



City of Lawrence

PLANNING & DEVELOPMENT SERVICES

LAWRENCE HISTORIC RESOURCES COMMISSION
AGENDA FOR **APRIL 18, 2019**
CITY HALL, 6 E 6TH STREET
6:00 PM

SPECIAL NOTICE: THE CITY OF LAWRENCE HAS EXECUTED AN AGREEMENT WITH THE STATE HISTORIC PRESERVATION OFFICER TO CONDUCT STATE PRESERVATION LAW REVIEWS AT THE LOCAL LEVEL. THEREFORE, THE LAWRENCE HISTORIC RESOURCES COMMISSION WILL MAKE ALL DETERMINATIONS REGARDING PROJECTS THAT REQUIRE REVIEW UNDER K.S.A. 75-2724, AS AMENDED.

ITEM NO. 1: COMMUNICATIONS

- A. Receive communications from other commissions, State Historic Preservation Officer, and the general public.
- B. Disclosure of ex-parte communications.
- C. Declaration of abstentions for specific agenda items by commissioners.
- D. Committee Reports

ITEM NO. 2: CONSENT AGENDA

- A. November 15, 2018, January 17, 2019, and February 21, 2019 Action Summaries
- B. Administrative Approvals
 - 1. DR-19-00100 740 New Hampshire Street; Sign Permit; Certificate of Appropriateness, Downtown Design Guidelines
 - 2. DR-19-00101 406 West 6th Street; Electrical Permit; State Law Review
 - 3. DR-19-00102 1109 Ohio Street; I/I Permit; State Law Review
 - 4. DR-19-00103 704 West 12th Street; Electrical Permit; State Law Review
 - 5. DR-19-00104 406 West 6th Street; I/I Permit; State Law Review
 - 6. DR-19-00120 1041 Tennessee Street; I/I Permit; State Law Review
 - 7. DR-19-00122 817 Tennessee Street; I/I Permit; State Law Review
 - 8. DR-19-00039 826 Massachusetts Street; Commercial Remodel; State Law Review, Downtown Design Guidelines
 - 9. DR-19-00124 1238 Rhode Island Street; Electrical Permit; State Law Review
 - 10. DR-19-00125 1124 Rhode Island Street; I/I Permit; State Law Review
 - 11. DR-19-00126 1007 Massachusetts Street; Electrical Permit; State Law Review
 - 12. DR-19-00127 922 Rhode Island Street; I/I Permit; State Law Review
 - 13. DR-19-00131 936 Ohio Street; I/I Permit; State Law Review
 - 14. DR-19-00132 401 Indiana Street; I/I Permit; State Law Review

15. DR-19-00133 1333 New Hampshire Street; I/I Permit; State Law Review
16. DR-19-00134 1046 Ohio Street; I/I Permit; State Law Review

ITEM NO. 3: PUBLIC COMMENT

ADDRESSING THE COMMISSION: The public is allowed to speak to any items or issues that are not scheduled on the agenda after first being recognized by the Chair. As a general practice, the Commission will not discuss/debate these items, nor will the Commission make decisions on items presented during this time, rather they will refer the items to staff for follow up. Individuals are asked to come to the microphone, sign in, and state their name and address. Speakers should address all comments/questions to the Commission.

AGENDA ITEMS MAY BE TAKEN OUT OF ORDER AT THE COMMISSION'S DISCRETION

ITEM NO. 4: DR-18-00499 311, 317, 401, 409, 415, 501, 505 N 2nd Street; New Mixed-Use Development; Certificate of Appropriateness. The project is located in the environs of the Union Pacific Depot, Lawrence Register of Historic Places. Submitted by Paul Werner Architects on behalf of, Abfield Investments, City of Lawrence, Douglas Co. Kaw Drainage District, D & D Rentals Lawrence LLC, Exchange Holding LLC, HDD of Lawrence LLC, Kaw River Estates, LLC and Riverfront Properties of Lawrence, LLC, property owners of record.

ITEM NO. 5: DR-19-00092 1009 New Jersey Street; Demolition and New Construction of a New Single Family & Detached Garage; Certificate of Appropriateness. The property is located in the environs of the August Wahl House (1004 Connecticut Street) and the German Methodist Episcopal Church (1000 New York Street). Submitted by Katie and Jared Hoke of Hoke Ley Architecture & Design, on behalf of Here LLC, property owner of record.

ITEM NO. 6: DR-19-00093 1012 Massachusetts Street; Exterior Remodel; Downtown Design Guidelines. The property is located in the Downtown Urban Conservation Overlay District. Submitted by Nathan Clark on behalf of Greenhouse Culture Church, property owner of record.

ITEM NO. 7: Historic Resources Review Training

ITEM NO. 8: MISCELLANEOUS MATTERS

- A. Provide comment on Zoning Amendments, Special Use Permits, and Zoning Variances received since March 21, 2019.
 1. SUP-19-00143 1208 Mississippi Street; Special Use Permit for short term rental
- B. Review of any demolition permits received since March 21, 2019.
 1. DR-19-00128 1107 Connecticut Street; Demolition of Accessory Structure; Certificate of Appropriateness
 2. DR-19-00154 1215 Delaware Street; Residential Accessory Structure Demolition; Certificate of Appropriateness

C. Miscellaneous matters from City staff and Commission members.

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-19-00039 826 Massachusetts Street; Commercial Remodel; State Law Review,
Downtown Design Guidelines

B. PROJECT DESCRIPTION

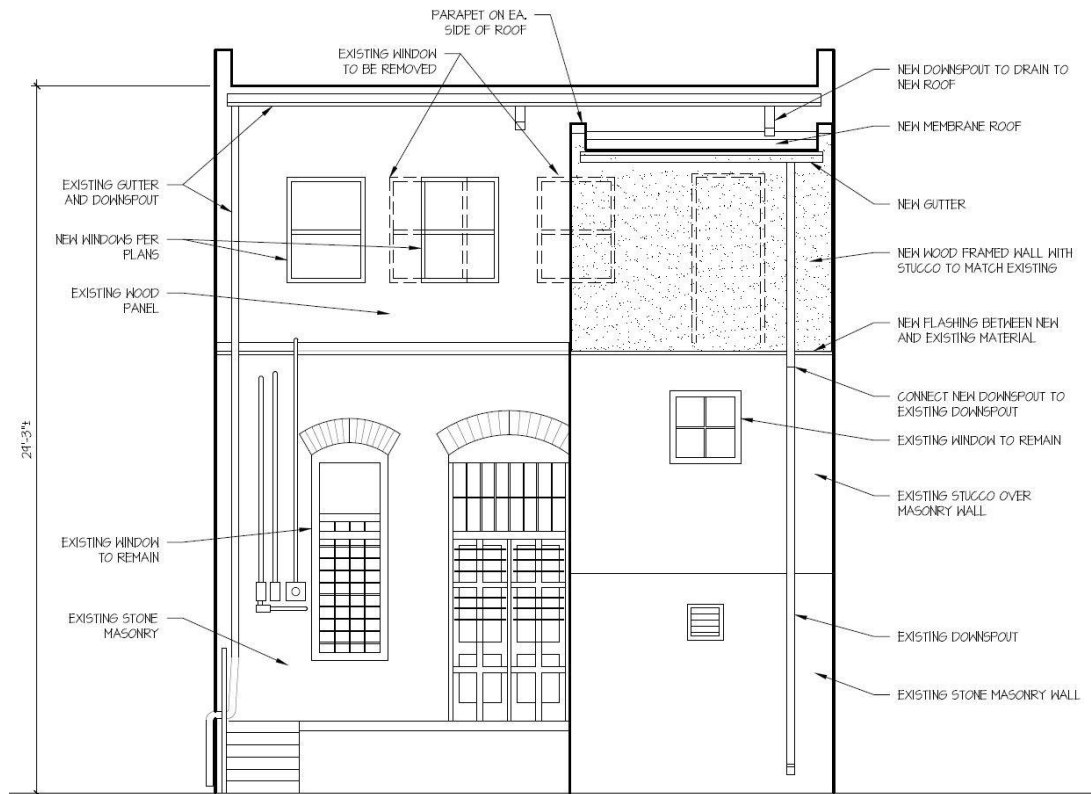
West elevation second story window replacement

Existing wood windows to be replaced in existing location with new insulated aluminum clad wood windows.

East Elevation

A new enclosure for exit stairs will be added on the second floor above the existing stairs that extend from the east elevation of the structure. It will be a wood framed with stucco exterior walls. The modification will create a second code compliant exit for the second floor.

The existing second story windows are storm windows. The north window will be removed to allow for the stair enclosure. Center one will be relocated slightly to the south. Two new insulated aluminum clad wood windows will be located on existing wall.



C. STANDARDS FOR REVIEW

Secretary of the Interior's Standards for Rehabilitation (State Preservation Law Review)

Downtown Design Guidelines (Downtown Urban Conservation Overlay District)

D. STAFF DETERMINATION

In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff approved the project and made the determination that the project does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places (Register of Historic Kansas Places).

Based on the information provided by the applicant and in accordance with Chapter 20-308(f)(3) of the City Code, staff reviewed this project using the Downtown Design Guidelines and determined that the project, as proposed, meets these development and design standards.

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-19-00100 740 New Hampshire Street; Sign Permit; Certificate of Appropriateness,
Downtown Design Guidelines

B. PROJECT DESCRIPTION

There are two signs, one is a wall/canopy sign and the other is a projecting sign



Wall/canopy sign; Aluminum, update to existing sign; Non-illuminated. Sign = 13.76 square feet.



Projecting sign; Aluminum, acrylic, vinyl, mounted on same structure; Illuminated (LED). Sign = 46.26 square feet.

C. STANDARDS FOR REVIEW

Chapter 22 of the Code of the City of Lawrence (Certificate of Appropriateness)

Downtown Design Guidelines (Downtown Urban Conservation Overlay District)

D. STAFF DETERMINATION

In accordance with Chapter 22 of the Code of the City of Lawrence, the standards of evaluation, staff determined the proposed project will not significantly encroach on, damage, or destroy the landmarks or their environs and issued the Certificate of Appropriateness for the proposed project.

Based on the information provided by the applicant and in accordance with Chapter 20-308(f)(3) of the City Code, staff reviewed this project using the Downtown Design Guidelines and determined that the project, as proposed, meets these development and design standards.

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-19-00101 406 West 6th Street; Electrical Permit; State Law Review

B. PROJECT DESCRIPTION

Replacement of obsolete sub panel, replace aluminum wire serving clothes dryer, 100 amp breaker panel.

C. STANDARDS FOR REVIEW

Secretary of the Interior's Standards for Rehabilitation (State Preservation Law Review)

D. STAFF DETERMINATION

In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff approved the project and made the determination that the project does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places (Register of Historic Kansas Places).

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-19-00102 1109 Ohio Street; I/I Permit; State Law Review

B. PROJECT DESCRIPTION

Add new electrical branch circuit/extend existing branch circuit and add/alter sump pit.

C. STANDARDS FOR REVIEW

Secretary of the Interior's Standards for Rehabilitation (State Preservation Law Review)

D. STAFF DETERMINATION

In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff approved the project and made the determination that the project does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places (Register of Historic Kansas Places).

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-19-00103 704 West 12th Street; Electrical Permit; State Law Review

B. PROJECT DESCRIPTION

Remove old knob/tube wiring and replace with grounded wiring.

C. STANDARDS FOR REVIEW

Secretary of the Interior's Standards for Rehabilitation (State Preservation Law Review)

D. STAFF DETERMINATION

In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff approved the project and made the determination that the project does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places (Register of Historic Kansas Places).

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-19-00104 406 West 6th Street; I/I Permit; State Law Review

B. PROJECT DESCRIPTION

Add new electrical branch circuit/extend existing branch circuit and add/alter sump pit.

C. STANDARDS FOR REVIEW

Secretary of the Interior's Standards for Rehabilitation (State Preservation Law Review)

D. STAFF DETERMINATION

In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff approved the project and made the determination that the project does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places (Register of Historic Kansas Places).

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-19-00120 1041 Tennessee Street; I/I Permit, State Law Review

B. PROJECT DESCRIPTION

Adding new electrical branch circuit/extending existing branch circuit, and adding or altering sump pit.

C. STANDARDS FOR REVIEW

Secretary of the Interior's Standards for Rehabilitation (State Preservation Law Review)

D. STAFF DETERMINATION

In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff approved the project and made the determination that the project does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places (Register of Historic Kansas Places).

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-19-00122 817 Tennessee Street; I/I Permit; State Law Review

B. PROJECT DESCRIPTION

Add new electrical branch circuit/extend existing branch circuit, and adding/altering sump pit.

C. STANDARDS FOR REVIEW

Secretary of the Interior's Standards for Rehabilitation (State Preservation Law Review)

D. STAFF DETERMINATION

In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff approved the project and made the determination that the project does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places (Register of Historic Kansas Places).

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-19-00124 1238 Rhode Island Street; Electrical Permit; State Law Review

B. PROJECT DESCRIPTION

Extend Service Riser, the current service wire is too low.

C. STANDARDS FOR REVIEW

Secretary of the Interior's Standards for Rehabilitation (State Preservation Law Review)

D. STAFF DETERMINATION

In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff approved the project and made the determination that the project does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places (Register of Historic Kansas Places).

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-19-00125 1124 Rhode Island Street; I/I Permit; State Law Review

B. PROJECT DESCRIPTION

Add new electrical branch circuit/extend existing branch circuit, and add/alter sump pit.

C. STANDARDS FOR REVIEW

Secretary of the Interior's Standards for Rehabilitation (State Preservation Law Review)

D. STAFF DETERMINATION

In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff approved the project and made the determination that the project does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places (Register of Historic Kansas Places).

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-19-00126 1007 Massachusetts Street; Electrical Permit; State Law Review

B. PROJECT DESCRIPTION

Replacing existing electrical meter

C. STANDARDS FOR REVIEW

Secretary of the Interior's Standards for Rehabilitation (State Preservation Law Review)

D. STAFF DETERMINATION

In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff approved the project and made the determination that the project does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places (Register of Historic Kansas Places).

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-19-00127 922 Rhode Island Street; I/I Permit; State Law Review

B. PROJECT DESCRIPTION

Add new electrical branch circuit/extend existing branch circuit, add/alter sump pit, and provide drains for laundry and lavatory sink.

C. STANDARDS FOR REVIEW

Secretary of the Interior's Standards for Rehabilitation (State Preservation Law Review)

D. STAFF DETERMINATION

In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff approved the project and made the determination that the project does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places (Register of Historic Kansas Places).

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-19-00131 936 Ohio Street; I/I Permit; State Law Review

B. PROJECT DESCRIPTION

Add new electrical branch circuit/extend existing branch circuit, and add/alter sump pit

C. STANDARDS FOR REVIEW

Secretary of the Interior's Standards for Rehabilitation (State Preservation Law Review)

D. STAFF DETERMINATION

In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff approved the project and made the determination that the project does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places (Register of Historic Kansas Places).

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-19-00132 401 Indiana Street; I/I Permit; State Law Review

B. PROJECT DESCRIPTION

Add new electrical branch circuit/extend existing branch circuit, and add/alter sump pit.

C. STANDARDS FOR REVIEW

Secretary of the Interior's Standards for Rehabilitation (State Preservation Law Review)

D. STAFF DETERMINATION

In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff approved the project and made the determination that the project does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places (Register of Historic Kansas Places).

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-19-00133 1333 New Hampshire; I/I Permit; State Law Review

B. PROJECT DESCRIPTION

Add new electrical branch circuit/extend existing branch circuit, and add/alter sump pit.

C. STANDARDS FOR REVIEW

Secretary of the Interior's Standards for Rehabilitation (State Preservation Law Review)

D. STAFF DETERMINATION

In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff approved the project and made the determination that the project does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places (Register of Historic Kansas Places).

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-19-00134 1046 Ohio Street; I/I Permit; State Law Review

B. PROJECT DESCRIPTION

Add new electrical branch circuit/extend existing branch circuit, and add/alter sump pit.

C. STANDARDS FOR REVIEW

Secretary of the Interior's Standards for Rehabilitation (State Preservation Law Review)

D. STAFF DETERMINATION

In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff approved the project and made the determination that the project does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places (Register of Historic Kansas Places).

Memorandum

City of Lawrence

Planning and Development Services

TO: Historic Resources Commission
FROM: Lynne Braddock Zollner, Historic Resources Administrator
DATE: November 15, 2018
RE: Item No. 5: DR-18-00499 311, 317, 401, 409, 415, 501, 505 N. 2nd Street deferred from November 15, 2018 agenda

Background

At their November 15, 2018 meeting, the Historic Resources Commission (HRC) referred DR-18-00499, 311, 317, 401, 409, 415, 501, 505 N. 2nd Street, to the Architectural Review Committee (ARC) to collaborate on the addition to the structure located at 311 N. 2nd Street and the design of the new structure to be located to the north of 401 N. 2nd Street (Building IV).

ARC Meetings

The ARC met with the applicant on February 7, 2019 and April 4, 2019 to review the project. The plan presented at the February 7th meeting showed changes based on the staff report and the comments by the HRC at the November meeting. The building that fronts N. 2nd Street (Building IV) had been redesigned to step down to Building I (Johnny's Tavern) from five stories to four stories, and then to three stories adjacent to Building I. The committee discussed material selection and design review changes to Building III. The applicant agreed to remove one story from Building III. The column supports of the building would be designed to support but to differentiate the old from the new. Building IV would be redesigned to change the parapet heights and sections of the building so the overall façade would not be divided into so many sections. The base of this building would be stone.

The applicant submitted new drawings for the project for the ARC to review at the April 4th meeting. These drawings reflected the design comments from the previous meeting. Specific materials were noted on the plans. The ARC and the applicant discussed the materials for the project, the stone foundation for Building IV, and the application of building materials for each projecting portion of Building IV. The applicant agreed that the materials could be carried for each portion of the undulation of the east elevation of the structure. A mixture of metal panels, brick, and fiber cement panels would be used for the upper stories of the structure. Stone would be the base of the structure. The ARC requested the applicant send a rendering of all of the design and material changes for final review. The applicant submitted this rendering on April 8, 2019. The ARC reviewed the changes independently by email and submitted their conclusion to staff.

ARC Recommendation

The ARC recommends the HRC approve the revised project as shown on the attached drawings and rendering.

Staff Recommendation

If the commission approves the project, staff recommends the commission direct staff to review any minor alterations to the project that meet the applicable standards and guidelines administratively. Staff also recommends the HRC direct staff to review final material selections as an administrative review with the advice of the ARC. Any other revisions or modifications to the project should be forwarded to the Historic Resources Commission for review.



NOTE: PER SECTION 602(H)(3)(I) AND 602(H)(3)(II) PARAPET MAY BE UP TO 5'-0" ABOVE ROOF PLANE AND NOT COUNT TOWARD BUILDING HEIGHT.
 HEIGHT LIMITS OF THE DEVELOPMENT CODE DO NOT APPLY TO STAIR TOWERS AND ELEVATOR TOWERS AS LONG AS THEY ARE NOT GREATER THAN 33% OF THE ROOF AREA AND DO NOT EXTEND HIGHER THAN 10'-0" ABOVE THE MAXIMUM HEIGHT ALLOWED BY THE BASE DISTRICT.



**MATERIALS:
STREETSCAPE:**

- 101 REAL STUCCO
- 102 BRICK
- 103 MANUFACTURED STONE
- 104 NATURAL STONE
- 105 ALUMINUM STOREFRONT
- 106 METAL PANELS
- 123 ALUMINUM CANOPY

OVERALL ELEVATIONS:

- 101 REAL STUCCO
- 102 BRICK
- 103 MANUFACTURED STONE
- 104 NATURAL STONE
- 106 METAL PANELS
- 110 THIN BRICK
- 112 CEMENTITIOUS PANELS
- 114 ALUMINUM STOREFRONT
- 115 RESIDENTIAL WINDOWS
- 116 NICHIIA FIBER CEMENT PANELS

PATIO AND DECKS:

- 112 CEMENTITIOUS PANELS
- 106 METAL PANELS
- 119 GLASS GUARD RAILS
- 120 PERFORATED ALUMINUM GUARD RAILS
- 121 ALUMINUM GUARD RAILS
- 122 WOOD SHEET MATERIALS AT RECESSED AREAS
- 115 RESIDENTIAL WINDOWS & DOORS

**BUILDING IV
ENLARGED WEST ELEVATION**
SCALE: 3/16" = 1'-0"

BUILDINGS V, VI, AND VII WILL USE SIMILAR MATERIALS AS LISTED HERE. LOCATIONS, COLORS, AND AMOUNT OF MATERIALS WILL VARY. EACH BUILDING SHOULD HAVE ITS OWN IDENTITY.

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

paulwerner
ARCHITECTS

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SUITE B2
LAWRENCE, KS 66044
OFFICE: 785.832.0804

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MIXED USE BUILDING IV
NORTH MA66 STREET
LAWRENCE, KANSAS

PROJECT # 21T-120
JUNE 26, 2017

PROGRESS: DATE:
HRC 10.15.18
HRC #2 10.24.18
PROGRESS 1.18.19

NOTE: PER SECTION 602(H)(3)(I) AND 602(H)(3)(II) PARAPET MAY BE UP TO 5'-0" ABOVE ROOF PLANE AND NOT COUNT TOWARD BUILDING HEIGHT.
 HEIGHT LIMITS OF THE DEVELOPMENT CODE DO NOT APPLY TO STAIR TOWERS AND ELEVATOR TOWERS AS LONG AS THEY ARE NOT GREATER THAN 33% OF THE ROOF AREA AND DO NOT EXTEND HIGHER THAN 10'-0" ABOVE THE MAXIMUM HEIGHT ALLOWED BY THE BASE DISTRICT.



**MATERIALS:
STREETSCAPE:**

- 102 BRICK
- 103 MANUFACTURED STONE
- 105 ALUMINUM STOREFRONT
- 106 METAL PANELS
- 123 ALUMINUM CANOPY

OVERALL ELEVATIONS:

- 102 BRICK
- 103 MANUFACTURED STONE
- 112 FIBER CEMENT PANELS
- 106 METAL PANELS
- 115 RESIDENTIAL WINDOWS

PATIO AND DECKS:

- 112 FIBER CEMENT PANELS
- 106 METAL PANELS
- 120 PERFORATED ALUMINUM GUARD RAILS
- 121 ALUMINUM GUARD RAILS
- 122 WOOD SHEET MATERIALS AT RECESSED AREAS
- 115 RESIDENTIAL WINDOWS & DOORS

**BUILDING IV
ENLARGED WEST ELEVATION**
SCALE: 3/16" = 1'-0"

BUILDINGS V, VI, AND VII WILL USE SIMILAR MATERIALS AS LISTED HERE. LOCATIONS, COLORS, AND AMOUNT OF MATERIALS WILL VARY. EACH BUILDING SHOULD HAVE ITS OWN IDENTITY.

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

paulwerner
ARCHITECTS

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MIXED USE BUILDING IV
NORTH MASS. STREET
LAWRENCE, KANSAS

PROJECT # 21T-120
JUNE 26, 2017

PROGRESS: DATE:
HRC 10.15.18
HRC #2 10.24.18
PROGRESS 1.18.19
HRC #3 2.20.19



Lawrence Historic Resources Commission	Item No. 8
311, 317, 401, 409, 415, 501, 505 N. 2 nd Street	DR-18-00499
North 2 nd Street Riverfront Development	11/15/2018

<p>Applicant</p> <p>Standards for Review</p> <p>Chapter 22</p> <ul style="list-style-type: none"> • Standard 1 • Standard 2 • Standard 9 • Environs of Union Pacific Depot (402 N. 2nd Street) <ul style="list-style-type: none"> ○ Area 2 <p>Associated Cases</p> <p>Z-18-00505 Rezoning PP-18-00504 Preliminary Plat PDP-18-00506 Preliminary Development Plan</p>	<p>Request</p> <p>The applicant proposes to develop a mixed use development that will include office, commercial, and residential uses in mixed use structures. The project includes keeping one historic structure in its current state (317 N. 2nd Street), the rehabilitation of two historic structures (401 N. 2nd Street and 311 N. 2nd Street), the demolition of five structures, and the construction of four mixed use structures. No alterations are proposed for the structure located at 317 N. 2nd. The project will be constructed in phases. This application is for Phase I.</p> <p>Reason for Request</p> <p>The property is located in the environs of the Union Pacific Depot located at 402 N. 2nd Street.</p> <p>Staff Recommendation</p> <p>Staff recommends the project be referred to the Architectural Review Committee only for the addition to 311 N. 2nd Street and the height of the structure proposed to the north of 401 N. 2nd Street.</p> <p>Staff also recommends that that the Commission direct staff to review all building materials and minor changes for the project as an administrative review. If the materials and changes do not meet the standards, the project will return to the Commission for review.</p>
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Project Description

The development project proposed with this application encompasses the property along N. 2nd Street from the levee to the north and west and to the Union Pacific Railroad right of way to the east. The anticipated northern boundary when the final phase of the project is complete will be in line with Lyon Street. The project will be constructed in phases. This application is for Phase I.

Demolition

The project includes demolition of five structures.

The first structure to be demolished is a grain elevator. This structure was constructed between 1912 and sometime in the 1920s according to information provided by the applicant. The structure is no longer used for its original purpose and is currently absent of use. The structure maintains

its historic form. The siding is in poor condition. The structure is not secure from the elements. Structural members need repair and replacement.

A storage building located at 409 N. 2nd Street is also proposed to be demolished. This structure is dated by the Douglas County Appraiser's Office as constructed c. 1930. The brick building is located directly adjacent to the north addition of the building located at 401 N. 2nd Street. The building has a flat roof with a parapet and fenestration on two sides of the structure. The building is currently used for storage and is in poor condition on the exterior. Staff has not viewed the interior of the structure.

The structure located at 415 N. 2nd Street will be demolished as part of the proposed project. This structure was also constructed c. 1930 according to the Douglas County Appraiser's Office. However, there are some indications that the date of construction may be before this date for at least some portions of the structure. The structure has a flat roof with a parapet and non-original lap siding. The structure appears to be in poor condition. Staff has not viewed the interior of the structure.

The existing house located at 501 N. 2nd Street is proposed to be demolished as part of the project. This structure is identified by the Douglas County Appraiser's Office as constructed c. 1918. A portion of a previous structure of this date may exist in this structure, but the exterior of the structure gives no indication of this date of construction. The foundation appears to be a concrete slab and the siding is predominately wood panel.

The existing house located at 505 N. 2nd Street will also be demolished with this proposed project. The Douglas County Appraiser's Office identifies the date of construction for this structure as c. 1880. Portions of the house reflect a structure that could date to this period of construction. New additions affect all elevations of the structure. The primary sheathing is a vertical panel product.

Rehabilitation

Two structures are proposed to be rehabilitated as part of this project.

The building located at 311 N. 2nd Street is a one-story limestone structure with a flat roof and parapet. The primary elevation faces east. The building is an "L" shaped plan and a shed addition has been added in the void of the "L" space. The Douglas County Appraiser's Office identifies the date of construction as 1930. The proposed project will utilize the existing structure but will infill the void of the "L" shape and add three stories above the existing one-story building. The garage openings on the main façade will be maintained and will have aluminum storefront systems. One single leaf pedestrian door will be located in the new storefront system and the existing pedestrian door on this elevation will be maintained. The three story addition will be structured to encompass the historic structure by placing structural columns outside the footprint of the historic structure. The three story addition will have asymmetrical fenestration on all four elevations. The height of the structure will be 57 feet 4 inches to the top of the highest parapet and 62 feet 4 inches to the top of the elevator shaft and stair tower. All four elevations will have balconies. Proposed materials include: stucco, EIFS, brick, thin brick, natural stone, manufactured stone, metal panels, and fiber cement panels.

The building located at 401 N. 2nd Street will also be rehabilitated. This rehabilitation will include removing a non-historic addition and constructing a new addition to the north of the structure. A small 360 square foot addition is also proposed for the west elevation of the existing structure.

The existing structure is a brick masonry structure with the majority of the walls covered with stucco. Information provided by the applicant dates the structure to the 1860s. The current appearance of the structure may indicate that the building postdates this construction date or was updated with new architectural features to modernize the structure as was typical for structures historically. Buildings are shown in this location on the Sanborn Fire Insurance Maps from 1889. The Douglas County Appraiser's Office identifies the construction date as 1910. The proposed project will maintain the historic two-story structure. An addition that was constructed in 1988 to the north of the historic structure will be removed. In the same location a new 1,300 square foot addition will be constructed. The new brick addition will be one-story with a traditional commercial storefront on the east elevation. The roof will be flat with a parapet. The height of the addition is 16 feet 6 inches. A hyphen between the historic structure and the new addition will be recessed and will be sheathed with stucco. This two-story section of the addition will allow for access stairs to the second floor of the historic structure. A small 360 square addition will be added to the west of the historic structure for a kitchen addition. This addition will be sheathed with stucco and will have a flat roof with a parapet to screen rooftop mechanical equipment.

