



Monday, March 25, 2024

12:00 PM

Historic Preservation Resource Commission (Certified Local Government)
Memorial Hall, Veterans Room

I. CALL TO ORDER

II. MINUTES

- a. Consider approval of the February 26, 2024 minutes

III. ACTION ITEMS

- a. Consider a Certificate of Appropriateness for 320 N. Penn Ave.
- b. Consider approval of an application process for a historical designation plaque.
- c. Consider approval of a Certificate of Appropriateness for 117 W. Main Street.

IV. DISCUSSION

- a. Proposed downtown streetscape changes.

V. ADJOURNMENT



**REQUEST FOR HISTORIC PRESERVATION RESOURCE
COMMISSION (CERTIFIED LOCAL GOVERNMENT)
ACTION
CITY OF INDEPENDENCE
MARCH 25, 2024**

Department Admin

Prepared By David Cowan

AGENDA ITEM Consider approval of the February 26, 2024 minutes

SUMMARY RECOMMENDATION Staff recommends approval of the minutes

BACKGROUND IHPRC secretary Brea Sanford has prepared the February 26, 2024 minutes for the committee review and approval.

SUGGESTED MOTION I move to approve the February 26, 2024, minutes.

SUPPORTING DOCUMENTS

1. 2262024IHPRCMeetingMinutes

Monday, February 26, 2024
Historic Preservation Resource Commission
Meeting Minutes

Members Present: Darin Axthelm, Brea Sanford, Tim White, Jason Rutledge, Gary Hogsett, Brett Richards, Bill Gour

City Staff: David Cowan

Ex Officio: Tabatha Snodgrass, Lisa Wilson

Absent:

Special Guest: Miranda Bruening, April Nutt via phone

Darin called the meeting to order.

Bill Gour motioned to approve the minutes of the January 22, 2024 meeting as presented. Tim White seconded the motion and all gave their approval.

A.) Consider a sign application at 223 North Pennsylvania Avenue

It was reported to the City of Independence that there was a possible sign issue at Indy Vapes. The owner of the store had asked the IHPRC to adjourn this decision until the March meeting. Discussion was had on the various sections of the Standards for Rehabilitation that were not being followed by the Indy Vapes signage. SHpO research shows that the transom windows were covered according to photographs from 1987. It was changed with some kind of material to make it look like it was still a transom window. The sign also does not comply with the size regulations that are already in place. Ex Officio Lisa Wilson suggested sending out an email with signage regulations downtown to area sign makers in order to help remind them on what the rules are. Brett Richards feels that the content of the sign is more inappropriate for the district than anything. After some conversation, Jason Rutledge moved to deny the owners of Indy Vapes their sign request. Bill Gour seconded the motion and all were in favor.

B.) Consider a Certificate of Appropriateness and a sign permit for 224 West Main Street, or the former O'Reilly Building.

MCAP is planning on moving into the old O'Reilly building. The owner has gone to Planning and Zoning to amend the commercial district already. The building is not a contributor to the downtown historic district, but it is one of the first buildings visitors see as they are coming into the downtown area on Main Street. The group found no issue with the owner's design plans. Gary Hogsett moved to approve the Certificate of Appropriateness and the sign permit. Tim White seconded the motion. All were in favor.

Miranda Bruening then asked if the group would be okay if a mural would be appropriate on the side of the Messengers building. Some were in agreement that a mural would look great, while others were more reluctant and voiced their opinions to the negative.

Discussion:

A.) It was apparent upon inspection that the "concrete" in question at Uncle Jack's was actually stone, so it cannot be painted. The stone in places has been replaced with concrete slabs which have been skim coated. The owner has realized that he does not want to deal with that at this time, so he withdrew his request. David Cowan said that the owner would be going to the Planning and Zoning committee to get approval for the signage on the outside of the windows at Uncle Jack's.

B.) SHpO and City Staff have been talking about grant opportunities that could be used to update the inventory of historic buildings in the City. Bruening suggests that this could be a community project, as well. She suggests utilizing an intern for the research leg of the project and feels that it should take about two months of research and work, and should take a year or so to complete. David advised the Committee that he would begin working on writing up a grant proposal for the project.

C.) April Nutt spoke via phone about the Land Bank owned property at Sixth and Main Streets. She said they are working with an individual drive-thru restaurant that will not be serving food (drinks). She has no idea of the plans, construction, etc. City Staff was just giving the Committee a heads up that it is coming. In the downtown ordinance code, facade must be bricked, but this would be a modern type of business with a different type of footprint. Darin Axthelm is against the new business, as he felt it does not fit within the historic district. Tim White felt that if they're not tearing down a building, then it shouldn't matter. Brett Richards felt that it would detract, as people cannot walk up to the business.

D.) Discussion was had about creating a policy about the historic signage for homes to outline what the guidelines are. David Cowan reached out to Brea Sanford and asked if she could find any information in her files about a policy like this, as Ken Brown had told him that the IHPRC had one years ago.

E.) Bruening gave a quick update on the Trident owned buildings downtown. The Indy Books store will be going out for bid in March. The Hair Plus building that had been damaged in a fire in February would be ok. There is a bit of soot covering everything in the area and there is a bit of charring. The plans for it will continue. Trident and Bruening are still waiting for approval on the Stanford Building and the Committee was also told that the Masonic Hall will get a new roof, new windows and doors as well. The building retains a Heritage Trust grant.



**REQUEST FOR HISTORIC PRESERVATION RESOURCE
COMMISSION (CERTIFIED LOCAL GOVERNMENT)
ACTION
CITY OF INDEPENDENCE
MARCH 25, 2024**

Department Admin

Prepared By David Cowan

AGENDA ITEM Consider a Certificate of Appropriateness for 320 N. Penn Ave.

