

# Leavenworth Preservation Commission

Wednesday, August 1, 2018, 6:00 PM

Commission Chambers

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

Leavenworth, Kansas

## AGENDA

1. Call to order, determine a quorum

2. July 11, 2018 Minutes - Motion

3. Old Business:

None

4. New Business:

- **2018-10 LPC – 600 SHAWNEE**

A State law review under the US Secretary of the Interior's Standards for Rehabilitation for the proposed alteration of the property located at 600 Shawnee Street, the former Immaculata High School, a property listed on the National Register of Historic Places as part of the Leavenworth Downtown Historic District. A Major Certificate of Appropriateness is required for the proposed reuse of the building.

5. Other Business/Correspondence:

- **FYI - Minor Certificates of Appropriateness (1)**

- 425 Delaware Street – black/white fabric awning and wall sign

6. Adjournment

# CITY OF LEAVENWORTH PRESERVATION COMMISSION

## COMMISSION CHAMBERS, CITY HALL

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

Wednesday, July 11, 2018 6:00 PM

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The Leavenworth Preservation Commission met Wednesday, July 11, 2018. Chairman Ken Bower called the meeting to order. Other commissioners present were: Rik Jackson, John Karrasch, Sherry Hines Whitson and Ed Otto. Diane Soddors and Debi Denney were absent. Also present for the meeting were City Planner Julie Hurley and Administrative Assistant Michelle Baragary.

Chairman Bower noted a quorum was present and called for a motion to accept the minutes from June 6, 2018 as presented. Mr. Jackson moved to accept the minutes with the necessary correction of adding Luigi's to the discussion, seconded by Ms. Whitson and approved as corrected by a vote of 5-0.

### **OLD BUSINESS**

None

### **NEW BUSINESS:**

#### **1. 2018-12 LPC – 202 POTTAWATOMIE**

A State Law review under the US Secretary of the Interior's Standards for Rehabilitation for the proposed demolition of the property located at 202 Pottawatomie Street, a property listed on the Kansas State Register of Historic Places.

Chairman Bower called for the staff report.

City Planner Julie Hurley stated the property at 202 Pottawatomie is listed on the Kansas State Historic Register and the property has also been identified by city staff as a potential city initiated demolition. Structures that are assessed to be in an unsafe and dangerous physical condition pose a threat to the public health, safety and welfare of the City. To address and abate these structures, the City of Commission, through its powers under Chapter 22, Article X (Dangerous Structures) of the Code of Ordinances, has requested that City staff annually develop an inventory of unsafe and dangerous structures for review and potential removal through demolition.

Staff has compiled a list of dangerous structures, which have been evaluated by staff in accordance with KSA 17-4759. The City Commission reviewed the structures at their regular meeting on June 26, 2018, and passed a resolution granting the property owner of 202 Pottawatomie an extension until October 9, 2018 to commence repair of the structure.

The owner of the structure has indicated his intent to rehabilitate the property.

### **STAFF RECOMMENDATION:**

The staff recommends granting an extension to review progress at the regularly scheduled LPC meeting on October 3, 2018.

### **ACTION/OPTIONS:**

- Motion, to Table item until the regularly scheduled PLC meeting on October 3, 2018 for further review.

Chairman Bower asked if there is any in the audience who would like to speak.

Rickey Giles Jr. (applicant and owner of the subject property) approached the board.

Mr. Giles stated he became owner of the property in 2017 but has been working on the structure since 2015 and a fire occurred on the veranda in December 2016. Mr. Giles stated he spoke with the Historic Committee and they wanted to be able to see the windows, which were hidden by the enclosed porch. The enclosed porch was removed and replaced with beams so the windows are now visible. Mr. Giles stated if all tile is removed, the property could be registered on the National Register, which is what he intends to do.

Mr. Giles stated the asbestos siding and lead paint saved the dwelling during the fire stating the structure is good; 95% cosmetic and 5% structural renovation needed. Wants to put a privacy fence up. Believes this is the only black historic home in Leavenworth. Current work done on the structure includes changing the weather head, fixing the cellar and installing plumbing, electrical and wifi.

Mr. Giles further stated he has applied for the Heritage Trust Fund Grant but missed the meeting and has not been afforded a grant as of yet.

Mr. Giles stated the areas of the structure needing renovations are the veranda and a little bit of the rear wall. The craftsmanship and bones of the dwelling are good. He restated the issue with the home is 95% cosmetic.

Mr. Bower asked if the veranda was original to the home or if it was an addition to the house.

Mr. Giles stated the veranda was added to the house.

Mr. Bower asked what is in the added structure.

Mr. Giles stated a kitchen, bathroom and pantry area.

Mr. Giles stated he feels as though the City has not been working with him because when he went to address the eye sore of the subject property he stated the City told him to redo his sidewalk so he fixed his sidewalk last year. He stated in the spring of 2018, the City sent him several letters but he never received any of the letters. He did not know the property was on the demolition list until he went to the property and saw the notification posted to the structure.

Mr. Bower asked if the mailing issue has been rectified.

Mr. Giles stated the City was mailing letters to his father's address but it has since been rectified.

Ms. Hurley stated the City must use the mailing address listed on county records. The county records have since been updated with Mr. Giles current address in Lansing, KS.

Mr. Bower asked if Mr. Giles is the official owner of the property.

Mr. Giles responded in the affirmative. He further stated he submitted a grant request in November 2017 and has received no grant money at this time.

Mr. Bower stated the Heritage Trust Fund is typically given to more public structures and he would not suggest pinning all his hopes on receiving the grant.

Mr. Giles responded that he is not broke and is aware of other fund money.

Mr. Bower asked if the owner is comfortable with meeting the October 9, 2018 deadline the City Commission gave him.

Mr. Giles stated he is comfortable with it but would like more time. So far he has done all the work himself except for the electrical and cellar. He further stated he has received bids to fix the eye sore where the fire occurred.

Mr. Bower asked what plan he has for the asbestos shingles.

Mr. Giles responded that he had some beautiful brick sidewalks and the City cut them off. But wheelchairs can get up and down on the sidewalks now. He proceeded to ask Mr. Bower what his question was.

Mr. Bower repeated his question about the asbestos siding.

Mr. Giles said he asked the City where he can dispose of asbestos siding. He stated no one at the City could tell him anything. A week later he stated a house a block away had been destroyed and he asked the contractor who was removing the shingles if he could remove his. The contractor said he could either this week or next. Mr. Giles said he would rather do the National Register rather than just State Register.

Mr. Bower asked if he has thought of putting vinyl siding on the house.

Mr. Giles said he has thought about it.

Mr. Bower stated the property will lose all of its historic value if vinyl siding is used.

Mr. Otto asked if there have been issues with kids or homeless individuals trying to get into the structure.

Mr. Giles responded that a light in the rear of the home comes on when the City lights come on.

Ms. Whitson stated the national historic center in Topeka has a wealth of information and can help the applicant get information on registering the property on the National Register. She further stated the library at University of Kansas would also have a lot of information.

Ms. Whitson asked Mr. Giles if he plans on living in the home or what his future goal is with the property.

Mr. Giles stated he works with kids and would like to continue this work at the property.

Ms. Whitson asked if the structure is currently livable.

Mr. Giles believes it is livable because there is plumbing and electricity; however, it wouldn't make sense for someone to live there until renovations are complete.

Ms. Whitson asked what the owner's 6 month and 12 month goals are for the property.

Mr. Giles stated he has a goal. The property has a big yard so he does a lot of yard maintenance. But he does do work inside the structure as well.

Ms. Whitson believes this is a great property to have for history. She stated having a timeline would be beneficial to meet his goals.

Mr. Giles stated that a timeline has to do with money. Receiving the grant funds would have sped up the process. He stated his main focus is to correct the eye sore and he has been working with the City to do so. Mr. Giles further stated he told the City to put in the wheelchair ramps and he would not fight it. He states he has been working with the City but the City has not been working with him. He called Topeka when the City was installing new sidewalks because he did not want the bricks in front of his house removed.

Mr. Otto stated he has a couple concerns. First, the subject property, in its current condition, is bringing down the value of neighboring properties. Second, he hopes the owner can get it to fruition but wants to owner to know there will be an exponential cost to restoring the structure.

Mr. Giles stated the wood floors don't crack, the staircase is beautiful, has great craftsmanship and overall the structure has good bones.

Mr. Otto asked if he has done a price comparison so he knows what it will cost to renovate the structure.

Mr. Giles responded that he and some friends will do the things they know how to do like drywall; everything else will be outsourced. He further stated he has family who will invest in renovating the property as well. Mr. Giles states he already has doors and is working on getting windows. He is also working with a contractor, Mike Wisdom. Mr. Giles believes the eye sore can be corrected by October.

Mr. Bower stated the City Commission has given the property owner an extension but they will not give inordinate amounts of time to fix the structure. Mr. Bower further stated he does not believe grant money will be provided for this project because that is typically given for public buildings rather than individual structures. Other than the historical part and the history of the community in that area, the structure does not have any redeeming value as it sits now.

Mr. Jackson stated he is very familiar with the house as he previously lived across from it in 2012. Mr. Jackson recommends concentrating efforts on fixing the area of the house in the rear which caught fire. Furthermore, it was stated by the property owner that the house has functioning plumbing in it but the staff report indicates there has not been water service to the subject property since November 12, 2015. All this is used to determine if a property will stay on the demolition list. Mr. Jackson suggested draw-up a timeline in the next couple weeks with emphasis on the exterior of the house. Mr. Jackson asked the contractor, Mike Wisdom, an estimate of the man hours to fix the rear portion of the house.

Mr. Wisdom stated it should take him approximately 3-5 weeks to complete. There is some structural damage but not much. The roof will also need to be replaced as well as the porch in the rear and the lap siding in the rear of the house. Mr. Wisdom is waiting on funds from Mr. Giles. Mr. Wisdom stated he has worked on historical houses in the past and knows what needs to be done to fix the house.

Mr. Bower asked if they are keeping the porch in the rear and fixing it up.

Mr. Wisdom stated the porch will be fixed and will extend out farther. Mr. Wisdom stated he know certain things like vinyl siding cannot be used but he wants to know exactly what the Preservation Commission wants him.

Mr. Bower responded that the City will help answer questions on what can or cannot be done in order to keep it in historical perspective. The City can also provide him with guidelines from the US Secretary of the Interior's Standards for Rehabilitation.

Mr. Giles stated he is trying to figure out what to do with the windows and wants to know if he can replace the inside of the windows.

Mr. Bower replied that windows are a big item on restoration. If those are the original windows then the owner should try to work to preserve them.

Ms. Whitson said if money is an issue and if the back structure is not part of the original house then maybe it can be removed and just fix the rear of the home at this point in time. The back structure could be added on at a later time. This would save in cost.

Mr. Bower stated the City can provide some guidance on what is good and what is not good from a historical perspective. The eye sore on the subject property needs to be fixed so the City does not tear the home down. Mr. Bower believes everyone is behind Mr. Giles on getting the structure fixed to preserve the home.

