

# Leavenworth Preservation Commission

Wednesday, August 2, 2017 5:00 PM

Commission Chambers

100 N 5<sup>th</sup> Street

Leavenworth, Kansas

## AGENDA

**1. Call to order, determine a quorum**

**2. Approval of Minutes: June 7, 2017**

**3. New Business:**

- **2017-16 LPC – 801 N BROADWAY STREET**

A State Law review under the US Secretary of the Interior's Standards for Rehabilitation for the proposed exterior alteration of the property located at 801 North Broadway, commonly known as the North Broadway School. The property was listed in the National Register of Historic Places in 2011. A Major Certificate of Appropriateness is required for the proposed changes to the building.

**4. Old Business:**

- **418 CHEROKEE STREET – BARIS RESTAURANT LLC D/B/A LUIGI'S RESTAURANT**

The Leavenworth Preservation Commission heard this item at the January 21, 2015 and October 7, 2015 meetings. Since the last meeting, the owner has installed a railing which does not match the appearance of what was shown on the approved plans, and has applied for a building permit to install an awning which does not match what was shown on the approved plans. Additionally, new signage, as shown on the approved plans, has not been installed; signage moved from the previous location of the restaurant is in place. Due to these factors, staff requested the applicant discuss his plans with the Preservation Commission prior to issuance of a building permit for the requested awning. The Preservation Commission considered these changes at the June 7, 2017 meeting and requested that the owner provide more detailed information.

**5. Other Business/Correspondence:**

- **FYI - Minor Certificates of Appropriateness (6)**
  - 110 S 5<sup>th</sup> Street – 2.29' x 4' wall sign

**6. Adjournment**

# CITY OF LEAVENWORTH PRESERVATION COMMISSION

## COMMISSION CHAMBERS, CITY HALL

100 N 5<sup>th</sup> Street, Leavenworth, Kansas 66048

Wednesday, June 7, 2017 5:00 PM

---

The Leavenworth Preservation Commission met Wednesday, June 7, 2017. Chairman Ken Bower called the meeting to order. Other commissioners present were: John Karrasch, Rik Jackson, Stephen Hansen, Debi Denney, and Sherry Hanson. Mr. Otto was 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 May 3, 2017 as presented. Mr. Jackson moved to accept the minutes, seconded by Ms. Denney and approved by a vote of 7-0.

### OLD BUSINESS:

#### 1. 418 CHEROKEE STREET – BARIS RESTAURANT LLC D/B/A LUIGI'S RESTAURANT

##### Review plans.

Chairman Bower called for the staff report.

City Planner Julie Hurley stated the Leavenworth Preservation Commission heard this item at the January 21, 2015 and approved a Major Certificate of Appropriateness, and again at the October 7, 2015 meeting and approved changes from the previously approved plan. The approved revised plans included installation of new signage, a steel and glass awning, and an aluminum railing.

Since the October 7, 2015 meeting, the owner has installed a railing which does not match the appearance of what was shown on approved plans, and has applied for a building permit to install an awning which does not match what was shown on approved plans. Additionally, new signage, as shown on the approved plans, has not been installed; signage moved from the previous location of the restaurant is in place. Due to these factors, staff requested that the applicant discuss his plans with the Preservation Commission prior to issuance of a building permit for the requested awning.

Chairman Bower opened the public hearing.

Andi, representing Baris Restaurant, addressed the board. He stated the plans for the awning are exactly the same as what was previously presented to the commission with the exception of support poles because he plans to install a 50' awning. The awning will be stabilized on the fence and the wall of the building. Stated the engineer said the building cannot support the awning due to the condition of the building. Andi stated his insurance company suggested he change the design of the fence to prevent a possible lawsuit if a child got stuck in between the bars on the fence.

Andi stated the contractor did not include the curved glass to Luigi's restaurant entrance because the entrance recedes into the building; however, the curved glass will still be installed above the bakery.

Mr. Bower asked if there will be exterior lighting. Andi responded there will be exterior lighting on the walls under the awning. Mr. Bower asked for pictures of what the lighting will look like. Andi did not have pictures but stated the lighting will go with the design of the building. Mr. Bower was not satisfied with that answer. He stated this has been an ongoing project and the changes thus far to the building are not what have approved. He would like to see pictures of what is currently being proposed.

Mr. Bower asked where the supports for the awning will be located. Andi responded there will be three supports surrounding each window, as shown on sheet A1. Mr. Bower asked if the supports attach to the ground or the wall of the building. Andi stated there is a metal beam on top of the building. Mr. Bower asked for clarification that the

supports will not dropped down in front of the window. Andi responded the supports will not go in front of the windows.

Ms. Hurley stated it is difficult for staff to tell where the supports will be according to the plans submitted by the applicant. She further pointed out on the documents submitted for the building permit, there was nothing showing the arched glass over the bakery.

Ms. Hanson stated the curved glass seems a bit modern if the applicant is trying to preserve the historic look of the building. Andi responded it will not be curved glass because glass is not safe. He provided the commissioners a sample of the type of material to be used for the curved arch, which is a polycarbonate material.

Ms. Hanson asked for clarification on the type of look Andi is going for as she is having difficulty getting a clear vision on what he would like to do. Andi stated he is going for a modern Italian cuisine look.

Ms. Hanson asked if the delay with the awning is due to the contractor requiring the support beams. Andi stated the issue was finding a company that could manufacture a 50' awning, which is for outside seating. He stated the engineer said the front of the building is a cinder wall with veneer brick. Andi further stated the awning will be stabilized by the beams on the front of the building and by three posts outside.

Commissioner's asked for verification that there will in fact be posts going from the awning to the ground. Andi responded yes. Mr. Bower asked for the location of the posts. Ms. Hurley stated there appears to be a post on each end of the building and one post in the middle. Mr. Bower asked if the posts will block the window. Andi responded the posts will not block the window. Ms. Hurley showed the commissioners a picture of the building, which shows where the three posts will be located. The post in the middle will go in front of one of the windows. Ms. Hurley stated the drawings the applicant submitted do not show the relationship to the building. Andi stated one of the posts will go in front of the window and it will be a 3" post. Ms. Hurley stated the drawings indicated 4" posts. Andi agreed they will be 4" black posts. Ms. Hurley further stated the drawings submitted for the awning permit do not show the curved arch over the bakery entrance. Andi stated there will be a curved arch over the bakery entrance. Ms. Hurley again stated the drawings submitted to the city does not show a curved arch over the bakery but does show one over the restaurant; however, Andi stated earlier there will not be a curved arch over the restaurant.

Ms. Hanson asked why a curved arch is not going above the restaurant to balance everything. Andi stated because there is six foot entrance to the restaurant so an arched awning is not needed there to protect people from the weather. Furthermore, it would cost an additional \$8,000 to add a curved arch to the restaurant awning. Ms. Hanson stated she does not believe the look will be appealing with only one curved arch. Andi stated the look would be fine because the awning covering the seating outside will all be in the same design. He also stated he wants customers to recognize the bakery is a separate business from the restaurant.

Mr. Karrasch stated from an aesthetics standpoint, having the arch over the bakery will cause the bakery to stand out more than the restaurant. Mr. Karrasch asked why the applicant would want the bakery to be more predominate than the restaurant. Andi responded he wants both to be predominating. He further stated his only worry is putting up a beam over the restaurant entrance, which would be required in order to put up the curved arch.

Ms. Hanson suggested doing something high upper on the building and not use the curved glass altogether. Andi stated they are putting the beam on the bakery side high upper on the wall to support the 4' curved awning and this will match the height of the restaurant entrance.

Mr. Karrasch asked if the engineer can come up with a creative solution on how to get around the H beam on the restaurant entrance. Andi stated the engineer said the only way to do this is to have a metal frame around the restaurant entrance which would be attached to the building.

Ms. Hanson asked if the current sign on the building, which is the sign that was on the old building, will be removed. Andi stated it will be in the near future. Ms. Hanson suggested putting up a new sign in its place and having a sign of the

same design over the bakery. Andi stated the current sign is on anchors but it lightweight. Andi stated the anchors caused structural problems with the wall which he has to address.

Mr. Bower asked if the new signage will look like the signage which was originally presented and approved. Andi stated it will be similar. Mr. Bower asked what is meant by similar.

Ms. Hanson asked if there was a proof the commissioners could look at and asked if there will be two separate signs; one for the restaurant and one for the bakery. Andi responded there will be two separate signs.

Mr. Bower again asked if the signage will look like the submitted plans. Andi responded they will not.

Mr. Hansen stated it is difficult to visualize what the final design will look like. He asked if it's possible to submit a new design plan so the commissioners can see what the whole project will look like.

Mr. Bower asked if the applicant, in a short period of time, could present to the city a plan that would show what everything will look like, to include both signs, the lighting, the awning, the arches, and the posts.

Mr. Bower asked the commissioners if they have any issue with the design of the fence that was installed. No one objected to the design. However, Mr. Karrasch commented there was a missed opportunity in the fact that this project has been piecemealed all along. On the fence, one of the center railings is larger than the end so the presumption is that this is where the post will go for the awning. It's unfortunate the railing was not designed in relationship with the awning because four posts could have been used and spaced between the windows evenly, rather than having three posts and having the middle post in front of a window.

Andi stated he change the post placement and put them evenly between the windows versus in front of one of the windows. Mr. Karrasch stated this would affect the railing design. Andi stated it would not because the posts are just to stabilize the awning. Mr. Karrasch explained the posts holding the awning are load bearing posts and go into the ground. Andi stated the engineer and contracted also suggested installing four posts evenly between the windows but Andi thought it would make the front of the building look too busy. He did state he would change it to four posts if that is what the commissioners would like. The commissioners agreed it would look nicer with four posts if that can be done.

Mr. Karrasch proposed the item be tabled until the engineers and architects are available.

Mr. Bower agrees this should be tabled. It makes it impossible for the commissioners to do their jobs when the entire project has been piecemealed together. The commissioners need to see a complete set of plans.

Andi stated the plans presented are exactly what they are going to do. Mr. Bower asked where the lights are on the plans and the accurate design of the signage.

Andi asked who needs to attend the next meeting. Mr. Karrasch stated the architect and engineer both need to attend the next meeting.

Mr. Bower stated he would accept the plans if the city engineer approved them. Ms. Hurley stated the drawings submitted to the city do not show an awning over the bakery. Therefore, as far as the city is concerned, there is no awning being installed above the bakery door. Andi stated the price includes an awning over the bakery. Ms. Hurley stated if the intent is to put an awning over the bakery door, then this must be visible on the drawings.

Ms. Hanson asked what color the awning will be. Andi stated the awning will be the polycarbonate material, dark gray in color.

Mr. Jackson suggested tabling the issue for additional information.

With no further comments, Chairman Bower closed the public hearing and called for a motion. Mr. Jackson moved to table the Major Certificate of Appropriateness until a drawing can be presented to answer questions the commissioners have about the awning, signage, posts, arches, and lighting. Seconded by Ms. Hanson and passed by a unanimous vote 6-0.

Mr. Karrasch stated there is frustration from the applicant's side with the governing body because he has some great ideas and a time commitment and there is also some frustration on the commissioner's side because they are not being included in the changes and decisions, which is a critical point when doing this type of work in a historical district. Mr. Karrasch feels the board has been more than accommodating working with the applicant and making modifications to the guidelines. Mr. Karrasch encourages the applicant to include the board members in the discussions.

Andi stated his frustration has been with the contractors, not with the commissioners. He's spent two years searching for a company to manufacture his 50' awning and finally found a company out of Bonner Springs, KS.

Mr. Bower asked if the bakery is going to be sold. Andi responded the bakery will not be sold. It will be a full scale bakery but will be a completely separate business with a separate business license than Luigi's.

Ms. Hanson asked if the color of the building for the bakery and for the restaurant will be the same. Andi stated the color of each building will be different to distinguish between the two separate businesses.

#### **NEW BUSINESS:**

**None**

#### **OTHER BUSINESS/CORRESPONDENCE**

Chairman Brower noted there were six Minor Certificates of Appropriateness.

With no further questions or comments, Chairman Bower called for a motion to adjourn. Mr. Karrasch moved to adjourn; seconded by Mr. Hansen and passed by a unanimous vote 6-0.

Meeting was adjourned at 5:46 pm.

JH:mb

LEAVENWORTH PRESERVATION COMMISSION


State Law Review – North Broadway School  
801 N. Broadway

August 2, 2017

**PREPARED BY:**

  
\_\_\_\_\_  
Julie Hurley, City Planner

**APPROVED BY:**

  
\_\_\_\_\_  
Paul Kramer, City Manager

**OWNER & APPLICANT:**

Exact Broadway, LLC

**SUBJECT:**

A State Law review under the US Secretary of the Interior's Standards for Rehabilitation for the proposed exterior alteration of the property located 801 North Broadway, commonly known as the North Broadway School. The property was listed in the National Register of Historic Places in 2011. A Major Certificate of Appropriateness is required for the proposed changes to the building.

**STAFF ANALYSIS:**

The subject property is the former North Broadway School, lying in a residential neighborhood approximately one mile northwest of downtown Leavenworth. The building is a two-story, U-shaped structure built in 1923. The concrete structure has tapestry brick cladding with cast stone ornamentation and a flat roof. Pointed-arch cast stone door surrounds at the front entries; diamond and criss-cross patterned brickwork in the parapets of the front and rear elevations and between window bays on the north and south elevations; and smooth cast stone beltcourses and window surrounds communicate the Tudor Revival styling. The massing, form, materials and functional features are illustrative of schools built during that particular era in Kansas. The North Broadway School has experienced minimal alterations to this point, and most historic features remain intact.

The property currently sits vacant. The applicant is proposing to modify the interior of the structure for conversion to apartment units. A similar conversion was undertaken at the Ben Day School previously by the same applicant/owner. The applicant intends to make no significant changes to the exterior of the building which would change the character of the structure. New windows will be installed along with a new roof, and sidewalks and curbs will be repaired. The interior of the building will be converted to a total of 27 one bedroom apartments. Existing parking will be retained in the rear of the building, providing for 18 surface parking spaces and 13 new garage parking spaces, with one ADA accessible space. A community grilling area will be provided on the south side of the building.

The property is currently zoned R1-6, High Density Single Family Residential. The applicant has submitted a rezoning request to R-MF, Multiple Family Residential, to allow for the conversion of the building to apartment. The Planning Commission is scheduled to consider the rezoning request at their regularly scheduled meeting on August 7<sup>th</sup>.

**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 is being repurposed as a multi-family residence with no change to the defining characteristics of the building. The building was listed on the National Register of Historic Places due to the exterior architecture of the building, which will remain unchanged with the proposed use.*
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. Materials are being proposed to reflect the original appearance of the building.*
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 changes are being proposed that would attempt to create a false sense of historical development.*
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. The exterior of the building remains in good condition, with little to no deterioration.*
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.

*The proposed parking garage structures to the rear of the building will not be integral to the main structure and could therefore be removed in the future without detriment to the building or site.*

**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.

**ATTACHMENTS:**

- Application and related materials
- Minutes of July 20, 2017 Development Review Committee
- 2011 National Register of Historic Places nomination



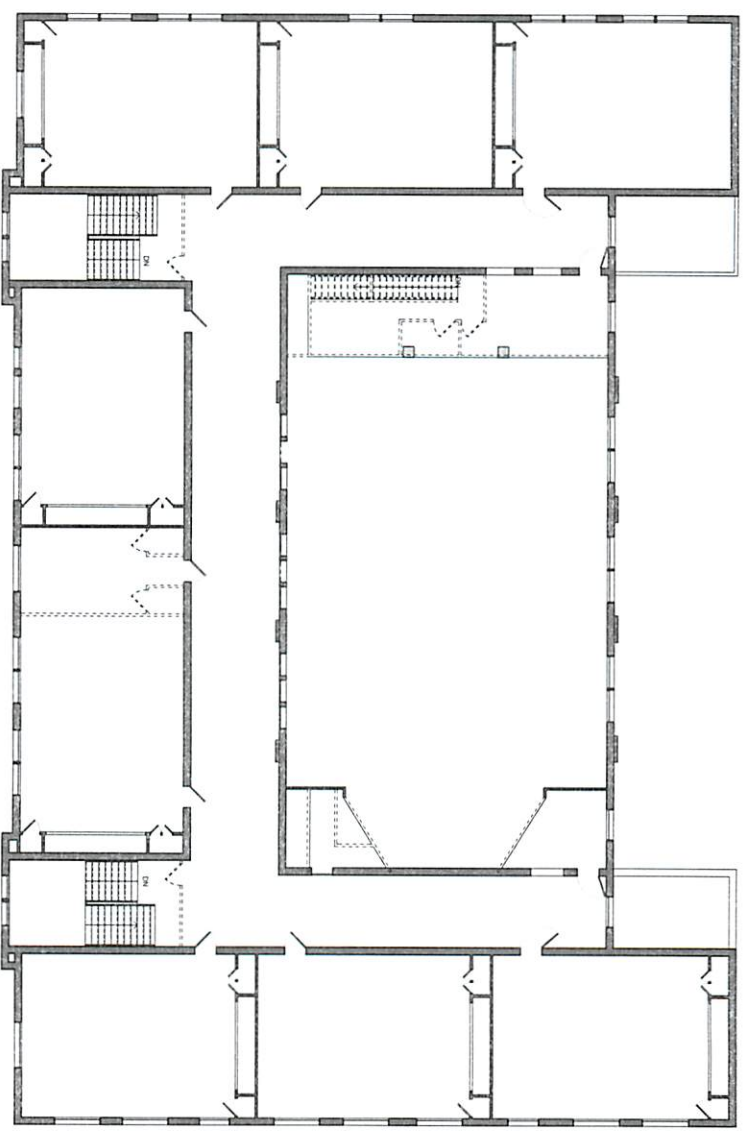






AX - EXISTING BUILDING AREA	
Level	Area
1st Floor	1,234 sq. ft.
2nd Floor	1,234 sq. ft.
3rd Floor	1,234 sq. ft.
4th Floor	1,234 sq. ft.
5th Floor	1,234 sq. ft.
6th Floor	1,234 sq. ft.
7th Floor	1,234 sq. ft.
8th Floor	1,234 sq. ft.
9th Floor	1,234 sq. ft.
10th Floor	1,234 sq. ft.
11th Floor	1,234 sq. ft.
12th Floor	1,234 sq. ft.
13th Floor	1,234 sq. ft.
14th Floor	1,234 sq. ft.
15th Floor	1,234 sq. ft.
16th Floor	1,234 sq. ft.
17th Floor	1,234 sq. ft.
18th Floor	1,234 sq. ft.
19th Floor	1,234 sq. ft.
20th Floor	1,234 sq. ft.
21st Floor	1,234 sq. ft.
22nd Floor	1,234 sq. ft.
23rd Floor	1,234 sq. ft.
24th Floor	1,234 sq. ft.
25th Floor	1,234 sq. ft.
26th Floor	1,234 sq. ft.
27th Floor	1,234 sq. ft.
28th Floor	1,234 sq. ft.
29th Floor	1,234 sq. ft.
30th Floor	1,234 sq. ft.