SUMMARY RECOMMENDATION City Staff recommends approval of the request.

BACKGROUND The Independence Main Street has submitted a Certificate of Appropriateness for the north side of 320 N. Penn Ave for consideration of a mural to be painted on the wall. The building owner, Bob Miller is the owner of the building and is working with Independence Main Street and Miranda Bruening, Echelon Architecture and Design on the mural. The idea is:

"The intention is to create a visually striking and nostalgic artwork that captures the essence of the City's past. The mural will bring a sense of history and charm to the building, serving as a tribute to Independence's heritage. The black and white color scheme will add a classic and timeless aesthetic to the mural, enhancing its nostalgic appeal. The location on the north side of the building ensures that the mural will be visible and appreciated by passerbys and residents alike."

The IHPRC should ensure the decision is based on the Secretary of the Interior's Standards for Rehabilitation. Standards 2, 5,6 and 9 are applicable in this case. Those standards are as follows:

(2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

(5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

(6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

(9) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Staff review of this applications find that building at 320 N. Penn Ave is a non-contributor and was built in 1973. This project does not "damage or destroy" the building, as it is not considered historic structure. Does the mural "damage or destroy" the character of the district? Standard #9, exterior alterations, should be compatible with the district and its environment. The sign should be compatible with the overall character of the surrounding

district.

SUGGESTED MOTION I move to approve a certificate of appropriateness for 320 N. Penn Avenue for a mural.

SUPPORTING DOCUMENTS

1. Certificate of Appropriateness Application Form - draft 07082021
2. Post Card Pictures Samples

City of Independence Kansas
Independence Historic Preservation and Resource Commission

A. APPLICANT INFORMATION

Name of Applicant: Independence Main Street

Mailing Address: 109 E. Main Street Independence Kansas 67301

Telephone Number: 620-331-2300 (Street) (City) (State) (Zip)
Email: indyksmnst@gmail.com

Is the Applicant an: ☒ Individual, ☐ Corporation, ☐ Partnership, ☐ Other _____

If the Applicant is a corporation or partnership, a list of the names and addresses of persons having a 10% interest or more in the corporation or partnership must be attached.

Relationship of the applicant to the property: ☐ Owner, ☐ Tenant or Lessee, ☐ Purchaser under contract
(with consent of owner, ☒ Other (please specify) Grant applicant

If the applicant is not the owner of the property in question, the applicant must submit an affidavit with the owner(s) authorization to proceed with this process.

B. PROPERTY OWNER INFORMATION

☐ Check here if same as applicant. If the owner is not the applicant, please complete the following:

Owner's Name: Robert (Bob) Miller

Address: 320 N. Penn Independence, KS. 67301

Telephone Number: (620-331-7777) Email: bobmiller0914@icloud.com

C. PROPERTY INFORMATION

Street Address: 320 N. Penn Independence, KS. 67301 North side of building facing East Chestnut Street

Block Number(s): _____; Lot Number(s): _____

Zone of Property: _____

Have all municipal taxes due as of the date of this Application been paid? ☒ Yes ☐ No

If no, please explain: _____

[This Space for Official Use Only]

DATE THIS APPLICATION WAS FILED WITH THE CITY _____

DATE THE REPORT OF THE COMMISSION WAS SUBMITTED TO THE CITY _____

THE APPLICATION IS DETERMINED TO BE COMPLETE THIS _____ DAY OF _____

INDEPENDENCE HISTORIC PRESERVATION OFFICER

D. CONSULTANT INFORMATION

Name, profession, complete address, telephone and email address of attorney, architect or other consultant representing applicant:

Miranda Bruening Echelon Architecture & Design 107 N. Penn Ave Independence, KS. 67301

E. CHANGES PLANNED

Is a change of use planned for this property? If yes, indicate old and new uses. ☐ Yes ☒ No

Indicate the category of work contemplated [check each appropriate description]:

Demolition ☐

Relocation ☐

Change to exterior appearance ☒ Addition or new construction ☐

Describe in narrative form the nature of the work contemplated. Use additional sheets if necessary:

The intention is to create a visually striking and nostalgic artwork that captures the essence of the city's past. The mural will bring a sense of history and charm to the building, serving as a tribute to Independence heritage. The black and white color scheme will add a classic and timeless aesthetic to the mural, further enhancing its nostalgic appeal. The location on the north side of the building ensures that the mural will be visible and appreciated by passersby and residents alike. Overall, the project aims to beautify the building and contribute to the cultural and artistic ambiance of the area.

Concept drawing attached for reference.

Please attach to this application any additional materials that pertain to the nature of the intended work, such as photographs, diagrams, architectural drawings, or specifications. Also, please include, where available, any historical documentation or photographs that supports the planned restoration and/or rehabilitation activity.

F. CERTIFICATION BY APPLICANT

I hereby certify that, as of the date I signed this application, I am a legal or equitable owner of the property described herein, or I am an authorized officer or principal of said owner. I further certify that if there are other legal or equitable owners of said property, I have identified them herein. I further certify that the contents of this Application are complete, accurate and true.

Applicant's Signature: Tabatha Snodgrass

Printed Name: Tabatha Snodgrass

Title: Executive Director

[If signing for Applicant]

Date: 03/07/24

NOTE: SEE INSTRUCTIONS TO APPLICATIONS, PARAGRAPH 9, FOR IMPORTANT NOTIFICATION REQUIREMENT THAT APPLIES TO ALL APPLICATIONS.

The IHPRC shall review the application for a certificate of appropriateness and determine whether issuance of a certificate of appropriateness should be approved or denied within 45 days of receipt of the application.

