

Leavenworth Preservation Commission

Wednesday, April 3, 2019, 6:00 PM

Commission Chambers

100 N 5th Street

Leavenworth, Kansas

AGENDA

1. Call to order, determine a quorum

2. January 2, 2019 Minutes - Motion

3. Old Business:

None

4. New Business:

- **2019-05 LPC – 400 SHAWNEE STREET**

A State law review under the US Secretary of the Interior's Standards for Rehabilitation for the proposed construction of a new structure on the property located at 400 Shawnee Street, a property located in the Leavenworth Downtown Historic District. A Major Certificate of Appropriateness is required for the proposed new construction.

5. Other Business/Correspondence:

- **FYI – MINOR CERTIFICATES OF APPROPRIATENESS (5)**

- 207-B Delaware Street – 3.3' x 3.5' wall sign
- 402 Delaware Street – install ADA ramp, change one interior room into three rooms
- 117 Cherokee – reconfigure two offices, reconfigure bathroom for ADA compliance
- 608 Olive Street – fence, guttering, hot tub, new front door
- 521 Delaware Street – 3' x 5' wall sign

6. Adjournment

CITY OF LEAVENWORTH PRESERVATION COMMISSION

COMMISSION CHAMBERS, CITY HALL

100 N 5th Street, Leavenworth, Kansas 66048

Wednesday, January 2, 2019 6:00 PM

The Leavenworth Preservation Commission met Wednesday, January 2, 2019. Chairman Ken Bower called the meeting to order. Other commissioners present were: Rik Jackson, Ed Otto, John Karrasch, Sherry Hines Whitson and Debi Denney. 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 October 3, 2018 as presented. Mr. Otto moved to accept the minutes as presented, seconded by Mr. Jackson and approved by a vote of 4-0. Mr. Bower and Ms. Whitson abstained due to being absent at the October 3, 2018 meeting.

OLD BUSINESS

1. 2018-12 LPC – 202 POTTAWATOMIE

A State Law review for the proposed demolition of the property located at 202 Pottawatomie Street, a property listed on the Kansas State Register of Historic Places.

Chairman Bower called for the staff report.

City Planner Julie Hurley stated this is a State Law review for the proposed demolition of the property located at 202 Pottawatomie Street, a property listed on the Kansas State Register of Historic Places.

Ms. Hurley continued stating structures that are assessed to be in an unsafe and dangerous physical condition pose a threat to the public health, safety and welfare of the City. To address and abate these structures, the City Commission, through its powers under Chapter 22, Article X (Dangerous Structures) of the Code of Ordinances, has requested that City staff annually develop inventory of unsafe and dangerous structures for review and potential removal through demolition.

Staff has compiled a list of dangerous structures, which have been evaluated by staff in accordance with KSA 17-4759, including the house located at 202 Pottawatomie. The property was constructed in 1860 and was listed in the Kansas State Register of Historic Places in February 2017. It is not listed in the National Register of Historic Places.

The City Commission reviewed the structures at their regular meeting on June 26, 2018, and passed a resolution granting the property owner of 202 Pottawatomie an extension until October 9, 2018 to commence repair of the structure. The Leavenworth Preservation Commission reviewed the property at their July 11, 2018 meeting and instructed the applicant to commence repairs prior to their October 3, 2018 meeting.

The Leavenworth Preservation Commission again reviewed the property at their October 3, 2018 meeting. The owner was not present at that meeting and necessary repairs were not complete, so the Commission members requested that staff send a letter to the owner requesting a written plan for completing the repairs. A copy of that letter is included in this packet. The owner provided staff with an email outlining his repair plans on October 22, 2018, a copy of which has been included. The City Commission reviewed the property on October 9, 2018 and granted a 90 day extension for the completion of repairs.

As of the writing of this report, the asbestos shingle siding has been removed from the house, leaving exposed tar paper revealing what appears to be original siding. No permit for replacement of siding has been requested.

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 was constructed as a residential building, it is currently vacant.

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.

The entire structure is proposed to be demolished. It has previously been damaged by fire, and has not been fully restored. The historic clapboard siding present when the house was constructed was previously covered with asbestos siding in the mid-20th Century and has not been exposed by the removal of the asbestos siding.

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.

