

CITY OF LEAVENWORTH PRESERVATION COMMISSION

COMMISSION CHAMBERS, CITY HALL

100 N 5th 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 be 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