



City of Lawrence

PLANNING & DEVELOPMENT SERVICES

LAWRENCE HISTORIC RESOURCES COMMISSION
AGENDA FOR **MARCH 21, 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: ELECTION OF NEW CHAIR AND VICE CHAIR

ITEM NO. 2 COMMUNICATIONS

- A. Receive communications from other commissions, State Historic Preservation Officer, and the general public.
 - (1) State Historic Preservation Office National Register nomination for Klock's & Independent laundry (900 Mississippi Street)
 - (2) Paul Werner Architects - ARC
- B. Disclosure of ex-parte communications.
- C. Declaration of abstentions for specific agenda items by commissioners.
- D. Committee Reports

ITEM NO. 3: CONSENT AGENDA

- A. November 15, 2018, January 17, 2019, and February 21, 2019 Action Summaries
- B. Administrative Approvals
 - 1. DR-18-00426 536 Ohio Street; Residential Remodel; State Law Review
 - 2. DR-18-00476 1040 New Hampshire Street; Commercial Remodel; State Law Review, Certificate of Appropriateness, Downtown Design Guidelines
 - 3. DR-18-00494 900 New Hampshire Street; Certificate of Appropriateness, Downtown Design Guidelines
 - 4. DR-18-00516 627 Ohio Street; Residential Remodel; State Law Review, Certificate of Appropriateness
 - 5. DR-18-00522 1012 Rhode Island Street; Mechanical Permit; State Law Review
 - 6. DR-18-00619 805 New Hampshire Street; Commercial Remodel; State Law Review
 - 7. DR-18-00620 805 New Hampshire Street; Commercial Remodel; State Law Review
 - 8. DR-19-00023 940 Rhode Island Street; Electrical Permit; State Law Review
 - 9. DR-19-00024 929 Tennessee Street; I/I Permit; State Law Review

10. DR-19-00025 708 Ohio Street; I/I Permit; State Law Review
11. DR-19-00040 637 Ohio Street; I/I Permit; State Law Review
12. DR-19-00041 2401 Massachusetts Street; Electrical Permit; State Law Review
13. DR-19-00042 633 Indiana Street; I/I Permit; State Law Review
14. DR-19-00055 1215 Rhode Island Street; I/I Permit; State Law Review
15. DR-19-00056 1321 New Hampshire Street; I/I Permit; State Law Review
16. DR-19-00057 646 Louisiana Street; I/I Permit; State Law Review
17. DR-19-00060 520 Louisiana Street; Interior Rehabilitation; State Law Review
18. DR-19-00061 6 East 6th Street; Sign Permit; Downtown Design Guidelines; Certificate of Appropriateness
19. DR-19-00062 1 Riverfront Plaza; Sign Permit; Downtown Design Guidelines; Certificate of Appropriateness
20. DR-19-00063 714 Rhode Island Street; Electrical Permit; State Law Review
21. DR-19-00064 716 Rhode Island Street; Electrical Permit; State Law Review
22. DR-19-00065 937 Massachusetts Street; Sign Permit; State Law Review, Downtown Design Guidelines
23. DR-19-00069 925 Massachusetts Street; Mechanical Permit; State Law Review
24. DR-19-00079 700 Massachusetts Street; Sign Permit; State Law Review, Downtown Design Guidelines
25. DR-19-00080 639 Tennessee Street; I/I permit; State Law Review
26. DR-19-00081 1200 Oread Avenue; Cell Tower Modification; Certificate of Appropriateness

ITEM NO. 4: 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. 5:** 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. 6: DR-18-00503 1040 Massachusetts Street and 1041 and east side 1000 Block New Hampshire Street; Demolition, New Mixed-Use Structures and New Parking Structure; Downtown Design Guidelines Review and Certificate of Appropriateness. The project is located in the Downtown Conservation Overlay District. The property is also located in the environs of the English Lutheran Church (1040 New Hampshire Street), the Douglas County Courthouse (1100 Massachusetts Street), and the Watkins Bank Building (1047 Massachusetts Street), Lawrence Register of Historic Places. Submitted by Matthew S. Gough, Barber Emerson, L.C., on behalf of Allen Press, Inc.; Allen Realty, Inc. property owner of record.

ITEM NO. 7: DR-19-00091 1942 Learnard Avenue; Residential Addition & Remodel; Certificate of Appropriateness. The property is located in the environs of the Zinn-Burroughs House (1927 Learned Avenue). Submitted by Chris and Molly Crook, property owners of record.

ITEM NO. 8: 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. 9: DR-19-00093 1012 Massachusetts Street; Exterior Remodel; Downtown Design Guidelines. The property is located in the Downtown Conservation Overlay District. Submitted by Nathan Clark on behalf of Greenhouse Culture Church, property owner of record.

ITEM NO.10: MISCELLANEOUS MATTERS

- A. Provide comment on Zoning Amendments, Special Use Permits, and Zoning Variances received since February 21, 2019.
 - 1. SUP-19-00088 810 Kentucky Street, Special Use Permit for Short Term Rental.
- B. Review of any demolition permits received since February 21, 2019.
- C. Miscellaneous matters from City staff and Commission members.

February 20, 2019

Lynne Zollner
Historic Resources Commission
PO Box 708
Lawrence, KS 66044

Re: Klock's Grocery & Independent Laundry (900 Mississippi St, Lawrence, Douglas County)

Dear Historic Resources Commission:

We are pleased to inform you that the *Klock's Grocery & Independent Laundry* will be considered by the Kansas Historic Sites Board of Review for nomination to the National Register of Historic Places and Register of Historic Kansas Places at its next meeting on 5/4/2019. You are being notified because the property is within the boundaries of Lawrence, a Certified Local Government.

Per the requirements of 36 CFR 60-61 and Section IV of the *Procedures for Implementation of Certified Local Governments in Kansas*, we are providing your historic resources commission the opportunity to comment on this nomination. **In accordance with Section IV (C), we request receipt of the commission's recommendation report by May 3, 2019.**

The National Register of Historic Places is the federal government's official list of historic properties worthy of preservation. Listing in the National Register provides recognition and assists in preserving our nation's heritage. Should you have any questions about this nomination before the Kansas Historic Sites Board of Review meeting, please contact Jamee Fiore, National Register coordinator, at ext. 216 or at Jamee.fiore@ks.gov.

Sincerely,

Jennie Chinn
State Historic Preservation Officer



Patrick Zollner
Deputy State Historic Preservation Officer

enclosure

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Klock's Grocery & Independent Laundry

Other names/site number: KRHI# 045-3625

Name of related multiple property listing:

Historic Resources of Lawrence (Amended)

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 900 Mississippi Street

City or town: Lawrence State: KS County: Douglas

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

x national ___ statewide ___ local

Applicable National Register Criteria:

___ A ___ B ___ C ___ D

<p>_____</p> <p>Signature of certifying official/Title:</p> <p>_____</p> <p>State or Federal agency/bureau or Tribal Government</p>	<p>_____</p> <p>Date</p>
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<p>In my opinion, the property meets ___ does not meet the National Register criteria.</p>	
<p>_____</p> <p>Signature of commenting official:</p> <p>_____</p> <p>Title :</p>	<p>_____</p> <p>Date</p>
<p style="text-align: center;">State or Federal agency/bureau or Tribal Government</p>	

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>1</u>	_____	Total

Number of contributing resources previously listed in the National Register _____

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/TRADE: specialty store

OTHER/self-service laundry

Current Functions

(Enter categories from instructions.)

VACANT

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7. Description

Architectural Classification

(Enter categories from instructions.)

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

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Foundations: STONE/Limestone

Walls: STUCCO, BRICK

Roof: Asphalt

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Klock's Grocery and Independent Laundry sits at the southeast corner of the intersection of 9th Street and Mississippi Street, in Lawrence, Kansas. The property is 100-feet east-west by 136-feet north-south. The building is a One-part Commercial Block, 50-feet east-west by 60-feet north-south and includes a full basement. The building features minimal stylistic element but is influenced by the architectural movements typical of the 1920s. The north façade is the primary commercial storefront, consisting of a brick bulkhead, metal storefront and glazing, and prismatic glass transom. The exterior walls are structural clay tile with stucco finish and brick bulkheads and accent trim. Pressed tin is used on the ceilings in the customer areas of the original grocery store. Several businesses have operated in this building starting in the 1920s with the Beal Bros. Meat Market and Klock's Grocery, followed by Reeves Grocery from 1944-1959, and converted into the Independent Laundry in 1959.

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Narrative Description

Location:

Klock's Grocery & Independent Laundry sits at the southeast corner of the intersection of 9th Street and Mississippi Street, in Lawrence, Kansas. It is seven blocks west of the north-south historic downtown linear commercial core, Massachusetts Street, and is two blocks north of the campus of the University of Kansas (KU). Extending east-west through the heart of downtown, 9th Street is an arterial street for approximately 1.75 miles, from seven blocks east of Massachusetts Street, westward to Iowa Street. Historically, 9th Street was a primary entrance into Lawrence from the west side of town. Mississippi Street runs north-south and intersects with 9th Street at approximately the mid-point of its 1.75-mile arterial length. Mississippi Street is residential north of 9th Street and serves as an entrance to the KU campus south of 9th Street. (Maps 1 and 2).

The property the building sits on is 100-feet east-west by 136-feet north-south and is Lots 1 and 2 in Block 11 of Lanes' Second Addition. Most lots in the older areas of Lawrence are oriented toward the state-named streets. However, lots along this segment of 9th Street are oriented north-south, with the building fronts facing 9th Street, reflective of that street's historic role as a primary entrance into the town from the west. (Map 3).

Overview:

The building is a One-part Commercial Block, 50-feet east-west by 60-feet north-south. It has a single-slope 1:12 pitch roof with its low-eave on the south side and parapet walls on the north, east, and west sides. The building also has a full basement.

The north face of the building is the primary façade, and it sits on the north property line, which is also the south right-of-way line of 9th Street. The east and west faces are secondary facades, with less detailing than the north façade. The east façade sits at the north-south centerline of the property, which is also the property line between the two original lots. The west facade lies on the west property line, which is also the east right-of-way line of Mississippi Street. The south face is a tertiary facade, with less detailing than the other sides, and no parapet.

The primary exterior finish is stucco, accented with brick at corners, bulkheads, edges, and around openings. The stucco has a pebble finish and an elastomeric coating. The accent brick is dark reddish-brown and has a vertical-raked-face finish.

North Façade:

The north façade is approximately 50-feet wide and 18'-8" tall and divided into two storefront sections (Photo 1). The west storefront section is 30-feet wide, and this was the original location of Klock's Grocery. The east storefront section is twenty-feet wide and this was the original location of the Beal Bros. Meat Market.

The west storefront has a central pair of aluminum storefront dual-swinging doors recessed 4'-8" from the façade. These were installed as replacement doors for the original entry in 1959 when

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the building became the Independent Laundry (Photo 14). The public sidewalk is directly against the building on this side, and there is a single step up from the sidewalk to the inset concrete landing at the entrance doors.

The east storefront section originally had a single centered entrance door, which was removed at some time in the past, possibly when the Beal Bros. moved out in 1927 or at a later date. There is no door here in the ca. 1960 photos of the building, and that portion of the structure is not visible in the historic photograph of Reeves Grocery (Figs.1, 3, and 4).

Both storefront sections have brick bulkheads approximately 27" tall below large expanses of glass display windows (Photo 15). Centered in each part of bulkhead are hopper windows that are covered over with framing on the interior and with stucco on the exterior. The windows are visible in historic photos from the early 1960s (Figs. 1, 3, 4, and 7).

The display windows are 5'-0" tall clear single-pane glass. The perimeter metal stops appear to be original 1922 material, possibly copper, that is painted (Photo 7). At the west storefront, the original glass panes facing the street on each side of the entrance were originally 10'-0" undivided width (Figs.1, 3, 4, and 7). They have subsequently been divided since the early 1960s by a centered vertical aluminum mullion into two panes each of 5'-0" width.

Both storefront sections have 32" tall prismatic glass transoms above them. The pressed prismatic panes are 4" square set in lead frames (Photo 10). The second row of panes from the edge around each section are pressed with the fabricator's identification pattern and reads, "PRESSED LENS GLASS PAT. MANUFACTURES GLASS CO CHICAGO" (Photo 16). The prismatic glass has been painted over on the interior and exterior.

A 16" tall stucco band stretches over both storefronts and is wrapped with an 8" width of accent brick. The prismatic transoms and the stucco band above were covered over with signage for the Independent Laundry in 1959 (Figs. 3 and 4); that signage was removed at some time in the past. There is a 10.5" tall horizontal brick accent band at the top of the wall stretching across the entire façade; this band is composed of a single soldier-course above a single stretcher-course.

A 6" tall cast-concrete coping caps the parapet wall; this is visible in ca. 1960 photos (Figs. 3, 4, and 5). The cast-concrete coping has been covered over on top with 2x wood-framing coping and flashed over with roofing. A 4" tall dark-bronze metal fascia flashing is installed over the outer face of the wood-framing coping and the top 2" of the cast-concrete coping. The exposed face of the cast-concrete coping has the same elastomeric coating as what has been installed on the stucco (Photo 5).

The east corner, west corner, and pilaster between the storefronts are each 2'-4" wide solid masonry detailed with brick bases to 12" above the storefront window sills. There is brick detailing at each storefront jamb up to the transom heads, and brick detailing at the exterior corners up to the 12" horizontal band. This detailing is brick laid in a quoin pattern of three stack-bond-stretchers alternating with three stack-bond-headers. There is a pattern break at the

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exterior corners at the height of the transom heads where six stack-bond-stretchers are laid instead of three.

West Façade:

The west façade is 60-feet wide and divided into six bays. The north bay is 18'-8" tall (matching the north façade height), and the remaining five bays step down to 18'-0" height (Photo 2). The public sidewalk is directly against the building on this side, and the grade rises slightly toward the south.

The north 11'-4" wide taller bay matches the materials and detailing of the north façade with brick bulkhead, storefront display window, prismatic glass transom, brick quoin corners, and brick detailing over the storefront and at the wall top. At the brick bulkhead, a hopper window visible in a 1960 photo (Fig. 4) has been removed; the entire bulkhead is now brick, with the center four-course panel being smooth brick rather than raked-face brick. The quoin detailing pattern on the north side of the storefront window starts at the bottom with three stack-bond-header courses and the design on the south side of the window begins at the bottom with three stack-bond-stretcher courses.

The other five bays are detailed as a contiguous wall-plane of stucco with horizontal brick detailing near the bottom and top, and brick quoin pattern at the south corner. The brick band at the bottom is a single course of 8" tall soldier-brick which starts at the north end two brick courses above the bottom soldier-course of the furthest north bay. The band steps up another two courses near the middle of the south five bays. The horizontal brick band at the top is 10.5" tall and matches the band on the north facade. The wall cap detailing also matches the north façade, with a 6" tall cast-stone coping, 2x wood-framed coping, and a 4" tall dark-bronze metal fascia covering the wood-framed coping and the top 2" of the cast-concrete coping.

The three bays south of the north corner bay each have a 6'-10" wide by 2'-4" tall window opening, with single course header-brick sills approximately 7'-2" above the interior finished floor. The north two window openings are covered over with painted plywood, and the third opening has the south two-thirds filled in with louver and the northern third covered over with plywood. The original windows in these bays are visible in the ca. 1960 photos and were three-abreast four-lite fixed or awning windows. They were covered over on the interior by soffits built above the clothes dryers installed along this wall in 1959. Some parts of the original window frames and some of the window sashes may be extant under the covering materials.

The second bay from the south corner has a single entrance door, and a transom covered over on the exterior with plywood. The opening is an original wood door that has a four-lite panel in the top portion and a beaded board panel in the bottom portion. The door is visible on the exterior and is covered over on the interior by clothes dryers installed in 1959.

The furthest south bay has a window opening 2'-4" wide by 3'-6" tall, with a single course header-brick sill is 5'-8" above the interior floor. The exterior is covered over with plywood, and a sash with burglar-bars is installed on the interior (Photo 13).

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East Façade:

The east façade is the same profile and size as the west façade, with the first north bay also 18'-8" tall and the remainder of the façade 18'-0" tall (Photo 3). The grade slopes up slightly toward the south end, and the top of wall parapet is 17'-3" above grade at that corner.

The north corner has a 2'-4" wide pattern of brick detailing with a brick base to 40" height, and the brick quoin pattern along each edge of the 2'-4" width up to the 10.5" tall brick band at the top of the wall. At the south corner, there is a brick quoin pattern detail from approximately 10'-0" height up to the top-of-wall band. There is no brick band at the bottom of the wall. The remainder of the wall is stucco finish.

The 1927 Sanborn map shows an appendage to the building on the south side at the southeast corner. The addition is labeled as "REND'G," and had the notations "TILE," "O," and "12'" indicating it was a tile structure with tin roofing and approximately twelve-feet tall (Map 6). The 1937 Douglas County GIS Base Map also appears to show the appendage and another disconnected outbuilding on the property in the southeast quadrant (Map 4). The addition is approximately 10-feet east-west by 20-feet north-south, and it was associated with the meat market function of the building. No historical photos depicting the exterior detailing of the addition have been found. The stucco finish probably continued from the building onto the addition, and there may have been added brick detailing as well.

The second bay from the north has a single entrance door that has infill framing and wall finish on either side of it to fit into a wider masonry rough opening. There is a wider three-abreast window above the door that matches the configuration of the west façade window in the same bay. The 1927 Sanborn map indicates there was initially an opening at this location (Map 6). A 1961 photo shows a pair of aluminum storefront doors at this location filling in the entire width of the masonry opening (Fig. 3). There are two concrete steps up from the driveway on this side of the building to this door.

The third bay from the north has a 6'-10" wide by 2'-4" tall window, with single course header-brick sills approximately 7'-2" above the interior finished floor. The window in this bay, and the adjacent bay north have fixed clear glass; these originally had four-lite sashes which may have been operable.

The two furthest south bays were modified in 1959 by adding a drop-off bay-window, and a drive-through canopy when the building was converted to the Independent Laundry. These are visible in the 1960 photo (Fig. 3). The total bay width is 8'-4", and it projects 3'-0" from the face of the building. The bay was modified at some time in the past by replacement of the drop-off window with a single entrance door. There is a single 6" step up from the pavement into the building at this door (Photo 6).

The canopy is fourteen-feet square and is 4'-0" from the south corner of the building. It has two 4" diameter steel support columns located 12-feet off the face of the building and set apart 7'-6". There is a wood support beam spanning north-south over the support columns and cantilevering to the north and south edges of the canopy. The bottom edge of the beam is tapered along the

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bottom edge of both cantilevers. The canopy originally had a flat roof and narrow edge profile of approximately 8". The roof has been modified at some time in the past to now have short parapet walls finished on the exterior with painted plywood and an edge profile approximately 24" tall.

There are narrow concrete curb islands around the base of the canopy columns, and a concrete curb set 3'-0" away from the building to create the drive-through drop-off lane. There is a landscape island between the curb and the building, except at the north entrance where the curb turns back on either side, and the driveway pavement extends to meet the concrete steps at the door.

There is a 2'-0" by 2'-0" window three-feet off the south corner that has been covered over with plywood. It is an original window and is visible inside the stairway to the basement. The brick sill of this opening is 4'-0" above the finished floor, and the brick has been painted to match the stucco color.

South Façade:

The south façade is 50-feet wide and approximately 12-feet tall. This elevation is the low-eave side of the single-slope roof, and there is no parapet on this façade (Photo 4). There is a non-historic metal gutter along this edge, which wraps around the southeast corner of the building and connects to a downspout that then follows against the south face of the drive-through canopy. The downspout turns down near the southeast corner of the canopy and terminates at the bottom edge of the fascia, without extending to the ground.

There is brick quoin detailing at the west corner, and the south-facing 8" wide brick butt-ends of the east and west parapet walls are visible above the low-eave roof height. The remainder of the wall is finished in stucco. There are two entrance doors in the south façade. The west doors are a pair of dual-swing aluminum storefront doors that were installed in 1959 as a replacement for an original door(s) at this location.

The east door is a single door that is a modern insulated six-panel steel door that has infill framing on both sides to fill in the wider masonry rough opening. The original door at this location was a wood door with eight-lites (4/4 pattern) in the upper area, and beaded-board panel in the lower portion. The original removed door is currently stored in the basement of the building.

There are four window opens in this façade, each covered over with painted plywood on the exterior, and each with a single-course brick sill approximately 7'-0" above the floor level. The window immediately east of the west entrance is 4'-6" wide by 2'-7" tall and originally had a pair of windows 2'-3" wide by 2'-7" tall. The other three window openings are 2'-3" wide by 2'-7" tall. The original windows in this façade had four-lite fixed or awning sashes; two of the sashes are visible in a circa 1960 photo (Fig. 5) but two of them were replaced with fixed sashes and security bars, and one was replaced with a louver. There may still be original window components concealed behind covering construction.

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Building Structure:

The building structure consists of exterior masonry walls, and a bisecting north-south interior masonry wall. The masonry walls are structural clay tile, with brick masonry added at load-bearing points. The north-south bisecting wall divides the building into two parts, thirty-foot wide in the west area and twenty-foot wide in the east area.

The perimeter basement walls are roughly coursed limestone. There is a north-south bisecting structural clay tile wall in the basement that corresponds with the same on the first story. There are two pairs of 4'-0" long structural clay tile walls perpendicular to the north foundation wall; these support the concrete landings at the inset storefront entrances on the first story. The basement has a concrete floor slab.

In the basement, there are three north-south beamlines, one in the east area and two in the west, which along with the interior bearing wall, divide the floor spans into five ten-foot segments (Fig. 10). The beams consist of triple 2x12's spanning over 6x6 wood columns spaced 10'-0" o.c. At the top of each column is a 6x6 bearing corbel that extends 16" each direction under the beams; the corbels are taper cut at the bottom end corners. On the side faces of the columns at the top are 36" long 2x6 gussets that extend up onto the side faces of the beams; the gussets are taper cut at their bottom corners (Photo 12).

The first story floor is framed with 2x10 floor joists spaced 16". There is 1x board sheathing laid diagonal over the joists. Additional layers of sheathing and finished flooring were installed over the sheathing.

The roof and first story ceiling are framed with steel beams spanning east-west spaced 10'-0" and installed level just above the interior ceiling. The ceiling is 10'-9" height and framed with wood joists spanning between the steel beams. The 1:12 single-slope roof pitch is created with wood rafters spanning north-south, which are supported by the steel beams and wood-framed knee-walls on top of the beams increasing in height from south to north.

In 1961 a series of concrete-masonry-unit (CMU) bearing walls were installed in the basement to support new coin-operated self-service dry cleaning machines on the first story. The CMU walls are built perpendicular to, and butting up to, the north-south structural clay tile center wall. There are seven CMU walls on the east side spaced 6-7-feet apart; the southernmost one is 8'-4" in length, and they get progressively shorter, with the northernmost one being 6'-0" in length. There are four CMU walls on the west side spaced 6'-8" to 7'-4" apart, and these are all 6'-0" in length. The wood floor framing is replaced in the area above the CMU bearing walls with concrete floor slabs; the corrugated metal-pan formwork is visible in the basement. The concrete floor slabs are visible above where the dry cleaning machines were mounted.

The first story configuration of spaces dates to 1922 and 1959-61 (Fig. 11). The west 30-foot area was the original Klock's Grocery store, and the east 20-feet was the Beal Brothers Meat Market. When the Beal brothers moved out in 1927, the Klock store took over the entire building and began running its meat department. The Reeves Grocery also operated out of the whole building from 1944-1959.

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On the Klock side, there is an original pressed tin ceiling in the north 40-feet of the building. The south 20-feet has a smooth plaster ceiling (Photo 8). On the east, Beal side, of the building, above a modern acoustical tile ceiling, there is an original pressed tin ceiling in the north 28-feet of the space (Photo 10), and a smooth plaster ceiling on the remainder. Presumably, the tin ceiling areas were the commercial shopping area of the spaces, and the smooth plaster ceiling areas were the private storage and service areas.

The dividing wall between Klock and Beal was the structural clay tile wall, with 16"-square brick load-bearing pilasters at 10'-0" on center, carrying the east-west roof beams. The second bay from the north has a steel beam at 8' above the floor, and it had structural clay tile above, which was removed (Photo 11). The third bay from the north has also had the structural clay tile removed. It's not known when the clay tile was removed, but this area became a mechanical space when converted to a laundry facility, and the unfinished nature indicates it was removed in 1959. Before then, it appears a connection for shoppers was provided in the second bay under the beam, and that a private service connection was provided through a door in the furthest south bay.

The current connection to the basement is in the southeast corner of the building. It is an L-shaped stair that appears to be a 1959 replacement for a previous switchback stair (Photo 12). There also seems to have been a matching switchback stair in the southwest corner of the building, providing private access to two separate areas of the basement.

When the building became Independent Laundry in 1959, the west 30-foot portion became a self-service laundry area with back-to-back washing machines running north-south down the middle of the space, and dryers lined against the east wall and west wall (Photo 8). Located at the north storefront entrance area was a seating lounge. Two interior photos from ca. 1960 show this part of the building (Figs. 6 and 7). No pictures of the east 20-foot area have been found, and it appears from reviewing exterior images and floor plans that the north portion was a self-service laundry area and the south portion was the drop-off service area.

When the twenty self-service dry-cleaning machines were installed in 1961, it appears that six or seven of these were installed in the west portion of the building, against the east wall, and that thirteen or fourteen were installed in the east portion against the west wall. The ones in the east area were installed at a slight angle, not orthogonal to the building layout. The back-to-back area between the units became a mechanical space, allowing access to the rear of the machines for service; the original dividing structural clay tile wall is within the mechanical area.

The most recent configuration of space was self-service laundry in the west 30-feet, and a separate tenant, a hair salon, in the east 20-feet (Photo 9). The self-service laundry area retained the basic configuration with washers down the middle and dryers along the east and west walls. The hair salon retained a segment of the angled wall in the north half of the space, where the self-service dry cleaning machines had been installed, and the remainder of the area has been reconfigured into smaller rooms and closets.

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Interior finishes:

Interior finishes date to 1922, 1959-61, and a contemporary time frame. The basement is unfinished. The west self-service laundry area retains the original 1922 tin ceiling in the north forty-feet. It also retains the 1922 plaster wall finishes on the perimeter and central dividing structural clay tile walls. Most of the plaster walls are currently concealed by 1959-61 gypsum wallboard finished wood-framed stud walls, which were built to encase the dryers and new electrical wiring. The flooring is vinyl tile installed over an added layer plywood sheathing; the added sheathing was not installed in front of the dual-swinging pair of north entrance doors. Under the washers, down the middle of the space, a concrete drainage pan was installed on top of the floor to control any water leakage from the washers.

In the east 20-foot space, the flooring is vinyl tile, the walls are gypsum wallboard, and the ceilings are acoustical tile. Most of these are contemporary materials. The area also has 1922 perimeter structural clay tile walls with plaster finish, and 1922 tin ceiling and plaster ceiling, concealed by the modern materials.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

COMMERCE

ETHNIC HERITAGE / German American

Period of Significance

1921-1969

Significant Dates

1921-22, 1959, 1961

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

ETHNIC HERITAGE / German American

Architect/Builder

UNKNOWN

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Klock's Grocery and Independent Laundry, located at 900 Mississippi Street in Lawrence, Douglas County, Kansas, is eligible for listing in the National Register of Historic Places under the *Historic Resources of Lawrence (Amended)* under Criterion A in Commerce and in Ethnic Heritage/ German American. It is locally significant as an example of the evolution of commerce in the surrounding community by a prominent businessman, Fred Klock, of German American decent. Anchored near the historic town center, Klock's Grocery and Independent Laundry reflects the early 20th-century commercial development in Lawrence, as well as the common mid-century upgrade with its 1959 remodel. It illustrates the City's commercial patterns, which resulted in the practicality of the use and space. Fred Klock, and his extended family, had a long association with the German American community in Lawrence, and the subject property housed a key commercial enterprise in the community. The period of significance represents the original construction of the building (1921-22) through the subsequent mid-century alterations and industry changes (1969). The building retains historic integrity of association, location, setting, and feeling.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The construction of Klock's Grocery comes at the end of a relatively prosperous time in Lawrence when almost twice as many buildings were constructed from 1900 to 1920 as during the next 25 years.¹ The German-American presence in the business districts of the late nineteenth and early twentieth century in Lawrence was very significant, and the Klock family and the construction methods of the building represent this history. The steady commercial growth of businesses serving neighborhoods near the historic downtown core of Lawrence is represented in Klock's Grocery, Beal Bros. Meat Market, Reeves Grocery, and Independent Laundry, each of which operated out of this building from the early 1920's through the late 1960's. These business uses fall within a larger pattern of similar uses near downtown, which also spread to commercial nodes throughout the neighborhoods of Lawrence, to provide services for nearby residents at a time when transportation methods were evolving toward greater personal mobility through integration of the automobile.

Klock's Windmill Grocery

Klock's Grocery was constructed as a substantial One-part Commercial Block building at a commercial node seven blocks west of the downtown district in 1921-22. According to the *Historic Resources of Lawrence, Douglas County, KS (Amended)*, "During this period, there was a trend toward centralization of some types of businesses in the downtown, although small neighborhood businesses also proliferated;" this building represents one of those small

¹ MPDF, Sec. E, p. 23

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neighborhood businesses. Originally named Klock's Windmill Grocery, near the corner of 9th Street & Mississippi Street, it had long been established as a commercial venture. The business started earlier than the 1922 nominated building. A newspaper report in 1893 says "The sidewalk on the south side of Warren Street [renamed 9th Street in 1913²], near the Windmill grocery, is in bad order"³ and an 1895 notice advertises "For Rent – The Windmill grocery and the house immediately south of it."⁴ An 1896 newspaper article states, "The Windmill grocery's new frame store building was erected and occupied during the year (1895). It is a block further east than the old store."⁵

By 1901, Fred Klock owned the grocery at the corner of Mississippi and Warren, and had drilled a new water well, striking salt water at a depth of 124-feet.⁶ There was a fire at the store in December 1903, and Fred cleaned up and reopened the business January 4, 1904.⁷ Sheridan Dick and Frank Lewis "bought the Klock grocery and meat market, corner of Warren and Mississippi streets" in 1906.⁸ In 1908 "A business change was consummated... when the firm of Brown & Emmons doing business under the name of the Windmill Grocery, dissolved, Mr. Emmons retiring, to be succeeded by Lyman Brown;"⁹ later the same year "Mr. Elmer F. Hunter... purchased the stock of the defunct Windmill grocery,"¹⁰ and before the end of the year, J.L. Messenger purchased the store.¹¹

Finally, in 1912, "The Windmill grocery and meat market will be open for business tomorrow morning with a complete new stock. F.H. Klock will conduct the grocery and Beal Bros. will carry on the meat market;"¹² Fred Klock would operate a grocery on the property for the rest of his life, and the Beal Brothers would operate their meat market until 1927 from this location. In 1921 "Fred Klock started the construction of a new store at 900-02 Mississippi street. The cost of the store was estimated at \$12,000,"¹³ and on March 12, 1932, it was reported that ten years ago, March 12, 1922 "The F.H. Klock grocery and Beal Brothers meat market will move into their new building at Ninth and Mississippi streets over the week."¹⁴

The grocery store at this corner of 9th Street and Mississippi Street had a long-term name association with the large windmill constructed in 1864 which was located approximately 4/10ths of a mile west of the site on the south side of 9th Street. The store was synonymously referred to as "Klock's Grocery," "Windmill Grocery," or "Klock's Windmill Grocery." The windmill burned in 1905 and its stone foundation ruins remained into the 1930s.¹⁵ A graphic

² TJG, Dec 3, 1913, p. 7

³ LDG, Nov 7, 1893, p. 3

⁴ LDJ Apr 9, 1895, p. 4

⁵ LDF, Jan 1, 1896, p. 2

⁶ TJG, Jul 11, 1901, p. 2

⁷ TJG, Dec 16, 1903, p. 7, and LDW, Dec 31, 1903, p. 1

⁸ LDW, Mar 5, 1906, p. 1

⁹ TJG, May 6, 1908, p. 1

¹⁰ TDG, Jul 15, 1908, p. 3

¹¹ LDW, Oct 29, 1908, p. 1

¹² LDJW, Aug 30, 1912, p. 6

¹³ LDJW, Jan 2, 1922, p. 1

¹⁴ LJW, Mar 12, 1932, p. 4

¹⁵ LJW, Jun 15, 1936, p. 3

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image of the windmill was incorporated into the Klock's Grocery advertising in the 1923 "Jayhawker" (University of Kansas) yearbook. Klock's 1939 newspaper advertisement claimed, "In the Shadow of The Old Windmill, Established years ago within a "stone's throw" of this historic old landmark, this grocery has grown with the city."¹⁶

The corner was also caught up within the growth of the town and the University of Kansas. In 1909 the Lawrence Light and Railway Company organized to build an electric trolley system for Lawrence.¹⁷ In that year the Mississippi (KU) line was completed; the line proceeded west on 9th Street from Indiana Street and turned south at Mississippi Street (at the Klock Grocery) continuing south to the University of Kansas campus.¹⁸ Operation of the trolley overlapped in early 1920 when the University of Kansas was undergoing its most significant period of building and campus improvements in its history. Six new campus buildings were scheduled for construction and the new Memorial Stadium (KU's-football stadium), located two blocks south of Klock's Grocery, was dedicated in the fall of 1922. Mississippi Street was paved that same year.¹⁹ The main road, 9th Street, was leading into and out of Lawrence on the west side, making the location ideal for a grocery store to serve west side residents, farmers west of town, and KU students.