The building is proposed to be demolished, no changes or additions are proposed.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The building is proposed to be demolished, however, there are no known changes to the original structure with historic significance.

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

The building is proposed to be demolished, no portions of it are proposed to be preserved.

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.

There are a number of deteriorated or missing historic features, including the original clapboard siding, which have not been repaired or restored.

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.

The building is proposed to be demolished.

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 building is proposed to be demolished, no new construction is proposed at this time.

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 building is proposed to be demolished, no new construction is proposed at this time.

STAFF RECOMMENDATION:

The staff recommends **APPROVAL** of this request based on the analysis and findings included in this report.

ACTION/OPTIONS:

- Motion, to approve the property located at 202 Pottawatomie as being eligible for potential demolition.
- Motion, to deny the property located at 202 Pottawatomie as being eligible for demolition.
- Motion, to Table item until the next meeting for the purpose of further study.
- Motion, to forward to the SHPO for review.

Chairman Bower opened the public hearing.

Mr. Rickey Giles Jr., property owner, approached the board. Mr. Giles stated he wants to register his house on the National Historic Register. He stated the State told him the asbestos siding must be removed so he had a contractor remove the asbestos siding. The tar paper was left to help insulate the house.

While fixing the soffits, Mr. Giles stated he ran into a problem with the front-center window on the second level leaking. He believes originally, there was a walkout from the center window. In order to fix the leak, he stated he will need to raise the porch roof or install another walkout.

Mr. Giles does not believe the house is a dangerous structure. The roof has been like that for sixty-three years. Several people had to get on the roof to fix the veranda in the rear. Mr. Giles does not believe the house meets the criteria to be on the demolition list. States the house has good bones.

Mr. Giles stated his next project is replacing the wooden doors. Has already replaced the soffits, gutters, replaced shingles, trimmed trees, and removed the asbestos siding. Mr. Giles has submitted a grant application. The hearing review is February 8, 2019. If the grant is denied, Mr. Giles stated he still has the finances to fix the house but not in a historic way. He further stated he replaced the glass in the veranda.

Mr. Bower asked if the house has plumbing, water, electricity and a working furnace.

Mr. Giles stated the house has everything but a working furnace.

Mr. Bower stated the appearance of the house is an eyesore. Just removing the tar paper and leaving the clapboard siding would make a huge difference in the appearance of the house. From the City's perspective, it is all about the view from the street. Mr. Bower further explained that vinyl siding does not qualify for a historic property.

Mr. Giles clarified the house does not have vinyl siding on it. Furthermore, he has estimates for repairing or replacing the siding, to include the cost of vinyl siding if he chooses to remove the house from the historic register. If the grant funds are denied, Mr. Giles stated he will most likely remove the property from the State Historic Register and then repair the house his own way.

Mr. Giles reiterated the problem he is having now is with the top center window is slightly below the porch roof. Stated he wants to put a deck coming from the top center window because he believes that is how the house originally was.

Ms. Whitson stated there was probably a widow's walk there.

Ms. Hurley stated installing a widow's walk would require a major certificate of appropriateness, which would come back to the Preservation Commission for review.

Ms. Whitson stated she is hoping Mr. Giles does get the grant money in order to preserve the house in its original state. She further asked if the reason Mr. Giles is leaving the tar paper on the house is because the walls are not insulated.

Mr. Giles responded the walls are insulated excluding the dining room area, which also does not have drywall.

Ms. Whitson asked why insulation could not be installed in the dining room since there is no drywall. Then the tar paper could be removed.

Mr. Giles stated he has put insulation in the dining room. His concern are the pipes going downstairs. But he just turns the water off from inside the house.

Ms. Whitson stated since the Commission's concern is the eyesore, especially with the tar paper, she suggests the pipes be insulated, install insulation in the dining area and remove the tar paper. This would greatly improve the look of the house.

Mr. Giles stated he could do that and that he would like to keep the property listed as historic. He further stated the city keeps pushing him to fix the house and makes him keep coming to the Preservation Commission that he feels like he is on parole.

Ms. Whitson stated that is her point. The black tar paper is an awful eyesore and needs to be removed quickly. This will help Mr. Giles with the city.

Mr. Giles stated he could remove the tar paper but there are several holes he would need to patch up. He would like to know the criteria for demolition.