[This Space for Official Use Only]

APPLICATION TIMETABLE

1. Date application submitted
2. Date application is deemed complete
3. Date by which applicant must be notified that application is complete and that hearing has been scheduled
4. Hearing date
5. Date Commission's decision is due (within 45 days of App)





**REQUEST FOR HISTORIC PRESERVATION RESOURCE
COMMISSION (CERTIFIED LOCAL GOVERNMENT)
ACTION
CITY OF INDEPENDENCE
MARCH 25, 2024**

Department Admin

Prepared By David Cowan

AGENDA ITEM Consider approval of an application process for a historical designation plaque.

SUMMARY RECOMMENDATION City staff recommends approval of the application process.

BACKGROUND The IHPRC has received a request from the Housing Department to consider placing a historical plaque or marker on S. 6th Street or the former hospital in Independence, KS. In response, the IHPRC tasked staff with reviewing policy and consulting surrounding areas regarding an application process. It's worth noting that the IHPRC previously facilitated the placement of plaques in the Downtown Historic District. These plaques adorned contributor buildings and were funded through downtown statue funds with the commission's permission. However, staff couldn't locate any former policies or application processes associated with this initiative. To address this gap, staff has provided a copy of an application form from Chanute, KS, and conducted research on communities with formal processes. Additionally, City Staff consulted with Ken Brown regarding the previous plaque process. Ken expressed support for establishing a process but suggested that plaques should only be granted to buildings listed as historical structures on either the local, state, or national registry to qualify. The following was from January 23, 2018 IHPRC meeting:

"The third order of the agenda dealt with the signage proposed for the buildings located within the Historic Downtown District. Ken Brown gave those in attendance a brief summary as to the manufacturing process. Currently the two options before the commission consist of silver lettering on a black background or gold lettering on a black background. Ken Brown informed the Commission that the aluminum plaques are initially spray painted black with the proposed lettering masked over. The computer then removes portions of the background to form the letters. This results in a black background with silver letters. The procedure is similar to the gold lettering plaques, however an additional step is required- painting the subsequent letters gold."

Ken Brown reiterated that the signs will need to be approved at three levels: the State, the City and by building owners and as such any discussion as to how to affix the signs to the buildings (bolts versus epoxy) will have to wait until due process is completed. Ken Brown stated that he will approach those at the State level for the initial acceptance and that he and Tim Emert would approach the City of Independence requesting approval and funding. Tim Emert stated that to his knowledge there was an outstanding balance of approximately \$3,000 remaining in a fund designated for city statue installation and that he and Ken Brown would determine if the City was agreeable to releasing a portion of those dollars for the project. Ken Brown also addressed Katrina Ringlers (Preservation Office Supervisor for the Kansas Historical Society) concern over future modifications to the signs stating that in their current iteration no changes

to the signs context would be foreseen."

The staff is asking the IHPRC if you would like to move forward with an application form process for a historical plaque in Independence, Ks. If approved, the IHPRC will need to determine how to replicate the plaques' original design, and staff recommends that the building owner include the cost in the application process.

SUGGESTED MOTION I move to approve the application process for placing a historical plaque on a building.

SUPPORTING DOCUMENTS

1. Chanute Heroes Way
2. Brea - research on plaque and design
3. Historic Plaque Program Application - City of Independence Kansas

Nominator Name: _____

Telephone Number: (____)____-_____

Address (if still living): _____

Family Member contact: _____

Check all areas that apply:

- ☐ **Social** (Networks, social programs, activities)
- ☐ **Environmental** (Improvement of the health and/or safety of the City's environment)
- ☐ **Political** (Improvement of public relationships and politics)
- ☐ **Military Service** (If applicable, in description below provide branch of service, rank, any conflicts served in and awards)
- ☐ **Community Enrichment** (Contribution to the education, growth, progress or economic improvement)
- ☐ **Cultural** (Historic preservation, arts, ethnic heritage awareness)
- ☐ **Sports & Leisure** (Recreational activities/opportunities)

Provide a description of nominee's background/history. _____

[illegible]

Criteria

The nominee shall have been a resident of Chanute for a period of time in their life.

The nominee shall show superior work in the rank among the people who contributed in the area of expertise in which he/she excelled.

Nominees should have made a significant impact to the betterment of the Chanute area and or nation by contributing in at least one of the following areas: Social, environmental, political, military service, community enrichment, cultural and/or sports & leisure.

The nominee shall have shown leadership qualities.

The nominee shall have made sacrifices, either personal or monetary, to promote the advancement of Chanute or the nation.

The nominee shall stand out among his/her peers.

The nominee's character shall be an example for others to emulate.



January 23, 2018

"The third order of the agenda dealt with the signage proposed for the buildings located within the Historic Downtown District. Ken Brown gave those in attendance a brief summary as to the manufacturing process. Currently the two options before the commission consist of silver lettering on a black background or gold lettering on a black background. Ken Brown informed the Commission that the aluminum plaques are initially spray painted black with the proposed lettering masked over. The computer then removes portions of the background to form the letters. This results in a black background with silver letters. The procedure is similar to the gold lettering plaques, however an additional step is required- painting the subsequent letters gold.

Ken Brown reiterated that the signs will need to be approved at three levels: the State, the City and by building owners and as such any discussion as to how to affix the signs to the buildings (bolts versus epoxy) will have to wait until due process is completed. Ken Brown stated that he will approach those at the State level for the initial acceptance and that he and Tim Emert would approach the City of Independence requesting approval and funding. Tim Emert stated that to his knowledge there was an outstanding balance of approximately \$3,000 remaining in a fund designated for city statue installation and that he and Ken Brown would determine if the City was agreeable to releasing a portion of those dollars for the project. Ken Brown also addressed Katrina Ringlers (Preservation Office Supervisor for the Kansas Historical Society) concern over future modifications to the signs stating that in their current iteration no changes to the signs context would be foreseen."