When Fred Klock died in 1933, his son Helmer Klock, who had been managing the store for his father since 1925, took over full control of the business. Helmer continued the Klock Grocery until 1940 when he died at the age of 44. Sophia Klock, Fred's widow, owned the property till her death in 1942.

Reeves Grocery

The store was bought in 1944 from the Klock estate by R.M. Reeves,²⁰ another well-known local grocer, who operated the store as Reeves Grocery until 1959.²¹ Reeves had been in the grocery business since at least 1920 when his store received a sanitary score of 98 from the city's health office²² and was listed in 1931 advertisements at the address of 303 West 13th.²³ The Reeves store at 900 Mississippi Street operated quietly. They advertised often and were mentioned quite often for their sports league teams (bowling, softball, basketball, etc.). They were infrequently mentioned in the general news, once for being broken into and once for giving meat cutting demonstrations to a KU home economics class.

Many small neighborhood grocery stores had served Lawrence through the years. In 1890 there were 7 dry goods stores, 41 grocery stores, and 13 meat markets listed in the *Lawrence City Directory*. In 1920 there were 5 dry goods stores, 37 grocery stores, and 12 meat markets. In 1932 there were 53 grocery stores, and in 1948 there were still 51 grocery stores.²⁴ The trend

¹⁶ LDJW, Oct 26, 1939, p. 12

¹⁷ MPDF 1997, Sec E, p. 21

¹⁸ Thor 1980

¹⁹ The Jayhawker 1923, p. 13 & 428

²⁰ LJW, Feb 1, 1969, p. 4

²¹ LJW, Feb 9, 1959, p. 2

²² LDJ, Jun 12, 1920, p. 5

²³ LDJW, Jul 24, 1931, p. 7

²⁴ Dary 1982, pp. 248, 316, 328, and 346

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away from smaller family-owned neighborhood grocery stores to larger national chain grocery stores began in Lawrence in the late 1930s.²⁵ The continuing increase of automobile ownership and usage from 1920 onward made it easier for people to travel greater distances in shorter amounts of time and led to a decentralization of commercial districts around Lawrence.²⁶

By the 1960s, a small neighborhood shopping center with a grocery store and other businesses had been established on the east side of Massachusetts near the important intersection with 19th Street.²⁷ Falling to this trend, the functional use of the building as a family run grocery store ended when R.M. Reeves leased the building in 1959 to Ed Elam, owner of the Independent Laundry and Dry Cleaning Company.²⁸

Independent Laundry & Dry Cleaning Company

Elam's company had been founded in Lawrence in 1930 and was quite a significant enterprise. Ed had been the president of the Kansas Launderers & Dry Cleaners Association,²⁹ and his primary facility was located at 740 Vermont Street in downtown Lawrence.³⁰

In 1920 there were four laundries listed in *Lawrence City Directory*, and in 1948 the list of Lawrence's businesses included 14 cleaners and launderers.³¹ In 1959 Elam converted the building at 9th and Mississippi into a "24-hour, seven-day-a-week washer-dryer laundry self-service operation" with parking facilities, sitting area, and drive-in for drop-off laundry and dry-cleaning service. Elam said, "this extension of Independent service is in line with the current trends in modern living."³² The added parking area is in character with the *Historic Resources of Lawrence, Douglas County, Kansas* description of mid-century commercial development. "By the mid-1950s, the increase in the size of parking lots for shopping facilities meant that space itself became dominant, so the building functioned more as a backdrop."³³ Except for Klock's Grocery and Independent Laundry, where the one-block commercial building had been set close to the street on two sides, so the ample parking lot is behind and beside the building.

In 1961, Ed Elam went even further with the self-service business, installing twenty RCA Whirlpool automatic dry-cleaning machines. It is claimed in newspaper coverage of the day to be the nation's first completely automatic, coin-operated dry-cleaning center (Figs. 8 and 9).³⁴ Ed Elam died shortly after that in 1963, and it's not known how long the self-service dry-cleaning machines remained in service. The west portion of the building however continued as a self-service laundry until the summer of 2018. The east portion of the structure subsequently converted to other uses and was most recently a hair salon.

²⁵ Dary 1992, p. 303

²⁶ Hernly 1985

²⁷ MPDF Amend, Sec E, p. 12

²⁸ LJW, Feb 9, 1959, p. 2

²⁹ LDJW, Aug 26, 1963, p. 1

³⁰ Dary, p. 313

³¹ Dary 1982, pp. 316 and 346

³² LDJW Apr 28, 1959, p. 2

³³ *Historic Resources of Lawrence*, Lawrence, Douglas County, Kansas, 64501216. Sec. F, p. 29

³⁴ LDJW Feb 16, 1961, pp. 1 & 3

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COMMERCE

According to the *Historic Resources of Lawrence*, the Klock's Grocery and Independent Laundry building falls into the "Quiet University Town, 1900-1945" context. By the early 20th-century most of the large industries were closing, and smaller neighborhood businesses thrived. The general development trends focused more on the historic core of downtown Lawrence. During this period the infrastructure of the community was built up with new water systems, level street grades, and stone and brick sidewalks.³⁵ The State of Kansas passed a zoning enabling act in 1921, for the use of communities larger than 20,000 people. Although the population in Lawrence was less than the requirement, the City was concerned about the continuing commercial development along the main thoroughfare of 9th Street. In 1925, Lawrence created a planning commission to institute the "first city zoning ordinance in June, 1926."³⁶

Commercial buildings in Lawrence often lacked architectural style and character-defining features. The most common architectural categories are by plan and form: two-part commercial blocks and one-part commercial blocks. Often the façade features plate glass windows and a parapet; being plain and modest in design. These buildings, much like the Klock's Grocery and Independent Laundry, are defined by commercial growth in the community and county. Typically, the one-part commercial buildings housed a variety of businesses and are directly associated with the various stages of growth in the area.

Klock's Grocery and Independent Laundry is eligible for listing in the National Register of Historic Places under Criterion A for its strong association with commercial growth in the historically small town of Lawrence, Kansas. According to *Historic Resources of Lawrence (Amendment)*, "Modern architecture usually was linked with the establishment of new businesses, new types of businesses or renovations to enhance the image of the existing businesses."³⁷ It's clear from newspaper reporting of the day that a self-service laundry facility fit neatly into the changing needs of mid-century modern life.

Some exterior features of the 1921-1922 one-part commercial design were modernized, such as the replacement of wooden entrance doors with aluminum storefront entrance doors and installation of a drive-up drop-off window and canopy, but the overall original appearance and materiality of the building were retained. The interior remodeling added structural supports in the basement, updated floor and wall finishes, installed ultra-modern laundry equipment and new interior partitions and bulkheads, but did not significantly alter the arrangement of the significant spaces or change the ceiling finishes. The building retains features of its 1959-1961 Modern Architecture makeover and maintains its integrity of association, location, setting, and feeling.

³⁵ *Historic Resources of Lawrence*, Lawrence, Douglas County, Kansas, 64501216.

³⁶ *Historic Resources of Lawrence*, Lawrence, Douglas County, Kansas, 64501216.

³⁷ *Historic Resources of Lawrence (Amended)*, Lawrence, Douglas County, Kansas.

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ETHNIC HERITAGE: German American

German-Americans comprised the largest group of foreign-born residents of early Lawrence. A distinct German-American presence in the Massachusetts Street business district appeared in 1865 and continued to grow until the late nineteenth century.³⁸ A large number of German merchants in Lawrence was very noticeable. German immigrants established shops as soon as possible after their arrival. In the case of Lawrence German merchants, it was often their premigration experience before they moved to Lawrence which introduced them to their profession.³⁹

In 1880, at the age of 26, Fredrick H. Klock migrated to Lawrence from Schenectady, NY, where he was born and raised. Ethnically of German descent, he was drawn to other individuals of German descent in Lawrence. He married Sophia Wulfkuhle of Douglas County, KS, herself the daughter of German immigrants, August and Caroline Wulfkuhle. Fred was active in the Lawrence Turnverein Society, being elected a Trustee in 1908, along with his father-in-law, August, who was elected as vice-president.⁴⁰ In 1908, Fred and Sophia received a surprise twenty-fifth wedding anniversary party from the Turner society, with about 150 Turners present.⁴¹ Two years later August and Caroline Wulfkuhle celebrated their 50th anniversary, also at the Turnverein Hall, where it was said: "the evening was spent as only German friends understand it."⁴²

Since Germans were the dominant ethnic group in Lawrence, they could be found in a range of different businesses and occupations. The variety of employment stretched across the whole business spectrum. Once business was established, it did not mean that owner would run it forever. It was very common that people changed their occupations and business involvements over the years.⁴³ Fred Klock epitomizes this pattern. He operated a successful restaurant business from 1881 to 1900 in downtown Lawrence.⁴⁴ Then Fred ran the Windmill Grocery at Warren (9th) Street and Mississippi Street from 1901 to 1906, in a former building on the same site as the subject building. He was out of the grocery business for a while, then again took over the grocery at this site in 1912, staying involved in the company until his death in 1933.

It was common for ethnic German family members to join in business partnerships and to employ other German immigrants in their stores. The cooperation of German employers and employees had the advantage that merchants could assist newcomers to get jobs and establish themselves in the community.⁴⁵ Ralph and George Beal, also of German descent, opened their first meat market in 1912 in a space adjoining Fred Klock's grocery store at 9th and Mississippi Street.⁴⁶ They remained as adjoining businesses when Fred built the new store (the nominated

³⁸ MPDF, Sec. E, p. 10

³⁹ Rampelmann, pp. 82-83

⁴⁰ TJJ, Dec. 9, 1908, p. 5

⁴¹ LJJ, Apr 22, 1908, p. 6

⁴² (LDD, Feb 6, 1910, p. 2)

⁴³ (Rampelmann, pp. 86-87)

⁴⁴ (LSJW, Jul 30, 1900, p. 3)

⁴⁵ (Rampelmann, p. 88)

⁴⁶ (LDJW, Aug 30, 1912, p. 6)

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building) in 1922, and the association finally split when the Beal's purchased their building on Massachusetts Street and moved on.⁴⁷

As later generation Germans grew up, sons and sons-in-law became business partners.⁴⁸ The same was true for the Klock family. Fred had started his foray into the grocery business in 1901 when his son Helmer was just five years old. By 1925 Helmer had taken over management of the store, which he continued for 15 years until his death at the age of 44 in 1940.

After the death of August Wulfsuhle in 1921,⁴⁹ Fred and Sophia Klock's inheritance allowed for their investment in new construction. They demolished the previous store at 9th and Mississippi Street and relocated the attached house halfway down the block to 918 Mississippi Street.⁵⁰ In 1921, "Fred Klock started the construction of a new store at 900-02 Mississippi street. The cost of the store was estimated at \$12,000."⁵¹ The store was completed and ready to occupy by the middle of March 1922.⁵² Fred and Sophia also purchased the property at the SW corner of 9th & Louisiana Street,⁵³ a block-and-a-half east of the new store, and constructed a new residence at 905 Louisiana Street in 1922, at an estimated cost of \$3,000.⁵⁴

According to *Historic Resources of Lawrence*, "to be eligible under Criterion A in the area of ETHNIC HERITAGE, the building must have an association with either the African American or German American communities in Lawrence. They should retain integrity of association, location, setting, and feeling."⁵⁵ Fred Klock had a long association with the German community in Lawrence, and it's likely that German workers were employed in the construction of the Klock Grocery. 1922 is a late date in Lawrence for basement walls to be constructed of limestone masonry rather than concrete, and it's quite likely that German stonemasons, who were abundantly available in the area, were put to the task for the new store. The building retains historic integrity of association, location, setting, and feeling.

Summary

The period of significance for the building begins in 1921, the date of construction, and ends in 1969, the fifty-year closing date for periods of significance where activities begun historically continue to have importance but no more-specific date can be identified. It is locally significant and eligible for listing in the National Register of Historic Places under the MPDF *Historic Resources of Lawrence (Amended)* under Criterion A for its connection to COMMERCE, during the "Quite University Town, 1900-1945" era and the "Lawrence Modern, 1945-1975" era, and for its connection to "Ethnic Heritage: German". The building retains sufficient integrity to qualify under the MPDF.

⁴⁷ (LDJW, Oct 3, 1941, p. 2)

⁴⁸ (Rampelmann, p. 90)

⁴⁹ (LDJW, Apr 19, 1921, p. 3)

⁵⁰ (LDJW, Aug 4, 1921, p. 1)

⁵¹ (LDJW, Jan 2, 1922, p. 1)

⁵² (LDJW, Mar 12, 1932, p. 4)

⁵³ (LDJW, Apr 11, 1921, p. 2)

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National Register nominations, preservation plans, and survey reports

- Nimz, Dale E. "Historic Resources of Lawrence, Douglas County, Kansas – Lawrence Modern, 1945-1975," National Register of Historic Places Multiple Property Document Form" (2014).
- Wolfenbarger, Deon and Nimz, Dale. "Historic Resources of Lawrence, Douglas County, Kansas," National Register of Historic Places Multiple Property Document Form" (2001).

Maps

Klock's Grocery and Independent Laundry
Name of Property

Douglas, Kansas
County and State

Sanborn Insurance Company. "Map of Lawrence, Kansas," (1912, 1927).

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): 045-3625

10. Geographical Data

Acreage of Property .312 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

Klock's Grocery and Independent Laundry
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- | | |
|------------------------|-----------------------|
| 1. Latitude: 38.967314 | Longitude: -95.243835 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

AD 1927 or NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

The nominated area includes .312 acres and is located at 9th Street and Mississippi Street in Lawrence, Kansas. The property is Lots 1 and 2 in Block 11 of Lanes' Second Addition. The boundary is shown as the solid orange line in Map 3 entitled "Site Plan – 900 Mississippi Street."

Boundary Justification (Explain why the boundaries were selected.)

The nominated area includes the historic building that represents a trend in the 1920s when centralization of certain businesses was implemented in the downtown area. Through multiple ownership transfers, the structure and parcel have remained intact.

Klock's Grocery and Independent Laundry
Name of Property

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11. Form Prepared By

name/title: _Stan Hernly_____
organization: _Hernly Associates, Inc._____
street & number: _1100 Rhode Island Street_____
city or town: _Lawrence_____ state: _KS_____ zip code: _66044_____
e-mail: _stan@hernly.com_____
telephone: _785-749-5806_____
date: _November 7, 2018_____

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo

Klock's Grocery and Independent Laundry
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date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Klock's Grocery & Independent Laundry

City or Vicinity: Lawrence

County: Douglas

State: Kansas

Photographer: Hernly, Stanley C.

Date Photographed: May 7, 2018

Description of Photograph(s) and number, include description of view indicating direction of camera:

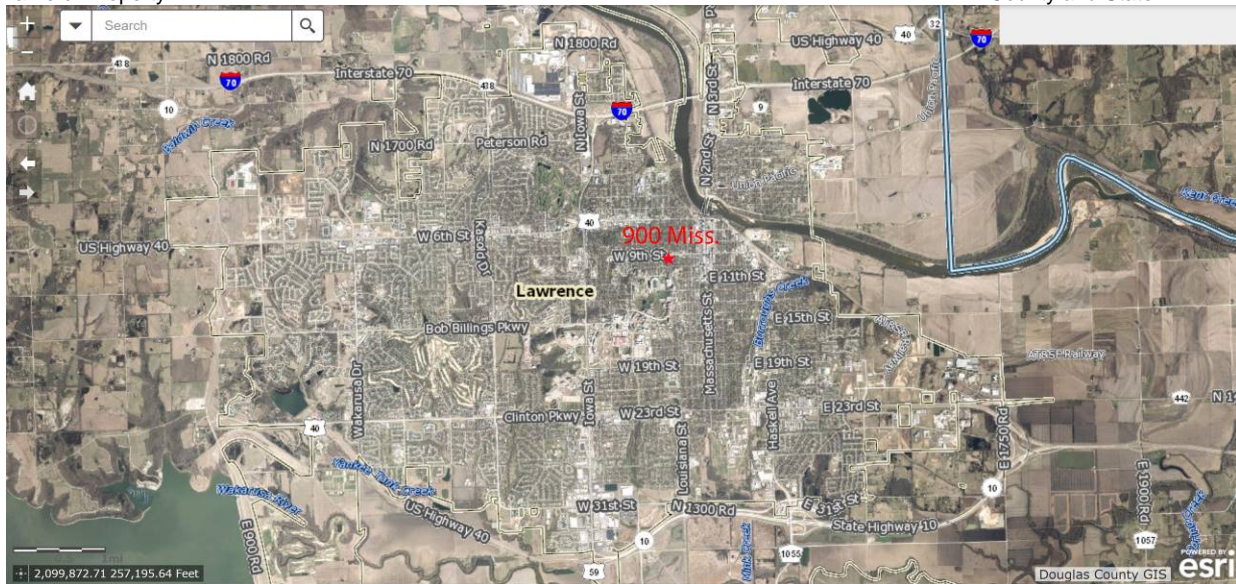
- 1 of 16: North Façade with two storefront sections
- 2 of 16: West Façade
- 3 of 16: East Façade
- 4 of 16: South Façade
- 5 of 16: Northwest Façade
- 6 of 16: Drive-Through
- 7 of 16: North Façade Recessed Entry Looking West-Southwest
- 8 of 16: First Story West Area Looking South
- 9 of 16: First Story East Area Looking South
- 10 of 16: First Story Transom over East Storefront and Tin Ceiling above Modern Ceiling
- 11 of 16: First Story Mechanical Space between West Area and East Area Looking North
- 12 of 16: Basement East Area Looking South
- 13 of 16: First Story at Southwest Corner Looking West
- 14 of 16: North Façade Looking at Recessed Storefront Entrance
- 15 of 16: North Façade Looking Southeast at Storefront Brick Bulkhead
- 16 of 16: North Façade Detail of Transom Pressed Glass

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

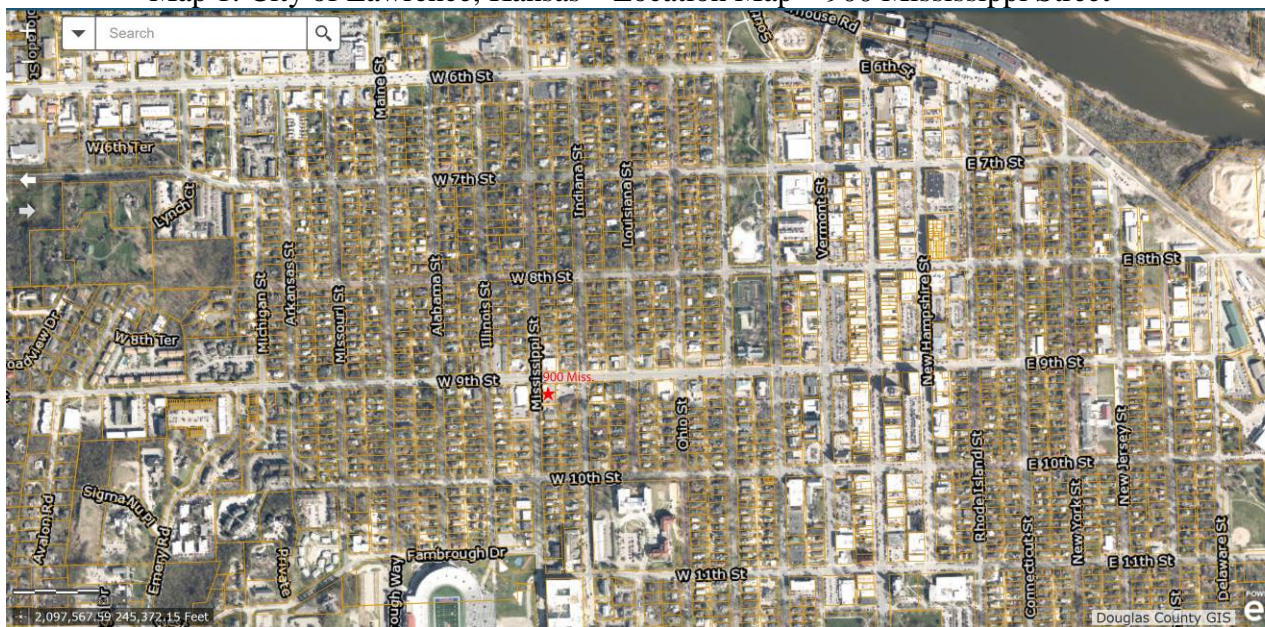
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Klock's Grocery and Independent Laundry
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Map 1: City of Lawrence, Kansas – Location Map – 900 Mississippi Street



Map 2: City of Lawrence, Kansas – Area Map – 900 Mississippi Street

Klock's Grocery and Independent Laundry
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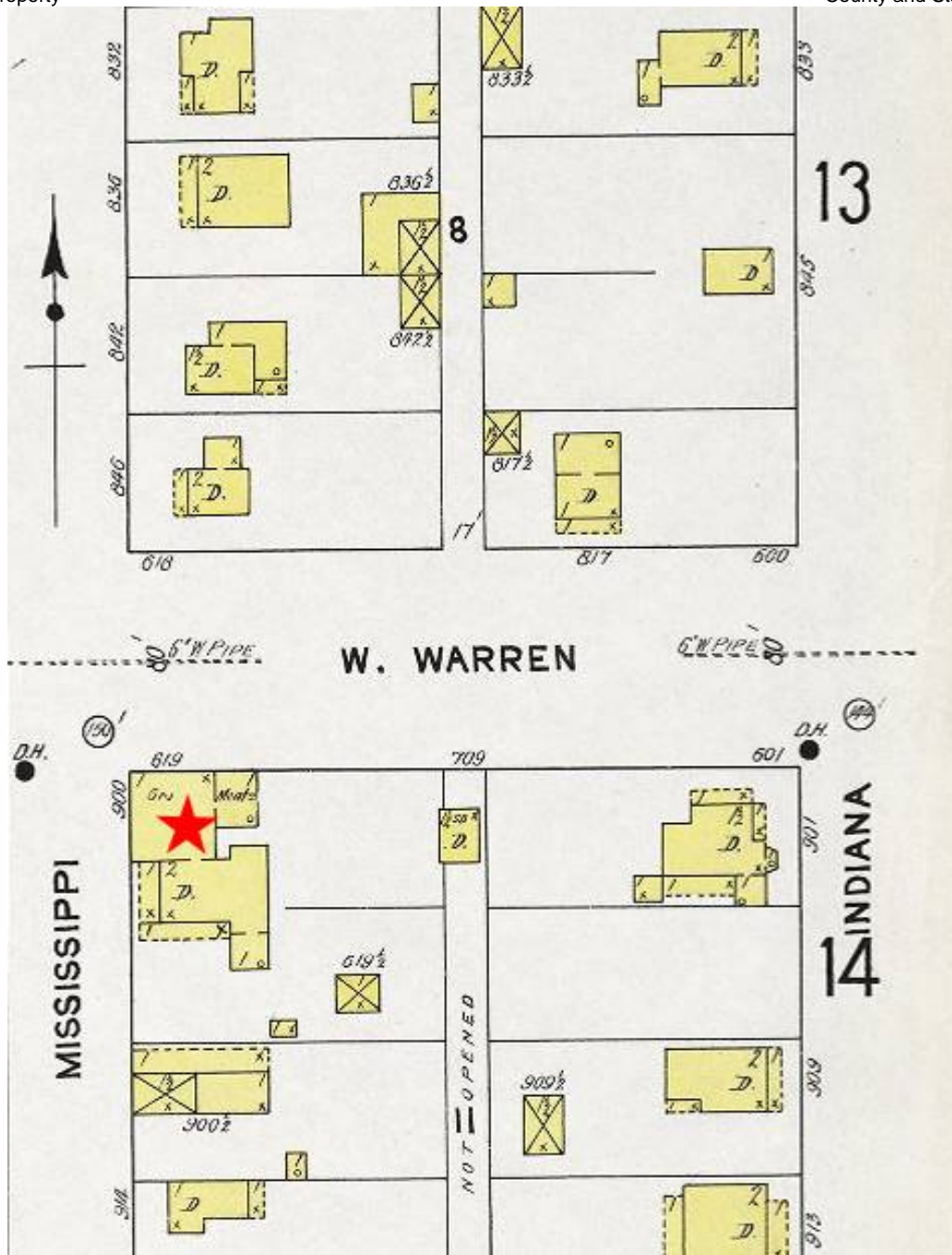
Map 3: Site Plan – 900 Mississippi Street



Map 4: City of Lawrence, Kansas – 1937 Aerial Photo – 900 Mississippi Street

Klock's Grocery and Independent Laundry
Name of Property

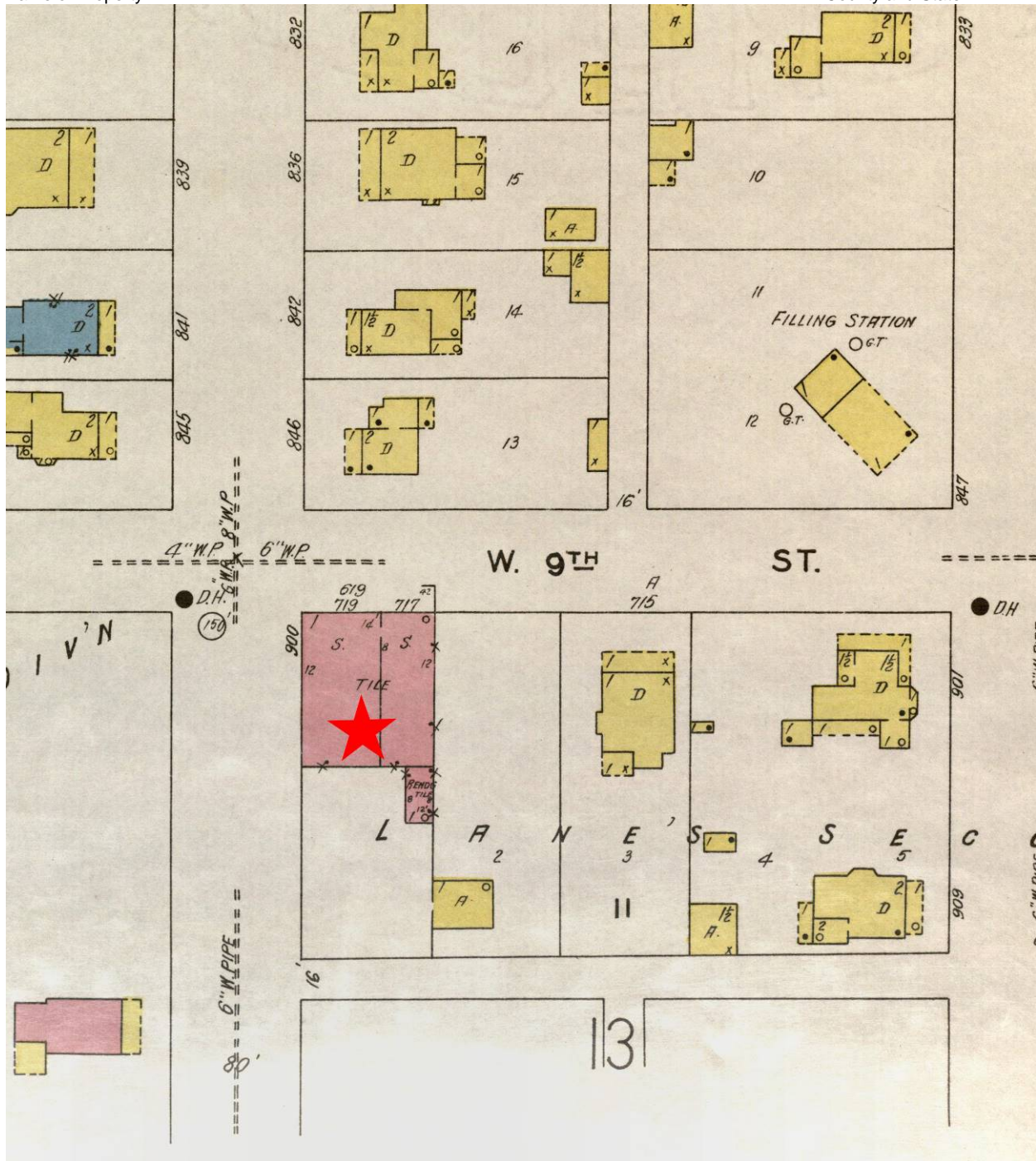
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Map 5: 1912 Sanborn Insurance Company – 900 Mississippi Street

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Map 6: 1927 Sanborn Insurance Company – 900 Mississippi Street

Klock's Grocery and Independent Laundry
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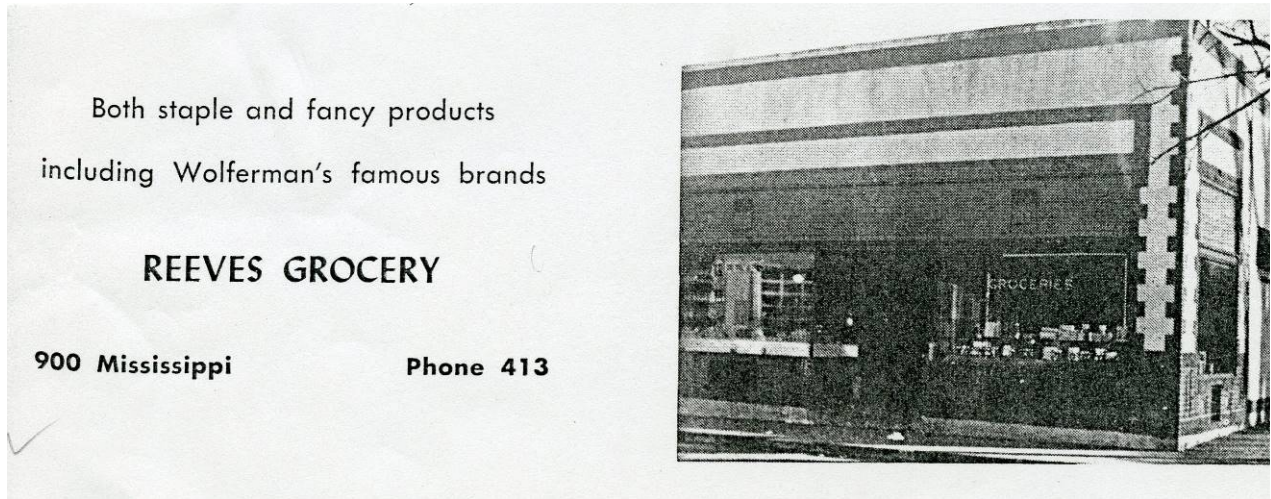


Figure 1: Reeves Grocery advertisement ca. 1944-1959

Mr. Robert Kronemeyer, Factory Service Representative, supervises the unloading of the first RCA Whirlpool Coin-Operated Dry Cleaner at Independent's Ninth and Mississippi store in Lawrence, Kansas.

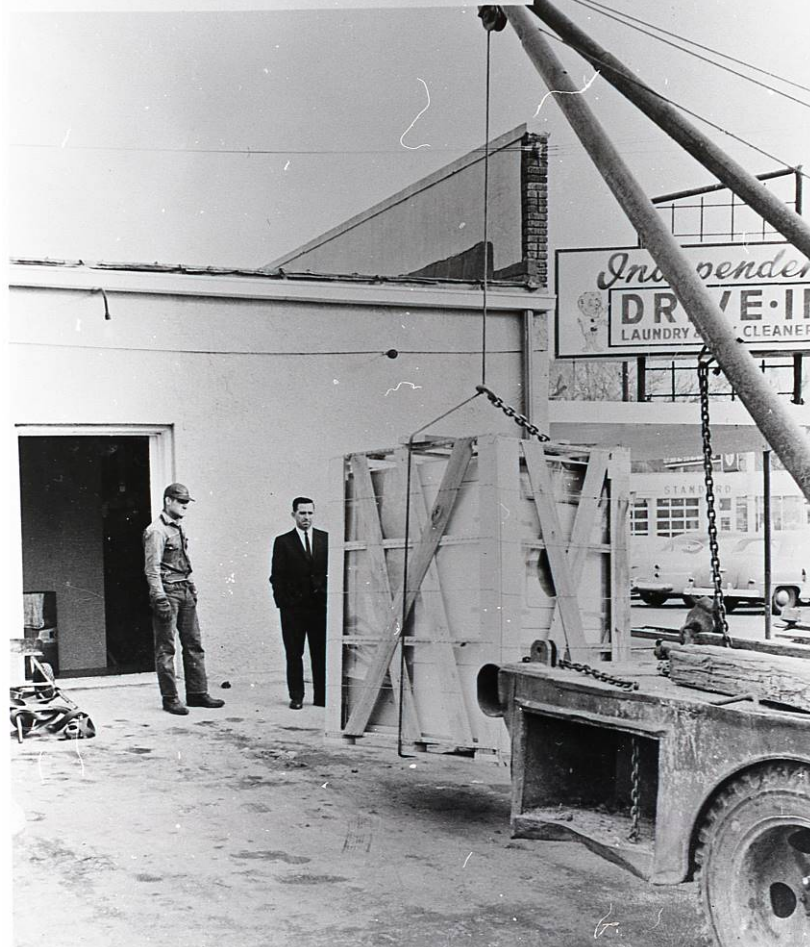


Figure 2: 1986.164.013.tif (1961)

Klock's Grocery and Independent Laundry
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Independent Laundry and Cleaners store, Ninth and Mississippi, Lawrence, Kansas,
home of the world's largest installation of Coin-Operated Dry Cleaners.