- DEMOLITION PALETTE**
- EXISTING WALL TO REMAIN
  - EXISTING WALL TO BE DEMOLISHED
  - EXISTING DOORS TO REMAIN
  - EXISTING DOORS TO BE DEMOLISHED



- GENERAL EXISTING PLAN NOTES**
1. THE EXISTING FLOOR PLAN PRESENTATION IS TO BE USED FOR REFERENCE ONLY. THE EXISTING FLOOR PLAN SHALL BE USED TO DETERMINE THE EXISTING CONDITIONS OF THE BUILDING. THE EXISTING FLOOR PLAN SHALL BE USED TO DETERMINE THE EXISTING CONDITIONS OF THE BUILDING.
  2. ALL EXISTING WALLS SHALL BE DEMOLISHED UNLESS OTHERWISE NOTED. ALL EXISTING WALLS SHALL BE DEMOLISHED UNLESS OTHERWISE NOTED.
  3. ALL EXISTING DOORS SHALL BE DEMOLISHED UNLESS OTHERWISE NOTED. ALL EXISTING DOORS SHALL BE DEMOLISHED UNLESS OTHERWISE NOTED.
  4. ALL EXISTING FLOOR SURFACES TO REMAIN SHALL BE DEMOLISHED UNLESS OTHERWISE NOTED. ALL EXISTING FLOOR SURFACES TO REMAIN SHALL BE DEMOLISHED UNLESS OTHERWISE NOTED.
  5. ALL EXISTING CEILING SURFACES TO REMAIN SHALL BE DEMOLISHED UNLESS OTHERWISE NOTED. ALL EXISTING CEILING SURFACES TO REMAIN SHALL BE DEMOLISHED UNLESS OTHERWISE NOTED.
  6. ALL EXISTING MECHANICAL SYSTEMS SHALL BE DEMOLISHED UNLESS OTHERWISE NOTED. ALL EXISTING MECHANICAL SYSTEMS SHALL BE DEMOLISHED UNLESS OTHERWISE NOTED.
  7. ALL EXISTING ELECTRICAL SYSTEMS SHALL BE DEMOLISHED UNLESS OTHERWISE NOTED. ALL EXISTING ELECTRICAL SYSTEMS SHALL BE DEMOLISHED UNLESS OTHERWISE NOTED.
  8. ALL EXISTING PLUMBING SYSTEMS SHALL BE DEMOLISHED UNLESS OTHERWISE NOTED. ALL EXISTING PLUMBING SYSTEMS SHALL BE DEMOLISHED UNLESS OTHERWISE NOTED.
  9. ALL EXISTING STRUCTURAL SYSTEMS SHALL BE DEMOLISHED UNLESS OTHERWISE NOTED. ALL EXISTING STRUCTURAL SYSTEMS SHALL BE DEMOLISHED UNLESS OTHERWISE NOTED.
  10. ALL EXISTING EXTERIOR SYSTEMS SHALL BE DEMOLISHED UNLESS OTHERWISE NOTED. ALL EXISTING EXTERIOR SYSTEMS SHALL BE DEMOLISHED UNLESS OTHERWISE NOTED.
  11. ALL EXISTING INTERIOR SYSTEMS SHALL BE DEMOLISHED UNLESS OTHERWISE NOTED. ALL EXISTING INTERIOR SYSTEMS SHALL BE DEMOLISHED UNLESS OTHERWISE NOTED.
  12. ALL EXISTING FINISHES SHALL BE DEMOLISHED UNLESS OTHERWISE NOTED. ALL EXISTING FINISHES SHALL BE DEMOLISHED UNLESS OTHERWISE NOTED.
  13. ALL EXISTING PARTITIONS SHALL BE DEMOLISHED UNLESS OTHERWISE NOTED. ALL EXISTING PARTITIONS SHALL BE DEMOLISHED UNLESS OTHERWISE NOTED.
  14. ALL EXISTING STAIRS SHALL BE DEMOLISHED UNLESS OTHERWISE NOTED. ALL EXISTING STAIRS SHALL BE DEMOLISHED UNLESS OTHERWISE NOTED.
  15. ALL EXISTING ELEVATORS SHALL BE DEMOLISHED UNLESS OTHERWISE NOTED. ALL EXISTING ELEVATORS SHALL BE DEMOLISHED UNLESS OTHERWISE NOTED.

NOT FOR CONSTRUCTION

North 801

801 NORTH BROADWAY STREET  
LEAVENWORTH, KANSAS 66048



LEVEL	SHEET NO.
1st Floor	AX-01
2nd Floor	AX-02
3rd Floor	AX-03
4th Floor	AX-04
5th Floor	AX-05
6th Floor	AX-06
7th Floor	AX-07
8th Floor	AX-08
9th Floor	AX-09
10th Floor	AX-10
11th Floor	AX-11
12th Floor	AX-12
13th Floor	AX-13
14th Floor	AX-14
15th Floor	AX-15
16th Floor	AX-16
17th Floor	AX-17
18th Floor	AX-18
19th Floor	AX-19
20th Floor	AX-20
21st Floor	AX-21
22nd Floor	AX-22
23rd Floor	AX-23
24th Floor	AX-24
25th Floor	AX-25
26th Floor	AX-26
27th Floor	AX-27
28th Floor	AX-28
29th Floor	AX-29
30th Floor	AX-30

EXISTING SECOND FLOOR PLAN  
AX-02

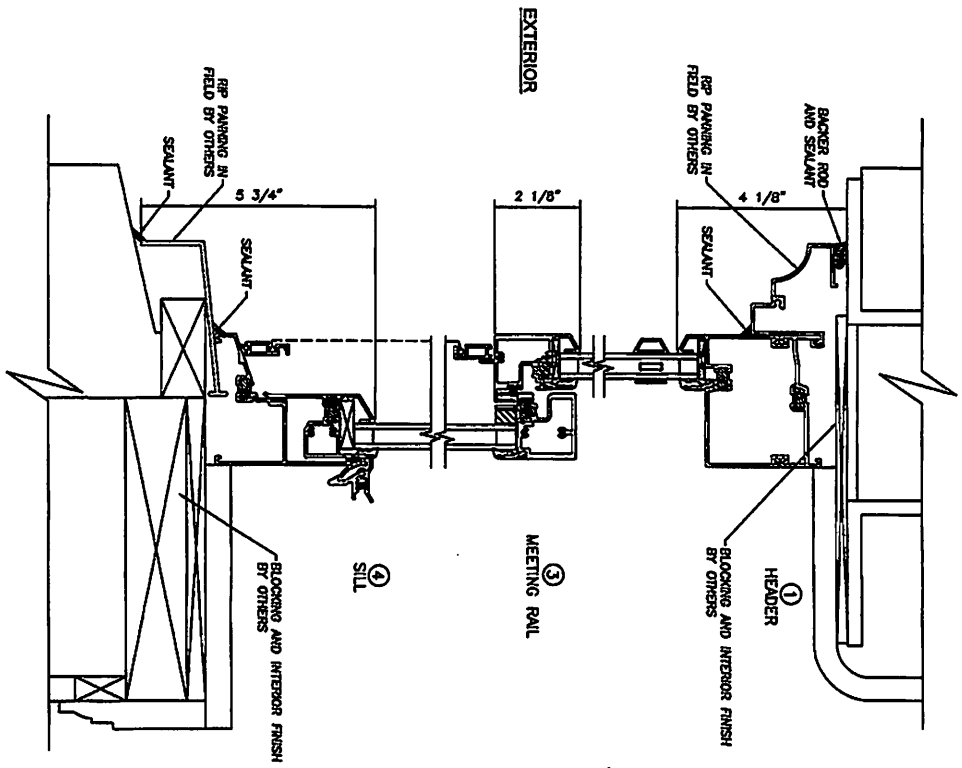




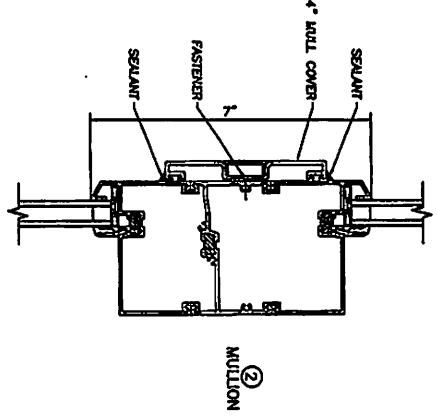




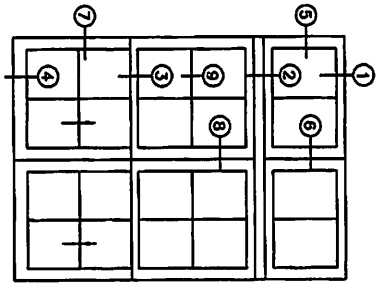
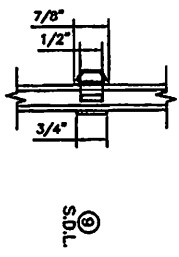
**PROPOSED HEAD, MEETING RAIL & SILL**



**PROPOSED MILLION**



**PROPOSED S.D.L.**



**NOTICE:**  
QUAKER DOES NOT SUPPLY ANY FASTENERS, SHIMS, BACKER ROD, OR SEALANTS, UNLESS OTHERWISE NOTED.

**VERIFY INSTALLATION VERIFY WALL DETAILS**

**ALL PANNING TO BE SEALED IN THE FIELD BY OTHERS**



PHONE (573)-744-3211  
FAX (573)-744-5595  
COMMERCIAL  
FAX (573)-744-5822  
www.quakerwindows.com

**DESCRIPTION**  
QUAKER WINDOW PRODUCTS WILL NOT BE RESPONSIBLE FOR FIELD MEASUREMENT, QUANTITIES, & INSTALLATION DESIGN. CONTRACTOR MUST VERIFY ALL DIMENSIONS.

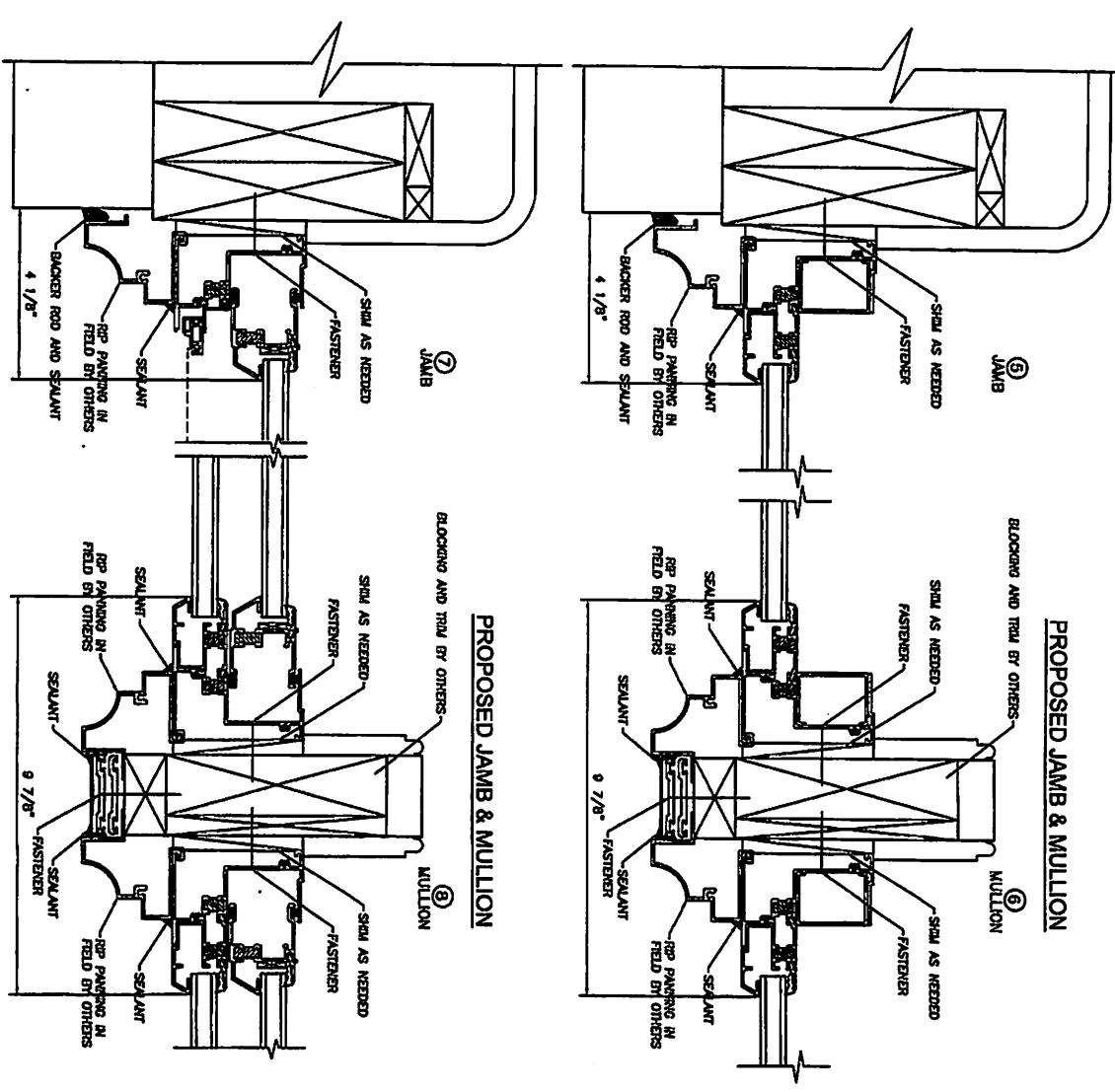
**CUT DETAILS**

REVISIONS		
DATE	NO.	DESCRIPTION

Project Name: **NORTH BROADWAY SCHOOL**

Drawn by: **AGN**  
Date: **01-23-12**  
Scale: **NONE**  
Sheet #: **A1**





**PROPOSED JAMB & MULLION**

BLOCKING AND TRIM BY OTHERS

⑧ JAMB

⑧ MULLION

**PROPOSED JAMB & MULLION**

BLOCKING AND TRIM BY OTHERS

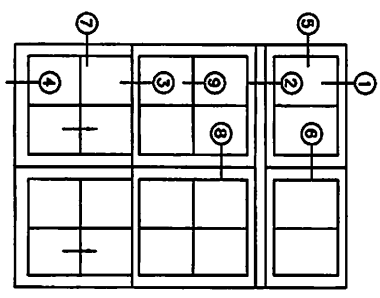
⑦ JAMB

⑧ MULLION

**NOTICE:**  
QUAKER DOES NOT SUPPLY ANY FASTENERS, SHIMS, BACKER ROD, OR SEALANTS, UNLESS OTHERWISE NOTED.

**VERIFY INSTALLATION VERIFY WALL DETAILS**

**ALL PANNING TO BE SEALED IN THE FIELD BY OTHERS**



**PRE-DRILL AND DIMPLE HOLES SO FASTENERS DO NOT INTERFERE WITH BALANCERS**



PHONE (573) 744-0211  
FAX (573) 744-5222  
COMMERCIAL  
FAX (573) 744-5222  
www.quakerwindows.com

Drawn by: **A.G.N.**  
504 Highway 63 South  
Freeburg, MO 65035  
Date: 01-23-12

Scale: **NONE**  
Sheet #: **A2**

**DESCRIPTION:**  
QUAKER WINDOW PRODUCTS WILL NOT BE RESPONSIBLE FOR FIELD MEASUREMENT, QUANTITIES, & INSTALLATION DESIGN. CONTRACTOR MUST VERIFY ALL DIMENSIONS.