Mr. Giles stated that when the fire occurred, he was cleaning up and addressing the eye sore in the rear of the home when he said the City told him to stop because the City wanted the sidewalks done.

Mr. Bower said not to worry about the sidewalk as that is the least of anyone's concerns right now.

Mr. Karrasch stated the outside part of the house needs to be fixed for the City Commission. If you spend all your time on the inside you will waste all that money because the City Commission is not going to care what is on the inside if the outside is not presentable.

Mr. Giles said he is well aware of that but working on this house is therapeutic for him. He has the plumbing fixed so the toilets would work and electrical finished so contractors can use their tools. He is pushing to start work in August.

With no further discussion, Chairman Bower called for a motion. Mr. Jackson moved to review the property again on October 3, 2018, seconded by Mr. Otto and passed by a unanimous vote 5-0.

Mr. Bower asked if there were any updates on the Lee building.

Ms. Hurley stated she and the City Manager have been trying to get in contact with the property owner but have not been unsuccessful yet.

Chairman Bower called for a motion to adjourn. Mr. Karrasch moved to adjourn, seconded by Ms. Whitson and passed by a unanimous vote 5-0.

Meeting was adjourned at 6:41 pm.

JH:mb

LEAVENWORTH PRESERVATION COMMISSION

State Law Review – DOWNTOWN HISTORIC DISTRICT  
600 Shawnee Street

August 1, 2018

**PREPARED BY:**



Julie Hurley, City Planner

**APPROVED BY:**



Paul Kramer, City Manager

**OWNER & APPLICANT:**

Exact Loft and Gym, Inc

**SUBJECT:**

A State Law review under the US Secretary of the Interior's Standards for Rehabilitation for the proposed alteration of the property located 600 Shawnee Street, the former Immaculata High School, a property listed on the National Register of Historic Places as part of the Leavenworth Downtown Historic District. A Major Certificate of Appropriateness is required for the proposed reuse of the building.

**STAFF ANALYSIS:**

The existing property is the former Immaculata High School site. The property consists of the original school building and addition housing the space formerly used as the school gymnasium. Only the original school building portion of the property is included in the historic district. The applicant is proposing to repurpose the school building portion of the property into a total of 38 single bedroom apartment units, with the gymnasium portion of the property to be used as commercial space for a gym/group fitness operation and juice bar, along with other dividable commercial space. The building was constructed in 1922 and was listed on the National Register of Historic Places as part of the Leavenworth Downtown Historic District in 2002. The Planning Commission will consider a request to rezone the property from Central Business District (CBD) to Residential Mixed Use District (RMX) on Monday, August 6th, 2018.

The structure is a two-story, symmetrically massed, red brick building on a sloping lot with the foundation level fully exposed on the southern elevation. The RMX zoning district is intended to provide for high-density, multi-family residential dwellings along with a mix of appropriate neighborhood-serving uses. Commercial uses may be included in some structures, but there is no requirement for each structure to have non-residential uses included.

This location is a part of the Redevelopment Overlay District, whose purpose is to facilitate the development of property in the downtown and northeast Leavenworth in accordance with the 2010 Downtown-North Leavenworth Redevelopment Master Plan. In particular, this location is identified as part of the Downtown Core. The intent of the subarea is to define Leavenworth's traditional and

historic downtown core, with a diverse mix of retail, office and residential uses. The downtown core should embrace redevelopment activities that promote diverse uses and activities that complement the established scale and urban form of the historic downtown. New activities should promote preservation, renovation and adaptive reuse of historic structures.

**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, minimal exterior changes are proposed. The portion of the building that will experience the most significant exterior changes is the gymnasium, which is not part of the historic district.*
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.  
*No removal of historic materials or features is proposed.*
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.  
*Minimal exterior changes are proposed.*
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. The prior gymnasium addition is not part of the registered historic district.*
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.  
*No existing historic features, finishes or construction techniques will be altered.*
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.  
*The proposed changes do not involve replacement of any historic features.*
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.  
*No chemical or physical treatments are proposed.*
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.  
*No known significant archeological resources exist for preservation.*
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.  
*The proposed changes do not destroy any historic materials that characterize the property.*



10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.  
*No new additions are proposed.*

**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.



Project No. 2018-10 LPC  
Application No. 4124  
Fee (non-refundable) \$200.00  
Filing Date 6-12-18  
Fee Paid/Received By: RW Wilson

### MAJOR CERTIFICATE OF APPROPRIATENESS Landmark Impact Determination

Printed Name of Property Owner: Exact Loft and Gym, LLC

Address of Property Owner: 3829 Main Street #007, Kansas City, MO 64111

Phone: 501-240-8636 Email: office@exactarchitects.com

Applicant Name (if different from property owner): Jon Klocke

Phone: 847-347-9184 Email: jon@exactarchitects.com

Property Address of Landmark or Contributing Property for review: 600 Shawnee St

Legal Description: (Attach full legal description provided by the REGISTER OF DEEDS OFFICE or a TITLE COMPANY)

Nature of Repair or Alteration/demolition: Preservation and Adaptive Reuse of historic school building

Historical or Architectural significance:

National Register

Kansas Register

Leavenworth Landmark Register

Listed on Historic Resource Survey

Other Contribution: \_\_\_\_\_

Physical Description of Demolition/Improvement work: Minimal demolition, exterior preservation, reuse of original classrooms for new residential apartments, and preservation and reuse of gymnasium, chapel, and cafeteria wing for new commercial use.

Determination: No detrimental effect as proposed

Reasoning for this determination (attach necessary documentation including site plan, elevation, architectural detail, or rendering, in keeping with Secretary of Interior standards or specials considerations for historic characteristics, patters size, acceptable substitutions and other general design criteria). This will be reviewed by the Preservation Commission at its next regular monthly meeting. Following approval, the appropriate permit may be issued. This action does not trigger a public hearing, but the board may make changes with consent of the owner/applicant.

Detrimental Effect on Historic Property

Reasoning for this determination (check all that apply):

Significant Deviation from general character of the historic property(ies)

Height/scale/spatial inappropriateness

Inappropriate façade/window/entrance elements

Inappropriate roof form/horizontal/vertical elements

Other (requires documentation)

(Attach all necessary documentation to show how the proposed improvements are inappropriate for the site or building).

Remedies to correct detrimental effect: Project owner may undertake the following improvements which would remedy the above named inappropriate factors (cite secretary's standards with each suggested remedy, attach additional materials as necessary):

**NOTE:** All signatures must be in ink. Signature of owner(s) must be secured and notarized.

Owner's Signature: [Signature] Date: 6-19-18

State of MISSOURI  
County of JACKSON

Signed or attested before me on the 19 day of JUNE 2018 by Lauren Hickman Jensen

Notary Public LAUREN HICKMAN JENSEN My appointment expires 03/21/2022



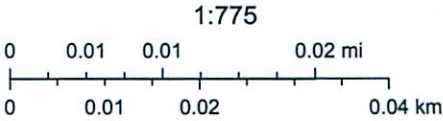
**For Office Use:**  
 Date of Public Hearing: 8-1-18  
 Date of Notice of Public Hearing published 7-10-18  
 Date Notice sent to property owners within historic district, as appropriate: 7-10-18  
 Date of request for appeal to City Commission, if appropriate: \_\_\_\_\_  
 Date scheduled for City Commission review and action, if appropriate: \_\_\_\_\_

Final Action:  
 Deny as proposed [ ]      Approve as proposed [ ]      Approve with modifications [ ]

# 600 Shawnee



7/26/2018, 4:41:17 PM



City of LV GIS, 2017, LV GIS Dept 09/23/2016, City of LV GIS, Dave Griffith, 2013



SCALE: 1/8" = 1'-0"

**COMMITTEE REVISIONS**

NO.	DATE	DESCRIPTION
1	10/15/11	ISSUED FOR PERMIT
2	11/15/11	REVISIONS TO PERMIT
3	12/15/11	REVISIONS TO PERMIT
4	01/15/12	REVISIONS TO PERMIT
5	02/15/12	REVISIONS TO PERMIT
6	03/15/12	REVISIONS TO PERMIT
7	04/15/12	REVISIONS TO PERMIT
8	05/15/12	REVISIONS TO PERMIT
9	06/15/12	REVISIONS TO PERMIT
10	07/15/12	REVISIONS TO PERMIT
11	08/15/12	REVISIONS TO PERMIT
12	09/15/12	REVISIONS TO PERMIT
13	10/15/12	REVISIONS TO PERMIT
14	11/15/12	REVISIONS TO PERMIT
15	12/15/12	REVISIONS TO PERMIT
16	01/15/13	REVISIONS TO PERMIT
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94	07/15/19	REVISIONS TO PERMIT
95	08/15/19	REVISIONS TO PERMIT
96	09/15/19	REVISIONS TO PERMIT
97	10/15/19	REVISIONS TO PERMIT
98	11/15/19	REVISIONS TO PERMIT
99	12/15/19	REVISIONS TO PERMIT
100	01/15/20	REVISIONS TO PERMIT

**RESIDENTIAL UNITS**

UNIT NO.	FLOOR	AREA (SQ FT)	CURT.
101	GROUND FLOOR	1,000 SF	1
102	GROUND FLOOR	1,000 SF	1
103	GROUND FLOOR	1,000 SF	1
104	GROUND FLOOR	1,000 SF	1
105	GROUND FLOOR	1,000 SF	1
106	GROUND FLOOR	1,000 SF	1
107	GROUND FLOOR	1,000 SF	1
108	GROUND FLOOR	1,000 SF	1
109	GROUND FLOOR	1,000 SF	1
110	GROUND FLOOR	1,000 SF	1
111	GROUND FLOOR	1,000 SF	1
112	GROUND FLOOR	1,000 SF	1
113	GROUND FLOOR	1,000 SF	1
114	GROUND FLOOR	1,000 SF	1
115	GROUND FLOOR	1,000 SF	1
116	GROUND FLOOR	1,000 SF	1
117	GROUND FLOOR	1,000 SF	1
118	GROUND FLOOR	1,000 SF	1
119	GROUND FLOOR	1,000 SF	1
120	GROUND FLOOR	1,000 SF	1

**A1 - PUBLIC SPACE**

Name	Area	Court
101	1,000 SF	1
102	1,000 SF	1
103	1,000 SF	1
104	1,000 SF	1
105	1,000 SF	1
106	1,000 SF	1
107	1,000 SF	1
108	1,000 SF	1
109	1,000 SF	1
110	1,000 SF	1
111	1,000 SF	1
112	1,000 SF	1
113	1,000 SF	1
114	1,000 SF	1
115	1,000 SF	1
116	1,000 SF	1
117	1,000 SF	1
118	1,000 SF	1
119	1,000 SF	1
120	1,000 SF	1