1



Figure 3:1986.164.014.tif (1961)



Figure 4: 1986. 164.016.tif (1961)

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Figure 5: H-115-2 ca. 1960



Figure 6: H-115-3 ca. 1960

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Figure 7: H-115-4 ca. 1960

Lawrence Boasts Unique Spot
New Plant Features Self-Service Dry Cleaning

If the fabled Irish Washerwoman were to stop in Lawrence Friday, chances are she would shake her head in disbelief, hurry home to Ireland, kiss the Blarney Stone and hope the leprechauns would bring her a new-fangled drycleaning machine.

For being a washerwoman of renown, she would have checked washing and drycleaning facilities in Lawrence and would have seen the newest drycleaning facilities in the U.S.

Starting Friday, the entire drycleaning industry will be watching Lawrence. The Independent Laundry will open the nation's first completely automatic, coin-operated drycleaning center. Research analysts will be studying the reaction of area residents for the next year, manufacturers will check the machines' performance, and competitive manufacturers will be eager to see the competition they face.

The Independent Laundry installation at 9th and Miss. Sts. has been equipped with 20 RCA Whirlpool automatic drycleaning machines, and based upon test runs the public is going to like this latest development in clothes cleaning.

Machines such as those at the Independent operation and those produced by other manufacturers have been undergoing severe tests for several years—and although



THIS IS HOW IT WORKS—Approximately 30 Lawrence businessmen were given a preview showing Wednesday noon of the new coin-operated fully-automatic drycleaning machines now ready for operation at the Independent Laundry and Dry Cleaners, 9th

Division, is pictured showing businessmen the type of garments which can be cleaned in the automatic machines. Lawrence is the first city in the U.S. to have a complete self-service drycleaning operation, although machines have been tested for the past year in various areas of the country. The cleaning cycle takes 30

Figure 8: Feb 16, 1961, p.1

Klock's Grocery and Independent Laundry
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Figure 9: Feb 16, 1961, p. 3.

Klock's Grocery and Independent Laundry
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Photo 2: West Facade



Photo 3: East Facade

Klock's Grocery and Independent Laundry
Name of Property

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County and State



Photo 4: South Facade



Photo 5: Northwest Corner

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Photo 6: Drive-Through Canopy East Side



Photo 7: North Façade Recessed Entry Looking West-Southwest

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Photo 8: First Story West Area Looking South



Photo 9: First Story East Area Looking South

Klock's Grocery and Independent Laundry
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Photo 10: First Story Transom Over East Storefront and Tin Ceiling Above Modern Ceiling



Photo 11: First Story Mechanical Space between West Area and East Area Looking North

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Photo 12: Basement East Area Looking South



Photo 13: First Story at Southwest Corner Looking West

Klock's Grocery and Independent Laundry
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Photo 14: North Façade Looking at Recessed Storefront Entrance



Photo 15: North Façade Looking Southeast at Storefront Brick Bulkhead

Klock's Grocery and Independent Laundry
Name of Property

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Photo 16: North Façade Detail of Transom Pressed Glass

ARC members

PW

Paul Werner <paulw@paulwernerarchitects.com>

Reply all |

Yesterday, 12:46 PM

Lynne Zollner;

Caitlyn Dolar

Inbox

Lynne and HRC members

I believe you are selecting members for the ARC at your meeting Thursday night.

It was mentioned at the last ARC meeting that I attended that members do not have to be members of the HRC

I would recommend that you consider keeping Dave Evans and Stan Hernly on the ARC if they express interest in remaining. Their years of experience seem hard to replace.

Just a suggestion. I will Be our of town and unable to attend the meeting

Excuse any typos

Thanks!

Paul Werner

Sent from my iPhone

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-18-00426 536 Ohio Street; Residential Remodel; State Law Review

B. PROJECT DESCRIPTION

Interior remodel of a two story residential structure. Scope of work includes: reframing doors, repairing walls and floors, appliance replacement, HVAC installation, attic insulation.

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-18-00476 1040 New Hampshire Street; Commercial Remodel; State Law Review, Certificate of Appropriateness, Downtown Design Guidelines

B. PROJECT DESCRIPTION

The English Lutheran Church requests to repair the foundation of the original structure of the church. The project requires excavation around the base of the church, repairing and reinforcing the foundation, and repairing the northwest corner of the church where damage to the walls as a result of the sinking foundation is visible.

C. STANDARDS FOR REVIEW

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

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-18-00494 900 New Hampshire Street; Sidewalk Dining Rail: Certificate of Appropriateness, Downtown Design Guidelines

B. PROJECT DESCRIPTION

The applicant applied for building permit to install handrail around sidewalk dining area, to be used by the Lark A'Fare restaurant.

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-18-00516 627 Ohio Street; Residential Remodel; State Law Review, Certificate of Appropriateness

B. PROJECT DESCRIPTION

Remove the existing two garage doors and replace with a single garage door that spans the distance currently covered by the two.

C. STANDARDS FOR REVIEW

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

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

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).

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.

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-18-00522 1012 Rhode Island Street; Mechanical Permit; State Law Review

B. PROJECT DESCRIPTION

Replacing furnace and air conditioner unit.

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-18-00619 805 New Hampshire Street; Commercial Remodel; State Law Review

B. PROJECT DESCRIPTION

Removal of interior finishes and cutting one opening in stone wall on 2nd floor.

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-18-00620 805 New Hampshire Street; Commercial Remodel; State Law Review

B. PROJECT DESCRIPTION

Interior remodel of an interior commercial space for the Callahan Agency.

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-19-00023 940 Rhode Island Street; Electrical Permit; State Law Review

B. PROJECT DESCRIPTION

Electrical replacement services due to storm damage.

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-19-00024 929 Tennessee Street; I/I Permit; State Law Review

B. PROJECT DESCRIPTION

Adding/extending electrical 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-19-00025 708 Ohio Street; I/I Permit; State Law Review

B. PROJECT DESCRIPTION

Adding/extending electrical branch circuit, adding/altering sump pit, and replacing sanitary sewer/drain lines greater than 20 feet in length.

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-19-00040 637 Ohio Street; I/I Permit; State Law Review

B. PROJECT DESCRIPTION

Adding/extending electrical 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-19-00041 2401 Massachusetts Street; Electrical Permit; State Law Review

B. PROJECT DESCRIPTION

Electrical Replacement services due to storm damage.

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-19-00042 633 Indiana Street; I/I Permit; State Law Review

B. PROJECT DESCRIPTION

Adding/extending electrical 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-19-00055 1215 Rhode Island Street; I/I Permit; State Law Review

B. PROJECT DESCRIPTION

Adding/extending electrical 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-19-00056 1321 New Hampshire Street; I/I Permit; State Law Review

B. PROJECT DESCRIPTION

Adding/extending electrical 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-19-00057 646 Louisiana Street; I/I Permit; State Law Review

B. PROJECT DESCRIPTION

Adding/extending electrical 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-19-00060 520 Louisiana St; Interior Rehabilitation; State Law Review

B. PROJECT DESCRIPTION

Residential remodel of main bathroom.

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-19-00061 6 East 6th Street; Sign Permit; Downtown Design Guidelines; Certificate of Appropriateness

B. PROJECT DESCRIPTION

Two sign permits for four total signs. One wall sign and three double sided freestanding signs.

City Hall sign:



One wall sign; aluminum; non-illuminated. 60 square feet.

Directional Signs:



Three free standing, double sided directional signs; aluminum and concrete; non-illuminated. Each sign = 10 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-19-00062 1 Riverfront Plaza; Sign Permit; Downtown Design Guidelines; Certificate of Appropriateness

B. PROJECT DESCRIPTION



Two canopy signs; replacing existing sign cabinet; illuminated. Each sign = 24 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-19-00063 714 Rhode Island Street; Electrical Permit; State Law Review

B. PROJECT DESCRIPTION

Electrical Replacement services due to storm damage.

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-19-00064 716 Rhode Island Street; Electrical Permit; State Law Review

B. PROJECT DESCRIPTION

Electrical Replacement services due to storm damage.

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-19-00065 937 Massachusetts Street; Sign Permit; State Law Review, Downtown Design Guidelines

B. PROJECT DESCRIPTION



One wall sign; Dibond, channel letters; non-illuminated. 13.93 square feet.

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-19-00069 925 Massachusetts Street; Mechanical Permit; State Law Review

B. PROJECT DESCRIPTION

Replacement of a 4 ton rooftop unit for Sarah's Fabrics.

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-19-00079 700 Massachusetts Street; Sign Permit; State Law Review, Downtown Design Guidelines

B. PROJECT DESCRIPTION



Alteration of existing projecting sign; vinyl; non-illuminated. Replacement area = 2 square feet.

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-19-00080 639 Tennessee Street; I/I permit; State Law Review

B. PROJECT DESCRIPTION

Adding/extending electrical 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).

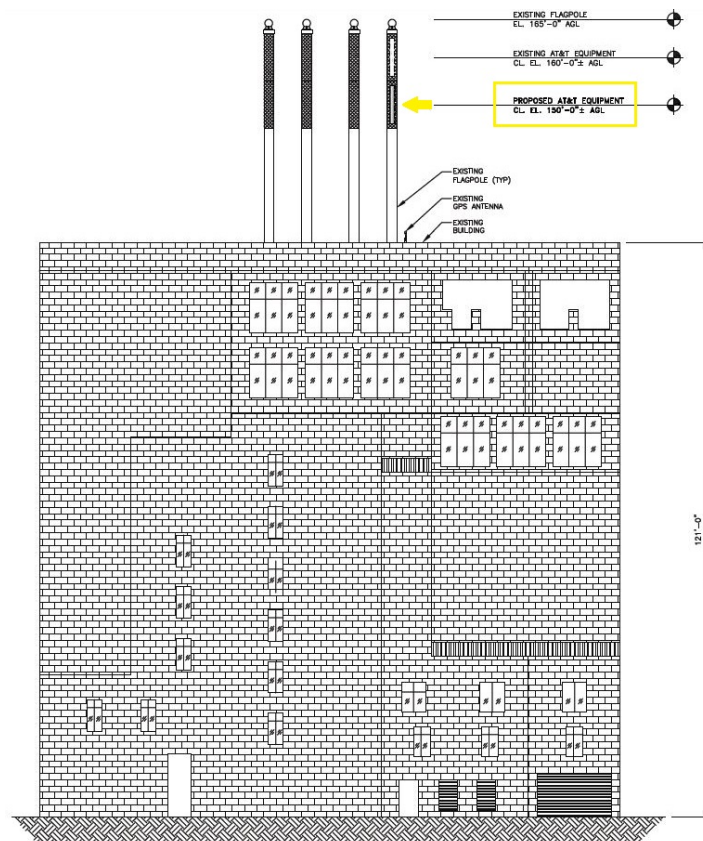
**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-19-00081 1200 Oread Avenue; Cell Tower Modification; Certificate of Appropriateness

B. PROJECT DESCRIPTION

Minor modification to existing flagpole containing wireless communications devices.



C. STANDARDS FOR REVIEW

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

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.

Lawrence Historic Resources Commission	Item No. 6
1040 Massachusetts Street and 1041 and east side 1000 Block New Hampshire Street	DR-18-00503
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 1 • Standard 2 • Standard 9 • Environs <ul style="list-style-type: none"> ○ 1047 Massachusetts Street (Watkins Bank Building) ○ 1100 Massachusetts Street (Douglas County Courthouse) Area 1 ○ 1040 New Hampshire Street (English Lutheran Church) Area 1 <p>Downtown Design Guidelines</p> <p>Associated Cases SUP-18-00502 SUP-19-00033</p>	<p>Request</p> <p>The applicant proposes to demolish the structures located at 1041 New Hampshire Street and 1040 Massachusetts Street and construct a new mixed use structure that will be located at 1040 Massachusetts Street and 1041 New Hampshire Street. The applicant also proposes to construct a new parking garage and two mixed use structures north of 1040 New Hampshire Street.</p> <p>Reason for Request</p> <p>The property is located in the environs of 1047 Massachusetts Street (Watkins Bank Building), 1100 Massachusetts Street (Douglas County Courthouse), and 1040 New Hampshire Street (English Lutheran Church).</p> <p>The property is also located in the Downtown Urban Conservation Overlay District.</p> <p>Staff Recommendation</p> <p><u>Certificate of Appropriateness</u> Staff recommends the Commission find that the proposed project will encroach upon, damage, and destroy the environs of the listed properties and deny the Certificate of Appropriateness.</p> <p><u>Downtown Design Guidelines Review</u> Staff recommends the Commission find that the proposed project does not meet the intent of the Downtown Design Guidelines.</p> <p><u>Special Use Permit</u> Staff recommends the Commission comment on the revised Special Use Permits and forward a comment to the Planning Commission and City Commission that the ground floor residential uses as shown on the revised plans do not harm the environs of the listed properties. Because the ground floor units are not adjacent to the primary street (New Hampshire Street) and are only minimally visible from the primary street, the ground floor units as shown on the revised drawings meet the intent of the Downtown Design Guidelines.</p>
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Project Description

The proposed project includes a mixed use structure that will cover the properties located at 1040 Massachusetts Street with a five story portion of the structure and 1041 New Hampshire Street with a six story portion of the structure. The footprint of the structure will be approximately 51,480 square feet at levels one and two. (A portion of this footprint is a parking area and service area of approximately 15,000 square feet.) The project will connect with structure over the alley at level three to create a mass of 54,520 square feet for levels three to five. (These square footage numbers are approximate and may differ from the applicant's gross square footage number because they are based on site plan dimensions for the mass of the structure.) The fourth and fifth floor on the Massachusetts Street elevation have two slightly recessed sections of approximately 5 feet. The fifth floor is recessed 20 feet from the west and south wall planes for the portion of the structure west of the alley.

Massachusetts Street Elevation (West Elevation)

The primary façade faces Massachusetts Street with a modern aluminum three part storefront system with a cast stone bulkhead at the ground level. This western elevation is divided into five sections at the ground that continue vertically from two to five stories. Each section is a different color brick with the exception of the second to the last section to the south which is stucco or cast stone. Above each corresponding brick section, a stucco panel siding with reveal joints is proposed. The majority of the windows on the upper floors are taller than they are wide. Cornices are proposed on the top of each section and on the top of the fifth story.

11th Street Elevation (South Elevation)

The south elevation continues the brick corner element from the Massachusetts Street elevation and three part storefronts are proposed for the first three bays of the structure that correspond to this brick section. The second brick section with stucco above will have a garage door and utilitarian openings. This section will have a series of four panel details above the utilitarian doors. The alley is directly adjacent to this section of the structure. The alley remains open for the first two levels (32 feet) of the structure and the structure crosses over the alley for levels three through five-six. The eastern half of this elevation is divided into sections similar to the west elevation and has glazing sections similar to storefront design. All of these sections are brick on the first two levels and the upper levels vary with brick and stucco panels. The 6th floor cornice line extends the length of the elevation on this portion of the structure.

New Hampshire Street Elevation (East Elevation)

The eastern elevation continues the brick five story section that is common to the south elevation. The sixth floor will be stucco. Two other divisions are located on this elevation. The center section is two stories of brick with stucco above and the north section is brick with stucco siding with reveal joints above. The ground level façade has glazing systems on the southern section similar to the systems located on the south elevation. In the center section, three larger systems have multiple panes in a grid form. The entrance to this side of the structure is located in the north section of the building. The glazed doors are flanked by large glazed panels.

North Elevation

The north elevation is recessed approximately 10 feet from the northern property line and is divided into three sections. The alley divides the center of the elevation on the first three levels

with levels four through six crossing over the alley. The eastern section of the elevation is a continuation of the brick element from the east elevation. The remainder of the elevation is a stucco. Projecting balconies exist on this elevation.

All windows are proposed to be vinyl.

Parking Garage

The project also proposes a 246 foot by 117 foot parking garage on the vacant lots north of 1040 New Hampshire Street. This three level parking structure will face New Hampshire Street with one access point at the north end of the structure. The west elevation mass is divided into six sections with changes in materials and some change in the height of the parapet that partially screens the third level of parking. Openings are spaced in a rhythm to give the indication of windows. The parking structure is adjacent to the proposed mixed use structure on the south and is set back 2 feet 7 inches from the eastern property line. The east elevation has sections of color stucco siding with reveal joints, and the north elevation has no fenestration. Materials include brick and stucco.

Mixed use structures on the east side of New Hampshire Street

Two mixed use structures are proposed for the east side of New Hampshire Street. Both will have commercial storefronts at the ground level on the west façade. The structure to the north is approximately 20 feet wide and is adjacent to the parking garage. The structure to the south is approximately 43 feet wide. Both structures are approximately 114 feet deep and are 3 stories. The structures are separated by a 20 foot green space/courtyard. The building to the south is setback 20 feet from the south property line. The south elevation of this structure has pedestrian doors and large windows between the unit separations. Building materials are brick for the ground floors with stucco on the second and third levels. The corner of the building to the south has brick on the first two floors.

Project Review

Certificate of Appropriateness

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. The review focuses on the environment of the listed property and how the project interacts with the environment of the listed property. Section 22-505(B)(9) states that contemporary design should not be discouraged, but is should be compatible with the size, scale, color, material and character of the property.

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 construction 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. The design criteria in Section 22-506.1

emphasize review of height, massing, scale, directional expression, setbacks, sense of entry, platforms, roof shapes, rhythm of openings, and imitation of historic architecture.

The proposed project is located in the environs of 1047 Massachusetts Street (Watkins Bank Building), 1100 Massachusetts Street (Douglas County Courthouse), and 1040 New Hampshire Street (English Lutheran Church). Each of these listed properties has a environs definition. (See review criteria.) All three definitions identify the project site of the proposed structure that faces Massachusetts Street, 11th Street, and New Hampshire Street as a commercial form. However, while the environs of the English Lutheran Church recognize the area should reflect the development patterns established for the commercial areas of downtown, it also states that the area should create a transition area between the commercial area, the listed property and the residential area. The proposed garage structure is also in this proposed transition area.

The greatest challenge for this project, for the mixed use structures and the garage structure, for a Certificate of Appropriateness is the height, mass, and scale. These items are interrelated. The height and mass of the structures dictate that the scale will also be out of proportion with the environs of the listed properties.

No other structures of this size have ever existed in the environs of the listed properties. The Douglas County Courthouse has been the dominant structure for the area. The Watkins Bank Building is a dominant feature on Massachusetts Street because of its size and architectural style. The English Lutheran Church still maintains its significance as a transitional structure between the commercial area to the west and the residential neighborhood to the east. Structures in the environs of the three structures are one and two story commercial structures with the exception of a portion of the environs for the English Lutheran Church which are residential structures.

The overall design of the primary mixed use structure creates a mass that is a block that covers 9 original townsite lots. This block of mass is not characteristic of the environs of the listed properties. The large mass of the mixed use structure damages and encroaches upon the environs of the Watkins Bank Building and the Douglas County Courthouse. The large mass of the primary mixed use structure destroys the environs of the English Lutheran Church. There is no other mass located in the environs, and there was no mass of this size in the environs historically. While the Douglas County Courthouse is a large mass, it is a civic structure on a large lot and is meant to be the dominant structure of the area.

The height of the proposed primary mixed use structure damages and encroaches upon the Watkins Bank Building and the Douglas County Courthouse. The height destroys the environs of the English Lutheran Church. The reduction of height of the proposed primary mixed use structure from 6 stories to 5 stories on Massachusetts Street (the 5th story is recessed 20 feet from the Massachusetts Street wall plane and the 11th Street wall plane) does not mitigate the impact of the structure on the Watkins Bank Building and the Douglas County Courthouse. The overall height reduction is only 6 feet, 6 inches. The mass of the structure cannot be reduced due to the proposed program of the structure. It will encroach upon the Watkins Bank Building and the Douglas County Courthouse, and it will destroy the environs of the English Lutheran Church.

Like the mass and height, the scale of the proposed primary mixed use structure is not appropriate for the environs of the listed properties. Scale is the size of an object in relation to the size of another object. The size of the proposed primary mixed use structure is much larger than the commercial buildings on Massachusetts Street. The size of the primary mixed use structure is also

larger than the Douglas County Courthouse, the Watkins Bank Building, and the English Lutheran Church. The proposed size of the primary mixed use structure is intensified by the number of stories of the structure. The mixed use structure is not in scale with Douglas County Courthouse, the Watkins Bank Building, or the English Lutheran Church. Only a significant reduction in size would allow the primary mixed use structure to be compatible in scale with the listed properties.

East Side New Hampshire Street Mixed Use Structures

The proposed mixed use structures on the east side of New Hampshire Street will not significantly encroach upon, damage, or destroy the Douglas County Courthouse or the Watkins Bank Building. The proposed mixed use structures will encroach upon the English Lutheran Church. However, the 3 story structures are set back 20 feet from the English Lutheran Church and this helps to mitigate the impact on the English Lutheran Church. The height of the structures in relationship to the English Lutheran Church is the primary concern for this portion of the development. The height of the structures also impacts the neighborhood to the east and how the environs of the English Lutheran Church relate to this area. There are other 3 story structures in the area. A transitional structure from the church to the buildings on the north would be more appropriate for the environs of the church. The scale, size, and mass of the proposed new structures does encroach upon the English Lutheran Church.

Parking Garage

The parking garage structure damages the environs of the English Lutheran Church. The structure is too tall, too massive, and is out of scale with the church building. While the applicant has tried to mitigate some of the adverse effect of the parking garage on the English Lutheran Church with architectural treatments, this treatment does not mitigate the size, scale, and massing of the parking structure. However, the mixed use structures that separate the parking garage from the English Lutheran Church mitigates most of the direct impact of the structure on the English Lutheran Church. It is the size, mass, and the transition to the neighborhood that damages the environs of the English Lutheran Church.

The large mass and scale of the parking structure has no impact on the environs of the Watkins Bank Building or the Douglas County Courthouse.

Staff is of the opinion that the project, with the exception of the mixed use structures located on the east side of New Hampshire Street, as proposed, does not meet the intent of Chapter 22 and the environs definitions for the listed properties. The development project as a whole encroaches upon, damages, and destroys the environs of the Watkins Bank Building, the Douglas County Courthouse, and the English Lutheran Church.

Downtown Design Guidelines

The following guidelines apply to the project

PART TWO – PRINCIPLES, STANDARDS, AND CRITERIA

4. General Urban Design Principles

4.1 Promote pedestrian-oriented urban forms.

[The project partially meets this guideline. The storefront systems for the mixed use structures](#)

on the east side of New Hampshire Street meets this guideline. The primary mixed use structure and a portion of the 11th Street elevation and the New Hampshire Street elevation appear to meet this guideline, but it is difficult to tell from the renderings if there is a solid material between the ground and mezzanine floors. The project is less successful at meeting this guideline on Massachusetts Street where the height of some of the storefronts is 21 feet.

4.2 Maximize connectivity and access.

The project partially meets this guideline for the site. The alley will remain open. Pedestrian access is provided on Massachusetts Street and New Hampshire Street. There is no pedestrian access to 11th Street. Appropriate access is provided to the garage and the mixed use structures on New Hampshire Street.

4.3 Encourage adaptive reuse and support the preservation of historically significant buildings.

Demolition is proposed for the buildings that exist on the site. A portion of the building on New Hampshire Street is historic. As a stand-alone structure it is significant. With the existing alterations and additions, it no longer retains architectural integrity. The existing building on Massachusetts Street is also historic. It no longer retains architectural integrity.

4.4 Encourage creativity, architectural diversity, and exceptional design.

Design refinement has partially achieved this guideline.

4.5 Encourage the integration of public art into public and private development.

No public art is currently proposed with the project.

4.6 Emphasize strong, mixed-use core activity development along Massachusetts Street and east/west streets.

The project meets this guideline for Massachusetts Street and a portion of New Hampshire Street. While the interior portions and the design of the storefronts on 11th Street and New Hampshire Street indicate activity, there is no direct access to the streets other than the one entrance to the ground level on New Hampshire Street. The mixed use structures on the east side of New Hampshire Street meet this guideline.

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

5.1 Existing street patterns and layout shall be maintained. Closure of existing streets or alleyways shall not be permitted.

The project meets this guideline. However, the proposed project connects the two forms of the building across the alley on the third through fifth levels of the structure. This is not a pattern for the district and will change the visual separation between structures that is found in alleys in the district. This visual separation is important to keep the visual extension of the 117 foot lot development of the district and the original townsite development pattern.

5.2 Alleyways shall be maintained for vehicular and/or pedestrian traffic.

The project meets this guideline.

5.3 Accent paving shall be used at intersections and mid-block crossings.

This will be addressed with the site plan review.

5.4 Street trees and pedestrian-scale lighting shall be an integral part of the streetscape.

The project meets this guideline for street trees. Pedestrian-scale lighting will be addressed with the site plan.

5.5 Existing landscaping features such as raised planters and street trees shall be

maintained.

[The project meets this guideline.](#)

5.6 A curbed or non-curbed landscape bed shall separate the street and the pedestrian sidewalk.

[The project meets this guideline as appropriate for 11th Street and New Hampshire Street.](#)

5.7 Landscape strips shall be centered around required street trees.

[The project meets this guideline as appropriate for 11th Street and New Hampshire Street.](#)

5.8 An irrigation system shall be provided for all plant materials in the landscape bed.

[This will be addressed in the site plan review.](#)

6. Block Elements

6.1 Buildings should have retail and commercial uses at street level.

[A portion of the project meets this guideline. The Massachusetts Street street level has retail and commercial on the ground floor. Amenities are located on the 11th Street and New Hampshire Street elevations, but there is no pedestrian access to the space, and the amenities are not a commercial or retail uses. Ground floor residential uses are part of the development. These ground floor residential uses do not face a primary street and are not visible for the primary mixed use structure. The residential units on the mixed use structures on the east side of New Hampshire Street will be minimally visible from New Hampshire Street. A special use permit will be required to allow residential uses on the street/ground level.](#)

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.](#)

6.4 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.

[The Architectural Review Committee has worked with the applicant to better meet this guideline.](#)

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.

[The project meets this guideline.](#)

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.

[The project meets this guideline.](#)

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.

[The project meets this guideline.](#)

6.9 Buildings fronting Massachusetts Street should have commercial/retail components at the storefront level.

[The project meets this guideline.](#)

6.10 Buildings fronting Massachusetts Street should reflect the prevailing party-wall construction pattern, with adjacent buildings sharing a common party-wall.

The project meets this guideline.

- 6.11 Buildings fronting Vermont and New Hampshire Streets should be constructed to zero front and side lot lines.

The project partially meets this guideline. The proposed mixed use primary structure meets this guideline on Massachusetts Street, New Hampshire Street, and 11th Street. The structure is set back 10 feet on the north property line at the area of the structure that extends from the alley to New Hampshire Street. The parking garage meets this guideline. The mixed use structures on the east side of New Hampshire Street partially meet this guideline. A 20 foot setback is proposed for the south building from the south property line. The setback from this lot line creates an important greenspace separation from a National, State, and Lawrence registered property. This is important mitigation for the listed property and is a reasonable deviation from this guideline as noted for this purpose

- 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.

The project partially meets this guideline. The Massachusetts Street elevation divisions vary from approximately 40 feet to 55 feet with none of the sections exact ratios of the development pattern. Other than the 40 foot section, the sections are close to the 50 foot pattern within approximately 5 feet. The upper story facades maintain this pattern for varying from two to five stories. Upper stories behind the varying facades are unified as a whole across the building and not vertically. The mixed use structures on the east side of New Hampshire Street do not meet the 25 foot or 50 foot pattern. One structure is approximately 43 feet and the other is approximately 21 feet.

The parking garage does not meet this guideline. However, the New Hampshire Street elevation is divided into sections to break up the mass of the structure. Several of the increments are approximately 30 feet.

- 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.

The project partially meets this guideline. The primary mixed use structure is multi-story, but the height of the structure is not within the predominant downtown pattern. The mixed use structures on the east side of New Hampshire Street, while taller than the typical two story historic building pattern, are within the range of the current structures in this area of downtown. Historically some three story structures existed on Massachusetts Street.

- 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.

The project meets this guideline.

7. New Construction

- 7.1 New infill buildings should be multistory in height, up to and within appropriate limits. The new structure is multistory in height, but is incompatible in height for the site. It is not compatible with other one and two story structures in the downtown district in this area. The Watkins Bank Building and the Douglas County Courthouse provide some context for a taller

structure, but the height of this structure exceeds these structures. The height of the structure is not within the appropriate limits of this area of downtown.

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.

The proposed project does not meet this guideline. The structure is too tall and too long. Lower level façade details help to mitigate this, but the primary mixed use structure does not relate to the established proportion and patterns of existing structures in the downtown district. The ground floor to second floor of the primary mixed use structure on Massachusetts Street is 21 feet tall. This is not a story to story height found in the district. The mixed use structures on the east side of New Hampshire Street meet this guideline. The parking garage does not meet this guideline.

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.

The proposed primary structure does not meet this guideline. It does not relate to the height of the Douglas County Courthouse or the Watkins Bank Building nor does it relate to the height of the one and two story structures in the district. The height of the structure on Massachusetts Street is approximately 67 feet (elevations do not have a scale and the sections do not show clearly the height to the top of the parapet) and the height on New Hampshire Street is 65 feet, 6 inches not including the terrace area. The height of the mixed use structures on the east side of New Hampshire Street meet this guideline for the district although they greatly vary from the English Lutheran Church. In addition, the garage and the mixed use structures on the east side of New Hampshire Street do not provide a transitional height to the residential area to the east.

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.

The project partially meets this guideline. The primary mixed use structure creates a continuous block face that is more than one story taller than adjacent structures. It is also larger in scale than adjacent structures. However, the corner is larger in scale than the adjacent structures. The height of the garage is similar to the structure to the north. The mixed use structures on the east side of New Hampshire Street are taller than the one story English Lutheran Church.

7.5 A building's overall proportion (ratio of height to width) must be consistent with existing historic structures.

The project does not meet this guideline. The mass and the overall proportion of the proposed primary mixed use structure and the parking garage structure are not consistent with existing historic structures. It is too wide and too tall for the district. The upper floors on the 11th street elevation and the New Hampshire Street elevation accentuate this by being one long continuous building.

7.6 Storefront- and/or display-style windows must be included in all retail developments at the street level on the primary facade.

The project partially meets this guideline. The Massachusetts Street elevation meets this guideline. While the 11th Street elevation and the New Hampshire Street elevation now have glazing systems, they are not storefront or display-style windows.

7.7 Corner buildings shall be a minimum of two-stories in height; taller buildings are encouraged at corner locations.

The project meets this guideline.

7.8 In cases of infill construction, the width of a building's façade should fill the entire available space.

The proposed project partially meets this guideline. The New Hampshire Street façade of the mixed use structure does not meet this guideline because of the approximately 10 foot setback from the north property line. A future structure will not be able to have a party wall and the result will be a gap in the streetscape on New Hampshire Street.

The parking garage meets this guideline.

The mixed use structures on the east side of New Hampshire Street do not meet this guideline. However, setback on the south property line of 20 feet will protect the adjacent National, State, and Lawrence register listed property. This is an important setback to mitigate the impact of the new structure on the listed property.

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.

The project does not meet this guideline. While some of the building divisions help to achieve the appearance of this historic pattern (the divisions are not derivatives of 25 feet and 50 feet), the new structure is 250 feet long on Massachusetts Street. The façades on New Hampshire Street and 11th Street do not correspond with buildings in the block or in the district. The garage has a façade that is approximately 245 feet long and does not meet this guideline. Façade treatments help to mitigate this lack compliance. The mixed use structures on the east side of New Hampshire Street meet this guideline.

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.

The project meets this guideline.

7.11 The size and proportion of window and door openings on a new building should be similar to other buildings in the block.

The project meets this guideline.

7.12 The ratio of window area to solid wall for new construction shall be similar to other buildings in the block.

The project meets this guideline.

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.

The project meets this guideline. While actual party-wall construction is not used, the new mixed use structure is placed immediately adjacent to the building to the north on Massachusetts Street along the north property line. The building to the north does not extend to the alley. The building does not use an adjacent wall system from the alley to New Hampshire Street on the north side of the mixed use building. (It is set back approximately 10 feet from the north property line partially to allow for residential building code separation and projecting balconies from the property line.) This will not allow for future development to have a party wall system; therefore a gap between buildings would be created by this setback.

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.

The project does not meet this guideline. The height, mass, and scale of the structure are not consistent with surrounding facades in the block which are smaller in width and shorter in height.

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.

The project partially meets this guideline. The setbacks of the primary mixed use structure are consistent with the zero setbacks of the district with the exception of the north side setback. This has been reduced to a 10 foot setback to accommodate ground floor dwellings. The garage meets this guideline. The mixed use structures that face New Hampshire Street partially meet this guideline. The front setback is consistent with the zero setbacks of the district. The side setbacks do not meet this guideline. The side setback on the southern building creates a buffer from the English Lutheran Church which is listed in the National, State, and Lawrence registers. This is an important setback for the preservation of the structure.

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.

The proposed project partially meets this guideline. The Massachusetts Street elevation storefront rhythms and patterns do not meet the pattern of the 25 and 50 foot building sections. The depth of the window openings should not recessed beyond a typical window opening for the district. (This is difficult to determine from the renderings.) The height of the storefront on the southwest corner of the primary mixed use structure is too tall to relate to the three part storefronts in the district. The transom area is significantly higher than the typical patterns of the district. The large divided glazing systems on the east elevation do not reflect the patterns in the district. The absence of additional entrances on the east elevation does not reflect the patterns of the district.

10. Building Materials

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.

The project 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.

The project meets this guideline.

10.4 Materials should be compatible between storefronts or street-level facades, and upper levels.

The project meets 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.

The project meets this guideline.

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.

Building code materials will be addressed at the time of the building permit.