REVISIONS			
DATE	NO.	DESCRIPTION	BY

Project Name: **NORTH BROADWAY SCHOOL**

**CUT DETAILS**



## Development Review Committee Meeting Thursday, July 20, 2017

Committee members present: City Manager Paul Kramer, Assistant City Manager Taylour Tedder, City Planner Julie Hurley, City Clerk Carla Williamson, Public Works Director Mike McDonald, Public Works Deputy Director Mike Hooper, Chief Inspector Hal Burdette, Health/Safety Officer Shawn Kell and Administrative Assistant Michelle Baragary

### **AGENDA ITEM(S):**

#### **1. 2017-15 REZ and 2017-16 LPC – 801 N Broadway – Conversion of school to apartments**

- Attendees: Caleb Buland, Jon Klocke and Phil
- Converting the Broadway School into 27 loft units
  - 1 BR with 8x10 guest room
- Parking will be retained as is
  - Will seal coat and stripe
  - 8.6' x 18' stalls
- Nothing being done to the exterior of the building. Will have new windows, new roof, will fix the sidewalks and curbs (curbs will be ADA accessible)
- Would like to install a limited number of garages
  - LPC will want to know what the garages will look like
- Will set new transformer but will use existing utilities when possible
- Approx. 10-12 month construction cycle starting this fall
- Wants to use a Tyco valve on the sprinkler system
- Will mount LED lights on the building for the parking lot. Light about 75'

### **OTHER:**

None

Meeting adjourned at 1:52 pm

United States Department of the Interior  
National Park Service

National Register Listed  
October 6, 2011

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

## 1. Name of Property

historic name North Broadway School

other names/site number KHRI #103-484

## 2. Location

street & number 801 North Broadway Street

N/A  
N/A

not for publication

city or town Leavenworth

vicinity

state Kansas code KS county Leavenworth code 103 zip code 66048

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national  statewide  local

SEE FILE

Signature of certifying official/Title \_\_\_\_\_ Date \_\_\_\_\_

Kansas State Historical Society  
State or Federal agency/bureau or Tribal Government

In my opinion, the property  meets  does not meet the National Register criteria.

Signature of commenting official \_\_\_\_\_ Date \_\_\_\_\_

Title \_\_\_\_\_ State or Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register  determined eligible for the National Register

determined not eligible for the National Register  removed from the National Register

other (explain:) \_\_\_\_\_

Signature of the Keeper \_\_\_\_\_ Date of Action \_\_\_\_\_

North Broadway School

Leavenworth County, Kansas  
 Historic Public Schools of Kansas  
 MPDF

Name of Property

County and State

**5. Classification**

**Ownership of Property**  
 (Check as many boxes as apply.)

- private
- public - Local
- public - State
- public - Federal

**Category of Property**  
 (Check only one box.)

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**  
 (Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		district
		site
		structure
		object
1		<b>Total</b>

**Name of related multiple property listing**  
 (Enter "N/A" if property is not part of a multiple property listing)

Historic Public Schools of Kansas

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use**

**Historic Functions**  
 (Enter categories from instructions.)

EDUCATION/School

**Current Functions**  
 (Enter categories from instructions.)

VACANT/NOT IN USE

**7. Description**

**Architectural Classification**  
 (Enter categories from instructions.)

LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY

REVIVAL/Tudor Revival

**Materials**  
 (Enter categories from instructions.)

foundation: STONE

walls: BRICK

roof: ASPHALT

other:

North Broadway School

Leavenworth County, Kansas  
Historic Public Schools of Kansas  
MPDF

Name of Property

County and State

### Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

#### Summary Paragraph

The North Broadway School at 801 N. Broadway Street, Leavenworth, Leavenworth County, Kansas, is in a residential neighborhood approximately one mile northwest of the downtown commercial center. The property is also three blocks south of the entrance to Fort Leavenworth and seven blocks southeast of the Fort Leavenworth federal penitentiary. The two-story, U-shaped building was built in 1923. The concrete structure has tapestry brick cladding with cast stone ornament and a flat roof. The foundation has a quarry-faced limestone veneer. Pointed-arch cast stone door surrounds at the front entries; diamond and criss-cross patterned brickwork in the parapets of the front and rear elevations and between window bays on the north and south elevations; and smooth cast stone beltcourses and window surrounds communicate the Tudor Revival styling of the North Broadway School. The massing, form, materials, and functional features clearly illustrate the modern elementary school version of the City Graded School property subtype described in Section F of the Multiple Property Documentation Form "Historic Public Schools of Kansas." The North Broadway School has experienced minimal alterations. The most notable has been the replacement of historic windows and exterior doors, although the historic openings are intact. These changes do not diminish one's understanding the building as a public school from the era of its construction. It retains integrity of location, setting, design, materials, workmanship, feeling, and association.

### Narrative Description

#### SETTING

The nominated property occupies the entire block bounded by North Broadway Street on the east, North 8<sup>th</sup> Street on the west, Dakota Street on the north, and Kiowa Street on the south, with the primary elevation of the school spanning the block facing North Broadway. One- and two-story single-family dwellings fill the surrounding blocks. The modest late-nineteenth and early-twentieth century residences formed the neighborhood for North Broadway School. The exception is a historic three-story residence that occupies the block south of the school. It was constructed as the William Small Memorial Home for Old Ladies in 1904.<sup>1</sup> It is now apartments.

The grade rises steeply on the east, north, and south sides of the block, from the public sidewalk to the elevated school lot. A grassy lawn dotted with mature trees and evergreens surrounds the front and side elevations. An asphalt parking lot occupies the west half of the lot behind the school. The parking lot is accessed via a curved driveway from the northwest corner of the lot off Dakota Street. Concrete walkways and stairs connect entrances on the front elevation to the public sidewalks at the northeast and southeast corners of the school. A public sidewalk also runs the length of the block along Dakota Street.

#### EXTERIOR

The main block of the North Broadway school has a long primary facade that faces east toward North Broadway Street; two short perpendicular wings extend west from the main block, creating a wide and shallow courtyard on the rear (west) elevation. The front (east) and rear (west) elevations have nine bays and the north and south elevations have seven bays. A regular pattern of window openings defines the bays. Some window openings on the north, south, and west elevations have single windows. The bays on the west elevation of the projecting wings are blank with some detail but no fenestration.

The second and eighth bays of the symmetrical front (east) façade project slightly, giving the building a castle-like feel that reflects its Tudor Revival styling. The primary entrances fill the first story of these projecting bays. Other details that convey the building's style include pointed-arch, cast stone door surrounds at the front entries; diamond and criss-cross patterned brickwork in the parapets of the front and rear elevations and between window bays on the north and south elevations; and smooth cast stone beltcourses and window surrounds. The name "North Broadway School" is cast into

<sup>1</sup> Dale Nimz, National Register of Historic Places Multiple Property Documentation Form for The Designs of Architects William Pratt Feth and Myron Kauffman Feth in Leavenworth, Kansas, ca. 1895-1942, 2007, 13.

North Broadway School

Leavenworth County, Kansas  
Historic Public Schools of Kansas  
MPDF

Name of Property

County and State

panels above each of the front entries. The parapets in the projecting bays are pierced with cast block ornamentation. Limestone trim enframes the brick under each window and intermittently enframes the first story windows. Within the limestone frame under the first floor windows is panel of stacked header courses that projects slightly. Diamond patterns created from buff brick ornament the spandrels between the first and second story windows. Blank cast stone panels set flush with the brick walls enhance the north and south end bays on the front (east) and rear (west) elevations. Historic cast stone through wall scuppers pierce the parapet walls on each elevation. These have been abandoned and now non-historic metal scupper heads and downspouts on the east, north, and south elevations drain water from the roof.

Non-historic aluminum-framed windows fill the historic window openings. The one-over-one hung sashes are topped by large transoms filled with opaque panels. Historic drawings indicate that the original configuration featured four-over-four paired windows and six-over-six single windows.

Non-historic aluminum-framed glazed doors fill the entrances on the front and rear elevations. Aluminum panels fill the transoms above the rear doors. Stucco fills the transom area above the front doors. Historic drawings indicate that each leaf of the paired doors originally had six-lights and a multi-light transom topped each opening (see additional documentation).

A short flight of concrete stairs rises from the sidewalk to the front doors. Cheek walls flanking the stairs have quarry-faced limestone block bases topped with large cast stone railings. The rear entrances are at grade level.

The flat roof is hidden by parapets on each elevation and is not visible from the ground. However, sloped roof surfaces are visible above the rear entry vestibules. These surfaces have flat-seamed metal roofing.

#### **INTERIOR**

The interior of the North Broadway School retains its original configuration of corridors and functional spaces, as well as many of its simple historic finishes. The U-shaped double-loaded corridors organize both the 1<sup>st</sup> and 2<sup>nd</sup> floors. Classrooms line the exterior (south, east, and north) sides of the corridors. The gymnasium occupies the center of the building, toward the rear within the "U."

There are two rear (west) entrances into each wing from the parking lot and two front (east) entrances into each wing. All of the entrance vestibules have brick-clad walls and an intermediate doorway consisting of paired multi-light varnished wood doors with multi-light sidelights and transom.

Within the projecting front towers, two stair halls rise from the front entrances to the second floor. The stairs have concrete treads and risers. A solid painted plaster wall topped with a thick wood cap separates the stair runs.

Throughout the building the plaster walls and ceilings are painted. Some of the plaster ceilings on the 2<sup>nd</sup> floor have been removed due to water damage. Plywood now covers these ceilings. All of the ceilings retain their original height. The corridor walls have simple wood chair rail and picture rail moldings. A high blond brick wainscot clads the gymnasium walls. The floors throughout the school are concrete. Composition tile covers floors in some classrooms and the gymnasium. Similar tile has been removed from other classrooms. Two classrooms are carpeted. Where concrete is exposed (corridors and some classrooms) it is polished and smooth. The corridors and most classrooms have a concrete base that is integral with the concrete floor.

Interior doorways have varnished wood jambs and multi-light doors. Closets within the classrooms have solid two-panel wood doors. Windows retain the historic wood mullion dividing the windows and the wood sill. All other window elements were replaced when the aluminum windows were installed. The window openings are uncased with plaster jambs returning directly to the window frames. Two first floor classrooms, the northeast and southwest (historically the manual training room and domestic arts/science room, respectively), have wood bases. A simple wood picture rail molding lines the top of the walls. Metal electrical conduit is surface-mounted to the walls and ceilings in the corridors and classrooms.

Rectangular classrooms line the exterior perimeter of the double-loaded corridor on both stories. The spacious classrooms have high ceilings and large window bays that line the perimeter wall. The end walls have built-in varnished wood cabinetry and closets. The cabinets have multi-light paired doors. Closets have multiple solid wood doors that pivot in unison on a single center point. The classroom sides of the closet doors have chalk boards. Historic chalk boards in

North Broadway School

Leavenworth County, Kansas  
Historic Public Schools of Kansas  
MPDF

\_\_\_\_\_  
Name of Property

\_\_\_\_\_  
County and State

varnished wood frames line the walls of the classrooms. In the former kindergarten classroom (southwest classroom on the first floor) a brick fireplace graces the east wall. Separate girl's and boy's toilets are situated at the west end of the former kindergarten classroom.

Two sets of paired doors access to the gymnasium from the main north-south corridor. A raised stage with a rectilinear proscenium fills the north wall of the gymnasium. Three large windows pierce the west wall. Three sets of three-part multi-light windows pierce the top of the east wall. These single-hung sashes rise up into the wall cavity and allow for observation from the second floor corridor. Non-historic composition tile covers the concrete gym floor. The shallow stage has wood floors and is accessed via stairs on the east and west sides. Blond brick clads the gym walls to a height just above the doorways. Two doorways in the south wall lead to the kitchen (historically a locker room). A historic concrete stair descends to the kitchen.

The boys' and girls' lavatories are located in the southwest and northwest corners of the first floor. The bathrooms do not retain any historic fixtures or partitions.

Administrative offices are found at the center of the main block on both floors. These long, narrow spaces contain built-in casework and single-user bathrooms. The first floor office has a multi-light door surrounded by multi-light sidelights and transom. Additional office space was created by converting a former storage room at the west end of the northeast classroom (historically the "Manual Training Room") on the first floor. On the second floor a counselor's office was created from an original locker room.

The boiler room is in the northwest corner of the basement. Metal stairs with open risers lead down to the concrete floor. The basement walls are solid concrete with the exception of the west wall at the stairs, which is exposed brick.

**INTEGRITY**

The North Broadway School retains integrity of location, setting, design, feeling, and association. The replacement of windows and doors has partially compromised integrity of materials and workmanship. However, according to the registration requirements set forth in Section F of the Multiple Property Documentation Form (MPDF) "Historic Public Schools of Kansas," these alterations do not automatically render the property ineligible for register listing. More importantly, the North Broadway School retains its historic masonry openings and historic interior configuration and finishes. The building clearly communicates its historic function as a public elementary school and reflects the attributes of the City Graded School property subtype described in Section F of the MPDF. The North Broadway School was constructed to educate children in an established residential neighborhood of the city of Leavenworth (unlike earlier county schools), and it had space devoted to specific functions, such as kindergarten, manual training, and science. These elements are character-defining features of City Schools.

North Broadway School

Leavenworth County, Kansas  
Historic Public Schools of Kansas  
MPDF

Name of Property

County and State

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions.)

ARCHITECTURE

EDUCATION

**Period of Significance**

1923-1961

**Significant Dates**

1923

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Smith, Charles A. (Architect)

Gordon Walker Construction Company (Builder)

**Period of Significance (Justification)**

The period of significance begins with the construction of the school in 1923 and extends to the 50-year cut-off in 1961.

**Criteria Considerations (explanation, if necessary)**

N/A



North Broadway School

Leavenworth County, Kansas  
Historic Public Schools of Kansas  
MPDF

Name of Property

County and State

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance and applicable criteria.)

The North Broadway School at 801 North Broadway Street, Leavenworth, Leavenworth County, Kansas, is locally significant under National Register Criterion A for the area of EDUCATION and under Criterion C for the area of ARCHITECTURE. As defined by the Multiple Property Documentation Form (MPDF) "Historic Public Schools of Kansas," the North Broadway School possesses the distinct characteristics of a City School, specifically the City Graded School sub-type. A City School is a public school constructed for a city with a population over 2,000. Like the City Graded School property type, North Broadway School provides separate classroom facilities for each grade within the same building. As the concept of building separate high schools and junior high schools developed, the City Graded School evolved into the modern elementary school, housing only students in kindergarten through fifth or sixth grade. The North Broadway School and its associated property illustrate the evolution of this class of educational facilities. Constructed in 1923, the nominated school exemplifies an early twentieth-century, post World War I elementary school. It is a two-story masonry structure with several customized interior spaces, including a kindergarten room, manual training room, domestic arts/science room, and gymnasium/auditorium. The location of the North Broadway School at the heart of a residential area, near the center of the city, also expresses an essential characteristic of a City School.

The North Broadway School meets all of the registration requirements presented in the MPDF for its property type. It was constructed as a public school prior to 1955. It remains in its original location, within the residential neighborhood in which it was constructed. The building also retains its massing, exterior form, original primary building materials, pattern of window and door openings, original ornamentation and detailing, and interior corridor and classroom configuration. Nearly all of the historic interior finishes remain intact. The building functioned as an elementary school through the 2010 academic year when the school district vacated and sold the building.

City school design followed accepted architectural trends. Revival styles popular during the early twentieth century were commonly used for school design. The school's significance to the community was conveyed by its formal, symmetrical masonry form. Charles A. Smith, a prominent architect and prolific designer of schools, designed the North Broadway School in the stately Tudor Revival style in 1922.

**Narrative Statement of Significance** (Provide at least one paragraph for each area of significance.)

The North Broadway School is an excellent example of a City Graded School, an elementary school property sub-type. According to the MPDF, early City Graded Schools in Kansas housed all grades from first through high school in one building with multiple classrooms. After high school instruction was removed to its own building, City Graded Schools included only first through eighth grades. The Progressive Era initiated additional changes to the curriculum and organization of primary education. There was an increased demand for specialized spaces, not just at the high school level, but for the lower grades as well, including designated spaces for art, music, kindergarten, and physical activity. North Broadway School also had specialized classrooms for manual training, domestic arts and science, and physical education. Further separation of grades into junior high and middle schools increased during the Progressive Era, resulting in the development of the modern elementary school. An elementary school educated kindergarteners through fifth or sixth graders, with each grade in a separate classroom, and incorporated many of the specialized spaces encouraged during the Progressive Era.<sup>2</sup> North Broadway School was an elementary school serving kindergarten through sixth grade. A special classroom for the kindergarten had its own restroom and a fireplace.