Brea Sanford, Staff Reporter



"Delivering Excellence"

INDEPENDENCE HISTORICAL PRESERVATION RESOURCE COMMISSION

HISTORIC PLAQUE PROGRAM

Historic buildings and homes in the Independence, Kansas, area can now be recognized under the City of Independence, IHPRC Historic Plaque Program. This program not only brings "history to the streets" for those passing by but also serves to "brand" historic buildings as desirable locations for owners and tenants.

Historically, "branding" your building or home helps others understand its historical significance to your neighborhood and community. Plaques are _____ and designate the registry name, the date of construction, the name of the historic business or owner, and a brief description of historic significance.

Eligibility:

1. National, State or Local status. Is the building a contributing structure to a historic district or individually listed on the National, State or local registry.
2. Architectural Integrity. Does the building still look much the way it did in the past? Have alterations to the building maintained its original character?
3. Location. Is the building within the City limits of Independence, Kansas and the IHPRC district?

Cost:

The cost of the plaques is _____ and includes research, production, shipping, and approval for attachment to the building.

Payment:

Please make checks payable to the City of Independence – IHPRC Plaque Program. A check must accompany your application for consideration by the IHPRC committee.

Application Submission:

Please ensure the following is included in your submission:

- Completed application form
- Check payable to the City of Independence
- Recent photograph of all accessible elevations
- Historic photograph(s) of building, if available
- Building History, if available. (Information from the State or National Registries will be used if available.)

Completed applications should be mailed or emailed to:

Independence IHPRC Plaque Program
120 N. 6th



"Delivering Excellence"

Independence, Ks. 67301

Davidc@independenceks.gov

Questions may be directed to: David Cowan

620.332.2528 or davidc@independenceks.gov



"Delivering Excellence"

INDEPENDENCE HISTORICAL PRESERVATION RESOURCE COMMISSION

HISTORIC PLAQUE PROGRAM – APPLICATION FORM

Building Information:

Street Address: _____
City: _____ State: _____ Zip: _____
Age of Building: _____ Construction Date: _____ Architect: _____
Condition of Exterior: _____
Any additions added to the building: _____

Historical Significance for this building: _____

Please share any historical information you might have about your building. Additional sheets of paper may be attached:

Do you have photographic evidence: Yes: _____ No: _____ (required)

Owner Information:

Owner Name: _____
Owner Address: _____
City: _____ State: _____ Zip: _____
Owner Email: _____ Phone: _____

Acceptance of a plaque requires the owner(s) to mount it on an exterior front location mutually agreed upon with the IHPRC within 30 days of approval and receipt of the plaque. The plaque may remain as long as the qualifying criteria continue to be met but for no less than three years. Plaque acceptance also requires the owner's permission for the property to be featured in any walking or drive-by- tour (exterior only) sponsored by the IHPRC or SHPO. The property may be listed in local, state or national publications.



**REQUEST FOR HISTORIC PRESERVATION RESOURCE
COMMISSION (CERTIFIED LOCAL GOVERNMENT)
ACTION
CITY OF INDEPENDENCE
MARCH 25, 2024**

Department Admin

Prepared By David Cowan

AGENDA ITEM Consider approval of a Certificate of Appropriateness for 117 W. Main Street.

SUMMARY RECOMMENDATION City Staff recommends approval of the application.

BACKGROUND The City of Independence has received a certificate of appropriateness application from Independence Main Street for the replacement of the roof at 117 - 119 W. Main Street. This building is considered a contributor to the Historic District. Consequently, the installation of the new roof necessitates review and approval by the IHPRC, which must adhere to the city's building codes and require a building permit.

The building has experienced a leak and multiple holes in the roof for several years, resulting in significant structural damage due to water infiltration.

The IHPRC should ensure the decision is based on the Secretary of Interior's Standards for Rehabilitation. The applicable standards are 2, 5, 6, and 9 in this case.

(2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

(5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

(6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

(9) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The following items will need to be answered.

- Parapet - condition of the parapet and if tuck pointing or other repairs are needed. Type of mortar being used to make repairs.
- Parapet Cap - condition and type of cap being used. Important that roofing material doesn't overlap the parapet.
- Scuppers & downspouts: How the scuppers and downspouts are attached to the building and the direction of water is draining.

- Roofing Materials - type of roofing material being used and how it is being attached to the parapet.
- Structural - any alterations or structural changes being done during the repair of the structure.

I have requested this information from Miranda and will either update this agenda item or Miranda will present and answer questions at the meeting.

SUGGESTED MOTION I move to approve the Certificate of Appropriateness for 117-119 W. Main Street for the replacement of a roof.

SUPPORTING DOCUMENTS

1. Ned 117-119
2. 117-119 W. Main

City of Independence Kansas
Independence Historic Preservation and Resource Commission

A. APPLICANT INFORMATION

Name of Applicant: Independence Main Street

Mailing Address: PO Box 611 Independence, Kansas 67301

Telephone Number: (Street) 620-331-2300 (City) (State) (Zip)
Email: indyksmnst@gmail.com

Is the Applicant an: ☐ Individual, ☐ Corporation, ☐ Partnership, ☒ Other Non-Profit

If the Applicant is a corporation or partnership, a list of the names and addresses of persons having a 10% interest or more in the corporation or partnership must be attached.

Relationship of the applicant to the property: ☐ Owner, ☐ Tenant or Lessee, ☐ Purchaser under contract
(with consent of owner, ☒ Other (please specify) Grant administrator

If the applicant is not the owner of the property in question, the applicant must submit an affidavit with the owner(s) authorization to proceed with this process.