11. Commercial Storefronts and Street Level Facades

11.4 Buildings where multiple storefronts span a larger, wider façade should extend design compatibility from storefront to storefront.

The proposed project partially meets this guideline. There are glazing systems but no storefronts on the New Hampshire Street elevation.

11.5 Solid, non-traditional 'security-style' doors shall not be used in primary storefronts.

The proposed project meets 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 proposed project meets this guideline on Massachusetts Street if the elevations and not the renderings reflect the storefront systems. The project does not meet this guideline on New Hampshire Street. There are glazing patterns but no storefronts on New Hampshire Street.

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 proposed project meets this guideline.

11.9 Storefronts should provide for a recessed entry.

The proposed project meets this guideline.

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 proposed project meets this guideline.

11.11 Storefront designs should reflect the traditional three-part horizontal layer by providing for a transom area, display windows, and a bulkhead.

The proposed project may meet this guideline. The storefronts on Massachusetts Street and the mixed use structures on the east side of New Hampshire Street meet this guideline. The renderings do not clearly show the glazing systems on New Hampshire Street for the primary mixed use structure.

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.

The proposed project meets this guideline.

12. Upper Story Facades

12.8 Upper-story facade elements should reflect existing window to wall surface ratios (typically 20% to 40% glass-to-wall).

The proposed project appears to meet this guideline.

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.

This was not addressed in the application and can be addressed with the final building material selection.

13. Secondary and Rear Facades

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.

The proposed project partially meets this guideline. A portion of the south elevation at the west end of the structure has storefronts. The eastern half of the structure has no storefront or secondary display windows.

13.2 Secondary facades shall contain upper story windows.

The proposed project meets this guideline.

13.3 Secondary facades should be balanced in design and shall provide a distinction between lower and upper sections of the building.

The proposed project meets this guideline.

13.4 Secondary facades should not directly compete with the primary facade.

The proposed project meets this guideline.

15. Architectural Details, Ornamentation, and Cornices

15.7 New construction should provide for a variety of form, shape, and detailing in individual cornice lines.

The proposed partially meets this guideline. The cornice line for the 5th floor on has no variation in height or detail.

16. Rooflines and Parapets

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.

A roof plan was not submitted with the application. The proposed project has the potential to meet this guideline due to setbacks and parapets.

17. Awnings, Canopies, and Marquees

17.2 Awnings should be of the traditional sloped configuration rather than curved, vaulted, or semi-spherical.

If the awnings shown on the renderings are shed roof fabric awnings, the project meets this guideline.

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 proposed project meets this guideline.

17.4 Movable and stationary awnings should be made of cloth or other woven fabric such as canvas.

If the awnings shown on the renderings are shed roof fabric awnings, the project meets this guideline.

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.

The proposed project meets this guideline.

17.6 Vinyl or plastic awnings are not appropriate.

The proposed project meets this guideline.

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 proposed 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.

Lighting of the awnings has not been addressed. The project has the potential to meet this guideline.

17.9 Awnings mounted at the storefront level should not extend into the second story of building facade.

The proposed project meets this guideline.

17.10 Upper-floor awnings should be mounted within window openings.

No upper-floor awnings are proposed.

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 proposed 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.

Proposed awning extension is not included on the plans. The project has the potential to meet this guideline.

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 proposed project meets this guideline.

17.14 Awning fabric or material design should be striped or solid color, using colors appropriate to the period of the storefront.

The proposed 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 proposed project meets this guideline.

18. Signs and Signage

All signage will be reviewed with the sign permits. This application does not include the review of any signs. The applicant should note the guidelines for signage in the Downtown Design Guidelines.

19. Lighting

19.3 Lighting levels should provide adequate safety, but not detract from or overly emphasize the structure or property.

Lighting was not addressed in the application. The proposed project has the potential to meet this guideline. This will be addressed in the site plan.

19.4 Landscape lighting should be located and directed such that there is no infringement on adjacent properties.

Lighting was not addressed in the application. The proposed project has the potential to meet this guideline. This will be addressed in the site plan.

19.5 Exterior lighting in parking lots must be directed into the parking area itself, and not onto adjacent properties.

Lighting was not addressed in the application. The proposed project has the potential to meet this guideline. This will be addressed in the site plan.

20. Parking

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.

[The proposed project meets this guideline.](#)

20.2 Surface-parking lots fronting New Hampshire and Vermont Streets shall be contained within the interior of the block.

[The proposed project meets this guideline.](#)

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.

[The proposed project meets this guideline.](#)

20.8 The materials and design of screening for parking areas should be compatible with the adjacent structures and the district.

[The proposed project meets this guideline.](#)

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.

[The proposed project meets this guideline.](#)

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.

[The proposed project meets this guideline.](#)

20.13 The inclusion of retail, commercial or office uses is encouraged at the ground floor of parking structures.

[The proposed project does not meet this guideline. No other use is proposed for the ground floor of the parking structure.](#)

20.14 The primary facade of a parking structure should be designed to be compatible with neighboring buildings.

[The proposed project meets this guideline.](#)

20.15 Parking structure facades should contain building materials consistent with the existing traditional building stock: brick, stone, terra cotta, etc.

[The proposed project meet this guideline.](#)

20.16 Parking structures facades shall contain sufficient detail to break up the overall massing of the structure.

[The proposed project meets this guideline.](#)

20.17 Parking structures shall meet the provisions set forth in the Land Development Code of the City of Lawrence.

[This will be addressed with the site plan.](#)

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.

[The proposed project meets this guideline. However, staff is assessing opportunities to add on street parking in this area of downtown due to demand in this area.](#)

22. Utilities and Energy Retrofit

22.3 Locate roof ventilators, hardware, antennas, and solar collectors inconspicuously on roofs where they will not be visible from the street.

[This was not addressed in the application. The project has the potential to meet this guideline.](#)

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.

[This was not addressed in the application. The project has the potential to meet this guideline.](#)

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.

[This was not addressed in the application. The project has the potential to meet this guideline.](#)

22.6 Locate window air-conditioning units on rear or inconspicuous elevations whenever possible.

[Window air-conditioning units are not part of this project.](#)

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.

[This was not addressed in the application. The project has the potential to meet this guideline.](#)

22.8 Aerial antennae shall be screened, concealed or camouflaged.

[This was not addressed in the application. The project has the potential to meet this guideline.](#)

23. Demolition

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.

[The applicant has submitted building condition information. The program of the project does not allow for the rehabilitation or reuse of the historic and non-historic structures.](#)

23.2 Demolition permits shall be reviewed by the Historic Resources Commission and the City Commission.

[This project will be scheduled for the City Commission once the Historic Resources Commission has made determinations on the project.](#)

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 Commission.

[This project will be scheduled for the City Commission once the Historic Resources Commission has made determinations on the project.](#)

Staff Discussion

The proposed project has some positive benefits for downtown. The primary structure is proposed to be a mixed use structure that will have both commercial and residential uses. This mixed use structure will provide new opportunities for new commercial entities and new residents for the downtown area. Significant residential density will be created with the project and this will provide more activity for the downtown area. Residential density is important to the vibrancy of the downtown area. The Massachusetts Street elevation will have street level commercial spaces that will extend the downtown commercial patterns of commercial storefronts to 11th Street. The extension of these storefronts will activate this portion of the east side of the 1000 block of Massachusetts Street. The west side of the 1000 block of New Hampshire Street will also have increased activity created by the residents of the building. The project will also develop several

lots that are currently vacant or underutilized. By introducing building forms to this area, gaps in the streetscape will be removed. Downtown is the community center of Lawrence and this mixed use project will encourage development that reinforces this community center by adding commercial uses and residential density.

The applicant has worked diligently with the Architectural Review Committee (ARC) to refine the design of the project to meet more of the Downtown Design Guidelines. The architectural details of the project have been adjusted to meet previous review comments and input from the ARC. Significant changes to the project include the redesign of the storefront systems on Massachusetts Street, the redesign of the 11th Street façade, the removal of the subterranean portion of the project on New Hampshire Street, the redesign of the New Hampshire Street façade at the street level, and appropriate changes to the proposed building materials. The length of the parking garage has also been reduced.

While significant changes have been made to the project, staff and the ARC continue to have concerns about the primary mixed use building.

The guidelines promote retail or commercial space at the street level in order to activate the street experience. The proposed project does not have commercial uses at the ground level on the east half of 11th Street or on New Hampshire Street. Amenity spaces are proposed for 11th Street and the New Hampshire Street elevation. While this will create some activity at the ground level and provide some interaction between the sidewalk and the building, the lack of pedestrian access and commercial uses at the ground level do not totally activate the space.

The overall height of the primary mixed use structure is not appropriate for this location. While the number of building stories has been reduced to four stories on the Massachusetts Street elevation with a fifth floor setback from the front plane of the building, the overall height of the structure has only decreased by 6 feet 6 inches. The New Hampshire Street portion of the structure is six stories and is 65 feet, 6 inches tall. The Land Development Code allows for a maximum height of 90 feet in the Downtown Commercial District. However, footnote 7 of Section 20-505 (b) notes that this height is "Subject to location and height limitations in Downtown Design Guidelines and Downtown Design Standards." The railing for the rooftop amenities on the 11th Street and New Hampshire Street portion of the building has been recessed to mitigate the impact of what may appear as additional height on the New Hampshire Street elevation. Floor to ceiling heights at 11 feet could be reduced to 10 feet to reduce the overall height of the structure. One floor is currently 10 feet.

The connection of the two building forms across the alley is also a challenge. This upper closure of the alley demarcation and division of buildings to express the original townsite plat of 117 foot lots is not recommended on the plane of the south level façade. The connection of the building has been recessed 15 feet to create a void on the south elevation above the alley and this helps to mitigate the loss of the open space and to read better that an alley exists at this location. However, this connection is not a part of the downtown character. If allowed, this portion of the building should be recessed a minimum of 50 feet which is the width of two original townsite lots.

The roofline of the structure on the fifth floor on Massachusetts Street and the sixth floors of 11th Street and New Hampshire Street has no variation in design or change in height. These rooflines with corresponding cornice lines create a monolithic structure that expresses the mass of the building. Parapet heights should be varied to reflect the patterns of the downtown and architectural details can be adjusted to achieve this.

The depth of the window recesses on some of the renderings appear to be too deep. This should be revised to a common pattern found in the district of simple window recesses and as shown in some of the renderings.

Vinyl windows should not be used. Vinyl is not a compatible material for the environs of the listed properties and is not appropriate for the district.

The proposed project meets several of the Downtown Design Guidelines. However, there are significant guidelines that the project does not meet. The primary mixed use structure is not compatible with the size, scale, massing, and height of the downtown district.

Special Use Permit

Chapter 22 (Section 22-505(B)(12)) allows the Historic Resources Commission to comment on Special Use Permits (SUP). The Land Development Code requires a SUP for ground level residential uses in the Downtown Commercial District (20-517(3)(ii)). The applicant proposes ground level residential units on the north elevation of the primary mixed use structure, in the interior of the primary mixed use structure, and on the ground floor of the mixed use structures on the east side of New Hampshire Street.

The Downtown Design Guidelines do not promote residential uses on the ground floor. Ground level residential units are not a pattern found in the downtown district; however, residential uses that do not face public rights of way have no impact on the street level façades and are supportable if balanced with an appropriate amount of non-residential uses on the ground level.

The proposed residential units for the mixed use structures on the east side of New Hampshire Street are visible from the street right of way. However, they do not face the street and they help to create a transition from the commercial area that faces the street to the residential area to the east and the English Lutheran Church to the south.

Staff recommends the Commission comment on the SUP requests that, as proposed, the SUP requests meet the intent of the Downtown Design Guidelines. The interior residential units have no impact on the visual patterns of the district. The residential units in the mixed use structures on the east side of New Hampshire Street do not face the street and create a transitional pattern to the neighborhood uses to the east.

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 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 (See 22-506.1).

(3) Demolition, Relocation, and Land Surface Change.

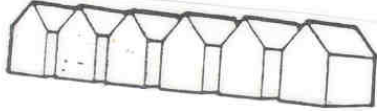
(a) Demolition in whole or in part of individual landmarks or any key contributory or contributory structure within an historic district shall not be permitted. Exceptions are allowed only if a structure has been substantially damaged through fire or deterioration, and if there is reasonable proof that it would not be economically or physically feasible to rehabilitate. Other exceptions may be allowed if a structure does not possess the integrity, originality, craftsmanship, age or historical significance to merit preservation. However, demolition of past additions which have not gained historical significance and which have disguised or sheathed original elements or facades are encouraged, as long as the intention is to restore such elements or facades. Demolition under this chapter shall be subject to Ordinance 5810, as amended.

(b) Structures should not be removed from their original site. Exceptions will be allowed only if there is substantial evidence that it would not be practical or economical to utilize the building on its present site. If a structure lies in the path of a public improvement project, involving the city and if the building is worthy of preservation by virtue of its integrity, originality, craftsmanship, age, or historical significance relocation may be considered as an alternative.

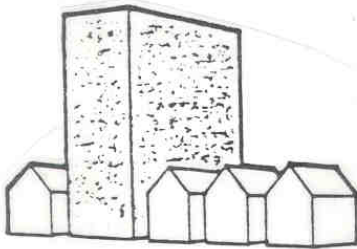
- (c) Major and substantial change of land surface within the boundaries of a landmark or historic district should not be permitted. Exceptions will be allowed only if there is substantial evidence that the change would not be detrimental to the historical and architectural character of surrounding structures or landscaping.

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.

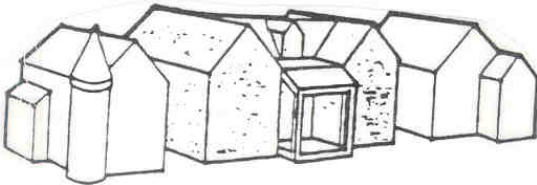


Avoid - New construction that greatly varies in height (too high or too low) from older buildings in the vicinity.

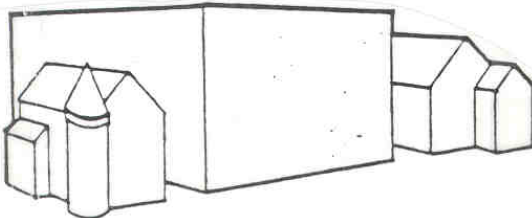


SCALE

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.

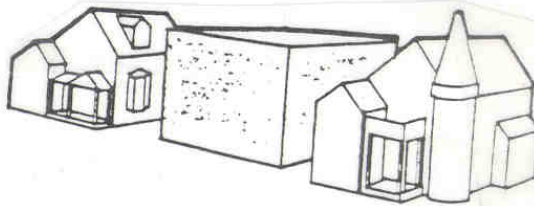


MASSING

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.

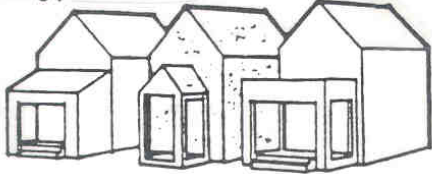


Avoid - Strongly horizontal or vertical facade expressions unless compatible with the character of structures in the immediate area. The new building shown does not relate well to either its neighbors or to the rhythm of the streetscape because of its unbroken horizontal facade.



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.

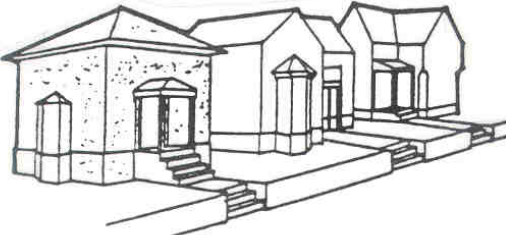


Avoid - Violating the existing setback pattern by placing new buildings in front of or behind the historic facade line. Avoid placing buildings at odd angles to the street, unless in an area where diverse sitting already exists, even if proper setback is maintained.

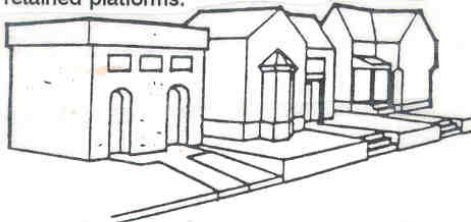


PLATFORMS

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.

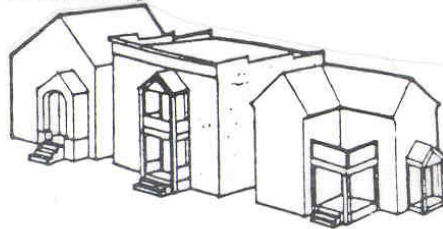


Avoid - Bringing walls of new buildings straight out of the ground without a sense of platform, i.e., without maintaining the same entry height as neighboring buildings. Such structures seem squat, visually incomplete, and do not relate well to their elevated neighbors. Also avoid leveling off terraced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

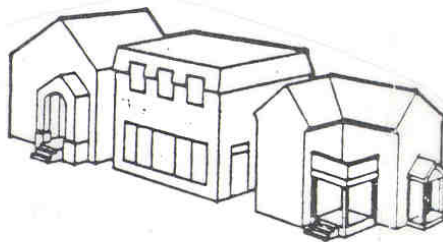


SENSE OF ENTRY

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.

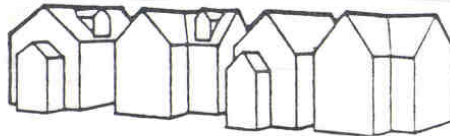


Avoid - Facades with no strong sense of entry. Side entries or entries not defined by a porch or similar transitional element result in an incompatible "flat" first-floor facade.

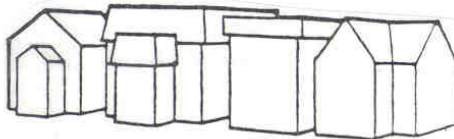


ROOF SHAPES

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.

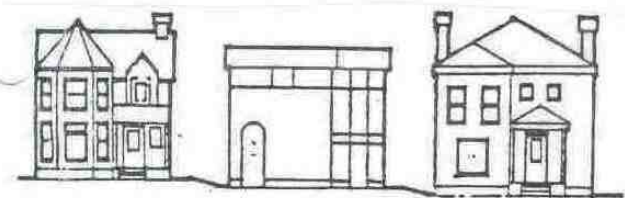


RHYTHM OF OPENINGS

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.

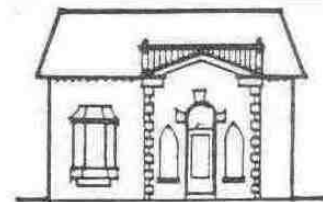


IMITATIONS

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

The Environs for Douglas County Courthouse (1100 Massachusetts Street)

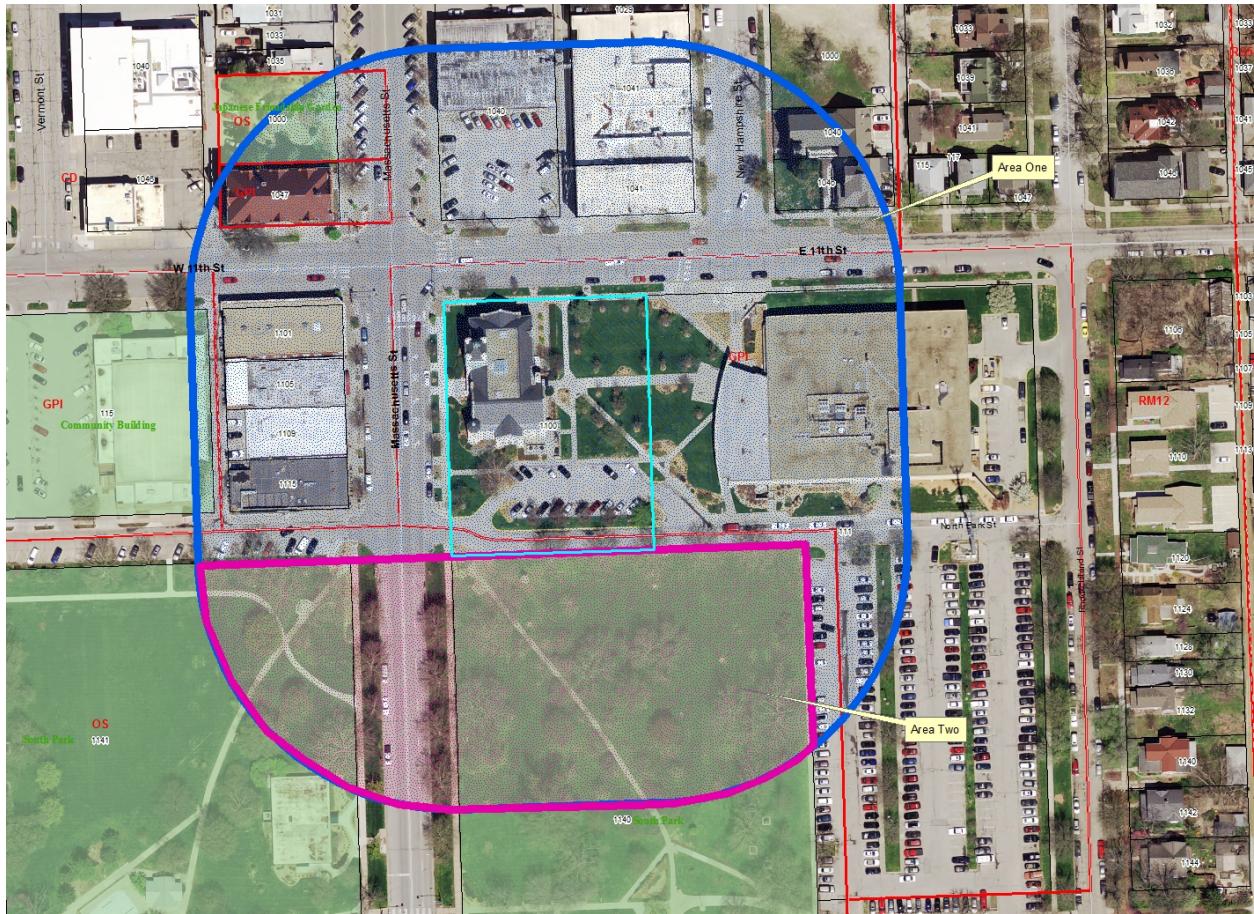
The Environs for 1100 Massachusetts Street, the Douglas County Courthouse, are divided into two areas and the proposed project is located in Area One.

Area One

The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. 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. Views to the clock tower should be preserved.

Minor projects will be approved administratively by the Historic Resources Administrator. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505.

Major projects (demolition of main structures, new infill construction, significant additions, etc.) will be reviewed by the Historic Resources Commission. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505.



The Environs for 1040 New Hampshire Street, the English Lutheran Church, are divided into two areas and the proposed project is located in Area 1.

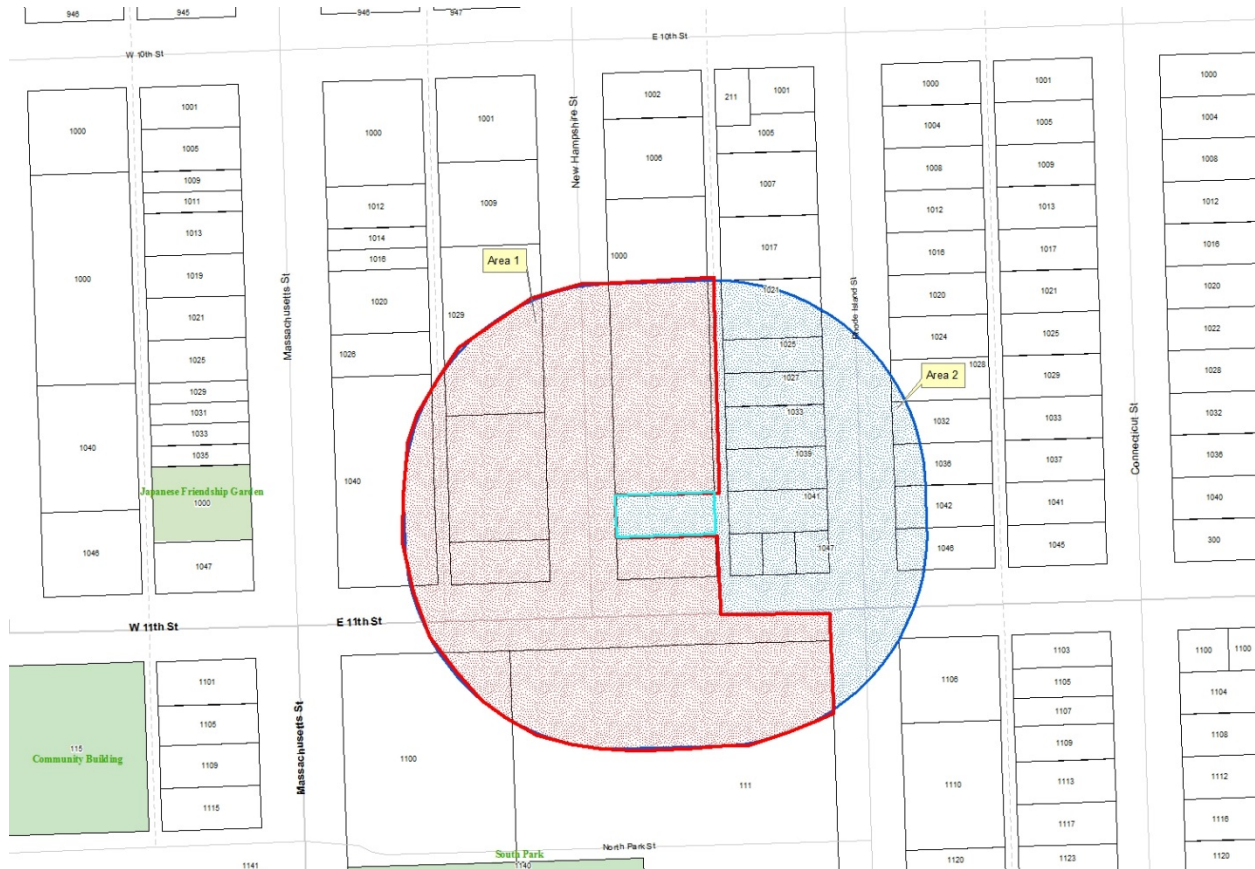
Area 1: The area no longer reflects the residential character of the historic environs. The majority of the area has developed in commercial patterns. It is anticipated with downtown commercial zoning that this area will continue to develop with commercial uses. However, while the area should reflect the development patterns established for the commercial areas of downtown, the area should create a transition area between the commercial area, the listed property and the residential area.

The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. 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. Demolition of properties shall be approved if a compatible

structure is proposed on the site. Maintaining views to the listed property and maintaining the rhythm and pattern in the environs are the primary focus of review.

Minor projects will be approved administratively by the Historic Resources Administrator. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505.

Major projects (demolition of main structures, new infill construction, significant additions, etc.) will be reviewed by the Historic Resources Commission. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505.



The Environs for 1047 Massachusetts Street, the Watkins Bank Building, is reviewed in the following manner.

The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. 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.

Minor projects will be approved administratively by the Historic Resources Administrator. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505.

Major projects (demolition of main structures, new infill construction, significant additions, etc.) will be reviewed by the Historic Resources Commission. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505.



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.
- 4.2 Maximize connectivity and access.
- 4.3 Encourage adaptive reuse and support the preservation of historically significant buildings.
- 4.4 Encourage creativity, architectural diversity, and exceptional design.
- 4.5 Encourage the integration of public art into public and private development.

- 4.6 Emphasize strong, mixed-use core activity development along Massachusetts Street and east/west streets.
- 4.7 Maintain existing Downtown vehicular, streetscape, and pedestrian traffic patterns.
- 4.8 Promote safety and appeal through appropriate boundaries and transitions.

5. Street and Landscape Elements

- 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.
- 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.
- 6.3 Corner buildings may have entrance doors that face the intersection or both streets.
- 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.
- 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.
- 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.
- 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.
- 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.
- 6.9 Buildings fronting Massachusetts Street should have commercial/retail components at the storefront level.
- 6.10 Buildings fronting Massachusetts Street should reflect the prevailing party-wall construction pattern, with adjacent buildings sharing a common party-wall.
- 6.11 Buildings fronting Vermont and New Hampshire Streets should be constructed to zero front and side lot lines.
- 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.
- 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.
- 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.

- 6.15 Buildings shall maintain a distinction between upper stories and the street-level facade.
- 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.

7. New Construction

- 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

- 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

- 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.
- 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.
- 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.
- 10.4 Materials should be compatible between storefronts or street-level facades, and upper levels.
- 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.
- 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.
- 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.
- 10.8 Existing unpainted masonry walls, except in rare instances, shall not be painted. This includes publicly visible party-walls.

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.
- 11.2 Removal of historic materials and/or architectural features shall be avoided.
- 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.
- 11.4 Buildings where multiple storefronts span a larger, wider façade should extend design

- compatibility from storefront to storefront.
- 11.5 Solid, non-traditional 'security-style' doors shall not be used in primary storefronts.
 - 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.
 - 11.7 Remodeled storefronts shall be designed to fit within 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.
 - 11.9 Storefronts should provide for a recessed entry.
 - 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.
 - 11.11 Storefront designs should reflect the traditional three-part horizontal layer by providing for a transom area, display windows, and a bulkhead.
 - 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.
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12. Upper Story Facades

- 12.1 Retain and preserve historic facades and facade details such as corbelled brick, string or belt courses, cornices, windows, terra cotta, and stonework.
 - 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.
 - 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.
 - 12.4 Maintain the pattern created by upper-story windows and their vertical-horizontal alignment.
 - 12.5 Existing windows on conforming upper facades shall not be eliminated or decreased in size or shape.
 - 12.6 Window replacement in existing buildings should replicate original window patterns and finishes.
 - 12.7 New window openings that disrupt the existing balance on facades visible from the street shall not be introduced.
 - 12.8 Upper-story facade elements should reflect existing window to wall surface ratios (typically 20% to 40% glass-to-wall).
 - 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.
 - 12.10 Metal screens or bars shall not cover upper-story window openings.
 - 12.11 Upper windows on non-visible party-walls may be filled in with compatible material only if the treatment is reversible.
 - 12.12 Alteration of existing upper story elements should not significantly alter the proportion and/or balance of the existing building.
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13. Secondary and Rear Facades

- 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.
- 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.
- 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.

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.
- 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.
- 15.3 If original detailing is presently covered, exposing and restoring the features is encouraged.
- 15.4 Existing identifying details such as inset or engraved building names, markings, dates, etc. should be preserved.
- 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.
- 15.6 Original cornices should be repaired rather than replaced. If replacement is necessary, the new cornice should reflect the original in design.
- 15.7 New construction should provide for a variety of form, shape, and detailing in individual cornice lines.

16. Rooflines and Parapets

- 16.1 The original roofline and parapet features of existing buildings shall be retained.
- 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.

17. Awnings, Canopies, and Marquees

Movable fabric awning: A retractable, roof-like shelter constructed to permit being rolled, collapsed, or folded back to the facade of the building.

Stationary fabric awning: Awnings of stationary design, typically with metal frames, and covered with fabric.

Fixed awning: A rigid, roof-like shelter sloping and draining away from the building.

Canopy: A rigid, flat roof-like structure, sloping and draining towards the building.

Marquee: A large rigid, flat roof-like structure erected only over the entrance to a building.

- 17.1 All effort should be made to retain and restore existing canopies, awnings, and marquees.
- 17.2 Awnings should be of the traditional sloped configuration rather than curved, vaulted, or semi-spherical.
- 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.
- 17.4 Movable and stationary awnings should be made of cloth or other woven fabric such as canvas.
- 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.
- 17.6 Vinyl or plastic awnings are not appropriate.
- 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.
- 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.
- 17.9 Awnings mounted at the storefront level should not extend into the second story of building facade.
- 17.10 Upper-floor awnings should be mounted within window openings.
- 17.11 Awnings shall be narrow in profile and shall not comprise residential design elements such as mansard roof forms or shake shingle cladding.
- 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.
- 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.
- 17.14 Awning fabric or material design should be striped or solid color, using colors appropriate to the period of the storefront.
- 17.15 Awnings should not obscure character-defining features such as arched transom windows, window hoods, cast-iron ornaments, etc.
- 17.16 Awning units should be mounted or affixed in such a way as to avoid damage to the building's distinctive architectural features.

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.
- 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.
- 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.
- 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.
- 18.5 In no case shall a temporary sign substitute as a permanent sign.
- 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.
- 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.
- 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 facade
- 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.
- 18.10 Signs for multiple storefronts within the same building should align with each other.
- 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.
- 18.12 Wall-mounted signs on friezes, lintels, spandrels, and fasciae 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.
- 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.
- 18.14 A projecting sign shall provide a minimum clearance of eight feet between the sidewalk surface and the bottom of the sign.
- 18.15 A projecting sign shall be no more than fifteen square feet in size with a maximum sign height of five feet.
- 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.
- 18.18 A window sign should cover no more than approximately thirty percent (30%) of the total window area.
- 18.19 Sign brackets and hardware should be compatible with the building and installed in a workman-like manner.
- 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.
- 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.
- 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.

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.
- 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.
- 19.3 Lighting levels should provide adequate safety, but not detract from or overly emphasize the structure or property.
- 19.4 Landscape lighting should be located and directed such that there is no infringement on adjacent properties.
- 19.5 Exterior lighting in parking lots must be directed into the parking area itself, and not onto adjacent properties.

20. Parking

- 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

- 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

- 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

- 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.

