:00 PM

The Leavenworth Preservation Commission met Wednesday, September 7, 2022. Chairman Rik Jackson called the meeting to order at 6:00 p.m. Commissioners present were Rik Jackson, Ken Bower, Ed Otto, Dick Gibson, 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 August 3, 2022. Commissioner Bateman moved to approve the minutes as amended, seconded by Commissioner Gibson and approved by a vote of 6-0.

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.

Chairman Jackson called for the staff report.

Planning Director Julie Hurley stated 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.

Wendy Scheidt, Executive Director Leavenworth Main Street Program, stated this is the third year for the passageway project. The art will be painted on obscure doors and windows on the properties specified. Wendy provided a slideshow presentation showing the location of each painting. A design team will review each concept to make sure it fits well in the downtown area.

Chairman Jackson asked if there is any type of rendering that will not be permitted.

Ms. Scheidt stated the guidelines are whimsical, thoughtful, family-friendly, historic and non-political that encourage the exploration of downtown Leavenworth. This information is on the form, which needs to be submitted by September 19th, with the artist's preferences.

Commissioner Whitson asked if any of the locations have already been spoken for by artists.

Ms. Scheidt responded the Country Club Bank location has been spoken for.

Commissioner Gibson asked when the project will be completed.

Ms. Scheidt stated the deadline is October 17th. The artists will get two full weekends plus through that week to work.

Commissioner Bower asked if cash prizes are awarded.

Ms. Scheidt responded in the affirmative stating there is a cash prize for first, second and third place. The artists are also provided a $75 stipend to help cover the cost of their paints.

Chairman Jackson asked if there are any further questions/discussion from the commissioners. With none, Chairman Jackson called for a motion.

Prior to making a motion, Ms. Hurley stated staff met with Katrina Ringler from the Historic Preservation Office to go over a few things and clean-up some language used in the policy reports and motions. The language the preservation officer is looking for is that the motion is to determine that the project does not damage or destroy any historic properties.

Commissioner Bower moved that the First City Passageways project does not damage or destroy any of the 9 historic properties, seconded by Mr. Otto and approved by roll call 6-0.

OTHER BUSINESS/CORRESPONDENCE

1. **Other Business/Correspondence**

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

Ms. Hurley further stated moving forward the Certificates of Appropriateness is one thing that will change a little bit. Katrina Ringler gave staff a bit of education on what staff should be calling things and how they should be reviewed so the Certificates of Appropriateness will still be providing to the board but may be named something different.

Ms. Hurley stated there is one item on the agenda for the October meeting.

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

Meeting was adjourned at 6:21 p.m.

Minutes taken by Administrative Assistant Michelle Baragary.

LEAVENWORTH PRESERVATION COMMISSION

State Law Review
KSA 75-2724
404 Shawnee Street

October 5, 2022

PREPARED BY:

Julie Hurley,
Director of Planning and
Community Development

APPROVED BY:

Paul Kramer,
City Manager

APPLICANT/OWNER:
Daniel Brocato

SUBJECT:
A State Law review (KSA 75-2724) for proposed modifications to the property located at 404 Shawnee Street, a property located in the Leavenworth Downtown Historic District, under the Standards for Rehabilitation as set forth by the Secretary of the Interior.

STAFF ANALYSIS:
The subject property is located at 404 Shawnee Street in the Leavenworth Downtown Historic District. The property is a two-story brick commercial building with display windows flaking a recessed entrance. The second story has three window bays. The original brick of the storefront has been previously covered with a stucco finish, and there is evidence that the first floor display windows have been previously replaced.

The applicant is proposing to add a new deck at the rear of the building to access a new second story two-bedroom apartment. He also intends to construct a new first floor studio apartment at the rear of the building with installation of new windows.

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.
   There will be minimal change to the physical characteristics of the building, with no defining characteristics being altered.

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.
   Much of the historic character of the property has previously been altered, with the replacement of windows and the application of stucco. No additional historic materials or features will be 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.
New windows to be installed shall match existing windows in style and appearance.

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 treatments that cause damage to historic material are planned to be used.

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

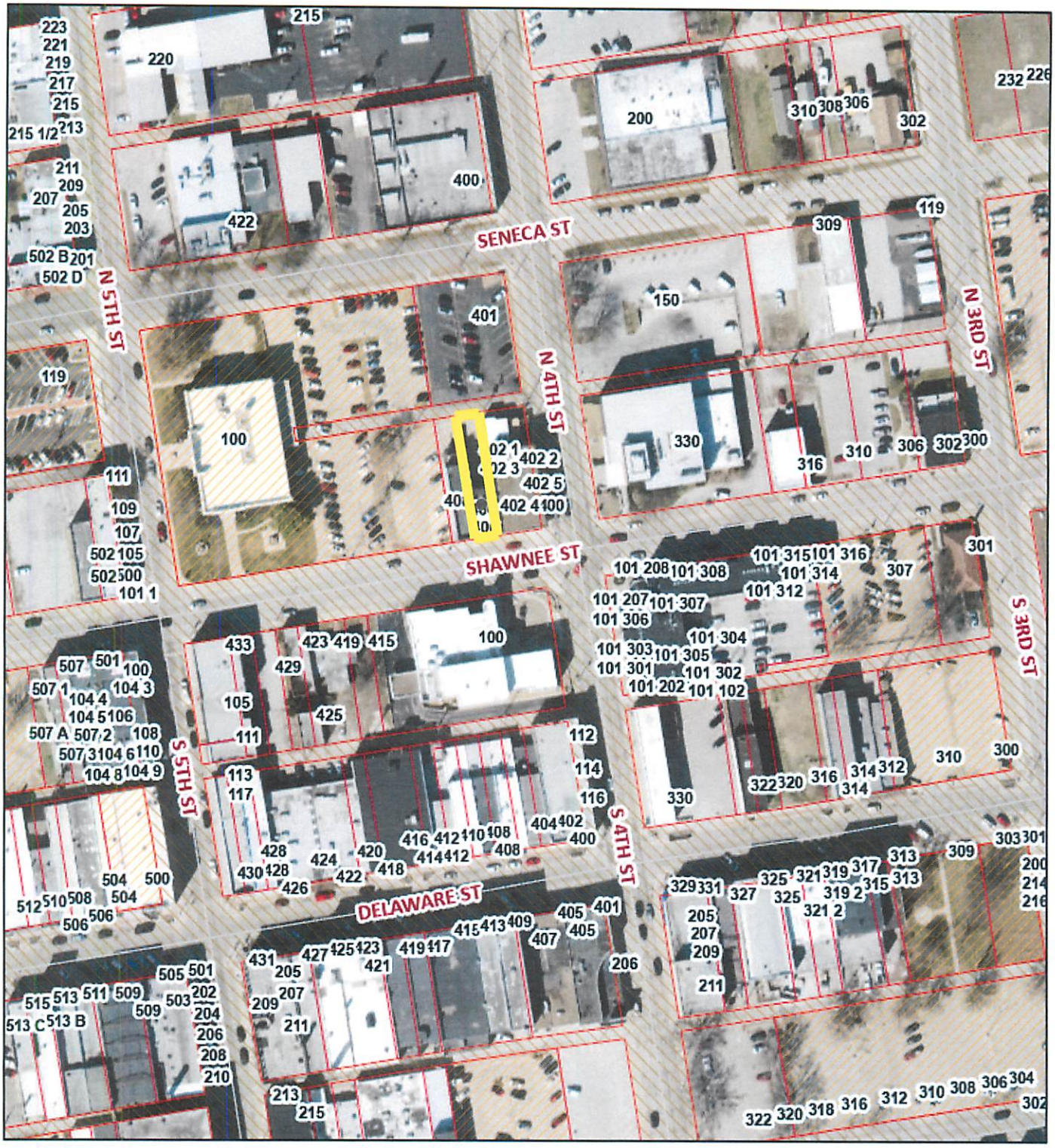
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
The proposed deck at the rear of the building shall not destroy any historic materials, and will be compatible with the massing, size, scale, and architectural features of the property.