B. PROPERTY OWNER INFORMATION

☐ Check here if same as applicant. If the owner is not the applicant, please complete the following:

Owner's Name: Ned Stichman

Address: 713 N 8th Street Independence, KS. 67301

Telephone Number: (620-332-7411) Email: ned@hit.net

C. PROPERTY INFORMATION

Street Address: 117-119 West Main Street Independence Kansas 67301

Block Number(s): _____; Lot Number(s): _____

Zone of Property: _____

Have all municipal taxes due as of the date of this Application been paid? ☒ Yes ☐ No

If no, please explain: _____

[This Space for Official Use Only]

DATE THIS APPLICATION WAS FILED WITH THE CITY _____

DATE THE REPORT OF THE COMMISSION WAS SUBMITTED TO THE CITY _____

THE APPLICATION IS DETERMINED TO BE COMPLETE THIS _____ DAY OF _____

INDEPENDENCE HISTORIC PRESERVATION OFFICER

D. CONSULTANT INFORMATION

Name, profession, complete address, telephone and email address of attorney, architect or other consultant representing applicant:

Miranda Bruening Echelon Architecture & Design 107 N. Penn Ave Independence, KS. 67301

E. CHANGES PLANNED

Is a change of use planned for this property? If yes, indicate old and new uses. ☐ Yes ☒ No

Indicate the category of work contemplated [check each appropriate description]:

Demolition ☐

Relocation ☐

Change to exterior appearance ☒ Addition or new construction ☐

Describe in narrative form the nature of the work contemplated. Use additional sheets if necessary:

The third-story roof of this building has developed leaks, causing significant damage to the plaster walls and ceilings in the third-floor space. Additionally, the second-floor roof is also leaking, resulting in evident structural damage to the roof joists, walls, ceilings, and the original hardwood floor in the event space. The extent of water infiltration from these roof leaks has allowed moisture to seep down to the first-floor restaurant space, leading to the deterioration of the original tin ceiling.

It is imperative to address these roof-related problems comprehensively by removing the entire roof down to the joists, including the underlayment. This step is necessary to assess and rectify any structural damage that could jeopardize the roof's stability.

After the structural repairs are completed, a new underlayment and an entirely new TPO roof will be installed.

If funds allow we will replace windows and doors on the back of the building to prevent further deterioration.

Please attach to this application any additional materials that pertain to the nature of the intended work, such as photographs, diagrams, architectural drawings, or specifications. Also, please include, where available, any historical documentation or photographs that supports the planned restoration and/or rehabilitation activity.

F. CERTIFICATION BY APPLICANT

I hereby certify that, as of the date I signed this application, I am a legal or equitable owner of the property described herein, or I am an authorized officer or principal of said owner. I further certify that if there are other legal or equitable owners of said property, I have identified them herein. I further certify that the contents of this Application are complete, accurate and true.

Applicant's Signature: Tabatha Snodgrass
Printed Name: Tabatha Snodgrass
Title: Independence Main Street, Executive Director
[If signing for Applicant]
Date: 03/19/2024

NOTE: SEE INSTRUCTIONS TO APPLICATIONS, PARAGRAPH 9, FOR IMPORTANT NOTIFICATION REQUIREMENT THAT APPLIES TO ALL APPLICATIONS.

The IHPRC shall review the application for a certificate of appropriateness and determine whether issuance of a certificate of appropriateness should be approved or denied within 45 days of receipt of the application.

[This Space for Official Use Only]

APPLICATION TIMETABLE

1. Date application submitted _____
2. Date application is deemed complete _____
3. Date by which applicant must be notified that application is complete and that hearing has been scheduled _____
4. Hearing date _____
5. Date Commission's decision is due (within 45 days of App) _____













**REQUEST FOR HISTORIC PRESERVATION RESOURCE
COMMISSION (CERTIFIED LOCAL GOVERNMENT)
ACTION
CITY OF INDEPENDENCE
MARCH 25, 2024**

Department Admin

Prepared By David Cowan

AGENDA ITEM Proposed downtown streetscape changes.

SUMMARY RECOMMENDATION City staff will provide an update on streetscape issues in downtown Independence.

BACKGROUND The City of Independence has recently received an ADA complaint, prompting the City Commission to approve the replacement of stop lights at the Myrtle and Laurel intersection. This decision may potentially lead to changes in the downtown streetscape.

Ensuring accessibility for the disabled community in our downtown area is a priority for the City of Independence. This includes providing ADA curb ramps and parking in the historic downtown district. The ADA regulations were last updated in 2010 by Congress, and the previous downtown streetscape was installed before these regulations came into effect. As per the ADA requirements, the City must update all curb ramps to current standards whenever improvements are made to corners or when streets are milled or overlayed. Following recent milling and overlaying at the corner of Penn and Chestnut, a complaint was received regarding the accessibility of the corner. A review confirmed the need for improvements to bring the corner up to current standards.

In addition to addressing ADA concerns, the Commission has also approved the removal of stop lights at downtown intersections, opting instead for stop signs. City Staff have been tasked with meeting with downtown businesses to discuss proposed changes to ADA corners and the addition of stop signs. A committee comprising representatives from Main Street and the Chamber has been formed and is actively discussing these proposed changes.

The committee has highlighted issues with the current brick installations at the corners, noting that they often become uneven and slippery during icy conditions, even after the concrete has thawed. As a result, the committee has requested that staff explore the possibility of stamping the corners with a brick design and coloring the concrete. They emphasize the importance of maintaining historical significance while improving the esthetics of the corners. City staff have consulted with our engineer regarding stamping and ADA regulations, and are working to determine what is permitted under ADA guidelines.

Regarding the placement of stop signs, it has been observed that trees at the corners obstruct the placement of the signs and must be removed to ensure proper visibility and safety. Given this constraint, the committee is considering the installation of urns and flowers at these locations.

Given the intersection of these changes with the Historic District, there is some uncertainty regarding the appropriate course of action. City staff have reached out to the State Historic

Preservation Office (SHPO) to discuss the proposed changes and to determine the role of the Independence Historic Preservation and Revitalization Commission (IHPRC) in making such decisions.