PART THREE – SIDEWALK DINING AND HOSPITALITY AREAS

2. General

- 2.1 The sidewalk dining/hospitality area must be contiguous with any side of a building wherein a hospitality establishment is located.
- 2.2 No portion of a Sidewalk Dining/Hospitality area shall be used for any purpose other than dining/hospitality and circulation therein.
- 2.3 The Sidewalk Dining/Hospitality area shall not occupy more than thirty (30) percent of the total area of the primary hospitality operation. The Sidewalk Dining/Hospitality area shall be considered an auxiliary use to the interior hospitality establishment area.
- 2.4 A hospitality establishment may be permitted to operate only one sidewalk area, and each sidewalk area shall be confined to a single location on the sidewalk;
- 2.5 The Sidewalk Dining/Hospitality area shall not extend past the hospitality establishment's storefront.
- 2.6 A Sidewalk Dining/Hospitality area shall not utilize any public amenities such as benches, seats, tables, or trash receptacles.

3. Usable Sidewalk Dining/Hospitality Area

- 3.1 The proposed Sidewalk Dining/Hospitality area shall maintain a minimum of six (6) feet or half (1/2) the width, whichever is greater, unobstructed sidewalk between the food service establishment dining area and all obstructions, measured from the outer edge of the dining area to the curb side obstacle. Consideration may be given to providing a minimum of five (5) feet width on local streets such as 7th, 8th, etc;
- 3.2 The proposed Sidewalk Dining/Hospitality area shall be a minimum of five (5) feet from the street corner areas as defined by building lines extended to the street;
- 3.3 The Sidewalk Dining/Hospitality area shall be delineated by an approved railing that is clearly visible to pedestrians. The railing shall take into consideration ADA requirements;
- 3.4 Unless the main access to the hospitality establishment is provided through the Sidewalk Dining/Hospitality area, the Sidewalk Dining/Hospitality area should only be accessible through the interior of the establishment. Provisions should be made to provide adequate fire safety egress.

4. Elevation and Other Design Considerations

- 4.1 The Sidewalk Dining/Hospitality area shall be the same elevation as the adjoining sidewalk. Paint, artificial turf, carpets, platforms, or any other surface cover or treatment of any kind are prohibited from being placed upon the designated area at any time;
- 4.2 In order to maintain maximum visual access, the height of the railing shall not be higher than forty-five (45") inches. Thirty-six inches is recommended. Consideration of height variations may be given to properties with significant grade changes;
- 4.3 Railings shall be designed in a manner to make them removable. The City shall have the authority to require any Sidewalk Dining/Hospitality area to suspend operation and clear such area, or to move or modify the location or operation of the Sidewalk Dining/Hospitality area,

- for such things as, but not limited to: Any permitted special event; Any street, sidewalk, or utility construction; Any emergency situations; The protection of the health, safety, and welfare of the public.
- 4.4 Railings and barriers shall be constructed of ornamental metal, wrought iron or other compatible materials and shall reflect the character of the area.
 - 4.5 The railing shall not be attached to the building.
 - 4.6 The Sidewalk Dining/Hospitality area shall be unenclosed and shall be open to the sky with the exception that it may be covered with a retractable awning or fixed awning, which is compatible with the surrounding area; and
 - 4.7 In order to maintain maximum visual access, Sidewalk Dining/Hospitality area furnishings may not include outdoor heaters.

5. Operation of Sidewalk Dining/Hospitality Area

- 5.1 Sidewalk areas shall not operate when the hospitality establishment is closed;
- 5.2 Advertising signage shall not be permitted in the Sidewalk Dining/Hospitality area except for the name of the establishment on chairs or tables as approved by the City;
- 5.3 All amenities including railings, barriers, chairs, and tables shall be maintained in good condition;
- 5.4 No blockage of building entrances or exits shall be permitted in the Sidewalk Dining/Hospitality area;
- 5.5 The establishment operating the Sidewalk Dining/Hospitality area shall be responsible for trash removal and must maintain the following areas in a clean and litter-free manner during the hours of operation: The Sidewalk Dining/Hospitality area; The area from the front building façade to the curb line; Five (5) feet along the adjacent sidewalk to both sides of the Sidewalk Dining/Hospitality area.
- 5.6 Trash and refuse storage for the Sidewalk Dining/Hospitality area shall not be permitted within the Sidewalk Dining/Hospitality area or on adjacent sidewalk areas, and the permittee shall remove all trash and litter as it accumulates.
- 5.7 Per City Code, Section 9-902, outdoor dining areas must be managed to prevent stormwater pollution:
- 5.8 Food waste, trash, cigarettes and other solid wastes must be contained, collected and disposed of properly. Collection must be frequent enough to prevent wastes carried offsite by wind or stormwater runoff.
- 5.9 Wastewater from the cleaning of pavement, buildings, furniture or other outdoor surfaces must be collected and discharged to the sanitary sewer system or other approved wastewater treatment process. Installation of a nearby sanitary sewer cleanout is recommended for this purpose.
- 5.10 Pavement and furnishings must be cleaned frequently enough to prevent contamination of stormwater runoff.
- 5.11 Failure to comply may result in fines, stop work orders or disconnection of utility service.
- 5.12 Food preparation is not permitted within Sidewalk Dining/Hospitality areas. Sidewalk Dining/Hospitality areas must comply with all applicable state and local health codes.

6. Site Plan Submittal Requirements

In addition to the requirements identified in Chapter 20-1305 of the Code of the City of Lawrence, the following items shall be included.

- 6.1 The site plan shall show the relationship to the interior establishment and Sidewalk Dining/Hospitality area.
- 6.2 The site plan shall state the square footage of the interior establishment and Sidewalk Dining/Hospitality area.
- 6.3 The site plan shall state the occupancy of the interior establishment and Sidewalk Dining/Hospitality area.
- 6.4 The site plan shall show the composition of railings and barriers proposed for the delineation of the Sidewalk Dining/Hospitality area. The plans shall detail the style, design, and color of the proposed railings or barriers.
- 6.5 The site plan shall provide a detail of the sidewalk attachment method.
- 6.6 The site plan shall provide information regarding the type and style of awning (if applicable) and the type, design, and materials of the proposed chairs and tables.
- 6.7 The site plan shall contain such other conditions and restrictions on the use of the Sidewalk Dining/Hospitality area.

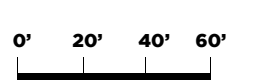
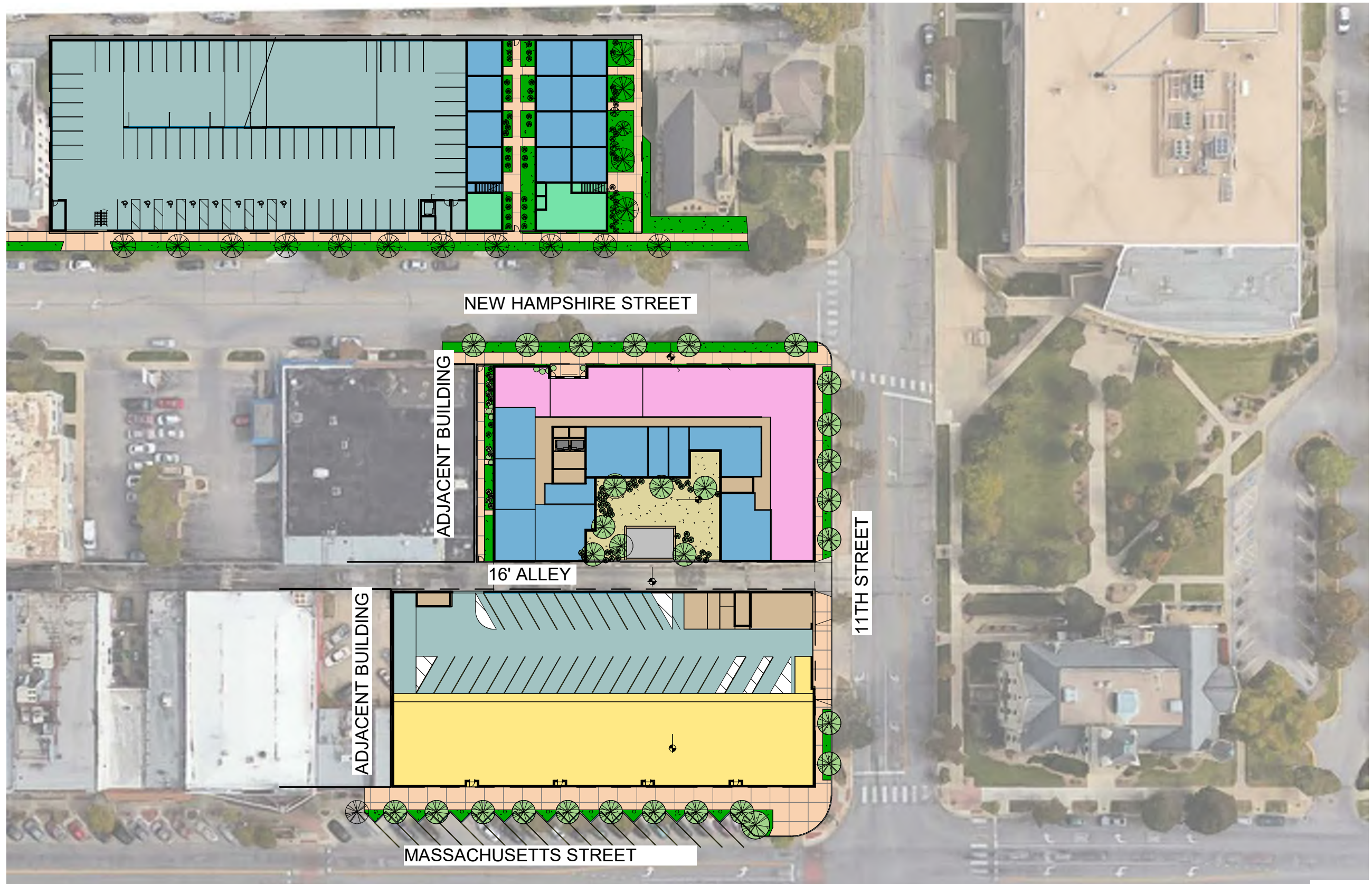


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CONCEPTUAL RENDERING

Lawrence, Kansas | February 15, 2019



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OVERALL SITE PLAN

Lawrence, Kansas | February 15, 2019



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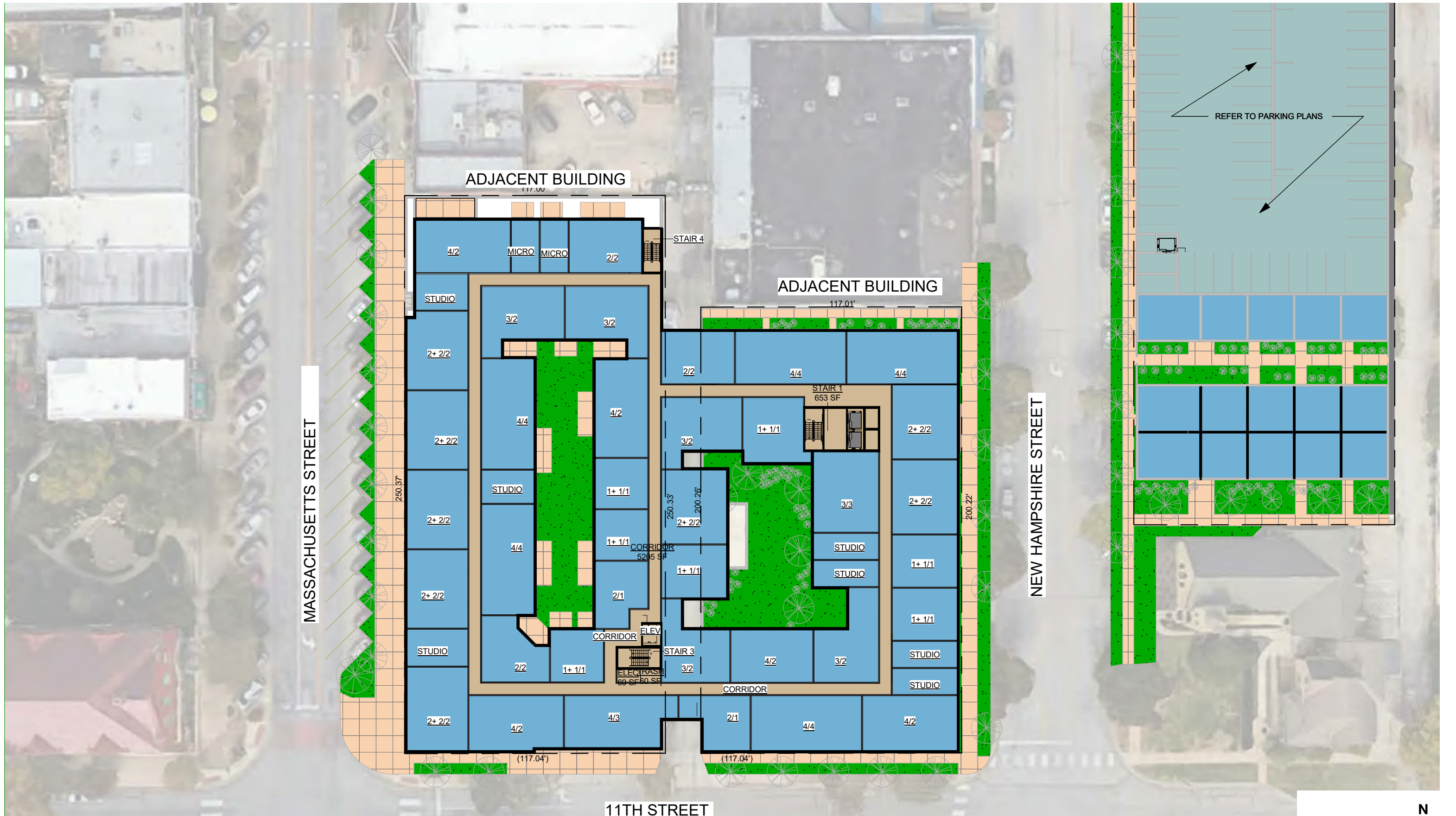
1ST FLOOR/SITE PLAN





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2ND FLOOR PLAN



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3RD FLOOR PLAN



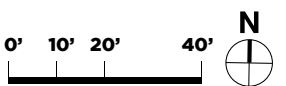
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4TH FLOOR PLAN



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5TH FLOOR PLAN

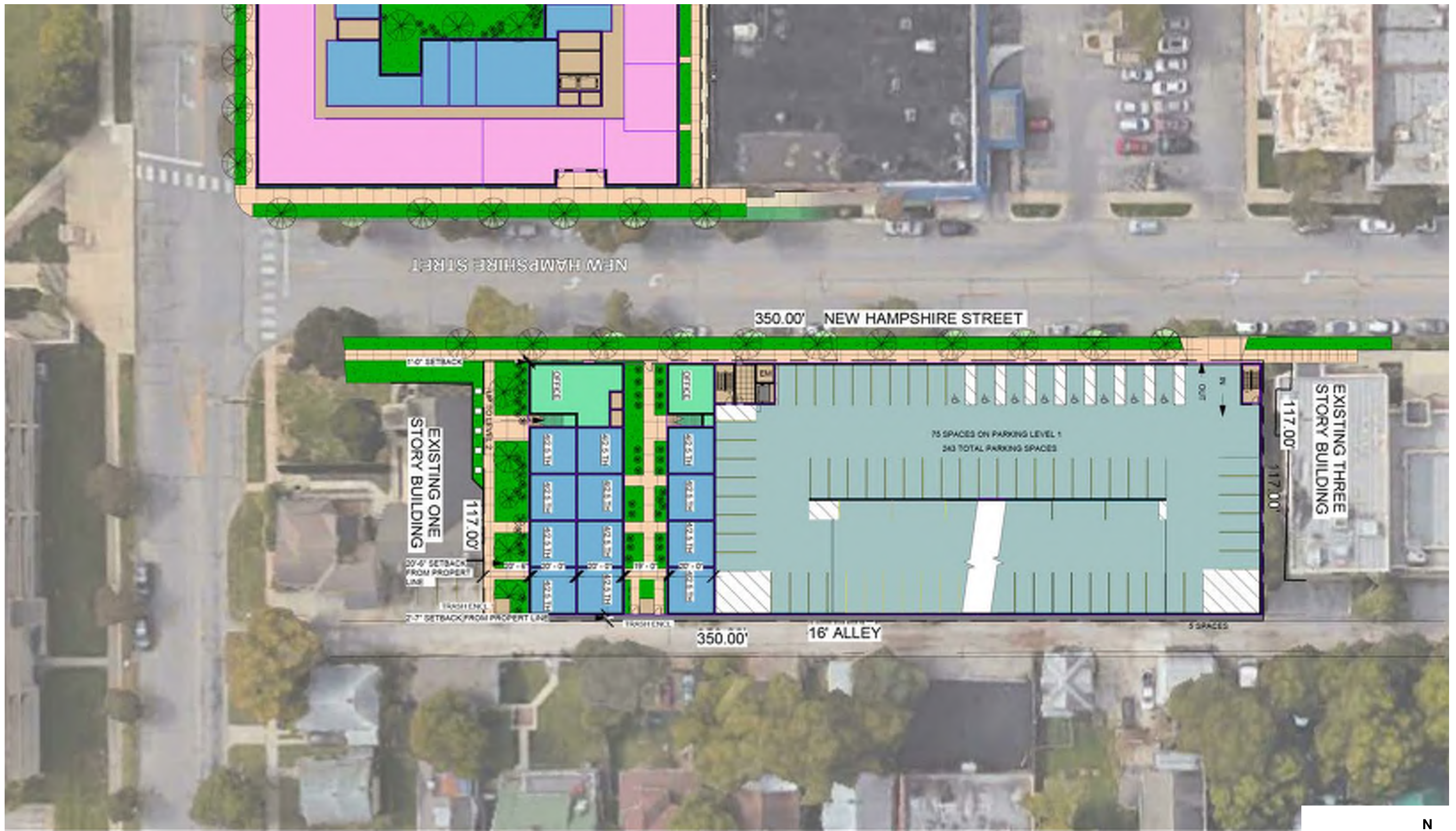


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POOL TERRACE PLAN

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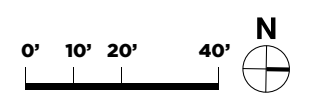
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PARKING STRUCTURE - LEVEL 1



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PARKING STRUCTURE - LEVEL 2



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PARKING STRUCTURE - LEVEL 3

Lawrence, Kansas | February 15, 2019

UNIT MATRIX

The Hub at Lawrence, Kansas // Mixed-Use Development FEBRUARY 4, 2019

LEVEL	UNIT COUNT																			BED COUNT														BATHROOM VS BEDS	LEVEL									
	4/4.5TH	4/4TH	4/3TH	4/2.5TH	3/3TH	2/2TH	4 BEDS / 4 BATHS	4 BEDS / 3 BATHS	4BED/ 2BATH	3BED/ 3BATH	3BED/ 2BATH	2+2/2	2+1/2	2BED/ 2BATH	2BED/ 1BATH	1+1/1	1 BED	STUDIO	MICRO	TOTAL UNITS	4/4.5 TH	4/4 TH	4/3TH	4/2.5TH	3/3TH	2/2TH	4BED/ 4BATH	4BED/ 3BATH	4BED/ 2BATH	3BED/ 3BATH	3BED/ 2BATH	2+2/2	2+1/2			2BED/ 2BATH	2 BED/ 1BATH	1+1 / 1	1 BED	STUDIO	MICRO	TOTAL BEDS		
5	0	0	0	0	0	0	3	0	5	1	4	9	0	2	0	7	1	4	1	37	0	0	0	0	0	0	12	0	20	3	12	36	0	4	0	14	1	4	1	107		5		
4	0	0	0	0	0	0	5	1	5	1	5	8	0	3	2	7	0	6	3	46	0	0	0	0	0	0	20	4	20	3	15	32	0	6	4	14	0	6	3	127		4		
3	0	0	0	0	0	0	5	1	5	1	5	8	0	3	2	7	0	7	2	46	0	0	0	0	0	0	20	4	20	3	15	32	0	6	4	14	0	7	2	127		3		
2/P3	0	0	0	0	0	0	5	0	5	1	3	7	0	3	0	3	1	9	2	39	0	0	0	0	0	0	20	0	20	3	9	28	0	6	0	6	1	9	2	104		2/P3		
MEZ/P2	0	4	0	0	2	3	1	0	3	1	2	1	0	1	0	2	0	5	0	25	0	16	0	0	6	6	4	0	12	3	6	4	0	2	0	4	0	5	0	68		MEZ/P2		
1/P1	0	3	0	13	0	0	1	0	1	1	1	0	0	0	0	0	0	3	0	23	0	12	0	52	0	0	4	0	4	3	3	0	0	0	0	0	0	3	0	81		1		
%	0%	7%	0%	13%	2%	3%	20%	2%	24%	6%	20%	33%	0%	12%	4%	26%	2%	34%	8%	216%	0%	28%	0%	52%	6%	6%	80%	104%	96%	18%	60%	132%	0%	24%	8%	52%	2%	34%	8%	614%				
CORE MIX DIFFERENCE	0	7	0	13	2	3	15	3	28	6	20	14	0	12	28	17	9	22	47	160	132	160	160	108	154	160	154	80	56	92	24	60	132	0	10	14	22	8%	0%	6%	13	609		

UNIT TYPE AND BATHROOM RATIO		4/4.5 TH	4/4 TH	4/3 TH	4/2.5 TH	3/3 TH	2/2 TH	4 BEDS / 4 BATHS	4 BEDS / 3 BATHS	4BED/ 2BATH	3BED/ 3BATH	3BED/ 2BATH	2+1/2	2+1/2	2BED/ 2BATH	2BED/ 1BATH	1+1/1	1 BED	STUDIO	MICRO	TOTAL BATHROOMS	
Bath Per Unit		4.5	4	3	2.5	3	2	4	3	2	3	2	2	2	2	1	1	1	1	1	1	
Unit Type Count		0	7	0	13	2	3	20	2	24	6	20	33	0	12	4	26	2	34	8	8	
		0.0	28.0	0.0	32.5	6.0	6.0	80.0	6.0	48.0	18.0	40.0	66.0	0.0	24.0	4.0	26.0	2.0	34.0	8.0	429	

Bath-to-Bed Ratio 69.8%
Bed-to-Bath Ratio 1.43

* NORTH EAST TOWNHOUSES AT EAST PARCEL INCLUDED IN CALCULATIONS

UNIT TYPE BY ZONING ORDINANCE	
TYPE	COUNT
TYPE A - 825 SF+	75
TYPE B - 650-824 SF	16
TYPE C - 470-649SF	26
TYPE D - under 470sf	-
Efficiencies under	42

LEVEL	BEDROOM COUNT																			TOTAL UNITS
	4/4.5 TH	4/4TH	4/3 TH	4/2.5 TH	3/3 TH	2/2 TH	4 BEDS / 4 BATHS	4 BEDS / 3 BATHS	4BED/ 2BATH	3BED/ 3BATH	3BED/ 2BATH	2+1/2	2+1/2	2BED/ 2BATH	2BED/ 1BATH	1+1/1	1 BED	STUDIO	MICRO	
5	0	0	0	0	0	0	12	0	20	3	12	18	0	4	0	7	1	4	1	82
4	0	0	0	0	0	0	20	4	20	3	15	16	0	6	4	7	0	6	3	104
3	0	0	0	0	0	0	20	4	20	3	15	16	0	6	4	7	0	7	2	104
2/P3	0	0	0	0	0	0	20	0	20	3	9	14	0	6	0	3	1	9	2	87
MEZ/P2	0	16	0	0	6	6	4	0	0	0	0	0	0	0	0	0	0	5	0	37
1/P1	0	12	0	52	0	0	4	0	0	0	0	0	0	0	0	0	0	3	0	71
%	0	28	0	52	6	6	80	8	80	12	51	64	0	22	8	24	2	34	8	485

PROJECT AREA ANALYSIS 4 - 6 STORY | 49 - 76 FT.

LEVEL	FLOOR HEIGHT	OVERALL HEIGHT	COMMERCIAL - OFFICE								RETAIL / B.O.H.		PARKING/LOADING		Total GSF W/O BALCONIES	Total GSF	FAR area	
			COMMON	AMENITIES	RSF	Public Terrace	Private Terrace / Balcony	OFFICE	BEDS	UNITS	RETAIL /	COMMON/LOADING	AREA	SPACES				
POOL TERRACE/ MECH. PENTHOUSE	15'	80'	1,408		-	5,448				-			2,500			3,908	9,356	3,908
5	11'	65'	6,204		32,659	6,430	700		107	37						38,863	45,993	38,863
4	11'	54'	6,468		38,850		700		127	46						45,318	46,018	45,318
3	11'	43'	6,448		39,153	-	700		127	46						45,601	46,301	45,601
2	11'	32'	6,453		35,849	4,451	1,200		104	39						42,302	47,953	42,302
MEZ		21'	2,621		20,025				61	22						22,646	22,646	22,646
1	21'	21'	4,897	7,759	8,225	3,296	500		33	11	14,083	-	12,898	29	47,862	51,658	34,964	
BUILDING TOTALS	80		34,499	7,759	174,761	19,625	3,800		559	201	14,083	2,500	12,898	29	246,500	269,925	233,602	

PARKING - AT EAST PARCEL

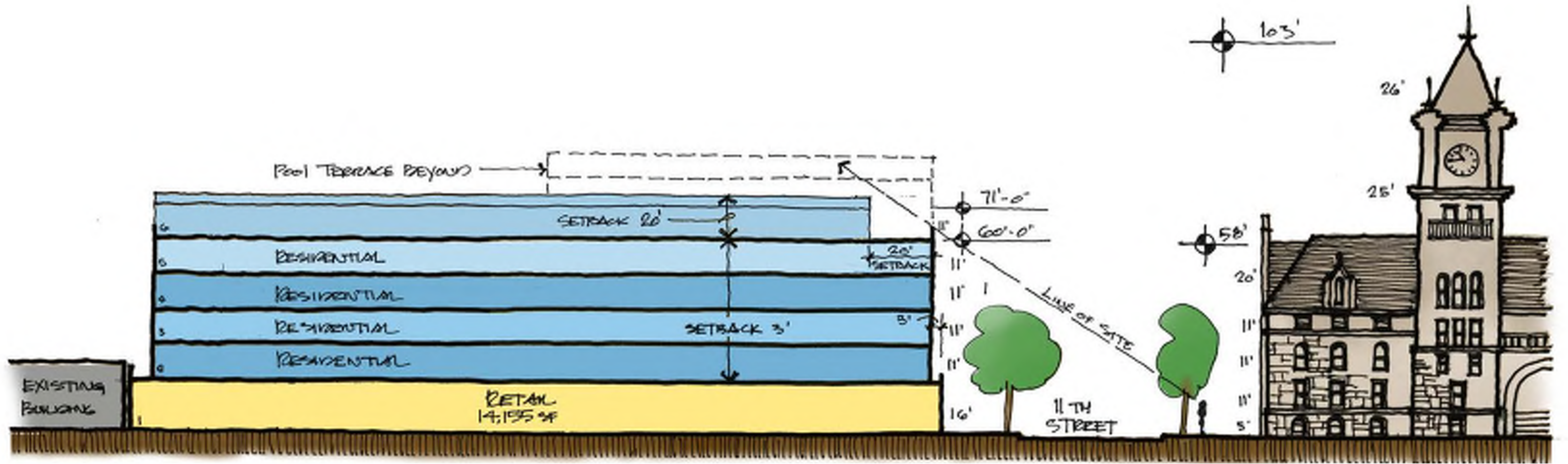
LEVEL	FLOOR HEIGHT	OVERALL HEIGHT	COMMERCIAL - OFFICE								RETAIL / B.O.H.		PARKING/LOADING		Total GSF W/O BALCONIES	Total GSF	FAR area
			COMMON	AMENITIES	RSF	Public Terrace	Private Terrace / Balcony	OFFICE	BEDS	UNITS	RETAIL /	COMMON/LOADING	AREA	SPACES			
3	10'-0"		691										23,827	79	24,518	24,518	691
2	10'-0"		687										26,712	89	27,399	27,399	687
1	10'-0"	0'-0"	661									-	26,173	75	26,834	26,834	661
BUILDING TOTALS			2,039	-	-	-	-	-	-	-	-	-	76,712	243	78,751	78,751	2,039

NORTH EAST TOWNHOUSES - AT EAST PARCEL

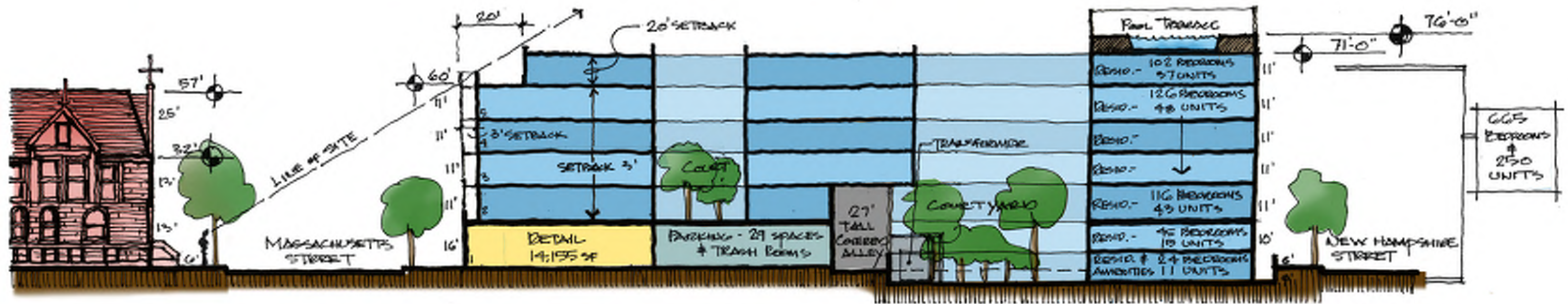
LEVEL	FLOOR HEIGHT	OVERALL HEIGHT	COMMERCIAL - OFFICE								RETAIL / B.O.H.		PARKING/LOADING		Total GSF W/O BALCONIES	Total GSF	FAR area
			COMMON	AMENITIES	RSF	Public Terrace	Private Terrace / Balcony	OFFICE	BEDS	UNITS	RETAIL /	COMMON/LOADING	AREA	SPACES			
3	10'-0"				7,321										7,321	7,321	7,321
2	10'-0"				7,074				7	3					7,074	7,074	7,074
1	10'-0"	0'-0"	70		5,461			1,756	48	12					7,287	7,287	5,531
BUILDING TOTALS			70	-	19,856	-	-	1,756	55	15	-	-	-	-	21,682	21,682	19,926

TOTALS

LEVEL	FLOOR HEIGHT	OVERALL HEIGHT	COMMERCIAL - OFFICE								RETAIL / B.O.H.		PARKING/LOADING		Total GSF W/O BALCONIES	Total GSF	FAR area
			COMMON	AMENITIES	RSF	Public Terrace	Private Terrace / Balcony	OFFICE	BEDS	UNITS	RETAIL /	COMMON/LOADING	AREA	SPACES			
PROJECT TOTALS			36608	7759	194617	19625	3800	1756	614	216	14083	2500	89610	272	346,933	370,358	255,567