New Construction

The proposed project includes the construction of four new buildings in this review phase of the project. All of the buildings are similar in architectural design although they vary in size. Building materials include: stucco, EIFS, brick, thin brick, manufactured stone, natural stone, cementitious panels, metal panels, and wood sheet materials. Architectural design is dominated by a pattern of vertical bays most of which are repeated, but they are always separated by at least one bay. The roof is flat with a parapet that varies in height corresponding to the bay below. Some of the parapets are accented with cornices. Fenestration is also a rhythmic pattern that is repeated. The windows and upper level doors onto balconies that are both protruding and recessed are all of similar size in height and are always divided into multiple panes. All buildings have divided aluminum storefronts at the ground level on at least one elevation of the structure. Building planes project and recess often corresponding with the dominate bays of the façade.

The building that fronts N. 2nd Street is approximately 353 feet long from north to south and 80 feet east to west. The five-story building is 62 feet 6 inches tall to the top of the highest parapet and 67 feet 6 inches tall to the top of the stair tower and elevator shaft. An aluminum storefront system with three pedestrian single-leaf doors is located on the south end of the east elevation. There is a sidewalk proposed to be adjacent to this pedestrian level of the structure. The upper floors reflect the architectural style of the development. The ground floor of the west elevation has two garage doors in addition to a pedestrian door at the north end of the structure and the storefront area at the south end of the structure.

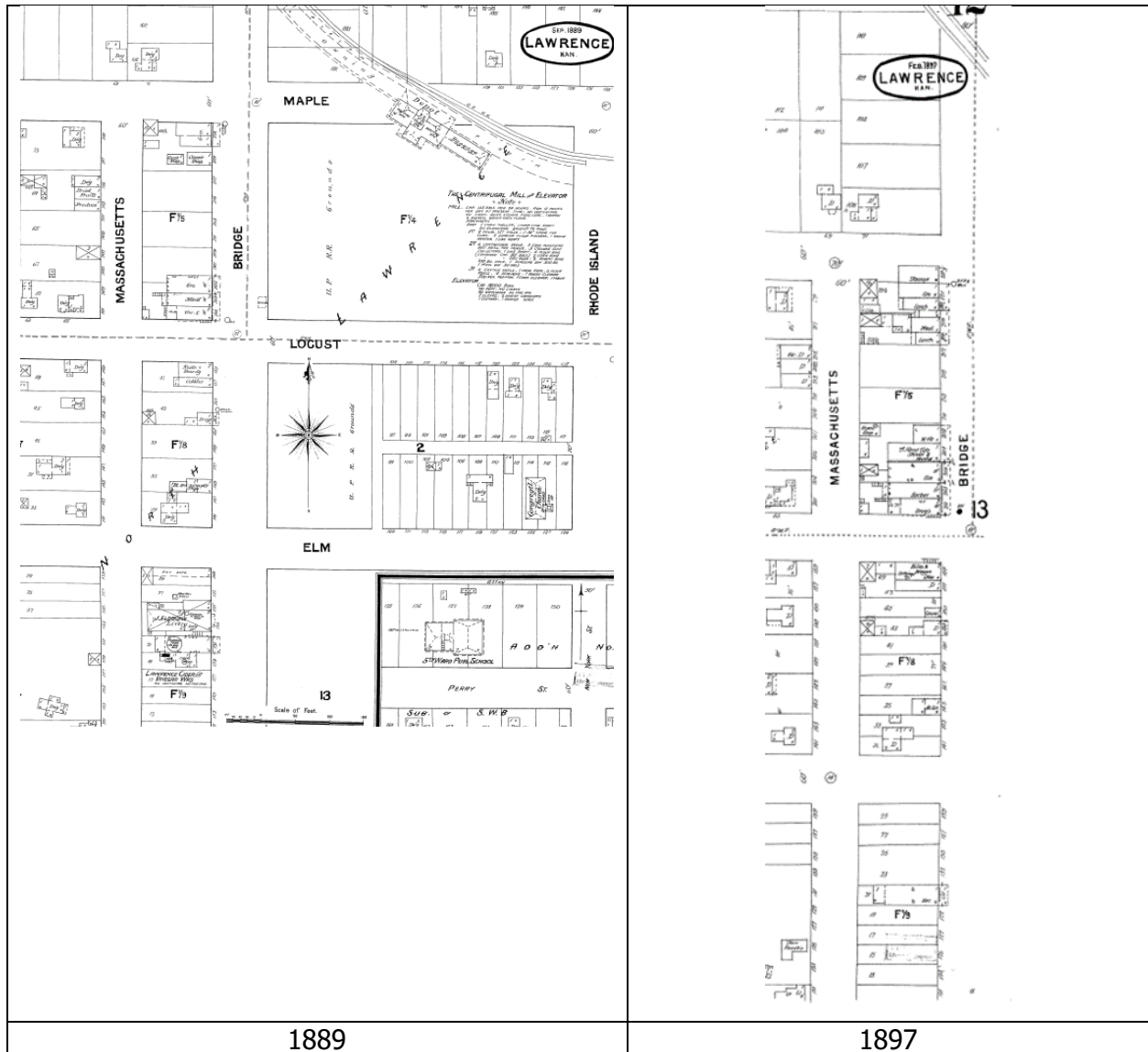
The southernmost building on the property identified on the applicant's layout as Building V is smaller than the other three new construction buildings. It is 215 feet 7 inches long and 83 feet wide. The six story building is 76 feet 6 inches to the tallest parapet at its highest above grade location and 81 feet 6 inches from this location to the top of the stair tower and elevator shaft. Storefront glazing is on the west and partial north elevations. Garage access is located on the south elevation.

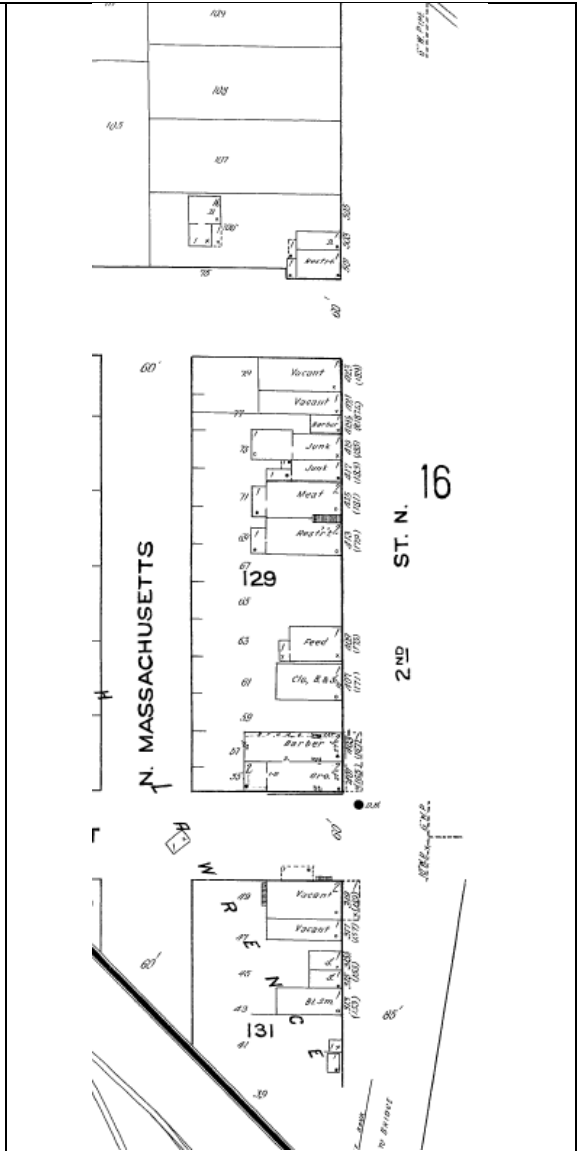
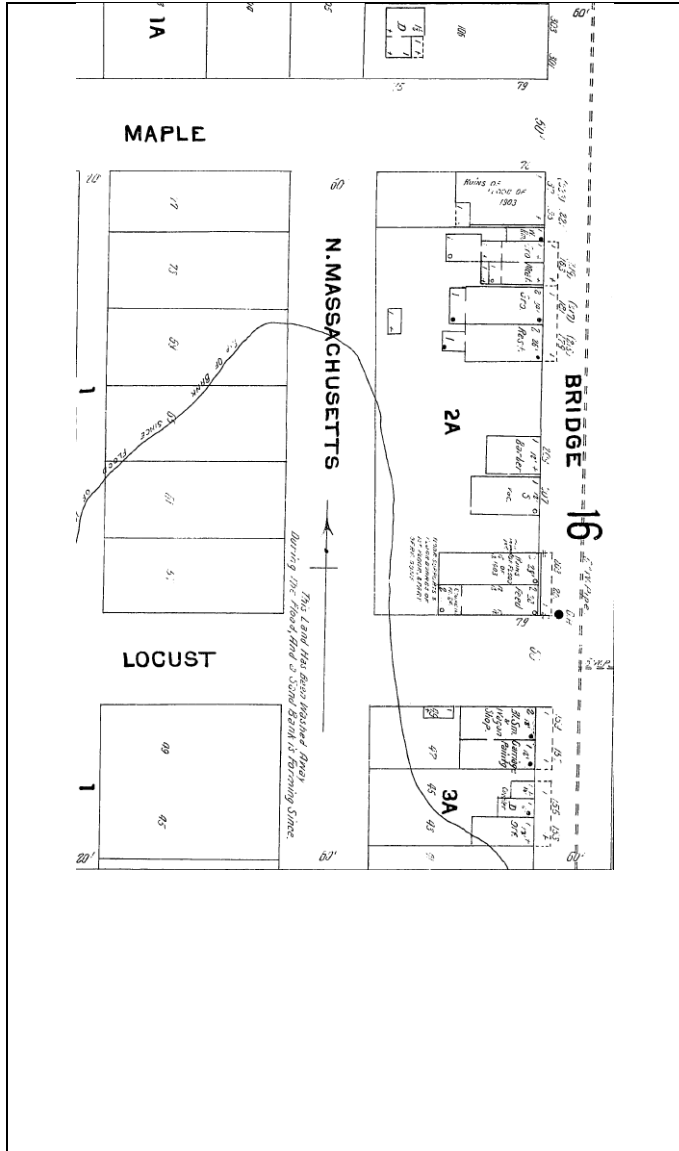
The two structures on the western boundary adjacent to the levy are identified as similar to each other. They are 104 feet 2 inches from the lowest point on the site to the top of the highest parapet and 109 feet 2 inches when the stair tower and elevator shaft heights are included. (This height is not measured per the Land Development Code measurement method.) The buildings

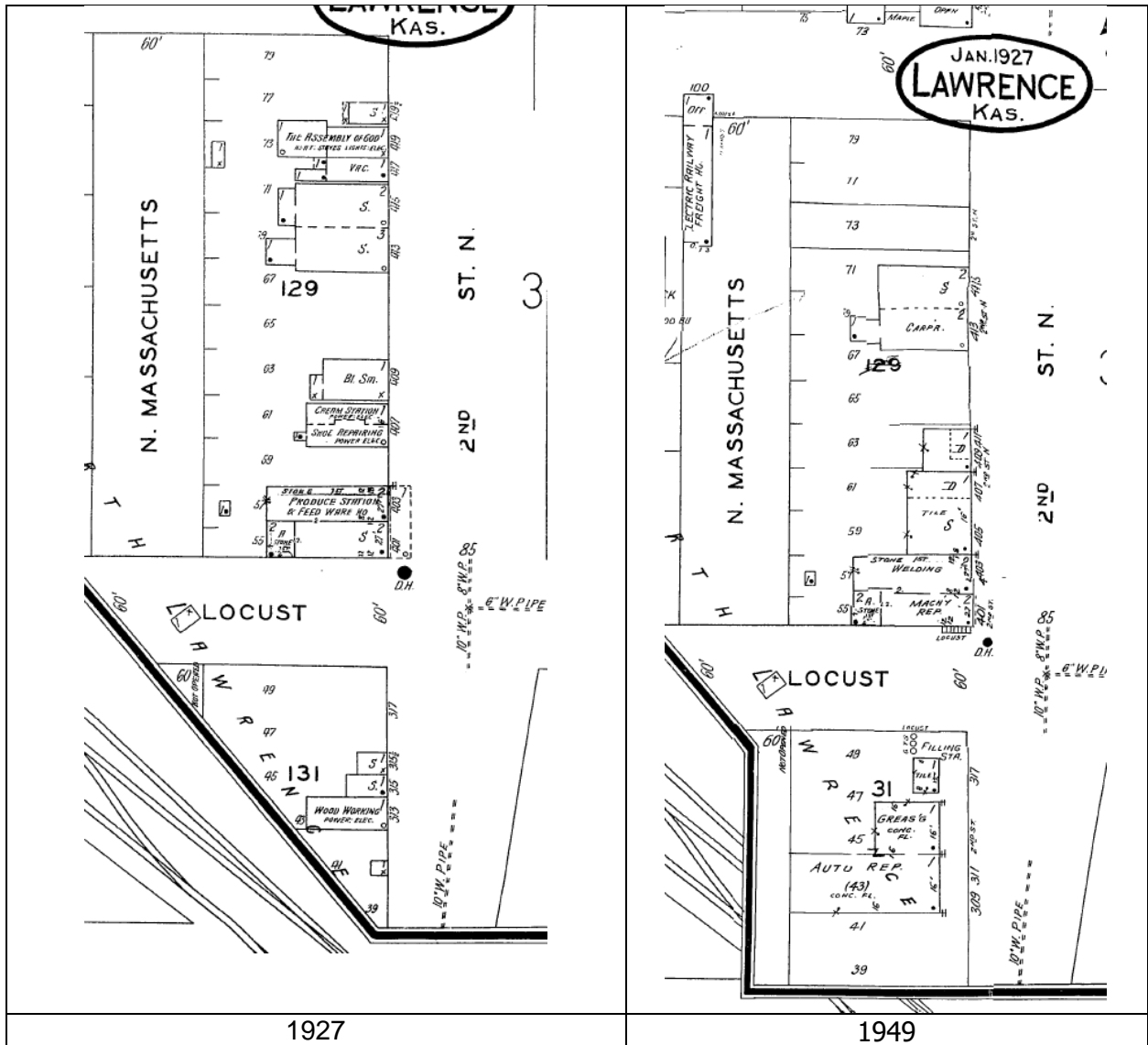
are approximately 318 feet long and 80 feet wide. Storefront systems are on the west elevations of the structures. The garage entries are located on the east elevations.

Project Review

Union Pacific Depot was constructed in 1888-1889. It was designed by Henry Van Brunt of Van Brunt and Howe, Kansas City. The depot was an active passenger depot until 1971 and was used as a freight depot until 1984. After significant activism by Lawrence residents and the City of Lawrence, the depot was deeded to the City of Lawrence in 1991. The depot has been completely rehabilitated and is used by the city as an event space. The depot is significant for its association with the history and development of the railroad in Kansas, the history and development of Lawrence (including the activism to save the depot), and its architecture. The historic structures located on N. 2nd Street in the project area have been in the environs of the depot since they were constructed, and they are historically part of the environs of the depot.







By 1889 when the Union Pacific Depot was constructed, the west side of Bridge Street (now N. 2nd Street) to Maple Street in the proposed project area was an established commercial strip. Properties to the west of N. Massachusetts Street were predominantly residential. The commercial nature of the west side of N. 2nd Street continued to be dominant until the structures were removed. Residential structures were the forms north of Maple Street.

The identification of key features, including architectural elements and setting, are the beginning basis for project review of historic structures whether they are listed individually, as part of a district, or located in the environs of a listed property or district. Careful consideration of the context and the reasons for the significance of the property should be included in the overall determination of what constitutes character-defining elements. Character-defining elements include, but are not limited to, the overall shape of the buildings, roof forms, materials, decorative details, size, setbacks, and scale found in the area. Once the character-defining features have been identified, the project can be reviewed using the guidelines to determine if the proposed project meets the guidelines and if the project will damage or destroy the listed property.

Demolition of Structures

The proposed project will demolish 5 existing structures. Demolition of structures, both primary and accessory, is often not beneficial for the environs of a listed property because it could alter the historic character defining elements of the area. The primary focus of review for the demolition of structures has the potential to affect: setbacks, rhythm, spatial relationships, materials, height, massing, scale, and site coverage patterns of the area.

All five of the structures to be demolished are historic. (The National Park Service standard for a historic structure is 50 years or older.) Two of the historic structures represent commercial structures fronting N. 2nd Street, two of the historic structures represent the residential structures north of Maple Street, and one structure is associated with agricultural uses of property located in the proposed project area. Evaluating historic structures to determine if they are character defining elements of the environs of a listed property includes a determination of the property's architectural integrity in addition to the property's age. The property must convey sufficient exterior architectural character to convey its historic appearance, including any additions that may have achieved historic significance in their own right. A property must also be in a physical state that allows for the preservation of the structure. Using these three criteria, the grain elevator and the structure located at 409 N. 2nd Street are character defining for the environs. The houses located at 501 and 505 N. 2nd Street as well as the commercial structure located at 415 N. 2nd Street no longer maintain sufficient architectural integrity to be contributing structures to the environs of the listed property.

The Sanborn Fire Insurance maps show that commercial development in the 300 and 400 blocks of N. 2nd Street and residential development north of Maple Street has existed since 1889. While the four buildings proposed for demolition are no longer character defining due to the loss of the integrity of the structures, the demolition of these structures will alter the environs of the listed property. The primary character of the environs that will be impacted will be the spatial relationships, building forms, site coverage, rhythm, and height. The proposed demolition of the five structures does not meet Standard 2.

Because the demolition of structures has the potential to impact the environs of a listed property, compatible new construction should always be part of a demolition project. The applicant proposes a new structure that will front N. 2nd Street and will replace the four buildings. While this new structure has the potential to mitigate the demolition of 409 N. 2nd Street and 415 N. 2nd Street, it will not mitigate the demolition of the houses located at 501 and 505 N. 2nd Street and the grain elevator. While the demolition of these three structures will impact the environs of the Union Pacific Depot, there is no line of sight from the depot to these structures. Staff also notes that the residential area north of Maple Street has been in decline historically as a residential area and these two structures are remnants of the historic residential development of the area. Staff is of the opinion that the demolition of the houses located at 501 and 505 N. 2nd Street and the grain elevator will not damage or encroach upon the environs of the listed property.

While there is no line of sight to the grain elevator, it is shown on the development plan to be located in a parking lot island. Staff recommends the applicant consider retaining this structure as part of the overall project design.

New Construction

Four mixed use structures are proposed with this project. Three of the structures are adjacent to the levee and the fourth runs parallel to N. 2nd Street. All four of the structures utilize multiple materials and creating sections on the elevations as a way to break up the large mass of the structures. Because the final building materials have not been selected, staff should review the final materials with the building permit. Two of the structures adjacent to the levee will have no line of sight to the listed property. The southernmost structure, will only have a very minimal view to the top floor from the listed property. These three buildings adjacent to the levee are located more than 250 feet from the listed property. These three buildings have no direct relationship with the environs of the listed property. These three buildings meet Standard 9.

The fourth building is directly across N. 2nd Street from the listed property. This building has the potential to mitigate the demolition of the existing commercial structures on the site. Historically, the character of this area of the environs had commercial structures that had party wall construction or structures that were placed in close proximity to each other giving the appearance of one long structure along the street. Currently forms exist to indicate this historic pattern. The proposed building, while more solid without any breaks in the façade and longer than the historic pattern, mitigates the loss of the commercial forms of this block by creating this pattern in this location. The proposed building also has a modern storefront system on the east elevation facing the listed property as was characteristic for the historic and current environs. This promotes a sense of entry that is compatible with the environs of the listed property. The proposed building materials are compatible with the environs of the listed property. Preference should be given to stucco, brick, natural stone, and wood. The building, however, is proposed to be five stories.

The commercial strip in this area has historically had structures that were one or two stories in height. Currently the environs has no structures over two stories in height. The building that is directly to the south, 401 N. 2nd Street is two stories. (A new one story addition will be added to the north.) The guidelines for new construction recommend new structures relate to the height of adjacent structures. As a general rule, new buildings should be constructed to a height roughly equal to the average height of existing buildings for the historic period on and across the street. New construction that greatly varies in height from older buildings in the vicinity should be avoided. (Section 22-506.1) The proposed five story structure does not meet this guideline. The new structure will be placed approximately 10 feet from the one-story addition to 401 N. 2nd Street. Being adjacent to a one-story structure with a minimal separation will amplify the disparity height between the new structures. The new structure will not be compatible with the environs of the listed property.

The height of the structure directly relates to the scale and mass of the structure. The applicant has designed the structure with a pedestrian storefront system and building division with varying rooflines and materials to address the scale and mass of the building. An architectural language between the pedestrian level storefront and the upper floors of the structure could provide additional compatibility with the environs.

With a reduction in the height, the proposed structure can meet Standard 9 and will mitigate the demolition of the two existing commercial structures on the site.

Rehabilitation

The proposed project will rehabilitate the structure located at 401 N. 2nd Street by removing a

non-historic addition and adding two new additions. The proposed additions are compatible in size, scale, massing, materials, setbacks, and orientation. The addition proposed for the north of the structure maintains the commercial rhythm and character of the historic environs. This rehabilitation meets Standards 1 and 9.

The building located at 311 N. 2nd Street will also be rehabilitated. The existing structure will have the east façade garage doors replaced with a modern storefront system. This rehabilitation will include a new addition to the northwest corner and a three story addition above the existing structure. The applicant proposes to place support columns outside the footprint of the existing building to support the new vertical addition. Review of new additions, like new construction, should consider building scale, height, orientation, site coverage, spatial separation from other buildings, facade and window patterns, entrance and porch size and general design, materials, textures, color, architectural details, roof forms, and emphasis on horizontal or vertical elements. (Section 22-506(c)(2)) The proposed vertical addition is unique because it does not require review of spatial separation from other buildings. The remainder of the review considerations, however, do apply to a vertical addition.

The ground level addition is compatible in size, scale, site coverage, and materials. The proposed vertical addition is three stories. This three story addition has no common architectural language with the historic structure or the environs of the listed property. The height and scale of the addition are out of proportion with the existing structure and with the environs of the listed property. The patterns and fenestration of the east elevation create horizontal and vertical elements that are not typical for the environs. This structure has a direct line of sight to the listed property. While Standard 9 states that contemporary design for additions should not be discouraged, it also states that the design should be compatible with the size, scale, color, material, and character of the environs. The proposed vertical addition is too tall, is out of scale with the existing structure and the environs, will have large panel materials as exterior sheathing that are not compatible with the environs, and is out of character of the environs. The proposed vertical addition does not meet Standards 1 and 9.

No changes are proposed for the building located at 317 N. 2nd Street.

Staff is of the opinion that the layout design of the overall project meets the standards and guidelines of Chapter 22. Staff is also of the opinion that the three buildings adjacent to the levee and the rehabilitation of 401 N. 2nd Street meet the standards and guidelines with appropriate building materials. The challenges for the project are the building located to the north of 401 N. 2nd Street and the vertical addition to 311 N. 2nd Street. Staff is of the opinion that the architecture for the building located to the north of 401 N. 2nd Street is compatible with the environs. It is the height and related scale of the proposed structure that creates a structure that is not compatible with the environs. Staff would recommend that the Commission refer this portion of the project to the Architectural Review Committee to work on the overall height of the structure. The vertical addition for 311 N. 2nd Street should also be referred to the Architectural Review Committee to work with the applicant on height, scale, size, fenestration, and materials. With some design refinement, both structures can be compatible with the environs of the listed property and meet the standards and guidelines.

STANDARDS FOR REVIEW

Chapter 22 of the Code of the City of Lawrence (Certificate of Appropriateness)

(A) An application for a certificate of appropriateness shall be evaluated on a sliding scale, depending upon the designation of the building, structure, site or object in question. The certificate shall be evaluated on the following criteria:

- 1. Most careful scrutiny and consideration shall be given to applications for designated landmarks;*
- 2. Slightly less scrutiny shall be applied to properties designated as key contributory within an historic district;*
- 3. Properties designated contributory or non-contributory within an historic district shall receive a decreasing scale of evaluation upon application;*
- 4. The least stringent evaluation is applied to noncontributory properties and the environs area of a landmark or historic district. There shall be a presumption that a certificate of appropriateness shall be approved in this category unless the proposed construction or demolition would significantly encroach on, damage, or destroy the landmark or historic district. If the Commission denies a certificate of appropriateness in this category, and the owner(s) appeals to the City Commission, the burden to affirm the denial shall be upon the commission, the City or other interested persons.*

(B) In considering an application for a certificate of appropriateness, the Commission shall be guided by the following general standards in addition to any design criteria in this Chapter and in the ordinance designating the landmark or historic district:

- 1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, site or object and its environment, or to use a property for its originally intended purpose;*
- 2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible;*
- 3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged;*
- 4. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected;*
- 5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure or site shall be treated with sensitivity;*
- 6. Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new materials should match the material being replaced in composition, design, color, texture, and other visual qualities.*

Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical, or pictorial evidence, rather than on conceptual designs or the availability of different architectural elements from other buildings or structures;

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building material shall not be undertaken;

8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, and project;

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alteration and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environs.

Design Criteria Section 22-506

(C) In considering any application for a certificate of appropriateness and in reviewing and commenting on matters before other bodies, the Commission shall consider the standards for review listed above and the following:

(1) Alterations. Specific design criteria for exterior alterations of landmarks and key contributing and contributing properties within historic districts shall be based on the U.S. Secretary of the Interior's Standards for Rehabilitation, as published in Section 36, Code of Federal Regulation, Part 67, and as revised from time to time; and by further reference to such specific design criteria as the Commission may require for the designation of the landmark or historic district.

(2) New Construction and Additions to Existing Buildings.

(a) The design for new construction shall be sensitive to and take into account the special characteristics that the district is established to protect. Such consideration may include, but should not be limited to, building scale, height, orientation, site coverage, spatial separation from other buildings, facade and window patterns, entrance and porch size and general design, materials, textures, color, architectural details, roof forms, emphasis on horizontal or vertical elements, walls, fences, landscaping, and other features deemed appropriate by the Commission.

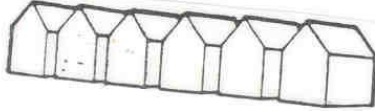
(b) New buildings need not duplicate older styles of architecture but must be compatible with the architecture within the district. Styles of architecture will be controlled only to insure that their exterior design, materials, and color are in harmony with neighboring structures.

(c) The following specific design criteria shall be used to review all applications for certificates of appropriateness for new construction or additions to existing buildings.

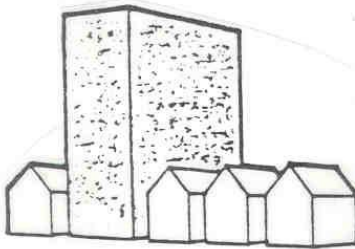
Design Criteria Section 22-506.1

HEIGHT

Consider - Relating the overall height of new construction to that of adjacent structures. As a general rule, construct new buildings to a height roughly equal to the average height of existing buildings from the historic period on and across the street.

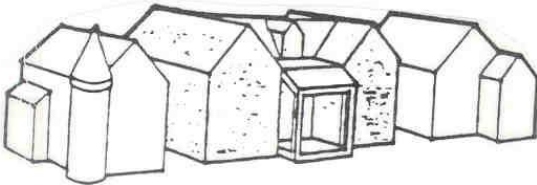


Avoid - New construction that greatly varies in height (too high or too low) from older buildings in the vicinity.

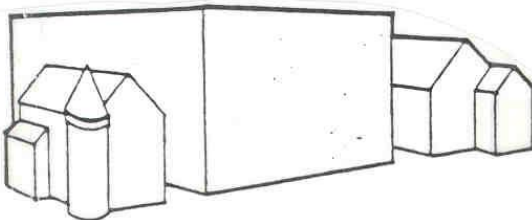


SCALE

Consider - Relating the size and proportions of new structures to the scale of adjacent buildings. Although much larger than its neighbors in terms of square footage, the building shown maintains the same scale and rhythm as the existing buildings.

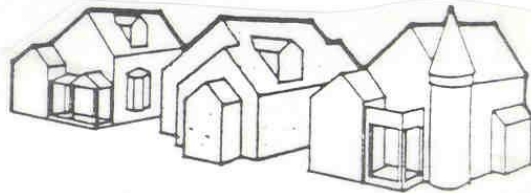


Avoid - Buildings that in height, width, or massing violate the existing scale of the area. The new building shown here disrupts the scale and rhythm of the streetscape, although it might be appropriate in a different location.

