

CITY OF LEAVENWORTH PRESERVATION COMMISSION

COMMISSION CHAMBERS, CITY HALL

100 N 5th Street, Leavenworth, Kansas 66048

Wednesday, November 2, 2016, 5:00 PM

The Leavenworth Preservation Commission met Wednesday, November 2, 2016. Acting chairman Ed Otto called the meeting to order. Other commissioners present were: John Karrasch, Rik Jackson, Stephen Hansen, and Debi Denney. Commissioner Ken Bower was not present. Also present for the meeting were City Planner Julie Hurley and Administrative Assistant Michelle Baragary.

The chairman welcomed new board member Debi Denney and Administrative Assistant Michelle Baragary. It was noted a quorum was present. Mr. Otto called for a motion to accept the minutes from April 6, 2016 as presented. Mr. Jackson moved to accept the minutes, seconded by Mr. Karrasch and approved by a vote of 4-0.

There was no *Old Business* to discuss.

NEW BUSINESS:

1. 2016-18 LPC - Conduct a State Law Review and hold a Public Hearing for 614 Cherokee St

Consider exterior alteration of the property located at 614 Cherokee Street, in the Leavenworth Downtown Historic District. A Major Certificate of Appropriateness is required for the proposed exterior changes to the building.

The chairman opened the public hearing and called for the staff report. City Planner Julie Hurley stated that a State Law review under the US Secretary of the Interior's Standards for Rehabilitation for the proposed alteration of the property located at 614 Cherokee Street is required.

The applicant is proposing to remove an existing exterior door on the second floor of the building and restore the façade to an appearance commensurate with buildings of the original time period. At some point in the past, a balcony had been added to the exterior of the second story and a window replaced with the door. The balcony has already been removed for safety and structural reasons.

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 exterior modification is being made to bring the appearance of the structure back into conformance with buildings of the original time period.
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. The (now removed) balcony and door were added previously, and their removal will bring the building into conformance with its original character.
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 proposed changes would be in harmony with existing structures in the historic district, and present a more accurate historical appearance.
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.

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.

No new additions are proposed.

The chairman called for comments or questions. Carol Blackwell, owner of the building, addressed the board stating the balcony was added prior to her purchasing the building. She further stated the balcony had been attached to the wall causing the wall to bow. Ms. Carol had structural engineers inspect the balcony; and the engineer's recommendations were to remove the balcony immediately. Ms. Carol had the balcony removed within a week. She now requests approval to restore the building to its original state with three windows.

In the spirit of uniformity, Mr. Jackson asked if the shorter window above the current door would be removed or if two shorter windows would be added above the two existing windows. Ms. Carol stated the two existing windows are in good condition and will not be altered. She further stated she would remove the smaller window and the door and replace it with an identical window as the existing windows.

With no further comments, the chairman closed the public hearing and called for a motion. Mr. Hansen moved to approve the request for a Major Certificate of Appropriateness based on the findings of the review; seconded by Mr. Karrasch and passed by a unanimous vote.

2. Revised Minor Certificate of Appropriateness

City Planner Julie Hurley stated she spoke with Katrina Ringler, Kansas State Historic Preservation Office, regarding the Minor Certificate of Appropriateness. Currently, any exterior modification would need to be heard before the board. This has become cumbersome for property owners, for example, owners who are looking to replace a roof with in-kind materials. Ms. Ringler had indicated to Ms. Hurley that many cities in the States that are the CLG communities, give more leeway in their minor certificates to approve the minor exterior modifications at the staff level. Ms. Hurley

reviewed the suggested Project Types on the Minor Certificate of Appropriateness which would only include maintenance and in-kind replacement that could be approved at the staff level.

The chairman called for comments or questions. Mr. Karrasch asked if the “subdivision of property” would go before the Planning Commission as it would not be heard by the Leavenworth Preservation Commission. Ms. Hurley responded that would be a platting process and it would go before the Planning Commission.

With no further comments, the chairman called for a motion. Mr. Karrasch moved to approve the proposed Minor Certificate of Appropriateness as presented by staff; seconded by Mr. Jackson and approved by a unanimous vote.

OTHER BUSINESS/CORRESPONDENCE

Mr. Otto noted there were four Minor Certificates of Appropriateness for signage that were recently approved by staff. City Planner Julie Hurley briefly went over each Minor Certificate of Appropriateness:

- 501 Delaware St – projecting wall sign
- 201 N Broadway St – kitchen remodel and removal of two windows on back side of house
- 114 Spruce St – remove and replace existing deck
- 1128 5th Ave – Eagle Scout project to install a fence for the Leavenworth Garden Club

With no further business to discuss, the meeting was adjourned at 5:26 pm.

JH:mb