SUGGESTED MOTION No Action, discussion only

SUPPORTING DOCUMENTS

1. Minutes of the meeting 03072024
2. Sight Triangle - David Cowan - Outlook
3. Stamp and Urn pictures
4. Stop Sign in the middle
5. Downtown Streetscape - PwrPoint



"Delivering Excellence"

March 07, 2024

TO: Kelly Passauer
RE: Downtown Streetscape
March 07, 2024 Meeting Minutes

Attendance: Tabatha, Lisa, Scott, Bryan Clubine, Terry Trout, Miranda Bruening, Christy Mavers, Tom Schwartz, Alisha Yates & Anna Lawless

Absent: Brian Hight

David started the meeting by reviewing the corners at Penn & Chestnut that need ADA improvement due to mill and overlay on Chestnut Street. We then discussed the need for the stop sign installation and the need to remove trees at the corners of Penn & Myrtle and Penn and Laurel.

General Discussion—I would prefer a stamp and color. Much discussion has been about how the bricks do not thaw out and cause people to fall after the cement has thawed out.

There was a lot of discussion on stamps and what we could do to enhance the historic downtown.

David will visit with the engineer and return with some possible ideas.

Intersection Stop Signs:

Tom – I have no issue removing the tree but I'm not sure people will see the stop sign. Have we considered putting a stop sign in the middle of the intersection?

Lisa & Miranda – I also agree, I ran a stop sign in Ft. Scott and Miranda ran a stop sign in Pittsburg.

Anna – are you putting a flashing light on the stop signs?

David – yes, that is my understanding. I will ask John about adding a sign in the middle too.

The consensus of the group was that there should be an urn style at the intersections. See Example

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Trees – we would like to remove the trees because of the bird issue but realize we need to make changes slowly.

Recommend:

Place Urns:

1. Penn & Main – new construction
2. Penn & Myrtle
3. Penn & Laurel
4. Penn & Chestnut

If a tree dies, we recommend replacing it with an urn and flowers. (The question was asked, how many trees do you replace each year?) Scott said 1-3, mainly at the corners. Trees in between the blocks seem to do okay.

Discussion about possible issues:

- Park would need to check them (1x) a week – should not be an issue
- Watering
 - Add on the Main Street watering to cover the urns
- Would like consistency with the flowers and urns and matching with the Park, Patio 210 and downtown. Believe that would add a lot to the community.

Other Concerns:

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- Miranda – the city needs to address the 100, 200, and 300 blocks of Penn, both sides, alleys. With the downtown housing that is coming, all the activity, these alleys need to be a priority and need to be milled and overlaid
 - Everyone agreed – the City needs to address the alleys
 - Increased lighting would also add to the downtown with the housing coming.
- Trash Issue
 - Bryan C. – our trash cans are always full, we need more trash cans downtown.
 - Discussion – the consensus was a minimum 2 – each intersection (one on each side), prefer 4, and trash can midblock.
 - Alisha Yates – I need a trash can at my business.

Tabatha believes we still have (2) left and will email John to assist Alisha. David will take this to Kelly regarding downtown trashcans.

Bike Racks

- Need to consider bike racks with the upcoming upper story housing. Currently, lean bikes against buildings, tables, benches and trashcans. Causing damage.

Consider enforcing the Downtown Minimum Maintenance Code.

- Discussion was held.

Consider adding Downtown Buildings to Love Independence

- Lisa will work on this.

Bryan Clubine – discussed the 15-minute parking signs that citizens keep running over by the bank.

Summary:

1. David will ask about stamping, color, and design ideas for the corners.
 - a. Miranda – could we do a stamp for the downtown district?
2. David will visit Kelly about urns at the intersections and discuss not replacing trees but putting in urns.
3. Stop signs – in the middle of the street, flashing lights
4. Additional Trash cans

Will schedule another meeting as soon as we have some information.