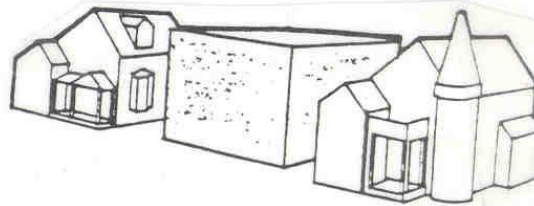


MASSING

Consider - Breaking up uninteresting boxlike forms into smaller, varied masses such as are common on most buildings from the historic period. Variety of form and massing are elements essential to the character of the streetscape in historic districts.



Avoid - Single, monolithic forms that are not relieved by variations in massing. Boxlike facades and forms are intrusive when placed in a streetscape of older buildings that have varied massing and facade articulation.



DIRECTIONAL EXPRESSION

Consider - Relating the vertical, horizontal, or nondirectional facade character of new buildings to the predominant directional expression of nearby buildings. Horizontal buildings can be made to relate to the more vertical adjacent structures by breaking the facade into smaller masses that conform to the primary expression of the streetscape.



Avoid - Strongly horizontal or vertical facade expressions unless compatible with the character of structures in the immediate area. The new building shown does not relate well to either its neighbors or to the rhythm of the streetscape because of its unbroken horizontal facade.



SETBACK

Consider - Maintaining the historic facade lines of streetscapes by locating front walls of new buildings in the same plane as the facades of adjacent buildings. If exceptions are made, buildings should be set back into the lot rather than closer to the street. If existing setbacks vary, new buildings should conform to historic siting patterns.

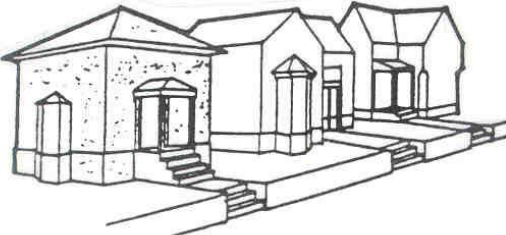


Avoid - Violating the existing setback pattern by placing new buildings in front of or behind the historic facade line. Avoid placing buildings at odd angles to the street, unless in an area where diverse sitting already exists, even if proper setback is maintained.

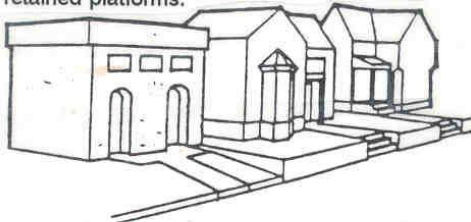


PLATFORMS

Consider - The use of a raised platform is a traditional siting characteristic of some of the older buildings in Lawrence. This visual "pedestal" is created by retaining walls and stepped entries.

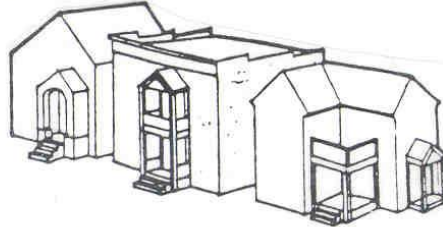


Avoid - Bringing walls of new buildings straight out of the ground without a sense of platform, i.e., without maintaining the same entry height as neighboring buildings. Such structures seem squat, visually incomplete, and do not relate well to their elevated neighbors. Also avoid leveling off terraced slopes or removing retained platforms.

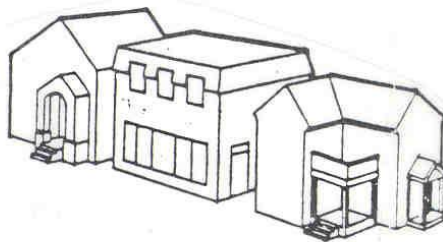


SENSE OF ENTRY

Consider - Articulating the main entrances to the building with covered porches, porticos, and other pronounced architectural forms. Entries were historically raised a few steps above the grade of the property and were a prominent visual feature of the street elevation of the building.

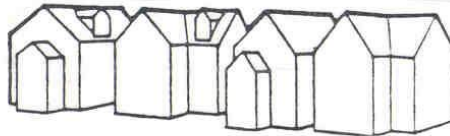


Avoid - Facades with no strong sense of entry. Side entries or entries not defined by a porch or similar transitional element result in an incompatible "flat" first-floor facade.

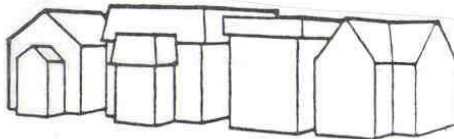


ROOF SHAPES

Consider - Relating the roof forms of the new buildings to those found in the area. Although not entirely necessary, duplication of the existing or traditional roof shapes, pitches, and materials on new construction is one way of making new structures more visually compatible.



Avoid - Introducing roof shapes, pitches, or materials not traditionally used in the area.

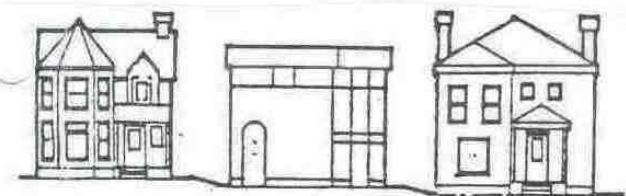


RHYTHM OF OPENINGS

Consider - Respecting the recurrent alternation of wall areas with door and window elements in the facade. Also consider the width-to-height ratio of bays in the facade. The placement of openings with respect to the facade's overall composition, symmetry, or balanced asymmetry should be carefully studied.



Avoid - Introducing incompatible facade patterns that upset the rhythm of openings established in surrounding structures. Glass walls and window and door shapes and locations shown in the example are disrespectful to the adjoining buildings.

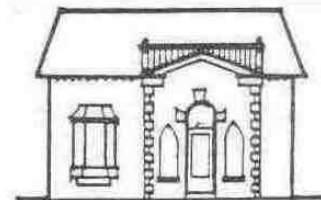


IMITATIONS

Consider - Accurate restoration of or visually compatible additions to existing buildings, and, for new construction, contemporary architecture that well represents our own time, yet enhances the nature and character of the historic district.



Avoid - Replicating or imitating the styles, motifs, or details of older periods. Such attempts are rarely successful and, even if done well, present a confusing picture of the true character of the historical area.



Environs for the Union Pacific Depot (402 N. 2nd Street)

The environs for the Union Pacific Depot at 402 North 2nd Street is divided into two areas and the proposed project is located in Area Two.

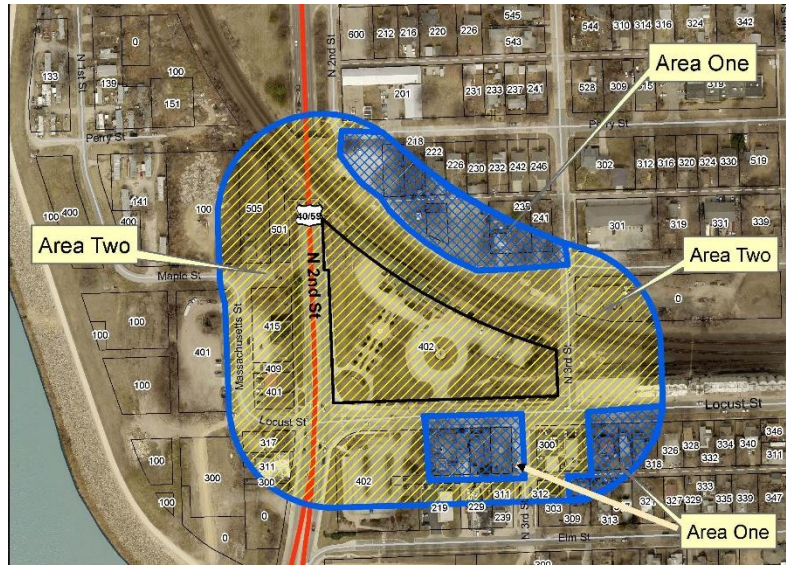
Area Two Commercial and Industrial Areas

The proposed alteration or construction should meet the intent of the Criteria set forth in Section 22-505, 22-506, and 22-506.1. Design elements that are important are scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings and sense of entry. Maintaining views to the listed property and maintaining the rhythm and pattern in the environs are the primary focus of review.

All projects with the exception of demolition, partial demolition, new construction, and new additions greater than 20% of the existing structure will be reviewed and approved by the Historic Resources Administrator.

The proposed alteration or construction should meet the intent of the Criteria set forth in Section 22-505, 22-506, and 22-506.1.

Major projects (demolition, partial demolition, new construction, and new additions greater than 20% of the existing structure) will be reviewed and approved by the Historic Resources Commission. The proposed alteration or construction should meet the intent of the Criteria set forth in Section 22-505, 22-506, and 22-506.1.



Memorandum

City of Lawrence

Planning and Development Services

TO: Historic Resources Commission
FROM: Kyle Kobe, Planner I
DATE: April 18, 2019
RE: Item No. 8: DR-19-00092 1009 New Jersey Street deferred from March 21, 2019 Agenda

Background

At their March 21, 2019 meeting, the Historic Resources Commission (HRC) referred DR-19-00092, 1009 New Jersey Street, to the Architectural Review Committee (ARC) to work on the setbacks, metal roof, and overall building materials for the new structure.

ARC Meeting

The ARC met with the applicant on April 4, 2019 to review the project. The applicant worked with the ARC and the following items were agreed upon:

1. The windows will not be vinyl.
2. Small window on the east elevation would be adjusted to the same height as the large window on the same façade.
3. The window on the stair section would be adjusted to be double the width as proposed but would be smaller in height.
4. The roof will be asphalt shingle. Only the porch roof will be metal.
5. The front porch columns would be adjusted to be larger in scale.

The ARC requested the applicant submit revised drawings showing the agreed upon changes. The applicant submitted revised drawings on April 9, 2019. The drawings showed the use of 4 inch by 4 inch columns. The applicant also requested to use vinyl windows due to cost.

The drawings were submitted to the ARC by email for review. Each member responded individually to staff only. There was consensus from the ARC that the new design of the house reflected the changes from the April 9th meeting. There was no consensus of the ARC on the use of vinyl windows or the size of the porch columns. An extruded fiberglass composite window was suggested. 6 inch by 6 inch columns were proposed to meet the intent of the adjusted larger scale for the columns. It was also proposed that 4 inch by 4 inch columns could be wrapped in the siding material used for the chimney to adjust the scale.

Staff Recommendation

Staff recommends the commission review the revised plans attached to this memo and make a final determination on the column size and the use of vinyl windows in their deliberation on the project. If the commission votes to approve the project, staff recommends the commission direct staff to review any subsequent minor alterations to

the project that meet the applicable standards and guidelines administratively. Any other revisions or modifications to the project would be forwarded to the Historic Resources Commission for review.

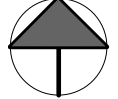
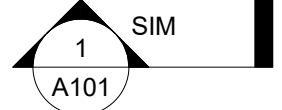








1009 New Jersey

DRAWING INDEX

- G1.0 GENERAL NOTES
- D1.0 DEMOLITION PLAN
- A1.0 SITE PLAN
- A2.0 FOUNDATION PLAN
- A2.1 FIRST FLOOR PLAN
- A2.2 SECOND FLOOR PLAN
- A2.3 ROOF PLAN
- A3.0 EXTERIOR ELEVATIONS
- A3.1 EXTERIOR ELEVATIONS
- A4.0 BUILDING SECTIONS
- A5.0 SCHEDULES
- A6.0 GARAGE PLANS
- A6.1 GARAGE ELEVATIONS

GRAPHIC SYMBOLS

-  NORTH ARROW
-  SECTION TAG
-  ELEVATION TAG
-  DOOR TAG
-  WINDOW TAG
-  MATERIAL TAG
-  CENTERLINE
-  OVERHEAD LINE

ABBREVIATIONS

- D DRYER
- DW DISHWASHER
- F FURNACE
- FRZ FREEZER
- P PANTRY
- REF REFRIGERATOR
- W WASHER
- WH WATER HEATER

GENERAL NOTES

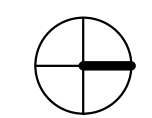
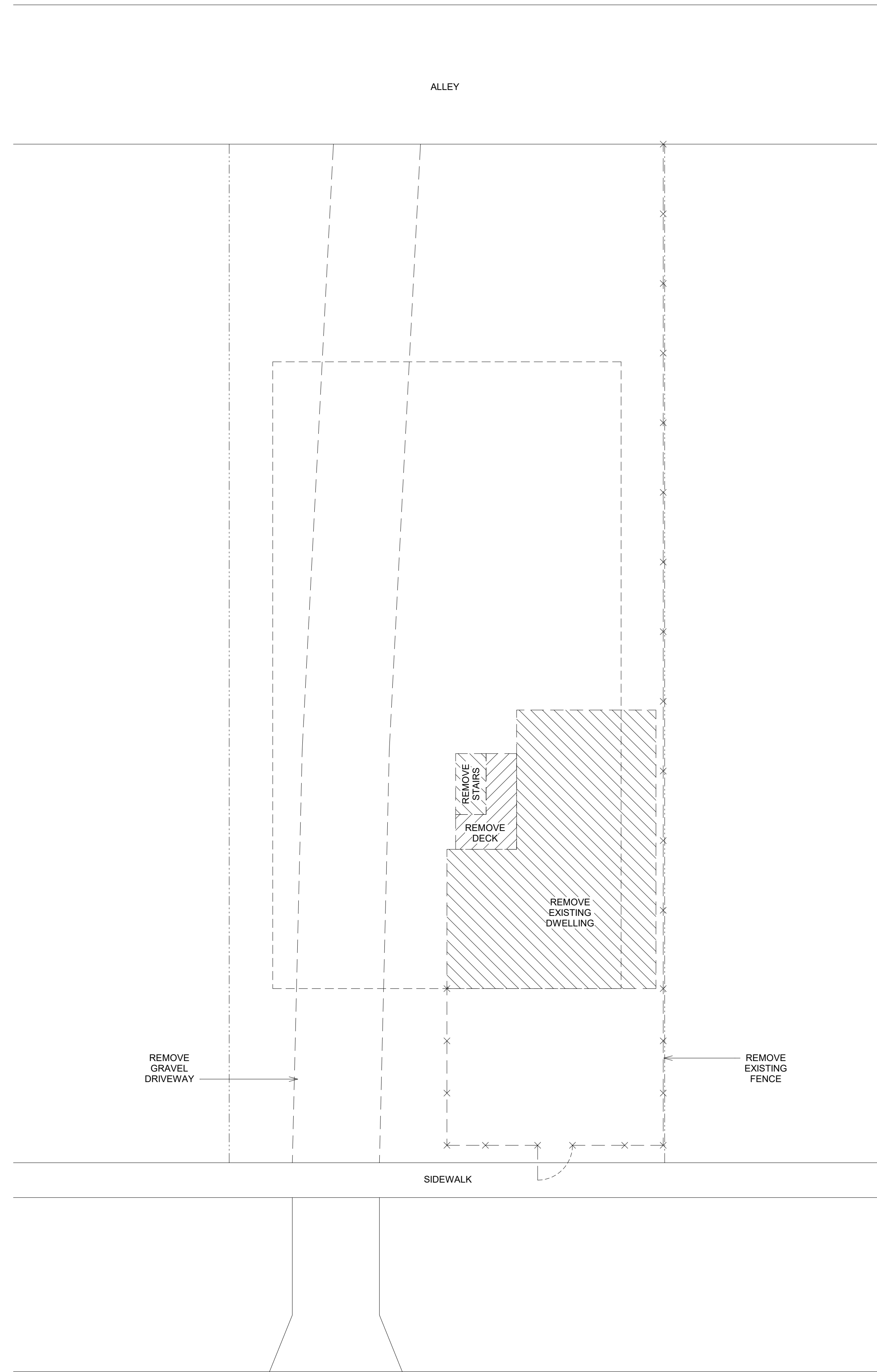
1. DIMENSIONS ON DRAWINGS ARE TAKEN TO THE FACE OF CONCRETE AND TO THE FACE OF STUD, UNLESS OTHERWISE NOTED.
2. PROVIDE 1" INSIDE DIA. RACEWAY FOR FUTURE ELECTRIC VEHICLE SUPPLY EQUIPMENT. RACEWAY SHOULD ORIGINATE AT MAIN SERVICE AND ACCOMMODATE A DEDICATED 208/240V BRANCH CIRCUIT.
3. PROVIDE A PATHWAY FOR ROUTING FROM THE SOLAR ZONE TO THE MAIN SERVICE PANEL FOR FUTURE SOLAR PANEL INSTALLATION.
4. INTERIOR DOORS TO BE INSTALLED 4-1/2" FROM FACE OF STUD TO EDGE OF ROUGH OPENING IF NOT DIMENSIONED.
5. ALL WINDOW DIMENSIONS ARE TO ROUGH OPENING.

1009 NEW JERSEY

SHEET TITLE
TITLE SHEET

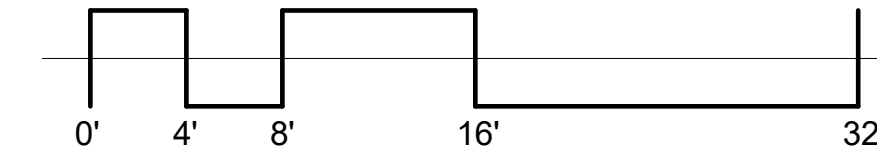
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***G1.0**



① DEMOLITION PLAN
1/8" = 1'-0"

NEW JERSEY STREET

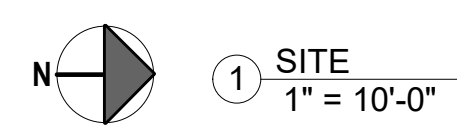
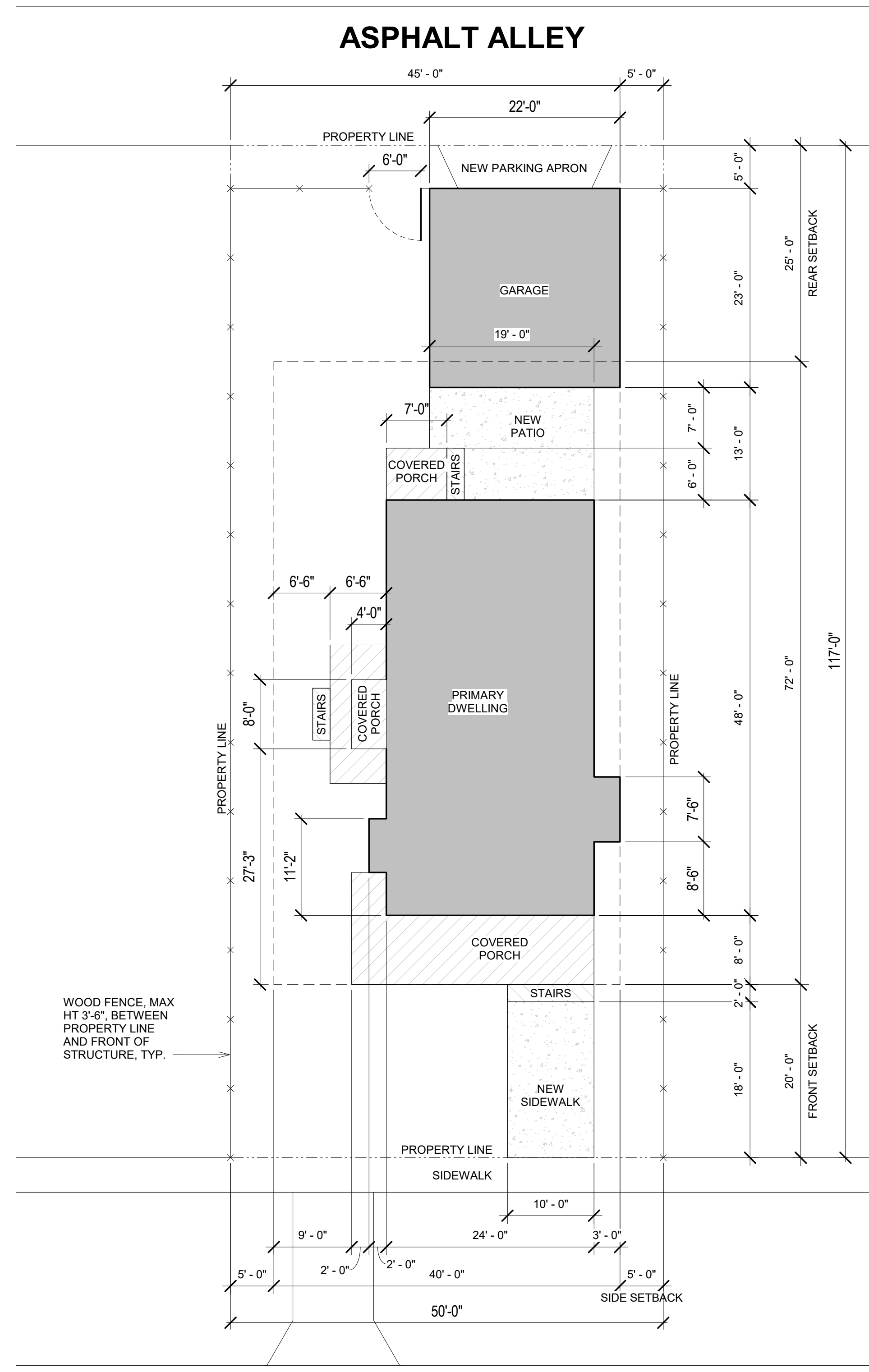


1009 NEW JERSEY
STREET

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DEMOLITION PLAN

SHEET NO.

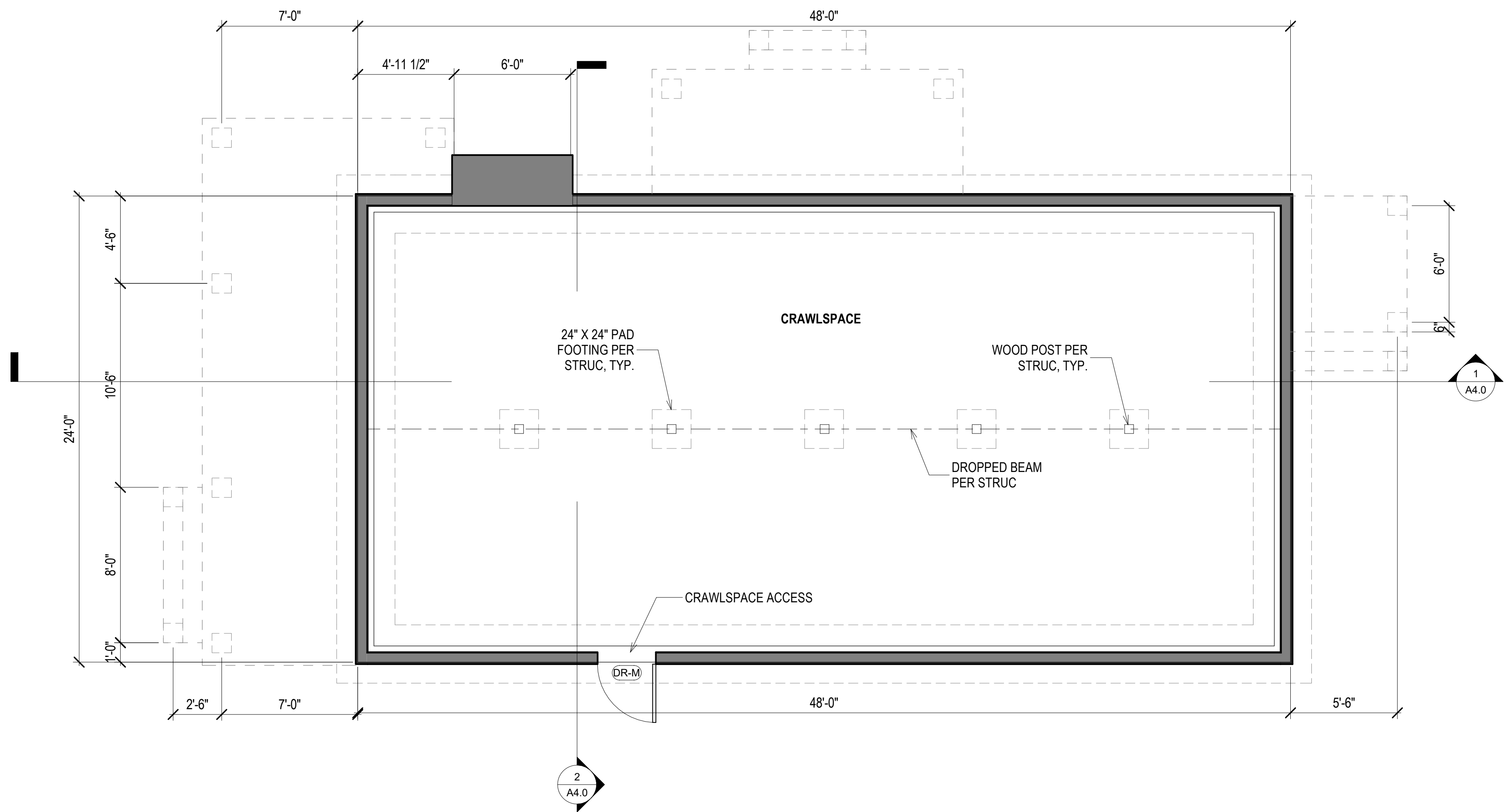
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1009 NEW JERSEY

SHEET TITLE
SITE PLAN

SHEET NO.
A1.0

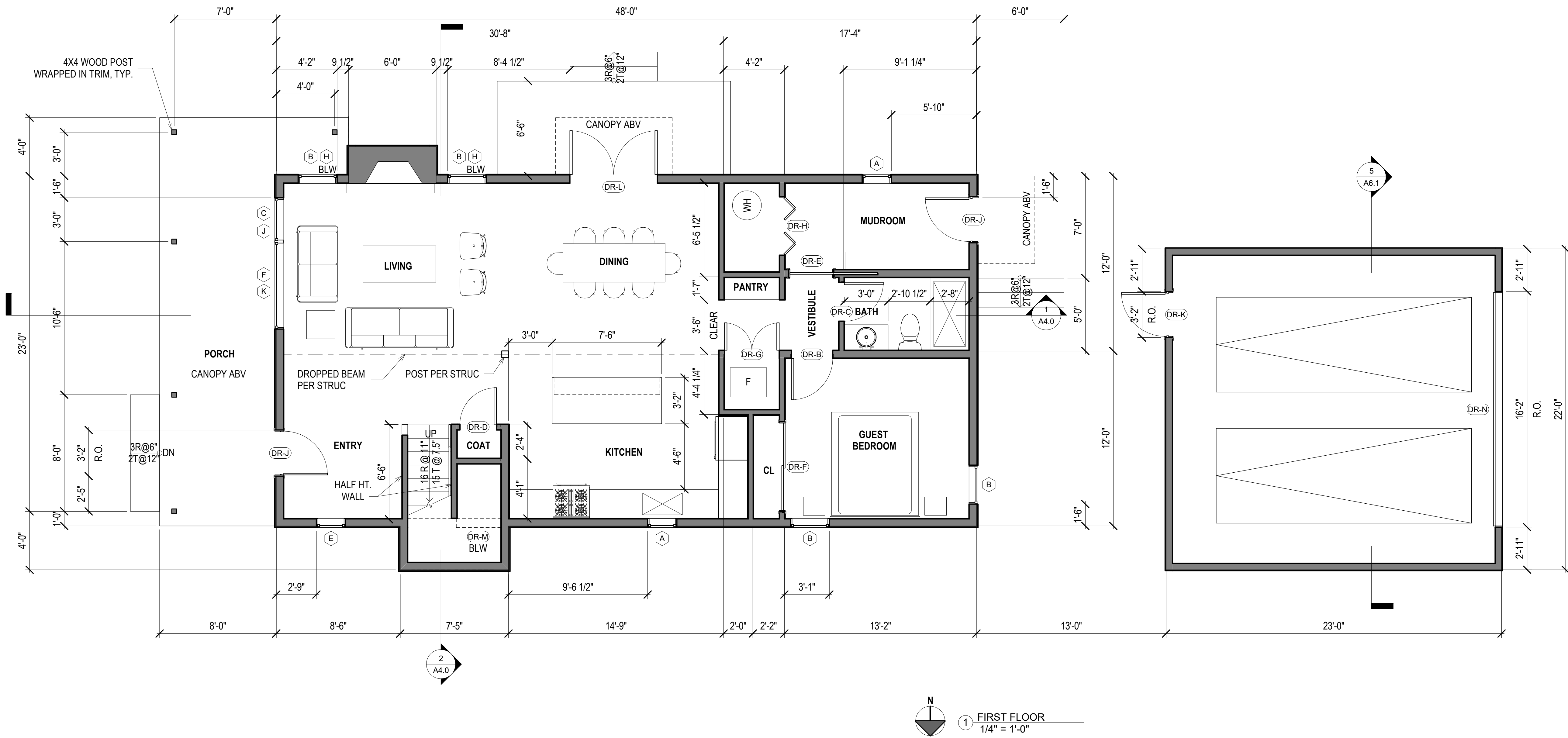


N
1 FOUNDATION PLAN
1/4" = 1'-0"

1009 NEW JERSEY

SHEET TITLE
FOUNDATION PLAN

SHEET NO.
A2.0

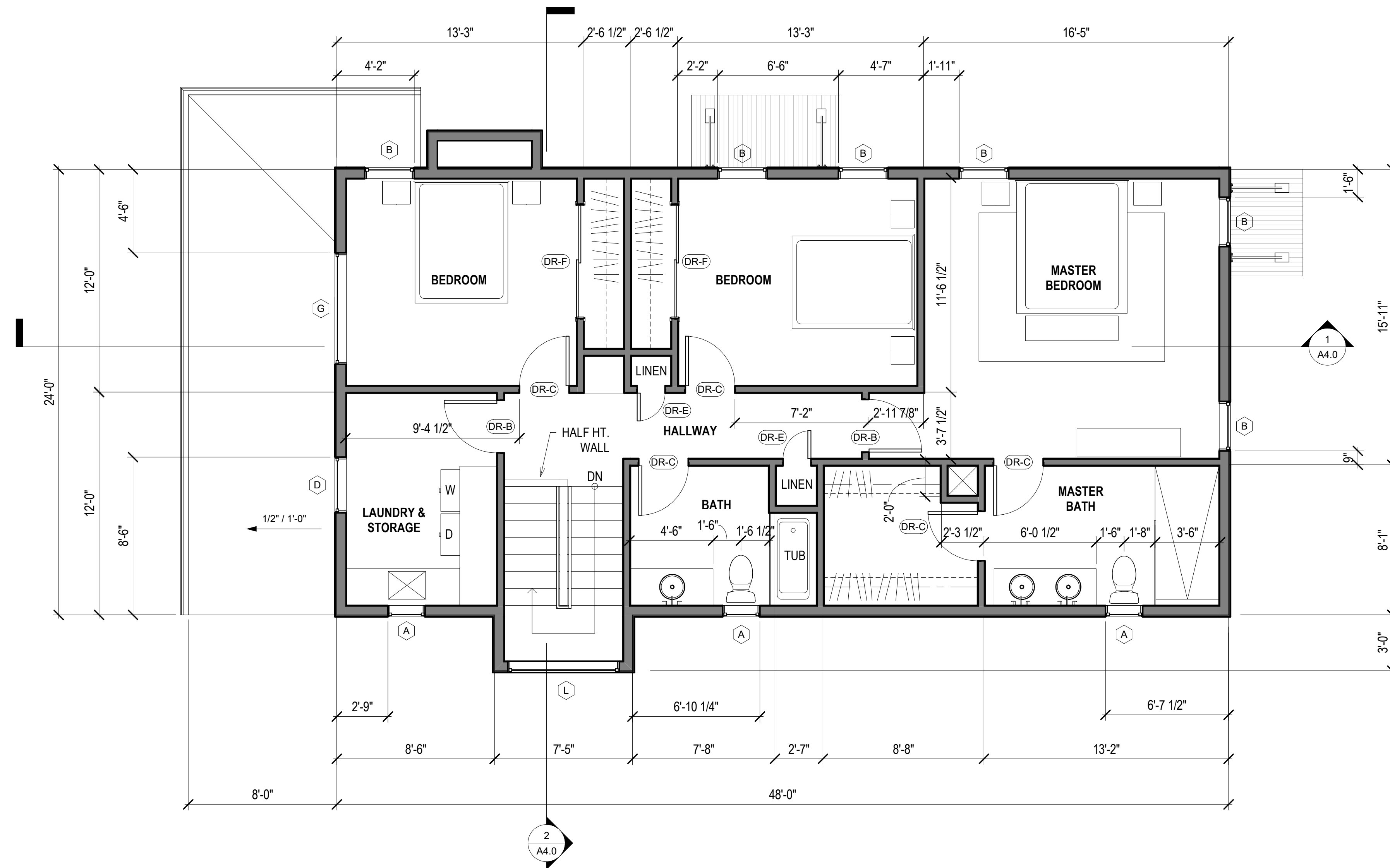


1009 NEW JERSEY

SHEET TITLE
FIRST FLOOR PLAN

SHEET NO.