Ms. Hurley stated the demolition criteria is based on state statute specifically regarding demolition of properties. Mr. Giles has been sent the checklist that is included in the packet.

Mr. Giles stated according to the checklist, the soffits and gutters need replacement. The soffits have been replaced so the only thing left are the gutters.

Ms. Hurley responded that one of the items listed on the checklist that needed to be addressed was the siding and that includes repair/replace all exterior walls and siding. This is the main item the city is currently waiting on. Removing the asbestos siding is one-step in repairing the siding but there are a few more steps to get through. Just leaving tar paper is not considered complete.

Mr. Giles does not think that siding should be the reason the house is on the demolition list. There are no holes, mice or roaches and the house is solid.

Ms. Hurley stated that once a property is on the demolition list, it is the City Commission's goal to bring properties up to a certain standard for the neighborhood so they are not becoming a blighting influence on the rest of the neighborhood. Once a property has met the criteria to be on the demolition list, the City Commission expects all the items on the list be checked off and have the property be brought up to code compliance standards.

Mr. Giles stated he feels like he is being picked on stating the house across the street has chipped paint on its siding.

Mr. Bower stated other houses are not going to be discussed during this meeting and he does not feel the city is picking on Mr. Giles. Mr. Bower further stated the problem with the property at 202 Pottawatomie is that it is a blighting influence on the neighborhood and unfortunately got to a point that it was listed on the demolition list. Mr. Bower further stated that Mr. Giles must go through the city to get permits when doing work on the house.

Mr. Giles stated he has a permit.

Ms. Hurley stated the permit is for interior work only.

Mr. Bower stated not to worry about the interior of the home. The pressing issue is to get the house so it looks better and is not a blighting influence on the neighborhood. This can be done by removing the tar paper. There must be continuous progress.

Ms. Denney asked if Mr. Giles is doing the work himself.

Mr. Giles stated he is but he also has a worker help him with major improvements.

Ms. Denney asked if he plans to hire a professional if he receives the grant money.

Mr. Giles stated he will do the simple tasks like drywall, painting, etc. However, will have someone else do major renovations. Mr. Giles further stated he wants to get a new front door because the front door is what brings the whole house together.

Mr. Bower stated although the front door may not be what Mr. Giles wants, if it is functional then he should leave it for now and replace it at a future time. Currently the house stands-out because of the tar paper and it just looks bad. The city's main concern is the blighting influence, the exterior of the house. It would look more favorably to the City Commission without the tar paper.

Mr. Giles responded that he agrees with the board. He is here today because he has made progress by working on the house 8 hours per day.

Mr. Bower stated that no one is saying progress hasn't been made; but the progress has been slow.

Mr. Jackson asked when the City Commission's 90 day extension for the property expires.

Ms. Hurley stated January 22, 2019.

Mr. Bower stated it would be his recommendation for Mr. Giles to remove the tar paper and fix the holes in the siding so the house looks presentable from the street. The board could then recommend to the City Commission an extension through February, which would allow Mr. Giles to find out if he will receive any grant money.

Mr. Giles stated he receives all kinds of compliments from people in the neighborhood for working on the house.

Mr. Karrasch reiterated how removing the tar paper will go a long way in Mr. Giles favor with the City Commission.

Chairman Bower called for a motion. Mr. Karrasch moves to recommend the tar paper be removed by January 22, 2019 and that Mr. Giles be given an extension to get through the hearing process in Topeka for the grant funds, seconded by Ms. Whitson and passed by a vote 6-0.

Mr. Bower strongly recommends Mr. Giles attend the City Commission meeting on January 22, 2019. Mr. Bower asked if removing the tar paper requires a permit.

Ms. Hurley stated a permit is not need for removal of the tar paper.

Chairman Bower called for the next item on the agenda, Election of Officers and revision to the bylaws. Chairman Bower asked staff to review the bylaws revision.

Ms. Hurley stated staff discovered the terms are for three-years and this was not noted in the bylaws. Chairman called for a motion to accept the revision to the bylaws. Mr. Jackson moved to accept, seconded by Ms. Denney and passed by a vote of 6-0.

Chairman Bower then opened it up to the commission to nominate a Chairperson. Mr. Otto volunteers to stay as Vice Chairman and nominates Mr. Jackson as Chairman, seconded by Mr. Karrasch and passed by a vote of 6-0.