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 deck at the rear of the building shall be installed in such a way that it may be removed in the future without damage to the integrity of the property and its environment.

ACTION/OPTIONS:

- Motion, to determine that the proposed changes to 404 Shawnee do not damage or destroy any historic property.
- Motion, to determine that the proposed changes to 404 Shawnee do not 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.

2022-21-LPC 404 Shawnee



9/29/2022, 10:48:54 AM

1:2,257

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.09 km

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

Web AppBuilder for ArcGIS
Platte County, Missouri Dept. of Conservation, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA |

Project No. 2022-21 LPC
Application No. 11837
Fee (non-refundable) $200.00
Filing Date 8/19/22
Fee Paid/Receipted By: pd. online

MAJOR CERTIFICATE OF APPROPRIATENESS
Landmark Impact Determination

Property Address of Landmark or Contributing Property for review: 404 Shawnee St.

Printed Name of Property Owner: Daniel Brocato

Address of Property Owner: 12341 Maple Street Overland Park KS 66209

Phone: 816-309-2869 Email: dbrocato@blockandco.com

Applicant Name (if different from property owner): Bethany Dyche - Architect

Phone: 816-529-1816 Email: bdyche@hjmarch.com

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

Nature of Repair or Alteration/demolition: Alteration

Historical or Architectural significance:

National Register [ ] Kansas Register [ ]

Leavenworth Landmark Register [x] Listed on Historic Resource Survey [ ]

Other Contribution: _____

Physical Description of Demolition/Improvement work:
New Deck at rear for entrance to new 2nd floor 2 bed apartment. New 1st floor studio apartment in rear of business at front. New windows first floor rear, uncovering existing enclosed windows 2nd floor.

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 4th day of August, 2022.

Daniel Brocato
Owner (Print Name)

Owner (Signature)

State of Missouri)
County of Jackson)

Signed or attested before me on Aug 4, 2022 by Owner Daniel Brocato.

Notary Public Bethany Dyche My appointment expires Jan 7, 2024

SEAL

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

BETHANY DYCHE
My Commission Expires
January 7, 2024
Jackson County
Commission #16225443

For Office Use:

Date of Public Hearing: 10/5/22
Date of Notice of Public Hearing published 9/8/22
Date Notice sent to property owners within historic district, as appropriate: 9/8/22
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 [ ]

HJM ARCHITECTS

Statement of Intent:

PROJECT: 404 Shawnee St. Leavenworth, KS

DATE: 08/19/2022

ADDRESS:
404 Shawnee St.
Leavenworth, KS

ARCHITECT'S PROJECT NUMBER: 2213.2

Statement of Intent:

On behalf of our client and property owner HJM is submitting plans for permit to the City of Leavenworth for the interior remodel and deck addition to the existing building at 404 Shawnee St. The interior remodel will renovate the existing first floor to provide Retail/Office space in the front 30' of building, with a studio apartment in the rear. The second floor will be remodeled into a single dwelling unit. The access to the 2nd floor apartment will be from the rear deck addition. The front façade of the building will remain unchanged. The rear façade will match it similarly with finish and color. Existing windows on the 2nd floor rear will be uncovered and re-used for the new apartment entry and windows.

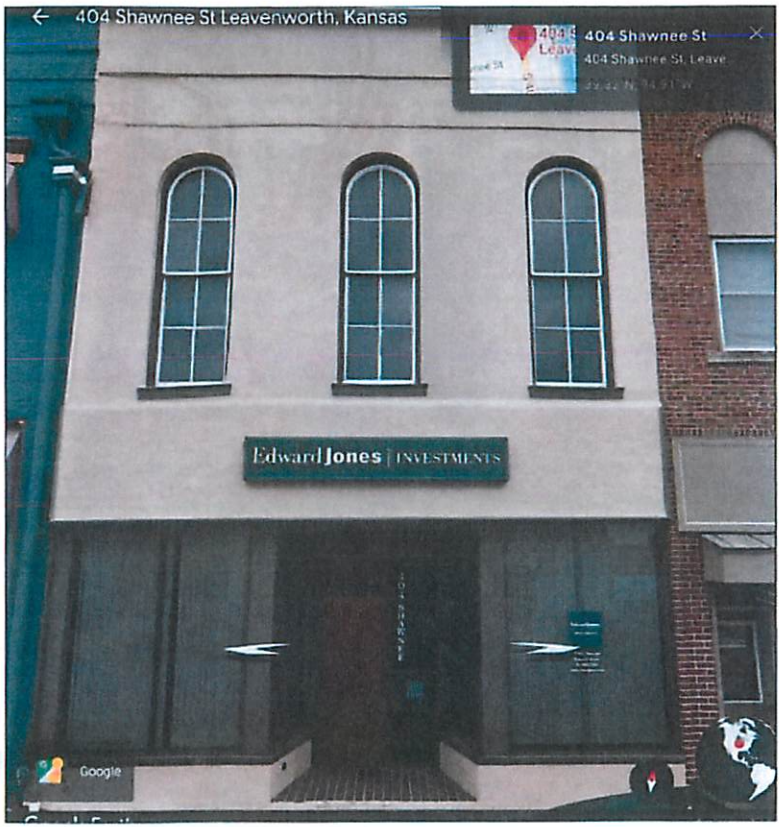
Please find attached the site plan/plot plan, Existing photograph of North elevation and Color rendering of South elevation showing the proposed new work, and the proposed 1st and 2nd floor plans. Also included is the required legal description from the Recorder of Deeds and the application for the certification of appropriateness.