Prior to the establishment of a public education system in Leavenworth several private schools provided education for the city's juvenile population. According to one account, approximately twenty private schools operated in Leavenworth between 1855 and 1898.<sup>3</sup> The first school in Leavenworth was a private school established in 1855 by Reverend J.B. McAfee. Evidently, his political views and anti-slavery sentiments clashed with the opinions of many Leavenworth

<sup>2</sup> Brenda Spencer, National Register of Historic Places Multiple Property Documentation Form for Historic Public Schools of Kansas, 2005, F 31.

<sup>3</sup> J.H. Johnston, III, *Leavenworth: Beginning to Bicentennial* (Leavenworth, KS: J.H. Johnston III), 1978, 104.

North Broadway School

Leavenworth County, Kansas  
Historic Public Schools of Kansas  
MPDF

Name of Property

County and State

residents, and he was forced to resign in 1857.<sup>4</sup> The same fate befell the school's next headmaster, Professor N.Z. Strong, and the school closed.<sup>5</sup>

The Leavenworth Board of Education was established in 1864. It immediately began planning the city's first public school building. In 1867 the Morris School opened at Fifth and Dakota Streets. The four-story school accommodated 900 students in grades 1-12.<sup>6</sup> High school students attended classes on the upper floors. School enrollment flourished and by 1872 a separate high school building was constructed at Seventh and Oak Streets.<sup>7</sup> In 1904 a second high school building was built at Fourth and Walnut Streets. Leavenworth's public school building stock consisted of about a dozen schools for lower grades and the large high school in 1906.<sup>8</sup>

The Kansas State Normal School conducted a survey of Leavenworth public schools in 1915. At the time, there were eleven schools. These included: one high school; three large schools serving elementary and middle school students; five small elementary schools; and two schools that served the city's African-American students.<sup>9</sup> The survey found that three-quarters of the elementary school students attended schools that were at least 25 years old (some 50 years old). These facilities were outdated in terms of room arrangements, construction techniques, lighting, heating, hallways, and playgrounds.<sup>10</sup> The survey also found that the city's elementary population had remained steady over the past twenty years and concluded that there would not be significant population growth in the future. Surveyors recommended that the district would not need to build more elementary schools, but should replace the existing buildings with newer, updated facilities within the next few years. The report recommended that the district hire a qualified architect to design the new modern school facilities.<sup>11</sup>

In 1921 planning was underway to construct a junior high, two large grade schools, and an eight room school in Leavenworth.<sup>12</sup> Following the recommendation that the Board consult an expert school architect for remodeling and future school expansions, architect Charles A. Smith was hired to design all four buildings.<sup>13</sup> Charles Smith was indeed an expert at school design. He had served as the architect for the Kansas City, Missouri School District since 1898, and had designed nearly 40 new schools and additions to existing buildings by 1920. A *Leavenworth Times* newspaper article from 1922 identifies Smith as the "school board architect," suggesting that the Leavenworth School District hired Smith to be their architect as well.<sup>14</sup>

The three proposed grade schools were North Broadway School (Broadway & Kiowa Streets), Third Avenue School (Fourth Avenue and Marshall Street), and Cleveland Park School (Thirteenth and Vilas Streets).<sup>15</sup> Smith designed the schools in 1922.<sup>16</sup> *The Leavenworth Times* reported that Cleveland Park was ready to open by January 1, 1923.<sup>17</sup> North Broadway and Third Avenue Schools opened in September of 1923. Smith subsequently designed a new school to replace Sumner Elementary School, one of Leavenworth's two African-American schools, in 1925.<sup>18</sup>

Smith designed the North Broadway and Third Avenue schools with identical layouts and facades. The only variation was in the cast stone ornamentation.<sup>19</sup> The total cost to build the two schools was \$182,000.<sup>20</sup> Construction began in

<sup>4</sup> Johnston, 104.

<sup>5</sup> Ibid.

<sup>6</sup> Ibid.

<sup>7</sup> Johnston, 105.

<sup>8</sup> H. Miles Moore, *Early History of Leavenworth City and County*, (Leavenworth, KS: Sam'l Dodsworth Book Co.), 1906, 201.

<sup>9</sup> Walter S. Monroe, *Report of a Survey of the Public Schools of Leavenworth, KS* (Kansas State Teachers College of Emporia, Bureau of Education Measurements: Kansas State Printer), 1915, 23-24.

<sup>10</sup> Ibid, 42.

<sup>11</sup> Ibid, 46.

<sup>12</sup> "School Building Progress," *The Journal of the National Education Association*, June 1922, 238.

<sup>13</sup> Moore, 32.

<sup>14</sup> "Electrical Wiring Contract Is Let," *Leavenworth Times*, December 7, 1922.

<sup>15</sup> "Work on Grade Schools Begun Here Tuesday," *Leavenworth Times*, December 6, 1922.

<sup>16</sup> Ibid.

<sup>17</sup> No additional information is known about the Cleveland Park School. It does not appear on Sanborn Maps, it is not visible on any current aerial or satellite images, and a Google search turned up no information about its history or fate.

<sup>18</sup> Christy Davis, National Register nomination form, "Sumner Elementary School," Topeka, Kansas, 2011.

<sup>19</sup> The Third Avenue School is also vacant. It is a contributing resource to the Third Avenue National Register Historic District

<sup>20</sup> Ibid.

North Broadway School

Leavenworth County, Kansas  
Historic Public Schools of Kansas  
MPDF

Name of Property

County and State

December 1922. Gordon Walker Construction Company of Salina, KS was the contractor. The first day of school at North Broadway School was September 17, 1923; 382 students attended.

The neighborhood elementary program moved out of North Broadway School in 1999. The Leavenworth School District operated a number of special programs, including an alternative high school, in the building until 2010. After the school closed, it was sold to the current owner.

#### Architect<sup>21</sup>

Charles Ashley Smith was born in Ohio in 1867. His father was a builder and contractor. The family moved to Iowa when Charles was seven years old. By the time Smith was sixteen, he began working with the architecture firm of Bell and Hackney in Des Moines. When William Hackney moved his office from Iowa to Kansas City in 1887, Smith accompanied him as a draftsman. Hackney served as the Kansas City Missouri School Board architect from 1887-1889 when he died. Smith was named as his replacement.

Following Hackney's death, Smith practiced on his own until he became a partner in the firm Smith, Rea, and Lovitt in 1910. The firm designed many noteworthy buildings in Kansas City, including the Kansas City Club, the Pla-Mor amusement structures, the Firestone Building, Linwood Methodist Church, and Ivanhoe Masonic Temple before the firm dissolved in 1921.

Smith held the position as Kansas City, Missouri School District architect for nearly five decades, designing some fifty school buildings for the district prior to his retirement in 1936. In addition to the schools he designed in Kansas City, Smith is also identified as the designer of education facilities throughout the region including the University of Missouri-Kansas City, William Jewell College, Westminster College, School of the Ozarks, and Leavenworth, Kansas. Although his design of school and educational facilities was prolific, he also designed many other building types, including religious, industrial, commercial, and residential. Smith died at his home on January 10, 1948 at age 81.

#### **CONCLUSION**

The North Broadway School retains the character-defining features of a City School, specifically the modern elementary school version of the City Graded School Property Subtype, as described in the Multiple Property Documentation Form (MPDF), "Historic Public Schools of Kansas City." Prolific school architect Charles A. Smith designed the building in 1922. The North Broadway School was built within the period of significance and geographical area of the MPDF. It retains integrity of location, setting, design, materials, workmanship, feeling, and association, and clearly communicates its historic function. The building retains all of its Tudor Revival architectural features and its historic interior configuration. The history of the building and associated property reflect the typical evolution of educational facilities in Kansas from ward school to grade school to elementary school.

<sup>21</sup> Several existing documents reviewed during the preparation of this nomination identify the Leavenworth architecture firm Feth & Feth as the architects for the North Broadway and Third Avenue Schools. These documents include the KSHS historic inventory form for North Broadway School, the Third Avenue Historic District National Register Nomination, and the National Register Multiple Property Documentation Form *the Designs of Architects William Pratt Feth and Myron Kauffman Feth in Leavenworth, Kansas, ca. 1895-1942*. Primary sources located during the course of research name Charles A. Smith as the buildings' architect. These sources include the original architectural drawings; a newspaper article from 1922; and a table of "School-Building Progress" in *The Journal of the National Education Association* from June 1922. Research did not locate any primary source documents confirming that Feth & Feth played any role in the design or construction of the North Broadway or Third Avenue Schools.

North Broadway School

Leavenworth County, Kansas  
Historic Public Schools of Kansas  
MPDF

Name of Property

County and State

---

## 9. Major Bibliographical References

---

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

"Charles A. Smith Dies." *Kansas City Times*, January 11, 1948.

Davis, Christy. National Register nomination form, "Sumner Elementary School." Topeka, Kansas, 2011.

"Electric Wiring Contract is Let." *Leavenworth Times*, December 7, 1922.

Ford, Susan Jezak. "Charles Ashley Smith: Architect 1867-1948." Missouri Valley Special Collections: Biography, Kansas City Public Library.  
[http://www.kchistory.org/cdm4/item\\_viewer.php?CISOROOT=/Biographies&CISOPTR=123&CISOBX=1&REC=1](http://www.kchistory.org/cdm4/item_viewer.php?CISOROOT=/Biographies&CISOPTR=123&CISOBX=1&REC=1) (accessed May 6, 2011).

Johnston, J.H. III. *Leavenworth: Beginning to Bicentennial*. Leavenworth, KS: self-published, 1978.

Kansas Writers' Project Work Projects Administration State of Kansas, sponsored by Leavenworth Chamber of Commerce. *A Guide to Leavenworth, Kansas*. Leavenworth, KS: The Leavenworth Chronicle, 1940.

*Leavenworth Times*. September 17, 1923. Microfilm. Leavenworth Public Library.

Monroe, Walter S. *Report of a Survey of the Public Schools of Leavenworth, KS*. Kansas State Teachers College of Emporia, Bureau of Education Measurements: Kansas State Printer, 1915. [www.books.google.com](http://www.books.google.com) (accessed April 28, 2011).

Moore, H. Miles. *Early History of Leavenworth City and County*. Leavenworth, KS: Sam'l Dodsworth Book Co, 1906.

Nimz, Dale. National Register of Historic Places Multiple Property Documentation Form for The Designs of Architects William Pratt Feth and Myron Kauffman Feth in Leavenworth, Kansas, ca. 1895-1942. 2007.

Piland, Sherry. "A Kansas City Architect: Charles A. Smith." *Historic Kansas City Foundation Gazette*. January/February 1986.

"School Building Progress" Chart. *The Journal of the National Education Association*. Volume XI: January-December, 1922. [www.books.google.com](http://www.books.google.com) (accessed May 4, 2011).

Smith, Charles A. *Third Avenue School*. Architectural Drawings. 1922. Private collection of Duane Denney, Leavenworth, Kansas.

Spencer, Brenda. National Register of Historic Places Multiple Property Documentation Form for Historic Public Schools of Kansas. 2005.

"To Begin Building Two New Schools by January Fifth." *Leavenworth Times*, December 5, 1922.

"Work on Grade School Begun Here Tuesday." *Leavenworth Times*, December 6, 1922.

Whitney, Carrie Westlake. "Charles A. Smith," *Kansas City Missouri: Its History and Its People 1800-1908, Volume II*. Chicago: The S.J. Clarke Publishing Co., 1908.

North Broadway School

Leavenworth County, Kansas  
Historic Public Schools of Kansas  
MPDF

Name of Property

County and State

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Name of repository: Leavenworth Public Library

Historic Resources Survey Number (if assigned): 103-484

**10. Geographical Data**

**Acreage of Property** 1.8 acres

(Do not include previously listed resource acreage.)

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	<u>15</u>	<u>334208</u>	<u>4354545</u>	3	<u>                    </u>	<u>                    </u>	<u>                    </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>                    </u>	<u>                    </u>	<u>                    </u>	4	<u>                    </u>	<u>                    </u>	<u>                    </u>
	Zone	Easting	Northing		Zone	Easting	Northing

**Verbal Boundary Description** (Describe the boundaries of the property.)

Lot 109, Day & Macaulay's Subdivision, Leavenworth, Kansas.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundary includes the parcel of land historically associated with the property.

**11. Form Prepared By**

name/title Elizabeth Rosin, Principal, Kristen Ottesen, Associate

organization Rosin Preservation, LLC date May 2011

street & number 215 West 18<sup>th</sup> Street, Suite 150 telephone 816-472-4950

city or town Kansas City state MO zip code 64108

e-mail [elizabeth@rosinpreservation.com](mailto:elizabeth@rosinpreservation.com) and [kristen@rosinpreservation.com](mailto:kristen@rosinpreservation.com)

North Broadway School

Leavenworth County, Kansas  
Historic Public Schools of Kansas  
MPDF

Name of Property

County and State

---

### Additional Documentation

---

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.  
  
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

---

### Photographs:

---

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

**Name of Property:** North Broadway School

**City or Vicinity:** Leavenworth

**County:** Leavenworth **State:** Kansas

**Photographer:** Brad Finch

**Date Photographed:** March 2011

### Description of Photograph(s) and number:

All digital images labeled as follows: *KS\_HistPublicSchoolsofKS\_Leavenworth County\_NorthBroadwaySchool\_#.tif*

- 1 of 12. View of the south and east elevations along Broadway Street, view northwest.
- 2 of 12. East elevation, view west.
- 3 of 12. South elevation, view north.
- 4 of 12. West elevation, view east.
- 5 of 12. North elevation, view south.
- 6 of 12. Typical entryway and detailing on front (east) elevation, view west.
- 7 of 12. Typical sidelights/transom at entries, 1<sup>st</sup> floor, view northwest.
- 8 of 12. Typical corridor, 1<sup>st</sup> floor, view southwest.
- 9 of 12. Gymnasium/auditorium, view northwest.
- 10 of 12. Typical classroom.
- 11 of 12. Typical classroom.
- 12 of 12. Typical casework/coat closet in classroom.

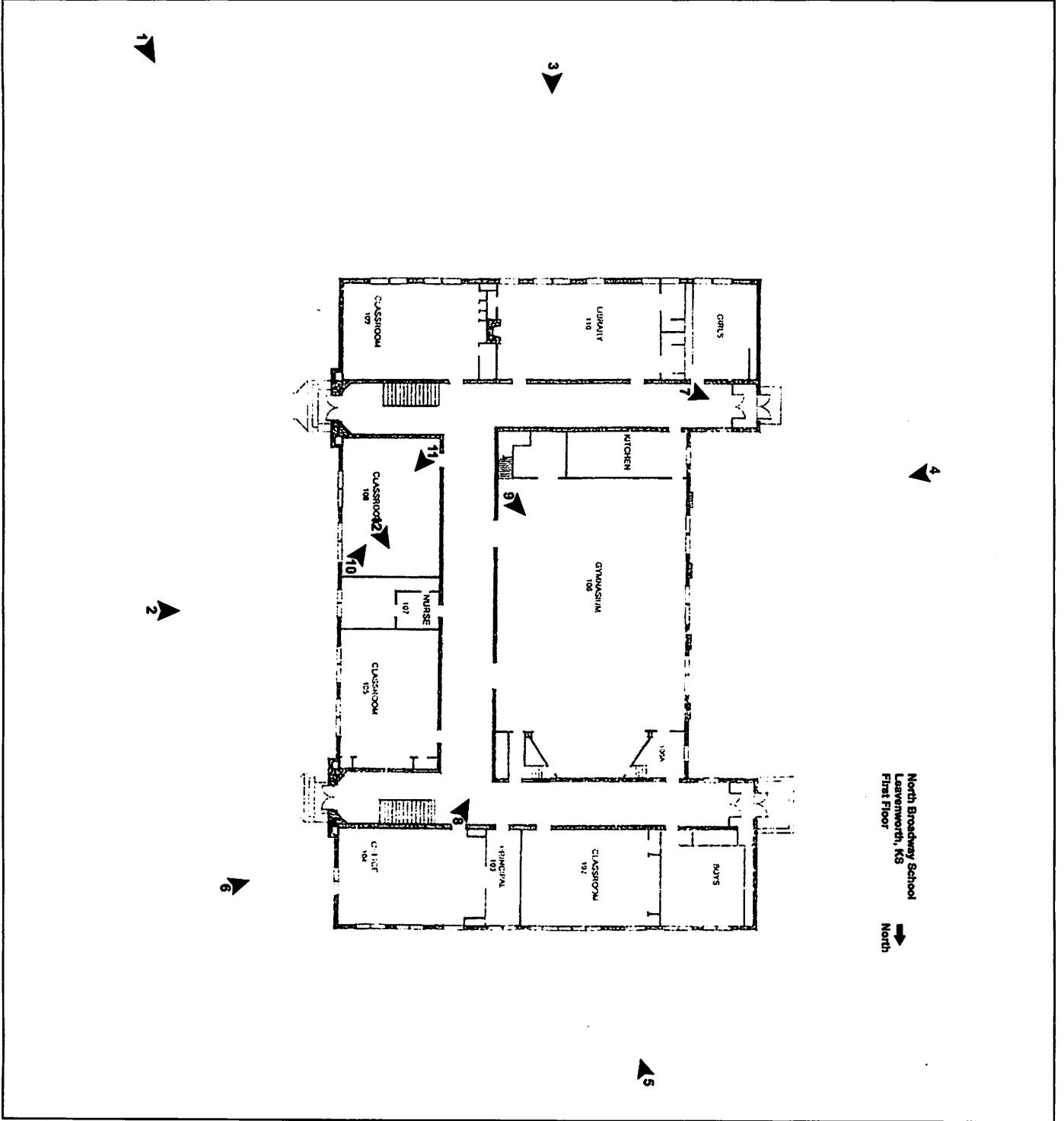
Leavenworth County, Kansas  
Historic Public Schools of Kansas  
MPDF  
County and State