Chairman Bower called for the next item on the agenda, Minor Certificates of Appropriateness.

With no questions or comments, Chairman Bower called for a motion to adjourn. Mr. Otto moved to adjourn, seconded by Mr. Jackson and approved by a vote of 6-0.

Meeting was adjourned at 6:43 p.m.

JH:mb

LEAVENWORTH PRESERVATION COMMISSION

State Law Review
400 Shawnee Street

APRIL 3, 2019

PREPARED BY:



Julie Hurley, City Planner

APPROVED BY:



Paul Kramer, City Manager

OWNER & APPLICANT:

Bryan & Debi Asher

SUBJECT:

A State Law review under the US Secretary of the Interior's Standards for Rehabilitation for the proposed construction of a new structure on the property located at 400 Shawnee Street, a property located in the Leavenworth Downtown Historic District. A Major Certificate of Appropriateness is required for the proposed new construction.

STAFF ANALYSIS:

The applicant is proposing to construct an approximately 24'x24' square foot detached garage, with an attached 12'x24' carport with rooftop deck.

The existing building is a two-story brick commercial structure located in the Leavenworth Downtown Historic District, which was listed in the National Register of Historic Places in April, 2002. The property is zoned CBD, Central Business District, and the proposed addition meets all development requirements of the district.

The proposed addition will be constructed to the rear of the existing building, and will be visible from 4th Street. No part of the existing structure will be altered as part of the addition, except that stairs from the rooftop deck will connect to an existing second story door. The proposed garage is more residential in appearance and does not incorporate materials found in the existing building. The applicant has indicated a willingness to revise the design of the garage to be more compatible with the surrounding area, and will present alternative designs at the meeting.

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 existing structure will undergo no physical changes. The proposed addition will be constructed in a way so as to disrupt the aesthetic of the property as minimally as possible.
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.

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 physical changes to the existing structure 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 prior changes to the existing structure will be removed or altered.
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.
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 addition will have minimal impact on the existing structure, as it will be constructed as a wholly separate structure, connected only by an exterior staircase. The design of the proposed addition is more residential in appearance, and does not incorporate any materials or design characteristics found in the existing 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 addition will be constructed as a wholly separate structure, connected to the existing structure only by an exterior staircase. The essential form and integrity of the existing structure would be undisturbed should the addition be removed in the future.

STAFF RECOMMENDATION:

The staff recommends that the design of the proposed garage be revised to provide an appearance more consistent with the aesthetic of the Leavenworth Downtown Historic District.

ACTION/OPTIONS:

- Approval, based upon a point by point review of Preservation Commission findings as stated.
- Disapproval, based upon a point by point review of Preservation Commission findings as stated.
(applicant may appeal to the City Commission)
- Motion, to Table item until the next meeting for the purpose of further study.
- Motion, to forward to the SHPO for review.



Project No. 2019-05 LPC
 Application No. 5311
 Fee (non-refundable) \$200.00
 Filing Date 2/28/2019
 Fee Paid/Received By: \$200.00

**MAJOR CERTIFICATE OF APPROPRIATENESS
 Landmark Impact Determination**

Printed Name of Property Owner: Bryan & Debi Asher

Address of Property Owner: 400⁺⁴⁰² Shawnee Leavenworth, KS 66048

Phone: 913-306-5751 Email: Bryan.echelonks@gmail.com

Applicant Name (if different from property owner): _____

Phone: _____ Email: _____

Property Address of Landmark or Contributing Property for review: 400 Shawnee

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

Nature of Repair or Alteration/demolition: Detached garage/ Deck

Historical or Architectural significance:

National Register

Kansas Register

Leavenworth Landmark Register

Listed on Historic Resource Survey

Other Contribution: _____

Physical Description of Demolition/Improvement work: 24x24 garage with 12x24 attached deck.

Determination: No detrimental effect as proposed

Reasoning for this determination (attach necessary documentation including site plan, elevation, architectural detail, or rendering, in keeping with Secretary of Interior standards or specials considerations for historic characteristics, patters size, acceptable substitutions and other general design criteria). This will be reviewed by the Preservation Commission at its next regular monthly meeting. Following approval, the appropriate permit may be issued. This action does not trigger a public hearing, but the board may make changes with consent of the owner/applicant.