A2.1

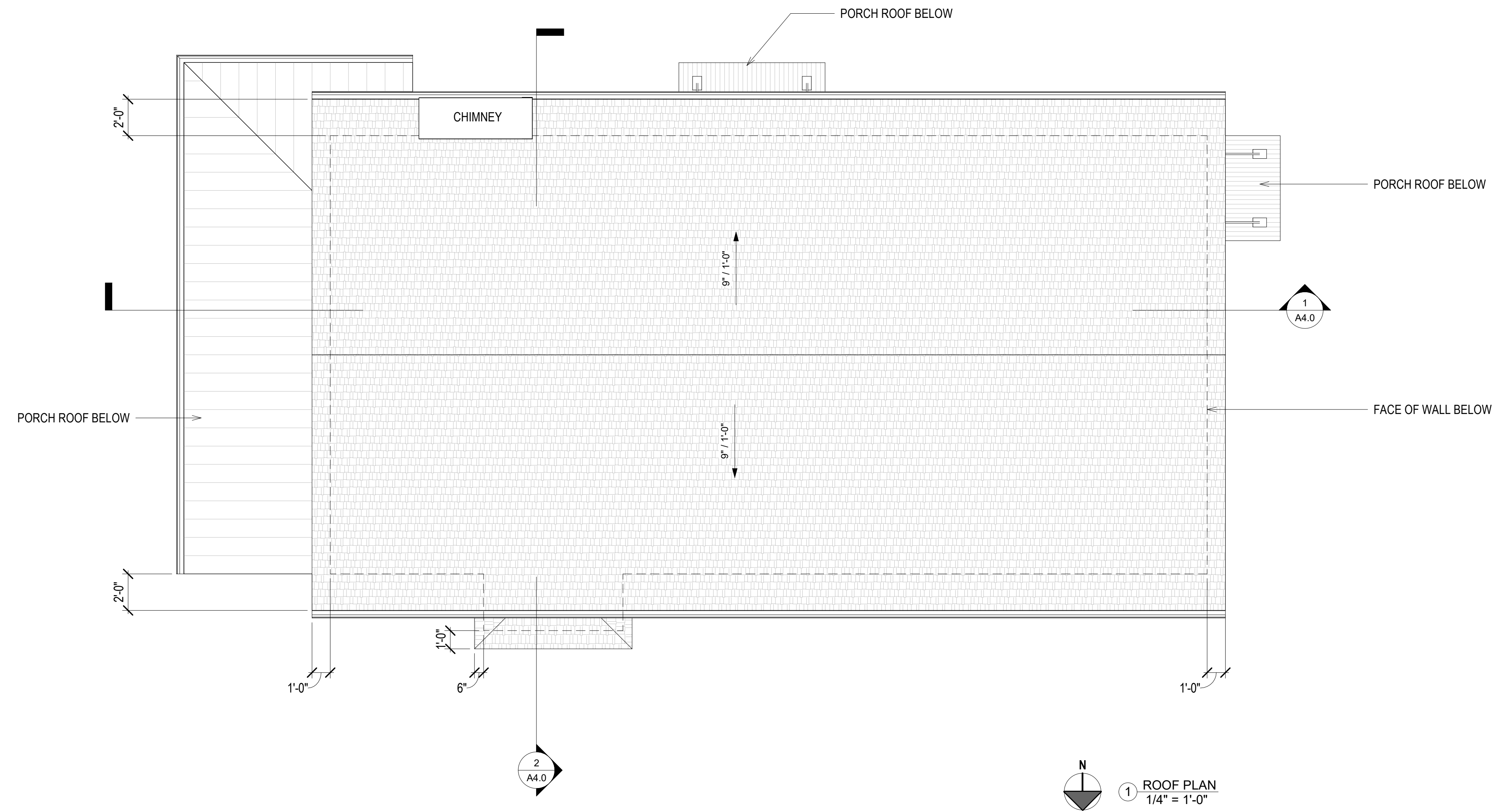


1 SECOND FLOOR PLAN
1/4" = 1'-0"

1009 NEW JERSEY

SHEET TITLE
SECOND FLOOR PLAN

SHEET NO.
A2.2

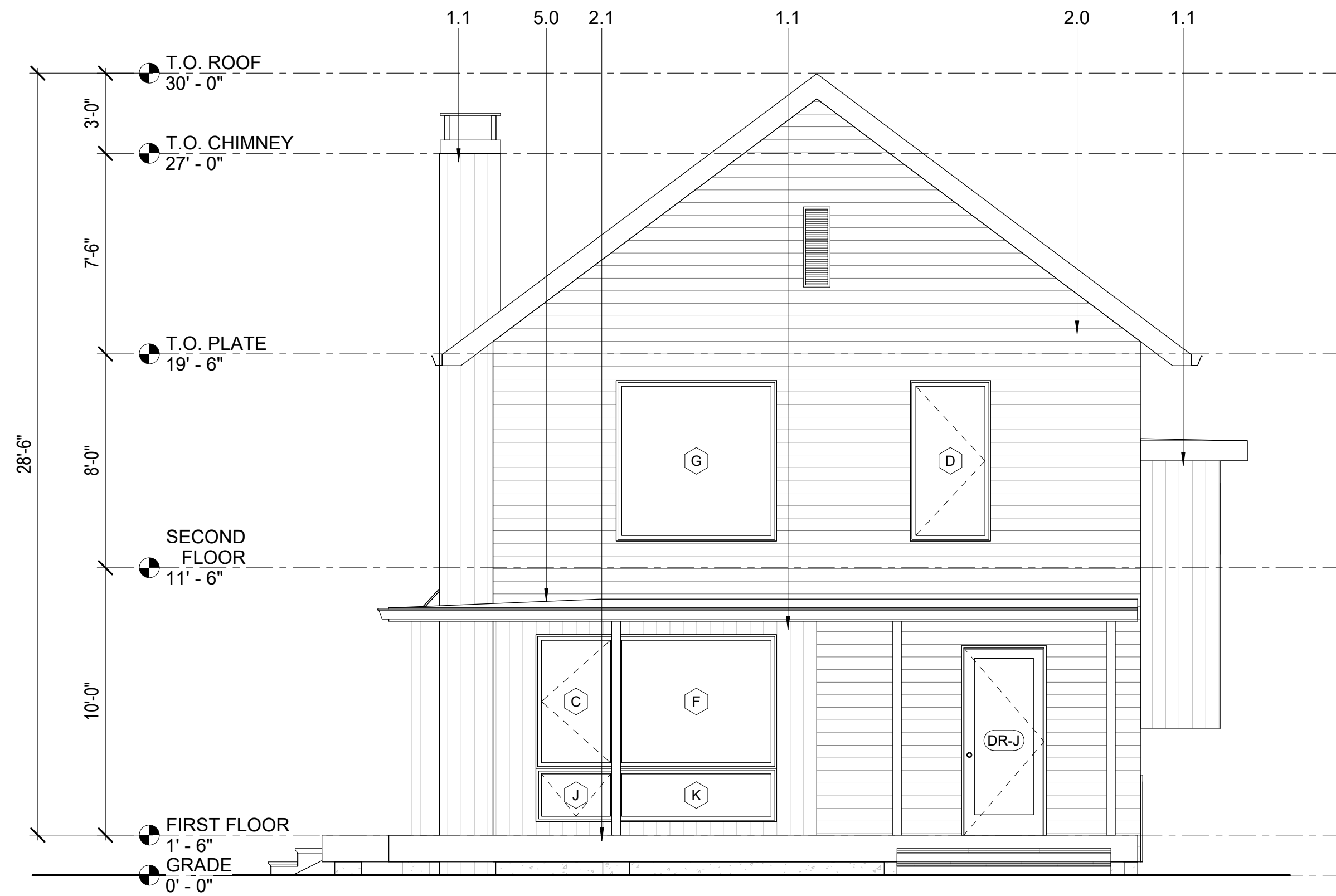


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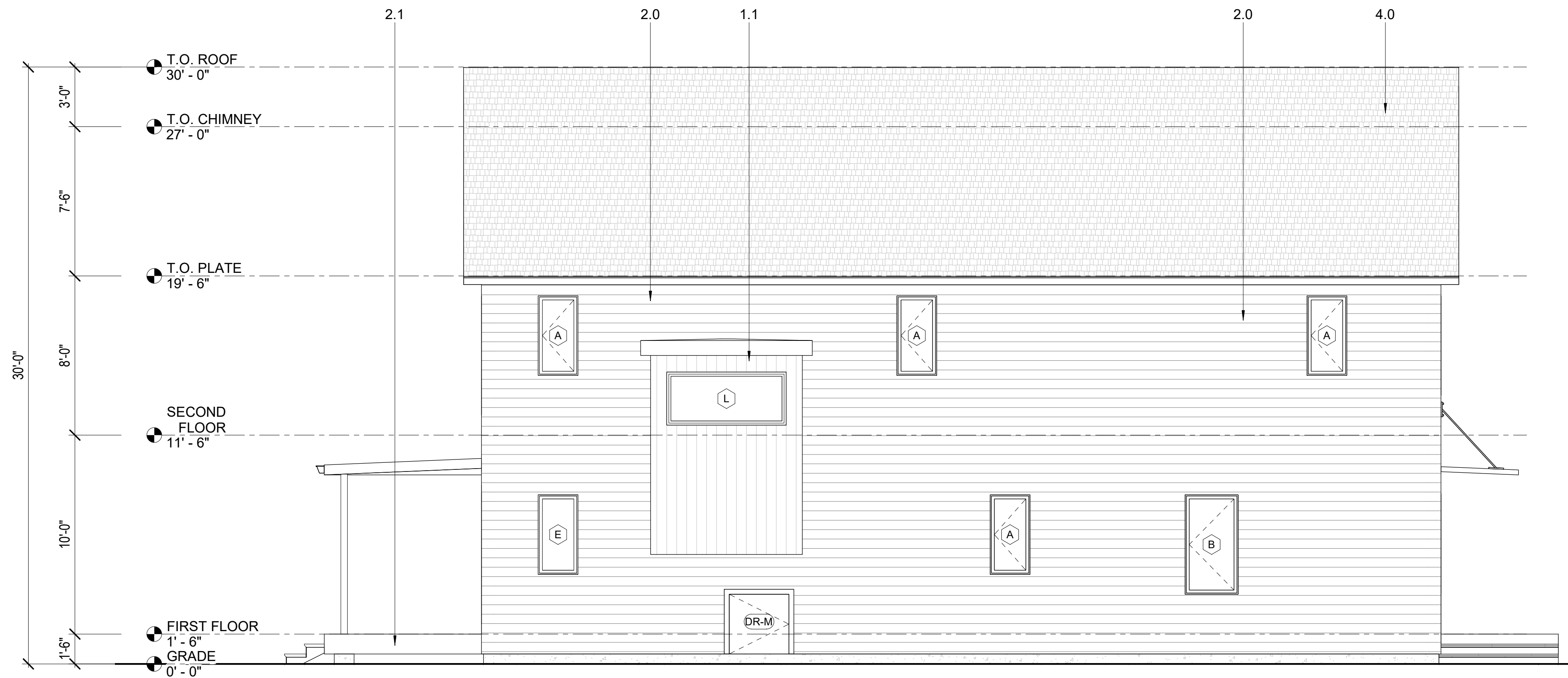
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ROOF PLAN

SHEET NO.
A2.3

EXTERIOR FINISH KEY	
1.0	Concrete
1.1	Vertical Wood Siding
2.0	Horizontal clapboard siding
2.1	Painted wood trim
3.0	Corrugated metal roof
4.0	Asphalt roofing shingle
5.0	Standing seam metal roofing
5.1	Metal gutter



② EAST ELEVATION
1/4" = 1'-0"



① NORTH ELEVATION
1/4" = 1'-0"

1009 NEW JERSEY

SHEET TITLE
**EXTERIOR
ELEVATIONS**

SHEET NO.

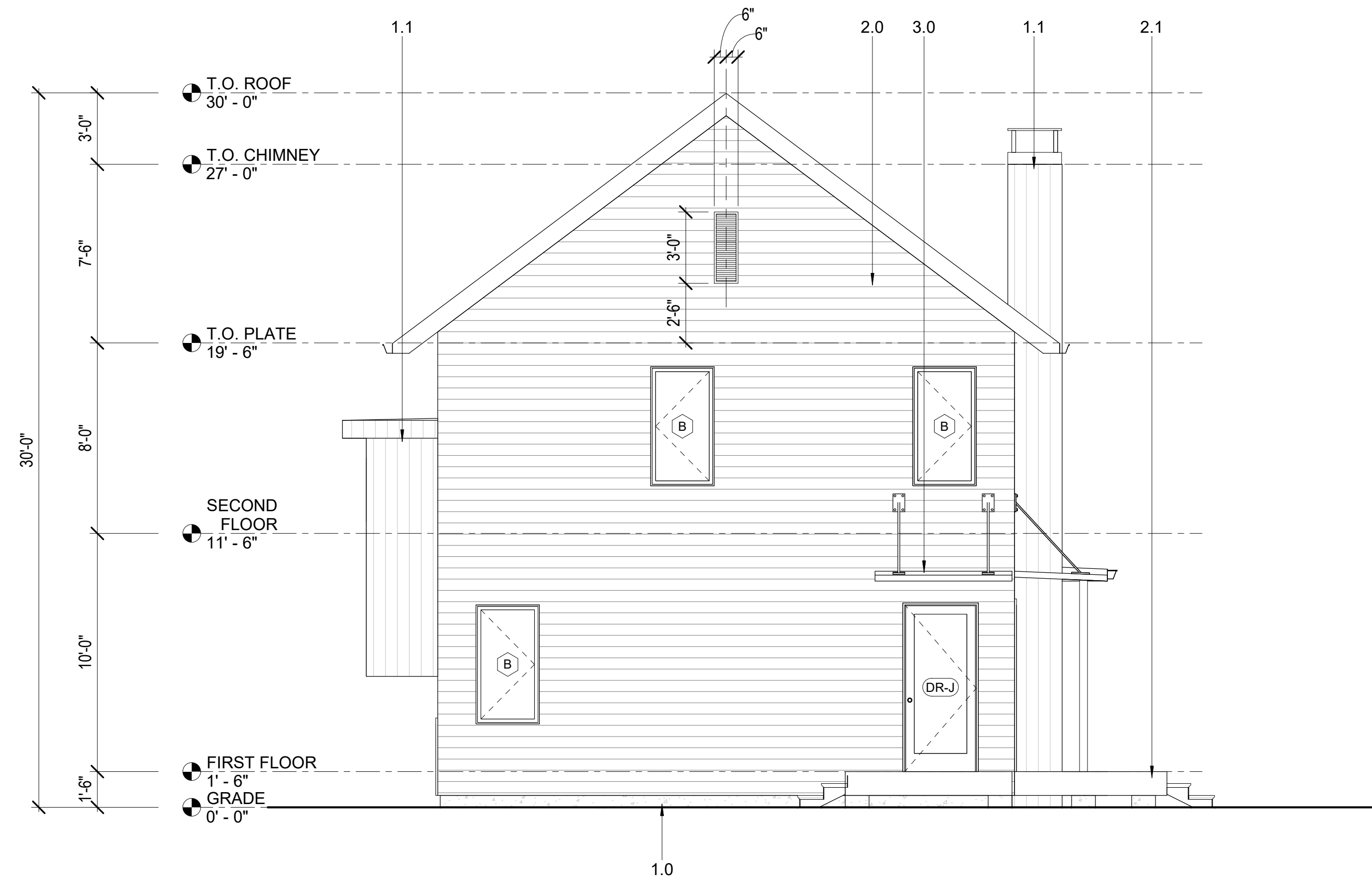
A3.0

Porch Light PLANS

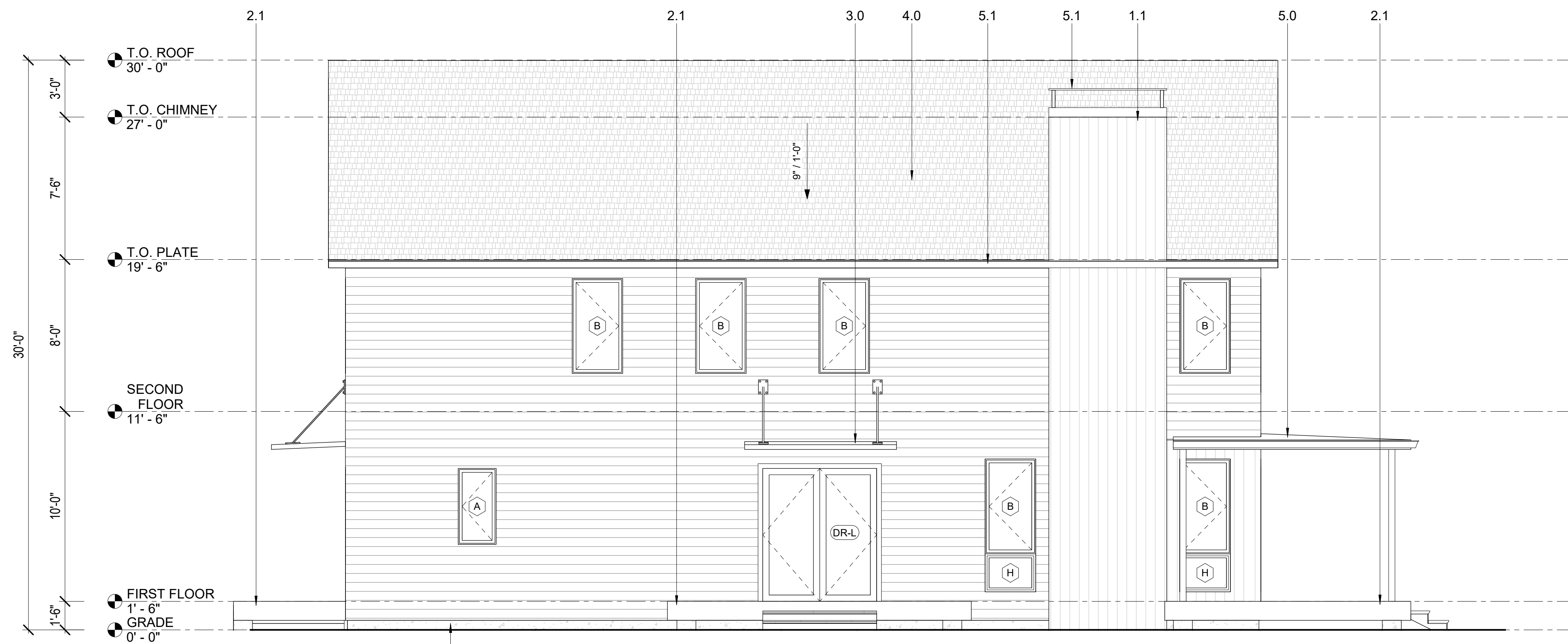
info@porchlightplans.com

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EXTERIOR FINISH KEY	
1.0	Concrete
1.1	Vertical Wood Siding
2.0	Horizontal clapboard siding
2.1	Painted wood trim
3.0	Corrugated metal roof
4.0	Asphalt roofing shingle
5.0	Standing seam metal roofing
5.1	Metal gutter



① WEST ELEVATION
1/4" = 1'-0"



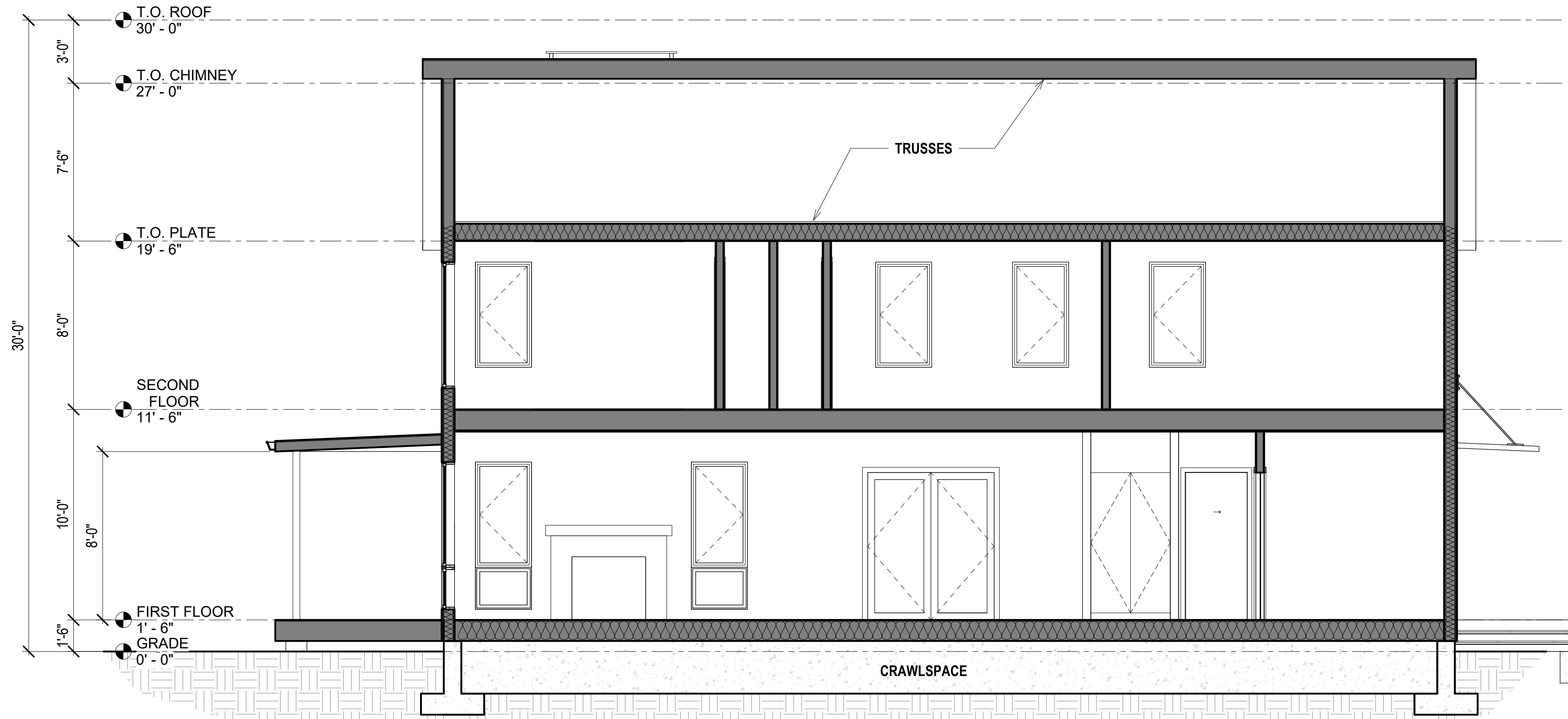
② SOUTH ELEVATION
1/4" = 1'-0"

1009 NEW JERSEY

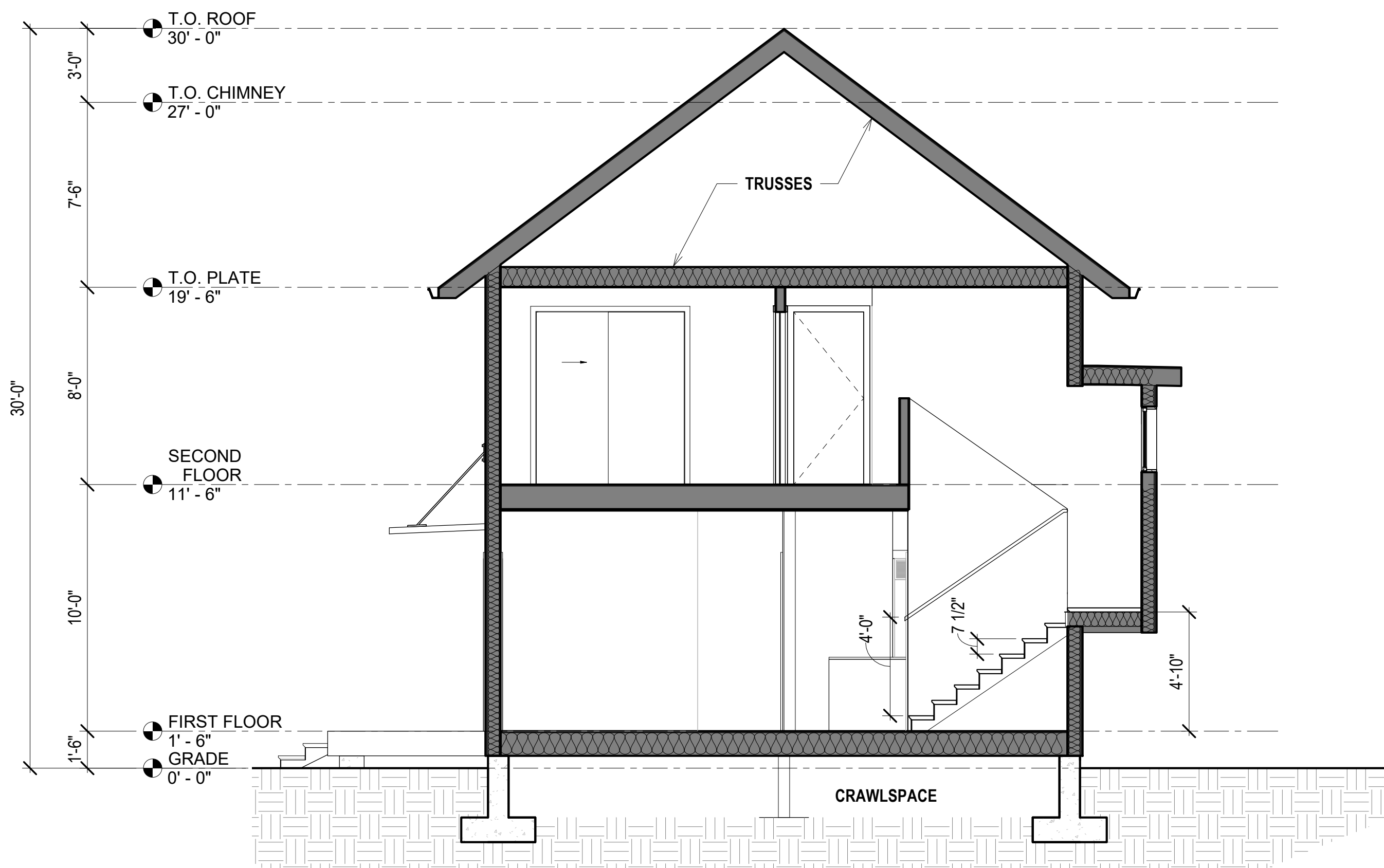
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**EXTERIOR
ELEVATIONS**

SHEET NO.

