

CITY OF LEAVENWORTH PRESERVATION COMMISSION

COMMISSION CHAMBERS, CITY HALL

100 N 5th Street, Leavenworth, Kansas 66048

Wednesday, August 2, 2017 5:00 PM

The Leavenworth Preservation Commission met Wednesday, August 3, 2017. Chairman Ken Bower called the meeting to order. Other commissioners present were: Rik Jackson, Debi Denney, Ed Otto, and Sherry Hanson. Mr. Karrasch was absent and Mr. Hansen moved out of the city limits. Also present for the meeting were City Planner Julie Hurley and Administrative Assistant Michelle Baragary.

Chairman Bower noted a quorum was present and called for a motion to accept the minutes from June 7, 2017 as presented. Ms. Denney moved to accept the minutes, seconded by Mr. Jackson and approved by a vote of 5-0.

NEW BUSINESS:

1. 2017-16 LPC – 801 N BROADWAY STREET

A State Law review under the US Secretary of the Interior's Standards for Rehabilitation for the proposed exterior alteration of the property located at 801 North Broadway Street, commonly known as the North Broadway School. The property was listed in the National Register of Historic Places in 2011. A Major Certificate of Appropriateness is required for the proposed changes to the building.

Chairman Bower called for the staff report.

City Planner Julie Hurley stated the subject property is the former North Broadway School, lying in a residential neighborhood approximately one mile northwest of downtown Leavenworth. The building is a two-story, U-shaped structure built in 1923. The concrete structure has tapestry brick cladding with cast stone ornamentation and a flat roof. Pointed-arch cast stone door surrounds at the front entries; diamond and criss-cross patterned brickwork in the parapets of the front and rear elevations and between window bays on the north and south elevations; and smooth cast stone beltcourses and window surrounds communicate the Tudor Revival styling. The massing, form, materials and functional features are illustrative of schools built during that particular era in Kansas. The North Broadway School has experienced minimal alterations to this point, and most historic features remain intact.

The property currently sits vacant. The applicant is proposing to modify the interior of the structure for conversion to apartment units. A similar conversion was undertaken at the Ben Day School previously by the same applicant/owner. The applicant intends to make no significant changes to the exterior of the building which would change the character of the structure. New windows will be installed along with a new roof, and sidewalks and curbs will be repaired. The interior of the building will be converted to a total of 27 one bedroom apartments. Existing parking will be retained in the rear of the building, providing for 18 surface parking spaces and 13 new garage parking spaces, with one ADA accessible space. A community grilling area will be provided on the south side of the building.

The property is currently zoned R1-6, High Density Single Family Residential. The applicant has submitted a rezoning request to R-MF, Multiple Family Residential, to allow for the conversion of the building apartment. The Planning Commission is scheduled to consider the rezoning request at their regularly scheduled meeting on August 7th.

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 structure is being repurposed as a multi-family resident with no change to the defining characteristics of the building. The building was listed on the National Register of Historic Places due to the exterior architecture of the building, which will remain unchanged with the proposed use.

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 or features is proposed. Materials are being proposed to reflect the original appearance of the building.

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 are being proposed that would attempt to 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.

There are no prior changes with known historic significance to the building.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

No existing historic features, finishes or construction techniques 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.

The proposed changes do not involve replacement of any historic features. The exterior of the building remains in good condition, with little to no deterioration.

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 chemical or physical 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 proposed changes do not destroy any historic materials that characterize 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 parking garage structures to the rear of the building will not be integral to the main structure and could therefore be removed in the future without detriment to the building or site.

Staff recommends approval of this request on the analysis and findings included in this report.

Chairman Bower opened the public hearing.

A neighborhood resident asked about rental rates and what demographic the applicant is seeking to rent to.

Jonathan Klocke, representative for the applicant (Exact Architects) stated the rental rate will be based on the current market rate and will not be subsidized or low income.

Ms. Hanson asked what the term of the lease will be.

Mr. Klocke stated he believes it will be a twelve month lease.

The neighborhood resident asked if the apartments will be one bedroom.

Mr. Klocke stated the units will be one bedroom or one bedroom with an office.