**A1 - BUILDING AREA**

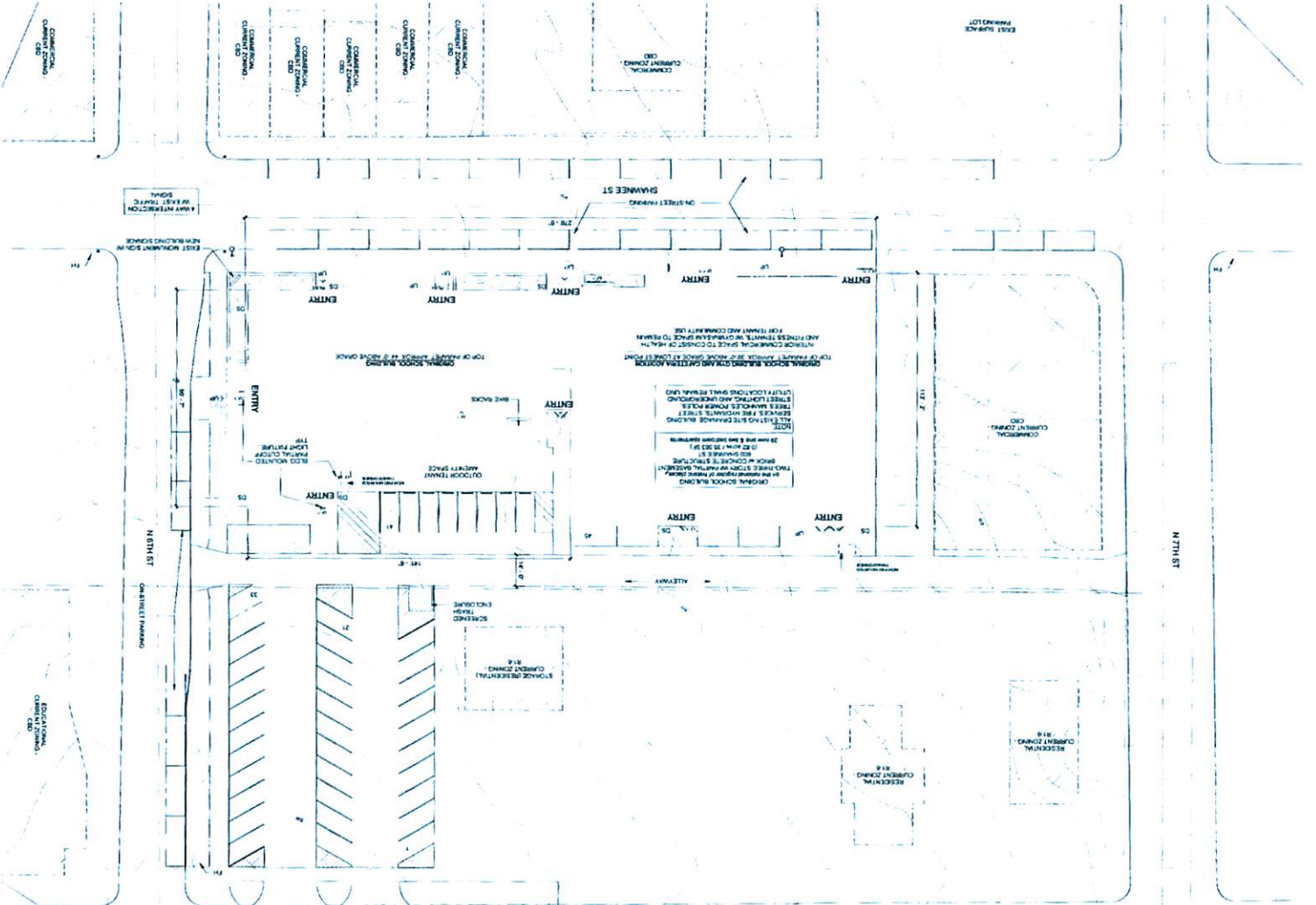
Name	Area	Court
101	1,000 SF	1
102	1,000 SF	1
103	1,000 SF	1
104	1,000 SF	1
105	1,000 SF	1
106	1,000 SF	1
107	1,000 SF	1
108	1,000 SF	1
109	1,000 SF	1
110	1,000 SF	1
111	1,000 SF	1
112	1,000 SF	1
113	1,000 SF	1
114	1,000 SF	1
115	1,000 SF	1
116	1,000 SF	1
117	1,000 SF	1
118	1,000 SF	1
119	1,000 SF	1
120	1,000 SF	1

