

ITEM NO. 4: DR-5-77-12 100 E 9th Street; Demolition and New Construction; State Preservation Law Review, Certificate of Appropriateness Review, and Downtown Urban Conservation Overlay District Review. The property is in the environs of Lawrence's Downtown Historic District and the North Rhode Island Street Historic Residential District, National Register of Historic Places, and the Social Service League (905 Rhode Island), Lawrence Register of Historic Places. It is also within the Downtown Urban Conservation Overlay District. Submitted by Micah Kimball of Treanor Architects for Compton Rentals LLC, property owner of record.

STAFF PRESENTATION

Ms. Braddock Zollner presented the item.

APPLICANT PRESENTATION

Micah Kimball, Treanor Architects, stated the project was referred to as the North Project. He said the structure on the site was the Lawrence Bank and the building did not have defining character. He said the site was surrounded by parking space and flat surface. Mr. Kimball stated Hobbs Taylor Lofts was to the far north of the project and the structure would be used as the design precedent for size, height, and scale. Mr. Kimball stated 120 apartments would be on the upper levels and commercial use on the ground floor. He said the ground floor would consist of a bank, club house, retail, and office space. He said the back section of the building would be made with public restrooms for the farmers market and local art work would be incorporated. Mr. Kimball said the curb cut at the parking area would be removed and there would be angle parking on the west side. Mr. Kimball stated the intersection would be improved with a roundabout and it would promote pedestrian safety. He said a piece of art would be included in the center of the roundabout. Mr. Kimball said stone materials would be used at the base of the structure and typical long lasting materials such as stone, brick and masonry would be used on the entire project.

Commissioner Foster asked Mr. Kimball to explain the gap on the west elevation of the project.

Mr. Kimball stated units were pulled back by twelve feet similar to the Hobbs Taylor Lofts effect. Mr. Kimball said the east elevation of the building would contain a drive-through with a parking garage underneath the building. He said the parking garage would contain 100 spaces for residents.

Mr. Kimball read a portion of the Downtown Design Guidelines.

Mr. Kimball stated the structure would compare to the Hobbs Taylor Lofts building in massing and scale. He said the structure would be lower than 901 New Hampshire Street, would allow for parking and have a more generous sidewalk width.

PUBLIC COMMENT

Ms. Soden, East Lawrence Neighborhood Association President, said the wide sidewalks were preferable as the Hobbs Taylor Lofts sidewalks were narrow. Ms. Soden asked the applicant the height of the Hobbs Taylor Lofts.

Mr. Kimball said the height of Hobbs Taylor Lofts was 77 feet.

Ms. Soden said a brick wall would be created and a moving graphic should be provided. She said the North Rhode Island district would be affected and she would be more comfortable if the traffic department made the decision on the roundabout. Ms. Soden stated she was thankful for the Historic Resources Commission and projects were better with public input.

K.T. Walsh stated she was a member of the East Lawrence Neighborhood Association and managed the Social Service League for seven years. She said the public often was denied their voice regarding projects and she concurred with the letters that were mailed to Staff. Ms. Walsh said the height of the structure needed to be considered from pedestrian and immediate context. Ms. Walsh stated Hobbs Taylor Lofts building was seen by the neighbors in east Lawrence. She said the Staff Report was well written by Staff. She said the 9th and Massachusetts Street was the heart of downtown and Vermont and New Hampshire streets were secondary streets. Ms. Walsh stated at 9th and New Hampshire Street the Germania House was established by Henry and Anna Biebusch and had opened in 1865. She said the hotel spread over two lots facing New Hampshire Street. Ms. Walsh stated the Social Service League stone building was considered a contributing structure and the white concrete block building behind it should be listed as a contributing structure. She said the building was built in 1947 and was built as a public canning kitchen.

Katherine Harris, 916 Rhode Island Street thanked the Historic Resources Commission and said it was courageous to stand by the preservation law. She said the project should not be referred to as the north project and should only be reviewed on its own. She said the building was huge and the whole area from 11th Street north to east, to Connecticut Street should be reviewed. Ms. Harris said there was a horizontal buffer being replaced by a vertical buffer. Ms. Harris said single bedroom apartments at 901 New Hampshire Street started at \$1,300 a month and they were not affordable. Ms. Harris stated the neighborhood had asked for a district study in 2011 and felt like it needed to be conducted. She asked for a district study to determine how the city should grow.

Dennis Brown, Lawrence Preservation Alliance President, said there was a strong and unanimous opinion of the proposed roundabout. Mr. Brown stated the existing structure was not character defining and he was not opposed to the demolition. He said the project would not encroach upon the Social Service League and the concern was the Downtown Historic District. Mr. Brown stated historic character within a district diminishes over time due to fire and neglect and current character intensifies. He said when the plans for 901 New Hampshire Street were proposed and approved it was asked that the building not be used to set precedence. Mr. Brown stated the justification for the height of the structure is 901 New Hampshire Street, the U.S. Bank Building and Hobbs Taylor Lofts Building. Mr. Brown stated although he did not think the project damaged the North Rhode Island District, the Lawrence Preservation Alliance would vigorously object to a proposal replacing Pachamama's and the Farmers Market. He said the character of buildings downtown was two stories high and a collection of three to five story buildings would compliment downtown better while still achieving the goal of increasing density. Mr. Brown stated if the project passed as proposed the Lawrence Preservation Alliance refused to acknowledge it would set precedence in downtown. He said the historic downtown has all of the 7 story development in the eastern environs that it could handle. Mr. Brown stated the roundabout and the sculpture would damage the downtown district and the project should be reviewed with the Architectural Review Committee and should be deferred for 30 to 60 days to improve the project.