A3.1



① SECTION 1
1/4" = 1'-0"



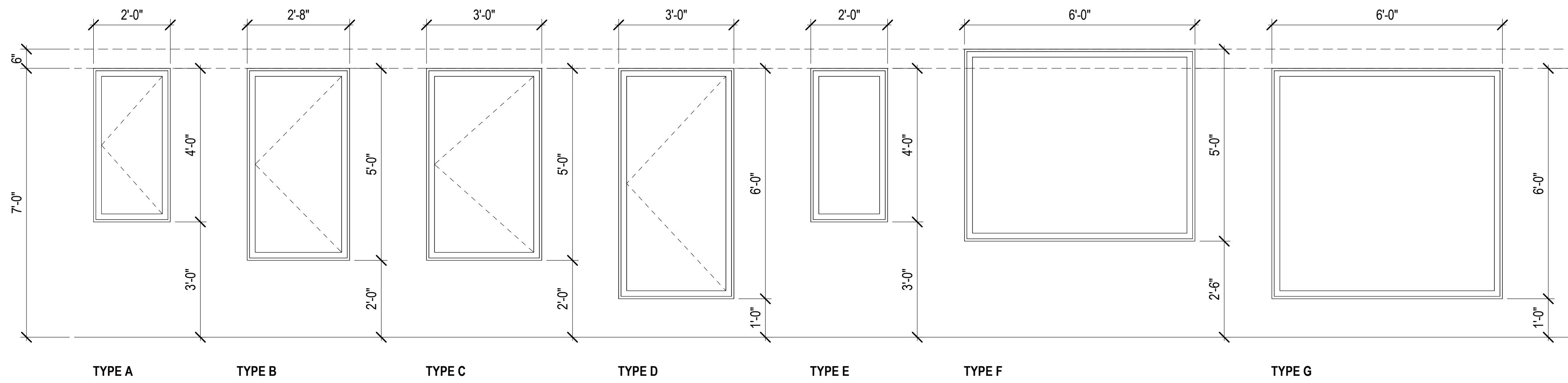
② SECTION 2
1/4" = 1'-0"

1009 NEW JERSEY

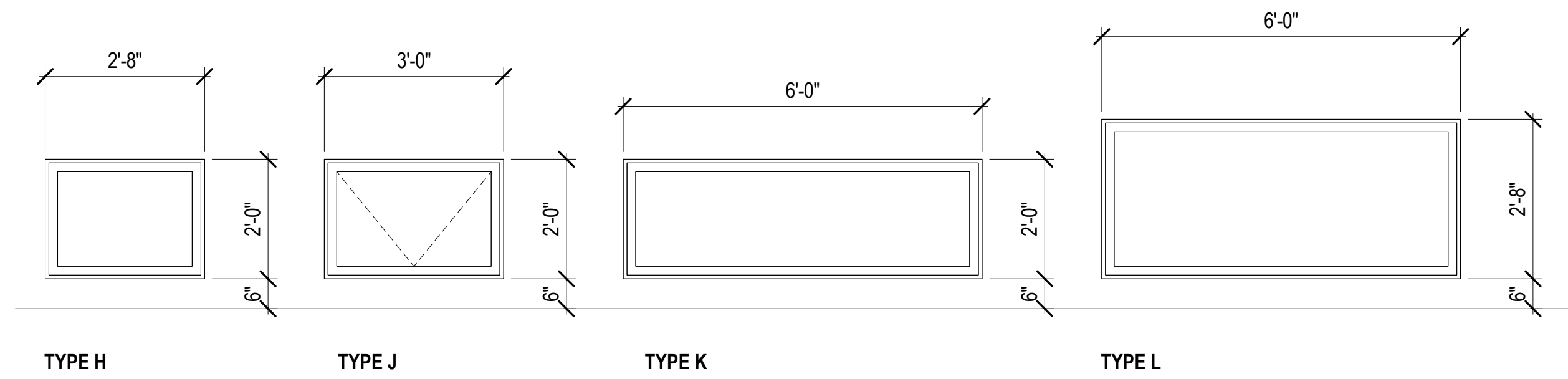
SHEET TITLE
BUILDING SECTIONS

SHEET NO.

A4.0



TYPE A TYPE B TYPE C TYPE D TYPE E TYPE F TYPE G

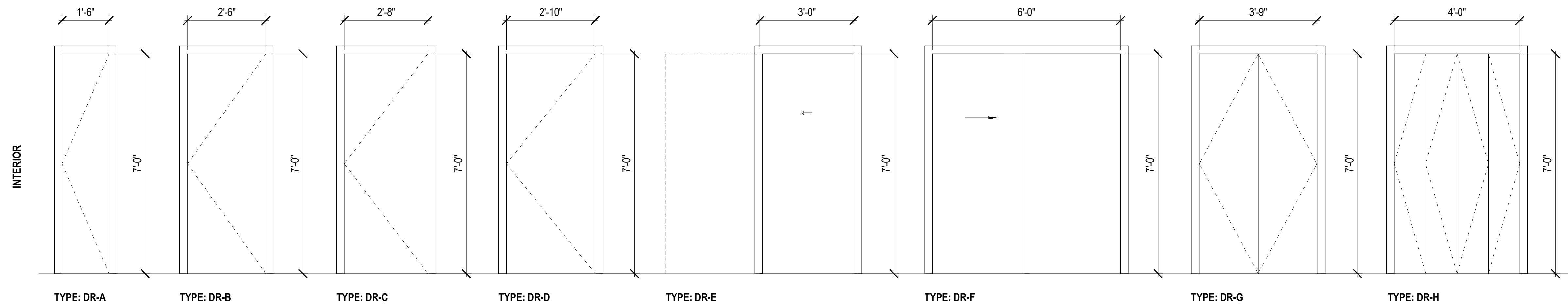


TYPE H TYPE J TYPE K TYPE L

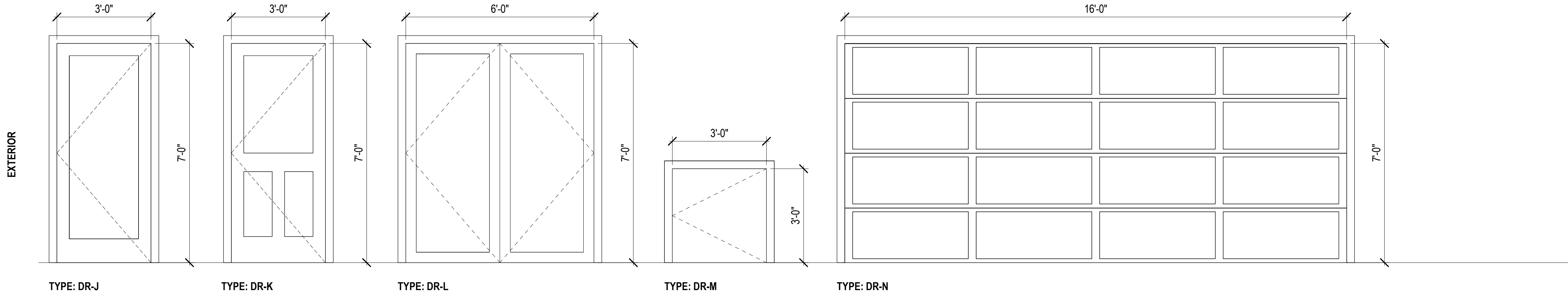
WINDOW SCHEDULE			
Type	Size	Count	Window Type
A	24" x 48"	5	Casement
B	32" x 60"	11	Casement
C	36" x 60"	1	Casement
D	36" x 72"	1	Casement
E	24" x 48"	1	Fixed
F	72" x 60"	1	Fixed
G	72" x 72"	1	Fixed
H	32" x 24"	2	Awning
J	36" x 24"	1	Awning
K	72" x 24"	1	Awning
L	32" x 72"	1	Awning

DOOR SCHEDULE			
Type	Size	Count	Door Type
DR-B	34" x 84"	3	
DR-C	32" x 84"	6	
DR-D	30" x 84"	1	
DR-E		3	
DR-F	72" x 84"	3	Wood Double Sliding
DR-G	45" X 84"	1	
DR-H	48" x 84"	1	Flush Panel Bifold
DR-J	36" x 84"	2	
DR-K	36" x 84"	1	Half Glass Two Panel Exterior Door
DR-L	72" x 84"	1	
DR-M	36" x 36"	1	
DR-N	192" x 84"	1	

○ WINDOW TYPES
1/2" = 1'-0"



TYPE: DR-A TYPE: DR-B TYPE: DR-C TYPE: DR-D TYPE: DR-E TYPE: DR-F TYPE: DR-G TYPE: DR-H



TYPE: DR-J TYPE: DR-K TYPE: DR-L TYPE: DR-M TYPE: DR-N

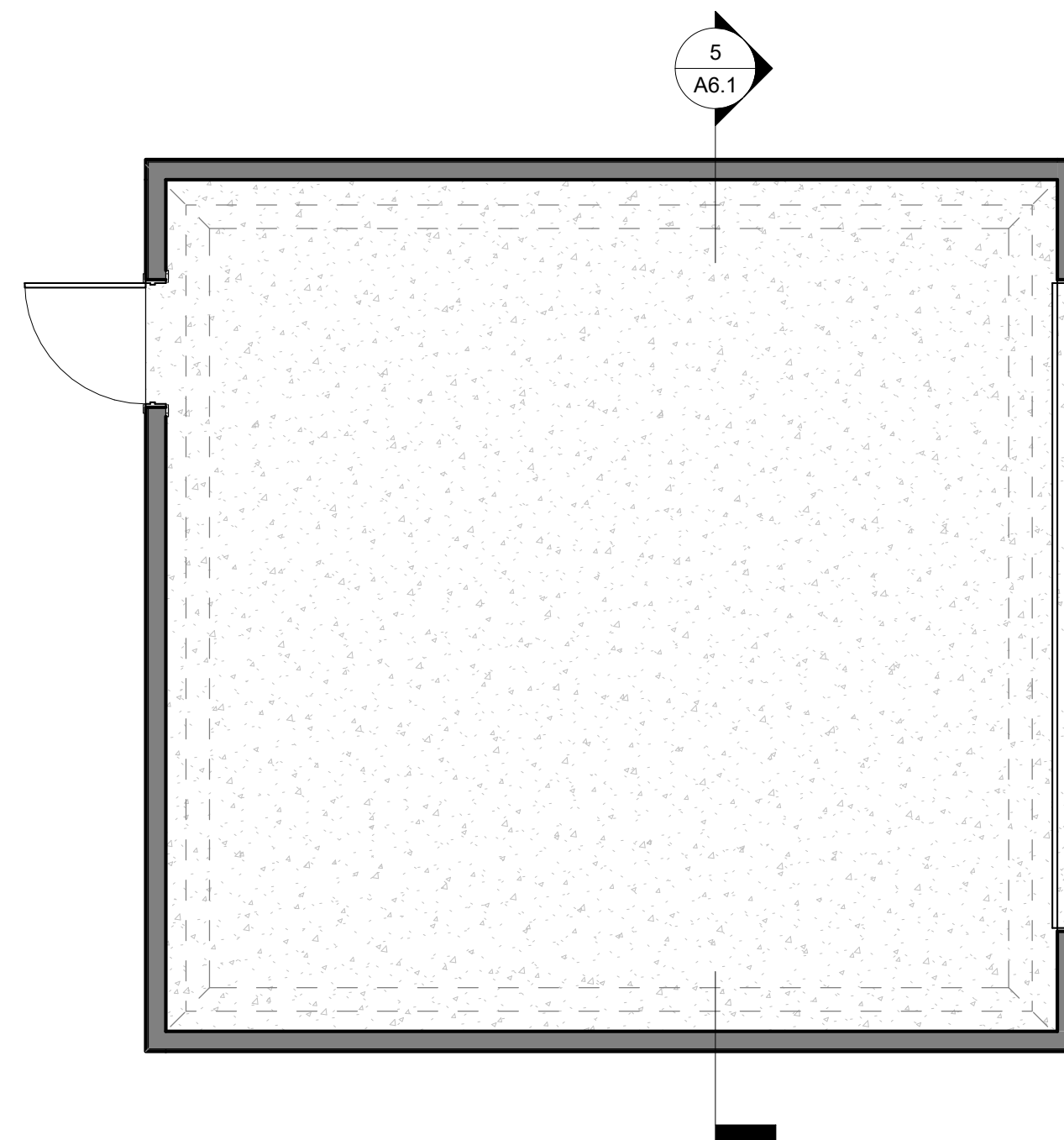
○ DOOR TYPES
1/2" = 1'-0"

1009 NEW JERSEY

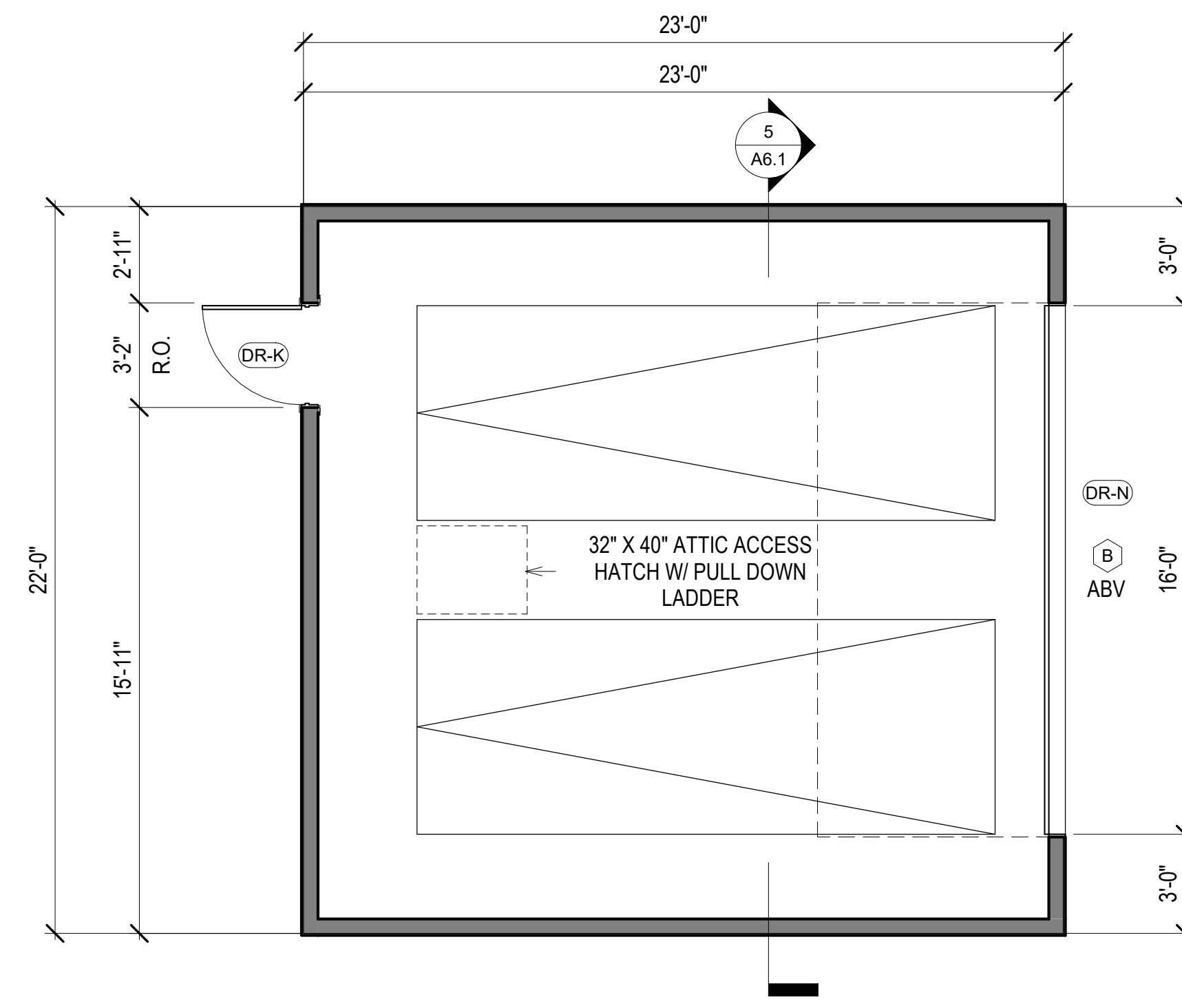
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SCHEDULES

SHEET NO.