Due to the location of our building, we are unable to submit side elevation renderings. Our building shares walls with the buildings to the East and West of it and is significantly shorter than the adjacent buildings. The deck additions will not extend past the adjacent building walls therefor there are no side elevations that can be drawn.

Thank you for your consideration,

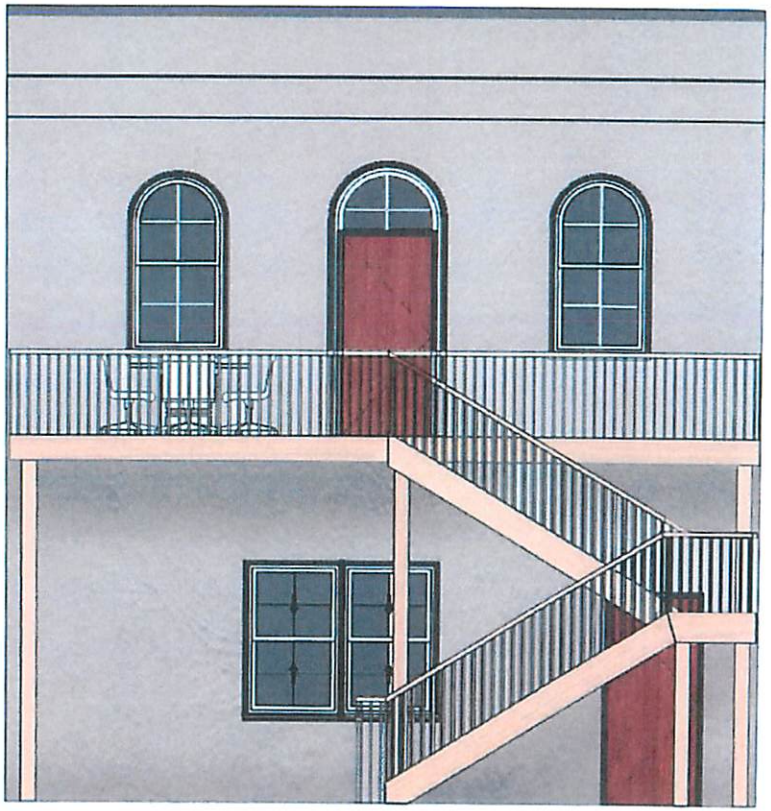
Bethany Dyche, RA, NCIDQ

Principal
HJM Architects
7520 Washington St.
Kansas City, MO 64114
Email:bdyche@hjmarch.com



EXISTING FACADE TO REMAIN.

② SOUTH
12" = 1'-0"



① NORTH
1/4" = 1'-0"

404 Shawnee BLDG
200. ELEVATIONS

SCALE As indicated

HJM ARCHITECTS

PROJECT DESCRIPTION:
Change of use from existing business occupancy to non-separated mixed use Business and Residential. Project consists of Formation of existing historic 2 story building @ 404 Shawnee St. Leavenworth, KS. for Bed and Bath requirements only. 2F Business or demolition to the front of the building. Back half to be small studio apartment. 2nd floor non-residential 2 bedroom apartment access from rear/back alley of building.

LOCAL AUTHORITY:
City of Leavenworth, KS

CODE ANALYSIS:
All Applicable Codes: All Work Under This Contract Shall Comply With The Provisions Of The Specifications And Drawings, and Shall Satisfy All Applicable Codes, Ordinances And Regulations Of All Governing Bodies Involved. All Permits and Licenses Necessary For The Proper Execution Of The Work Shall Be Secured And Paid For By The Contractor Involved.
Applicable Codes Include But Are Not Limited To The Following:

Applicable Building Code	2018 International Building Code
Applicable Existing Building Code	2018 International Existing Building Code
Applicable Plumbing Code	2018 International Plumbing Code
Applicable Mechanical Code	2018 International Mechanical Code
Applicable Electrical Code	2017 National Electrical Code
Applicable Gas Code	2018 International Fuel Gas Code
Applicable Energy Code	2018 International Energy Conservation Code
Applicable Fire Code	2018 International Fire Code
Accessible Code	ICC/ANSI A117.1 Providing Accessibility and Usability for
	Physically Handicapped People, 2009 Edition

Note: Project Owner And Design Professional are responsible for compliance to the Federal Americans with Disabilities Act (ADA)

Use and Occupancy Classification Group R-2

1st FLOOR OCCUPANT LOAD B = 600 SF / 100 = 6 OCCUPANTS
1ST FLOOR OCCUPANT LOAD R = 500 SF / 200 = 3 OCCUPANTS
2ND FLOOR OCCUPANT LOAD R = 1 200 SF / 200 = 6 OCCUPANTS
TOTAL = OCCUPANT LOAD = 15 OCCUPANTS

Construction Type: V-B (Comp.)
Automatic Sprinklers: YES - PER NFPA 13D REQUIREMENTS DELEGATED DESIGN
Allowable Area Per Story: 7 000SF
Existing Area Per Story: 1200 SF
Work Area: 1600 SF
Percentage of Overall Building: 75%

Alteration Level IEBC Chapter 3
Alteration Level 3

Mixed Occupancy, IBC Chapter 12
1204.3 = Occupancy separation. Required occupancy separations of 1 hour may be omitted where the building is provided with an approved automatic sprinkler system throughout.
• the fire / smoke separation on floor between 1st and second. Building will be equipped with sprinkler system - NFPA 13D

