



Monday, May 13, 2024

12:00 PM

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

I. CALL TO ORDER

II. MINUTES

- a. Consider approval of the April 22, 2024, meeting minutes.

III. ACTION ITEMS

- a. Consider a Certificate of Appropriateness for 112 W. Laurel Street.

IV. DISCUSSION

V. ADJOURNMENT



**REQUEST FOR HISTORIC PRESERVATION RESOURCE
COMMISSION (CERTIFIED LOCAL GOVERNMENT)
ACTION
CITY OF INDEPENDENCE
MAY 13, 2024**

Department Admin

Prepared By David Cowan

AGENDA ITEM Consider approval of the April 22, 2024, meeting minutes.

SUMMARY RECOMMENDATION City staff recommends approval of the minutes.

BACKGROUND Secretary Brea Sanford has prepared minutes from the April 22, 2024, meeting for your review and approval.

SUGGESTED MOTION I move to approve the minutes from the April 22, 2024, meeting.

SUPPORTING DOCUMENTS

1. 04222024IHPRCMeetingMinutes

Monday, April 22, 2024
Historic Preservation Resource Commission

Members Present: Darin Axthelm, Brea Sanford, Gary Hogsett, Jason Rutledge, Brett Richards

City Staff: David Cowan, Kelly Passauer, Maurice Garlet

Ex Officio: Tabatha Snodgrass, Lisa Wilson

Absent: Bill Gour, Tim White

Special Guests: Gregg Webster, Ken Brown, Bob Miller

Members went over the March 25, 2024 minutes. Gary Hogsett made a motion to approve the minutes as read. Brett Richards seconded the motion and all were in favor.

III Action Items

a.) 112 West Laurel Street

Webster spoke of his plans to update and replace windows at 112 West Laurel. He had two separate proposals. The first proposal had an estimated cost of \$96,546 for 22 thermal windows. Webster shared that Miranda Bruening, architect, had concerns about there being aluminum on the interior where there should be wood to keep up with the historical accuracy. The company installing the window said that it should not be a problem. Installer suggests sticking with aluminum and staying away from clad. The contractor that will be installing the windows is out of Miami, Oklahoma.

Webster shared that it could be up to a four month delay if he was to wait for tax credit approval and there is a chance that he wouldn't be approved and he already has his contractor lined up, so he feels going through with the tax credit application would be a waste of time.

Webster's proposal does meet requirements for installation in historical districts, according to the contractor, as this company has installed windows in a number of historic buildings.

The windows that are currently in the structure have been replaced in the last 25 years with windows that are not conforming to historical standards.

The second proposal suggests Marvin Ultimate Series windows to ensure that the project would be awarded the tax credits. Bruening also suggests that the block glass look could be achieved with film. Webster does not want this proposal to be approved, he does want the first proposal to be approved.

Brett Richards raised concerns about the materials of the windows retaining the historical aspects of the windows that were originally installed.

Darin Axthelm was worried about not having a definite scope of what the windows would look like. Webster referred to the packets that he provided the group. The group wholly believes that new windows in the building is a plus to keep it from deteriorating. Jason Rutledge motioned to approve both proposals as they were presented. Brea Sanford seconded the motion and all were in favor. Webster agrees to come back to the

Committee if they do come up with anything else.

b.) Kusiak Law Firm

David Cowan shared that Kusiak is looking to replace windows and doors for tax credits to revamp the building that her law firm is occupying. Other improvements will include tuck-pointing, replacing the roof, removing the enclosure off of the foyer in order to bring it back to looking "historical."

Brea Sanford motioned to approve the certificate of appropriateness. Jason Rutledge seconded the motion and it carried.

c.) 200 Arco Place

David Cowan presented the application for the Arco Building to be placed on the National Register of Historic Places. Gary Hogsett questioned whether or not it could be considered a historic building due to the changes made on the outside of the building. It was determined that yes, it could be. It was discussed that, by placing the building on the National Registry, possibly demolishing the building if needed in the future would be nearly impossible.

Brea Sanford made a motion to approve the nomination. Gary Hogsett seconded the motion and all were in favor.

d.) Historical Plaques

Ken Brown spoke about the original downtown plaques. Regarding adding more homes to the Independence Registry, Brown feels the committee should ask homeowners for the original history of the homes, including who it was built for and by and the year it was built. He also suggested that others can nominate the homes or members of the committee could nominate them.

Another idea that was brought to the table was to nominate places in the park. Those should include who constructed it and who it was for. This would include the Garden House, Cemetery Office, Band shell, swan and duck pond, cemetery wall and Monkey Island.

Rutledge asked if there were any tax advantages for homeowners if they are placed on a historic registry. He was told there were none.

Brea Sanford motioned to approve beginning the plaque program. Brett Richards seconded the motion and all were in favor.

e.) 320 North Pennsylvania Avenue

Bill Miller brought in renderings from Chase Hunter and explained that there are some minor changes that he would like to make to the renderings. Questions were raised about the "advertisement" quality of the signage in the mural, even though most of the stores that are depicted are no longer in business. Tabatha Snodgrass shared that the deadline for the mural was May 1, so it would have to be decided quickly.