**NOT FOR CONSTRUCTION**

**IMMACULATA**

600 SHAWNEE STREET  
LEAVENWORTH, KANSAS 66048

**EXACT ARCHITECTS**  
KANSAS CITY, MISSOURI  
WWW.EXACTARCHITECTS.COM



**ABBREVIATIONS**

AA	ADJUSTABLE
AB	ADJUSTABLE BRASS
AC	ADJUSTABLE CUP
AD	ADJUSTABLE DIAL
AE	ADJUSTABLE END
AF	ADJUSTABLE FINISH
AG	ADJUSTABLE GROUND
AH	ADJUSTABLE HANDLE
AI	ADJUSTABLE INLET
AJ	ADJUSTABLE JUNCTION
AK	ADJUSTABLE KNOB
AL	ADJUSTABLE LEVER
AM	ADJUSTABLE MOUNT
AN	ADJUSTABLE NUT
AO	ADJUSTABLE O-RING
AP	ADJUSTABLE PLATE
AQ	ADJUSTABLE QUANTITY
AR	ADJUSTABLE RING
AS	ADJUSTABLE SCREW
AT	ADJUSTABLE TIE
AU	ADJUSTABLE UNION
AV	ADJUSTABLE VALVE
AW	ADJUSTABLE WHEEL
AX	ADJUSTABLE X-RAY
AY	ADJUSTABLE YIELD
AZ	ADJUSTABLE ZINC
BA	ADJUSTABLE BRASS ANGLE
BB	ADJUSTABLE BRASS BALL
BC	ADJUSTABLE BRASS CAP
BD	ADJUSTABLE BRASS DIAL
BE	ADJUSTABLE BRASS END
BF	ADJUSTABLE BRASS FINISH
BG	ADJUSTABLE BRASS GROUND
BH	ADJUSTABLE BRASS HANDLE
BI	ADJUSTABLE BRASS INLET
BJ	ADJUSTABLE BRASS JUNCTION
BK	ADJUSTABLE BRASS KNOB
BL	ADJUSTABLE BRASS LEVER
BM	ADJUSTABLE BRASS MOUNT
BN	ADJUSTABLE BRASS NUT
BO	ADJUSTABLE BRASS O-RING
BP	ADJUSTABLE BRASS PLATE
BQ	ADJUSTABLE BRASS QUANTITY
BR	ADJUSTABLE BRASS RING
BS	ADJUSTABLE BRASS SCREW
BT	ADJUSTABLE BRASS TIE
BU	ADJUSTABLE BRASS UNION
BV	ADJUSTABLE BRASS VALVE
BW	ADJUSTABLE BRASS WHEEL
BX	ADJUSTABLE BRASS X-RAY
BY	ADJUSTABLE BRASS YIELD
BZ	ADJUSTABLE BRASS ZINC
CA	ADJUSTABLE CUP ANGLE
CB	ADJUSTABLE CUP BALL
CC	ADJUSTABLE CUP CAP
CD	ADJUSTABLE CUP DIAL
CE	ADJUSTABLE CUP END
CF	ADJUSTABLE CUP FINISH
CG	ADJUSTABLE CUP GROUND
CH	ADJUSTABLE CUP HANDLE
CI	ADJUSTABLE CUP INLET
CJ	ADJUSTABLE CUP JUNCTION
CK	ADJUSTABLE CUP KNOB
CL	ADJUSTABLE CUP LEVER
CM	ADJUSTABLE CUP MOUNT
CN	ADJUSTABLE CUP NUT
CO	ADJUSTABLE CUP O-RING
CP	ADJUSTABLE CUP PLATE
CQ	ADJUSTABLE CUP QUANTITY
CR	ADJUSTABLE CUP RING
CS	ADJUSTABLE CUP SCREW
CT	ADJUSTABLE CUP TIE
CU	ADJUSTABLE CUP UNION
CV	ADJUSTABLE CUP VALVE
CW	ADJUSTABLE CUP WHEEL
CX	ADJUSTABLE CUP X-RAY
CY	ADJUSTABLE CUP YIELD
CZ	ADJUSTABLE CUP ZINC
DA	ADJUSTABLE DIAL ANGLE
DB	ADJUSTABLE DIAL BALL
DC	ADJUSTABLE DIAL CAP
DD	ADJUSTABLE DIAL DIAL
DE	ADJUSTABLE DIAL END
DF	ADJUSTABLE DIAL FINISH
DG	ADJUSTABLE DIAL GROUND
DH	ADJUSTABLE DIAL HANDLE
DI	ADJUSTABLE DIAL INLET
DJ	ADJUSTABLE DIAL JUNCTION
DK	ADJUSTABLE DIAL KNOB
DL	ADJUSTABLE DIAL LEVER
DM	ADJUSTABLE DIAL MOUNT
DN	ADJUSTABLE DIAL NUT
DO	ADJUSTABLE DIAL O-RING
DP	ADJUSTABLE DIAL PLATE
DQ	ADJUSTABLE DIAL QUANTITY
DR	ADJUSTABLE DIAL RING
DS	ADJUSTABLE DIAL SCREW
DT	ADJUSTABLE DIAL TIE
DU	ADJUSTABLE DIAL UNION
DV	ADJUSTABLE DIAL VALVE
DW	ADJUSTABLE DIAL WHEEL
DX	ADJUSTABLE DIAL X-RAY
DY	ADJUSTABLE DIAL YIELD
DZ	ADJUSTABLE DIAL ZINC
EA	ADJUSTABLE END ANGLE
EB	ADJUSTABLE END BALL
EC	ADJUSTABLE END CAP
ED	ADJUSTABLE END DIAL
EE	ADJUSTABLE END END
EF	ADJUSTABLE END FINISH
EG	ADJUSTABLE END GROUND
EH	ADJUSTABLE END HANDLE
EI	ADJUSTABLE END INLET
EJ	ADJUSTABLE END JUNCTION
EK	ADJUSTABLE END KNOB
EL	ADJUSTABLE END LEVER
EM	ADJUSTABLE END MOUNT
EN	ADJUSTABLE END NUT
EO	ADJUSTABLE END O-RING
EP	ADJUSTABLE END PLATE
EQ	ADJUSTABLE END QUANTITY
ER	ADJUSTABLE END RING
ES	ADJUSTABLE END SCREW
ET	ADJUSTABLE END TIE
EU	ADJUSTABLE END UNION
EV	ADJUSTABLE END VALVE
EW	ADJUSTABLE END WHEEL
EX	ADJUSTABLE END X-RAY
EY	ADJUSTABLE END YIELD
EZ	ADJUSTABLE END ZINC
FA	ADJUSTABLE FINISH ANGLE
FB	ADJUSTABLE FINISH BALL
FC	ADJUSTABLE FINISH CAP
FD	ADJUSTABLE FINISH DIAL
FE	ADJUSTABLE FINISH END
FF	ADJUSTABLE FINISH FINISH
FG	ADJUSTABLE FINISH GROUND
FH	ADJUSTABLE FINISH HANDLE
FI	ADJUSTABLE FINISH INLET
FJ	ADJUSTABLE FINISH JUNCTION
FK	ADJUSTABLE FINISH KNOB
FL	ADJUSTABLE FINISH LEVER
FM	ADJUSTABLE FINISH MOUNT
FN	ADJUSTABLE FINISH NUT
FO	ADJUSTABLE FINISH O-RING
FP	ADJUSTABLE FINISH PLATE
FQ	ADJUSTABLE FINISH QUANTITY
FR	ADJUSTABLE FINISH RING
FS	ADJUSTABLE FINISH SCREW
FT	ADJUSTABLE FINISH TIE
FU	ADJUSTABLE FINISH UNION
FV	ADJUSTABLE FINISH VALVE
FW	ADJUSTABLE FINISH WHEEL
FX	ADJUSTABLE FINISH X-RAY
FY	ADJUSTABLE FINISH YIELD
FZ	ADJUSTABLE FINISH ZINC
GA	ADJUSTABLE GROUND ANGLE
GB	ADJUSTABLE GROUND BALL
GC	ADJUSTABLE GROUND CAP
GD	ADJUSTABLE GROUND DIAL
GE	ADJUSTABLE GROUND END
GF	ADJUSTABLE GROUND FINISH
GG	ADJUSTABLE GROUND GROUND
GH	ADJUSTABLE GROUND HANDLE
GI	ADJUSTABLE GROUND INLET
GJ	ADJUSTABLE GROUND JUNCTION
GK	ADJUSTABLE GROUND KNOB
GL	ADJUSTABLE GROUND LEVER
GM	ADJUSTABLE GROUND MOUNT
GN	ADJUSTABLE GROUND NUT
GO	ADJUSTABLE GROUND O-RING
GP	ADJUSTABLE GROUND PLATE
GQ	ADJUSTABLE GROUND QUANTITY
GR	ADJUSTABLE GROUND RING
GS	ADJUSTABLE GROUND SCREW
GT	ADJUSTABLE GROUND TIE
GU	ADJUSTABLE GROUND UNION
GV	ADJUSTABLE GROUND VALVE
GW	ADJUSTABLE GROUND WHEEL
GX	ADJUSTABLE GROUND X-RAY
GY	ADJUSTABLE GROUND YIELD
GZ	ADJUSTABLE GROUND ZINC
HA	ADJUSTABLE HANDLE ANGLE
HB	ADJUSTABLE HANDLE BALL
HC	ADJUSTABLE HANDLE CAP
HD	ADJUSTABLE HANDLE DIAL
HE	ADJUSTABLE HANDLE END
HF	ADJUSTABLE HANDLE FINISH
HG	ADJUSTABLE HANDLE GROUND
HH	ADJUSTABLE HANDLE HANDLE
HI	ADJUSTABLE HANDLE INLET
HJ	ADJUSTABLE HANDLE JUNCTION
HK	ADJUSTABLE HANDLE KNOB
HL	ADJUSTABLE HANDLE LEVER
HM	ADJUSTABLE HANDLE MOUNT
HN	ADJUSTABLE HANDLE NUT
HO	ADJUSTABLE HANDLE O-RING
HP	ADJUSTABLE HANDLE PLATE
HQ	ADJUSTABLE HANDLE QUANTITY
HR	ADJUSTABLE HANDLE RING
HS	ADJUSTABLE HANDLE SCREW
HT	ADJUSTABLE HANDLE TIE
HU	ADJUSTABLE HANDLE UNION
HV	ADJUSTABLE HANDLE VALVE
HW	ADJUSTABLE HANDLE WHEEL
HX	ADJUSTABLE HANDLE X-RAY
HY	ADJUSTABLE HANDLE YIELD
HZ	ADJUSTABLE HANDLE ZINC
IA	ADJUSTABLE INLET ANGLE
IB	ADJUSTABLE INLET BALL
IC	ADJUSTABLE INLET CAP
ID	ADJUSTABLE INLET DIAL
IE	ADJUSTABLE INLET END
IF	ADJUSTABLE INLET FINISH
IG	ADJUSTABLE INLET GROUND
IH	ADJUSTABLE INLET HANDLE
II	ADJUSTABLE INLET INLET
IJ	ADJUSTABLE INLET JUNCTION
IK	ADJUSTABLE INLET KNOB
IL	ADJUSTABLE INLET LEVER
IM	ADJUSTABLE INLET MOUNT
IN	ADJUSTABLE INLET NUT
IO	ADJUSTABLE INLET O-RING
IP	ADJUSTABLE INLET PLATE
IQ	ADJUSTABLE INLET QUANTITY
IR	ADJUSTABLE INLET RING
IS	ADJUSTABLE INLET SCREW
IT	ADJUSTABLE INLET TIE
IU	ADJUSTABLE INLET UNION
IV	ADJUSTABLE INLET VALVE
IW	ADJUSTABLE INLET WHEEL
IX	ADJUSTABLE INLET X-RAY
IY	ADJUSTABLE INLET YIELD
IZ	ADJUSTABLE INLET ZINC
JA	ADJUSTABLE JUNCTION ANGLE
JB	ADJUSTABLE JUNCTION BALL
JC	ADJUSTABLE JUNCTION CAP
JD	ADJUSTABLE JUNCTION DIAL
JE	ADJUSTABLE JUNCTION END
JF	ADJUSTABLE JUNCTION FINISH
JG	ADJUSTABLE JUNCTION GROUND
JH	ADJUSTABLE JUNCTION HANDLE
JI	ADJUSTABLE JUNCTION INLET
JJ	ADJUSTABLE JUNCTION JUNCTION
JK	ADJUSTABLE JUNCTION KNOB
JL	ADJUSTABLE JUNCTION LEVER
JM	ADJUSTABLE JUNCTION MOUNT
JN	ADJUSTABLE JUNCTION NUT
JO	ADJUSTABLE JUNCTION O-RING
JP	ADJUSTABLE JUNCTION PLATE
JQ	ADJUSTABLE JUNCTION QUANTITY
JR	ADJUSTABLE JUNCTION RING
JS	ADJUSTABLE JUNCTION SCREW
JT	ADJUSTABLE JUNCTION TIE
JU	ADJUSTABLE JUNCTION UNION
JV	ADJUSTABLE JUNCTION VALVE
JW	ADJUSTABLE JUNCTION WHEEL
JX	ADJUSTABLE JUNCTION X-RAY
JY	ADJUSTABLE JUNCTION YIELD
JZ	ADJUSTABLE JUNCTION ZINC
KA	ADJUSTABLE KNOB ANGLE
KB	ADJUSTABLE KNOB BALL
KC	ADJUSTABLE KNOB CAP
KD	ADJUSTABLE KNOB DIAL
KE	ADJUSTABLE KNOB END
KF	ADJUSTABLE KNOB FINISH