101.2.7 Type A dwelling or sleeping units. Where more than 20 Group R-2 dwelling or sleeping units in a living stories or sooner, the requirements of Section 1107 of the International Building Code for Type A units apply only to the quantity of the spaces being altered or added.
2 units = 20 units
no Type A unit required.
no Type B unit required per IEBC section (505.4 exception)

Fire resistive Construction Requirements 2018 IBC Table 601 and 602 & 2018 IEC Table 803 for V-B construction

Exterior Bearing Wall	See Table 602 distance to property line
External Bearing Walls	0-hour
Structural Frame	0-hour
Permanent Partitions	0-hour
Shaft Enclosures	N/A
Floor Ceiling Assemblies	1-hour (Section 420.3)
Roof Ceiling Assemblies	0-hour
Fire Walls	N/A
Corridor Walls	0-hour
Dwelling and separations	1-hour (Section 420.2)

Design No. U345
July 31, 2018
Bearing Wall Rating — 1 Hr.
Fasen Rating — See Item 2
This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide ERUV or ERUV7

*Indicates each products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

HORIZONTAL SECTION
1. Wood Studs — Nom 2 by 4 in., alternating or opposite sides of nom 2 by 6 in. wood plates. Spaced 24 in. OC max on each side of wood plates, stagged 12 in. OC (or stagged equally if less than 24 in. OC) on opposite side.
2. Gypsum Board — 5/8 in. thick gypsum board panel screw or wood fasten with bonded square tapered or rounded edges. Gypsum board installed to each stud 7 in. OC with fast cement coated nails. 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam head. As an alternate, No. 6 depth head drywall screws 1-7/8 in. long may be substituted for the fast cement coated nails. When used on walls other than 48 in. gypsum board to be installed horizontally.
3. Wood Stud Framing Members' (Item 8-02) are wood. gypsum board attached to furring channels with 1 in. long Type S bugleHead steel screw spaced 12 in. OC.

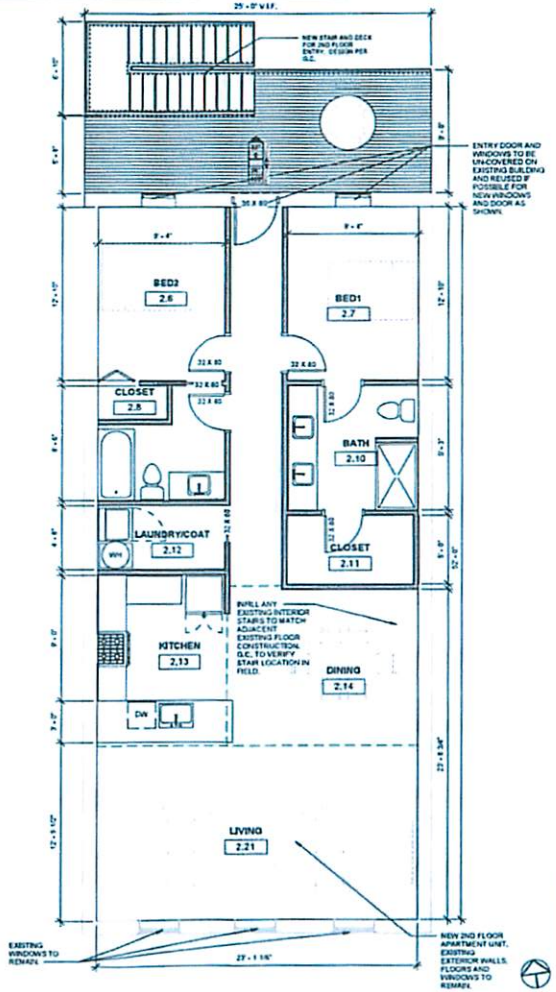
AMERICAN GYPSUM CO — Types ACSC.
CERTAINTEED GYPSUM INC — Type FRPC (Finish rating 20 min); Type C, Type X-2.
CGC INC — Types C, IP-X2 (Finish rating 20 min)
CONTINENTAL BUILDING PRODUCTS LPE EATRING CO. L L C — Type LGPS-GA.
GEORGIA-PACIFIC GYPSUM L L C — Types 5 (Finish rating 20 min) DAPC, TGAC.
NATIONAL GYPSUM CO — Types FSAC, FSHC, FSNCs.
PABCO BUILDING PRODUCTS L L C. DBA PABCO GYPSUM — Type C or PGAC.
TRUE GYPSUM PRODUCTS PCL — Type C.
UNITED STATES GYPSUM CO — Types C IP-X2 (Finish rating 20 min).

2A. Gypsum Board' — (As an alternate to Item 2) — Nominal 5/8 in. thick, 48 in. wide panels, applied vertically to studs and bearing plates on one side of the assembly with 1-5/8 in. long Type S screws spaced 12 in. OC at perimeter of panels and 8 in. OC in the field. Horizontal joints of vertically applied panels need not be backed by studs. Panel joints covered with paper tape and two layers of joint compound. Screwheads covered with two layers of joint compound. Bolts and Elements glass and clay are described in Item 48. not evaluated for use with Steel Framing Members. Furring Channels or Fiber. Screwed.
PABCO BUILDING PRODUCTS L L C. DBA PABCO GYPSUM — Type QuietRock 510 (finish rating 33 min).

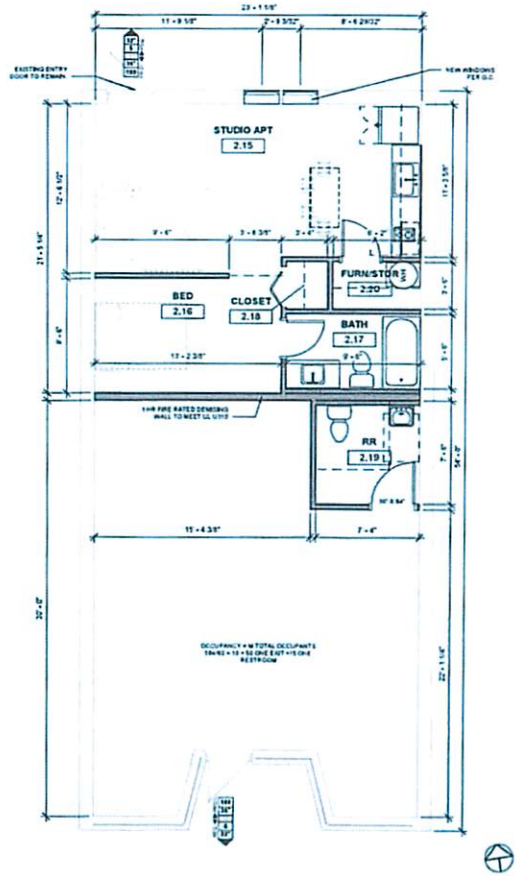
3. Joints and fastheads — Gypsum board joints covered with tape and joint compound. fastheads covered with joint compound. As an alternate, item 3/32 in. thick gypsum veneer plaster may be applied to entire surface of Classified veneer baseboard, joints reinforced.
4. Bolts and Elements' — (optional) — Any thickness glass or mineral fiber batt insulation thickness to suit stud position.
See Bolts and Elements (BZJX) category for list of Classified companies.