Jason Rutledge motioned to approve the grant application for the mural to be painted at

320 North Pennsylvania Ave. Brea seconded the motion and all approved.

Discussion

a.) David Cowan shared that contractors found that there were in fact two walls that separated the Messengers storage facility and the old O'Reily's parking lot, putting a stopper in the remodeling project going on there.

b.) David Cowan also stated that there are still talks going on about the streetscape issue in downtown, but he hopes to have it resolved soon and will bring it forward to the Committee as soon as possible.

c.) Kelly Passauer explained that the Historic Preservation Conference will be held May 15-17 this year in Newton. For those that are wanting to go, the City can finance the trip and then apply for a scholarship to cover the cost completely. Gary Hogsett showed some interest attending.

d.) Brett Richards brought up that the Committee's May meeting would fall close to Memorial Day and suggested that we move the meeting up a week. All were in favorite, changing the date of the next meeting May 15.



**REQUEST FOR HISTORIC PRESERVATION RESOURCE
COMMISSION (CERTIFIED LOCAL GOVERNMENT)
ACTION
CITY OF INDEPENDENCE
MAY 13, 2024**

Department Admin

Prepared By David Cowan

AGENDA ITEM Consider a Certificate of Appropriateness for 112 W. Laurel Street.

SUMMARY RECOMMENDATION The IHPRC should ensure the decision is based on the Secretary of the Interior's Standards for Rehabilitation.

BACKGROUND Greg Webster has submitted a Certificate of Appropriateness for 112 W. Laurel, requesting changes to the entrance step and interior remodel of the first floor. Greg will be present to review the changes and answer questions for the IHPRC.

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

- (2) The historical 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 replacing 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 the historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

SUGGESTED MOTION I move to approve the Certificate of Appropriateness as requested for the property located at 112 W. Laurel Street.

SUPPORTING DOCUMENTS

1. Certificate of Appropriateness - Interior Remodel
2. Certificate of Appropriateness - steps
3. Proposed Interior Design

City of Independence Kansas
Independence Historic Preservation and Resource Commission

A. APPLICANT INFORMATION

Name of Applicant: Gregg & Sandra Webster Rev. Trust
Mailing Address: 3130 Terra Vista Dr. Independence KS 67301
(Street) (City) (State) (Zip)
Telephone Number: 688-1129 Email: [REDACTED]

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

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) _____)

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: _____
Address: _____
Telephone Number: (____) _____ Email: _____

C. PROPERTY INFORMATION

Street Address: 112 W. Laurel
Block Number(s): 18; Lot Number(s): 14 & 15
Zone of Property: Retail/Business

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 _____

1/3

2/3

D. CONSULTANT INFORMATION

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

Gregg Webster - [REDACTED]

E. CHANGES PLANNED

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

Business Office

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:

- Redo the steps to both entrances on south side of building. Expand the landing area of the steps to allow the entrance doors to swing outward.

- Internal Remodel

- Partial Tuckpointing

- Signage

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: Gregg S. Webster
Printed Name: Gregg S. Webster
Title: Owner
Date: 5/2/24 [If signing for Applicant]

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)

City of Independence Kansas
Independence Historic Preservation and Resource Commission

A. APPLICANT INFORMATION

Name of Applicant: Gregg + Sandra Webster Rev Trust

Mailing Address: 3130 Terra Vista Dr. Independence, KS 67301
(Street) (City) (State) (Zip)

Telephone Number: [REDACTED] Email: [REDACTED]

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

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) _____)

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: _____

Address: _____

Telephone Number: (____) _____ Email: _____

C. PROPERTY INFORMATION

Street Address: 112 W. Laurel Independence, KS 67301

Block Number(s): 18; Lot Number(s): 14 & 15

Zone of Property: Retail/Business

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

If no, please explain: _____

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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:

Gregg Webster - [REDACTED] - [REDACTED]

E. CHANGES PLANNED

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

Business Office

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:

Redo the steps to both entrances on South side of building. Expand the landing area of the steps to allow the entrance door to swing outward.

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: _____

Printed Name: _____

Title: _____

Date: _____

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.