North Broadway School

Name of Property

Additional Documents:

Photo Key Map



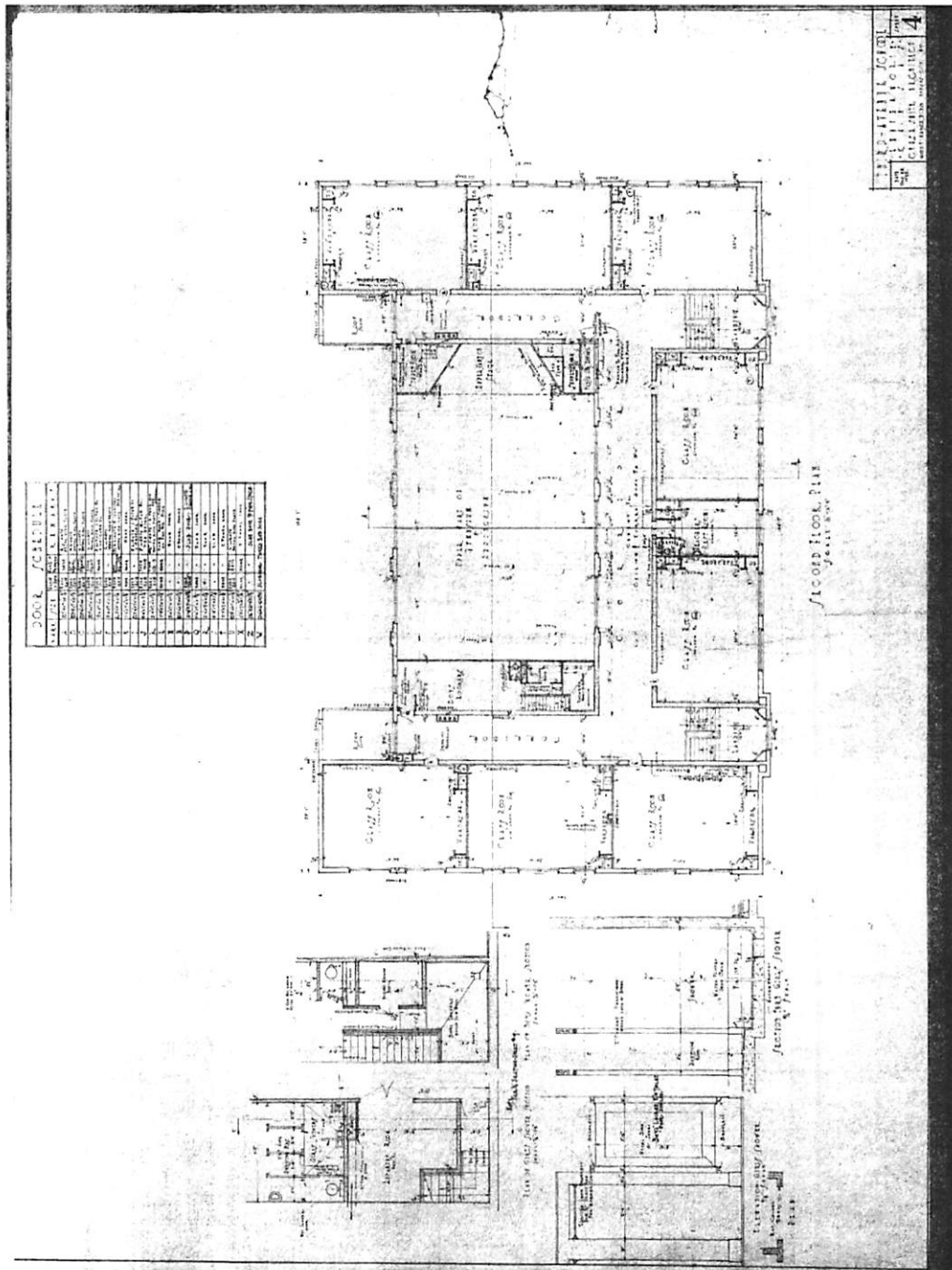
North Broadway School

Leavenworth County, Kansas  
Historic Public Schools of Kansas  
MPDF

Name of Property

County and State

Additional Documents:



Third Avenue School: First Floor Plan

(Third Avenue and North Broadway Schools were designed by the same architect and are identical in plan and detail.)



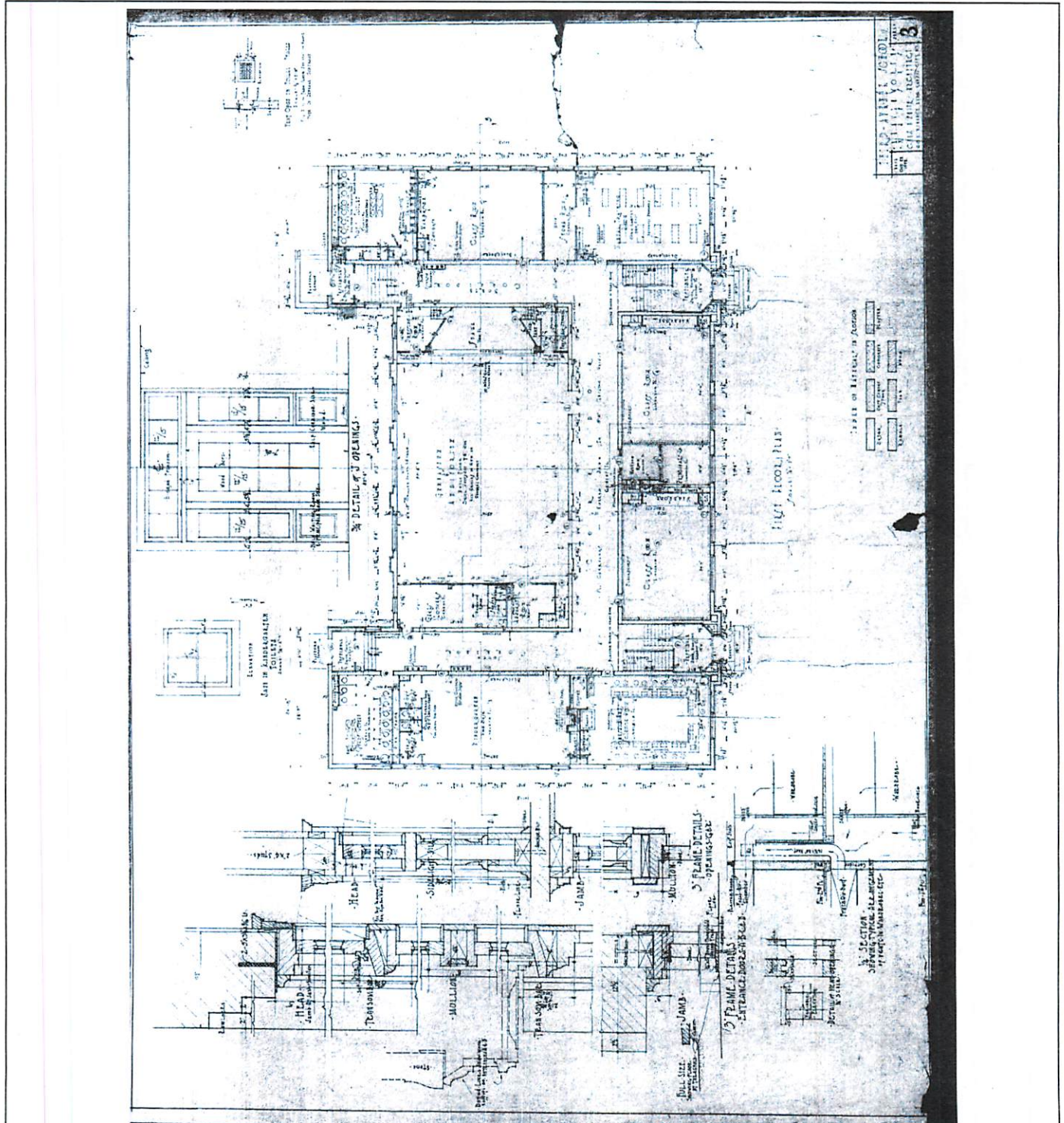
North Broadway School

Leavenworth County, Kansas  
Historic Public Schools of Kansas  
MPDF

Name of Property

County and State

Additional Documents:



Third Avenue School: Second Floor Plan

(Third Avenue and North Broadway Schools were designed by the same architect and are identical in plan and detail.)

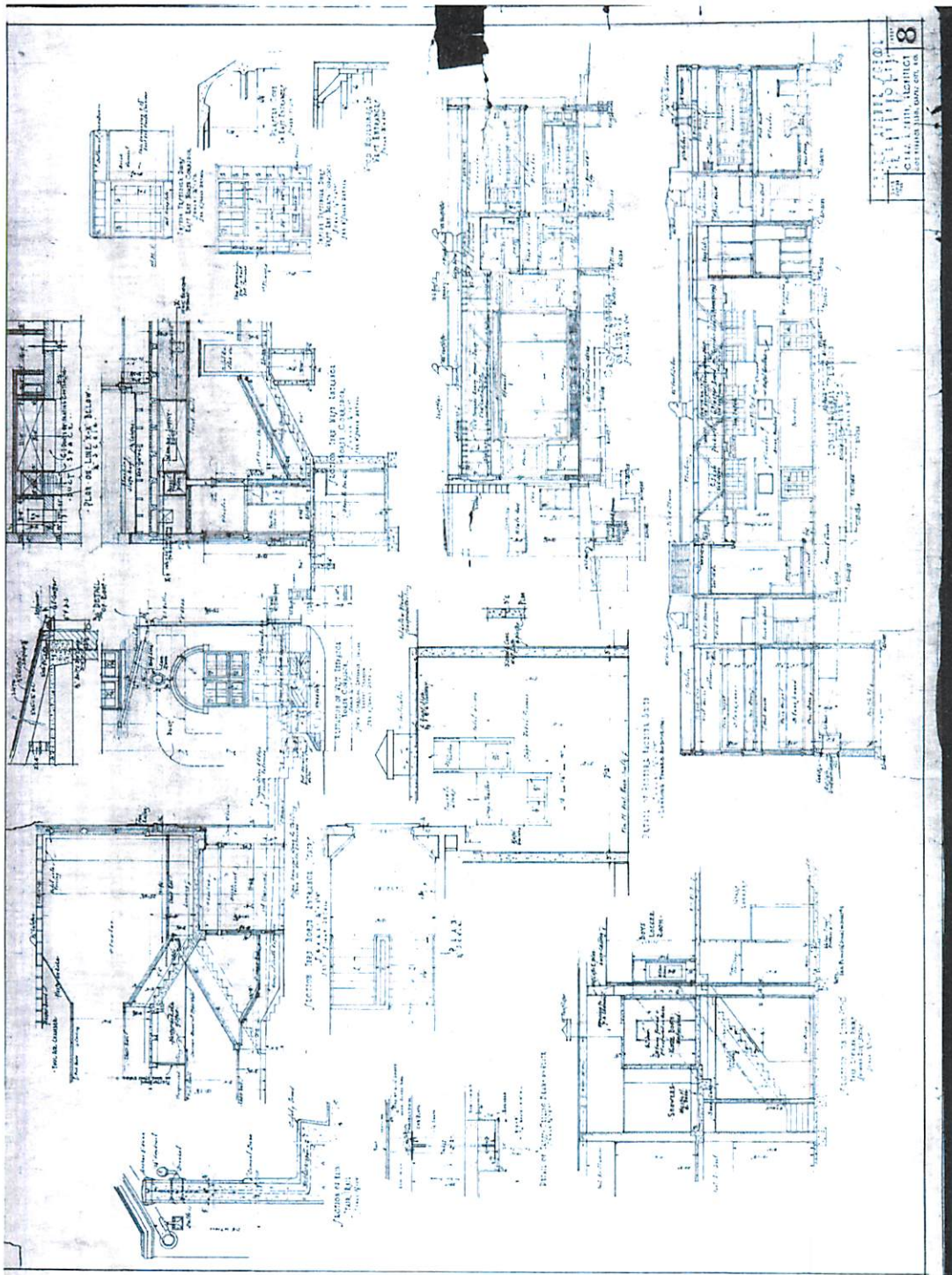
North Broadway School

Leavenworth County, Kansas  
Historic Public Schools of Kansas  
MPDF

Name of Property

County and State

Additional Documents:



Third Avenue School: Sections and Details

(Third Avenue and North Broadway Schools were designed by the same architect and are identical in plan and detail.)

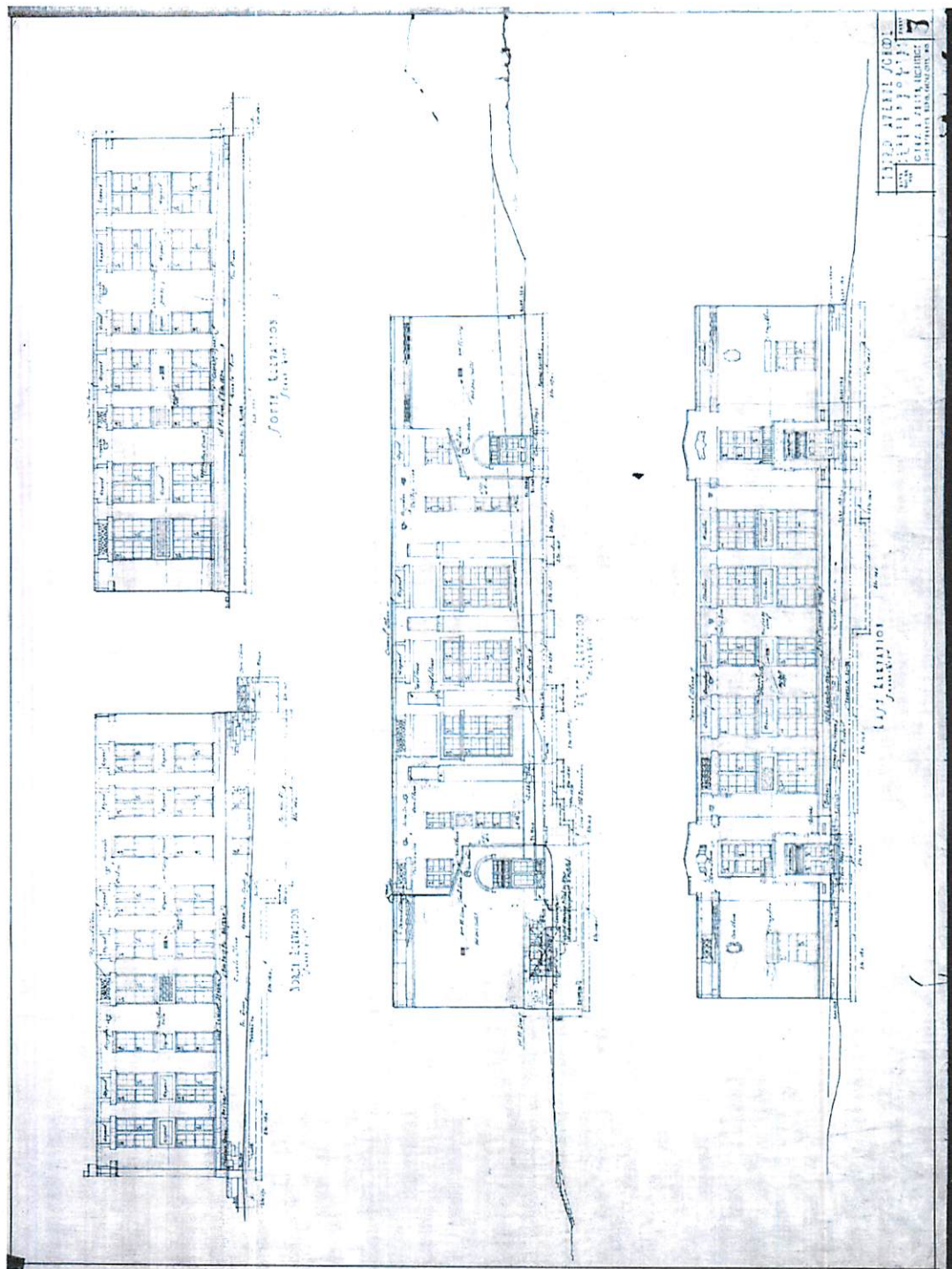
North Broadway School

Leavenworth County, Kansas  
Historic Public Schools of Kansas  
MPDF

Name of Property

County and State

**Additional Documents:**



Third Avenue School: Elevations

(Third Avenue and North Broadway Schools were designed by the same architect and are identical in plan and detail, with the exception of the cast stone ornamentation on the exterior elevations.)