4A. Fiber. Screwed' — As an alternate to Bolts and Elements (Item 4) — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product with a nominal dry density of 2.2 lb/ft3. Alternate Application Method: The fiber is applied without water or adhesive at a nominal dry density of 3.0 lb/ft3 in accordance with the application instructions supplied with the product. When Item 5, 5A, 5B, 5C or 5D is used, Fiber. Screwed shall be BKSTS, BKCMS, BKSTMS3 or BKSTMS.
U S GREENFIBER L L C — BKSTM & BKSJM for use with wet or dry application, BKSSUD, BKSVSUD, BKSWUD, BKSTS, BKSMS, BKSWSUD and BKSTMS3 are to be used for dry application only.

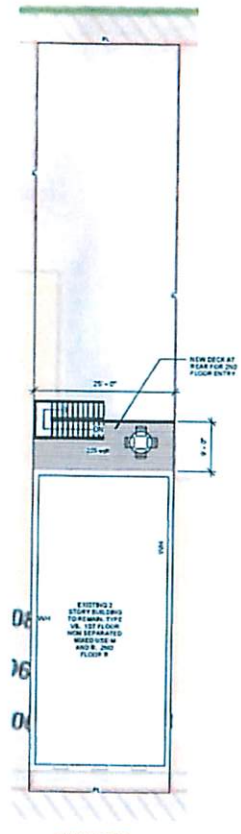
4B. Bolts and Elements' — (Proposed for use with Wall and Partition Furings and Accessories, Item 2A and Gypsum Board Item 2F) — Glass fiber insulation, nom 5-1/2 in. thick, min. density of 0.93 pcf, with a flame spread of 25 or less and a smoke developed of 50 or less. Bolts installed to completely fill the stud cavities. See Bolts and Elements Category (BKHU) for names of manufacturers.
4C. Fiber. Sprayed' — As an alternate to Bolts and Elements (Item 4) — Spray applied cellulose fiber. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. The minimum dry density shall be 4.30 lbs./ft.3
INTERNATIONAL CELLULOSE CORP — Cellouse.



③ SECOND FLOOR PLAN
1/4" = 1'-0"



② FIRST FLOOR PLAN
1/4" = 1'-0"



① SITE PLAN
1" = 10'-0"