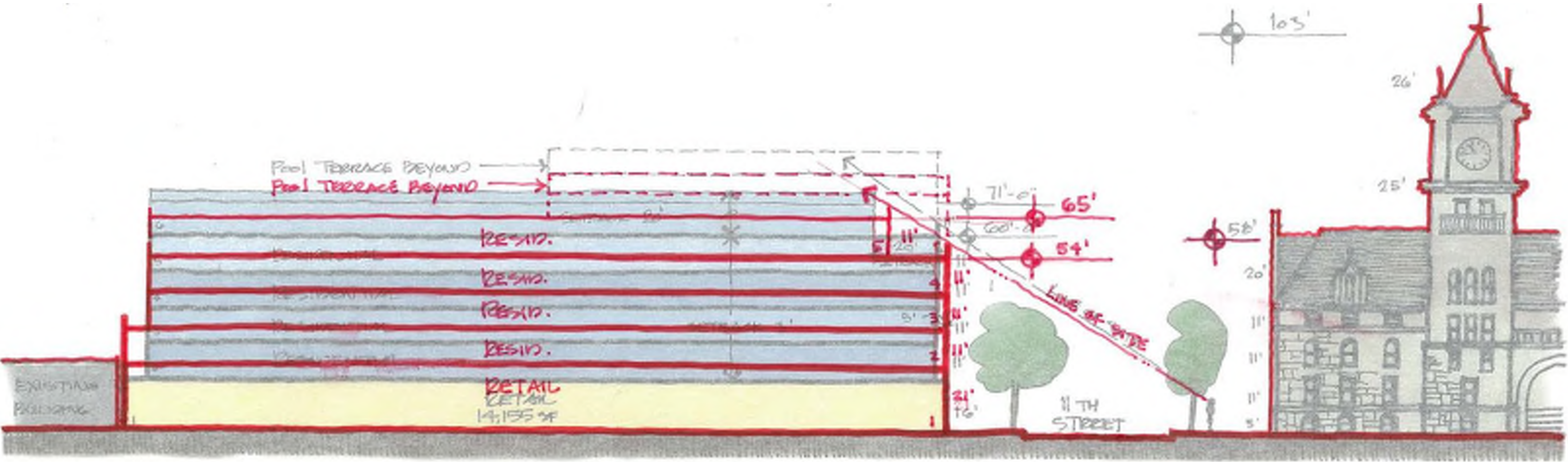


NORTH-SOUTH SECTION

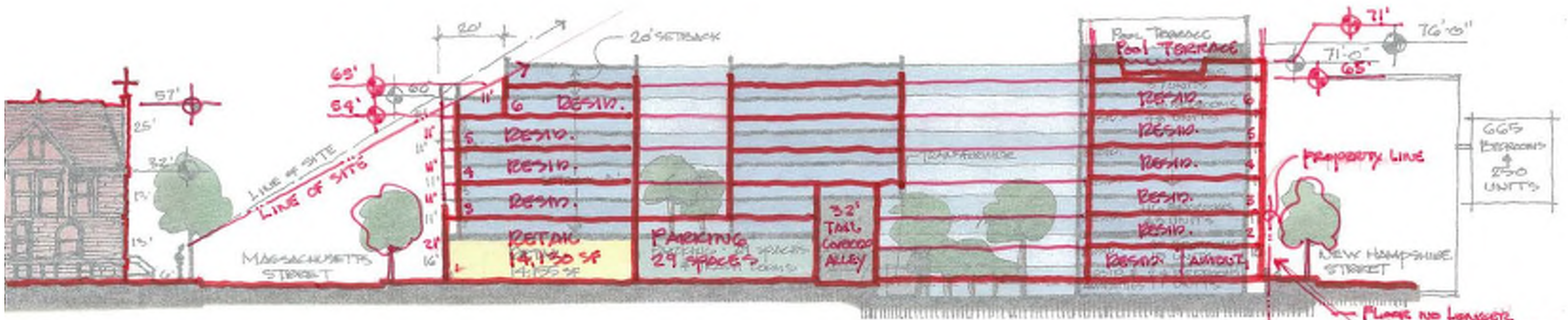


EAST-WEST SECTION

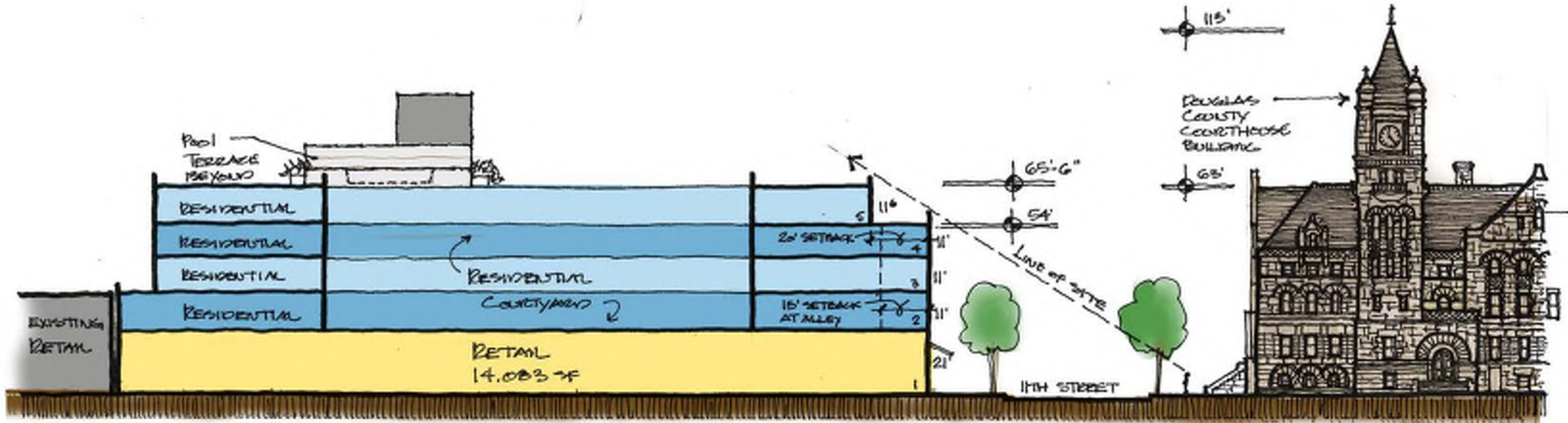




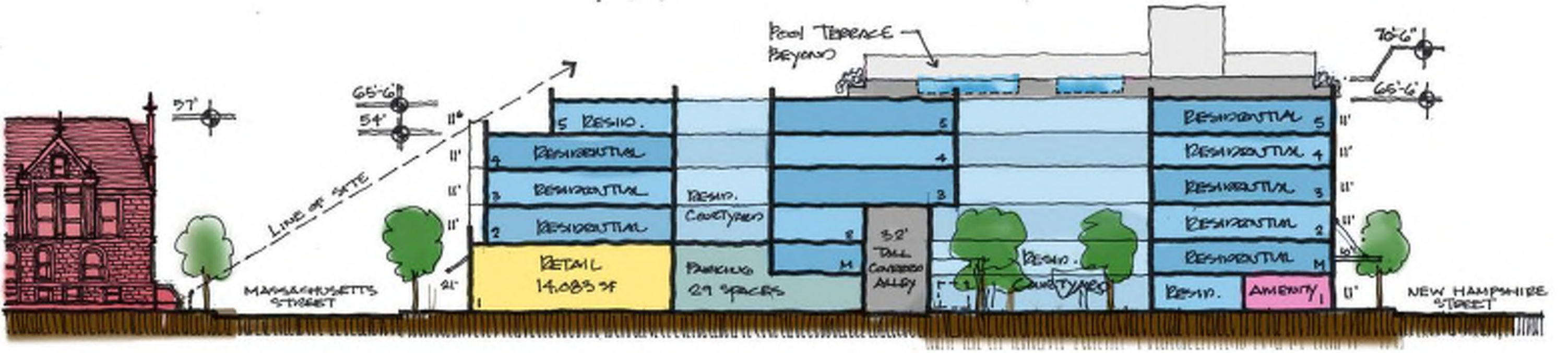
NORTH-SOUTH SECTION 0' 7.5' 15' 30'



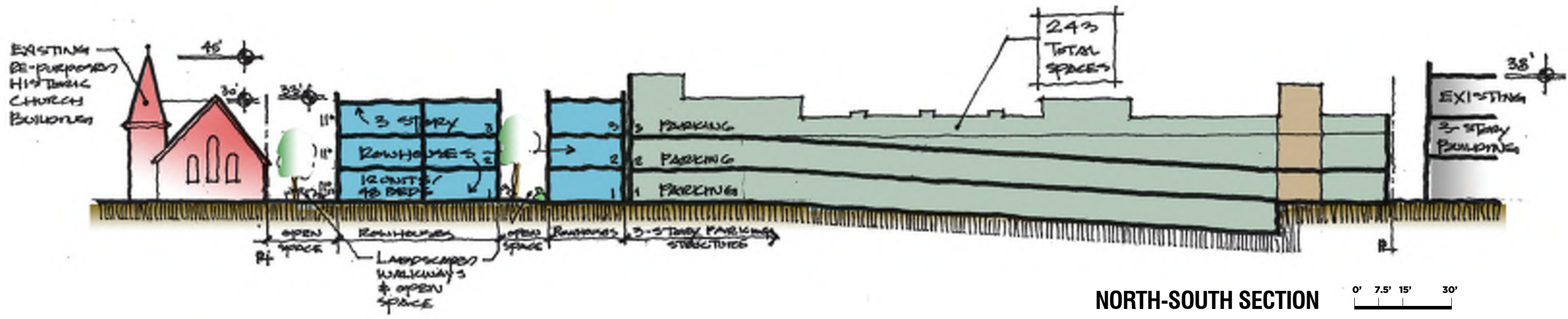
EAST-WEST SECTION 0' 7.5' 15' 30'



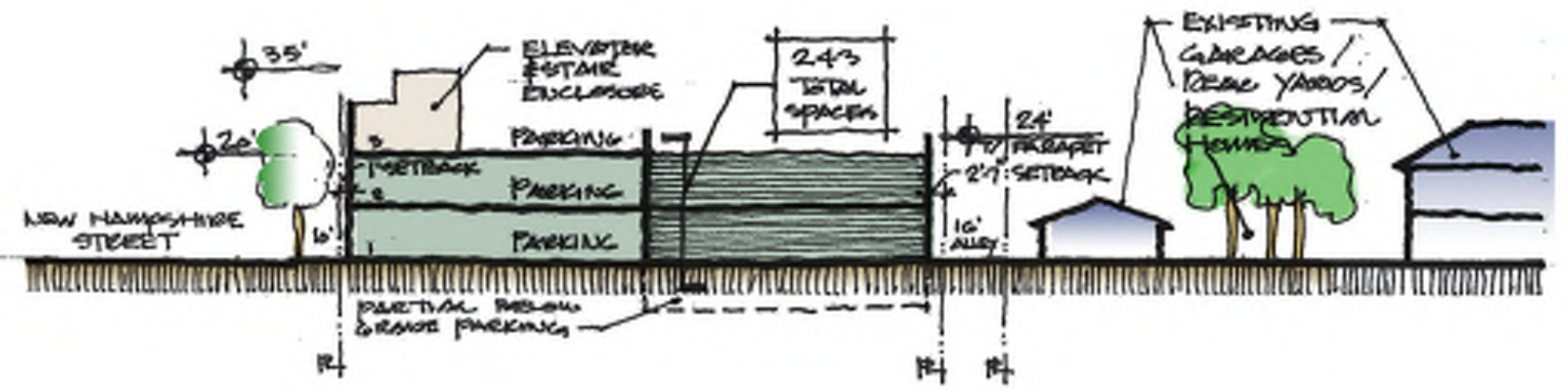
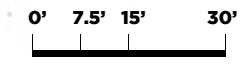
NORTH-SOUTH SECTION 0' 7.5' 15' 30'



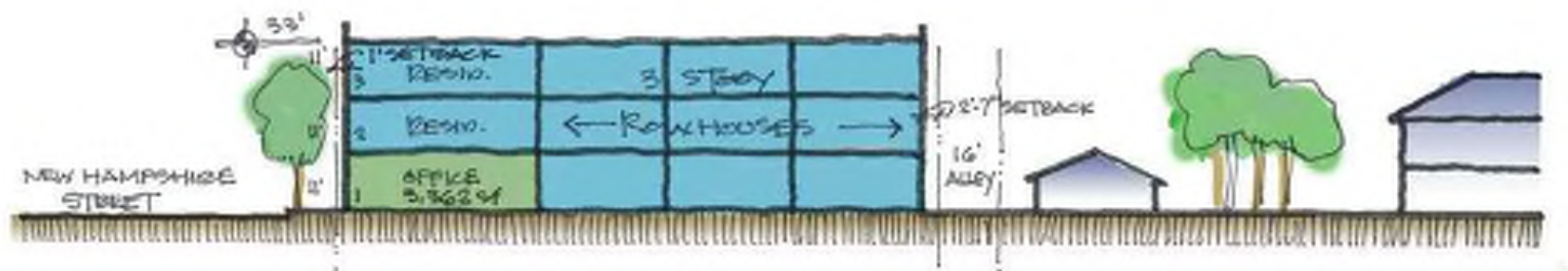
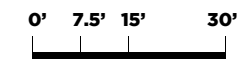
EAST-WEST SECTION 0' 7.5' 15' 30'



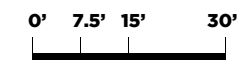
NORTH-SOUTH SECTION



EAST-WEST SECTION



EAST-WEST SECTION AT OFFICE / RESIDENTIAL BUILDING

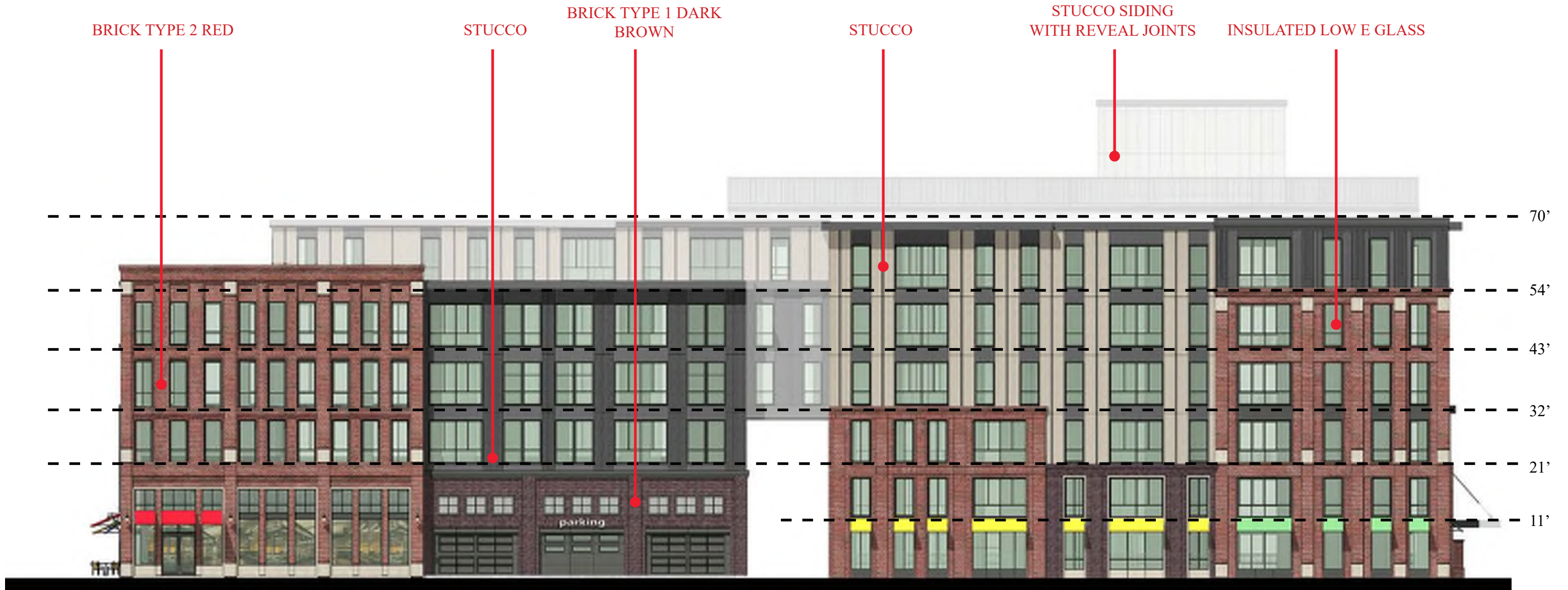






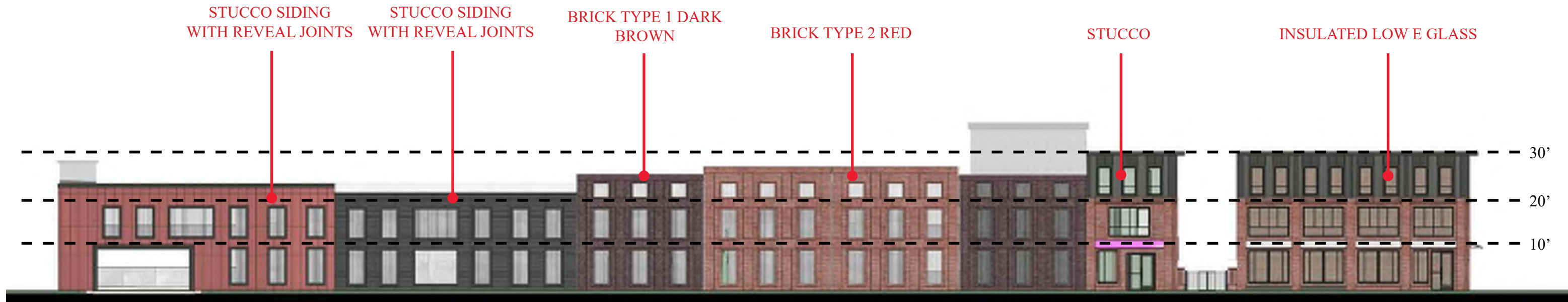


THE HUB AT LAWRENCE

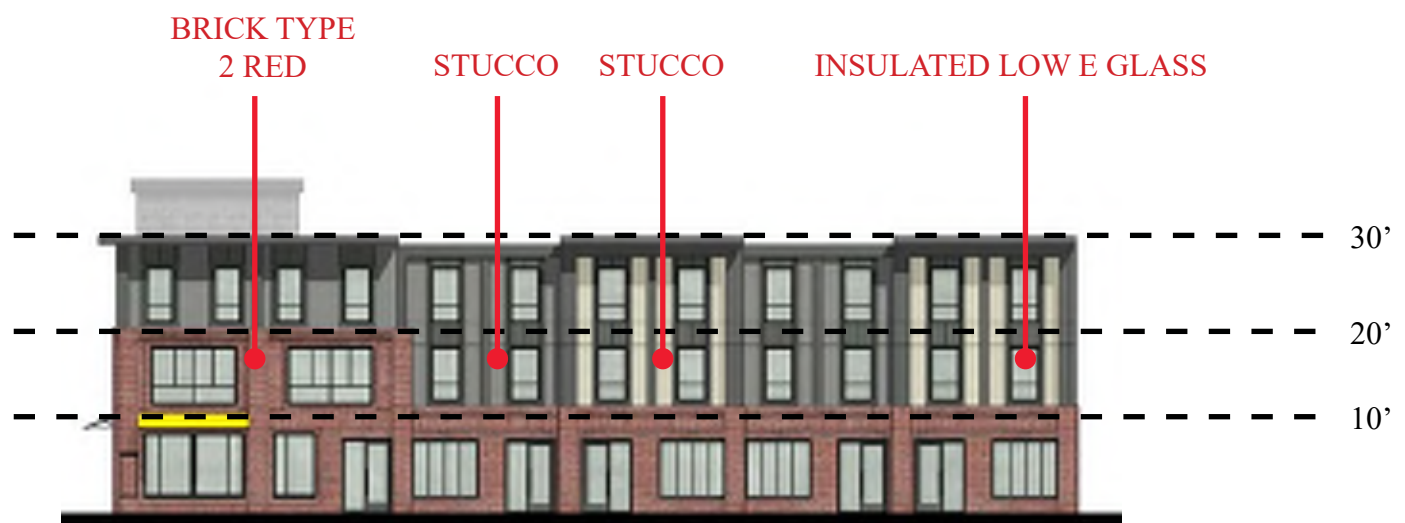


THE HUB AT LAWRENCE

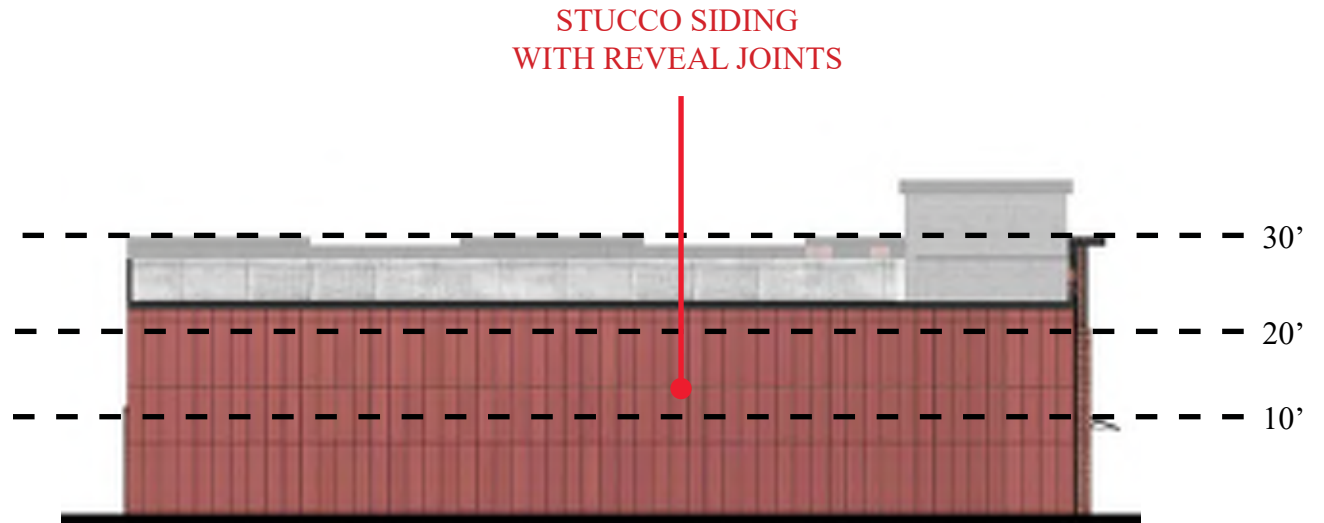
PROPOSED SOUTH ELEVATION



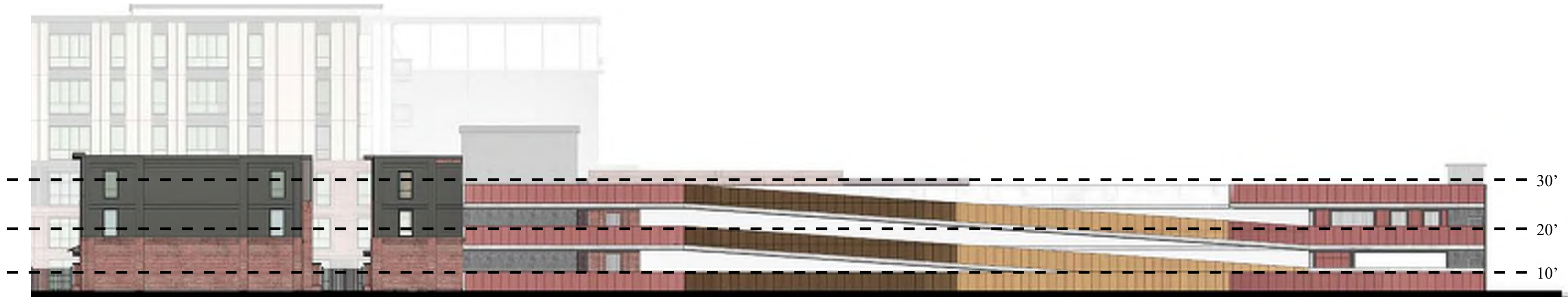
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



THE HUB AT LAWRENCE



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CONTEXT RENDERINGS

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CONTEXT RENDERINGS

Lawrence, Kansas | February 15, 2019

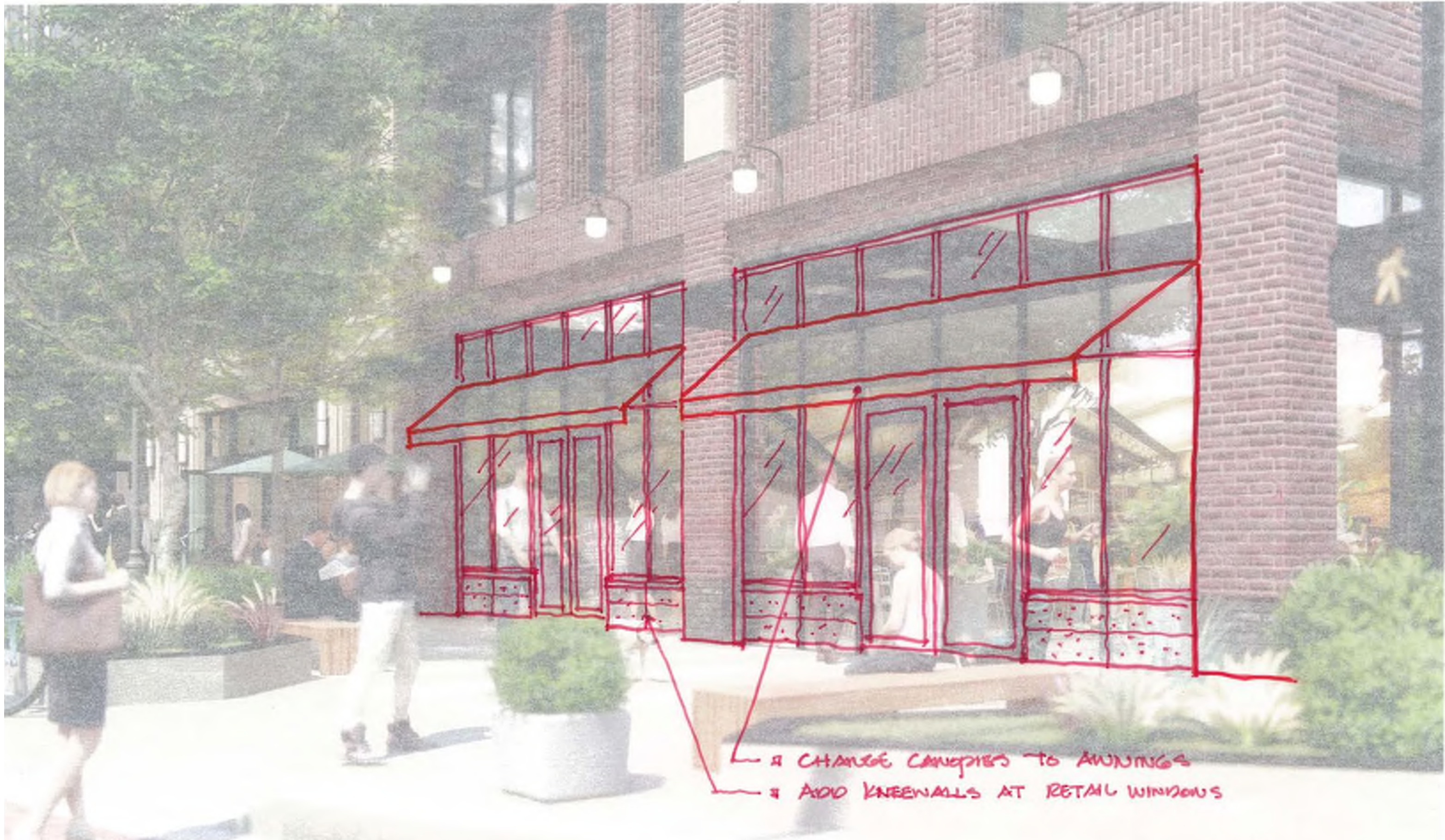


THE HUB AT LAWRENCE

Core Spaces Developer · Antunovich Associates Architecture, Planning, Interior Design®

PREVIOUS RENDERING

Lawrence, Kansas | February 15, 2019



THE HUB AT LAWRENCE

Core Spaces Developer • Antunovich Associates Architecture, Planning, Interior Design °

CITY COMMENTS

Lawrence, Kansas | February 15, 2019



THE HUB AT LAWRENCE

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PROPOSED CONCEPTUAL RENDERING

Lawrence, Kansas | February 15, 2019



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PROPOSED CONCEPTUAL RENDERING

Lawrence, Kansas | February 15, 2019



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PROPOSED RENDERING

Lawrence, Kansas | February 15, 2019

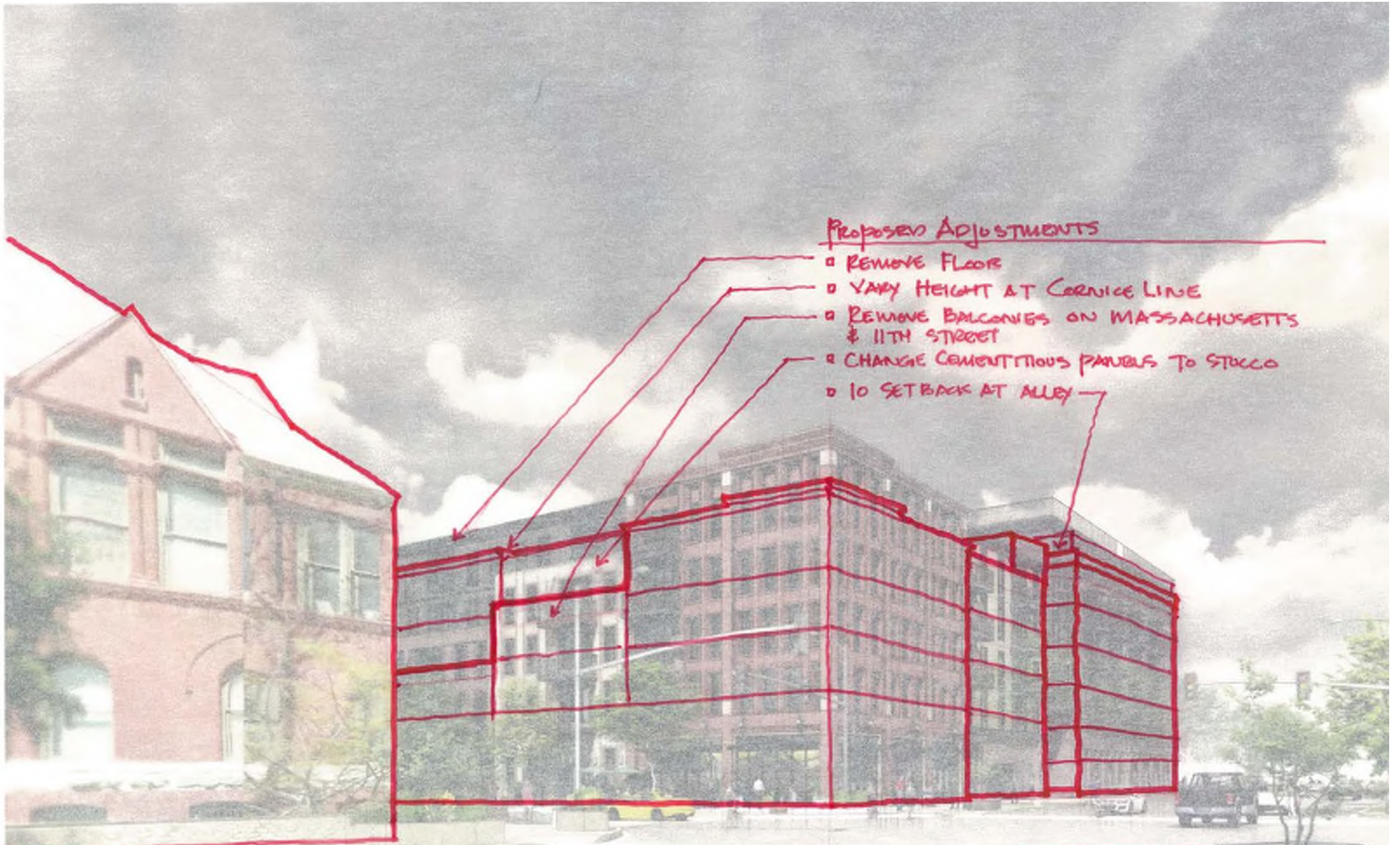


THE HUB AT LAWRENCE

Core Spaces Developer • Antunovich Associates Architecture, Planning, Interior Design °

PREVIOUS RENDERING

Lawrence, Kansas | February 15, 2019



PROPOSED ADJUSTMENTS

- REMOVE FLOOR
- VARY HEIGHT AT CORNICE LINE
- REMOVE BALCONIES ON MASSACHUSETTS & 11TH STREET
- CHANGE CEMENTITIOUS PANELS TO STUCCO
- 10 SETBACK AT ALLEY



THE HUB AT LAWRENCE

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PROPOSED CONCEPTUAL RENDERING

Lawrence, Kansas | February 15, 2019



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PROPOSED CONCEPTUAL RENDERING

Lawrence, Kansas | February 15, 2019

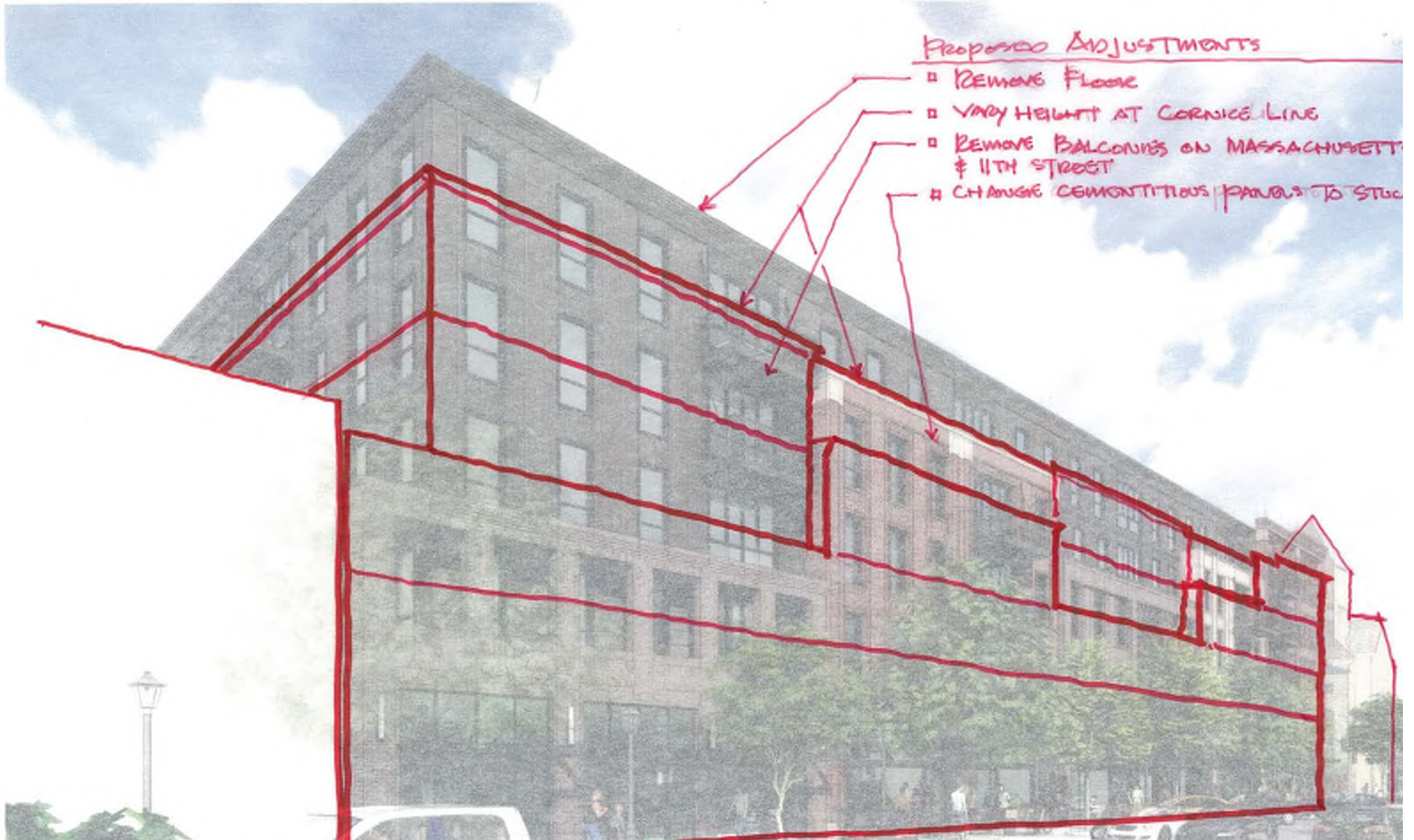


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PREVIOUS RENDERING

Lawrence, Kansas | February 15, 2019



Proposed Adjustments

- REMOVE FLOOR
- VARY HEIGHT AT CORNICE LINE
- REMOVE BALCONIES ON MASSACHUSETTS & 11TH STREET
- CHANGE CEMENTITIOUS PANELS TO STUCCO