Dave Evans stated secret dealings happen behind closed doors. He said the proposed project was too tall and a three story apartment building should be where the hotel is.

PUBLIC COMMENT CLOSED

COMMISSION DISCUSSION

Commissioner Foster asked Mr. Kimball if the parking area would always remain a parking lot.

Mr. Kimball said the exit was off the alley and the parking area would remain a parking lot.

Commissioner Foster asked if the structure would be placed on the property line.

Mr. Kimball said the primary entrance to the building would be on New Hampshire Street.

Ms. Braddock Zollner said if the project was approved with conditions the project would move forward for City Commission approval.

Mr. Kimball stated the applicant would work with the Architectural Review Committee and changes would come back through the Historic Resources Commission.

Commissioner Williams asked the applicant how many stories high the structure would be.

Mr. Kimball said the structures massing size and scale would be comparable to Hobbs Taylor Lofts.

Commissioner Williams said he had an issue with the height and he would prefer the buffer of the parking lot.

Commissioner Wiechert asked if the roundabout was in the developer's budget.

Mr. Kimball said the roundabout was included in the developer's budget.

Commissioner Wiechert asked the impact on parking during construction.

Mr. Kimball said a few parking stalls may have to be closed during construction.

Commissioner Arp asked how the proposed roundabout would be addressed.

Ms. Braddock Zollner said the Commission could make a recommendation to the City Commission.

Mr. Kimball stated a traffic study was being obtained. He said Traffic Engineering and the Storm Water department had been consulted. Mr. Kimball stated historically there had been a structure in the center of 9th and New Hampshire Street.

Commissioner Foster asked how much traffic would be using the alley.

Mr. Kimball stated the Traffic Impact report addressed the traffic in the alley.

Ms. Walsh said the east parking lot was owned by the gas company. She asked the applicant if townhomes would be built in the space.

Mr. Kimball said townhomes were not a final plan for the space.

Commissioner Foster said the project should be deferred to the Architectural Review Committee.

Commissioner Williams said the demolition of the current structure and the roundabout was not an issue. He said the proposed structure was tall but was compatible with current buildings in the downtown area.

Commissioner Arp asked if the roundabout issue would be addressed.

Commissioner Williams stated the City's Traffic Department would review the details of the roundabout.

Ms. Braddock Zollner stated the issue was not mentioned in the Downtown Design Guidelines and the applicant needed some type of direction. She said the Historic Resources Commission should make a recommendation to the City Commission.

ACTION TAKEN

Motioned by Commissioner Foster, seconded by Commissioner Arp, for Certificate of Appropriateness Review, exclusive of the roundabout, to approve the project at 100 East 9th Street, based on the supporting documentation and with the following conditions as listed in the staff report:

1. The applicant will work with Architectural Review Committee (ARC) to finalize the design and materials of the structure;
2. The applicant provide complete construction documents with material notations to be reviewed and approved by the HRA prior to release of a building permit;
3. The applicant will provide documentation of the existing structure prior to demolition;
4. Any substantial changes to the approved project will be submitted to the Historic Resources Commission for review and approval prior to the commencement of any related work;
5. The property owner will allow staff access to the property to photo document the project before, during, and upon completion of the project.

Motion carried unanimously, 5-0

ACTION TAKEN

Motioned by Commissioner Foster, seconded by Commissioner Williams, for State Preservation Law Review, exclusive of the roundabout, to approve the project at 100 East 9th Street, based on the supporting documentation and with the following conditions as listed in the staff report:

1. The existing structure will be documented prior to demolition.
2. The applicant will work with Architectural Review Committee (ARC) to finalize

the design of the structure, the transition of the structure from west to east, and materials of the structure ;

3. The applicant provide complete construction documents with material notations to be reviewed and approved by the HRA prior to release of a building permit;
4. Any substantial changes to the approved project will be submitted to the Historic Resources Commission for review and approval prior to the commencement of any related work;
5. The property owner will allow staff access to the property to photo document the project before, during, and upon completion of the project.

Motion carried unanimously, 5-0

ACTION TAKEN

Motioned by Commissioner Foster, seconded by Commissioner Arp, for Downtown Design Guidelines Review, exclusive of the roundabout, to approve the project at 100 East 9th Street, based on the supporting documentation and with the following conditions as listed in the staff report:

1. The building setback on the west will be reduced to zero. (6.11 and 7.15) Parallel parking will be located in the right-of-way (20.18) with a landscape bed to separate the street and the sidewalk (5.6, 5.7).
2. The existing structure will be documented prior to demolition. (23.1)
3. The applicant will work with Architectural Review Committee (ARC) to finalize the design and materials of the structure as well as the sign location and size;
4. The applicant provide complete construction documents with material notations to be reviewed and approved by the HRA prior to release of a building permit;
5. Any substantial changes to the approved project will be submitted to the Historic Resources Commission for review and approval prior to the commencement of any related work;
6. The property owner will allow staff access to the property to photo document the project before, during, and upon completion of the project.

Motion carried unanimously, 5-0

ITEM NO. 5: MISCELLANEOUS MATTERS

- A. No Board of Zoning Appeals applications received since August 16, 2012.
- B. Ms. Braddock Zollner stated she received one demolition request that was within the environs of the Union Pacific Depot and will be on the October Historic Resources Commission Agenda.