Detrimental Effect on Historic Property

Reasoning for this determination (check all that apply):

Significant Deviation from general character of the historic property(ies)

Height/scale/spatial inappropriateness

Inappropriate façade/window/entrance elements

Inappropriate roof form/horizontal/vertical elements

Other (requires documentation)

(Attach all necessary documentation to show how the proposed improvements are inappropriate for the site or building).

Remedies to correct detrimental effect: Project owner may undertake the following improvements which would remedy the above named inappropriate factors (cite secretary's standards with each suggested remedy, attach additional materials as necessary):

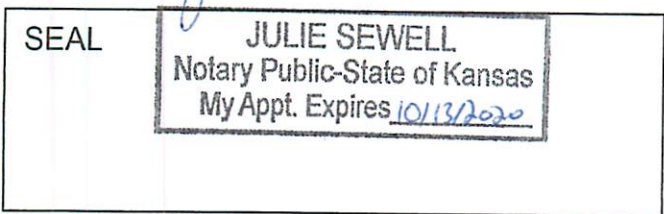
NOTE: All signatures must be in ink. Signature of owner(s) must be secured and notarized.

Owner's Signature: Bryan Asher Date: 2-26-19

State of Kansas
County of Leavenworth

Signed or attested before me on the 26th day of February 2019 by Bryan Asher

Notary Public Julie Sewell My appointment expires 10/13/2020



For Office Use:

Date of Public Hearing: 4-3-19

Date of Notice of Public Hearing published 3-12-19

Date Notice sent to property owners within historic district, as appropriate: 3-12-19

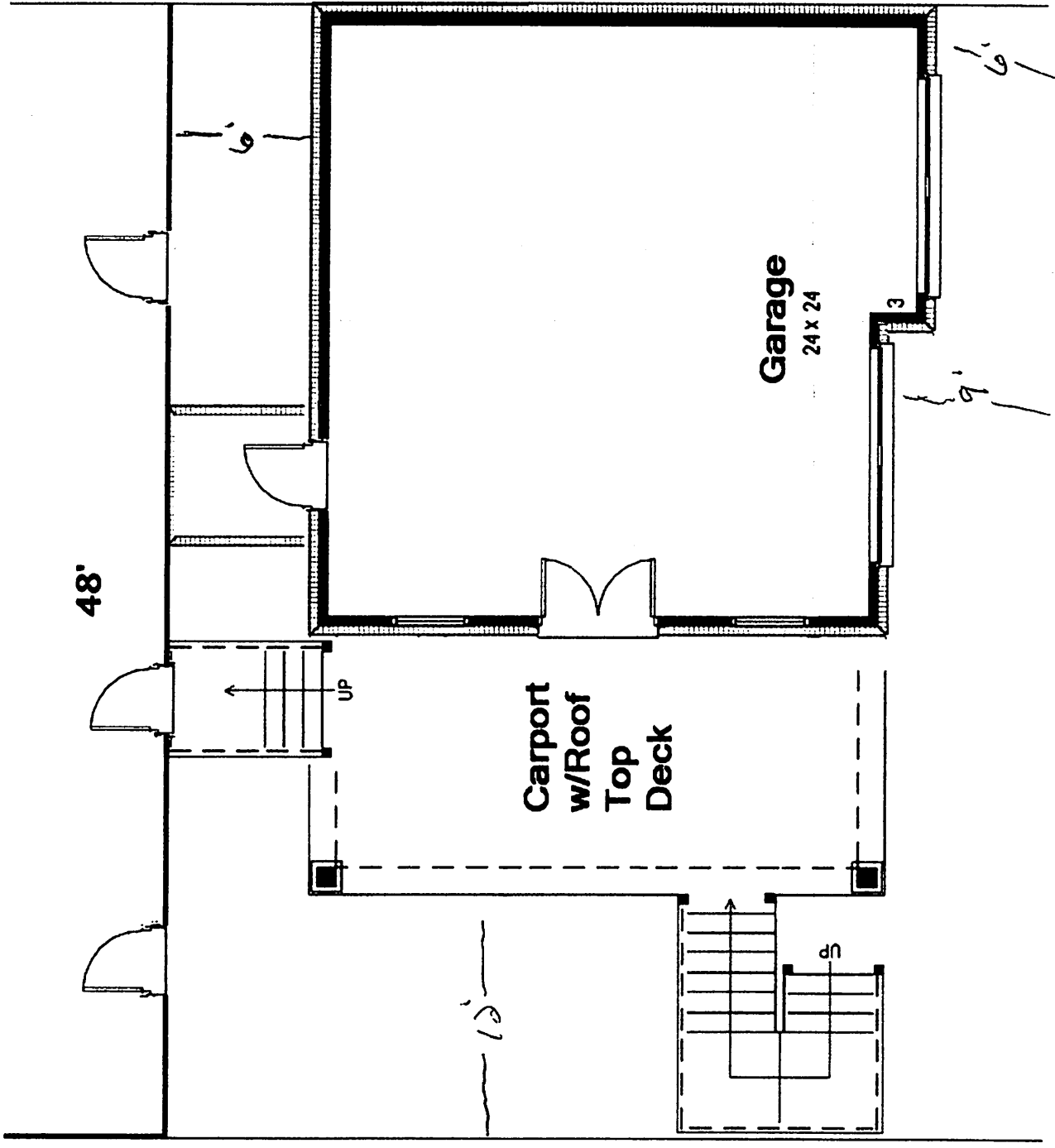
Date of request for appeal to City Commission, if appropriate: _____

