

CITY OF LEAVENWORTH PRESERVATION COMMISSION

COMMISSION CHAMBERS, CITY HALL

100 N 5th Street, Leavenworth, Kansas 66048

Wednesday, September 5, 2018 6:00 PM

The Leavenworth Preservation Commission met Wednesday, September 5, 2018. Chairman Ken Bower called the meeting to order. Other commissioners present were: Rik Jackson, Ed Otto and Debi Denney. John Karrasch and Sherry Hines Whitson were absent. 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 August 1, 2018 as presented. Mr. Jackson moved to accept the minutes with the necessary correction of changing the commissioner who seconded the motion of the August 1, 2018 meeting minutes, seconded by Mr. Otto and approved as corrected by a vote of 4-0.

OLD BUSINESS

None

NEW BUSINESS:

1. 2018-15 LPC – 1128 5TH AVENUE

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 1128 5th Avenue, commonly known as the Carroll Mansion, a property listed on the National Register of Historic Places. A Major Certificate of Appropriateness is required for the proposed new construction.

Chairman Bower called for the staff report.

City Planner Julie Hurley stated there is an error in her policy report. The second paragraph is a leftover from cutting & pasting and should be removed from this policy report.

Ms. Hurley continued stating the applicant is proposing to construct an approximately 5,000 square foot, two-story research center and storage space as an addition to the existing Carroll Mansion. The property, owned by the Leavenworth County Historical Society and the existing structure functions as a museum, research center, and storage space for artifacts. The existing building was constructed in 1858 and was listed on the National Register of Historic Places in 1985. The existing structure is situated on a .54 acre lot, directly south of St. Luke's Cushing Hospital.

The existing house was initially constructed in 1858 as a two-story, ridge hipped roof, frame house with two rooms on each floor. Over the following years, a number of additions were constructed to complete the building as it currently appears. The proposed addition will be constructed to the rear of the existing home with minimal visibility from the street. It will be designed in a manner to integrate visually with the existing house, and will only be physically connected by an enclosed walkway. The addition of 17 parking spaces are also proposed as part of this project.

The Development Review Committee reviewed the proposed project on July 19th. The only issue noted was the need to provide adequate sewer connection, which the applicant is currently working to address.

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 enclosed walkway. The design of the proposed addition is compatible with the aesthetic of the existing building to create seamless visual transition.
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 enclosed walkway. 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 **APPROVAL** of this request based on the analysis and findings included in this report.

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.

Chairman Bower opened the public hearing.

Kristy Johnson, designer for the project, addressed the board stating the Carroll Mansion is looking at the proposed addition because they are out of storage space. The project provides a minimal disturbance of the site and meets all the other programmatic requirements of the museum. A red brick paver parking lot has been proposed to match the style of the neighborhood and the existing circular drive. Lots of features of the proposal match the details of the Carroll Mansion but in a way that is distinguishable that the proposed building is not original to the mansion.

Mr. Bower asked about the proposed retaining walls.

Ms. Johnson stated they can do a stone wall, also known as a landscape wall. This will not have a harsh look like concrete would.

Mr. Bower asked if the retaining walls are just for the earth and not for structural purposes.

Ms. Johnson stated the retaining walls are only to keep the earth from spilling into the parking lot.

Mr. Bower asked for verification that an elevator is not required for ADA.

Ms. Johnson stated that is correct. It has been designed so there is ADA access from the upper parking lot. There is a ramp to the second floor of the building.

Mr. Jackson stated he appreciates how the proposed addition is hidden behind the mansion. Mr. Jackson stated the loop in the parking lot is difficult as it is today. Mr. Jackson asked if there will be a straight-in access from the back portion of the building.

Ms. Johnson responded in the affirmative. She further stated they can install directional signs indicating the loop in the parking lot is one-way.

Mr. Bower asked if the herb garden and several walnut trees will be removed in the back.

Ms. Johnson stated some walnut trees will be removed but the herb garden will be undisturbed.

Toby Brown addressed the board pointing out there are no accessible restroom facilities available for the general public. He further stated he appreciates all the ADA parking stalls near the door of the proposed building.

With no one else wishing to speak, Chairman Bower closed the public hearing.

With no further discussion from the commissioners, Chairman Bower called for a vote for a Major Certificate of Appropriateness for the Carroll Mansion located at 1128 5th Avenue. The vote passed unanimously 4-0.

With no other business, Ms. Hurley stated 202 Pottawatomie is on the agenda for next month. Mr. Bower and Mr. Jackson will not be in attendance for next month's meeting.

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 4-0.

Meeting was adjourned at 6:18 p.m.

JH:mb