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Sight Triangle

John Garriss <engineer@independencesks.gov>

Tue 2024-03-12 3:52 PM

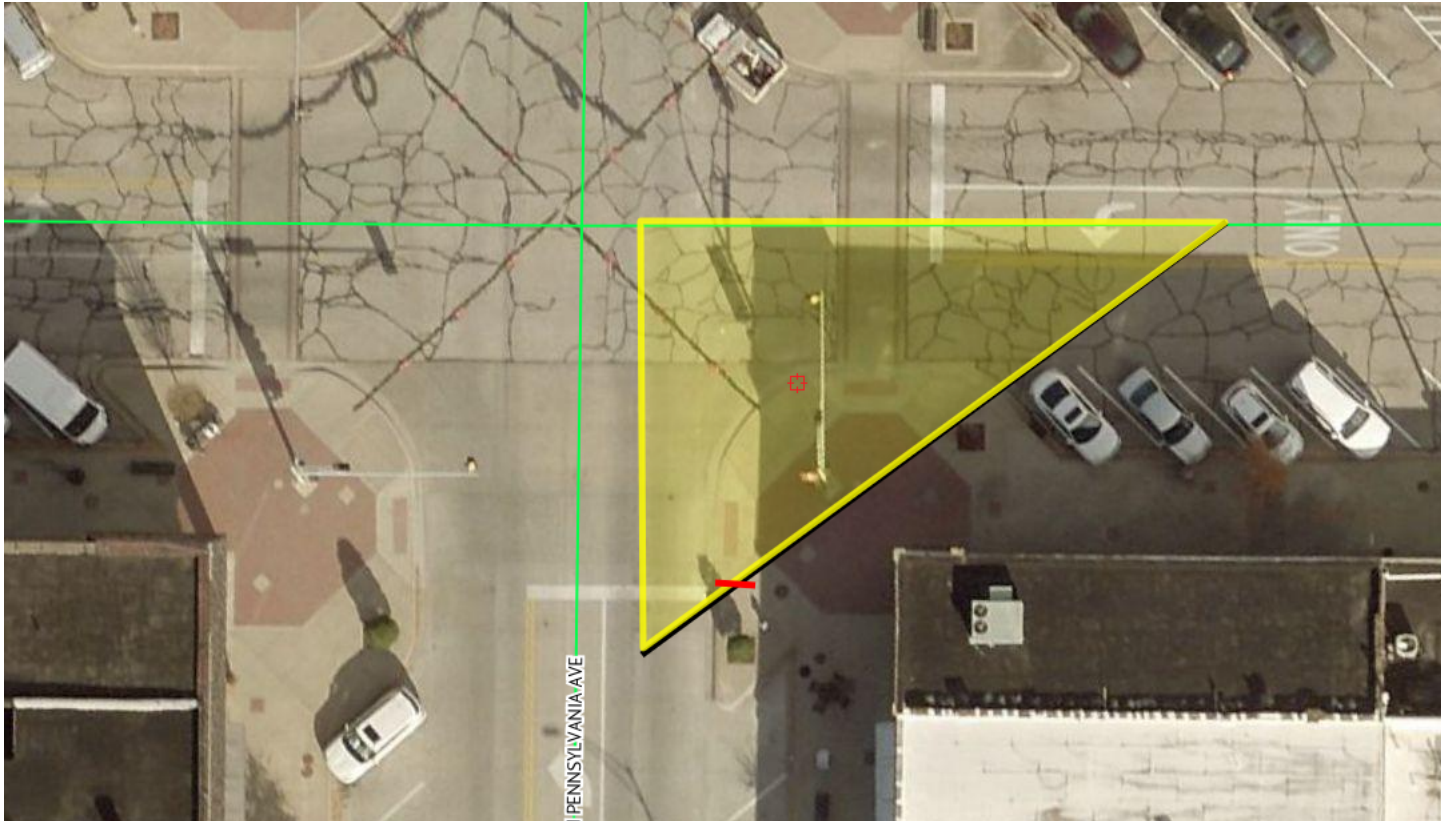
To: David Cowan <davidc@independencesks.gov>

David, here's what I found on one site:

The sight triangle shall be unobstructed from 3.5 feet to 7.6 feet above the roadway surface.

So, looks like having it be 42" or less is what they're looking for in a height – I'd pick roadway surface being where a driver would be, so if they're no higher than 42" it should be okay since our surfaces slope from the center.

I looked at Penn and Laurel, and the tree is really out of the sight triangle (yellow). What it does do is obstruct view of the stop sign. If we're less than 42" we should be more than fine. Below are two pictures, one showing the sight triangle for 20mph, (red line is approximate new stop sign location) and how Bartlesville did a similar intersection.



An example from Bartlesville:





Herringbone Used Brick
Concrete Stamp



Running Bond New Brick
Concrete Stamp



Running Bond Used Brick
Concrete Stamp



European Fan Small Stone
Concrete Stamp



Fishscale Granite Sets
Concrete Stamp



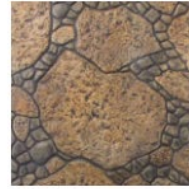
Yuko Fan Concrete Stamp



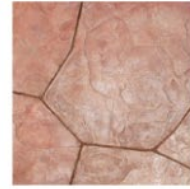
Arizona Flagstone Concrete
Concrete Stone



Castle Stone Concrete
Concrete Stone



Grand Garden Stone
Concrete Stone



Grand Sandstone 1/4" Joint
Concrete Stone



12" x 12" Adobe Tile
Concrete Stone



12" X 12" Belgium Slate Tile
Concrete Stone



12" x 12" Belgium Slate Tile
Concrete Stone



12" x 12" Flamed Granite
Concrete Stone







Rectangular
Planter Bollards



Round Planter
Bollards



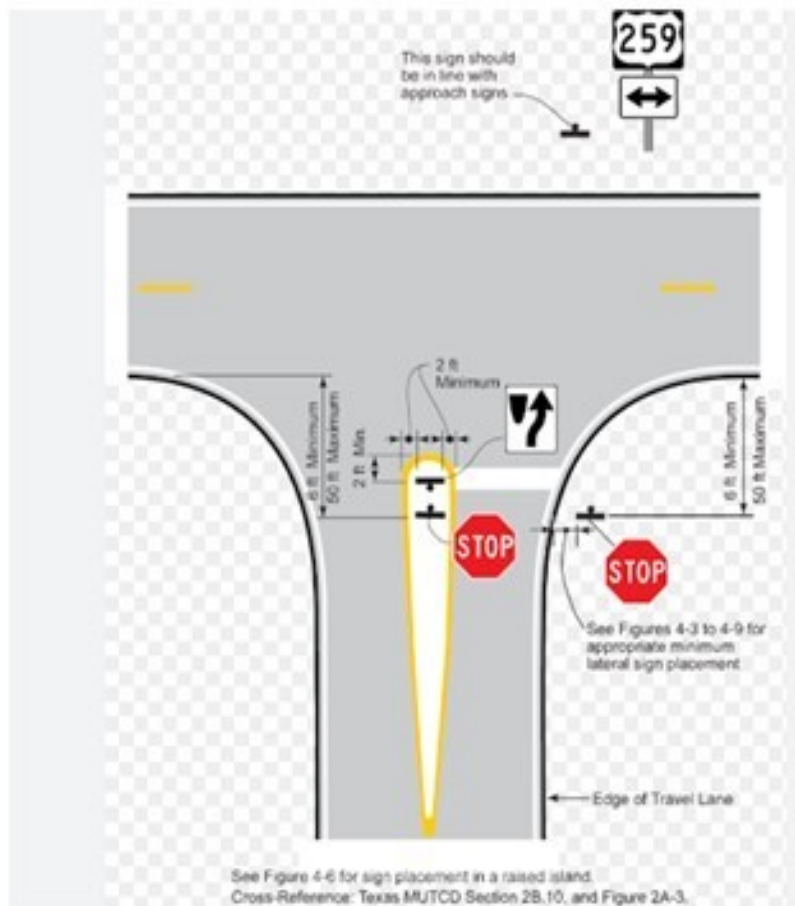
Square Planter
Bollards







In order to accomplish this and (possibly) maintain compliance with the MUTCD, we would need to install a raised island where the left turn lane is as in the diagram below. I'd have to look further, because I haven't found anyone but Texas that does this, that's why the (possibly). Let me know if you'd like me to keep looking.