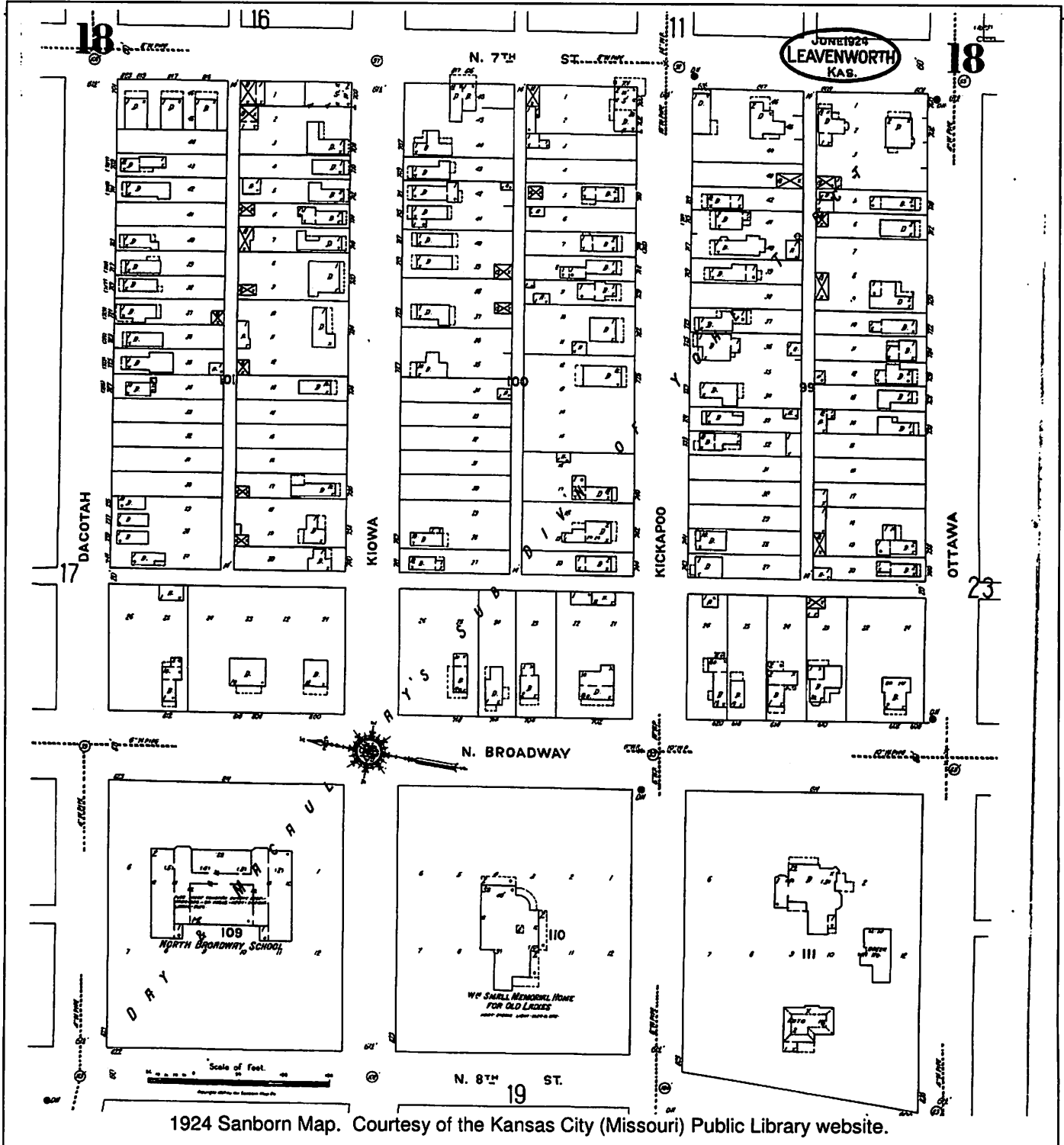
North Broadway School

Leavenworth County, Kansas  
Historic Public Schools of Kansas  
MPDF

Name of Property

County and State

Additional Documents:



1924 Sanborn Map. Courtesy of the Kansas City (Missouri) Public Library website.

North Broadway School

Leavenworth County, Kansas  
Historic Public Schools of Kansas  
MPDF

\_\_\_\_\_  
Name of Property

\_\_\_\_\_  
County and State

**Property Owner:**

(Complete this item at the request of the SHPO or FPO.)

name Duane Denny, LD Development, LLC

street & number 773 Seneca

telephone 913-290-0022

city or town Leavenworth

state KS

zip code 66048

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

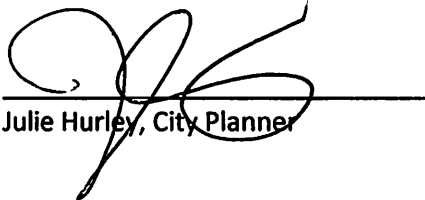
**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

**LEAVENWORTH PRESERVATION COMMISSION**

**Update and Review – Downtown Historic District  
418 Cherokee Street**

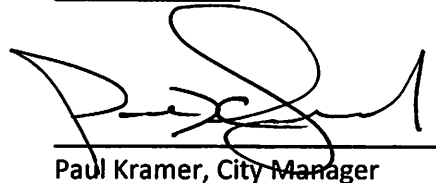
**August 2, 2017**

**PREPARED BY:**



Julie Hurley, City Planner

**APPROVED BY:**



Paul Kramer, City Manager

**OWNER & APPLICANT:**

Baris Restaurant, LLC  
DBA Luigi's Restaurant

**DISCUSSION:**

The Leavenworth Preservation Commission heard this item at the January 21, 2015 meeting and approved a Major Certificate of Appropriateness, and again at the October 7, 2015 meeting and approved changes from the previously approved plan. The approved revised plans included installation of new signage, a steel and glass awning, and an aluminum railing.

Since the October 7, 2015 meeting, the owner has installed a railing which does not match the appearance of what was shown on approved plans, and has applied for a building permit to install an awning which does not match what was shown on approved plans. Additionally, new signage, as shown on the approved plans, has not been installed; signage moved from the previous location of the restaurant is in place. Due to these factors, staff requested that the applicant discuss his plans with the Preservation Commission prior to issuance of a building permit for the requested awning. The Preservation Commission considered these changes at the June 7, 2017 meeting and requested that the owner provide more detailed information.

**ACTION/OPTIONS:**

- Consensus that proposed changes meet approved Certificate of Appropriateness
- Table the items and request further information or revisions from the applicant

**ATTACHMENTS**

Minutes of June 7, 2017 LPC meeting  
Revised renderings submitted by applicant  
Approved plans  
Application materials for building permit for awning

**CITY OF LEAVENWORTH PRESERVATION COMMISSION**  
**COMMISSION CHAMBERS, CITY HALL**  
100 N 5<sup>th</sup> Street, Leavenworth, Kansas 66048  
**Wednesday, June 7, 2017 5:00 PM**

---

The Leavenworth Preservation Commission met Wednesday, June 7, 2017. Chairman Ken Bower called the meeting to order. Other commissioners present were: John Karrasch, Rik Jackson, Stephen Hansen, Debi Denney, and Sherry Hanson. Mr. Otto was 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 May 3, 2017 as presented. Mr. Jackson moved to accept the minutes, seconded by Ms. Denney and approved by a vote of 7-0.

**OLD BUSINESS:**

**1. 418 CHEROKEE STREET – BARIS RESTAURANT LLC D/B/A LUIGI’S RESTAURANT**

**Review plans.**

Chairman Bower called for the staff report.

City Planner Julie Hurley stated the Leavenworth Preservation Commission heard this item at the January 21, 2015 and approved a Major Certificate of Appropriateness, and again at the October 7, 2015 meeting and approved changes from the previously approved plan. The approved revised plans included installation of new signage, a steel and glass awning, and an aluminum railing.

Since the October 7, 2015 meeting, the owner has installed a railing which does not match the appearance of what was shown on approved plans, and has applied for a building permit to install an awning which does not match what was shown on approved plans. Additionally, new signage, as shown on the approved plans, has not been installed; signage moved from the previous location of the restaurant is in place. Due to these factors, staff requested that the applicant discuss his plans with the Preservation Commission prior to issuance of a building permit for the requested awning.

Chairman Bower opened the public hearing.

Andi, representing Baris Restaurant, addressed the board. He stated the plans for the awning are exactly the same as what was previously presented to the commission with the exception of support poles because he plans to install a 50’ awning. The awning will be stabilized on the fence and the wall of the building. Stated the engineer said the building cannot support the awning due to the condition of the building. Andi stated his insurance company suggested he change the design of the fence to prevent a possible lawsuit if a child got stuck in between the bars on the fence.

Andi stated the contractor did not include the curved glass to Luigi’s restaurant entrance because the entrance recedes into the building; however, the curved glass will still be installed above the bakery.

Mr. Bower asked if there will be exterior lighting. Andi responded there will be exterior lighting on the walls under the awning. Mr. Bower asked for pictures of what the lighting will look like. Andi did not have pictures but stated the lighting will go with the design of the building. Mr. Bower was not satisfied with that answer. He stated this has been an ongoing project and the changes thus far to the building are not what have approved. He would like to see pictures of what is currently being proposed.

Mr. Bower asked where the supports for the awning will be located. Andi responded there will be three supports surrounding each window, as shown on sheet A1. Mr. Bower asked if the supports attach to the ground or the wall of the building. Andi stated there is a metal beam on top of the building. Mr. Bower asked for clarification that the

supports will not dropped down in front of the window. Andi responded the supports will not go in front of the windows.

Ms. Hurley stated it is difficult for staff to tell where the supports will be according to the plans submitted by the applicant. She further pointed out on the documents submitted for the building permit, there was nothing showing the arched glass over the bakery.

Ms. Hanson stated the curved glass seems a bit modern if the applicant is trying to preserve the historic look of the building. Andi responded it will not be curved glass because glass is not safe. He provided the commissioners a sample of the type of material to be used for the curved arch, which is a polycarbonate material.

Ms. Hanson asked for clarification on the type of look Andi is going for as she is having difficulty getting a clear vision on what he would like to do. Andi stated he is going for a modern Italian cuisine look.

Ms. Hanson asked if the delay with the awning is due to the contractor requiring the support beams. Andi stated the issue was finding a company that could manufacture a 50' awning, which is for outside seating. He stated the engineer said the front of the building is a cinder wall with veneer brick. Andi further stated the awning will be stabilized by the beams on the front of the building and by three posts outside.

Commissioner's asked for verification that there will in fact be posts going from the awning to the ground. Andi responded yes. Mr. Bower asked for the location of the posts. Ms. Hurley stated there appears to be a post on each end of the building and one post in the middle. Mr. Bower asked if the posts will block the window. Andi responded the posts will not block the window. Ms. Hurley showed the commissioners a picture of the building, which shows where the three posts will be located. The post in the middle will go in front of one of the windows. Ms. Hurley stated the drawings the applicant submitted do not show the relationship to the building. Andi stated one of the posts will go in front of the window and it will be a 3" post. Ms. Hurley stated the drawings indicated 4" posts. Andi agreed they will be 4" black posts. Ms. Hurley further stated the drawings submitted for the awning permit do not show the curved arch over the bakery entrance. Andi stated there will be a curved arch over the bakery entrance. Ms. Hurley again stated the drawings submitted to the city does not show a curved arch over the bakery but does show one over the restaurant; however, Andi stated earlier there will not be a curved arch over the restaurant.

Ms. Hanson asked why a curved arch is not going above the restaurant to balance everything. Andi stated because there is six foot entrance to the restaurant so an arched awning is not needed there to protect people from the weather. Furthermore, it would cost an additional \$8,000 to add a curved arch to the restaurant awning. Ms. Hanson stated she does not believe the look will be appealing with only one curved arch. Andi stated the look would be fine because the awning covering the seating outside will all be in the same design. He also stated he wants customers to recognize the bakery is a separate business from the restaurant.

Mr. Karrasch stated from an aesthetics standpoint, having the arch over the bakery will cause the bakery to stand out more than the restaurant. Mr. Karrasch asked why the applicant would want the bakery to be more predominate than the restaurant. Andi responded he wants both to be predominating. He further stated his only worry is putting up a beam over the restaurant entrance, which would be required in order to put up the curved arch.

Ms. Hanson suggested doing something high upper on the building and not use the curved glass altogether. Andi stated they are putting the beam on the bakery side high upper on the wall to support the 4' curved awning and this will match the height of the restaurant entrance.

Mr. Karrasch asked if the engineer can come up with a creative solution on how to get around the H beam on the restaurant entrance. Andi stated the engineer said the only way to do this is to have a metal frame around the restaurant entrance which would be attached to the building.

Ms. Hanson asked if the current sign on the building, which is the sign that was on the old building, will be removed. Andi stated it will be in the near future. Ms. Hanson suggested putting up a new sign in its place and having a sign of the



same design over the bakery. Andi stated the current sign is on anchors but it lightweight. Andi stated the anchors caused structural problems with the wall which he has to address.

Mr. Bower asked if the new signage will look like the signage which was originally presented and approved. Andi stated it will be similar. Mr. Bower asked what is meant by similar.

Ms. Hanson asked if there was a proof the commissioners could look at and asked if there will be two separate signs; one for the restaurant and one for the bakery. Andi responded there will be two separate signs.

Mr. Bower again asked if the signage will look like the submitted plans. Andi responded they will not.

Mr. Hansen stated it is difficult to visualize what the final design will look like. He asked if it's possible to submit a new design plan so the commissioners can see what the whole project will look like.

Mr. Bower asked if the applicant, in a short period of time, could present to the city a plan that would show what everything will look like, to include both signs, the lighting, the awning, the arches, and the posts.

Mr. Bower asked the commissioners if they have any issue with the design of the fence that was installed. No one objected to the design. However, Mr. Karrasch commented there was a missed opportunity in the fact that this project has been piecemealed all along. On the fence, one of the center railings is larger than the end so the presumption is that this is where the post will go for the awning. It's unfortunate the railing was not designed in relationship with the awning because four posts could have been used and spaced between the windows evenly, rather than having three posts and having the middle post in front of a window.

Andi stated he change the post placement and put them evenly between the windows versus in front of one of the windows. Mr. Karrasch stated this would affect the railing design. Andi stated it would not because the posts are just to stabilize the awning. Mr. Karrasch explained the posts holding the awning are load bearing posts and go into the ground. Andi stated the engineer and contracted also suggested installing four posts evenly between the windows but Andi thought it would make the front of the building look too busy. He did state he would change it to four posts if that is what the commissioners would like. The commissioners agreed it would look nicer with four posts if that can be done.

Mr. Karrasch proposed the item be tabled until the engineers and architects are available.

Mr. Bower agrees this should be tabled. It makes it impossible for the commissioners to do their jobs when the entire project has been piecemealed together. The commissioners need to see a complete set of plans.

Andi stated the plans presented are exactly what they are going to do. Mr. Bower asked where the lights are on the plans and the accurate design of the signage.

Andi asked who needs to attend the next meeting. Mr. Karrasch stated the architect and engineer both need to attend the next meeting.

Mr. Bower stated he would accept the plans if the city engineer approved them. Ms. Hurley stated the drawings submitted to the city do not show an awning over the bakery. Therefore, as far as the city is concerned, there is no awning being installed above the bakery door. Andi stated the price includes an awning over the bakery. Ms. Hurley stated if the intent is to put an awning over the bakery door, then this must be visible on the drawings.

Ms. Hanson asked what color the awning will be. Andi stated the awning will be the polycarbonate material, dark gray in color.

Mr. Jackson suggested tabling the issue for additional information.

With no further comments, Chairman Bower closed the public hearing and called for a motion. Mr. Jackson moved to table the Major Certificate of Appropriateness until a drawing can be presented to answer questions the commissioners have about the awning, signage, posts, arches, and lighting. Seconded by Ms. Hanson and passed by a unanimous vote 6-0.

Mr. Karrasch stated there is frustration from the applicant's side with the governing body because he has some great ideas and a time commitment and there is also some frustration on the commissioner's side because they are not being included in the changes and decisions, which is a critical point when doing this type of work in a historical district. Mr. Karrasch feels the board has been more than accommodating working with the applicant and making modifications to the guidelines. Mr. Karrasch encourages the applicant to include the board members in the discussions.