KG	ADJUSTABLE KNOB GROUND
KH	ADJUSTABLE KNOB HANDLE
KI	ADJUSTABLE KNOB INLET
KJ	ADJUSTABLE KNOB JUNCTION
KK	ADJUSTABLE KNOB KNOB
KL	ADJUSTABLE KNOB LEVER
KM	ADJUSTABLE KNOB MOUNT
KN	ADJUSTABLE KNOB NUT
KO	ADJUSTABLE KNOB O-RING
KP	ADJUSTABLE KNOB PLATE
KQ	ADJUSTABLE KNOB QUANTITY
KR	ADJUSTABLE KNOB RING
KS	ADJUSTABLE KNOB SCREW
KT	ADJUSTABLE KNOB TIE
KU	ADJUSTABLE KNOB UNION
KV	ADJUSTABLE KNOB VALVE
KW	ADJUSTABLE KNOB WHEEL
KX	ADJUSTABLE KNOB X-RAY
KY	ADJUSTABLE KNOB YIELD
KZ	ADJUSTABLE KNOB ZINC
LA	ADJUSTABLE LEVER ANGLE
LB	ADJUSTABLE LEVER BALL
LC	ADJUSTABLE LEVER CAP
LD	ADJUSTABLE LEVER DIAL
LE	ADJUSTABLE LEVER END
LF	ADJUSTABLE LEVER FINISH
LG	ADJUSTABLE LEVER GROUND
LH	ADJUSTABLE LEVER HANDLE
LI	ADJUSTABLE LEVER INLET
LJ	ADJUSTABLE LEVER JUNCTION
LK	ADJUSTABLE LEVER KNOB
LL	ADJUSTABLE LEVER LEVER
LM	ADJUSTABLE LEVER MOUNT
LN	ADJUSTABLE LEVER NUT
LO	ADJUSTABLE LEVER O-RING
LP	ADJUSTABLE LEVER PLATE
LQ	ADJUSTABLE LEVER QUANTITY
LR	ADJUSTABLE LEVER RING
LS	ADJUSTABLE LEVER SCREW
LT	ADJUSTABLE LEVER TIE
LU	ADJUSTABLE LEVER UNION
LV	ADJUSTABLE LEVER VALVE
LW	ADJUSTABLE LEVER WHEEL
LX	ADJUSTABLE LEVER X-RAY
LY	ADJUSTABLE LEVER YIELD
LZ	ADJUSTABLE LEVER ZINC
MA	ADJUSTABLE MOUNT ANGLE
MB	ADJUSTABLE MOUNT BALL
MC	ADJUSTABLE MOUNT CAP
MD	ADJUSTABLE MOUNT DIAL
ME	ADJUSTABLE MOUNT END
MF	ADJUSTABLE MOUNT FINISH
MG	ADJUSTABLE MOUNT GROUND
MH	ADJUSTABLE MOUNT HANDLE
MI	ADJUSTABLE MOUNT INLET
MJ	ADJUSTABLE MOUNT JUNCTION
MK	ADJUSTABLE MOUNT KNOB
ML	ADJUSTABLE MOUNT LEVER
MM	ADJUSTABLE MOUNT MOUNT
MO	ADJUSTABLE MOUNT NUT
MP	ADJUSTABLE MOUNT O-RING
MQ	ADJUSTABLE MOUNT PLATE
MR	ADJUSTABLE MOUNT QUANTITY
MS	ADJUSTABLE MOUNT RING
MT	ADJUSTABLE MOUNT SCREW
MU	ADJUSTABLE MOUNT TIE
MV	ADJUSTABLE MOUNT UNION
MW	ADJUSTABLE MOUNT VALVE
MX	ADJUSTABLE MOUNT WHEEL
MY	ADJUSTABLE MOUNT X-RAY
MZ	ADJUSTABLE MOUNT YIELD
NA	ADJUSTABLE NUT ANGLE
NB	ADJUSTABLE NUT BALL
NC	ADJUSTABLE NUT CAP
ND	ADJUSTABLE NUT DIAL
NE	ADJUSTABLE NUT END
NF	ADJUSTABLE NUT FINISH
NG	ADJUSTABLE NUT GROUND
NH	ADJUSTABLE NUT HANDLE
NI	ADJUSTABLE NUT INLET
NJ	ADJUSTABLE NUT JUNCTION
NK	ADJUSTABLE NUT KNOB
NL	ADJUSTABLE NUT LEVER
NM	ADJUSTABLE NUT MOUNT
NO	ADJUSTABLE NUT NUT
NP	ADJUSTABLE NUT O-RING
NQ	ADJUSTABLE NUT PLATE
NR	ADJUSTABLE NUT QUANTITY
NS	ADJUSTABLE NUT RING
NT	ADJUSTABLE NUT SCREW
NU	ADJUSTABLE NUT TIE
NV	ADJUSTABLE NUT UNION
NW	ADJUSTABLE NUT VALVE
NX	ADJUSTABLE NUT WHEEL
NY	ADJUSTABLE NUT X-RAY
NZ	ADJUSTABLE NUT YIELD
OA	ADJUSTABLE O-RING ANGLE
OB	ADJUSTABLE O-RING BALL
OC	ADJUSTABLE O-RING CAP
OD	ADJUSTABLE O-RING DIAL
OE	ADJUSTABLE O-RING END
OF	ADJUSTABLE O-RING FINISH
OG	ADJUSTABLE O-RING GROUND
OH	ADJUSTABLE O-RING HANDLE
OI	ADJUSTABLE O-RING INLET
OJ	ADJUSTABLE O-RING JUNCTION
OK	ADJUSTABLE O-RING KNOB
OL	ADJUSTABLE O-RING LEVER
OM	ADJUSTABLE O-RING MOUNT
ON	ADJUSTABLE O-RING NUT
OO	ADJUSTABLE O-RING O-RING
OP	ADJUSTABLE O-RING PLATE
OQ	ADJUSTABLE O-RING QUANTITY
OR	ADJUSTABLE O-RING RING
OS	ADJUSTABLE O-RING SCREW
OT	ADJUSTABLE O-RING TIE
OU	ADJUSTABLE O-RING UNION
OV	ADJUSTABLE O-RING VALVE
OW	ADJUSTABLE O-RING WHEEL
OX	ADJUSTABLE O-RING X-RAY
OY	ADJUSTABLE O-RING YIELD
OZ	ADJUSTABLE O-RING ZINC
PA	ADJUSTABLE PLATE ANGLE
PB	ADJUSTABLE PLATE BALL
PC	ADJUSTABLE PLATE CAP
PD	ADJUSTABLE PLATE DIAL
PE	ADJUSTABLE PLATE END
PF	ADJUSTABLE PLATE FINISH
PG	ADJUSTABLE PLATE GROUND
PH	ADJUSTABLE PLATE HANDLE
PI	ADJUSTABLE PLATE INLET
PJ	ADJUSTABLE PLATE JUNCTION
PK	ADJUSTABLE PLATE KNOB
PL	ADJUSTABLE PLATE LEVER
PM	ADJUSTABLE PLATE MOUNT
PN	ADJUSTABLE PLATE NUT
PO	ADJUSTABLE PLATE O-RING
PP	ADJUSTABLE PLATE PLATE
PQ	ADJUSTABLE PLATE QUANTITY
PR	ADJUSTABLE PLATE RING
PS	ADJUSTABLE PLATE SCREW
PT	ADJUSTABLE PLATE TIE
PU	ADJUSTABLE PLATE UNION
PV	ADJUSTABLE PLATE VALVE
PW	ADJUSTABLE PLATE WHEEL
PX	ADJUSTABLE PLATE X-RAY
PY	ADJUSTABLE PLATE YIELD
PZ	ADJUSTABLE PLATE ZINC
QA	ADJUSTABLE QUANTITY ANGLE
QB	ADJUSTABLE QUANTITY BALL
QC	ADJUSTABLE QUANTITY CAP
QD	ADJUSTABLE QUANTITY DIAL
QE	ADJUSTABLE QUANTITY END
QF	ADJUSTABLE QUANTITY FINISH
QG	ADJUSTABLE QUANTITY GROUND
QH	ADJUSTABLE QUANTITY HANDLE
QI	ADJUSTABLE QUANTITY INLET
QJ	ADJUSTABLE QUANTITY JUNCTION
QK	ADJUSTABLE QUANTITY KNOB
QL	ADJUSTABLE QUANTITY LEVER
QM	ADJUSTABLE QUANTITY MOUNT
QN	ADJUSTABLE QUANTITY NUT
QO	ADJUSTABLE QUANTITY O-RING
QP	ADJUSTABLE QUANTITY PLATE
QQ	ADJUSTABLE QUANTITY QUANTITY
QR	ADJUSTABLE QUANTITY RING
QS	ADJUSTABLE QUANTITY SCREW
QT	ADJUSTABLE QUANTITY TIE
QU	ADJUSTABLE QUANTITY UNION
QV	ADJUSTABLE QUANTITY VALVE
QW	ADJUSTABLE QUANTITY WHEEL
QX	ADJUSTABLE QUANTITY X-RAY
QY	ADJUSTABLE QUANTITY YIELD
QZ	ADJUSTABLE QUANTITY ZINC
RA	ADJUSTABLE RING ANGLE
RB	ADJUSTABLE RING BALL
RC	ADJUSTABLE RING CAP
RD	ADJUSTABLE RING DIAL
RE	ADJUSTABLE RING END
RF	ADJUSTABLE RING FINISH
RG	ADJUSTABLE RING GROUND
RH	ADJUSTABLE RING HANDLE
RI	ADJUSTABLE RING INLET
RJ	ADJUSTABLE RING JUNCTION
RK	ADJUSTABLE RING KNOB
RL	ADJUSTABLE RING LEVER
RM	ADJUSTABLE RING MOUNT
RO	ADJUSTABLE RING NUT
RP	ADJUSTABLE RING O-RING
RQ	ADJUSTABLE RING PLATE
RR	ADJUSTABLE RING QUANTITY
RS	ADJUSTABLE RING RING
RT	ADJUSTABLE RING SCREW
RU	ADJUSTABLE RING TIE
RV	ADJUSTABLE RING UNION
RW	ADJUSTABLE RING VALVE
RX	ADJUSTABLE RING WHEEL
RY	ADJUSTABLE RING X-RAY
RZ	ADJUSTABLE RING YIELD
SA	ADJUSTABLE SCREW ANGLE
SB	ADJUSTABLE SCREW BALL
SC	ADJUSTABLE SCREW CAP
SD	ADJUSTABLE SCREW DIAL
SE	ADJUSTABLE SCREW END
SF	ADJUSTABLE SCREW FINISH
SG	ADJUSTABLE SCREW GROUND
SH	ADJUSTABLE SCREW HANDLE
SI	ADJUSTABLE SCREW INLET
SJ	ADJUSTABLE SCREW JUNCTION
SK	ADJUSTABLE SCREW KNOB
SL	ADJUSTABLE SCREW LEVER
SM	ADJUSTABLE SCREW MOUNT
SN	ADJUSTABLE SCREW NUT
SO	ADJUSTABLE SCREW O-RING
SP	ADJUSTABLE SCREW PLATE
SQ	ADJUSTABLE SCREW QUANTITY
SR	ADJUSTABLE SCREW RING
SS	ADJUSTABLE SCREW SCREW
ST	ADJUSTABLE SCREW TIE
SU	ADJUSTABLE SCREW UNION
SV	ADJUSTABLE SCREW VALVE
SW	ADJUSTABLE SCREW WHEEL
SX	ADJUSTABLE SCREW X-RAY
SY	ADJUSTABLE SCREW YIELD
SZ	ADJUSTABLE SCREW ZINC
TA	ADJUSTABLE TIE ANGLE
TB	ADJUSTABLE TIE BALL
TC	ADJUSTABLE TIE CAP
TD	ADJUSTABLE TIE DIAL
TE	ADJUSTABLE TIE END
TF	ADJUSTABLE TIE FINISH
TG	ADJUSTABLE TIE GROUND
TH	ADJUSTABLE TIE HANDLE
TI	ADJUSTABLE TIE INLET
TJ	ADJUSTABLE TIE JUNCTION
TK	ADJUSTABLE TIE KNOB
TL	ADJUSTABLE TIE LEVER
TM	ADJUSTABLE TIE MOUNT
TO	ADJUSTABLE TIE NUT
TP	ADJUSTABLE TIE O-RING
TQ	ADJUSTABLE TIE PLATE
TR	ADJUSTABLE TIE QUANTITY
TS	ADJUSTABLE TIE RING
TT	ADJUSTABLE TIE SCREW
TU	ADJUSTABLE TIE TIE
TV	ADJUSTABLE TIE UNION
TW	ADJUSTABLE TIE VALVE
TX	ADJUSTABLE TIE WHEEL
TY	ADJUSTABLE TIE X-RAY
TZ	ADJUSTABLE TIE YIELD
UA	ADJUSTABLE UNION ANGLE
UB	ADJUSTABLE UNION BALL
UC	ADJUSTABLE UNION CAP
UD	ADJUSTABLE UNION DIAL
UE	ADJUSTABLE UNION END
UF	ADJUSTABLE UNION FINISH
UG	ADJUSTABLE UNION GROUND
UH	ADJUSTABLE UNION HANDLE
UI	ADJUSTABLE UNION INLET
UJ	ADJUSTABLE UNION JUNCTION
UK	ADJUSTABLE UNION KNOB
UL	ADJUSTABLE UNION LEVER
UM	ADJUSTABLE UNION MOUNT
UN	ADJUSTABLE UNION NUT
UO	ADJUSTABLE UNION O-RING
UP	ADJUSTABLE UNION PLATE
UQ	ADJUSTABLE UNION QUANTITY
UR	ADJUSTABLE UNION RING
US	