HJM ARCHITECTS
7320 WASHINGTON ST
KANSAS CITY, MO 64114
WWW.HJMARCH.COM

RICHARD YS HU LICENSED 6866 KANSAS ARCHITECT

404 Shawnee BLDG

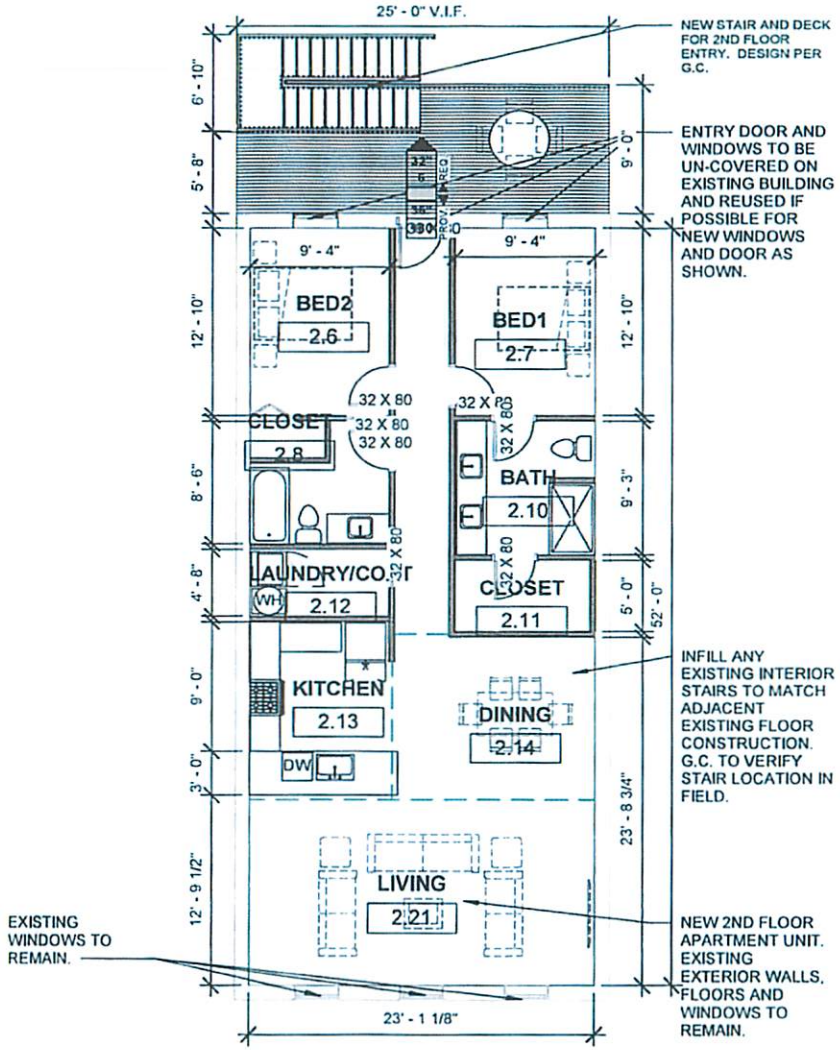
M&D LEAVENWORTH

404 SHAWNEE ST. LEAVENWORTH KS

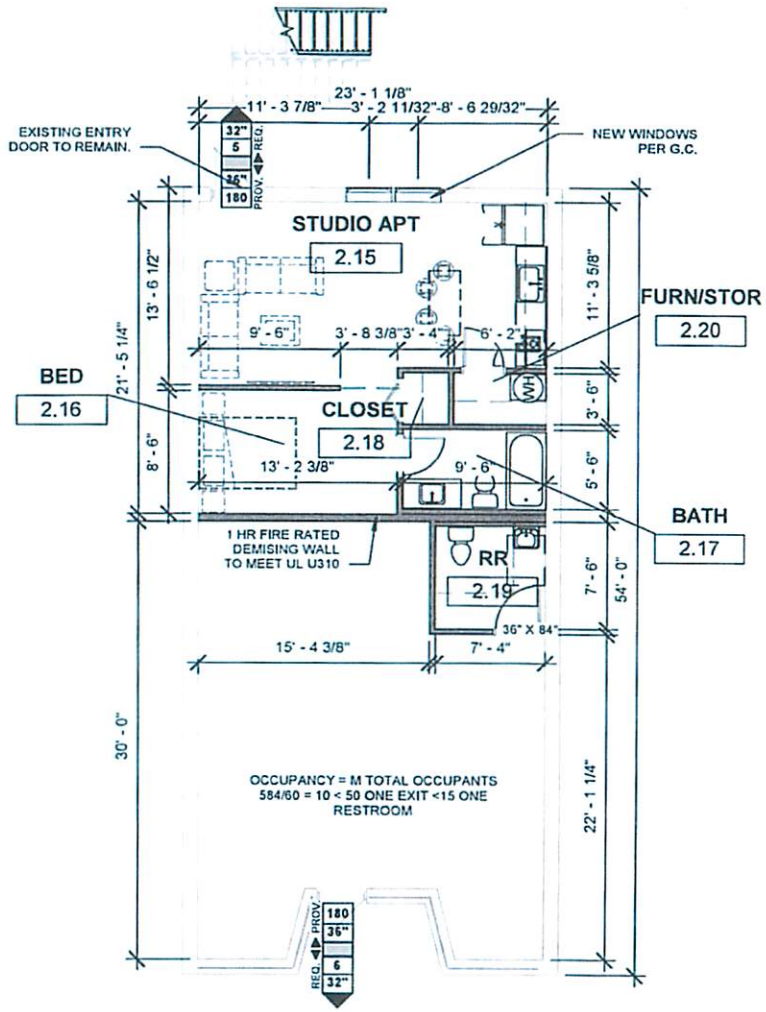
REVISIONS		
REV. #	DATE	DESCRIPTION

PERMIT DRAWING

PROJ. NO. 2213.2
SCALE As indicated
DRAWING TITLE FLOOR PLAN
DRAWING NUMBER 101



② SECOND FLOOR PLAN
1/8" = 1'-0"



① FIRST FLOOR PLAN
1/8" = 1'-0"

404 Shawnee BLDG
102. FLOOR PLANS

SCALE 1/8" = 1'-0"

HJM ARCHITECTS

Application No. 12058

Filing Date 9-8-2022

HISTORICAL IMPACT DETERMINATION

Property Address: 1011 S. 3rd St. Leavenworth, Ks 66048

Print Name of Property Owner: FirstCity Brokers, LLC

Address of Property Owner: 426 Cherokee St. Leavenworth, Ks 66048

Phone: 913-775-0074 Email: kubelajimdesell@gmail.com

Applicant Name (if different from property owner): _____

Phone: _____ Email: _____

Legal Description: ***(Attach recorded copy of full legal description provided by the REGISTER OF DEEDS OFFICE)***

Nature of Project: 3rd St.

(Attach detailed written description of proposed project, along with plans, renderings, photos, and any other necessary supporting documentation to fully describe scope of work)

Historical or Architectural significance:

- [✓] National Register
- [ ] Kansas Register
- [ ] Leavenworth Landmarks Register
- [✓] Historic District

Name of District: Leavenworth Historical District Arch Street

For Office Use:

Required Review

- [X] Minor State Law Review
- [ ] Major State Law Review
- [ ] Minor Certificate of Appropriateness
- [ ] Major Certificate of Appropriateness

Project No. _____ LPC

Fee (non-refundable) $200.00

Fee Paid/Receipted By: _____

Date of LPC Hearing: _____

Date of Notice of Public Hearing published _____

Date Notice sent to property owners within historic district, as appropriate: _____

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 [X] Approve with modifications [ ]

Reviewed by: _____ Date: 9/12/22

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

Dated this 8th day of September, 2022.

Kimberly Vanek
Property Owner (Print Name)

Kimberly R Vanek
Property Owner (Signature)

State of Kansas)

County of Leavenworth)

Signed or attested before me on Sept. 8, 2022 by Kimberly Vanek.

Notary Public Nichole M Sedlock My appointment expires 10/26/23

SEAL

NOTARY PUBLIC - State of Kansas
Nichole M. Sedlock
My Appt. Expires 10/26/23

From: R&M Properties
To: Cailynn Acree; mbaragary@firsticty.org
Subject: Building Permit for: 1011 3rd St.
Date: Tuesday, September 6, 2022 4:01:17 PM

Good afternoon,

I have attached photos of the current state of the kitchen at 1011 3rd St. for your review. The kitchen was gutted prior to purchase.

Scope of work/intention: Kitchen remodel with paint, flooring and fixture upgrades. This project should total around $25,000.00

I have also attached a sketched floorpan of the kitchen layout. No additional alternations to the floor plan will be made throughout the rest of the home.

Please let me know when we are able to proceed with the payment for the permit.