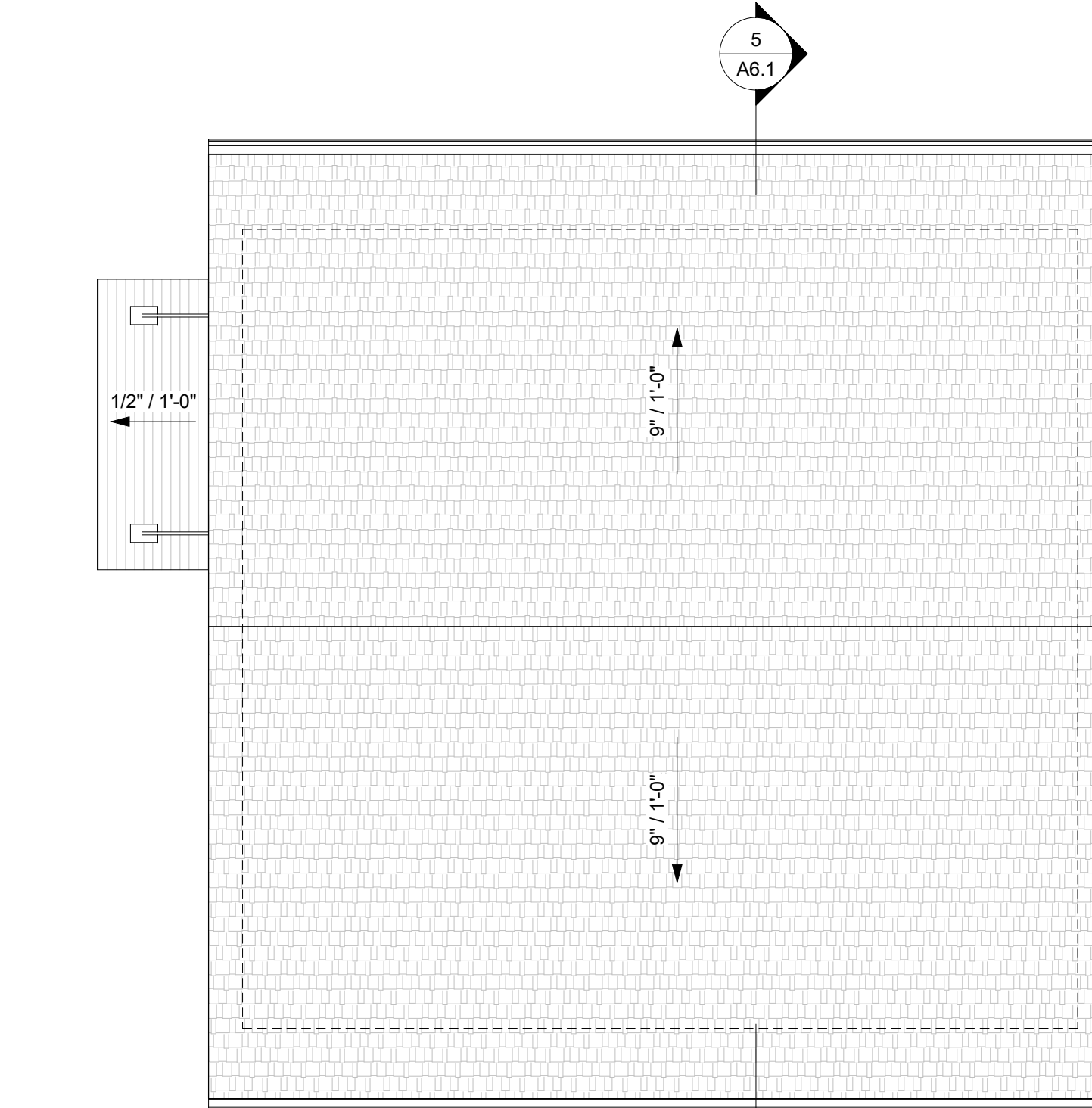
A5.0



1 GARAGE FOUNDATION PLAN
1/4" = 1'-0"



2 GARAGE PLAN
1/4" = 1'-0"

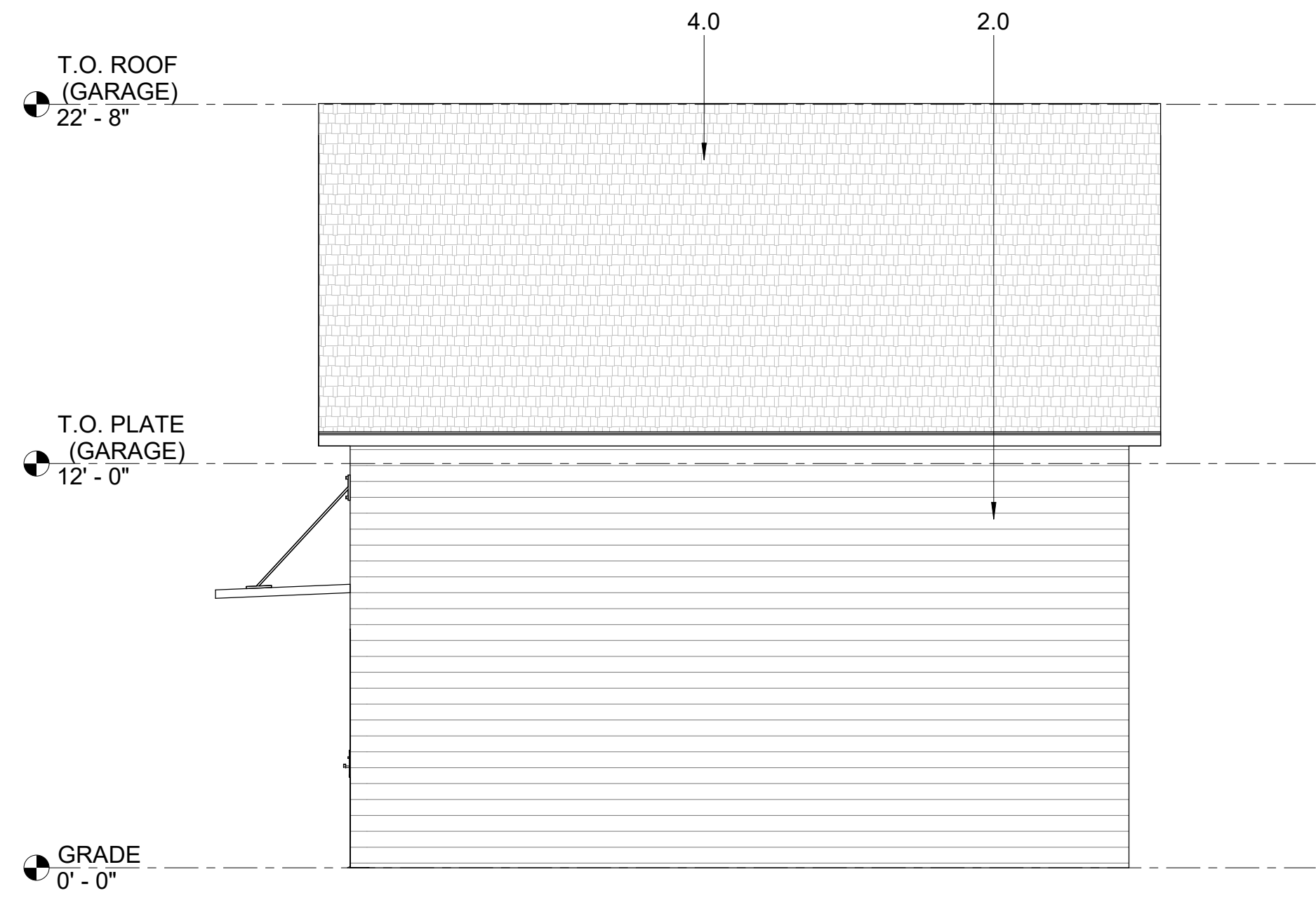


3 GARAGE ROOF PLAN
1/4" = 1'-0"

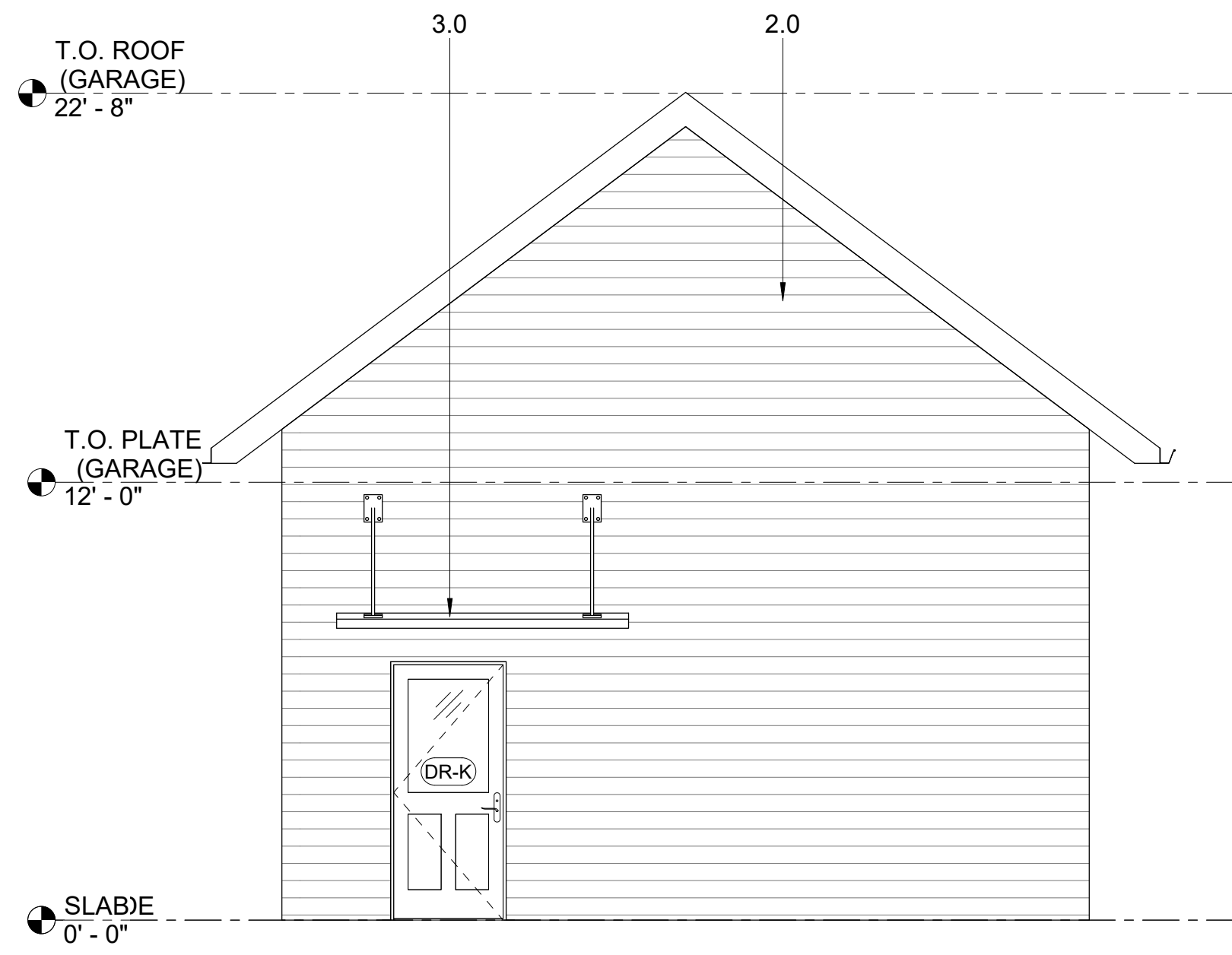
1009 NEW JERSEY

SHEET TITLE
GARAGE

SHEET NO.
A6.0

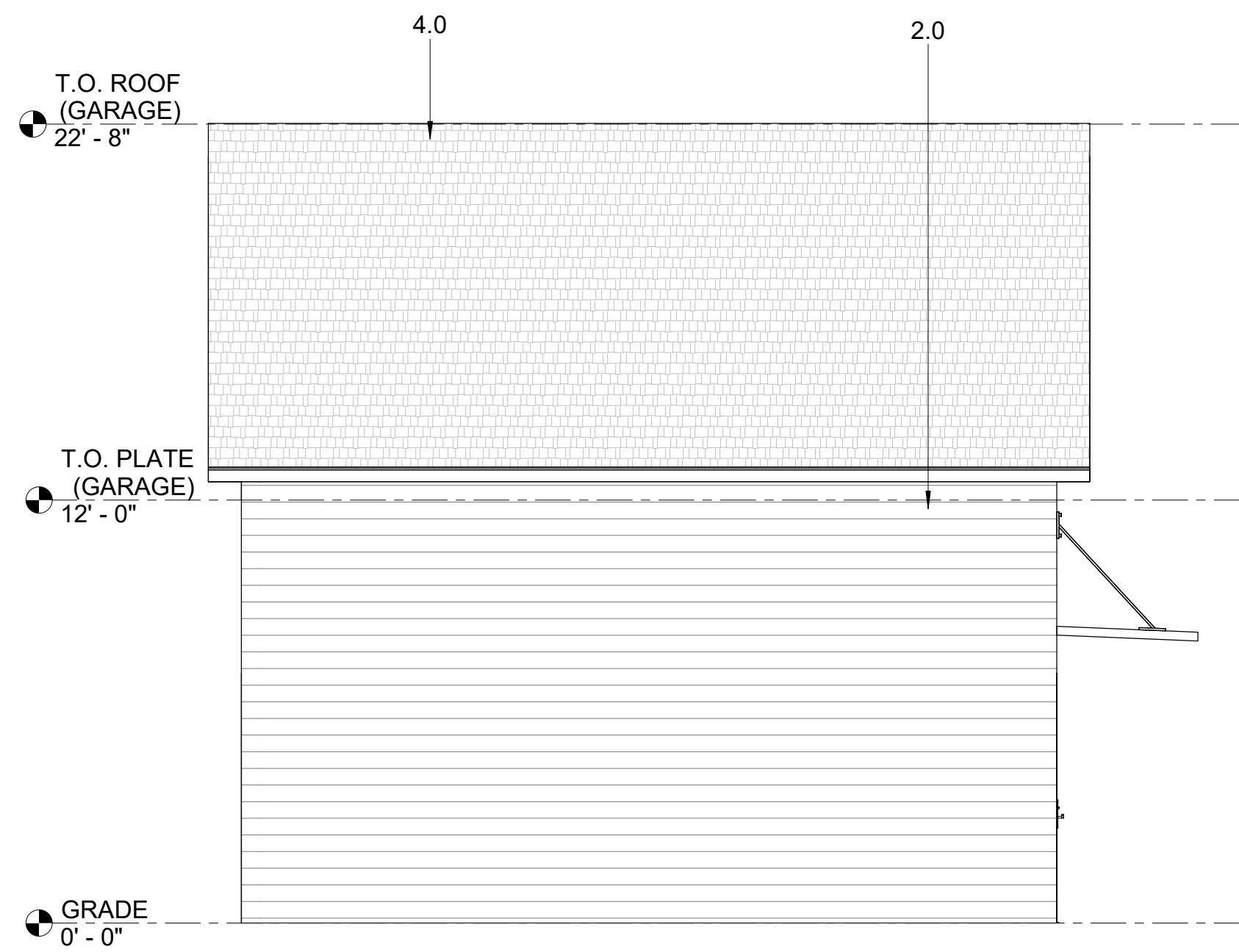


① GARAGE NORTH ELEVATION
1/4" = 1'-0"

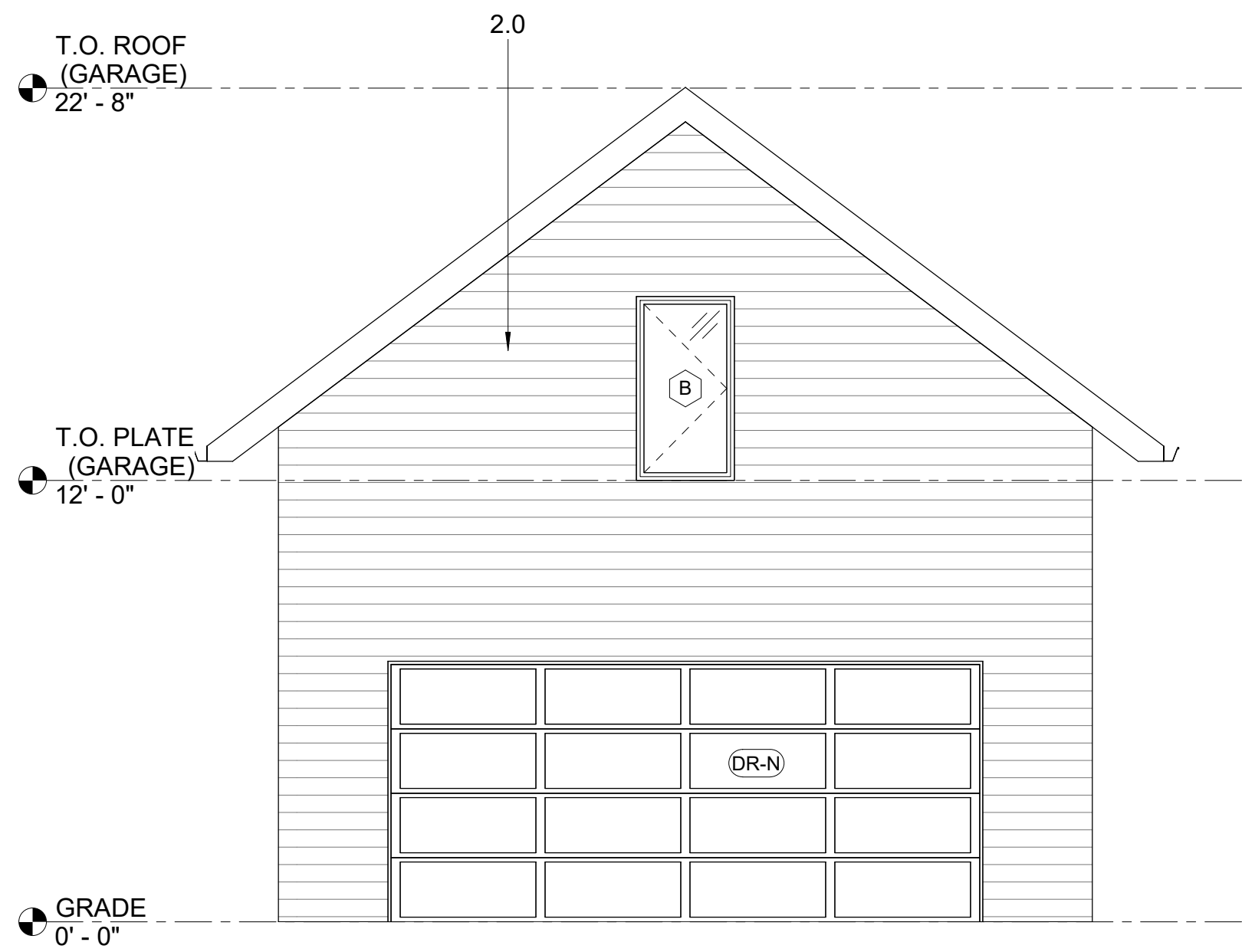


③ GARAGE EAST ELEVATION
1/4" = 1'-0"

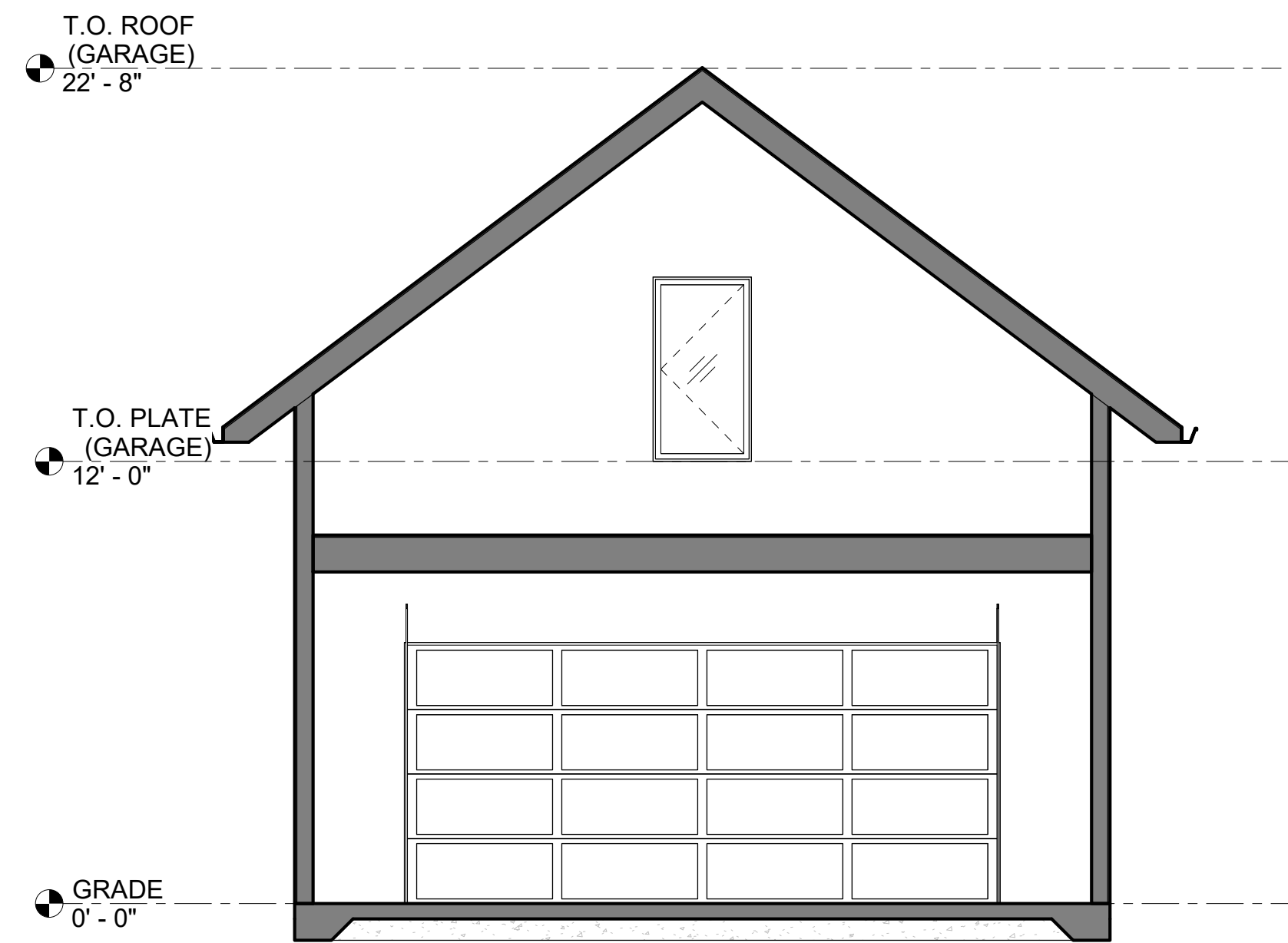
EXTERIOR FINISH KEY	
1.0	Concrete
1.1	Vertical Wood Siding
2.0	Horizontal clapboard siding
2.1	Painted wood trim
3.0	Corrugated metal roof
4.0	Asphalt roofing shingle
5.0	Standing seam metal roofing
5.1	Metal gutter



② GARAGE SOUTH ELEVATION
1/4" = 1'-0"



④ GARAGE WEST ELEVATION
1/4" = 1'-0"



⑤ GARAGE SECTION
1/4" = 1'-0"

1009 NEW JERSEY

SHEET TITLE
GARAGE ELEVATIONS

SHEET NO.

A6.1

Lawrence Historic Resources Commission	Item No. 8
1009 New Jersey Street	DR-19-00092
Demolition and New Construction	3/21/2019

<p>Applicant</p> <p>Standards for Review</p> <p>Chapter 22</p> <ul style="list-style-type: none"> • Standard 9 • Environs of 1000 New York Street (German Methodist Episcopal Church) <ul style="list-style-type: none"> ○ Area 1 	<p>Request</p> <p>The applicant is requesting to demolish the existing structure located at 1009 New Jersey Street. A new replacement structure and a new detached garage are proposed for the property.</p> <p>Reason for Request</p> <p>The property is located in the environs of the German Methodist Episcopal Church (1000 New York Street).</p> <p>Staff Recommendation</p> <p><u>Certificate of Appropriateness</u></p> <p>Staff recommends the Commission refer the project to the ARC to refine the design to allow for greater setbacks on the north and south and the final determination of the building materials.</p>
---	---

Project Description

The applicant proposed to demolish the existing structure located at 1009 New Jersey Street. A new 2,468 square foot two story dwelling will be constructed on the site. The structure will be setback 5 feet from the interior side property line on both the north and south and will be setback 20 feet from the east/front property line. The stairs for the new structure will extend 4 feet into the front setback. The structure will be approximately 40 feet from the alley property line. The structure will be 30 feet, 6 inches from grade to the peak of the roof on the east elevation. The materials for the structure will be wood lap siding or fiber cement board lap siding, a standing seam metal or composite shingle roof, and wood trim. Windows will be fiberglass or metal clad windows.

The east/primary elevation will be dominated by a wrap-around porch that will wrap from the east elevation to the south elevation. The porch will have a 3 foot wood railing with square balusters and square columns. Fenestration on this elevation includes two doors and triple one-

over-one double hung windows on the ground floor and 2 one-over-one double hung windows on the second floor.

The north elevation has a varied fenestration pattern with two one-over-one windows and a triple one-over-one set on the ground floor. The upper story has three small one-over-one windows. The dominant feature for this elevation is a bay projection that is approximately 6½ feet from grade. The bay will have a metal shed roof and a pair of one-over-one windows.

The south elevation of the structure has a more symmetrical fenestration pattern. Two one-over-one windows are located under the porch. A one-over-one window is directly above the window to the eastern corner of the structure. The center portion of the ground level of this elevation projects from the wall plane approximately 6½ feet. This one story projection has two one-over-one windows. Two pairs of one-over one windows are located on the upper floor of the elevation. A secondary porch is located to the west of the elevation. There is a single leaf door under the porch.

The west elevation has a simple fenestration pattern with one pair of one-over-one windows, and a small one-over-one window on the ground floor, and three equally spaced smaller one-over-one windows on the upper level. The porch is located on the south east corner of the structure.

The proposed garage structure will be placed on the south west corner of the lot adjacent to the alley. The structure will be placed 5 feet from the alley (west property line) and adjacent to the south property line. The structure will be 22 feet by 23 feet and will be 506 square feet. The structure will be clad with wood lap siding and will have a standing seam metal roof. No fenestration is proposed for the north and south elevations. The garage door will be on the west elevation and a pair of one-over-one windows and a single leaf door will be on the east elevation.

Project Review

The existing structure located at 1009 New Jersey Street is identified by the County Appraiser's Office as constructed in 1910; however, the vernacular form of the structure suggests a much earlier construction date. The 1873 Beers Atlas shows a structure in the location of the front section of the existing structure and identifies the property as J. E. Wilson. The 1905 Sanborn map shows what appears to be this structure in its entirety in this location.

Environs review for a Certificate of Appropriateness begins with a presumption that a Certificate of Appropriateness will be approved unless the proposed construction or demolition would significantly encroach on, damage, or destroy the landmark or historic district. Interior alterations are not included in this review. The review focuses on the environment of the listed property and how the project interacts with the environment of the listed property, not how the project affects the subject property.

Demolition of historic structures is rarely positive for a neighborhood because it destroys the relationships between the structures, landscape features, and open space, and as a result the overall character of the area is diminished. When possible, staff prefers rehabilitation to retain structures and their relationship to the patterns within the environs. If demolition is approved, it removes the opportunity for a future owner to rehabilitate the existing structure. Unlike the demolition of accessory structures, this primary structure demolition may damage the environs of the listed property. Staff rarely recommends demolition of primary structures. Historically, this structure contributed to the environs of the listed properties. The scale, massing, site placement,

height, directional expression, percentage of building coverage to site, setback, roof shape, rhythm of openings, and sense of entry of the structure continue to contribute to the environs of the listed properties.

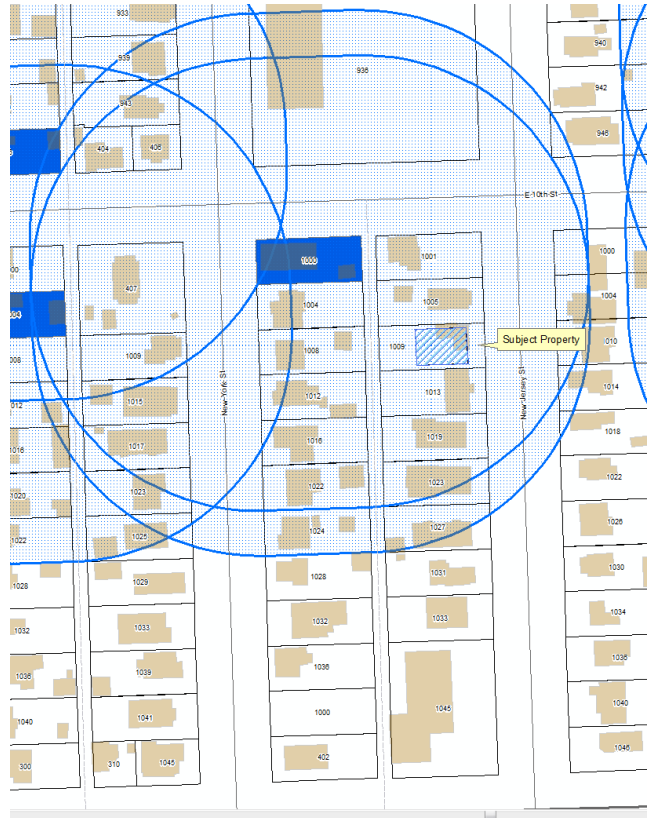
The definition of demolition by neglect described by the National Trust for Historic Preservation is the "process of allowing a building to deteriorate to the point where demolition is necessary to protect public health and safety." The existing structure located at 1009 New Jersey may be an example of this. While not likely a threat to public health and safety, it has been allowed to deteriorate beyond the point where rehabilitation would likely be reconstruction. The structural integrity of the structure has been compromised by the lack of building maintenance. While the demolition of the structure may damage the environs of the listed properties, the condition of the structure may warrant its removal.

New construction should be reviewed using the guidelines in Section 22-505 of the Historic Resources Code. In addition to review by Section 22-505, the proposed new construction should be reviewed using the design criteria in Section 22-506. These design criteria help to promote the standards set forth in Section 22-505. Specifically, Section 22-506(c)(2) provides review criteria for new construction. Identified criteria for new additions includes but is not limited to building scale, height, orientation, site coverage, spatial separation from other buildings, facade and window patterns, entrance and porch size and general design, materials, textures, color, architectural details, roof forms, emphasis on horizontal or vertical elements, walls, fences, landscaping, and other features deemed appropriate by the Commission. Design Guidelines in 22-501.3 address height, massing, scale, directional expression, setbacks, sense of entry, platforms, roof shapes, and rhythm of openings.

The proposed project is located in the environs of the German Methodist Episcopal Church (1000 New York Street). 1009 New Jersey is a single platted lot that is 50 feet by 117 feet and 5,850 square feet. The proposed primary structure is 2,468 square feet. This will create a structure that will be one of the largest structures in the environs of the listed property. The size of the structure is not typical for the environs and creates a structure that is out of scale with the other structures in the environs.

The proposed primary structure is 40 feet wide and 48 feet, 6 inches in depth. Typical structures in the environs are much longer in respect to the width of the structure. This creates rectilinear structures. These rectilinear structures create proportions and scale that are not seen in structures that are squarer. Only one structure, the structure immediately to the south of the proposed project site, does not express this type of form.

The greatest challenge for the proposed primary structure is the setbacks created by the placement of the structure due to the size and form of the structure. While some of the structures in the environs have small setbacks on one north or south property line, the corresponding setback is typically greater than the small setback on one side. The block form and minimum side yard setbacks on both sides of the proposed structure create a pattern that is not typical for the environs of the listed property.



The proposed garage is compatible in size, scale, massing, and placement.

The majority of the materials for the proposed project are compatible with the environs of the listed property. The exception would be if a standing seam metal roof is used for the primary structure. Standing seam metal roofs are not appropriate for primary structures in this area. Composition shingles should be used for the primary structure. A standing seam metal roof could be appropriate for the garage if the system uses 12 inch to 16 inch panels with a maximum 1 inch seam that is crimped and not rounded. The color should not be reflective and should be a gray or silver metal tone.

Staff is of the opinion that the structure created by the combination of the form, size, and placement of the structure on the lot (setbacks) does not reflect the patterns of the environs of the listed property. The small setbacks from the north and south property line are the key factors of consideration for this challenge.

Staff recommends the Commission refer the project to the ARC to refine the design to allow for greater setbacks on the north and south thereby creating a structure that is more compatible with the patterns of the environs and to finalize the building materials.

STANDARDS FOR REVIEW

Chapter 22 of the Code of the City of Lawrence (Certificate of Appropriateness)

(A) An application for a certificate of appropriateness shall be evaluated on a sliding scale, depending upon the designation of the building, structure, site or object in question. The certificate shall be evaluated on the following criteria:

- 1. Most careful scrutiny and consideration shall be given to applications for designated landmarks;*
- 2. Slightly less scrutiny shall be applied to properties designated as key contributory within an historic district;*
- 3. Properties designated contributory or non-contributory within an historic district shall receive a decreasing scale of evaluation upon application;*
- 4. The least stringent evaluation is applied to noncontributory properties and the environs area of a landmark or historic district. There shall be a presumption that a certificate of appropriateness shall be approved in this category unless the proposed construction or demolition would significantly encroach on, damage, or destroy the landmark or historic district. If the Commission denies a certificate of appropriateness in this category, and the owner(s) appeals to the City Commission, the burden to affirm the denial shall be upon the commission, the City or other interested persons.*

(B) In considering an application for a certificate of appropriateness, the Commission shall be guided by the following general standards in addition to any design criteria in this Chapter and in the ordinance designating the landmark or historic district:

- 1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, site or object and its environment, or to use a property for its originally intended purpose;*
- 2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible;*
- 3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged;*
- 4. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected;*
- 5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure or site shall be treated with sensitivity;*
- 6. Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new materials should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical, or pictorial evidence, rather than*

on conceptual designs or the availability of different architectural elements from other buildings or structures;

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building material shall not be undertaken;

8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, and project;

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alteration and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environs.

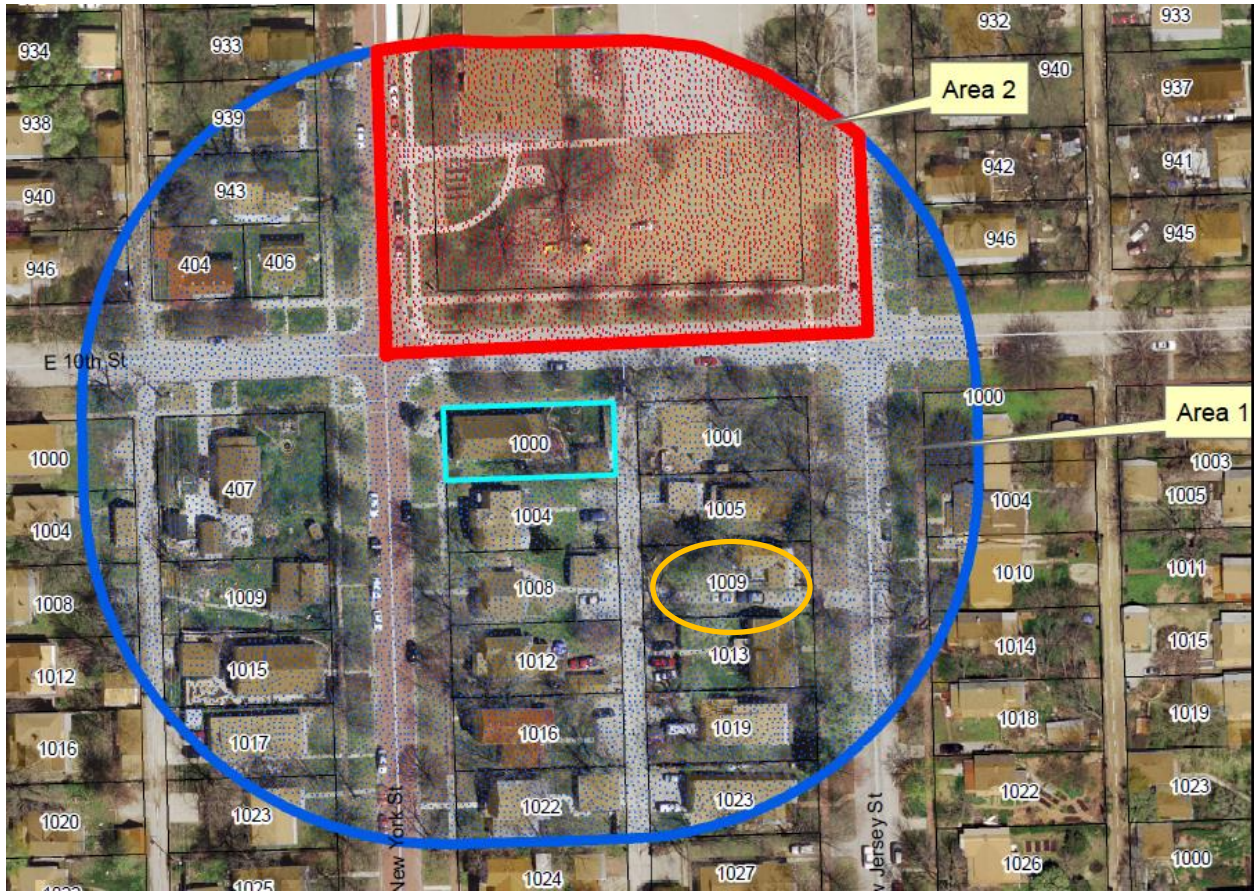
Environs for 1000 New York Street, the German Methodist Episcopal Church

The Environs for 1000 New York Street, the German Methodist Episcopal Church, are divided into two areas (see map below) and the proposed project is located in Area One. The following standards should be applied.

Area 1: Maintaining the residential character, existing historic structures and visual appearance of the environs is the primary focus of review. Main structure demolitions of historic structures would be approved only if documentation was provided that indicated that the structure was unsound and/or a certificate of economic hardship was approved.

Minor projects (minor additions, porch remodeling, window and door changes, demolition of outbuildings, etc.) will be approved administratively by the Historic Resources Administrator. All design elements are important. The proposed alteration or construction should meet the intent of the Secretary of the Interior Standards for Rehabilitation and the Criteria set forth in 22-505.

Major projects (demolition, major additions, new infill construction, major alterations, roof changes, etc.,) would be reviewed by the Historic Resources Commission. All design elements are important. The proposed alteration or construction should meet the intent of the Secretary of the Interior Standards for Rehabilitation and the Criteria set forth in 22-505.



Memorandum

City of Lawrence

Planning and Development Services

TO: Historic Resources Commission
FROM: Lynne Braddock Zollner, Historic Resources Administrator
DATE: April 18, 2019
RE: Item No. 7: DR-19-00093 1012 Massachusetts Street deferred from March 21, 2019 agenda

Background

At their March 21, 2019 meeting, the Historic Resources Commission (HRC) referred DR-19-00093, 1012 Massachusetts Street, to the Architectural Review Committee (ARC) to collaborate on a façade rehabilitation for the existing structure.

ARC Meeting

The ARC met with the applicant on April 4, 2019 to review the project. The applicant proposed three project designs to the ARC. All three designs proposed to paint the brick structure at the storefront level and proposed some type of alteration to the tile accent section of the building. The ARC was specific that the brick should not be painted. Each of the designs showed some alterations to the accent band that divides the upper and lower façade. The ARC and the applicant agreed that new white tile in the same location with a brick surround would be acceptable. The ARC and the applicant discussed the sign location and size. The applicant agreed to adjust the sign size to reflect the center portion of the storefront. This is a similar location to previously approved signs because the ground level façade does not have a transom and this area acts as a sign board.