SCALE 3/32" = 1'-0"

**NEW PLAN LEGEND**

NOT SHOWN ARE EXISTING UNITS

- EXTERNAL WALL TO REMAIN
- INTERNAL WALL TO BE CONSTRUCTED
- EXISTING DOORS TO REMAIN
- NEW DOORS TO BE INSTALLED

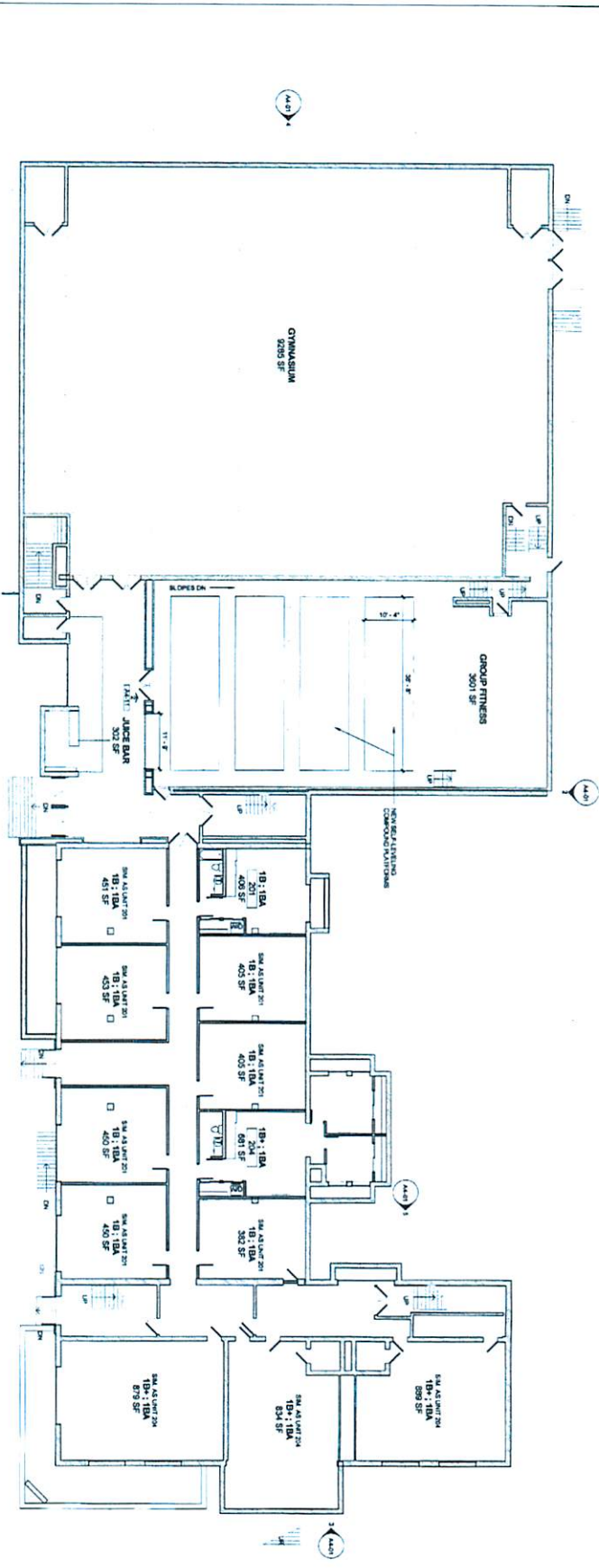
**A1 - RESIDENTIAL UNITS**

Name	Area	Count
00 GARAGE FLOOR	1800 SF	1
01 FIRST FLOOR	3400 SF	4
02 SECOND FLOOR	3200 SF	4
03 THIRD FLOOR	3200 SF	4
04 TOTAL	20000 SF	13

**A1 - PUBLIC SPACE**

Name	Area
00 GARAGE FLOOR	1800 SF
01 FIRST FLOOR	3400 SF
02 SECOND FLOOR	3200 SF
03 THIRD FLOOR	3200 SF
04 TOTAL	20000 SF

- GENERAL NEW PLAN NOTES:**
- THE DESIGNER HAS MADE THE BEST EFFORT TO PROVIDE AN ACCURATE AND COMPLETE SET OF DRAWINGS AND SPECIFICATIONS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED HEREIN AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES.
  - ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).
  - THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES.
  - ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).
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  - ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).
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  - ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).
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  - ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).
  - THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES.



01 FIRST FLOOR  
3/32" = 1'-0"

NOT FOR CONSTRUCTION

**IMMACULATA**

600 SHAWNEE STREET  
LEAVENWORTH, KANSAS 66048

**EXACT ARCHITECTS**  
REGISTERED TRADE NAME OF EXACT ARCHITECTS, L.P.  
KANSAS CITY, MISSOURI  
312-782-2222  
WWW.EXACTARCHITECTS.COM

FIRST FLOOR PLAN  
**A1-02**

DATE	BY





**A1 - RESIDENTIAL UNITS**

Name	Area	Count
01 CONDING FLOOR	1,980 SF	1
02 FIRST FLOOR	2,000 SF	4
03 SECOND FLOOR	4,112 SF	8
04 THIRD FLOOR	4,112 SF	8
05 FOURTH FLOOR	2,000 SF	4
06 FIFTH FLOOR	2,000 SF	4
TOTAL	12,104 SF	29

**A1 - PUBLIC SPACE**

Name	Area
01 CONDING FLOOR	2,000 SF
02 FIRST FLOOR	2,000 SF
03 SECOND FLOOR	4,112 SF
04 THIRD FLOOR	4,112 SF
05 FOURTH FLOOR	2,000 SF
06 FIFTH FLOOR	2,000 SF
TOTAL	12,104 SF



**GENERAL NEW PLAN NOTES:**

1. THE DESIGN INTENT OF EACH UNIT IS TO PROVIDE NEW RESIDENTIAL UNITS WITH CONCEPTUAL AND GENERAL MECHANICAL, ELECTRICAL AND PLUMBING WORKING AND CONSTRUCTION DETAILS WITH FINISHES TO BE DETERMINED BY THE OWNER. ALL FINISHES ARE SUBJECT TO CHANGE AND SHALL BE TREATED AS SUGGESTIONS. THE DESIGN INTENT OF EACH UNIT IS TO PROVIDE NEW RESIDENTIAL UNITS WITH CONCEPTUAL AND GENERAL MECHANICAL, ELECTRICAL AND PLUMBING WORKING AND CONSTRUCTION DETAILS WITH FINISHES TO BE DETERMINED BY THE OWNER. ALL FINISHES ARE SUBJECT TO CHANGE AND SHALL BE TREATED AS SUGGESTIONS.

2. THE DESIGN INTENT OF EACH UNIT IS TO PROVIDE NEW RESIDENTIAL UNITS WITH CONCEPTUAL AND GENERAL MECHANICAL, ELECTRICAL AND PLUMBING WORKING AND CONSTRUCTION DETAILS WITH FINISHES TO BE DETERMINED BY THE OWNER. ALL FINISHES ARE SUBJECT TO CHANGE AND SHALL BE TREATED AS SUGGESTIONS.

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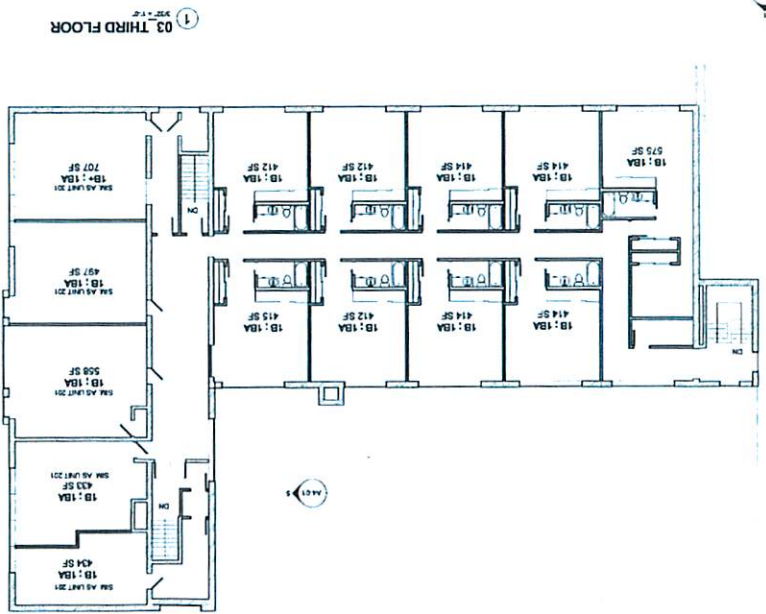
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03 THIRD FLOOR

THIRD FLOOR PLAN

NO.	DATE	SCALE

NOT FOR CONSTRUCTION

IMMACULATA

600 SHAWNEE STREET  
LEAVENWORTH, KANSAS 66048



**EXACT ARCHITECTS**  
ARCHITECTS AND INTERIORS  
KANSAS CITY, MISSOURI  
(816) 252-2228  
WWW.EXACTARCHITECTS.COM



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

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Leavenworth Downtown Historic District  
Leavenworth County, Kansas

sills of the second story, and around the corner to decorate the end bay on the west elevation. Flanking the two slightly recessed arched entrances are rectangular casement windows with metal mullions and muntins. Wrought iron fretwork decorates panels below these windows. The second story on the Shawnee façade has three bays. In the central bay, two windows flank a wider, rectangular, double-hung sash window with eight-over-eight lights. Flanking this ensemble are bays composed of two rectangular windows with double-hung sashes and eight-over-eight lights. Brick piers separate the bays. The side (west) elevation contains seven bays. Brick piers separate the bays. The south end bay has no openings. The next five bays consist of recessed spaces created by brick piers that contain, on the second story, single rectangular windows with 10-over-10 light, double-hung sash windows. Below are slightly recessed brick walls. The end bay on the south has a large cast iron door surround with a pair of rectangular, eight-over-eight light, double-hung sash windows. The classical door surround incorporates cast iron panels coupled with slightly recessed fluted columns resting on piers. Above the lintel is an elliptical arch with supporting brackets. Flanking the door are brick pilasters capped with dentils. The door surround rises to the height of the second story. Recessed within the larger surround is a modern entrance door. A three-story addition to the rear has three bays created by single segmental arch windows with double-hung sashes on the upper stories. Below is an asymmetrical arrangement of a single entrance door with a segmental arch and a modern garage door. All of the second-story windows and the windows in the rear addition are replacement windows with snap-in muntins.

The appearance of the building dates to the c.1930 remodeling of an older building. Because of the retention of the character-defining elements such as the tile roof, wide bracketed eaves, brick piers, fenestration, as well as the original building materials, this building contributes to the District. The later application of Carrara glass panels has achieved significance as a historic alteration.

60.            600 Shawnee                            **Building Date:** 1922                            **Photo Log #:** 10  
**Style:** LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS: **Other:** Historic Eclecticism  
**Functional Use/Type** EDUCATION: School

This two-story, symmetrically massed, red brick building is on a sloping lot and the foundation level is fully exposed on the southern elevation. The primary façade has three bays and faces east. Steps lead from the sidewalk to the central entry bay. The entrance bay has stone surrounds flanked by double-hung sash windows with one-over-one lights and a single pane transom above. Above these windows are identical window units. Directly above the entrance surround is a window opening incorporating three rectangular, one-over-one light, double-hung sash windows and fixed-pane transoms. Separating the central bay from other elements of the front elevation are brick piers with a stone geometric design on their upper portion that references Art Deco motifs. Centered between the piers is a large rectangular cast stone panel. Geometric terra-cotta ornamentation creates "cuts" in the parapet wall. Windows in the side bays are in groups of five and share a stone beltcourse sill. All the windows are one-over-one light, double-hung sashes with single pane transoms above. All of the window lintels are soldier course brick. Stone stringcourses below the first-story windowsills, above the second-story windows, and in the cornice create a horizontal emphasis. The building walls terminate in an irregular, stone-edged parapet, behind which is a flat roof. The south elevation has seven bays. The easternmost bay has brickwork panels with contrasting terra-cotta corners. The next bay to the west is an entrance bay with a stone entrance surround and paired windows above. Defining the two central bays are two sets of three windows. West

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
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Leavenworth Downtown Historic District  
Leavenworth County, Kansas

of the central bays are projecting brick piers that incorporate another entrance with a stone surround, and window openings containing three windows. Identical window units on each story comprise the final two bays. All of the windows are identical to those found on the primary north façade. A modern addition, attached by a passageway, is at the rear (west) end of the building and is smaller in size and massing than the original structure. All of the windows are modern, aluminum replacement windows that replicate the originals.