Date scheduled for City Commission review and action, if appropriate: _____

Final Action:

Deny as proposed [] Approve as proposed [] Approve with modifications []





CHARACTER AREA: DOWNTOWN CORE

Aspiration

The downtown core is the '**Refined Elegance**' that defines Leavenworth's traditional and historic downtown core. Downtown vitality results from a diverse mix of ground level retail and upper level office and residential. The downtown core should embrace redevelopment activities that promote diverse uses and activities that complement the established scale and urban form of historic downtown. New activities should promote preservation, renovation and adaptive reuse of historic and/or contributing structures, new infill development should be sensitive to the scale, context and form of the existing environment.

The Downtown Core is a diverse and dynamic mixed-use environment that supports success of the entire downtown area. Residential, employment, government, and retail/entertainment uses create robust activity in the core that benefit other areas of downtown. Reinforcement of the distinctive qualities that are associated with the traditional downtown environment is key to continuing this support. Redevelopment strategies must be highly sensitive to the existing historic framework. Redevelopment should primarily be accomplished through infill development of vacant parcels; new structures on surface parking lots; and preservation, renovation or adaptive re-use of existing structures.

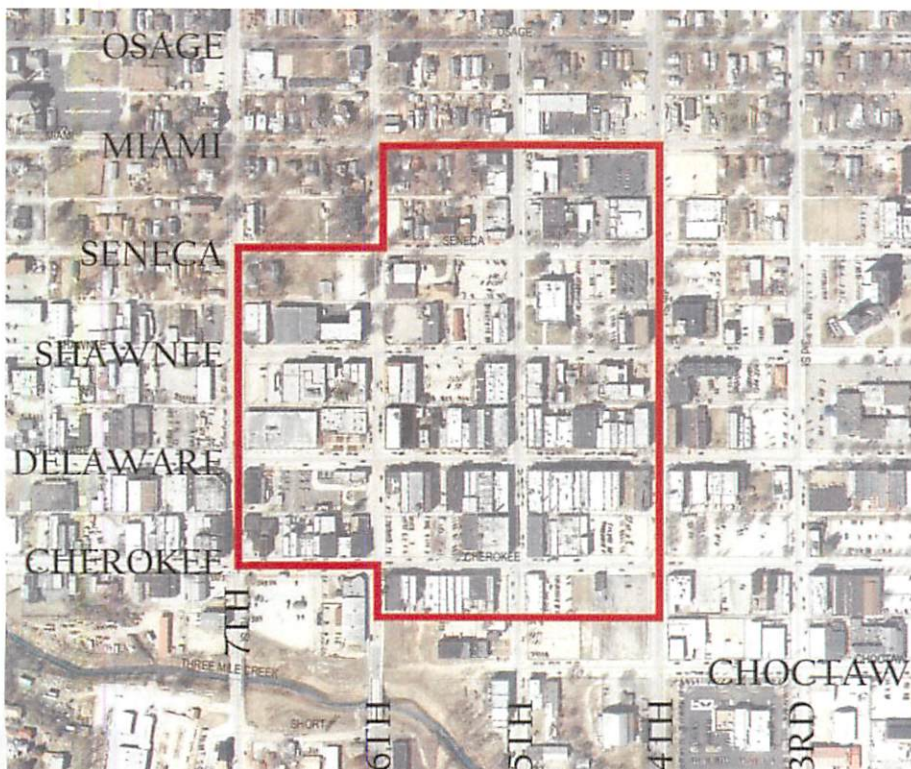
North: **Seneca / Miami**

East: **4th**

South: **Cherokee**

West: **7th**

Approximately **12 SQ Blocks**



The Downtown Core is envisioned to facilitate redevelopment activities in a more organic approach, with quality investments on a property-by-property basis. Single property redevelopment can provide innovative and diverse solutions, adding to the organic feel and authenticity of downtown, by preserving the rhythm of storefronts, and strengthening the interest and appeal of the downtown environment. Major redevelopment initiatives with substantial parcels should not be the only means of community building and investment.

The primary strategy will be to engage with property owners and the development community to ensure new initiatives strengthen the existing fabric through design solutions that respect the historical integrity of the area. Investments that are sensitive to scale, form and massing of the area, and further the sense of the traditional, urban downtown framework are priorities.

Much of the Downtown Core is within the Downtown Historic District. Historic preservation often is a polarizing issue within communities. The determination of whether a building should be preserved or redeveloped requires a delicate balance of the value of a building, both physically and economically.

Often, the determination of a building's value as a significant, historic or contributing structure requires in-depth, detailed research and analysis. Determining a building's value to Downtown should consider the following traits of the building and development plan:

- understanding of the property owners goals and aspirations;
- the buildings structural and mechanical integrity;
- the buildings qualitative contribution to the community as a whole;
- established criteria of regulatory and incentive mechanisms;