The resident asked if they are targeting the military as potential renters. She wants to know what type of people may move into her neighborhood.

Mr. Klocke stated they will seek a mixture of renters much like they did with Ben Day, which has approximately 40% military and the remaining are a mixture of local professionals.

Mr. Jackson asked if Mr. Klocke could come back to the board with their proposed market rate in order to answer the neighborhood resident's question better.

Mr. Bower stated he did not believe the board could ask the applicant to come back to give market rates.

Julie stated that is her understanding as well. However, if Exact Architects provides the rates to the City Planner once they have them, then staff can get that information to the board members and any neighbors who may want it.

Ms. Hanson asked when they anticipate the completion date.

Mr. Klocke stated the construction process is about 12 months and they expect to begin in approximately 4-6 weeks.

Jo Timkar, 813 N 8th Street, approached the board. Ms. Timkar stated she is already dealing with petty theft, drugs and renters who do not take care of the property they are renting. She does not feel comfortable with a lot of new families moving into the neighborhood until the current issues are addressed.

Mr. Bower stated he lives in the neighborhood of the Ben Day school. He watched the building deteriorate once it became vacant. He further stated once the school was converted into apartments, it improved his neighborhood because the building wasn't sitting there vacant.

Ms. Timkar is also concerned with the apartments being only one bedroom and the lease 12 months. She would prefer bringing in families that will stay there for many years. When she purchased her home at 813 N 8th Street, her realtor did inform her North Broadway School will eventually be converted into apartments. Ms. Timkar stated she does not mind the apartment building just to the south of North Broadway School, with the exception of the outside lighting. She is glad North Broadway School is going to be remodeled; her concern is that it will not be a stabilizing influence on the neighborhood. She does not want a large turnover but rather have people who move into the neighborhood to stay in the neighborhood for years.

Ms. Hanson asked why 2 bedroom units were not included in the plans. Mr. Klocke stated it is based on the classroom size and historic requirements. Classrooms are 750 sqft, which makes for a nice sized one bedroom apartment with an office.

Mr. Otto stated having the building occupied with decent people, regardless if they move every year or not, is better than leaving the building vacant.

Ms. Timkar asked if there will be an onsite manager. Mr. Klocke stated there will be an onsite manager but he/she will probably not be living in the apartment building.

Ms. Timkar also asked about lighting in the parking lot. Mr. Klocke stated there will be building mounted semi-cutoff lights that will light the property but will not intrude on neighboring properties.

Ms. Timkar asked about the trees located on the subject property. Mr. Klocke stated the trees will remain but will be trimmed up. He further stated an outdoor community space will be added to the south side to include grills, horseshoes, etc.

Ms. Timkar asked if the original brick sidewalks will be restored or removed. Mr. Bower stated the property owner is responsible for the sidewalks. It would be at the property owner's discretion if they want to restore the original bricks or replace them with concrete.

Jahan Shahegh, 901 N Broadway Street, approached the board. He is in opposition of the proposed apartments. He asked if the building was structurally sound to hold 27 units to include the tenants, furniture, appliances, etc. Ms. Hurley stated all building code requirements will need to be met.

Mr. Shahegh asked why the building has been vacant for such a long period of time. Mr. Bower stated this building was a school and the school district realigned the district and sold buildings they no longer needed. Ms. Hurley explained the city cannot force someone to do something with their property when it's privately owned.

Mr. Shahegh also stated he does not like the fact that tenants will only be required to sign a 12 month lease. He further feels that military personnel will only be able to afford these apartments. Stated he is former Army and feels as though the military is a different breed. He further stated that 10-15 years from now the building will probably be for lower income residents. Ms. Hurley stated a lot of these concerns are more toward the zoning and use of the property, which will be addressed at the Planning Commission meeting, Monday, August 7, 2017. Tonight's meeting is about the historic nature of the property and if the proposal meets the historic requirements.

Mr. Bower clarified that this is not a proposal for low income housing; this is market rate one bedroom apartments.

Mr. Shahegh asked if the North Broadway signs will be taken down. Mr. Klocke stated the school sign will be kept and the new apartment sign will most likely be installed over the old school sign. The exterior will be renovated/restored.