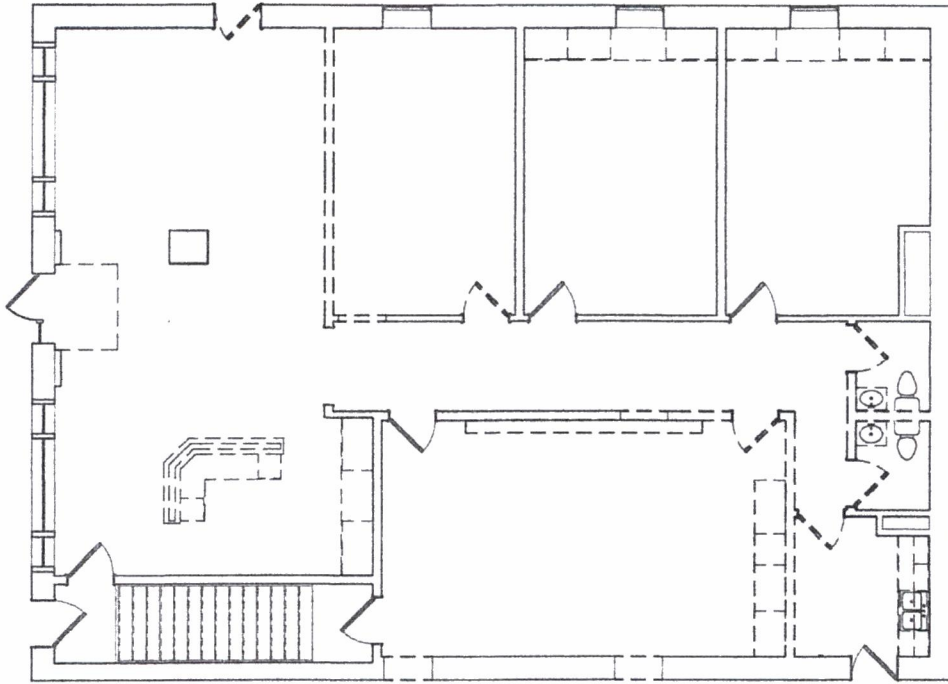
[This Space for Official Use Only]

APPLICATION TIMETABLE

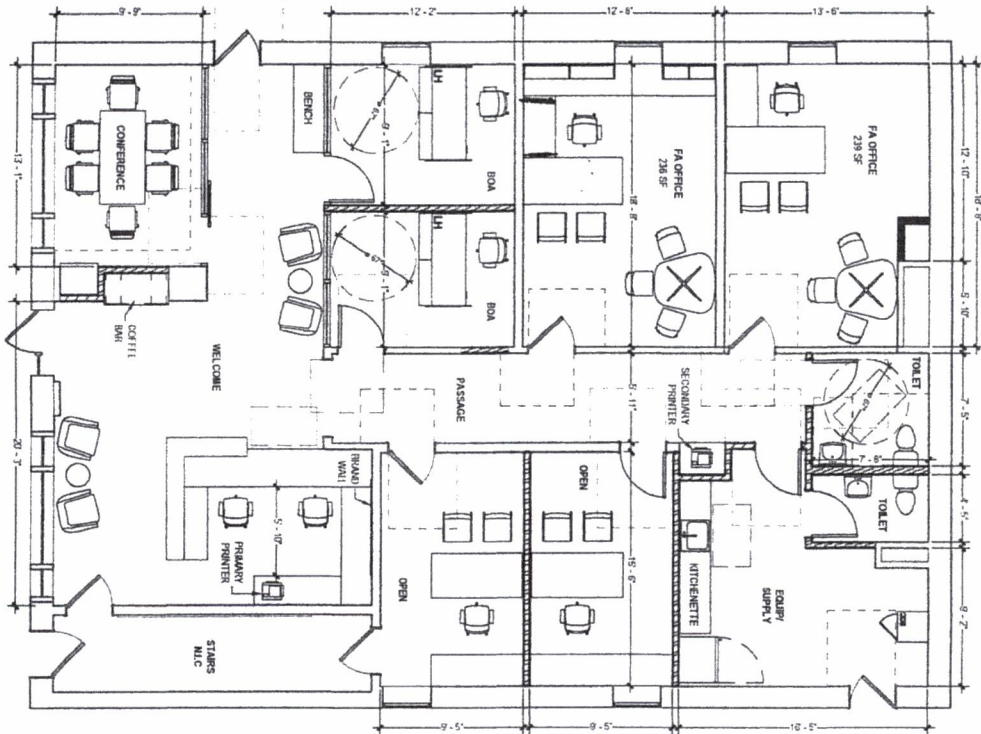
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2. Date application is deemed complete _____
3. Date by which applicant must be notified that application is complete and that hearing has been scheduled _____
4. Hearing date _____
5. Date Commission's decision is due (within 45 days of App) _____

112 W. Laurel

DEMO PLAN
1/8" = 1'-0"



PARTITION PLAN
1/8" = 1'-0"



1FA
SCHEMATIC
FLOORPLAN

Edward Jones
BRANCH REAL ESTATE
BRANCH OFFICE: 29282

DATE 2024.01.08

112 W. LAUREL ST.
SUITE A
INDEPENDENCE, KS 67301

SQUARE FOOTAGE 2250 USF | 1200 RSF

****DO NOT SCALE DRAWINGS****

SCHEMATIC PLANS SHOWN FOR PRESENTATION PURPOSES ONLY.
NOT FOR CONSTRUCTION.
CONST. MGR: N/A
DESIGNER: AINSLEY AGUIRRE

Now

Remodel

~~112 W. LAUREL ST.~~