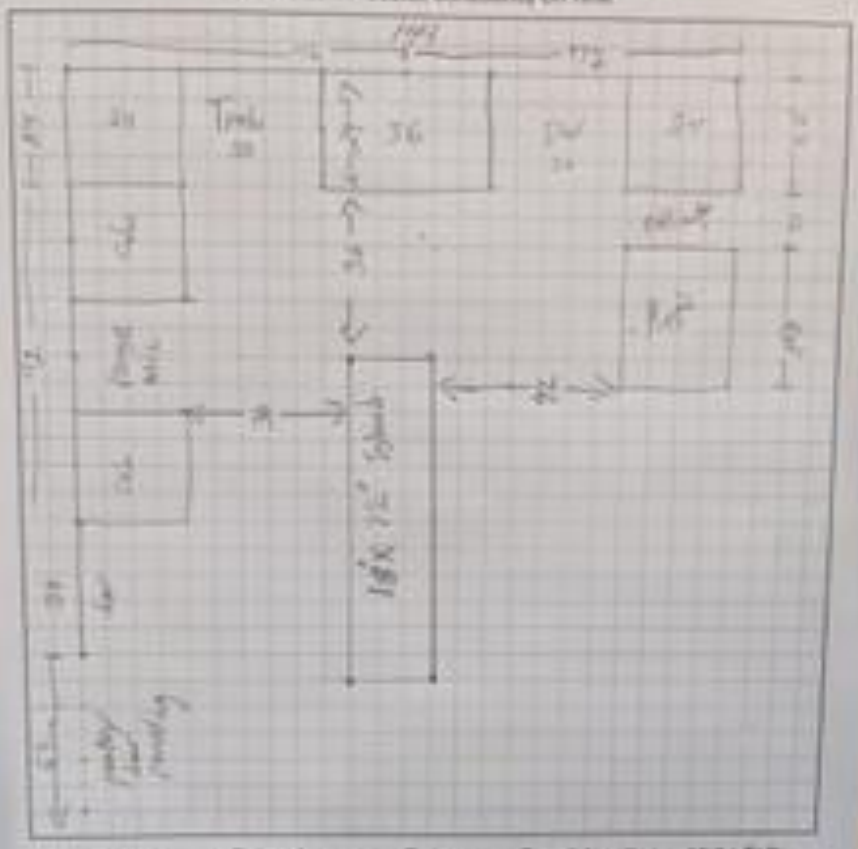
They would like to repaint the exterior of the home in the near future as well. I've attached the desired color pallet for your review just in case this is something we need to have approved.

If you have any further questions or concerns please let me know.

Thank you,
Jessica W.
Property Manager
First City Property Management
426 Cherokee
Leavenworth, KS 66048
913-364-5005

INTERMOUNTAIN
WOOD PRODUCTS

"To Enhance The Quality Of Life for All We Associate With"
"Consistent Products, Consistently On Time"



Billings 406-651-8888	Belgrade 406-388-7709	Boise 208-888-3474	Grand Junction 970-241-2316	Idaho Falls 208-523-4090
Omaha 402-758-7932	Salt Lake City 801-486-5411	Spokane 509-621-6704	St. George 435-628-1288	Missoula 406-542-1678

www.intermountainwood.com

Application No. 11791
Filing Date 9/22/22

HISTORICAL IMPACT DETERMINATION

Property Address: 1132 3RD AVE LEAVENWORTH, KS 66048

Print Name of Property Owner: RICHARD & VICTORIA OLSEN

Address of Property Owner: 1132 3RD AVE LW, KS 66048

Phone: 913-683-1364 Email: RETIREDMP2013@GMAIL.COM

Applicant Name (if different from property owner): N/A

Phone: _____ Email: _____

Legal Description: ***(Attach recorded copy of full legal description provided by the REGISTER OF DEEDS OFFICE)***

Nature of Project: NEW HVAC SYSTEM

(Attach detailed written description of proposed project, along with plans, renderings, photos, and any other necessary supporting documentation to fully describe scope of work)

Historical or Architectural significance:

[ ] National Register
[X] Kansas Register
[ ] Leavenworth Landmarks Register
[X] Historic District
Name of District: 3RD AVE HISTORIC DISTRICT

For Office Use:

Required Review

[X] Minor State Law Review
[ ] Major State Law Review
[ ] Minor Certificate of Appropriateness
[ ] Major Certificate of Appropriateness

Project No. _____ LPC
Fee (non-refundable) $200.00
Fee Paid/Receipted By: _____

Date of LPC Hearing: _____
Date of Notice of Public Hearing published _____
Date Notice sent to property owners within historic district, as appropriate: _____
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 [X] Approve with modifications [ ]

Reviewed by: _____ Date: 9/22/22

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

Dated this 22 day of Sept., 2022

RICHARD OLSEN
Property Owner (Print Name)

Property Owner (Signature)

State of KANSAS)

County of Leavenworth)

Signed or attested before me on Sept. 22, 2022 by Richard Allen Olsen.

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

SEAL

MICHELLE BARAGARY
Notary Public - State of Kansas
My Appt. Expires 8/16/24

MICHELLE BARAGARY
Notary Public - State of Kansas
My Appt. Expires

Application No. 12138
Filing Date 9/23/22

HISTORICAL IMPACT DETERMINATION

Property Address: 1016 S. Esplanade, Leavenworth Kansas 66048

Print Name of Property Owner: Bob Chadwick

Address of Property Owner: 1016 S. Esplanade

Phone: 913-683-4221 Email: robertchadwick78@gmail.com

Applicant Name (if different from property owner): Besel's Home Improvement Company

Phone: 913-682-7000 Email: jpowell@besels.com

Legal Description: ***(Attach recorded copy of full legal description provided by the REGISTER OF DEEDS OFFICE)***

Nature of Project: Entertainment Room, Update

(Attach detailed written description of proposed project, along with plans, renderings, photos, and any other necessary supporting documentation to fully describe scope of work)

Historical or Architectural significance:

[ ] National Register
[ ] Kansas Register
[ ] Leavenworth Landmarks Register
[X] Historic District
Name of District: South Esplanade Historical District

For Office Use:

Required Review

[X] Minor State Law Review
[ ] Major State Law Review
[ ] Minor Certificate of Appropriateness
[ ] Major Certificate of Appropriateness

Project No. _____ LPC
Fee (non-refundable) $200.00
Fee Paid/Receipted By: _____

Date of LPC Hearing: _____
Date of Notice of Public Hearing published _____
Date Notice sent to property owners within historic district, as appropriate: _____
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 [X] Approve with modifications [ ]

Reviewed by: _____ Date: 9/23/22

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

Dated this 22nd day of September, 2022.

Robert Chadwick
Property Owner (Print Name)

Property Owner (Signature)

State of Kansas)

County of Leavenworth)

Signed or attested before me on September 22, 2022 by Robert Chadwick.