Andi stated his frustration has been with the contractors, not with the commissioners. He's spent two years searching for a company to manufacture his 50' awning and finally found a company out of Bonner Springs, KS.

Mr. Bower asked if the bakery is going to be sold. Andi responded the bakery will not be sold. It will be a full scale bakery but will be a completely separate business with a separate business license than Luigi's.

Ms. Hanson asked if the color of the building for the bakery and for the restaurant will be the same. Andi stated the color of each building will be different to distinguish between the two separate businesses.

#### **NEW BUSINESS:**

None

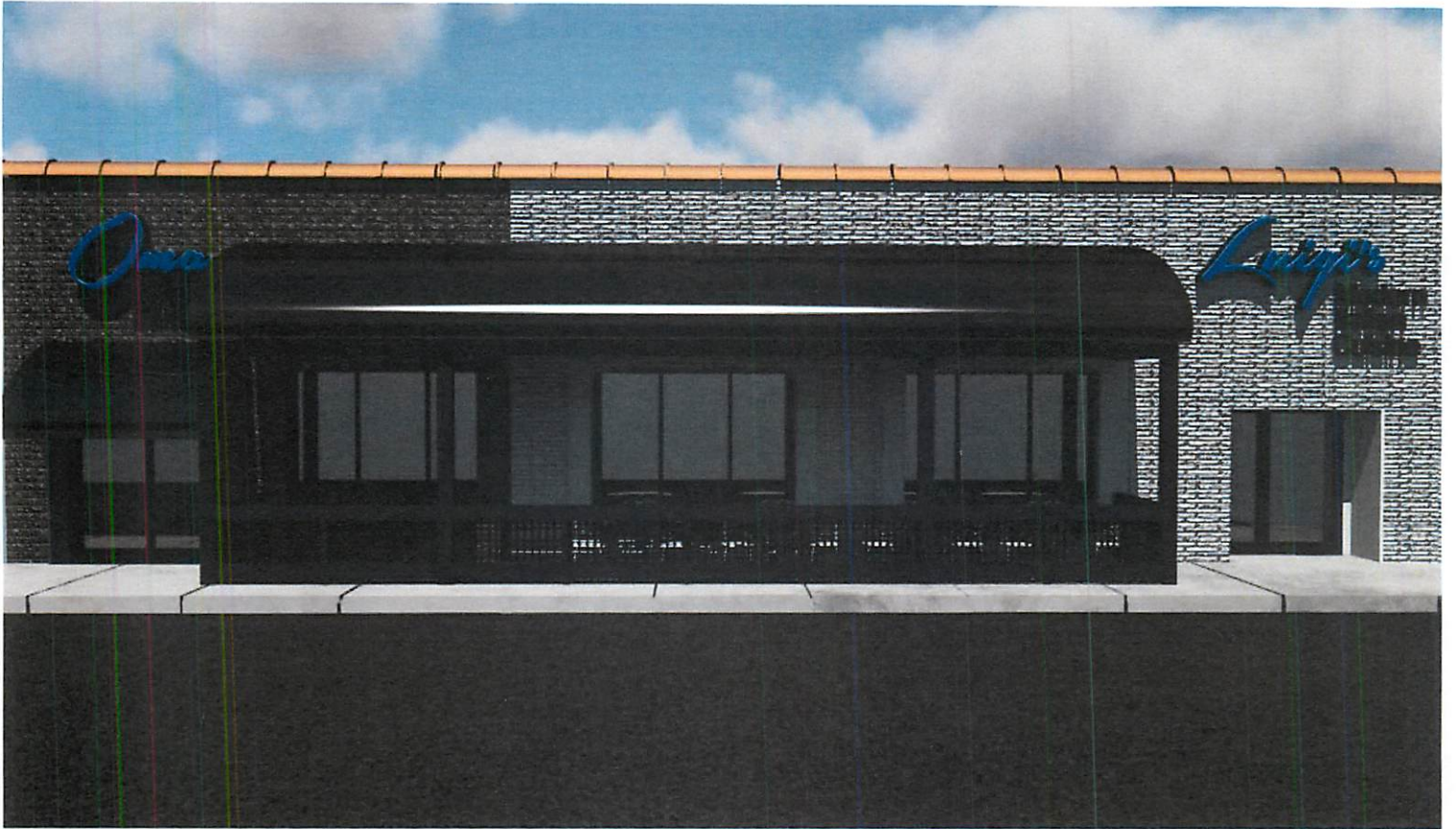
#### **OTHER BUSINESS/CORRESPONDENCE**

Chairman Brower noted there were six Minor Certificates of Appropriateness.

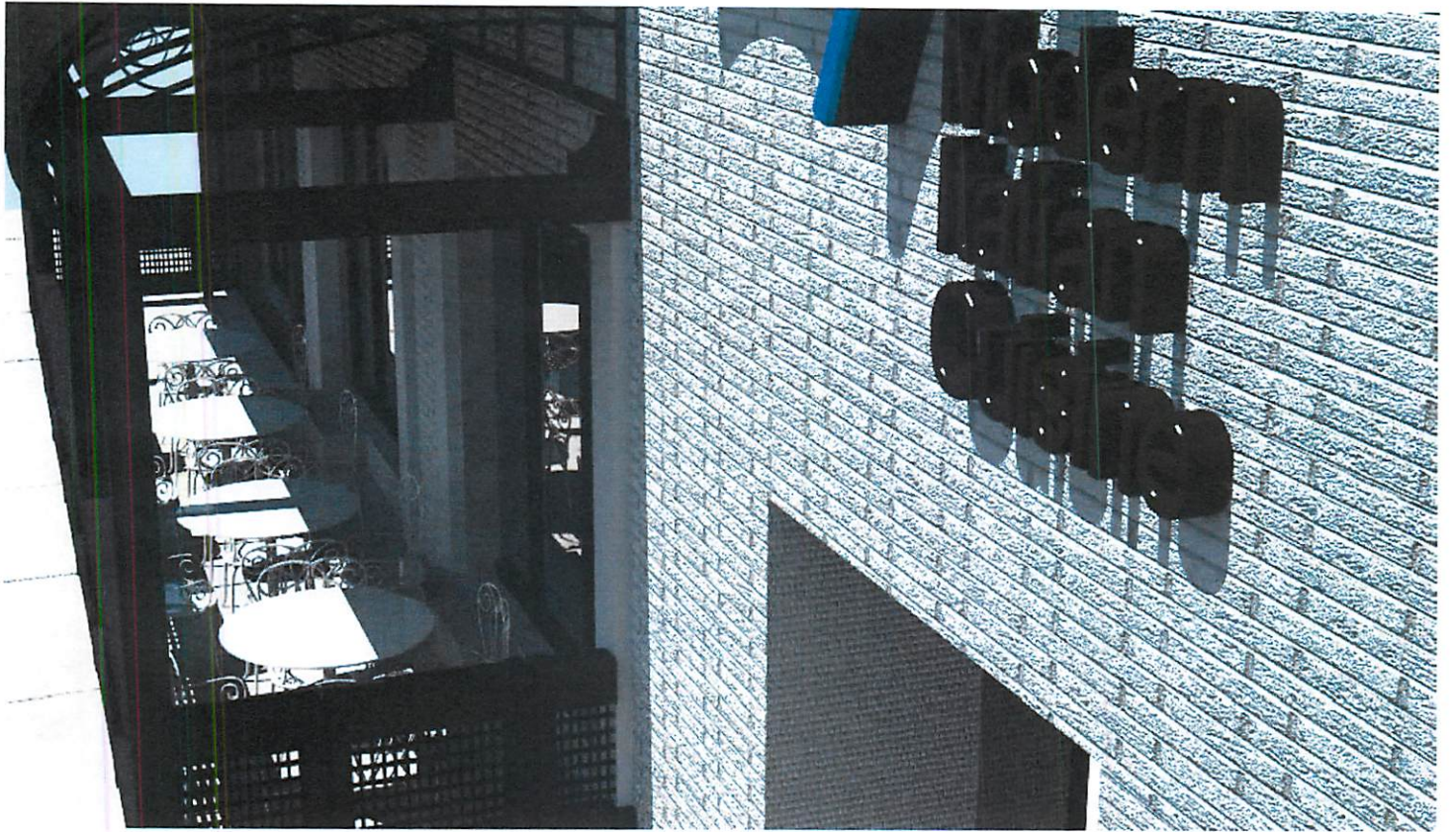
With no further questions or comments, Chairman Bower called for a motion to adjourn. Mr. Karrasch moved to adjourn; seconded by Mr. Hansen and passed by a unanimous vote 6-0.

Meeting was adjourned at 5:46 pm.

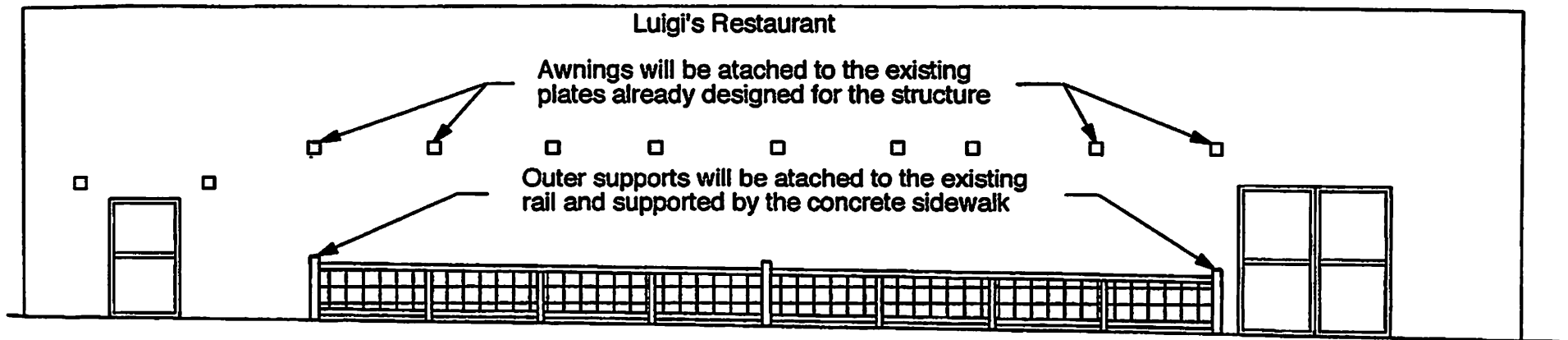
JH:mb

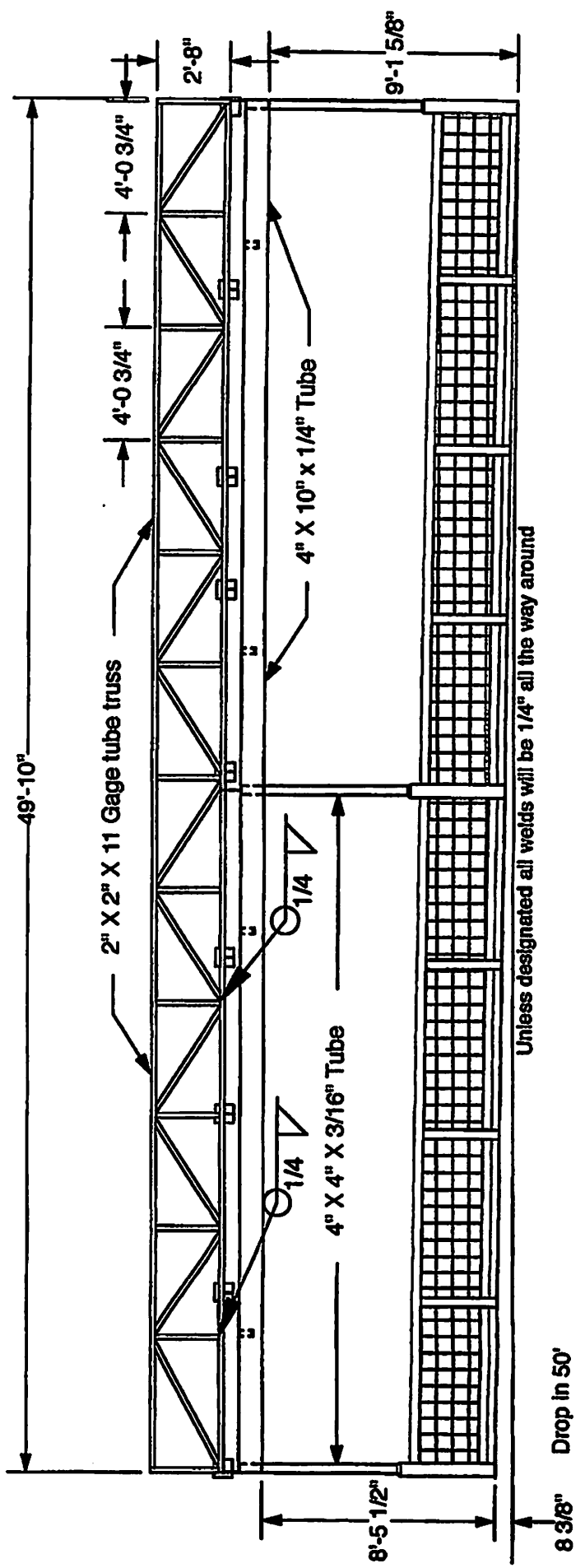
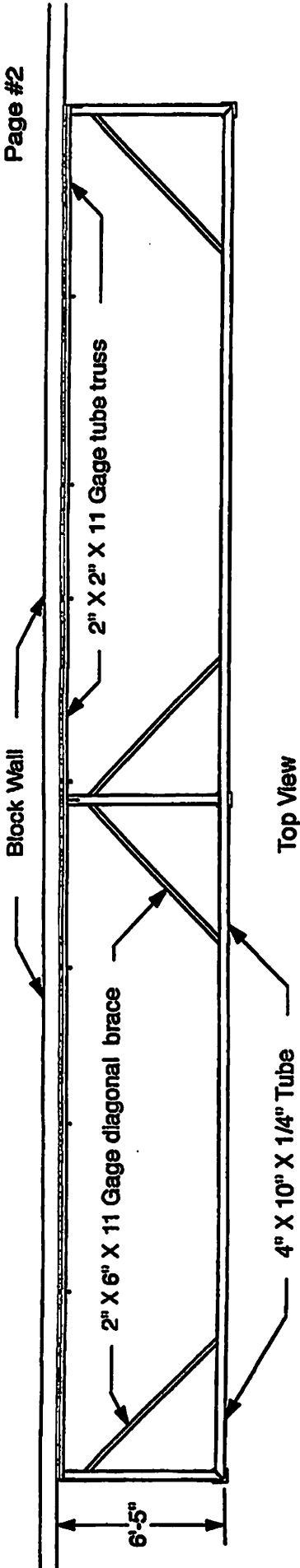