THE HUB AT LAWRENCE

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PROPOSED CONCEPTUAL RENDERING

Lawrence, Kansas | February 15, 2019



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PROPOSED CONCEPTUAL RENDERING

Lawrence, Kansas | February 15, 2019

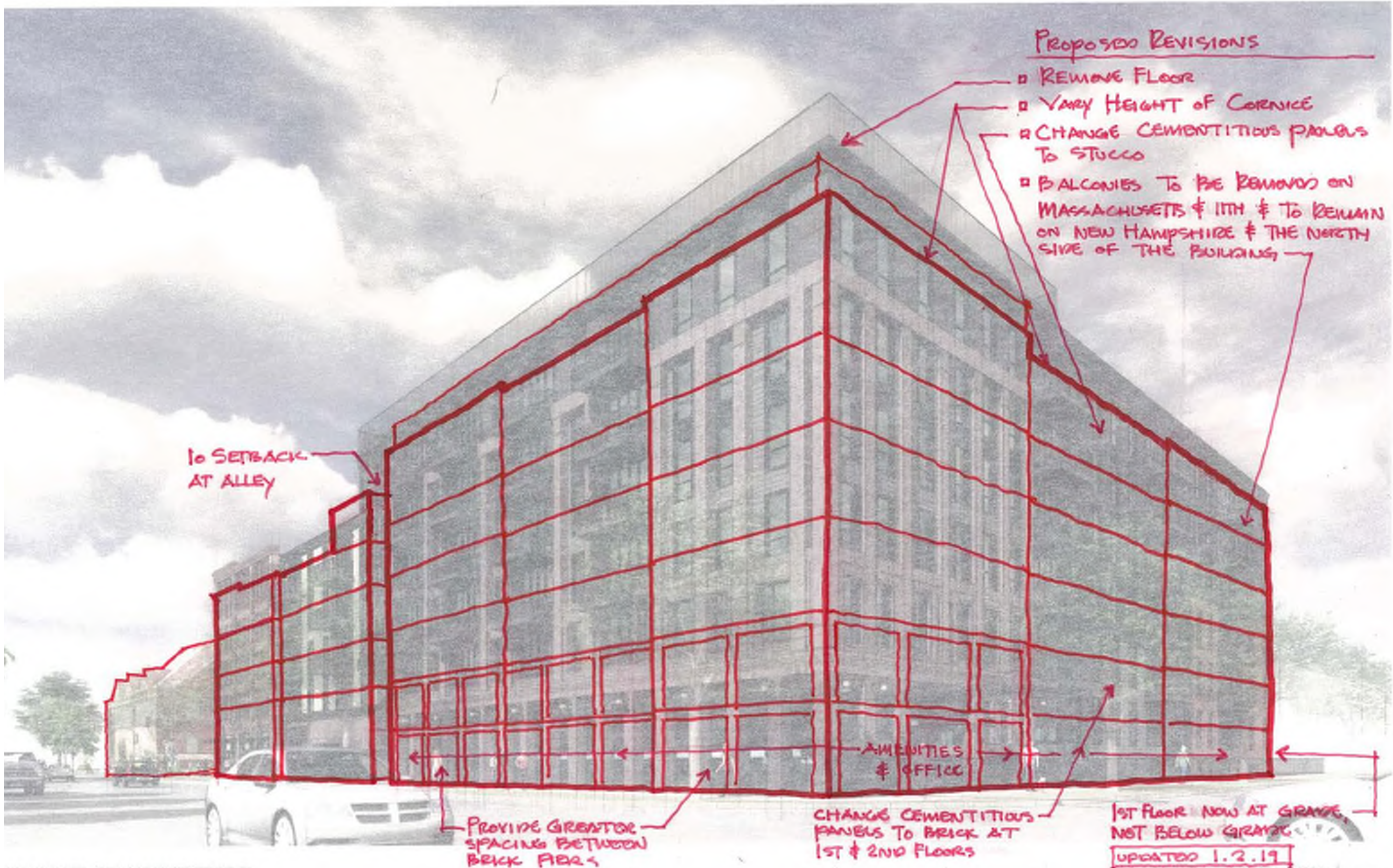


THE HUB AT LAWRENCE

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PREVIOUS RENDERING

Lawrence, Kansas | February 15, 2019



PROPOSED REVISIONS

- REMOVE FLOOR
- VARY HEIGHT OF CORNICE
- CHANGE CEMENTITIOUS PANELS TO STUCCO
- BALCONIES TO BE REMOVED ON MASSACHUSETTS & 11TH & TO REMAIN ON NEW HAMPSHIRE & THE NORTH SIDE OF THE BUILDING

10 SETBACK AT ALLEY

AMENITIES & OFFICE

PROVIDE GREATER SPACING BETWEEN BRICK FLOORS

CHANGE CEMENTITIOUS PANELS TO BRICK AT 1ST & 2ND FLOORS

1ST FLOOR NOW AT GRADE, NOT BELOW GRADE
UPDATED 1.2.19

THE HUB AT LAWRENCE

CITY COMMENTS



THE HUB AT LAWRENCE

Core Spaces Developer • Antunovich Associates Architecture, Planning, Interior Design[®]

PROPOSED CONCEPTUAL RENDERING

Lawrence, Kansas | February 15, 2019



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Lawrence, Kansas | February 15, 2019



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PROPOSED PARKING GARAGE CONCEPTUAL RENDERING

Lawrence, Kansas | February 15, 2019



Douglas County Heritage Conservation Council
Attn: Jan Shupert-Arick, Program Coordinator
Douglas County Courthouse
1100 Massachusetts Street
Lawrence, KS 66044-3064

Historic Resources Commission of the
City of Lawrence, Kansas
c/o Ms. Lynne Braddock Zoellner
P.O. Box 708, Lawrence, KS 66044

Deliver via e-mail: lzoellner@lawrenceks.org

Date: February 25, 2019

Re: Proposed Project “The Hub at Lawrence” - 1040 Massachusetts St, 1041 New Hampshire St, and 1000 New Hampshire.

Dear Members of the City of Lawrence Historic Resources Commission,

This letter expresses the concerns of the Douglas County Heritage Conservation Council (the HCC) regarding the proposed mixed-use project to be located at 11th and Massachusetts known as “the Hub” and is submitted for your consideration on behalf of the county agency charged with oversight of the Douglas County Heritage Conservation Plan. A key objective of that plan is the “preservation and maintenance” of “the historical, architectural, archeological, and cultural heritage” of our community. Although the Douglas County HCC has no legislative or oversight role to play in the City Historic Resources Commission, City/County Planning Commission or City Council’s determinations regarding the Hub project, the Douglas County HCC is directed under the County Code to “review and comment upon proposed zoning amendments, applications for special use permits, applications for zoning variances, or subdivision applications that affect proposed or designated landmarks and heritage districts...” and to “testify before all boards and commissions, including the Lawrence-Douglas County Planning Commission and Board of Zoning Appeals, on any matter affecting historic, natural, and architecturally significant property, structures, and areas.” As you are aware, three important historic structures, the Douglas County Courthouse, the Watkins Bank Building and the English Lutheran Church building are all affected by the proposed project.

The County HCC reviewed carefully the November 15, 2018 report on this project prepared by the City’s Historic Resources Commission staff and noted with concern the staff’s initial conclusions that the size, height, scale and mass of the structure would significantly encroach on and damage the environs of the county’s landmark courthouse and the other historic structures. We have kept abreast of revisions to the project as they have been discussed between the developer and the City’s Architectural Review Committee and, while we appreciate the developer’s willingness to consider changes to the project, we remain convinced that the project, even with the proposed modifications, will significantly “encroach on and damage” the neighboring historic properties by the proposed project’s height, mass and scale.

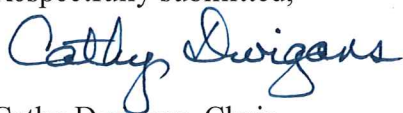
The City HRC staff's report noted with respect to the protected environs of the Douglas County Courthouse that, "[d]esign elements that are important are scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings and sense of entry. Maintaining views to the listed property and maintaining the rhythm and pattern in the environs are the primary focus of review. Views to the clock tower should be preserved." Even with the proposed changes it will remain the case that:

- "No other structures of [the proposed project's] ... size have ever existed in the environs of the listed properties. The Douglas County Courthouse has been the dominant structure for the area."
- "The large mass of the mixed-use structure damages and encroaches upon the environs of the Watkins Bank Building and the Douglas County Courthouse.... There is no other mass located in the environs and there was no mass of this size in the environs historically."
- "The size of the proposed mixed-use structure is much larger than the commercial buildings on Massachusetts Street. The size of the mixed-use structure is also larger than the Douglas County Courthouse, the Watkins Bank Building, and the English Lutheran Church. The proposed size of the mixed-use structure is intensified by the number of stories of the structure. The mixed-use structure is not in scale with Douglas County Courthouse, the Watkins Bank Building, or the English Lutheran Church...."

We additionally are concerned with the fact that the alley between 10th and 11th streets north of the courthouse has essentially been converted into a tunnel, further emphasizing the mass of the proposed structure.

We acknowledge that under the city's Historic Resources Code, "[t]he least stringent evaluation is applied [to] ... 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." We strongly believe however, that this project, even with the proposed changes, does significantly encroach on and damage the environs of the county's landmark courthouse and the other affected landmarks. We believe that the County Courthouse Building should remain the dominant structure at the 11th and Massachusetts St. intersection. We urge that the project's requested Certificate of Appropriateness be denied unless the project is reconfigured to reduce significantly the height and mass of the building so that the project does not overwhelm the courthouse building by its height, mass and scale and so that views of the courthouse and the clock tower remain unimpaired.

Respectfully submitted,



Cathy Dwigans, Chair

----- Forwarded message -----

From: **Linda Watts** <lindajoywatts@icloud.com>

Date: Mon, Feb 25, 2019, 12:34 PM

Subject: Proposed HUB Project

To: <jimweaver217@gmail.com>, <julia.v.butler@gmail.com>, <karenwilley1@gmail.com>, <earthpaden@gmail.com>, <jecarpenter15@gmail.com>, <sincluke@gmail.com>

Cc: <david.carttar@gmail.com>, <robert.c.sands@gmail.com>, <eric.c.struckhoff@gmail.com>, <sharon.ashworth.dgks@gmail.com>

Looking ahead at the meeting when you will consider the proposed housing project (HUB) as requested for Mass. street and 11th, I have several concerns including the appearance of such a large construction. Lawrence wants to maintain it's historical downtown. Do visitors really want to approach downtown and see a modern apartment building that might dwarf the historical buildings? The lack of adequate parking spaces and the number needed for such a large complex will not go over well with east side residents who live close to downtown. Are these living units really needed for students? We do have need for affordable housing but not more student housing.

The city has hired a consultant to give input on a downtown master plan and I would want to see this plan considered before a decision on this proposed construction is made.

Thank you for you continuing work (volunteer time) for the community of Lawrence. Your efforts are time consuming and rarely get the reserved recognition.

Linda Watts
1817 Learnard Ave.

March 8, 2019

Historic Resource Commission

City of Lawrence, Kansas

c/o Ms Lynne Braddock Zollner

Dear Commissioners:

I am strongly opposed to the proposed development, The Hub at Lawrence, at the south end of the 1000 block of Massachusetts Street and New Hampshire streets. I urge you to deny the approval of this proposal for the following reasons.

The size, scale and mass overwhelm the three historic buildings: The Douglas County Courthouse, the Watkins Museum, and the English Lutheran Church. All these buildings are listed on the Lawrence Register of Historic Places and on the National Register of Historic Places. As the plans now stand the Hub building, at six to seven stories, will be 12 feet taller than the buildings of the Watkins Museum and of the County Courthouse, and 40 feet taller than the building of the English Lutheran Church. The commercial buildings along Massachusetts Street are generally two or three stories, except for the bank at 9th street, the Masonic Temple, and the Eldridge Hotel. In addition, the plan calls for the closing of an alley, since the proposed building covers the alley, and alleys are significant in the historic style of downtown buildings.

The mass of one huge building instead of the downtown historic tradition of many small buildings is obviously out of scale. It will be a hulking presence at the south end of Massachusetts Street, which is also the south entrance to downtown. The proposal to break up this massive structure by varying the even roof line with parapets, etc, and faux façade treatment to make it look like it is a lot of different buildings is completely phony and ineffective.

The sightlines to the pointed arch of the façade of the Watkins Museum, and the clock tower of the County Courthouse are prized visual reminders of our history. Do not allow them to be blocked out with one massive student apartment building, that straddles a whole block from street to street.

Sincerely,

Pat Kehde

785-841-8296

From: ransom jabara <ransomjabara@gmail.com>

Sent: Thursday, March 07, 2019 11:25 AM

To: Lynne Zollner <lzollner@lawrenceks.org>

Subject: The Hub

Hello,

In a recent East Lawrence Neighborhood Association newsletter, we were encouraged to weigh-in on the proposed apartment development at 11th and Mass. I think the hope was that we'd voice concerns in opposition to the project, but from my perspective, I'd rather a too-tall building be erected (or I guess "out of scale" is the vernacular) than continue with the current blight. I've been living-in or visiting Lawrence for the past twenty years and I can't recall a time when that corner hasn't been an eyesore. I'd hate for something - anything - to be nixed because the building is tall-ish. Or because folks who choose to live near the city center are concerned about it getting too dense or noisy.

My two cents.

Thanks,

Ransom Jabara

property owner at 1023 New York St.

Douglas County Historical Society

1047 Massachusetts Lawrence, KS 66044-2923

Phone 785-841-4109 Fax 787-841-9547

www.watkinsmuseum.org

Board of Directors

March 8, 2019

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President

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City of Lawrence

Michael Delaney
Vice-president

c/o Lynne Braddock Zollner
Historic Resources Administrator
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Treasurer

6 East 6th Street
PO Box 708
Lawrence, KS 66044

Tess Banion
Secretary

Re: Proposed Project "The Hub at Lawrence"

Jeannette Blackmar
Past President

Dear Members of the Historic Resources Commission:

Members

Shawn Alexander

The Board of the Douglas County Historical Society and the Watkins Museum of History wish to express our concerns about the proposed project, "The Hub at Lawrence," at 1040 Massachusetts Street, 1041 New Hampshire Street, and 1000 New Hampshire Street which will come before you on March 21, 2019.

Eric Anderson

Abby Ehling

The proposed project is directly across the street from the Watkins Museum, the Douglas County Courthouse, and the English Lutheran Church. These three buildings are landmark properties on the Lawrence Register of Historic Places, as well on the National Register of Historic Places. The Watkins Building, built in 1888 to house the Watkins Land Mortgage Company and National Bank, has been home to the history museum for Lawrence and Douglas County operated by the Douglas County Historical Society since 1975. Before that, the building served as Lawrence City Hall, from the time the Watkins businesses closed in 1929 to 1970.

Sandra Gault

Web Golden

Charles Jones

Tom Harper

We have noted the request of the Historic Resources Commission for the developers to follow the Downtown Design Guidelines. Members of the DCHS Board of Directors have attended the meeting of the developers with the City's Architectural Review Committee in which some of the design guidelines were addressed by the developers. We appreciate their willingness to consider some changes.

Pat Kehde

Mica Mendez

John Nalbandian

Mick Ranney

However, the proposed changes do not affect the overall size, scale, and mass of the proposed structure. We believe that the height, scale and mass of the building at 1040 Massachusetts Street and 1041 New Hampshire Street would encroach upon, damage, or destroy the environs of the three listed historic properties.

Deanell Tacha

Lauren Taylor

There is no other structure as massive as the proposed structure in the environs of the Watkins Museum. The proposed height of the Hub building is 12 feet taller than the Watkins Building. Its scale and mass are significantly greater than the existing street


Sean Williams


scape of commercial buildings in the 1000 block of Massachusetts Street. Finally, while the proposed reduction of the Hub building to five stories along Massachusetts Street, but with a sixth story set back 20 feet, reduces the building's apparent height at street level, the sixth story will be plainly visible from the Watkins Museum's third floor.

We urge the Historic Resources Commission to deny the project's request for a Certificate of Appropriateness. We urge that the project be redrawn to significantly reduce the height, scale and mass of the building so that it does not overwhelm the historic architecture of the Watkins Museum or the other two listed buildings, and preserves the historic appearance of the downtown commercial district in the 1000 block of Massachusetts Street.

Thank you for your consideration.

Sincerely,


Kathryn Nemeth Tuttle
President


Steven J. Nowak
Executive Director

From: Roitman, Judy <jroitman@ku.edu>
Sent: Sunday, March 10, 2019 8:59 PM
To: Lynne Zollner <lzollner@lawrenceks.org>
Subject: Allen Press site; Historic Resource Commission

Dear Historic Resource Commission,

I am writing to encourage the HRC to *not* recommend the HUB project at 11th and Massachusetts/New Hampshire streets.

The HUB project is, by Lawrence standards, huge. It is adjacent to three historical buildings, the Douglas County Courthouse and the Watkins Museum, both designed to be magisterial in the context of their surroundings, and the extraordinarily graceful and relatively small English Lutheran Church. All of these buildings would be visually overpowered by the sheer mass of the HUB project. Plus we would lose much of an alley, itself a historic loss.

Lawrence is a very special place. The HRC is tasked with protecting the specialness that comes from the visual evidence of our history. Three buildings exemplifying our architectural history are adjacent to the northeast corner of 11th and Massachusetts. That corner badly needs development, but only in a way that respects what has come before. The HUB project does not meet this criterion.

Thank you for listening,

Judy Roitman

From: Sacie Lambertson <sacie.lambertson@gmail.com>

Sent: Monday, March 11, 2019 9:30 AM

To: Lynne Zollner <lzollner@lawrenceks.org>

Cc: David Lambertson <dflambertson@gmail.com>; Lisa Larsen <llarsen@lawrenceks.org>; Jennifer Ananda <jananda@lawrenceks.org>; Leslie Soden <lsoden@lawrenceks.org>; Stuart Boley <sboley@lawrenceks.org>; Matthew Herbert <matthewjherbert@gmail.com>

Subject: Core Development plan for 11th and Mass.

Good morning Lynne, I understand the upcoming HRC meeting will look at the Core Development's proposed plan for the corner of 11th and Massachusetts.

While on one hand I applaud good development in downtown Lawrence, I strongly object to ANY new changes until the process begun by our city council to develop an overall 'Downtown Plan' is completed.

The city hired a Chicago firm to help them and the citizens of Lawrence envision how downtown might look over the next twenty years. The Chicago group made it clear this process will take some months to complete, six months or more they suggest. In the meantime it makes NO sense to agree to any development in downtown or its adjacent areas until that process is complete and there is good agreement on the plan.

Further, I also understand the city is encouraged to promote a plan for the East Lawrence area, one that will guide development in this area immediately adjacent to the downtown. Clearly this plan needs to be coordinated with any new downtown plan.

Therefore any plans for the large southeast corner at 11th and Mass must wait until an overall plan is on the books. That corner has been 'available' for development for a long time now and a relatively short wait that will allow building there to mesh properly with an overall plan entirely makes sense.

Further, the specific Core plan suggested for that corner, is entirely monolithic with all the negative physical connotations implied. Changing the surface areas of a building that is too large for the site, to theoretically mask its size, is a ridiculous effort to overcome the obvious. There are other ways to design this. Moreover, given that the main building is intended to house students but offers only one third of the parking customarily used by students, suggests a nightmare of downtown parking, one that will no doubt spill over and negatively impact the East side residential area.

I like blending old and new. I would not object to contemporary design mixed with traditional. Further, encouraging a larger residential and business downtown population is exactly what the city needs, specially if doing so will discourage shopping mall development at the edges of town. Now that larger buildings have gone up along New Hampshire, a development strategy is suggested and should be further encouraged. But IMO the size and look of continued development along Mass. Street should be in keeping with the scale of that street as it is already.

But to repeat, until an overall plan for downtown is in place, any further development for the immediate area should be tabled.

Best, Sacie Lambertson
715 New York Street
785 217 6215

-----Original Message-----

From: Jack and Martha Rose <ljrose@sunflower.com>

Sent: Sunday, March 17, 2019 6:43 PM

To: Lynne Zollner <lzollner@lawrenceks.org>

Subject: History Resource Commission--the HUB

To the commission members:

The Downtown Master Plan commissioned by city officials is underway. Please do not vote on the HUB project before that plan is revealed.

I have lived in Lawrence many years. I love the history connected to the corner with the court house, Watkins Museum and Stubbs building.

I feel we should give the Master Plan a look before approving a massive building on that corner. The heritage of Lawrence is at stake.

Let's let professional planners give us their ideas about the aesthetics of a building overshadowing the historical buildings and the logistics of a unit rented to owners of cars who want to have a parking place near their living quarters.

Thank you for considering my request of holding back on a vote before the master plan is known.

Martha Lawrence Rose

From: Kerry Altenbernd <kerryaltenbernd@gmail.com>
Sent: Thursday, March 21, 2019 12:45 PM
To: Lynne Zollner <lzollner@lawrenceks.org>
Subject: Opposition to to Core Spaces' "The Hub" project

Lynne,

I'm writing to add my name to the growing list of those who are opposed to the ill-conceived "The Hub" project that Core Spaces is proposing for downtown Lawrence. It's totally out of character with the historic downtown area and would irredeemably destroy it. Such an architectural assault on downtown Lawrence must never be approved or built.

Thanks.

Kerry

LAW OFFICES
BARBER EMERSON, L.C.

1211 MASSACHUSETTS STREET

POST OFFICE BOX 667

LAWRENCE, KANSAS 66044

(785) 843-6600

FACSIMILE (785) 843-8405

RICHARD L. ZINN
CALVIN J. KARLIN
JANE M. ELDREDGE
MARK A. ANDERSEN*
TERRENCE J. CAMPBELL*
MATTHEW S. GOUGH*
CATHERINE C. THEISEN

*ADMITTED IN KANSAS AND MISSOURI

LINDA K. GUTIERREZ
MATTHEW J. ROGERS*

RICHARD A. BARBER
(1911-1998)

Matthew S. Gough Email:
mgough@barberemerson.com

March 20, 2019

VIA E-MAIL ONLY

Lawrence Historic Resources Commission;
Lynne Zollner, Staff Liaison

Re: *DR-18-00503 (the "Application") – Environs Review*
The Hub at Lawrence (the "Project")

Commissioners:

I am writing on behalf of Core Spaces (the "Applicant"). As discussed at the HRC meeting on November 15, 2018, Chapter 22 of the City Code (the "Code") has a very specific and limited definition of the term "Environs." That definition plays an outcome determinative role in your application of the proper standard of review, and the Applicant requests that you apply it to the Project.

The Subject Property is Not Part of the "Environs" of Any Landmark or District.

A threshold question in any environs review is whether the subject property is, in fact, part of the "Environs" of a historic property or district. It is a two-step analysis, and not every property within 250 feet of a historic structure is part of that structure's Environs. In fact, the Code's reference to 250 feet is meant to *exclude* properties from the definition of "Environs," not cause an otherwise insignificant property to become part of a landmark's "Environs." Section 22-105 provides the following definitions of "Environs" and "Contributing:"

Environs - Any structure, object, or site that **directly contributes** to the architectural and/or historical significance of a landmark or historic district. **The environs area shall not include structures, objects, or sites which are not located in part, or in their entirety, within 250 feet of the boundaries of a landmark or historic district designated pursuant to this Chapter.** The environs is not an extension of the boundaries of an historic district or landmark. For this reason, an application for a certificate of appropriateness for a project within the environs area shall receive the least stringent scrutiny when the Commission applies its Standards for Review as set forth in section 22-504 [sic], and there shall be a presumption that the application should be approved.

* * *

Contributing (or Contributory) - A significant building, site, structure, or object which adds to the architectural qualities, historic association, or archeological values of an historic district **because**:

- (1) It was present during the pertinent historic time; or
- (2) It possesses integrity and reflects its significant historic character or is capable of yielding important information about the pertinent historic period.

(Emphasis added).

The existing improvements on the subject property do not “contribute,” nor are they “contributory,” to any historic district, because they were neither in existence during the pertinent historic time nor do they reflect any historic character. The existing property does not “directly contribute to the architectural and/or historical significance of a landmark or historic district.” Therefore, no part of the subject property is in the “Environs” of a landmark or district, the Project’s proximity to registered properties is irrelevant, and no Environs review is required.

***Even if the Subject Property Were Part of the “Environs” of a Landmark,
the Presumption of Appropriateness Has Not Been Rebutted***

Applying the Code’s plain meaning to the Staff Report’s factual findings, even if the Project were part of the “Environs” of a landmark, HRC should approve the Certificate of Appropriateness. The Staff Report, which is a subjective interpretation of the Code, states in several places that the proposed project will “damage the environs” of the pertinent landmarks. *See, e.g., Staff Report, p. 5* (“The development project as a whole encroaches upon, damages, and destroys ***the environs of*** the Watkins Bank Building, the Douglas County Courthouse, and the English Lutheran Church.” (emphasis added)). Even if that is accurate (the Applicant believes otherwise), damage to the *environs* of a landmark does not rebut the presumption of appropriateness – there must be “significant” encroachment on, damage to, or destruction of a landmark. Section 22-505(4). There is no physical damage or destruction to any landmark. The Project does not encroach upon any landmark, because they are all buffered by public rights-of-way ranging from 80 to 100 feet in width.

The design of the Project, thanks to the input and guidance of Staff, ARC and stakeholders, has undergone a multitude of material refinements over the last eight months. The Applicant has been a cooperative participant in this process. This Project represents a significant opportunity to redevelop an underutilized gateway to Downtown. Please apply Chapter 22 of the City Code and approve the Certificate of Appropriateness.

Sincerely,

BARBER EMERSON, L.C.



Matthew S. Gough

-----Original Message-----

From: Noah Benham <noahbenham1@gmail.com>

Sent: Thursday, March 21, 2019 7:55 AM

To: dave.evans@gouldevans.com; kentfry@gmail.com; mveatch@gmail.com; Lynne Zollner <lzollner@lawrenceks.org>; brenna.buchanan@me.com; kelly.erby@gmail.com; abailey@sloanlawfirm.org

Subject: [old ci.lawrence.ks.us] HRC: The Hub

HRC,

As a Lawrence native, I'm concerned to hear of requests to build a large student apartment complex at the corner of 11th and Massachusetts.

New residential development can help spur growth and progress, and is becoming necessary in some cases to replace aging retail space losing its vitality in the age of online shopping. However, the commercial space of downtown is unlike that of other cities. Our restaurants & shops are well trafficked and loved by transient and long-term residents.

Existing buildings this developer, Core Spaces, has erected do not fit the aesthetic and quality we should demand and deserve from our tenants. The prominent location of this apartment complex will worsen traffic flow and harm surrounding structures' integrity.

Downtown Lawrence is the shining star of our city. It's what makes Lawrence unique, quirky and a place I'm proud to call my hometown. I urge you to uphold our high quality standards and respect for historic spaces.

Sincerely,

Noah Benham

noahbenham1@gmail.com

From: Cynthia Bond <cynthia.delay.bond@gmail.com>
Date: March 20, 2019 at 1:18:55 PM CDT
To: dave.evans@gouldevans.com, kentfry@gmail.com,
mveatch@gmail.com, lzollner@ci.lawrence.ks.us, brenna.buchanan@me.com,
kelly.erby@gmail.com, abailey@sloanlawfirm.org
Cc: "Moreno, James" <moreno@ku.edu>
Subject: [old ci.lawrence.ks.us] Please Do Not Approve the Hub Project

Dear Members of the Historic Resource Commission: We are writing to oppose the "Hub at Lawrence" proposal.

My husband and I (a professor at KU and cc'ed here) own a home and reside in East Lawrence. Originally from Chicago, we appreciate the thriving downtown Lawrence offers. One of the strengths of that downtown is the healthy contingent of townspeople on the sidewalks and in the Massachusetts Street businesses. As you well know, Massachusetts St. owes its vitality not simply to throngs of KU students, but to a mix of folks from various walks of life. To add the massive, student-centered structure of the "Hub" to this vital civic space would do a great disservice to Lawrence's downtown. The shift towards a more KU-centered, transient population in the heart of downtown undermines Lawrence's quality of life and unique identity as a town that is not solely encompassed by the University. And this impact is likely to be felt beyond downtown, with increased congestion in surrounding East Lawrence.

In addition, we are concerned about the adverse aesthetic and ahistorical impact this project will have on Downtown Lawrence. We echo Tom Harper's concerns in his letter in the Lawrence Journal World: "The height, scale & mass of the apartment complex will harm the integrity & environs of three historic buildings: Watkins Museum, the Douglas Co unty Court House & English Lutheran Church....Furthermore, the design lacks strong and imaginative design elements for such an important intersection. On-line research of reviews for Core Spaces buildings reveals subpar construction & poor management as common themes."

We urge you to reject the Hub proposal for downtown Lawrence.

Thank you for your time,

Cynthia Bond
James Moreno

March 21, 2019

Historic Resources Commission
via email to: lzollner@lawrenceks.org

City of Lawrence Planning Commission
via email to: jcrick@lawrenceks.org

City of Lawrence City Commission
via email to: smccullough@lawrenceks.org



DOWNTOWN
LAWRENCE, INC.
BUSINESS ASSOCIATION

Dear Commissioners,

On behalf of our association of Downtown businesses, please accept this letter of support for the development project proposed by Core Spaces. As you know, our organization represents more than 200 local businesses in Downtown Lawrence. Our mission includes the commitment to preserve, protect, and promote Downtown Lawrence.

The single most effective way to support the current business mixture Downtown is to increase residential density within walking distance. Local retailers need local consumers. It is a reality that can be seen in the headlines each month. The density proposed by Core Spaces would grow the everyday supply of consumers to our Downtown businesses, supporting traditionally slower days for our retail and hospitality sectors. The addition of new commercial space will promote modern retail opportunities and will apply downward pressure on the overall Downtown lease rates. The location will activate one of the most underutilized portions of the district.

Downtown Lawrence is unique for both the charming historic aesthetics and the local businesses. Just as the businesses benefit from the architectural integrity of the buildings, the historic aesthetic is complemented by the goods and services offered by the local businesses. Empowering one of these characteristics over the other could easily damage the district as a whole. We have experienced a collaborative approach from Core Spaces, and appreciate the design accommodations made thus far at the recommendation of the Historic Resources Commission. We trust the City bodies will continue to work with Core Spaces to ensure the building complements the historic fabric of Downtown Lawrence.

Best Regards,

Downtown Lawrence, Inc.

Sally Zogry, Executive Director
Emily Peterson, President – Merchants Pub & Plate
Codi Bates, Vice President – The Burger Stand at the Casbah; Bon Bon
Patrick Watkins, Secretary – The Watkins Law Office
K. Meisel, Treasurer – Ameriprise Financial
Andrew Madl, Past President – The Sandbar
Kelly Corcoran – Love Garden
Maren Ludwig – Mass Street Soda
Meredith Moore – Wonder Fair

From: Tai Edwards <taisedwards@gmail.com>

Sent: Thursday, March 21, 2019 9:30 AM

To: sharon.ashworth.dgks@gmail.com; karenwilley1@gmail.com; jimweaver217@gmail.com; robert.c.sands@gmail.com; eric.c.struckhoff@gmail.com; david.carttar@gmail.com; sincluke@gmail.com; jecarpenter15@gmail.com; earthpaden@gmail.com; julia.v.butler@gmail.com; Jeff Crick <jcrick@lawrenceks.org>

Cc: Denny Ewert <dewert@lawrenceks.org>

Subject: No to HUB apartments on Mass. St.

I am writing to voice **my opposition to building the "HUB" apartment complex** at 1040 Massachusetts St. (and beyond).

- **No one comes to Mass. St to see apartment complexes.** The community and the tourists attracted to this historic and significant part of our city come for shopping, food, and events. Again, they don't come to see apartment complexes.
- **Parking** will be deeply problematic. The HUB is building parking for less than half of the beds its units will include. As I assume they intend to charge extra for those parking spots, many residents may choose to not purchase that parking regardless of its existence. Estimates indicate at least 340 cars will need parking in the vicinity. Where will they go? Parking is already challenging enough for community members and tourists. Other cities have faced this problem after allowing HUB development and others have prevented HUB developments as a result (read [here](#)).
- What evidence is there that **student housing demands** are not being met in the city? **What evidence is there that HUB will solve this problem?** Numerous other student-centric housing options exist a few blocks away from this location. Are they full? What is the benefit of adding HUB housing in the same neighborhood? Would it be better suited elsewhere? HUB housing does not appear to be affordable either (if student housing challenges are based upon expense).
- For a **city that has struggled** in recent years to fully vet projects that benefit developers and land owners rather than community members and tax payers, this project seems especially alarming, unneeded, and problematically located.