Downtown Streetscape



Downtown Streetscape

Agenda:

- Welcome
- Introductions
- Downtown Issues
 - Corner at Penn & Chestnut
 - Stop Signs at Laurel and Myrtle Corners issue
 - Other issues or concerns from committee members (issue city may not be aware of in the downtown area)
- Ideas
 - Drawing City has for Penn & Chestnut
 - Discussion
 - Bricks vs. stamps
 - Other Ideas
 - Discussion/ideas regarding Stop Sign corner
 - Scott Patton has some pictures.
 - Tabatha
- Next Steps
- Next Meeting







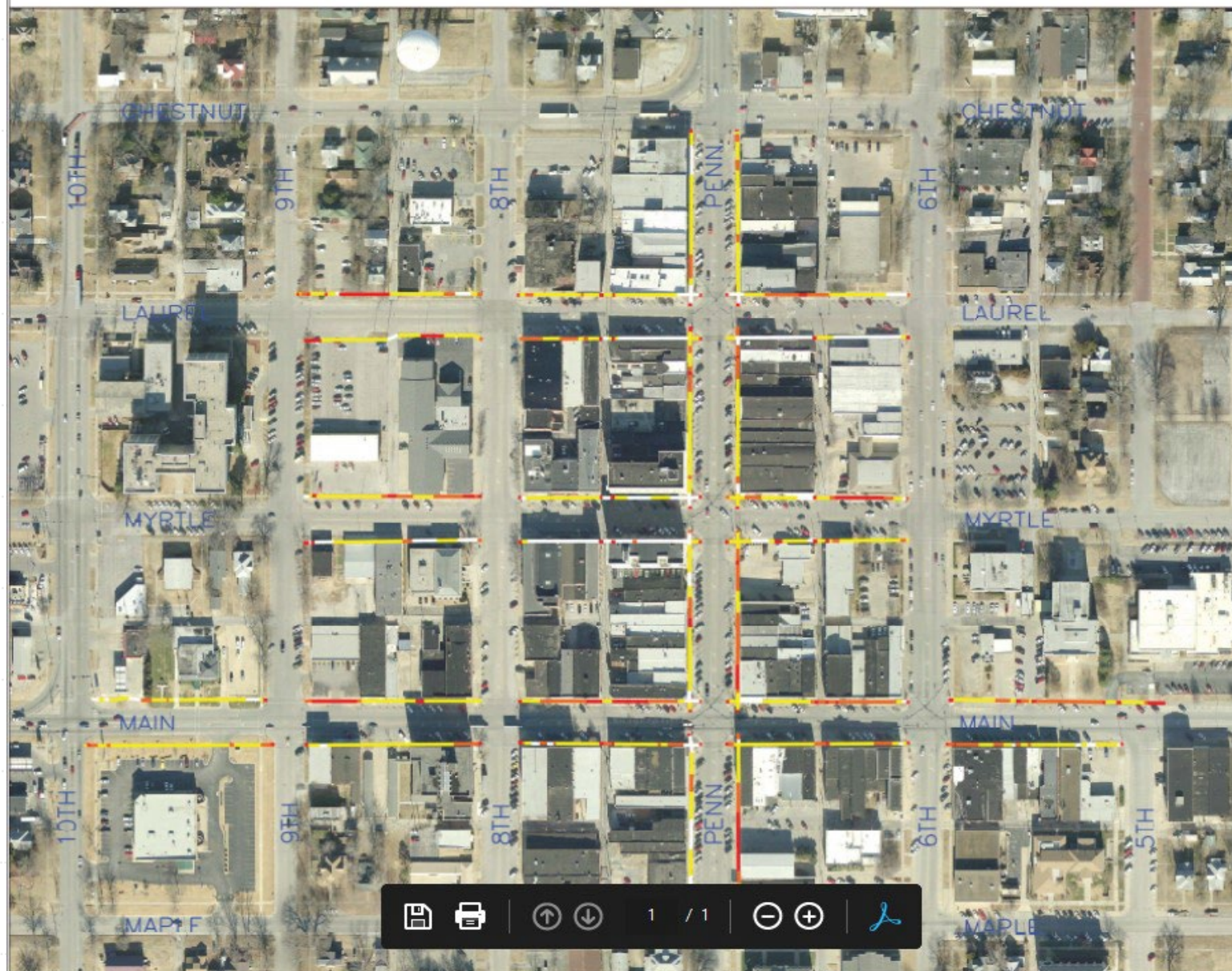






INDEPENDENCE, KANSAS DOWNTOWN ADA PLAN EXISTING CROSS-SLOPE MAP

WHITE	=	0% to 2%	=	13% OF TOTAL
YELLOW	=	2% to 4%	=	52% OF TOTAL
ORANGE	=	4% to 6%	=	19% OF TOTAL
RED	=	MORE THAN 6%	=	11% OF TOTAL



Penn & Myrtle – West Bound



Penn & Myrtle – East Bound



Penn & Laurel – East Bound



Penn & Laurel – West Bound











