

## 317 West Broadway Street

~~Chandler Newton~~

The building located at 317 West Broadway Street, across from the Old Capitol in downtown Frankfort, has extreme potential for a new business. This building is a moderate size to be located downtown, and would need some renovations depending on the business. The location would allow for many residents, and visitors to visit it, seeing it's located across from the Old Capitol, which is a historic location. This is also where the Friday night Summer Concerts Series take place, a favorite of many residents. And within very close walking distance anywhere in the downtown area.

This building was built roughly around the late 1920s. Commonly know as the Mitchell's building, it is made of brick veneer, and has a modern stylistic influence. It is unknown who the architect was because of documents available. Due to resources, the square footage was also unavailable. The original intent of this building was for commercial use, and was a clothing store. Because of a large chain store entering Frankfort, it went out of business, and currently sits vacant. The original building that sat at this location before the 1920s was mainly used as a saloon, or bar, according to the Sanborn Fire Insurance Maps. It is unknown why the building was removed. The building is not considered historic like many buildings in downtown because of the age, and would be much easier to remodel and turn into a new business because of this.



**The building to the far right is where the current Mitchell's building now sits.**



**Current photo of the Mitchell's building**

This building has potential, and size needed to hold many business. A popular choice by many people I have surveyed, was a new restaurant. We have a plentiful amount of Mexican, Asian, Italian, and fast food places. One of the more popular restaurant's in downtown is Serafini's (circled below in green) is comparably smaller than the Mitchell's building down the street from it. (circled below in red) and would have ample room to sustain a restaurant.



A casual All-American style diner that offers a variety of foods, beverages, desserts, and a fun family experience is what I envision in this building. Burgers, chicken, fries, soups, as well as breakfast options, such as omelets, biscuits and gravy, hash browns, and pancakes. It may sound similar to many restaurant's in Frankfort but I feel could delivery to any residence within city limits would allow for more business, and a higher chance of success.. Because, after a long day of work, no one wants to drive out of their way to get dinner. Along with this, staying open later than most in downtown would also up the business's profits, instead of closing at 6 or 7, they would close an hour or two later. The restaurant's dinning area could close at the time many downtown close, but the kitchen and delivery could stay open until roughly 9p.m.. With that I believe it would promote more surrounding businesses to also stay open later, or find new way's to connect with customers. I believe downtown Frankfort could become a very active, and lively place to be even after 6 o'clock.



The building would require many renovation's to do so, such as building a kitchen, stock rooms, and a dinning room. A small temperature control shed in the back of the building could keep more room inside for the dinning area. As well as changing the front of the store, by adding more windows, such as bay windows and removing the framing around the door. This would give the restaurant a more modern feel on the outside, and a classic look on the inside. Checkered tiles floors, and red booth's would line the walls, and a bar would sit parallel to the



open kitchen.

With this new business in downtown Frankfort, I believe it could promote businesses, without harming any. I also believe it would promote the younger generation of Frankfort to spend more time downtown because it would be family friendly, as well as have moderately

priced items. High school, and college students always seem to be short on money because of their jobs, or school expenses, but many still want to go out and have fun with their friends. If downtown Frankfort can offer businesses that cater to this population, it will increase business across the board, and help improve the economy of Frankfort.