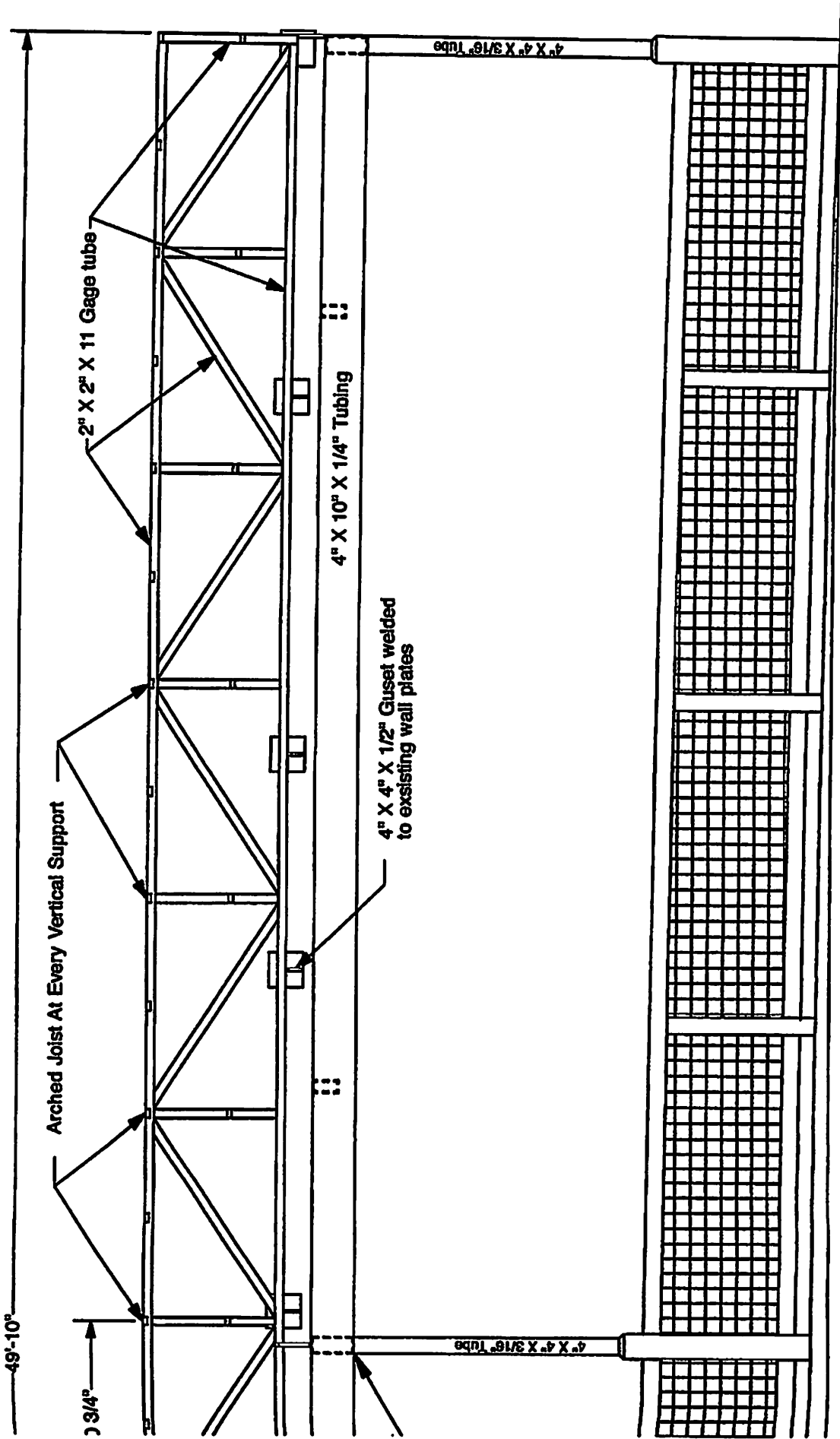




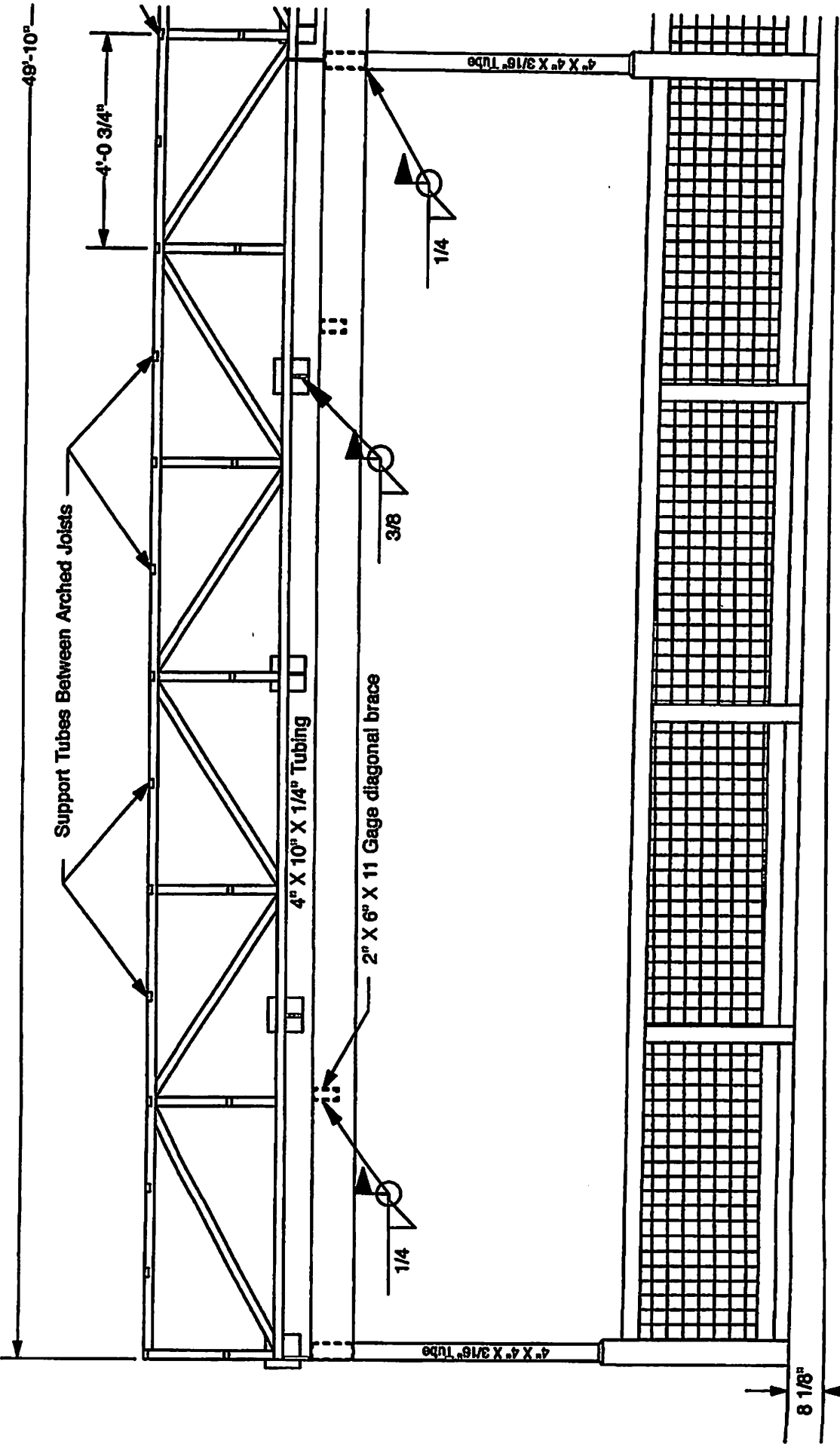




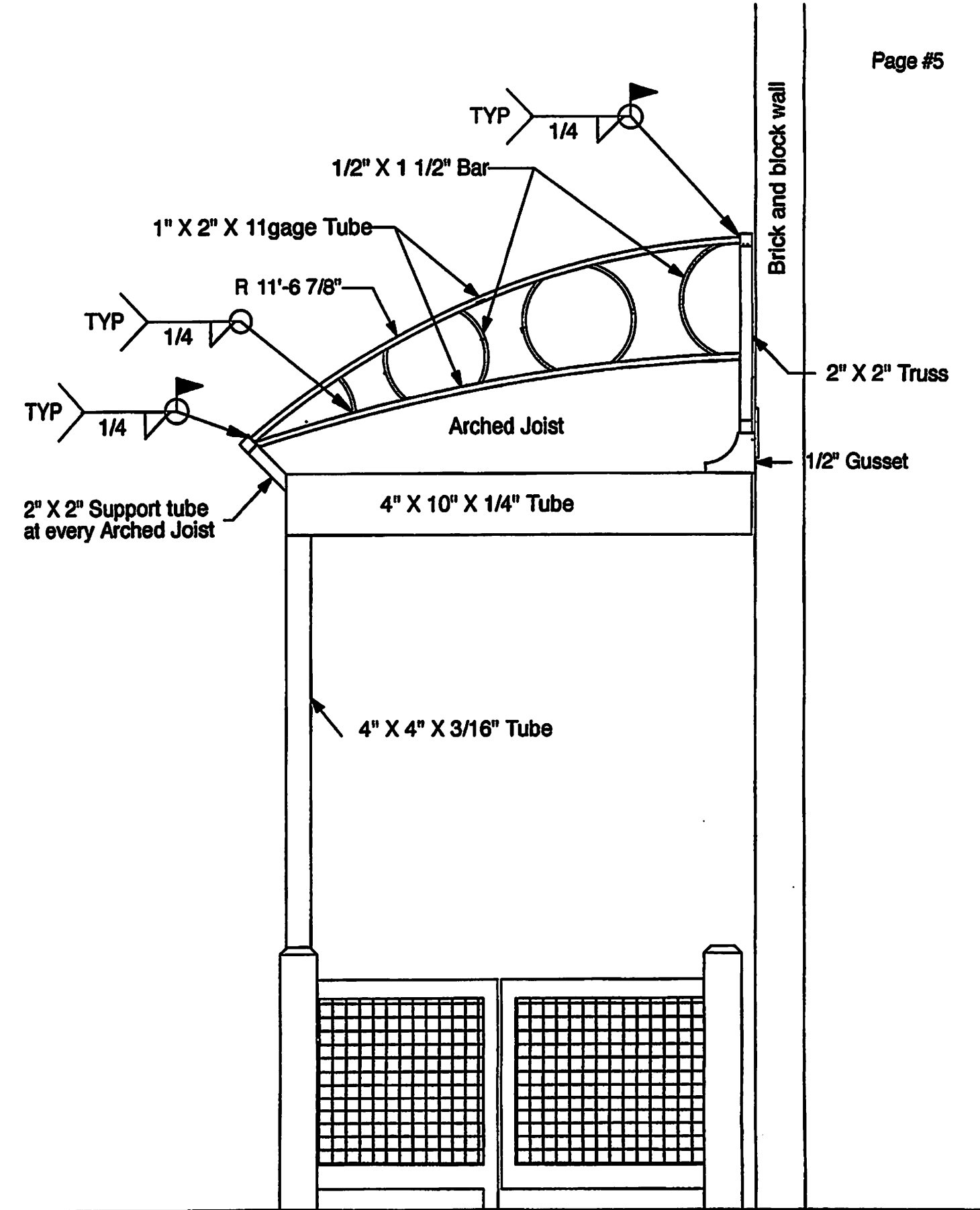




Unless designated all welds will be 1/4" all the way around

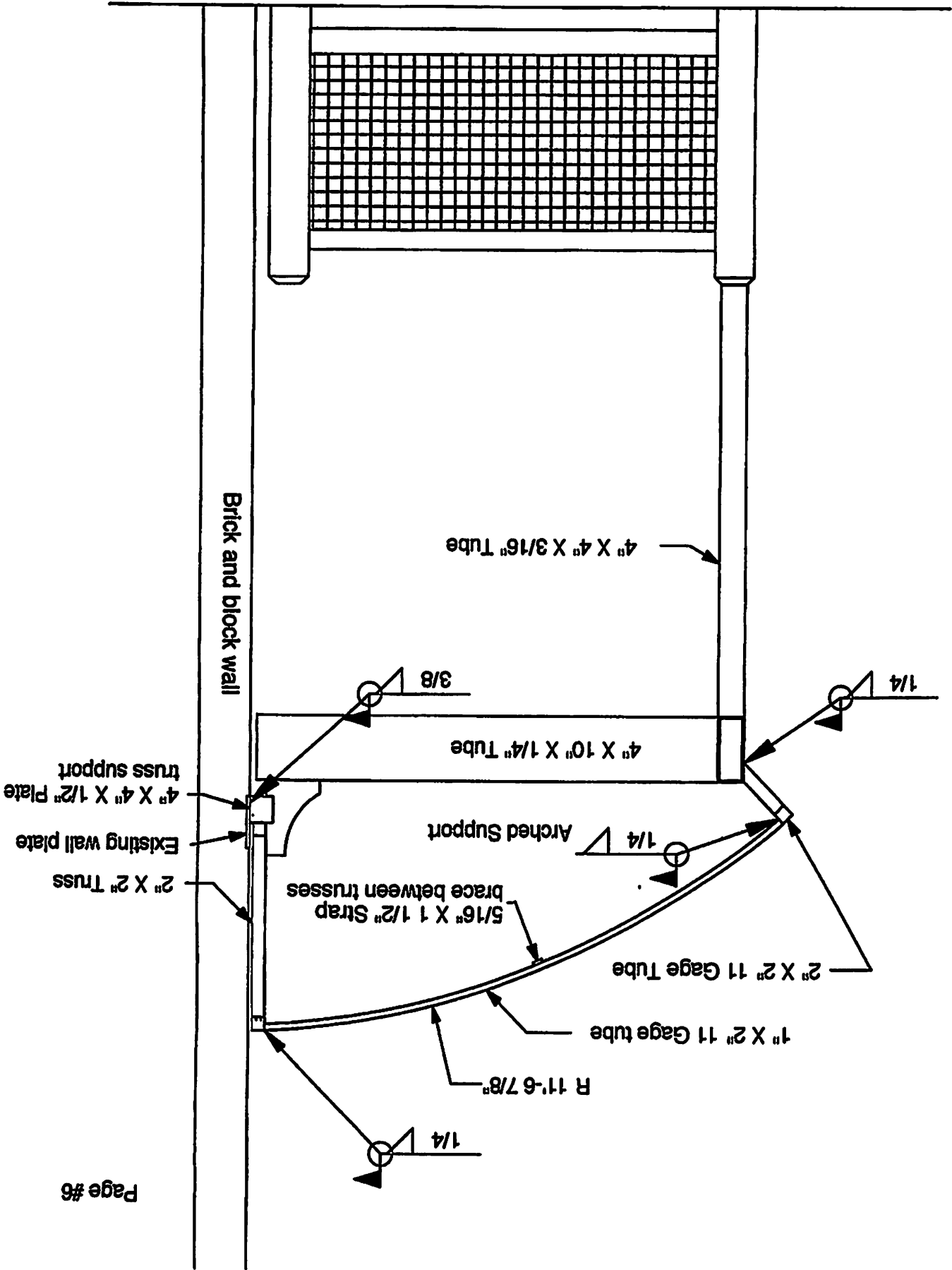


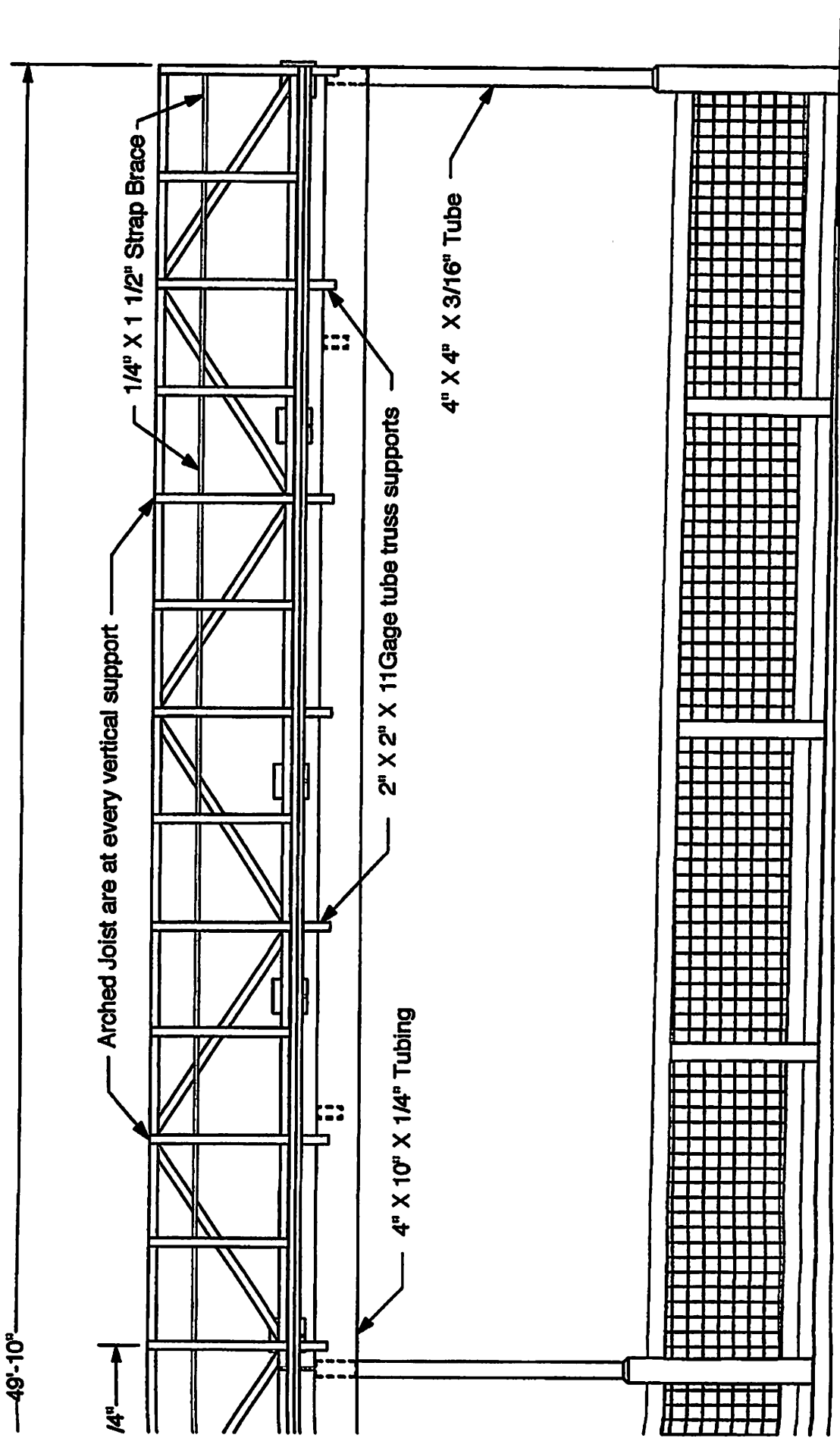
Unless designated all welds will be 1/4" all the way around



Unless designated all welds will be 1/4" all the way around

Unless designated all welds will be 1/4" all the way around





Unless designated all welds will be 1/4" all the way around