The ARC asked the applicant to submit revised drawings for the proposed project. The applicant submitted these changes on April 9, 2019. The ARC members reviewed the revised drawing separately and replied to staff only. The ARC members concurred that the drawing represented the agreed upon design.

ARC Recommendation

The ARC recommends approval of the final design agreed to by the applicant and the ARC, and submitted with this memo.

Staff Recommendation

Staff recommends the commission direct staff to review any minor alterations to the project that meet the applicable standards and guidelines administratively. Any other revisions or modifications to the project should be forwarded to the Historic Resources Commission for review.

Application for

Design Review

At

1012 Massachusetts Street

April 9, 2019

Submitted by:

Nathan Clark on behalf of The Greenhouse Church

Project Context

In the summer of 2018 The Greenhouse Church purchased the building at 1012 Massachusetts. The building has most recently been a restaurant with office suites on the second floor. The pedestrian area on Massachusetts street contains two recessed entrances, multiple large display windows and a sidewalk dining area.

In the last year The Greenhouse Church has remodeled the first floor into a cafe / event and worship space. There have also been minor changes to the second floor to convert the office suites into church offices and classrooms. The event and worship space part of the building was re-opened in December of 2018. The cafe was opened in February 2019.

The building is located outside the Downtown Historic District, but falls within the National Register Historic Environs.

The building is located within the boundary for the Downtown Conservation Overlay District, but is not a contributing property.

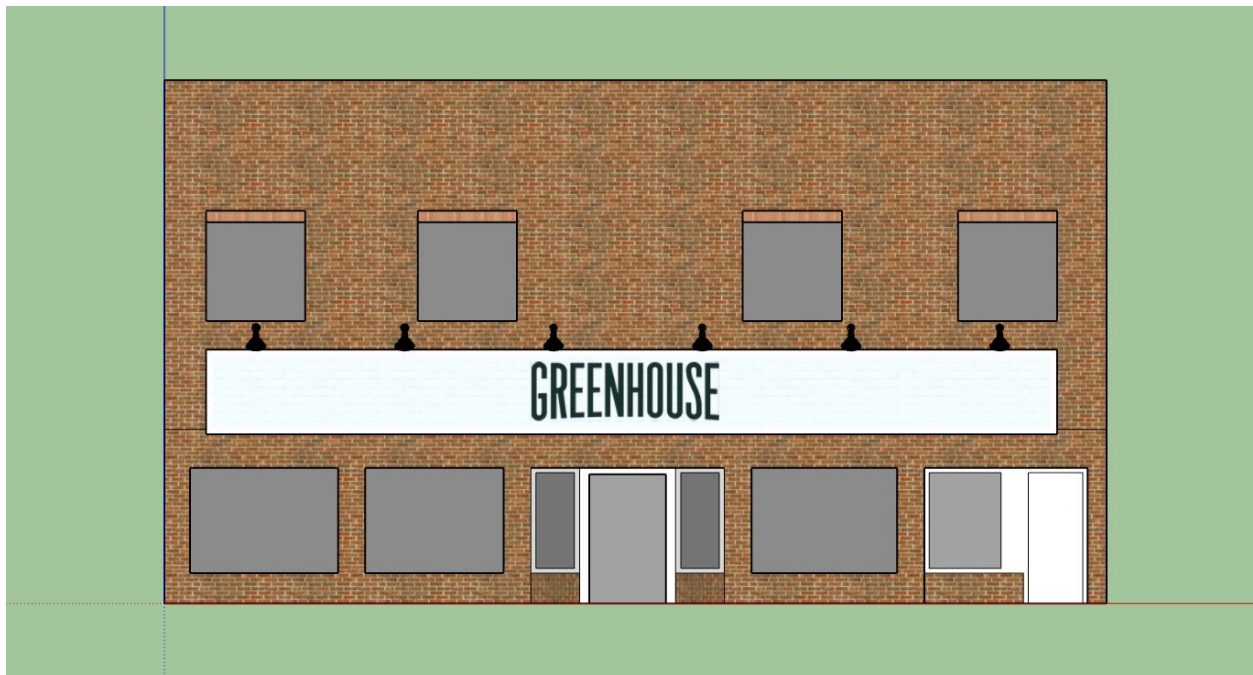
Based on our research the building was constructed circa 1988.

Detailed Description of Proposed Project

Based on conversations with the Architectural Review Committee, we would like to update the lower part of the front (West) façade of the building to bring it in line with the intent of the Downtown Area Design Guidelines and The Greenhouse Church's desired aesthetic.

Specifically:

- Remove existing tile and “soldiered” faux-bricks in the transom area and replace with new light colored tile in the exact same footprint.
 - Existing tiles will be removed in such a way that does not damage the masonry
 - New tiles will be mounted using construction adhesive
 - New tiles will be grouted using sanded tube caulking to prevent water from going behind the tile.
- Install lighting above the transom area, pointed down, to light the sign and sidewalk dining area.
- Install a 10'0" x 3'0" (30 sqft) wall sign of plastic or wood letters in a darker contrasting color on the new tile directly over the central recessed entryway.

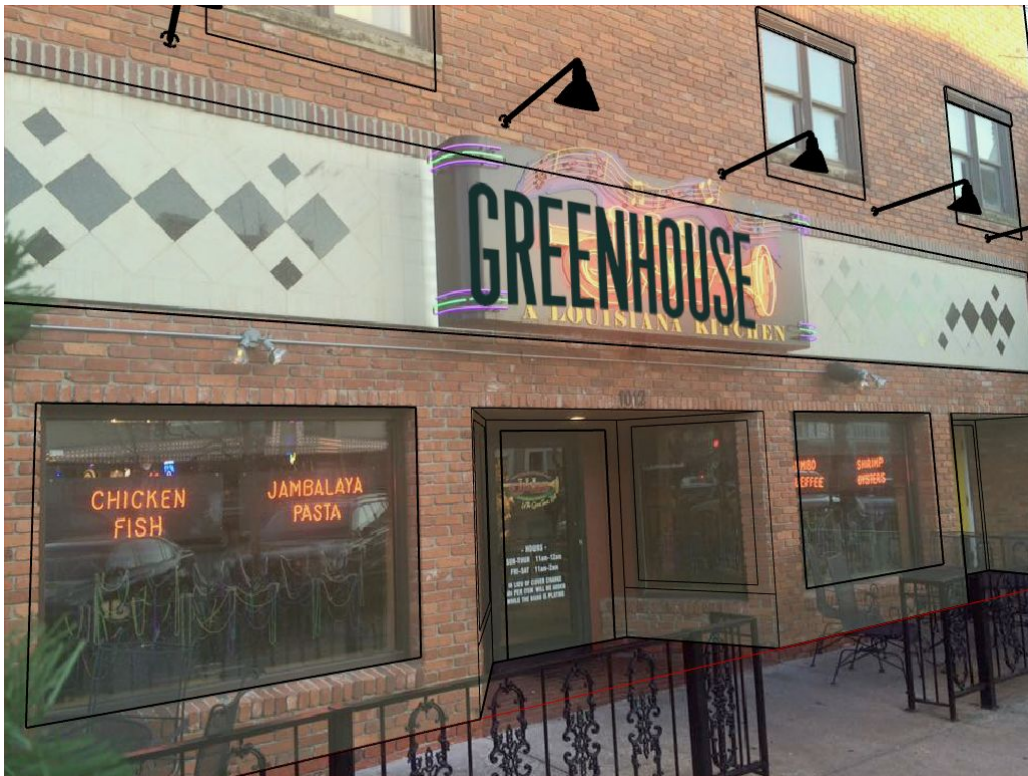


More Recent Photographs Appendix



Buffalo Wild Wings

Estimated Size of BWW Type: 20'0" x 4'0" (80 sqft)
Estimated Size of BWW Mark: 4'6" x 3'6" (15.75 sqft)
Total Signage: 95.75 sqft

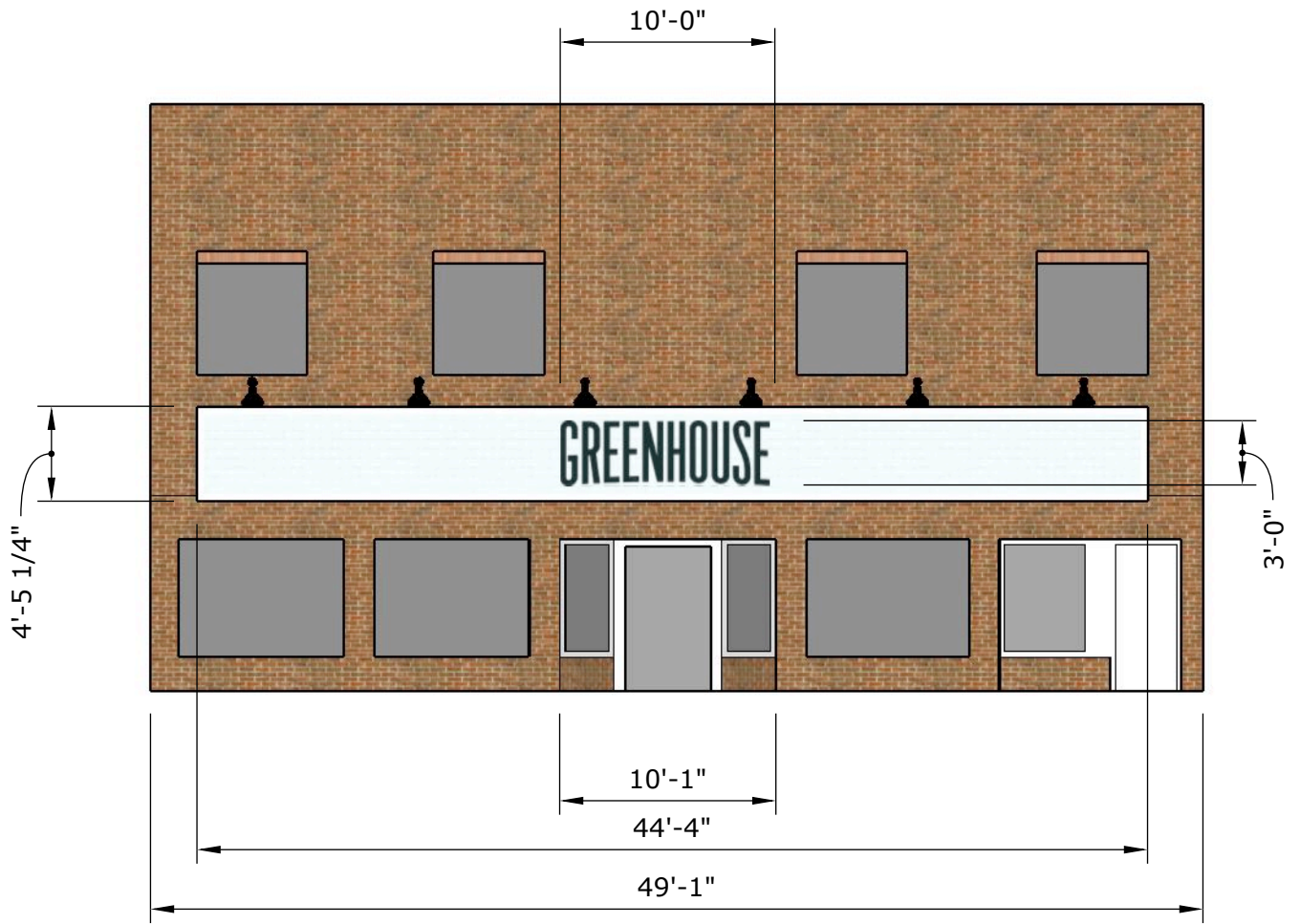


Jazz: A Louisiana Kitchen

Estimated Size of Jazz Sign: 11'0" x 3'10" (42 sqft)



Copenhagen: Scandinavian Furniture
Estimated Size of Sign on Awning: 13'0" x 3'0" (36 sqft)



Lawrence Historic Resources Commission	Item No. 9
1012 Massachusetts Street	DR-19-00093
Façade Rehabilitation	3-21-2019

<p>Applicant</p> <p>Standards for Review</p> <p>Downtown Design Guidelines</p>	<p>Request</p> <p>Reason for Request</p> <p>The property is located in the Downtown Urban Conservation Overlay District and subject to the Downtown Design Guidelines.</p> <p>Staff Recommendation</p> <p><u>Downtown Design Guidelines Review</u></p> <p>Staff recommends the Commission refer the project to the Architectural Review Committee to refine the design to meet the applicant's goal while meeting the intent of the Downtown Design Guidelines.</p>
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Project Description

The applicant has submitted three proposals for the project.

Proposal 1 titled "Best Option – Wood" will paint the brick on the storefront/ground level of the structure grey. The existing tile and brick decorative area will be removed and replaced with clear coated wood slats that span the full width of the façade. This new treatment will be lower than the existing tile and brick area. The sign will be centered on this new wood area.

Proposal 2 titled "Better Option – Tile" will also paint the brick on the ground level. The existing tile and brick area in the center of the façade will be removed and new white tile of similar size will be installed. Unlike the existing tile and brick area, this tile will cover the entire width of the façade with no brick to frame the area. The tile area will be lowered on the façade closer to the upper portion of the storefront area.

Proposal 3 titled "Good Option – Awning" proposes to paint the brick on the lower façade gray. The tile and brick accent panel will be removed and an awning will be installed the full width of the façade.

Project Review

Based on research provided by Dave Evans, the building was constructed in 1986. The project was completed by Duane Morris, owner and operator of Morris Sports, and Bo Newsome of Bo Newsom Construction Company. The building was constructed for Morris Sports on the ground floor and professional offices on the second floor.

The Downtown Design Guidelines are applicable for all structures in the Downtown Urban Conservation Overlay District regardless of the construction date of the structure.

The proposed project offers three options. Option one includes removing the decorative tile and brick detail. The removal of the existing decorative panel in the center of the façade alters the proportion and balance of the existing building. Unpainted wood is not appropriate for building facades on commercial structures in the district. The size of the wall sign is too large to be pedestrian oriented. Unpainted masonry surfaces should never be painted. Not only does the paint remove the masonry appearance, but it is also harmful to the longevity of the building. Brick, even a modern brick veneer is designed to allow moisture to move through the brick. Paint coats the brick in such a way that the brick cannot allow the moisture to move through the brick. This results in the delamination of the brick and spalling. Proposal one does not meet the intent of the Design Guidelines because of the removal of the existing tile and brick area, the proposed wood material to replace the area, and the painting of the brick on the ground level.

Option two is similar to option one in that it will remove the existing tile and brick decorative feature and paint the ground level of the structure. New white tile will replace the existing tile but will extend to the edge of the façade leaving no brick accent for the area that creates containment for the panel. The removal of the brick on the four sides of the tile changes the overall scale of the façade. Proposal two does not meet the intent of the Design Guidelines as it continues to use a material that is not appropriate for the façade, removes the enframing of the central panel, and paints the brick on the ground floor.

Proposal three is similar to option one and two as it proposes to remove the existing tile and brick decorative feature and paint the ground level of the structure. A new awning will span the width

of the façade. This is the best proposal of the three presented. Fabric awnings are appropriate for the district. However, the proposal still includes the removal of the tile accent decorative panel and proposed to paint the ground floor of the façade.

The structure located at 1012 Massachusetts Street is challenging for alterations to the existing façade. The existing tile with brick panel separates the lower floor from the upper floor in an appropriate location to give the building the appropriate scale. Lowering a panel on the façade will offset the proportions of the façade. If this area of the façade is altered, it will be important to determine how the section of the façade that will be removed to lower the panel will be treated. This change may have unintended consequences for the overall visual quality of the façade as this area may read as a patch.

STANDARDS FOR REVIEW

Downtown Design Guidelines

The City Commission and the Historic Resources Commission have adopted a set of *Downtown Design Guidelines* (2009) to review projects within the Downtown Urban Conservation Overlay District. The guidelines that relate to this project are:

PART TWO – PRINCIPLES, STANDARDS, AND CRITERIA

4. General Urban Design Principles

- 4.1 Promote pedestrian-oriented urban forms.
The project meets this guideline.
- 4.3 Encourage adaptive reuse and support the preservation of historically significant buildings.
The project is part of an adaptive reuse of a non-historic building.
- 4.4 Encourage creativity, architectural diversity, and exceptional design.
The project partially meets this guideline. Its architecture does not reflect other buildings in the downtown district.
- 4.5 Encourage the integration of public art into public and private development.
Public art is not part of this project.
- 4.6 Emphasize strong, mixed-use core activity development along Massachusetts Street and east/west streets.
The project is part of a rehabilitation of a use that aids in the mixed-use of the downtown district.
- 4.7 Maintain existing Downtown vehicular, streetscape, and pedestrian traffic patterns.
The project meets this guideline.
- 4.8 Promote safety and appeal through appropriate boundaries and transitions.
The project meets this guideline.

5. Street and Landscape Elements

These elements are not part of the project and do not affect the project review.

- 5.1 Existing street patterns and layout shall be maintained. Closure of existing streets or alleyways shall not be permitted.
- 5.2 Alleyways shall be maintained for vehicular and/or pedestrian traffic.
- 5.3 Accent paving shall be used at intersections and mid-block crossings.

- 5.4 Street trees and pedestrian-scale lighting shall be an integral part of the streetscape.
 - 5.5 Existing landscaping features such as raised planters and street trees shall be maintained.
 - 5.6 A curbed or non-curbed landscape bed shall separate the street and the pedestrian sidewalk.
 - 5.7 Landscape strips shall be centered around required street trees.
 - 5.8 An irrigation system shall be provided for all plant materials in the landscape bed.
 - 5.9 An agreement to participate in a benefit district for streetscape improvements may be executed in lieu of immediate improvements.
-

6. Block Elements

- 6.1 Buildings should have retail and commercial uses at street level.
The project meets this guideline.
- 6.2 The main or primary entrance to buildings shall be oriented toward the primary street. For instance, if a building fronts Massachusetts Street, the main entrance shall face Massachusetts Street. Likewise, if a building faces 7th Street, the main entrance shall face 7th Street.
The project meets this guideline.
- 6.3 Corner buildings may have entrance doors that face the intersection or both streets.
This guideline does not apply to the project.
- 6.4 Buildings located on corner sites are considered anchor buildings and their building form should reflect this designation. Anchor buildings should be larger in scale and massing, and more ornate than adjacent infill buildings.
This guideline does not apply to the project.
- 6.5 Buildings located on corner sites shall have a primary facade and a secondary facade. For instance, the building located at 8th and Vermont Street has a primary facade along 8th Street and a secondary facade along Vermont Street.
This guideline does not apply to the project.
- 6.6 Buildings that are adjacent to parking areas or structures shall have the main or primary entrance on the street-facing elevation. A secondary or minor entrance may be provided on the parking lot elevation.
This guideline does not apply to the project.
- 6.7 Buildings shall reflect the existing topography by providing “stepping down” of the facade. The “stepping down” of a facade helps maintain a sense of pedestrian scale.
This guideline does not apply to the project.
- 6.8 Buildings fronting Massachusetts Street shall be constructed to zero front and side lot lines. Exceptions may be made for architectural features such as recessed or projecting entryways and balconies.
This guideline does not apply to the project.
- 6.9 Buildings fronting Massachusetts Street should have commercial/retail components at the storefront level.
The project partially meets this guideline. A portion of the use will be a coffee house. The remainder of the ground level will have a church worship area that is compatible with the uses of the district to promote a mix-use area for the district.
- 6.10 Buildings fronting Massachusetts Street should reflect the prevailing party-wall construction pattern, with adjacent buildings sharing a common party-wall.

- This guideline does not apply to the project.
- 6.11 Buildings fronting Vermont and New Hampshire Streets should be constructed to zero front and side lot lines.
- This guideline does not apply to the project.
- 6.12 Buildings fronting numbered streets (7th, 8th, etc.) shall be constructed to zero front and side lot lines. Exceptions may be made for architectural features such as recessed or projecting entries and balconies. Exceptions may be made for detached building forms which are traditionally set back from the property line.
- This guideline does not apply to the project.
- 6.13 Storefronts should respect the 25-foot or 50-foot development pattern ratios that prevail. Upper story facades may vary from this pattern but must unify the building as a whole.
- This guideline does not apply to the project.
- 6.14 Buildings shall maintain the pattern of multiple-story buildings throughout the downtown area. Existing one-story buildings should be considered for compatible redevelopment.
- This guideline does not apply to the project.
- 6.15 Buildings shall maintain a distinction between upper stories and the street-level facade.
- The project meets this guideline.
- 6.16 For buildings that provide a separate upper-story entrance on the exterior facade, the street level use entrance should be the primary focus of the building facade while entrances for upper story uses shall be a secondary feature of the building facade.
- No changes are proposed for the secondary entrance.

7. New Construction

These guidelines do not apply to the proposed project.

- 7.1 New infill buildings should be multistory in height, up to and within appropriate limits.
- 7.2 The height of a new building must be in acceptable proportion to its width, following patterns and proportions established by existing structures; likewise, story-to-story heights must be appropriate.
- 7.3 The height of new buildings and additions shall relate to the prevailing heights of nearby buildings. New construction that greatly varies in height from adjacent buildings shall not be permitted.
- 7.4 Buildings on the interior of a continuous block face must be no more than one story taller than adjacent structures. Buildings on corners must be larger in scale than adjacent structures.
- 7.5 A building's overall proportion (ratio of height to width) must be consistent with existing historic structures.
- 7.6 Storefront- and/or display-style windows must be included in all retail developments at the street level on the primary facade.
- 7.7 Corner buildings shall be a minimum of two-stories in height; taller buildings are encouraged at corner locations. No building shall be higher than five stories.
- 7.8 In cases of infill construction, the width of a building's facade should fill the entire available space.
- 7.9 Facade widths for new buildings and additions should correspond with other buildings widths in the same block. On Massachusetts Street, widths are typically built to

- increments of 25 feet.
- 7.10 If a site is large, the mass of a new building's facade should be broken into a number of smaller bays to maintain a rhythm similar to surrounding buildings. This is particularly true for storefront level facade elements.
 - 7.11 The size and proportion of window and door openings on a new building should be similar to other buildings in the block.
 - 7.12 The ratio of window area to solid wall for new construction shall be similar to other buildings in the block.
 - 7.13 New construction shall be built with party-wall construction methods. Exceptions will be made for detached governmental, civic, or institutional buildings and when required by residential egress requirements.
 - 7.14 The composition of an infill facade (that is, the scale, massing, and organization of its constituent parts) shall be similar to the composition of surrounding facades in the block.
 - 7.15 The setback of a proposed building shall be consistent with the setback of adjacent buildings, and/or with nearby buildings fronting on the same street. Buildings must be placed with the express goal of continuing the overall building line of a streetscape.
 - 7.16 Rhythms that carry throughout a block (such as the patterns, placement, sizes, and spans of windows, doors, etc.) shall be sustained and incorporated into new facades.

8. Additions

These guidelines to not apply to the proposed project.

- 8.1 The size and the scale of additions shall not visually overpower historic buildings.
- 8.2 Additions should be situated and constructed so that the original building's form remains recognizable by differentiation.
- 8.3 In the case of historic buildings, additions should be designed so that they may be removed in the future without significant damage or loss of historic materials.
- 8.4 An addition's impact on a site in terms of loss of important landscape features shall be considered.
- 8.5 Additions should be located as inconspicuously as possible, to the rear or on the least character-defining elevation of historic buildings.
- 8.6 Additions shall be constructed so that there is the least possible loss of historic fabric.
- 8.7 Character-defining features of historic buildings should not be obscured, damaged, or destroyed.
- 8.8 The size and the scale of additions shall not visually overpower historic buildings.
- 8.9 Additions should be designed so that they are compatible with the existing building in mass, materials, color, proportion, and spacing of windows and doors. Design motifs should be taken from the existing building, or compatible, contemporary designs introduced.
- 8.10 It is not appropriate to construct an addition that is taller than the original building.
- 8.11 Additions that echo the style of the original structure, and additions that introduce compatible contemporary elements, are both acceptable.

9. Detached Building Forms

These guidelines to not apply to the proposed project.

- 9.1 Detached building forms should have a high degree of architectural embellishment.
- 9.2 Detached building forms should be set back from the property line. The setback,

- typically three to five feet, serves as a green space between the building and the sidewalk.
- 9.3 The overall design of a detached building should be carried throughout all of the facades; for detached buildings, primary and secondary facades may be appropriately differentiated by changes in material and by degrees of architectural embellishment.

10. Building Materials

- 10.1 Original building materials, whether located on primary, secondary, or rear facades, shall be retained to every extent possible. If the original material has been overlaid by such coverings as aluminum or stucco, these alterations should be removed and the original material maintained, repaired or replaced with similar materials.
All three proposals do not meet this guideline. They will removed the current tile and brick center of the façade.
- 10.2 Building materials shall be traditional building materials consistent with the existing traditional building stock. Brick, stone, terra cotta, stucco, etc., shall be the primary facade materials for buildings fronting along Massachusetts Street.
Proposals one and two do not meet this guideline. Proposal three meets this guideline.
- 10.3 While traditional building materials such as brick, stone, terra cotta, stucco, etc., are the preferred building materials for buildings fronting New Hampshire, Vermont Street, or numbered streets, consideration will be given to other materials.
This guideline does not apply.
- 10.4 Materials should be compatible between storefronts or street-level facades, and upper levels.
Proposals one does not meet this guideline. Proposals two and three meet this guideline.
- 10.5 The secondary facades of buildings facing Massachusetts Street shall be composed of building materials consistent with the existing traditional building stock brick, stone, terra cotta, stucco, etc.
This does not apply to this project.
- 10.6 While permanent materials should be considered for party-wall construction, other materials which meet associated building and fire code requirements will be considered.
This does not apply to this project.
- 10.7 Masonry walls, except in rare instances, shall not be clad with stucco, artificial stone, parging, or EIFS (Exterior Insulation and Finish Systems). This includes publicly visible party-walls constructed of brick or rubble limestone.
This does not apply to this project.
- 10.8 Existing unpainted masonry walls, except in rare instances, shall not be painted. This includes publicly visible party-walls.
None of the proposals meet this guideline.

11. Commercial Storefronts and Street Level Facades

- 11.1 Historic storefronts and storefront features such as entryways, display windows, doors, transoms, bulkheads, sign friezes or cornices, pilasters, etc. shall be retained to every extent possible.
This does not apply to this project.
- 11.2 Removal of historic materials and/or architectural features shall be avoided.
This does not apply to this project.

- 11.3 Removal of non-historic storefront elements and facade treatments, including metal cladding, stuccos, or other non-historic features that have been introduced at later times, is encouraged during renovation.
All three proposals meet this guideline.
- 11.4 Buildings where multiple storefronts span a larger, wider façade should extend design compatibility from storefront to storefront.
This does not apply to this project.
- 11.5 Solid, non-traditional 'security-style' doors shall not be used in primary storefronts.
All three proposals meet this guideline.
- 11.6 Storefronts shall be designed to reflect the traditional pattern of containment. The storefront shall be bounded by the enframing storefront cornice and piers on the side and the sidewalk on the bottom.
The lower portion of the storefront will not be changed with any of the proposals.
- 11.7 Remodeled storefronts shall be designed to fit within the original opening.
The storefront will maintain the original opening.
- 11.8 Storefronts may be recessed or extended slightly (typically, 3 to 9 inches) to emphasize the feeling of containment and provide architectural variety.
The proposals do not change the plane of the storefront.
- 11.9 Storefronts should provide for a recessed entry.
Alterations to the entry are not part of this project.
- 11.10 Storefronts shall be pedestrian oriented and consist primarily of transparent glass. Most storefronts in Downtown Lawrence contain 65% to 80% glass. Storefront designs shall reflect this glass to other building material ratio.
The existing display window and door portions of the storefront will not be altered.
- 11.11 Storefront designs should reflect the traditional three-part horizontal layer by providing for a transom area, display windows, and a bulkhead.
The existing display window and door portions of the storefront will not be altered.
- 11.12 Storefront materials typically consist of wood, metal, steel, or brick. Renovations and/or new construction should reflect these materials. Use of unpainted rough cedar is an example of an inappropriate storefront material.
Proposal one does not meet the intent of this guideline. Proposals two and three meet this guideline.

12. Upper Story Façades

- 12.1 Retain and preserve historic facades and facade details such as corbelled brick, string or belt courses, cornices, windows, terra cotta, and stonework.
The building is not historic and has no historic façade.
- 12.2 If replacement of a deteriorated facade feature is necessary, replace only the deteriorated element to match the original in size, scale, proportion, material, texture and detail.
The façade is not deteriorated and does not apply to this project.
- 12.3 Removal of non-historic storefront elements and facade treatments, including metal cladding, stuccos, or other non-historic features that have been introduced at later times, is encouraged during renovation.
The façade is not deteriorated and does not apply to this project.
- 12.4 Maintain the pattern created by upper-story windows and their vertical-horizontal alignment.
The project meets this guideline.