This building retains a high degree of its original materials and architectural elements.

61.           601 Shawnee                           Building Date: c.1864                           Photo Log #: 12

Style: LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style

Functional Use/Type   COMMERCE: Two-Part Commercial Block

This simple two-story stucco building occupies the southwest corner of Sixth and Shawnee streets. The front of the building faces Shawnee and both the storefront and the second story are three bays wide. The storefront has an aluminum display window system that rests on a red brick bulkhead. A heavy aluminum mullion separates each of the three bays. The easternmost bay is chamfered to hold a corner entrance that consists of a single wooden door. A large, wood, shake shingle awning covers the storefront and entrance. The second story contains three arched window openings with stone sills. Replacement windows are smaller than the originals and wood panels cover the remainder of the openings. The simple cornice consists of a band of stucco that slightly protrudes from the building. The east façade of the building has irregular fenestration. Seven windows occupy the second story and are identical to those on the Shawnee Street façade. Below, at the southern end, two windows flank each side of an entrance. The single entrance opening has a segmental arch, as do the windows. At the rear of the building, a two-story, brick addition appears lower because of the change in elevation between Shawnee and Delaware streets. It has three bays created by modern window openings cut into the wall. A chamfered corner has a modern, two-car garage bay and a single window above. A brick corbel is the only evidence that this is a historic addition that has been significantly altered.

The building retains its original size, scale, massing, fenestration, setting and location. The storefront retains its original configuration, although some loss of material is apparent. The modern awning covers the transom area and can be removed without impacting the integrity of the building. Although the second-story window units are inappropriate infill, the original openings are intact. Because of its size, scale, massing and corner location, the building minimally contributes to District and communicates its commercial associations and feelings of the period of construction.

62           603 Shawnee                           Building Date: c.1875                           Photo Log #: 12

Style: LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style

Functional Use/Type   COMMERCE: Two-Part Commercial Block

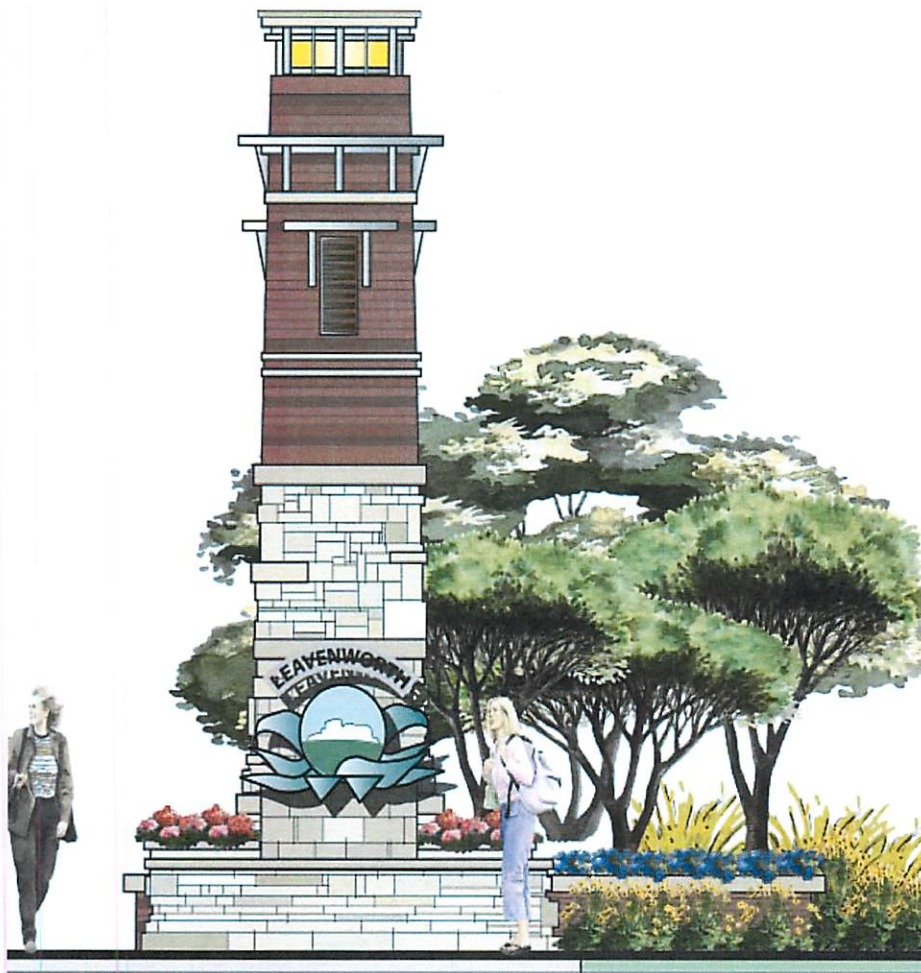
This simple, two-story brick building has three bays. In the eastern portion of the storefront façade is a wood and glass entry door providing access to the second story. The storefront, which has been altered, consists of sets of paired, wood window and transom systems flanking a commercial, metal double-entry door with a wood transom. The east entry door and the window openings appear to be original. The commercial entry doors are not original. The second story of the building contains three arched window openings with stone sills. Each opening has a

**Community**

A community gateway is envisioned at the intersection of Metropolitan Avenue and 4<sup>th</sup> Street. This grand Leavenworth gateway will provide an iconic visual element to the northeast entrance of the City and at the primary entrance into the Downtown / North Leavenworth Redevelopment area.

The City has already made significant investment on municipal identification. These gateways incorporate the Leavenworth name and City logo, intertwined with ornamental metal sunflowers, embodying the State of Kansas and Leavenworth's 'First City' connection. The master plan recommends this element for the northeast gateway as part of a greater iconic element.

With the anticipated opportunities provided by redevelopment of the North Gateway Innovation and Business Campus, a portion of the parcels at the intersection of Metropolitan Avenue and 4<sup>th</sup> Street should be reserved for this element.



*Left: Regardless if the design is predominantly vertical or horizontal; the Grand Leavenworth gateway should present a highly visual and significant impact near Metropolitan Avenue and 4th Street. (Concept for Illustrative Purposes)*

**Interpretive**

A higher quality experience is envisioned for the northeast entrance into Leavenworth. This area provides the opportunity to further highlight the historic importance and relationship with Fort Leavenworth. The master plan envisions a strategic partnership with Fort Leavenworth, Kansas Department of Transportation, and the City of Leavenworth to create a dramatic experience along Metropolitan Avenue from the bridge to 7<sup>th</sup> Street. Elements for consideration include:

- Explore the opportunity to create a visual gallery on the north side of Metropolitan Avenue from approximately 2<sup>nd</sup> Street (City Water Works access) to the west side of 4<sup>th</sup> Street. Incorporate public art such as military and frontier themes that celebrate the mission and history of Fort Leavenworth and the 'First City' of Kansas. In addition to the aesthetic improvements and improvements to the image of the City, this may leave a lasting impression with the national and international guests of the Fort. Furthermore, this area may also consider a significant Fort Leavenworth gateway feature. Along the outdoor gallery, gentle earth-berming and native plant materials would embody the spirit and ecological environment of the frontier history and prairie gateway to the west.
- On the west side of 4<sup>th</sup> Street, the outdoor gallery is extended and incorporated into a pedestrian interpretive gateway element. This element is envisioned to include relocating the existing or development of a new Leavenworth Visitors and Interpretive Center. The center would incorporate parking, trail access, an interpretive plaza, and other amenities. A potential partnership with Fort Leavenworth would include a more extensive interpretive center focusing on the Fort's history and mission could also be part of the program. With high visibility along Metropolitan Avenue and the major northeast entrance to the City, this interactive gateway is envisioned to capture the imagination and interest of residents and visitors. Given programmatic goals and the scale of the facility, the welcoming and interpretive center could provide a significant draw to increase visitor traffic and heritage tourism spending within the area. The facility could also become part of a City-wide walking tour or as part of a regional or national auto-tour destination.



*Interpretive elements can include public art that also provide iconic gateway elements.*

**Downtown**

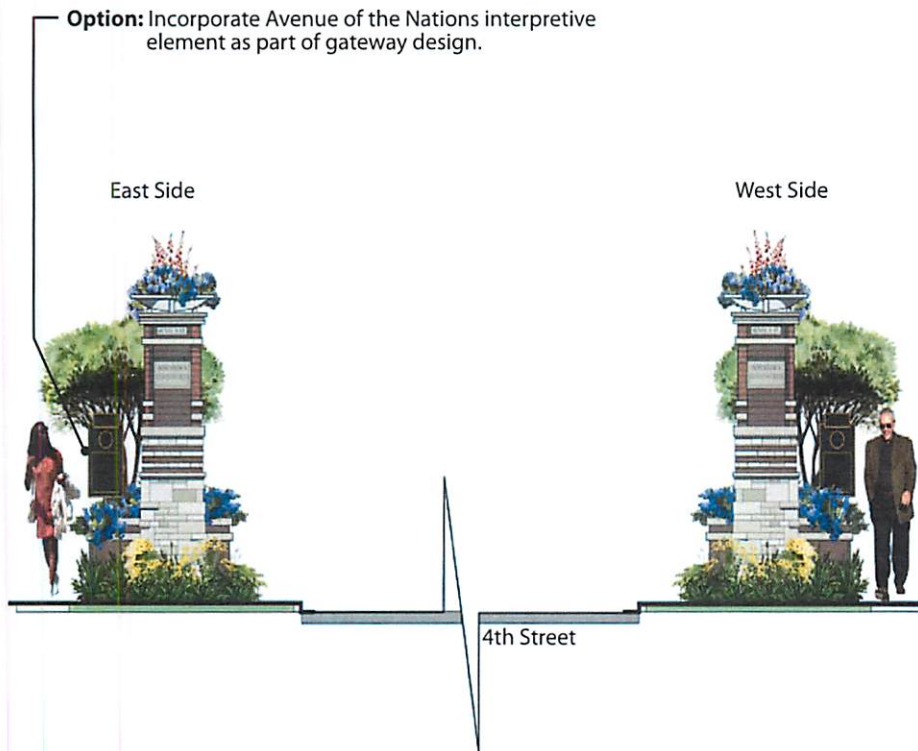
Downtown gateways are envisioned to enhance recognition and promote the Downtown area as a place of destination and to celebrate the traditional center of the community. The master plan envisions these as modestly-scaled elements that provide a strong visual cue into the area by both pedestrians and motorists. Downtown gateway locations include:

4th and Seneca Streets

Consider modest reconfiguration to the existing City Hall public parking lot and work with the United States Post Office to accommodate a portion of their site to incorporate the gateway elements. Dual gateway elements are intended to frame the block face, while also providing a definable point of transition between the Downtown Core and the 4<sup>th</sup> Street / Avenue of the Nations interpretive walk. The alternative approach this may include a single gateway feature on the City Hall and public parking site.