With no one else wishing to speak, Chairman Bower closed the public hearing and asked for questions or comments from the commissioners.

Mr. Otto said he would not be too concerned if it is the military coming through for a year as it will be single men, Majors or Lt. Colonels. Mr. Otto does not feel there would be a problem with officers staying at the apartments.

Mr. Shahegh asked to approach the board. He asked if there will be a fence around the apartment complex. Ms. Hurley stated there is no plan to put up a fence.

Chairman Bower stated he appreciated the public attending the meeting and voicing their concerns. He continued by stating his neighborhood went through the same situation with Ben Day. He stated when Exact Architects purchased Ben Day and converted the building to apartments his neighborhood has been great.

Ms. Hanson asked how long it has been since the Ben Day school was converted to apartments. Mr. Bower stated it's been around 2 years.

Ms. Hanson asked what type of people live at the Ben Day apartments. Mr. Klocke stated is approximately 35-40% military, 30% professionals and the remaining are local residents.

With no further comments, Chairman Bower called for a motion. Ms. Hanson moved to approve the request for a Major Certificate of Appropriateness based on the findings of the review; seconded by Ms. Denney and passed by a unanimous vote 5-0.

OLD BUSINESS:

1. 418 CHEROKEE STREET – BARIS RESTAURANT LLC D/B/A LUIGI'S RESTAURANT

Review plans.

Chairman Bower called for the staff report.

City Planner Julie stated the Leavenworth Preservation Commission heard this item at the January 21, 2015 meeting and approved a Major Certificate of Appropriateness, and again at the October 7, 2015 meeting and approved changes from the previously approved plan. The approved revised plans included installation of new signage, a steel and glass awning, and an aluminum railing.

Since the October 7, 2015 meeting, the owner has installed a railing which does not match the appearance of what was shown on approved plans, and has applied for a building permit to install an awning which does not match what was shown on approved plans. Additionally, new signage, as shown on the approved plans, has not been installed; signage moved from the previous location of the restaurant is in place. Due to these factors, staff requested that the applicant discuss his plans with the Preservation Commission prior to issuance of a building permit for the requested awning. The Preservation Commission considered these changes at the June 7, 2017 meeting and requested that the owner provide more detailed information.

Chairman Bower asked if the renderings presented today are what the building, awnings, etc. will look it.

Jack Brock, contractor for the awning, stated there are a few small variations. The awning will not have the curved plastic around the corners.

Mr. Bower asked if there will be four supports in front of the building for the awning. Mr. Brock said there will be four supports.

Mr. Bower asked about the outside lights. Andi stated there will be can lights in the frame of the awning. No lights will be hanging.

Mr. Bower asked about lighting by the entrance. Andi stated there will be a can light inside the entry way of the restaurant but no lighting will be added to the exterior of the building. There will also be lighting under the awning of the bakery.

Mr. Bower asked about the bakery signage. Andi responded the sign will read Oma Bakery. The wording "Bakery" will be either white or blue in color.

Mr. Jackson asked about supports for the awning over the bakery entrance. Mr. Brock stated the awning for the bakery only comes out four feet from the building so support poles are not required. The bakery awning will be attached to the building.

Mr. Bower asked about the color of the awnings. Andi said it's sort of like a tinted or smoky glass and will be painted on the bottom side of the awning.

Ms. Hanson asked if the awning opens up. Mr. Brock stated the awning does not open. The awning extends a little more than 7 feet from the building and is approximately 10' up on the building.

Ms. Denney asked how much sidewalk space there is for people to walk by. Andi isn't sure of the exact width of the sidewalk but he stated he did meet ADA requirements.

With no further comments or questions, Chairman Bower called for a motion. Mr. Otto moved to accept the changes as presented; seconded by Ms. Denney and passed by a unanimous vote 5-0.

OTHER BUSINESS/CORRESPONDENCE

Chairman Brower noted there was one Minor Certificates of Appropriateness.

With no further questions or comments, Chairman Bower called for a motion to adjourn. Mr. Otto moved to adjourn; seconded by Mr. Jackson and passed by a unanimous vote 5-0.

Meeting was adjourned at 5:54 pm.

JH:mb