- 12.5 Existing windows on conforming upper facades shall not be eliminated or decreased in size or shape.
There will be no change to the upper façade windows.
- 12.6 Window replacement in existing buildings should replicate original window patterns and finishes.
There are no changes to the window pattern with this project.
- 12.7 New window openings that disrupt the existing balance on facades visible from the street shall not be introduced.
No new window openings are proposed for this project.
- 12.8 Upper-story facade elements should reflect existing window to wall surface ratios (typically 20% to 40% glass-to-wall).
The proposed project does not change the window to wall ratios.
- 12.9 Upper-story windows shall have only minimal tinting and should appear transparent from street level. Dark or reflective tinting is not allowed on upper story windows.
The proposed project does not address window tinting. This should be noted as part of the project.
- 12.10 Metal screens or bars shall not cover upper-story window openings.
No changes are proposed for the upper story windows.
- 12.11 Upper windows on non-visible party-walls may be filled in with compatible material only if the treatment is reversible.
The project meets this guideline.
- 12.12 Alteration of existing upper story elements should not significantly alter the proportion and/or balance of the existing building.
The three proposals do not meet this guideline. The removal of the existing decorative panel in the center of the façade alters the proportion and balance of the existing building. Option three is the least intrusive to the façade.

13. Secondary and Rear Facades

No changes are proposed for the rear façade and these guidelines do not apply to the project.

- 13.1 Secondary facades for corner buildings (i.e., facades that do not face the primary north/south street) shall contain secondary display windows and/or secondary storefronts.
- 13.2 Secondary facades shall contain upper story windows.
- 13.3 Secondary facades should be balanced in design and shall provide a distinction between lower and upper sections of the building.
- 13.4 Secondary facades should not directly compete with the primary facade.
- 13.5 While rear facades on older structures are more symmetrical in their design, more recent buildings may provide a more utilitarian design approach. In most cases, rear entrances and openings should occupy a relatively small part of the rear facade and exhibit more of a utilitarian character.
- 13.6 Rear facades should be maintained and developed to support the overall appearance of Downtown Lawrence.
- 13.7 Rear entrances on buildings that face public-parking areas are encouraged.
- 13.8 Rear facades should provide sufficient architectural features, such as window and door openings, to articulate the building facade.
- 13.9 Rear facades should not compete with the primary facade of the structure.

- 13.10 Pedestrian-level window and door openings may be covered with security features such as screens or bars. However, every effort should be made to maintain the visual appearance on rear facades which face surface parking areas.
- 13.11 Maintain the pattern created by upper-story windows and their alignment on rear facades that face surface-parking areas.
- 13.12 Existing windows on rear facades should not be eliminated or decreased in size or shape.
- 13.13 While not encouraged, upper windows on rear facades that do not face parking areas may be closed in a reversible manner with compatible material.

14. Office, Institutional, Religious, Utility, and Other Non-Retail Buildings

- 14.1 Non-retail buildings fronting Massachusetts Street shall contain storefronts or a storefront appearance at the street level. Storefronts shall be pedestrian oriented, include fundamental storefront elements such as recessed entry and/or division into bays, and consist primarily of transparent glass. Most storefronts in Downtown Lawrence contain 65% to 80% glass. Storefront designs shall reflect this prevailing, glass-to-other-building-material ratio.
There are no structural changes to the components of the existing storefront.
- 14.2 Non-retail buildings fronting numbered-streets, Vermont Street, or New Hampshire Street shall be pedestrian oriented. A ratio of 40% to 60% window area to wall surface shall be provided on street level facades at these locations.
This guideline does not apply to the proposed project.
- 14.3 The existing form of non-retail category buildings such as churches, industrial facilities, warehouses, etc. shall not be obscured or so transformed as to render the original form unrecognizable.
The project meets this guideline.

15. Architectural Details, Ornamentation, and Cornices

- 15.1 Existing ornamentation such as curved glass displays, terra cotta detailing, cast iron pilasters, transoms, ornamental brickwork, brackets, decorative cornices, quoins, columns, etc. shall be maintained.
The project meets this guideline.
- 15.2 Retain and preserve any architectural features and details that are character-defining elements of downtown structures, such as cornices, columns, brickwork, stringcourses, quoins, etc.
The three proposals do not meet this guideline. The center section of the façade is a dominant architectural feature.
- 15.3 If original detailing is presently covered, exposing and restoring the features is encouraged.
No detailing is presently covered.
- 15.4 Existing identifying details such as inset or engraved building names, markings, dates, etc. should be preserved.
There are no identifying markers on the structure.
- 15.5 Cornices shall not be removed unless such removal is required as a result of a determination by the Chief Building Inspector that a cornice poses a safety concern.

- There is no cornice on the existing structure.
- 15.6 Original cornices should be repaired rather than replaced. If replacement is necessary, the new cornice should reflect the original in design.
There is no cornice on the existing structure.
- 15.7 New construction should provide for a variety of form, shape, and detailing in individual cornice lines.
There is no cornice on the existing structure.
-

16. Rooflines and Parapets

- 16.1 The original roofline and parapet features of existing buildings shall be retained.
The project meets this guideline.
- 16.2 Mechanical equipment should not be visible from the pedestrian level and should be screened through the use of parapet walls or projecting cornices.
Changes in mechanical equipment are not part of this project.
-

17. Awnings, Canopies, and Marquees

- 17.1 All effort should be made to retain and restore existing canopies, awnings, and marquees.
There is no existing canopy, awning, or marquee.
- 17.2 Awnings should be of the traditional sloped configuration rather than curved, vaulted, or semi-spherical.
The proposed awning in option three is a traditional sloped awning.
- 17.3 Canopies and awnings shall reflect the door and window openings or structural bays of the building. An awning, canopy, or marquee that spans continuously across more than one structural bay or storefront is not appropriate.
The awning proposed in option three meets this guideline.
- 17.4 Movable and stationary awnings should be made of cloth or other woven fabric such as canvas.
The proposed awning in option three is identified as "typical." It should be noted that the awning will be woven fabric.
- 17.5 Metal awnings are generally not appropriate, but can be used in some instances if they are compatible with the historic character of the building.
A metal awning is not proposed for this project.
- 17.6 Vinyl or plastic awnings are not appropriate.
Typical awnings in the downtown district are not vinyl or plastic, but the use of a fabric awning should be noted.
- 17.7 While Downtown Lawrence once contained a number of pole- or post-supported awnings and canopies, this type of awning shall not be allowed because of pedestrian considerations.
The project meets this guideline.
- 17.8 Back-lit or illuminated awnings or canopies are not permitted. These awnings, because of their high visibility, function more as signs than a means of providing comfort and protection for pedestrians.
The project meets this guideline.
- 17.9 Awnings mounted at the storefront level should not extend into the second story of building facade.
The project meets this guideline.

- 17.10 Upper-floor awnings should be mounted within window openings.
No upper-floor awnings are proposed with this project.
- 17.11 Awnings shall be narrow in profile and shall not comprise residential design elements such as mansard roof forms or shake shingle cladding.
The project meets this guideline.
- 17.12 Awnings and canopies should not project more than 6 feet from the lot line and must be suspended from, or affixed to, the building.
The application does not state the projection of the awning. This will be a requirement for the sign permit to install the awning.
- 17.13 If a building facade contains a transom area, awnings should be installed in such a way as not to obscure or damage it.
The building does not contain a transom area.
- 17.14 Awning fabric or material design should be striped or solid color, using colors appropriate to the period of the storefront.
The project meets this guideline.
- 17.15 Awnings should not obscure character-defining features such as arched transom windows, window hoods, cast-iron ornaments, etc.
The project meet this guideline.
- 17.16 Awning units should be mounted or affixed in such a way as to avoid damage to the building's distinctive architectural features.
The attachment method is not described in the application. This will be addressed with the sign permit.

18. Signs and Signage

- 18.1 All signs shall conform to the Sign Code provisions in Article 7 of the Code of the City of Lawrence.
This will be addressed with the sign permit.
- 18.2 The primary focus of signs in Downtown Lawrence shall be pedestrian-oriented in size, scale, and placement, and shall not be designed primarily to attract the notice of vehicular traffic.
The design of the façade does not provide a place that is lower on the structure than the existing tile area.
- 18.3 'Permanent' sign types that are allowed are: awning, hanging, projecting, wall, and window signs. Freestanding signs will not be considered except in cases where a detached building is set back from the street.
The proposals meet this guideline.
- 18.4 Temporary (i.e., sidewalk, easel-mounted or freestanding) signage is permitted as long as it is in compliance with other City codes, and does not obscure significant streetscape vistas or architectural features.
Temporary signs are not part of this project.
- 18.5 In no case shall a temporary sign substitute as a permanent sign.
Temporary signs are not part of this project.
- 18.6 Wall signs must be flush-mounted on flat surfaces and done in such a way that does not destroy or conceal architectural features or details.
The proposed wall signs meet this guideline.
- 18.7 Signs identifying the name of a building, the date of construction, or other historical information should be composed of materials similar to the building, or of bronze or brass. These building identification signs should be affixed flat against the building

- and should not obscure architectural details; they may be incorporated into the overall facade design or mounted below a storefront cornice.
- This guideline does not apply.
- 18.8 Signs should be subordinate to the building's facade. The size and scale of the sign shall be in proportion to the size and scale of the street level façade.
The height of the letters on the sign should be reduced to be more in scale with the proportions of the façade.
- 18.9 Storefront signs should not extend past the storefront upper cornice line. Storefront signs are typically located in the transom area and shall not extend into the storefront opening.
The proposals meet this guideline.
- 18.10 Signs for multiple storefronts within the same building should align with each other.
This guideline does not apply.
- 18.11 Existing signs of particular historic or architectural merit, such as the Varsity or Granada theater marquees, should be preserved. Signs of such merit shall be determined at the discretion of the Historic Resources Commission.
This guideline does not apply.
- 18.12 Wall-mounted signs on friezes, lintels, spandrels, and fascia over storefront windows must be of an appropriate size and fit within these surfaces. A rule of thumb is to allow twenty (20) square inches of sign area for every one foot of linear façade width.
Proposals one and two do not meet this guideline. Proposal three is on an awning and is not a wall sign.
- 18.13 A hanging sign installed under an awning or canopy should be a maximum of 50% of the awning or canopy's width and should be perpendicular to the building's façade.
Dimensions are not provided for the hanging sign. This can be address with the sign permit.
- 18.14 A projecting sign shall provide a minimum clearance of eight feet between the sidewalk surface and the bottom of the sign.
This can be address with the sign permit.
- 18.15 A projecting sign shall be no more than fifteen square feet in size with a maximum sign height of five feet.
This can be address with the sign permit.
- 18.16 A larger projecting sign should be mounted higher, and centered on the facade or positioned at the corner of a building.
- 18.17 A projecting sign shall in no case project beyond 1/2 of the sidewalk width.
This can be address with the sign permit.
- 18.18 A window sign should cover no more than approximately thirty percent (30%) of the total window area.
Window signs are not proposed.
- 18.19 Sign brackets and hardware should be compatible with the building and installed in a workman-like manner.
This can be address with the sign permit.
- 18.20 The light for a sign should be an indirect source, such as shielded, external lamps. Consideration may be given to internal or halo illumination.
The project meets this guideline.
- 18.21 Whether they are wall-mounted, suspended, affixed to awnings, or projecting, signs must be placed in locations that do not obscure any historic architectural features of the building or obstruct any views or vistas of historic downtown.

- The project meets this guideline.
- 18.22 Signs illuminated from within are generally not appropriate. Lighting for externally illuminated signs must be simple and unobtrusive and must not obscure the content of the sign or the building facade.
- The project meets this guideline.
-

19. Lighting

- 19.1 New exterior lighting should be compatible with the historic nature of the structure, the property, and the district. Compatibility of exterior lighting and lighting fixtures is assessed in terms of design, material, use, size, scale, color, and brightness.
- The project meets this guideline.
- 19.2 Lighting fixtures should be installed to be as unobtrusive as possible; they should be installed such that they will not damage or conceal any historic architectural features.
- The lighting will not damage or conceal any historic architectural features.
- 19.3 Lighting levels should provide adequate safety, but not detract from or overly emphasize the structure or property.
- Lighting levels are not addressed in the application. This should be an administrative review item if the commission approves the project.
- 19.4 Landscape lighting should be located and directed such that there is no infringement on adjacent properties.
- No landscape lighting is proposed with the project.
- 19.5 Exterior lighting in parking lots must be directed into the parking area itself, and not onto adjacent properties.
- This guideline does not apply to the proposed project.
-

20. Parking

- No parking area is proposed with the project. This section of guidelines does not apply.
- 20.1 Parking lots or structures shall not be permitted to front Massachusetts Street unless the ground floor contains storefront uses. Existing surface parking areas with frontage along Massachusetts Street shall be targeted for redevelopment with appropriate new construction.
- 20.2 Surface-parking lots fronting New Hampshire and Vermont Streets shall be contained within the interior of the block.
- 20.3 Parking structures fronting New Hampshire and Vermont Streets should be contained within the interior of the block. Exceptions will be made for parking structures that have commercial, retail or office uses on the ground floor.
- 20.4 Existing corner surface-parking areas fronting New Hampshire and Vermont Streets should be targeted for appropriate infill.
- 20.5 Primary access to surface parking areas shall be taken from New Hampshire or Vermont Streets. The alleyway may be used for secondary access to the parking area.
- 20.6 While there is no established setback for surface parking areas, there should be a clear separation between vehicular parking areas and pedestrian areas. Pedestrian-scale landscaping, fencing, and/or walls shall be provided to separate the parking area from the pedestrian sidewalk.
- 20.7 Pedestrian-scale lighting shall be provided in surface parking areas.

- 20.8 The materials and design of screening for parking areas should be compatible with the adjacent structures and the district.
- 20.9 While some interior landscaping shall be provided, surface-parking areas shall not be required to meet landscaping provisions set forth in the Land Development Code of the City of Lawrence.
- 20.10 Surface-parking areas shall meet the provisions set forth in the Land Development Code of the City of Lawrence.
- 20.11 Primary access to parking structures shall be taken from New Hampshire or Vermont Streets. The alleyway may be used for secondary access to the parking structure.
- 20.12 Parking structures should be constructed to zero-lot lines. Parking structures adjacent to registered historic structures, such as the English Lutheran Church or the Lucy Hobbs Taylor Building, shall respect the historic property by providing a transition between the proposed structure and the historic property in the form of additional setback, green space and/or reductions in building height.
- 20.13 The inclusion of retail, commercial or office uses is encouraged at the ground floor of parking structures.
- 20.14 The primary facade of a parking structure should be designed to be compatible with neighboring buildings.
- 20.15 Parking structure facades should contain building materials consistent with the existing traditional building stock: brick, stone, terra cotta, etc.
- 20.16 Parking structures facades shall contain sufficient detail to break up the overall massing of the structure.
- 20.17 Parking structures shall meet the provisions set forth in the Land Development Code of the City of Lawrence.
- 20.18 Saw-tooth parking shall be maintained along Massachusetts Street. Otherwise, on-street parking shall be parallel in orientation. Special consideration will be given for existing angle parking in the 600 block of Vermont Street.

21. Safety and Accessibility Features

No new safety or accessibility features are part of the project. This section of guidelines does not apply to the proposed project.

- 21.1 Review proposed new uses for existing historic buildings to determine if meeting related building code and accessibility requirements is feasible without compromising the historic character of the building and the site.
- 21.2 Meet health and safety code and accessibility requirements in ways that do not diminish the historic character, features, materials, and details of the building.
- 21.3 Where possible, locate fire exits, stairs, landings, and decks on rear or inconspicuous side elevations where they will not be visible from the street.
- 21.4 It is not appropriate to introduce new fire doors if they would diminish the original design of the building or damage historic materials and features. Keep new fire doors as compatible as possible with existing doors in proportion, location, size, and detail.
- 21.5 When introducing reversible features to assist people with disabilities, take care that historic materials or features are not damaged.
- 21.6 If possible, comply with accessibility requirements through portable or temporary,

rather than permanent, ramps.

22. Utilities and Energy Retrofit

No new utilities or energy retrofits are proposed with this project. These guidelines do not apply to the proposed project.

- 22.1 Retain and preserve the inherent energy-conservation features of a historic building, such as operable windows, transoms, awnings, and shutters.
- 22.2 Generally, it is not appropriate to replace operable windows or transoms with fixed glass.
- 22.3 Locate roof ventilators, hardware, antennas, and solar collectors inconspicuously on roofs where they will not be visible from the street.
- 22.4 Install mechanical equipment, including heating and air conditioning units, in areas and spaces requiring the least amount of alteration to the appearance and the materials of the building such as roofs. Screen the equipment from view.
- 22.5 Locate exposed exterior pipes, raceways, wires, meters, conduit, and fuel tanks on rear elevations or along an inconspicuous side of the building. Screen them from view.
- 22.6 Locate window air-conditioning units on rear or inconspicuous elevations whenever possible.
- 22.7 It is not appropriate to install large antennas and satellite dishes on primary elevations. Small, digital satellite dishes must not be visible from a public street and must be screened from view.
- 22.8 Aerial antennae shall be screened, concealed or camouflaged.

23. Demolition

Demolition is not part of the proposed project. These guidelines do not apply to the proposed project.

- 23.1 Any demolition request that is not related to public safety shall be accompanied by additional documentation indicating the existing condition of the building and the proposed, post-demolition use for the site. Documentation must include proposed elevations and an explanation of why it is not feasible to use the existing structure.
- 23.2 Demolition permits shall be reviewed by the Historic Resources Commission and the City Commission.
- 23.3 No structure within the Conservation Overlay District may be demolished or removed, in whole or in part, until after the application for a building and/or demolition permit has been reviewed by the Historic Resources Commission and approved by the City Council.

The proposed project offers three options. Option one includes removing the decorative tile and brick detail. The removal of the existing decorative panel in the center of the façade alters the proportion and balance of the existing building. Unpainted wood is not appropriate for building facades on commercial structures in the district. The size of the wall sign is too large to be

pedestrian oriented. Unpainted masonry surfaces should never be painted. Not only does the paint remove the masonry appearance, but it is also harmful to the longevity of the building. Brick, even a modern brick veneer is designed to allow moisture to move through the brick. Paint coats the brick in such a way that the brick cannot allow the moisture to move through the brick. This results in the delamination of the brick and spalling. Proposal one does not meet the intent of the Design Guidelines because of the removal of the existing tile and brick area, the proposed wood material to replace the area, and the painting of the brick on the ground level.

Option two is similar to option one in that it will remove the existing tile and brick decorative feature and paint the ground level of the structure. New white tile will replace the existing tile but will extend to the edge of the façade leaving no brick accent for the area that creates containment for the panel. The removal of the brick on the four sides of the tile changes the overall scale of the façade. Proposal two does not meet the intent of the Design Guidelines as it continues to use a material that is not appropriate for the façade, removes the enframing of the central panel, and paints the brick on the ground floor.

Proposal three is similar to option one and two as it proposes to remove the existing tile and brick decorative feature and paint the ground level of the structure. A new awning will span the width of the façade. This is the best proposal of the three presented. Fabric awnings are appropriate for the district. However, the proposal still includes the removal of the tile accent decorative panel and proposed to paint the ground floor of the façade.

Guideline 10.8 states that unpainted masonry walls, except in rare instances, shall not be painted. This is a *shall* statement.

The structure located at 1012 Massachusetts Street is challenging for alterations to the existing façade. The existing tile with brick panel separates the lower floor from the upper floor in an appropriate location to give the building the appropriate scale. Lowering a panel on the façade will offset the proportions of the façade. If this area of the façade is altered, it will be important to determine how the section of the façade that will be removed to lower the panel will be treated. This change may have unintended consequences for the overall visual quality of the façade as this area may read as a patch.

Staff is of the opinion that the proposed project should be referred to the Architectural Review Committee to refine the design to meet the applicant's goals while meeting the intent of the Downtown Design Guidelines.



SPECIAL USE PERMIT APPLICATION CHECKLIST

Application Requirements

Application materials must be submitted in both print and electronic format (on disc).

If you are not able to provide the application materials in electronic format, please contact the Planning Office at 785-832-3150.

This checklist has been provided to assist you, the applicant, as you prepare your application. Submission of less information than necessary to adequately review and process your application will delay the review process.

The applicant shall meet with Planning Staff at least seven (7) working days prior to submittal of the application.

Planning Staff will determine the completeness, accuracy, and sufficiency of the application within five (5) working days of submission. Incomplete applications will be returned to the applicant.

Pre-Application Meeting

The applicant shall meet with Planning Staff at least seven (7) working days prior to submittal of the application.

Pre-submittal Date 12/19, 2018

Planner's Name Lynne Zollner

Target Submission Date _____, 20

Fee \$500 +\$50 Legal Ad Fee +\$175 Ordinance Publication Fee

During the meeting Planning Staff will assist the applicant to determine if the following items are Required (R) or Not Applicable (NA):

- | R | NA | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Traffic Impact Study, in both print (3 copies) and electronic format. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Drainage Study, in both print (2 copies) and electronic format. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Stormwater Pollution Prevention Plan (SWP3), in both print and electronic format. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Market Study, in both print (2 copies) and electronic format. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Downstream Sanitary Sewer Analysis (DSSA), in both print (2 copies) and electronic format. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Plan: Area, Corridor, Nodal, other. |



General Special Use Permit Submittal Requirements

❖ **Application Form, in both print and electronic format (on disc).**

- A complete Application Form, in both print and electronic format.
 - Page 1 – Owner, Applicant, and Property information
 - Page 2 – Description and details of proposal
 - Page 3 – Description and details/signature page

❖ **Attachments Required, in both print and electronic format.**

- Owner Authorization Form **if** applicant is not the legal owner of the property.
- Legal description of property in print (see Page 10 of this packet) and electronic format (MS Word).
- Site Plan meeting the requirements of 20-1305(f) 2 paper copy, and 1 electronic (TIF format preferred).
- Property Owner List certified by the County Clerk of all property owners within the notification area of the subject property.
- Property Ownership List Certification
- Sign Posting Affidavit submitted at least 7 days before the public hearing, sign must be posted at least 20 days before public hearing

❖ **Other**

- Payment of review fee. (Make check payable to the City of Lawrence.)
- Drawings and data necessary to demonstrate that the proposal is in general conformance with the Comprehensive Plan.



Pre-Application Meeting
required minimum 7 days
before submission
Planner _____
Date _____
Fee _____
Fee: \$500 (+\$50 Legal Ad
& \$175 Ordinance)

SPECIAL USE PERMIT APPLICATION

OWNER INFORMATION

Name(s) Classical Developments LLC
 Contact Michael Heitmann
 Address 3715 Shawnee Mission Pkwy
 City Fairway State KS ZIP 66205
 Phone (913) 787-3470 Fax (____)
 E-mail mike@mikeheitmann.com Mobile/Pager (913) 787-3470

APPLICANT/AGENT INFORMATION

Contact same
 Company _____
 Address _____
 City _____ State _____ ZIP _____
 Phone (____) _____ Fax (____) _____
 E-mail _____ Mobile/Pager (____) _____
 Pre-Application Meeting Date _____ Planner _____

PROPERTY INFORMATION

Present Zoning District _____ Proposed Zoning District _____
 Present Land Use _____ Proposed Land Use _____
 Legal Description (*may be attached*) _____
 Address of Property 1208 Mississippi St.
 Total Site Area _____
 Number and Description of Existing Improvements or Structures existing home



**City of Lawrence
Douglas County**

PLANNING & DEVELOPMENT SERVICES

**Lawrence Douglas County
Metropolitan Planning Office**

6 East 6th Street, P.O. Box 708, Lawrence, KS 66044
(785) 832-3150 Fax (785) 832-3160
<http://www.lawrenceks.org/pds/>

Are you also submitting any of the following applications?			
<input type="checkbox"/> Building Permit	<input type="checkbox"/> Subdivision Plat	<input checked="" type="checkbox"/> Special Use Permit	<input type="checkbox"/> Zoning Change
<input type="checkbox"/> Variance	<input type="checkbox"/> Other (specify)		

Please indicate the reason for your request . (Attach additional sheets if needed.)

for approval of non owner occupied short term rental.

In reviewing and making decisions on proposed Special Use Permits, the Planning Commission and the City Commission are required consider the following criteria. The Development Code places the burden on the applicant to show that an application complies with such criteria. Please respond to the following criteria to the best of your knowledge. (Attach additional sheets if needed.)

1. Does the proposed use comply with the applicable provisions of the Development Code?

yes

2. Is the proposed use compatible with adjacent uses in terms of scale, site design, operating characteristics, including hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts?

yes



3. Will the proposed use cause a substantial diminution in value of other property in the neighborhood in which it is located?

no

4. Will the proposed use cause significant adverse impacts on the natural environment?

no

SIGNATURE

I/We, the undersigned am/are the **(owner(s))**, **(duly authorized agent)**, **(Circle One)** of the aforementioned property. By execution of my/our signature, I/we do hereby officially apply for rezoning as indicated above.

Signature(s):  Date 3/8/19

_____ Date _____

_____ Date _____

STAFF USE ONLY

Application No. _____

Date Received _____

Planning Commission Date _____

Fee \$ _____

Date Fee Paid _____



OWNER AUTHORIZATION

I/WE Classical Developments, LLC, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 8th day of March, 2019, make the following statements to wit:

1. I/We the Undersigned, on the date first above written, am/are the lawful owner(s) in fee simple absolute of the following described real property:

See "Exhibit A, Legal Description" attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize Michael Heitmann (Herein referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of Lawrence/Douglas County, Kansas, regarding 1208 Mississippi St. (common address), the subject property, or portion thereof. Such authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.

3. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation or partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

[Signature]

Owner

Owner

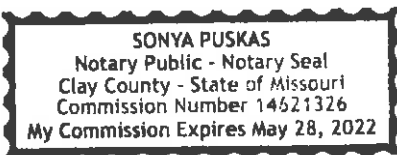
Missouri
 STATE OF ~~KANSAS~~
 COUNTY OF ~~DOUGLAS~~ Clay

The foregoing instrument was acknowledged before me on this 8th day of March, 2019

by Michael Heitmann

My Commission Expires: 5-28-22

[Signature]
 Notary Public



Property Description

RP 12/22/17 SEE ALSO U04598; CLASSICAL DEVELOPMENTS ADD LT 1 75 X 125 9375SF

Legal Description

CLASSICAL DEVELOPMENTS ADD LT 1 (REPLAT 2018)



PROPERTY OWNERSHIP LIST CERTIFICATION

As required by Article 13, Section 20-1301(q) of the Development Code, the applicant is responsible for providing certified Ownership information (including names and mailing addresses) of all real property owners within a defined radius from the subject property. The Planning Department is required by the Development Code to use the submitted Ownership list to mail notice of the public hearing to surrounding property owners regarding this Application.

Ownership Information

The applicant is responsible for providing certified Ownership information. Current Ownership information shall be obtained from the Douglas County Clerk. Ownership information will be considered current if it is **no more than 30 days old** at the time an application is submitted to the Planning Department.

Radius of Notification

The Ownership list shall include the record Owner of the subject property and all Owners of property located within 400 feet of the subject property. If the subject property is adjacent to the City limits the area of notification shall be extended to at least 1,000 feet into the unincorporated area.

A map of the "Radius of Notification" can be obtained **at the Applicant's request** at the Planning Office. The map indicates ownership of each property and can be used to check the accuracy and completeness of the Ownership List. The map will be supplied **at the Applicant's expense. Allow 10 business days** to receive the map.

THE FOLLOWING IS TO BE COMPLETED AND SUBMITTED BY THE APPLICANT.

I certify that I have read and understood the above information and that the submitted Ownership list:

1. was a) obtained from and b) certified by the Douglas County Clerk,
2. is current (**no more than 30 days old**), and
3. includes all property owners within the required notification radius of the subject property.


Signature

3/8/19
Date

Michael Heitmann
Printed Name



JAMIE SHEW
DOUGLAS COUNTY CLERK
1100 Massachusetts
Lawrence, KS 66044

Marni Penrod-Chief Deputy Clerk
Heather Dill-Deputy Clerk Elections

March 6, 2019

A CERTIFIED PROPERTY OWNERSHIP LIST WITHIN 400 FT OF 1208 MISSISSIPPI ST
(U16353-09). 03/06/2019. REQUESTED BY MIKE HEITMANN.

JOHN R. NICHOLS
DOUGLAS COUNTY CLERK'S OFFICE
1100 MASSACHUSETTS ST
LAWRENCE, KS 66044

785-832-5147

jnichols@douglascountyks.org

Douglas County Real Estate Division
County Clerk's Office. I do hereby certify
the Property Ownership listed hereto, to be
true and accurate.

**CERTIFIED POL WITHIN 400 FT OF
1208 MISSISSIPPI ST (U04600)**