Notary Public Brenda K. Schwinn My appointment expires April 7, 2024

SEAL
BRENDA K. SCHWINN
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Expires 4-7-24

FACKLERS ADDITION , BLOCK 1 , S40'LT 4 & ALL LTS 5 & 6 Plat Book/Page 1B /59 Lot Width: 140.0 Lot Depth: 145.0 Deed Book/Page 10 /2271 0967/1155 0505/0741

Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
11	5833	10	2271	0967	1155	0505	0741

Application No. 121162

MINOR CERTIFICATE OF APPROPRIATENESS
Historic Resource Preservation Ordinance
Leavenworth, Kansas

Date of application 9/27/2022. All information is subject to verification. Willful falsification may lead to issuance of a "stop work" order on your project.

1. Address of Property: 600 Cherokee
   - [x] National Register
   - [ ] Kansas Register
   - [ ] Landmarks Register
   - [x] 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
   - [x] Installations of awnings and signs on commercial properties
   - [ ] Interior modifications that do not affect character-defining elements of the structure
   - [ ] Installation of fire safety equipment, or minor alterations to meet the Americans with Disabilities Act
   - [ ] Public improvements including improvements to streets, curbs, sidewalks, parking areas, parks, and other amenities
   - [ ] Subdivision of property, or vacation of streets or alleys
   - [ ] Minor exterior building changes
   - [ ] Sidewalk dining
   - [ ] Minor exterior building additions to accessory structures
   - [ ] Other projects: _____

3. Attach a Letter of Intent that describes improvements, and give reason why such improvement does not detract from the historic character of a registered property or historic district.

4. Printed name of owner: Jennifer Willcott
Telephone Number: 314-740-6457
Email: jennifer.willcott@willcottbrewing.com

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

Jennifer Willcott September 28, 2022
Signature of property owner(s) Date

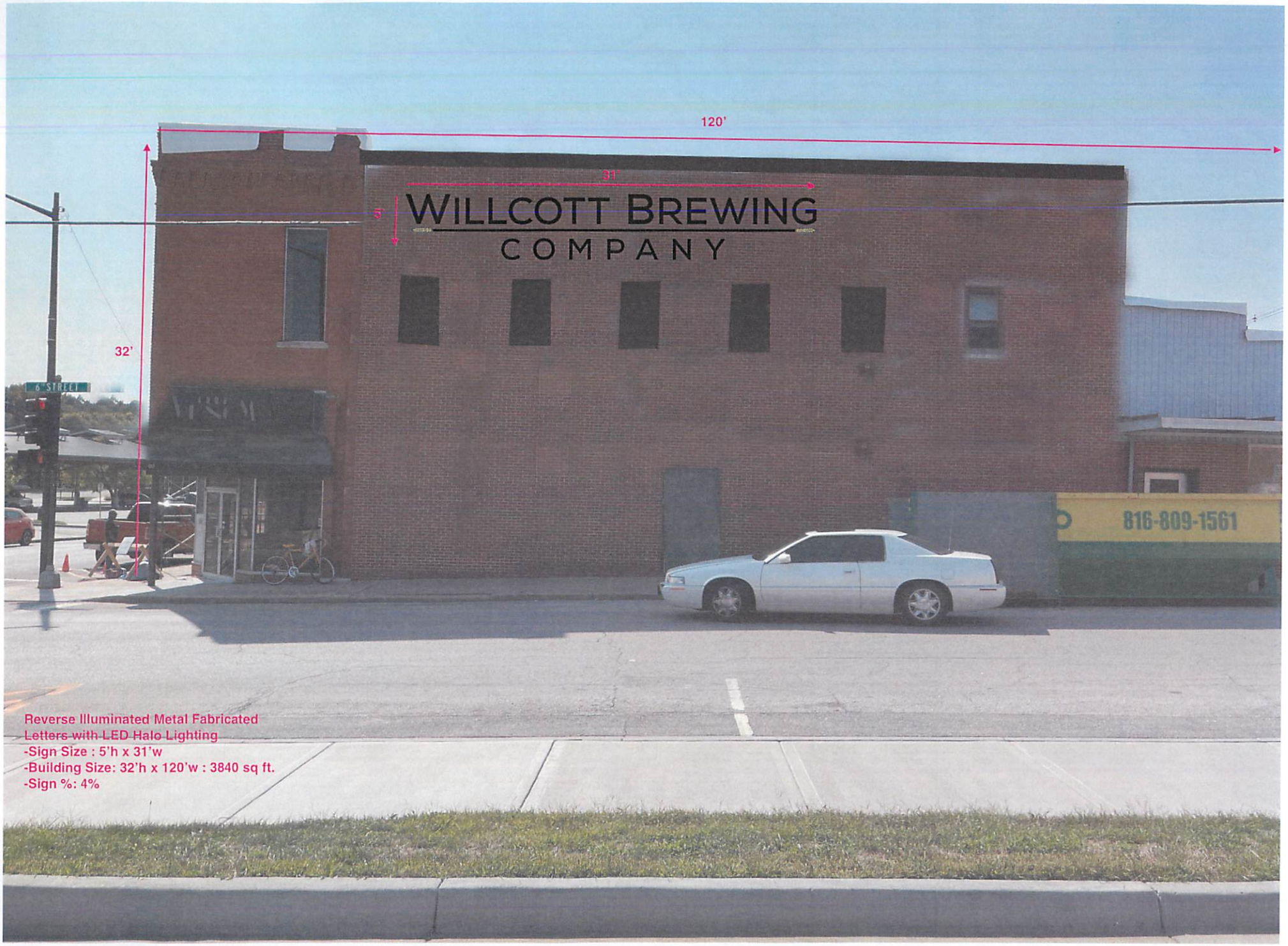
State of Kansas)
County of Jackson)
Signed and attested before me on 9/28/22 by _____.
Notary Public Audrey Etzel
My Appointment Expires 3/4/24
(Seal)

AUDREY ETZEL
Notary Public - State of Kansas
My Appt. Expires 3/4/24

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

APPROVED FOR ISSUANCE
Date: 9/29/22

Julie Hurley
Director of Planning & CD



Reverse Illuminated Metal Fabricated
Letters with LED Halo Lighting
-Sign Size : 5'h x 31'w
-Building Size: 32'h x 120'w : 3840 sq ft.
-Sign %: 4%