- eligibility requirements; and
- the cost/benefit in regards to preservation and viable economic use.

The master plan advocates preservation of contributing buildings, when feasible and consistent with the vision for Downtown. These architectural elements within the urban framework provide much of the character and identity of Downtown Leavenworth. Redevelopment strategies should support adaptive re-use of viable structures.

When addressing preservation and redevelopment, the ultimate goal is to retain that character while accommodating activity with economic viability. A beginning point for the community and property owners may begin with a simple process of categorizing individual properties. The categorization is not intended to replace established historic standards, processes and procedures, but provide a beginning point for those involved to begin a dialogue regarding when existing buildings should be considered for improvements or redevelopment initiatives and should be addressed on a case-by-case basis.



City Hall is a key destination anchor within the Downtown Core.

Historically Significant

To the greatest extent possible, redevelopment initiatives for buildings determined to be historically significant should be restored to local, state and federal historical standards. Renovation of historic buildings can often be difficult to meet all municipal building code requirements, however, the building exterior, particularly the front facade should strive to retain or be rehabilitated to its truest splendor and architectural vocabulary. In addition, contributing properties that may be at-risk, structurally or economically, may be considered for targeted renovation or adaptive re-use. Working in partnership with property owners or potential investors, the City should advocate for the preservation of historically significant structures. This may include assistance with identifying potential resources or incentives to make these structures viable and active elements of downtown.

Architecturally Contributing

Architecturally contributing properties include those that may not necessarily be historically significant or eligible for historic designation, but in terms of their character and relationship to historic properties, contribute to the overall image and character of the Downtown Core. Renovation and adaptive reuse of these buildings should be done in a manner that is compatible with adjacent buildings and buildings along the block, including the scale, form, and relationship to the streetscape.

Non-Contributing

In the case of buildings that do not express a significant architectural period or are relatively lacking of contributing qualities, redevelopment may actually be favored. As with most downtown environments, a variety of building facades and forms lack context and relationship to the public realm. Although an existing building may be structurally sound, new investment in its appearance and urban form should be advocated.

New improvements should be viewed as an opportunity to mitigate perceived past mistakes and an opportunity to be reinvented in a more context-sensitive manner through scale, massing, relationship to adjacent buildings, relationship to the public street, materials, windows, entrances, architectural details, and other elements that strengthen the downtown fabric.