4th and 3-Mile Creek

This dual gateway element is envisioned to mirror the feature at 4<sup>th</sup> and Seneca Streets. Site options include gateway features within the 3-Mile Creek park corridor; working with existing property owners to utilize non-developed portions of their property and requiring a parcel for a gateway as part of redevelopment initiatives on those sites.



**Left:** A dual gateway application along 4th street within the core area is envisioned to announce entry into Leavenworth's traditional downtown core. (Concept for Illustrative Purposes)

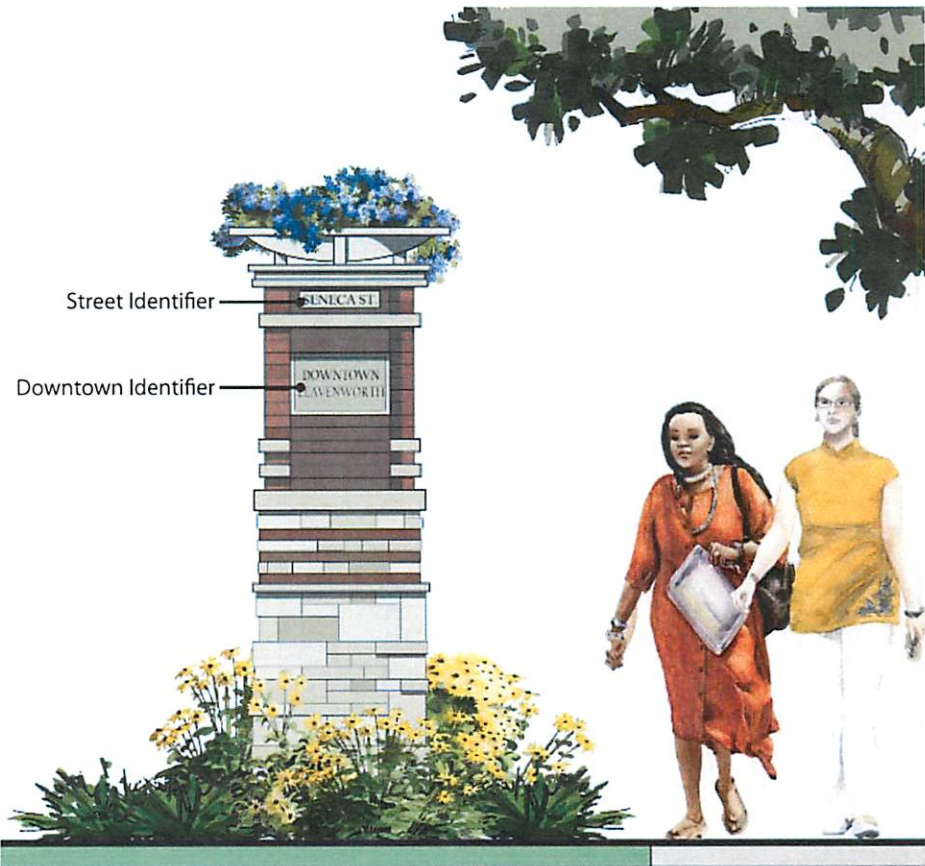


Broadway / Cherokee / 3-Mile Creek

This gateway element is envisioned to be incorporated on the limited sized, vacant parcel on the southwest side of the intersection. A single gateway feature will announce arrival into the core area, the Creekside and East Gateway Character Areas. Given the characteristics of the candidate site, additional elements could be incorporated such as a more generous application of landscape, interpretive station or plaza, integrated with the potential 3-Mile Creek trail extension.

Shawnee and 3-Mile Creek

This gateway element should be similar to the Broadway / Cherokee / 3-Mile Creek gateway; however, it may require redevelopment activity to accommodate the gateway designs. Another option at this location is to incorporate a modified gateway element within the existing bridge or as part of a new bridge, should one be built. The City should work with existing property owners to develop the gateway on a portion of their property and design to a scale that can be incorporated in the existing public rights-of-way.



**Right:** In areas that may be limited by availability of land, a single gateway element can be incorporated and help define the Downtown. (Concept for Illustrative Purposes)

First Then, First Now  
 Leavenworth Leading the Way

**Neighborhood**

Neighborhood gateway elements are envisioned throughout the North Downtown Neighborhood to reinforce the sense of place and define transitions from a highly diversified mix of uses in Downtown to a more residential environment. Neighborhood gateway locations can vary, given redevelopment activity within the character area and should respond to design and residential development initiatives. These gateways are envisioned to be primarily a private sector investment; however, this may be accomplished through a variety of means.

In a scenario where wholesale residential redevelopment occurs through a master developer, requirements to construct neighborhood gateways should be part of development agreements, distribution of incentives, and addressed in the review and approval procedures.

In the scenario of multiple developers who may redevelop in a more piecemeal manner, consider a payment-in-lieu that would be pooled in a fund, administered by the City. At the time those funds reach a critical mass to incorporate one or more gateway elements, implementation should begin. Before a payment-in-lieu begins, a prioritization of gateway locations for implementation should be identified. This prioritization should consider where critical massing of redevelopment is anticipated to occur and the importance of neighborhood delineation like 4<sup>th</sup>, Miami, and Dakota Streets.

In the scenario that extensive renovation of existing structures occur (through home owners or speculative investment), neighborhood gateway implementation may be in the form of a more grass-roots approach, with neighborhood organizations pursuing funding for implementation. However, the design and location of the gateways should relate to the overall program.



*Left: Neighborhood gateways can be developed at a variety of scales. The primary objective is to promote a sense of 'ownership', neighborhood boundaries and an enhanced elegance that creates pride and marketability. (Concept for Illustrative Purposes)*

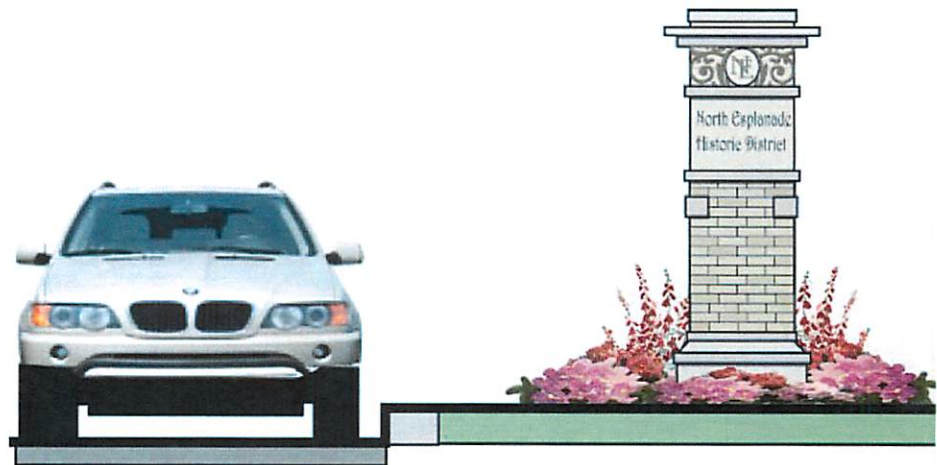
Neighborhood – North Esplanade

Preservation is the primary objective for the North Esplanade Historic District within the North Downtown Neighborhood. Gateways would be incorporated in this neighborhood by development of modest, low speed roundabouts along North Esplanade at Seneca and Kickapoo Streets. These roundabouts would incorporate a North Esplanade Historic District gateway element. Note that the historic district terminates one block south of Kickapoo Street (Ottawa Street), but the master plan envisions the roundabout as an additional icon element and traffic calming measure for Ben Dougherty Park. An alternative to this approach would be historic gateway features in the public rights-of-way, such as along North Esplanade Park at Seneca and Ottawa Streets.

**Campus**

Gateway elements are incorporated in the North Gateway Innovation and Business Campus at all primary entrances to the campus. Gateway features are integrated within the campus green with enriched landscaping and funded by the developer.

**Right:** A distinctive neighborhood gateway for the North Esplanade Historic District is an additional amenity that further ‘celebrates’ the remaining historical ‘gems’ along the Missouri River and the Downtown core. (Concept for Illustrative Purposes)





Application No. 4391

**MINOR CERTIFICATE OF APPROPRIATENESS**  
**Historic Resource Preservation Ordinance**  
**Leavenworth, Kansas**

Date of application 7/16/18. All information is subject to verification. Willful falsification may lead to issuance of a "stop work" order on your project.

1. Address of Property: 425 Delaware
- National Register  
 Kansas Register  
 Landmarks Register  
 Historic District
- Name of District: Downtown Historic District

2. Project Type:
- Replacement of roofing materials with like-kind materials  
 Repair of architectural elements such as porches, fascia, windows, doors, with like-kind replacement materials  
 Installation of mechanical, plumbing, or electrical systems that require minimal changes  
 Installations of awnings and signs on commercial properties  
 Interior modifications that do not affect character-defining elements of the structure  
 Installation of fire safety equipment, or minor alterations to meet the Americans with Disabilities Act  
 Public improvements including improvements to streets, curbs, sidewalks, parking areas, parks, and other amenities  
 Subdivision of property, or vacation of streets or alleys  
 Minor exterior building changes  
 Sidewalk dining  
 Minor exterior building additions to accessory structures  
 Other projects: \_\_\_\_\_

3. Describe improvements and give reason why such improvement does not detract from the historic character of a registered property or historic district (attach supporting materials as necessary): Install one Black/White Fabric Awning, Install one Wall Mount Non-Illuminated Sign

4. Printed name of owner: Leavenworth Masonic building association  
Telephone Number: 913-683-9598 C Mark Swate, President  
Email: Swate@Yahoo.com

**NOTE:** All signatures must be in ink. Signature of owner(s) must be secured and notarized.

[Signature] \_\_\_\_\_ 7/18/18  
Signature of property owner(s) Date

State of Kansas  
County of Leavenworth

Signed and attested before me on 18 July 2018  
Notary Public [Signature]  
My appointment expires 10/14/2021

(Seal) 

Kelly Ousley Notary Public State of Kansas My Comm. Expires <u>10/14/2021</u>
--

cc: KS Historic Preservation Office  
6425 SW 6<sup>th</sup> St  
Topeka, KS 66615-1099

<b>APPROVED FOR ISSUANCE</b> Date: <u>7/30/18</u> <u>[Signature]</u> Julie Hurley, City Planner
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