Preservation and enhancement of the historic character of the Downtown Core is a key philosophy of the master plan.

Infill and New Redevelopment

Infill and redevelopment present opportunities to:

- add density, create new uses, and increase activity in downtown;
- fill in the missing ‘teeth’ along a block face and reinforce the urban fabric; and
- create added economic value.

As with improvements to non-contributing structures, infill redevelopment needs to occur in a manner that is context-sensitive; however, provides opportunities to create well-designed and innovative architectural solutions within the core area.

With some minimum criteria to ensure that form, scale and contextual solutions are pursued, these opportunities can create dynamic, but complementary improvements that reinforce the urban environment. Infill can include additions to existing structures; new structures on vacant lots and; redevelopment of surface parking lots - either completely or partially. The master plan provides generalized principles for redevelopment to be utilized as a beginning point for property owners and investors to pursue urban and contextual sensitive solutions.

Right: Infill redevelopment is one of the key components to reinforcing the urban and pedestrian-oriented framework of Downtown Leavenworth. Infill investments are envisioned to be ‘authentic’ in that they not necessarily need to replicate historic architectural vocabularies, but rather express context-sensitive solutions that continue to tell the story of the timeless evolution Leavenworth’s urban core. (Concept for illustrative purposes).



Downtown Core: Key Elements

The following are key elements for the Downtown Core:

Urban Form and Scale

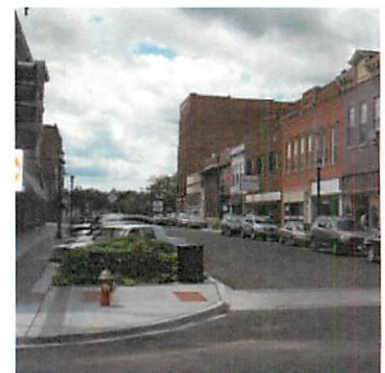
The Downtown Core is considered the central activity center with the greatest diversity of uses. It is best served by urban streetscapes and building orientations which feed activity into the streetscape. The streetscape should be the most significant public space within the Downtown. New development should reinforce the existing urban form and scale of downtown, characterized by the following:

- Minimum of two story structures;
- Active street level uses, primarily retail, entertainment, or services uses on ground floors and with office or residential on upper stories;
- Building frontages that engage the public sidewalk and provide a consistent street wall along the streetscape (zero setback/build-to lines with prominent street level windows and frequent building entrances);
- A regular rhythm of small-scale store fronts that add diversity and visual interest to the streetscape.

Urban Design Theme

The Downtown Core derives its character from the historic and traditional character of buildings, and the relationship these buildings have with public spaces. Redevelopment should promote investments that are sensitive to the historic environment and embrace new opportunities that are authentic to the times and bridge Leavenworth's past to its future, primarily accomplished through:

- Ensuring contributing and viable historic structures remain as part of the fabric,
- Accommodating new development and architectural solutions that embrace existing context, are compatible to the historic scale and massing existing in downtown, and build on historic architectural precedents in new applications.



Recent investment of streetscape amenities along Delaware Street should be extended throughout Downtown.

Parking Strategy

Parking in the Downtown Core should not compromise the urban form and scale of the traditional downtown.

- Maximize on-street parking on all streets. Angled parking is preferred, and parallel parking should be used where rights-of-way are constrained.
- Off-Street parking should be limited and located behind the building forms and screened from the urban public street face, except for mid-block pedestrian passages to access parking from storefronts.
- Public and district parking areas may be created to address any deficiencies and to allow for more concentrated downtown development. Public or district parking should be located only on the perimeter of the Downtown Core area. These parking areas should be anchored by building forms at street intersections or significant green space with public art. Additional screening elements, such as low masonry walls, ornamental fencing, and additional landscaping should also be included.
- Parking structures should be mixed use with ground level shops along the primary public street.
- On-street parking, located directly adjacent to the development can be credited to the development's parking requirements.

Projects and Initiatives

- Extend the Delaware Streetscape prototype project throughout the Downtown Core. Slight modifications may be considered such as additional landscaping and tree wells; public art; curb extensions at intersections for traffic calming measures, decreased the width pedestrians traverse across the street and additional landscape and amenities.



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