Again, I oppose this development in this location.

Regards,

Dr. Tai Edwards

Member of Barker Huddle

3211 Nottingham Ct.

Lawrence KS 66049

To the Historic Resources Commission

RE: ELNA Position on HUB Project

March 11, 2019

To the Historic Resources Commission,

The majority of the Board of the East Lawrence Neighborhood is asking that the HRC deny the HUB Project. This Project does not follow our Downtown Guidelines. This massive project is too close to residences within our neighborhood boundaries and it will have a negative impact on those residences. This project will also have a negative impact on downtown and the surrounding historic structures. This will also greatly impact our downtown culture that we have invested so much into as a City. Cultural impact is an important factor that is often not reflected in today's planning concepts. It should be.

Parking is also a significant concern. That is an issue that is on the City to reform before the next massive bedroom development downtown. The Courthouse parking lot will become a nightmare as will all parking within 2-3 blocks of this development, including blocks within our neighborhood boundaries.

The City is also embarking on a new master plan for how downtown transitions into the neighborhoods. Allowing this building at this time would seriously limit the impact that the findings from this task force will recommend.

Thank you for your consideration,

Phil Collison

The East Lawrence Neighborhood Association.

From: Bert Haverkate-Ens <berthens@yahoo.com>

Sent: Thursday, March 21, 2019 9:00 AM

To: dave.evans@gouldevans.com; kentfry@gmail.com; mveatch@gmail.com; Lynne Zollner <lzollner@lawrenceks.org>; brenna.buchanan@me.com; kelly.erby@gmail.com; abailey@sloanlawfirm.org

Subject: [old ci.lawrence.ks.us] 11th and Mass - Stubbs Building remodel counters the idea that developers can't make money here

Please do what you can to preserve the downtown feel of Mass St. Perhaps the best solution is to somehow break up the conglomeration of lots catercorner. Preventing massive projects like Core from going through is a place to start. Thank you.

Bert Haverkate-Ens
1525 New Hampshire

From: "Flory, Kirsten" <Kirsten.Flory@colliers.com>

Date: March 20, 2019 at 4:31:53 PM CDT

To: "kentfry@gmail.com" <kentfry@gmail.com>, "lzollner@lawrenceks.org" <lzollner@lawrenceks.org>, "kelly.erby@gmail.com" <kelly.erby@gmail.com>, "mveatch@gmail.com" <mveatch@gmail.com>, "abailey@sloanlawfirm.org" <abailey@sloanlawfirm.org>, "brenna.buchanan@me.com" <brenna.buchanan@me.com>, "chad.c.foster@outlook.com" <chad.c.foster@outlook.com>, "dave.evans@gouldevans.com" <dave.evans@gouldevans.com>

Cc: "Flory, Kirsten" <Kirsten.Flory@colliers.com>

Subject: HRC - The Hub Project

Dear Historic Resources Commission,

I want to share my support of "The Hub" proposed project by Core Spaces that is under consideration at 11th and Massachusetts. This project brings forth an opportunity to redevelop an underutilized, and quite frankly unsightly, end cap that is at the southern entrance to our Downtown Lawrence corridor.

This project will bring residential opportunities that will further enhance the retail support of our Downtown Lawrence merchants. As a commercial real estate agent, I understand first hand how residential growth positively impacts retail success. By creating additional opportunities for individuals to live, work and shop in our beautiful Downtown area creates a win-win for our community. As I evaluate the other new projects that have come online over the past few years, namely the developments along New Hampshire, as well as the new Treanor Architects building on Vermont and also the newly remodeled Marsh Building at 623 Massachusetts, all of these projects have created designs that have fit in with the look and feel of the Downtown Lawrence landscape.

I encourage your support of this project and the advantages it brings to the Lawrence Community.

Sincerely,

Kirsten Flory

Associate | Lawrence

Direct +1 785 865 3821 | Main +1 785 865 5100

Fax +1785 865 3842

kirsten.flory@colliers.com

Colliers International

805 New Hampshire, Suite C | Lawrence, KS 66044 | USA

www.colliers.com

From: Tom Harper <tomharper@stephensre.com>

Date: March 19, 2019 at 8:56:57 PM CDT

To: <dave.evans@gouldevans.com>, Kent Fry <kentfry@gmail.com>, Matt Veatch <mveatch@gmail.com>, Lynne Zollner <lzollner@ci.lawrence.ks.us>, Brenna Buchanan <brenna.buchanan@me.com>, <kelly.erby@gmail.com>, "abailey@sloanlawfirm.org" <abailey@sloanlawfirm.org>, Stuart Boley <sboley@lawrenceks.org>, Lisa Larsen <llarsen@lawrenceks.org>, Leslie Soden <lsoden@lawrenceks.org>, Matthew Herbert <matthewjherbert@gmail.com>, Jennifer Ananda <jennifer.d.ananda@gmail.com>

Subject: [old ci.lawrence.ks.us] Core Spaces- The HUB

Good evening- Ms. Zollner and Commissioners, thank-you for your service and protecting the historic integrity of our downtown.

I am writing to ask you to deny the request below by Core Spaces for the proposed project "The HUB".

The request is to demolish the two structures on the site and construct a mixed use structure that will cover 1040 Massachusetts Street (Lots 108, 110, 112, 114, 116) and 1041 Hew Hampshire Street (Lots 109, 111, 113, 115), two mixed use structures and a parking garage on the east side of New Hampshire Street (Lots 100, 102, 104, 106, 108, 110, 112).

Below is the letter to the editor I wrote. It was published in today's Lawrence Journal World. If you would include this email in the HRC packet on Thursday night I would appreciate it.

The proposed project, "The Hub at Lawrence" by Chicago based Core Spaces should cause great concern for anyone who appreciates the historic nature of downtown Lawrence. Core Spaces designs & builds apartment complexes in college towns for students. The location for this massive apartment complex is 11th & Massachusetts Street, the gateway to downtown. The height, scale & mass of the apartment complex will harm the integrity & environs of three historic buildings: Watkins Museum, the Douglas County Court House & English Lutheran Church. Such a massive apartment complex will house hundreds of transient students/residents resulting in increased vehicle traffic that will congest the entrance to downtown and compounds the existing congestion in adjoining East Lawrence neighborhood. Furthermore, the design lacks strong and imaginative design elements for such an important intersection. On-line research of reviews for Core Spaces buildings reveals subpar construction & poor management as common themes. This apartment complex is not conducive to a healthy downtown. We should not give 11th & Massachusetts away for such little return and great risk. The City, Historic

Resource Commission, Planning Commission & City Commissions are in place to protect us from developers that will harm our community. If you care about the integrity and life of our historic downtown, now is the time to speak up. Our community deserves a better neighbor than what Core Spaces is offering.

Sincerely,
Tom Harper

From: Melissa Meyer <melrmeyer@gmail.com>

Sent: Wednesday, March 20, 2019 9:04 AM

To: City Hall email

Subject: Re: Historic Resources Commission | January 17, 2019

Hello,

I'm writing to express my concern about the proposed project, "The Hub at Lawrence" at 11th and Mass. Lawrence is bloated with cheap and unbecoming apartments as it is. There is plenty of on campus housing for students and that is where we should encourage students to live so they are near to their classrooms and libraries. Lawrence does not need another complex like this or to have an outside company take advantage of the city again.

Thanks for your consideration,

Melissa Meyer

Lawrence Historic Resources Commission	Item No. 7
1942 Learnard Avenue	DR-19-00092
Rehabilitation and Addition	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 the Zinn-Burroughs House (1927 Learnard Avenue <ul style="list-style-type: none"> ○ Area 1 	<p>Request</p> <p>The applicant proposes to construct a new 1,182 square foot addition to the structure located at 1942 Learnard Avenue. The addition will be located to the south and east of the existing structure. Proposed materials include fiber cement board lap siding, shake shingles, cementitious board and batten siding, and a combination composite shingle roof and metal roof.</p> <p>Reason for Request</p> <p>The property is located in the environs of the Zinn-Burroughs House located at 1927 Learnard Avenue.</p> <p>Staff Recommendation</p> <p><u>Certificate of Appropriateness</u></p> <p>In accordance with <i>Chapter 22 of the Code of the City of Lawrence</i>, the standards of evaluation, staff recommends the Commission find that the proposed project will not significantly encroach on, damage, or destroy the landmarks or their environs and issue the Certificate of Appropriateness for the proposed project.</p>
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Project Description

The applicant proposes to construct a new one story 1,182 square foot addition to the existing 818 square foot primary structure located at 1942 Learnard Avenue. The new addition will be placed to the south of the existing structure. The new addition will connect to the south side of the existing structure with a recess from the front wall plane of 5 feet, 10 inches. This section of the addition is proposed to be 11 feet wide from east to west. The addition will then extend back to the front wall plane for 16 feet east to west. The east side of the addition will be 45 feet, 2 inches from north to south with the middle section of 10 feet projecting 2 feet from the new east wall plane. The addition will be 35 feet wide from east to west. An 8 foot connection to the existing structure is part of this elevation. An approximately 11 foot section of the north wall of the existing structure will continue to be exposed.

The west elevation of the new structure will be clad with board and batten cementitious siding for the connection part of the addition and fiber cement board lap siding will sheath the 16 foot

portion of the addition. Decorative shingles similar to the shingles on the existing structure will be located in the gable end of the addition on this elevation. The proposed fenestration pattern for this elevation will be three windows on the 11 foot connector section and a pair of one-over-one windows centered on the 16 foot wide section of the addition. A metal awning with timber frame will be located above the paired windows. The roof will be composition shingle.

The south side of the structure will have the same materials as the west elevation. The proposed fenestration pattern is a vertical casement window on the west portion of the addition, a small casement window in the center portion of the addition and two vertical one pane over a small hopper window on the east portion of the elevation. A large stone veneer chimney separates these two windows.

The east elevation has a large storefront glazing system that extends from the ground to the gable end. Other fenestration include single pane windows and a sliding glass door. A metal roof is proposed for this portion of the addition. There is a wrap-around porch with a metal roof on the northeast corner of the addition.

The north elevation is a simple single window with a metal roof and the continuation of the wrap-around porch. The porch has simple wood columns.

Project Review

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.

In addition to review by Section 22-505, the proposed additions 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 additions to existing buildings. 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.

The identification of key features, including architectural elements and setting, are the beginning bases 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.

New additions to historic structures and structures in the environs should be placed to the rear of the structure. This is recommended by the National Park Service in Preservation Brief 14 *New*

Exterior Additions to Historic Buildings: Preservation Concerns. Placing the addition to the rear of the structure minimizes the overall impact of the addition and allows for the continuation of the historic form of a structure if the structure is historic. The placement of this addition to the side of the existing structure visually alters the historic form of this vernacular gable front with wing structure. If an addition can't be placed to the rear of the structure, the National Park Service recommends attaching the addition with a connector to create a hyphen between the old and the new structure. The proposed addition wraps around from the west to the southern elevation of the structure creating an offset "T" form. While the total addition is a large addition to the southeast corner of the existing structure, a small portion of the addition on the west elevation is recessed 5 feet 10 inches to create the effect of a hyphen. Staff typically recommends the recess of an addition be behind the front wall plane. This portion of the addition will have a different type of material than that of the existing structure and the proposed addition. The combination of this recess and the change in materials helps to create the illusion of a hyphen between the existing structure and the proposed new addition.

The proposed addition is large for the existing structure; however, there is a mix of structure sizes in the environs of the Zinn-Burroughs house. While the addition is large for the structure, the scale of the proposed addition is compatible with the existing structure and the structures within the environs of the Zinn-Burroughs house. Like the size of the structure, the mass of the structure is large for the existing structure, but the mass of the addition from the public right of way is diminished by the use of the faux hyphen. The width of the existing structure on the west elevation is approximately 26 feet while the width of the addition without the hyphen is 16 feet. The length of the proposed addition from east to west does reveal the overall mass of the addition.

The height of the proposed addition to the peak of the roof on the gable end on the west elevation is 17 feet. The height of the existing structure to the roof peak is 23 feet. The addition is appropriate in height both to the existing structure and the environs of the Zinn-Burroughs house. Site coverage and spatial relationships in the environs vary due to the variation in lot sizes and associated placement of structures on the lots. The proposed addition will create a structure that is within the patterns of the environs of the Zinn-Burroughs house. The façade and window patterns of the west elevation relate to the historic patterns of the existing historic structures in the environs and are compatible.

Overall, the materials for the new addition are compatible with the environs of the Zinn-Burroughs house. Metal roofs are not typical for the environs and are generally not appropriate for additions that can be seen from the public right of way. Staff would recommend a composition shingle roof for the addition. The applicant, however, has used composition shingles for the portion of the structure that faces the public right of way. If a standing seam metal roof is used, it should have 12 inch to 16 inch panels with a maximum 1 inch seam that is crimped and not rounded. The other material choice that is not typical for the environs is the use of board and batten. While this is a method and material that is historic, it is not typically used in an application of this nature. The use of this material, however does help differentiate the existing structure from the new addition on the west elevation of the structure.

The proposed addition is compatible with the scale, setbacks, spatial relationships, height, and materials of the environs of the Zinn-Burroughs house. While the size and mass are large for the structure, the proposed addition is within the range of structures in the area. Staff is of the opinion that the project, as proposed, meets the intent of Chapter 22.

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.

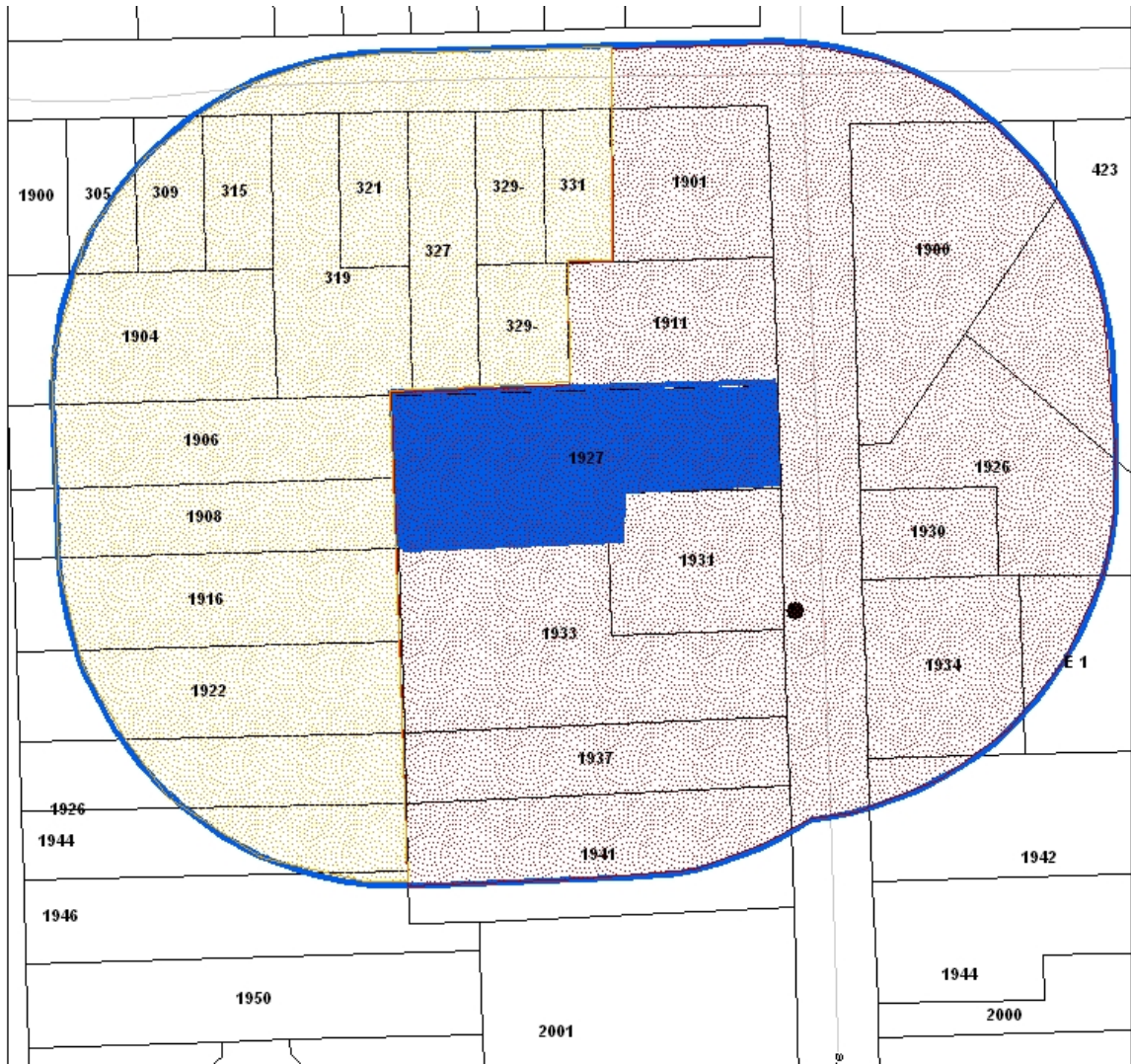
Environs for Zinn-Burroughs House

The Environs for the Zinn-Burroughs House at 1927 Learnard Avenue is divided into two areas (see map below) and the proposed project is located in Area 1. The following standards apply to Area 1.

Area 1: Maintaining the existing structures and visual appearance of the environs is the primary focus of review. Main structure demolitions would be approved 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.) that do not involve the front facing facade 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, the Standards and Guidelines for Evaluating the Effect of Projects on Environs, and the Criteria set forth in 22-505.

Major projects (major additions, new infill construction, major alterations, roof changes, dormers, etc., to the front facing elevations) 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, the Standards and Guidelines for Evaluating the Effect of Projects on Environs, and the Criteria set forth in 22-505.





Pre-Application Meeting Required Planner _____ Date _____ Date Received _____
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6 East 6th St.
P.O. Box 708
Lawrence, KS 66044

www.lawrenceks.org/pds

Phone 785-832-3150
Tdd 785-832-3205
Fax 785-832-3160

DESIGN REVIEW APPLICATION

PROPERTY INFORMATION

Address of Property 1942 Learnard Ave.
 Legal Description (may be attached) EVERGREEN ADD TR C

OWNER INFORMATION

Name(s) Chris and Molly Crook
 Contact Molly Crook
 Address 1942 Learnard Ave
 City Lawrence KS State 66046 ZIP
 Phone (785) 312-4517 Fax ()
 E-mail mollykansas@gmail.com Cell Phone ()

APPLICANT/AGENT INFORMATION

Contact See Owner information above
 Company _____
 Address _____
 City _____ State _____ ZIP
 Phone () _____ Fax ()
 E-mail _____ Cell Phone ()

Existing Zoning RS7	Existing Land Use Residential	Proposed Land Use Residential	# of Buildings 3
Total site area .61ac	Existing Building Footprint 840sf	Proposed Building Footprint 2,100sf	Open Space Area 21,408sf
Existing Pavement Coverage 2,424sf	Proposed Pavement Coverage 2,423	Garage 840sf	Sheds (2) 300sf
Are you also submitting any of the following applications?			
<input checked="" type="checkbox"/> Building Permit	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Zoning Change
<input type="checkbox"/> Variance	<input type="checkbox"/> State or Federal Tax Credit Application	Other (specify)	

Property 1942 Learnard
Address: _____

**Detailed Description of Proposed Project:
(Attach additional sheets if necessary)**

Project consists of an addition and a partial remodel. The addition will house a new master bedroom suite, living room and a kitchen area. The existing kitchen will be remodeled and is to be converted into a utility / mudroom.

**Reason for Request:
(Attach additional sheets if necessary)**

The property is within the environs of the Zinn-Burroughs house located at 1927 Learnard Ave.

Architect/Engineer/Contractor Information: Please provide name and phone number of any persons associated with the project.

Contact Bud Hunt
Company Hunt Inc.
Address 801 Comet Lane
City Lawrence State KS ZIP _____
Phone (785) 423-2651 Fax (_____)
E-mail budhunt@huntinc.us Cell (_____)

REQUIRED ATTACHMENTS:

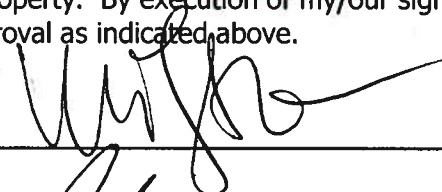

- Photographs of existing structure and site
- Scaled or dimensioned site plan with a graphic/bar scale
- Scaled elevation drawings with a graphic/bar scale
- Scaled or dimensioned floor plans with a graphic/bar scale
- Materials list
- Digital copy of application materials

ADDITIONAL INFORMATION MAY BE REQUIRED BASED ON THE SCOPE OF THE PROJECT

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 design review approval as indicated above.

Signature(s):

 Date 2/19/2019
 Date 2/18/2019

Date _____

Note: If signing by agent submit Owner Authorization Form



View from Southwest



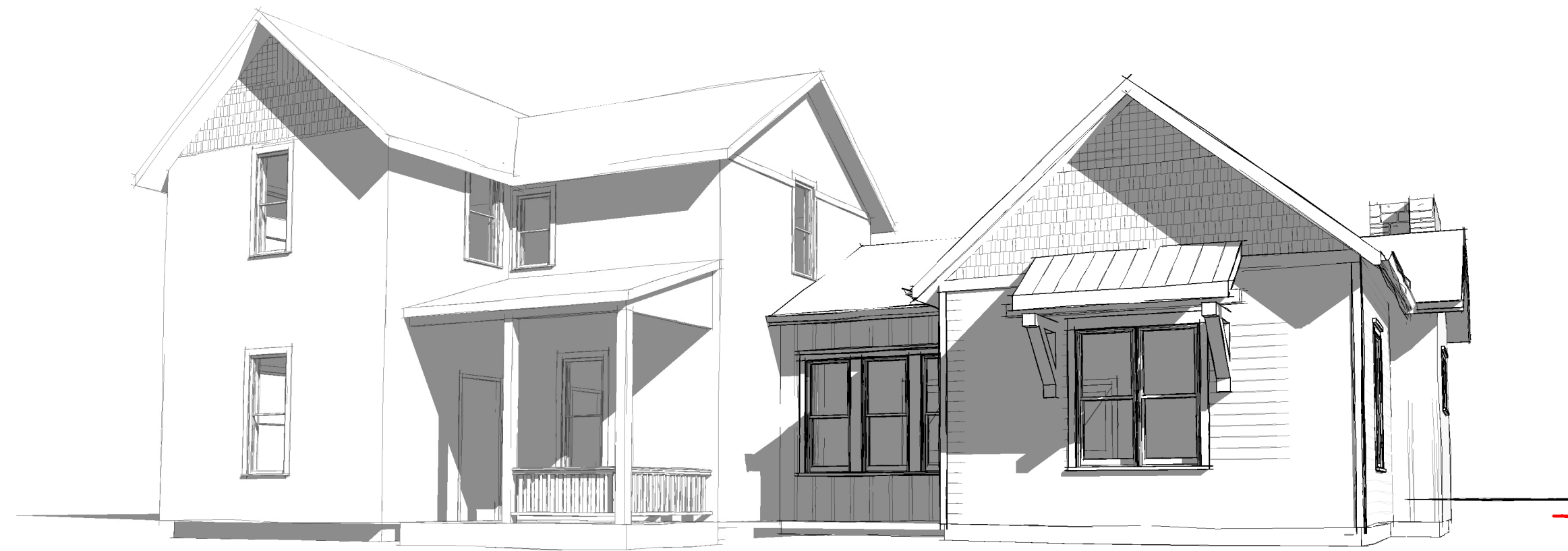
View from NorthWest



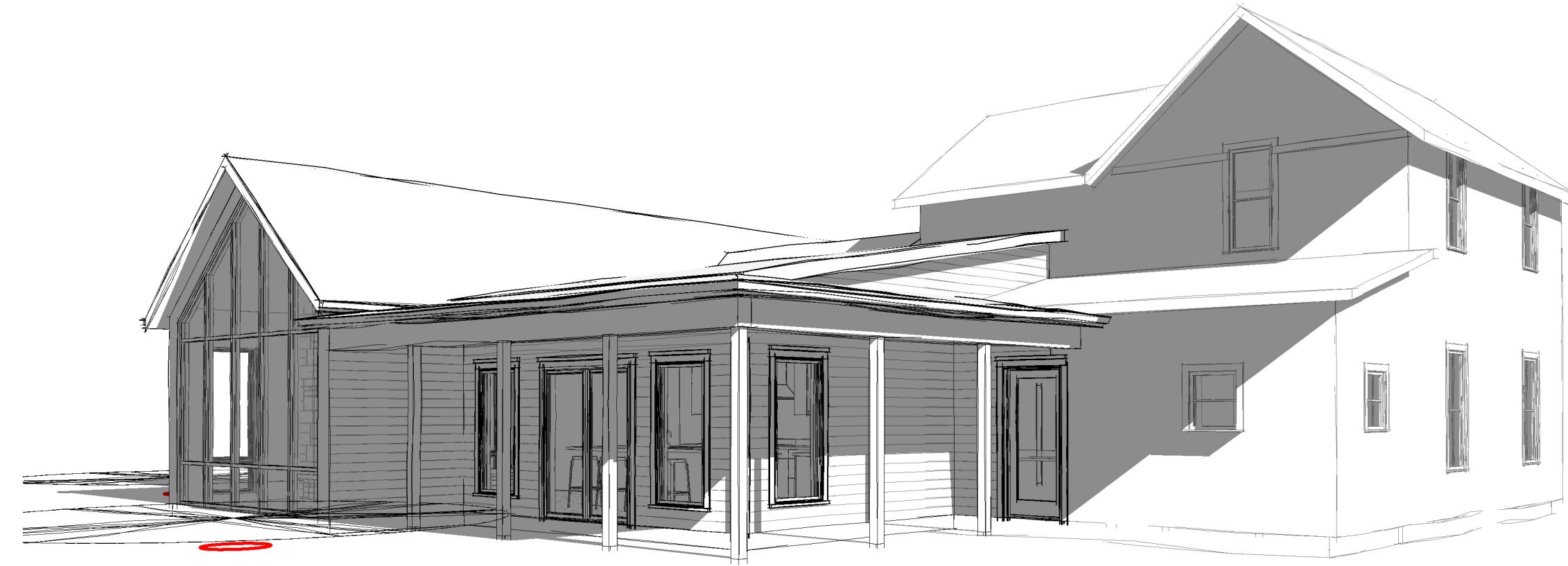
View from Southeast



View from Zinn-Burroughs House



3D View 2 **C3**



3D View 1 **C1**

FLOOR PLAN NOTES

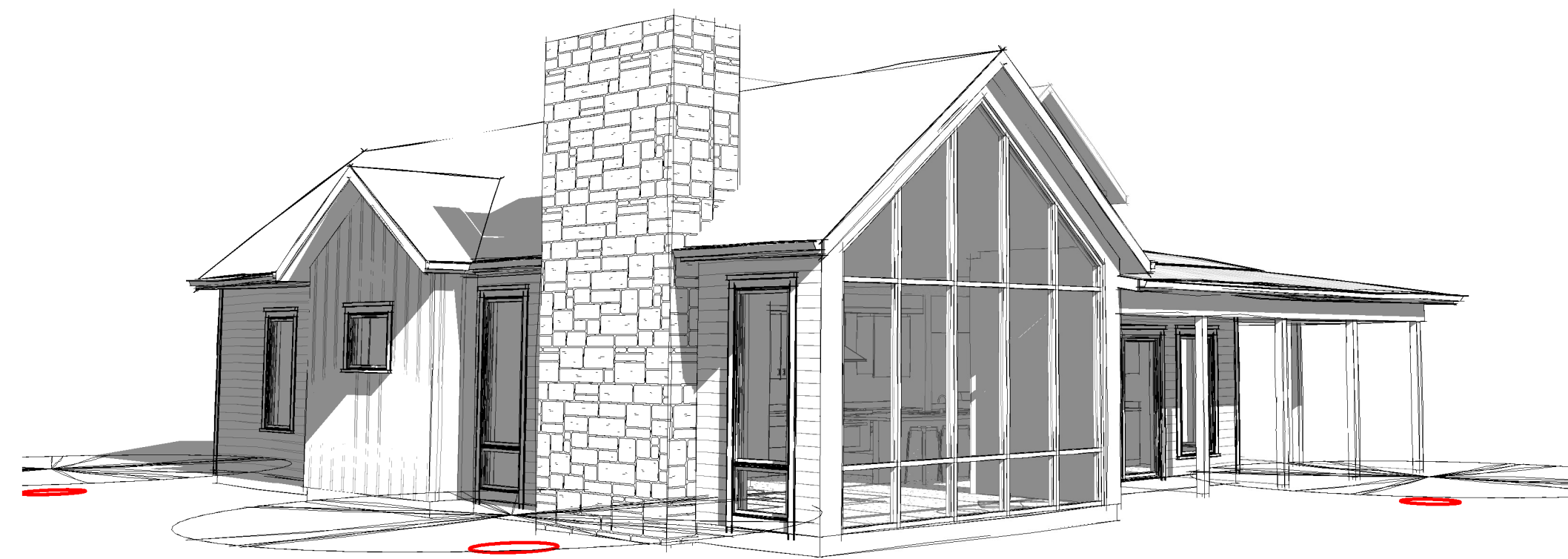
1942 Learnard St.
Lawrence, KS 66046

Issued For:
Date: 08/29/16

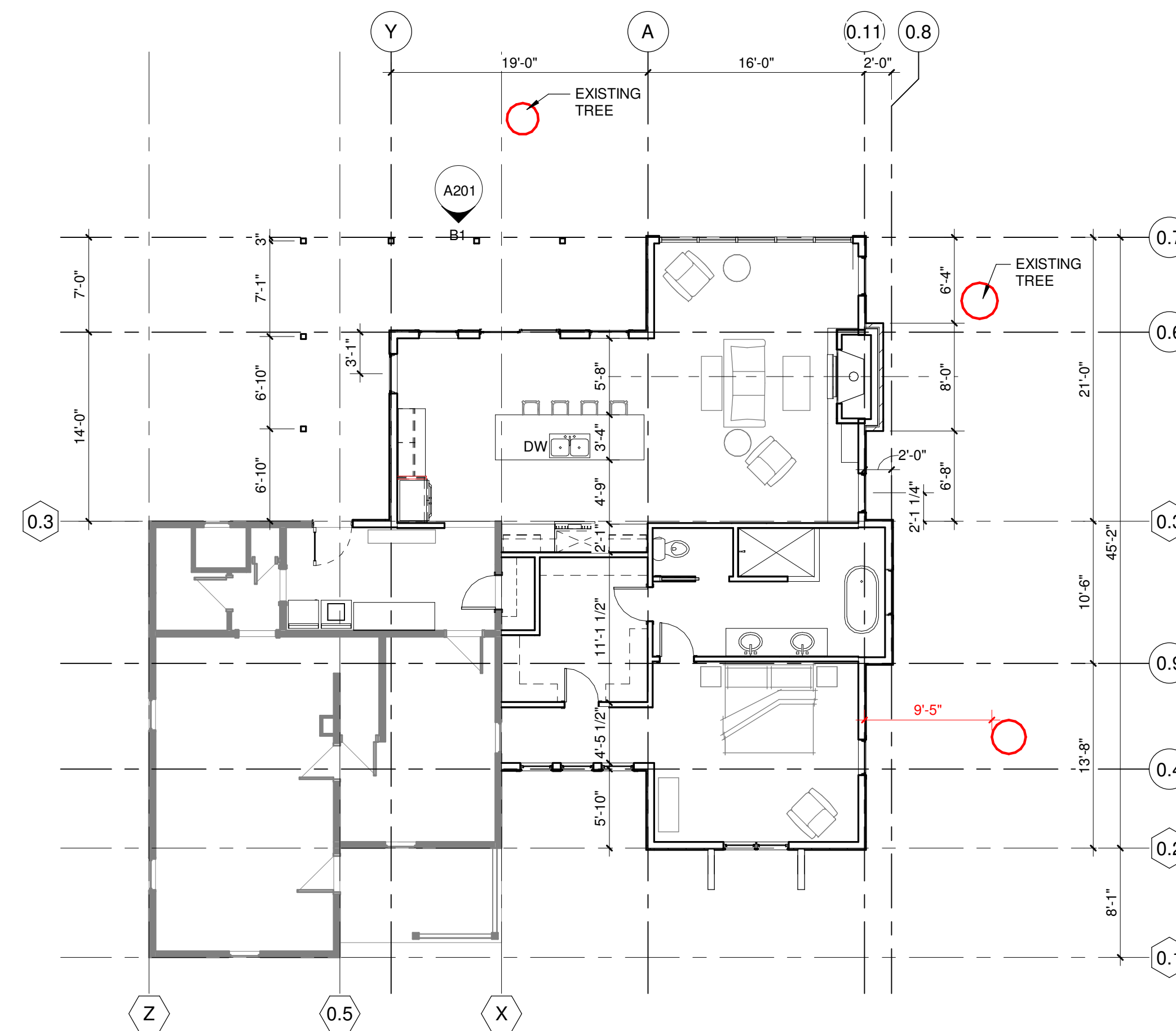
REVISIONS		
NO	DESCRIPTION	DATE

A101

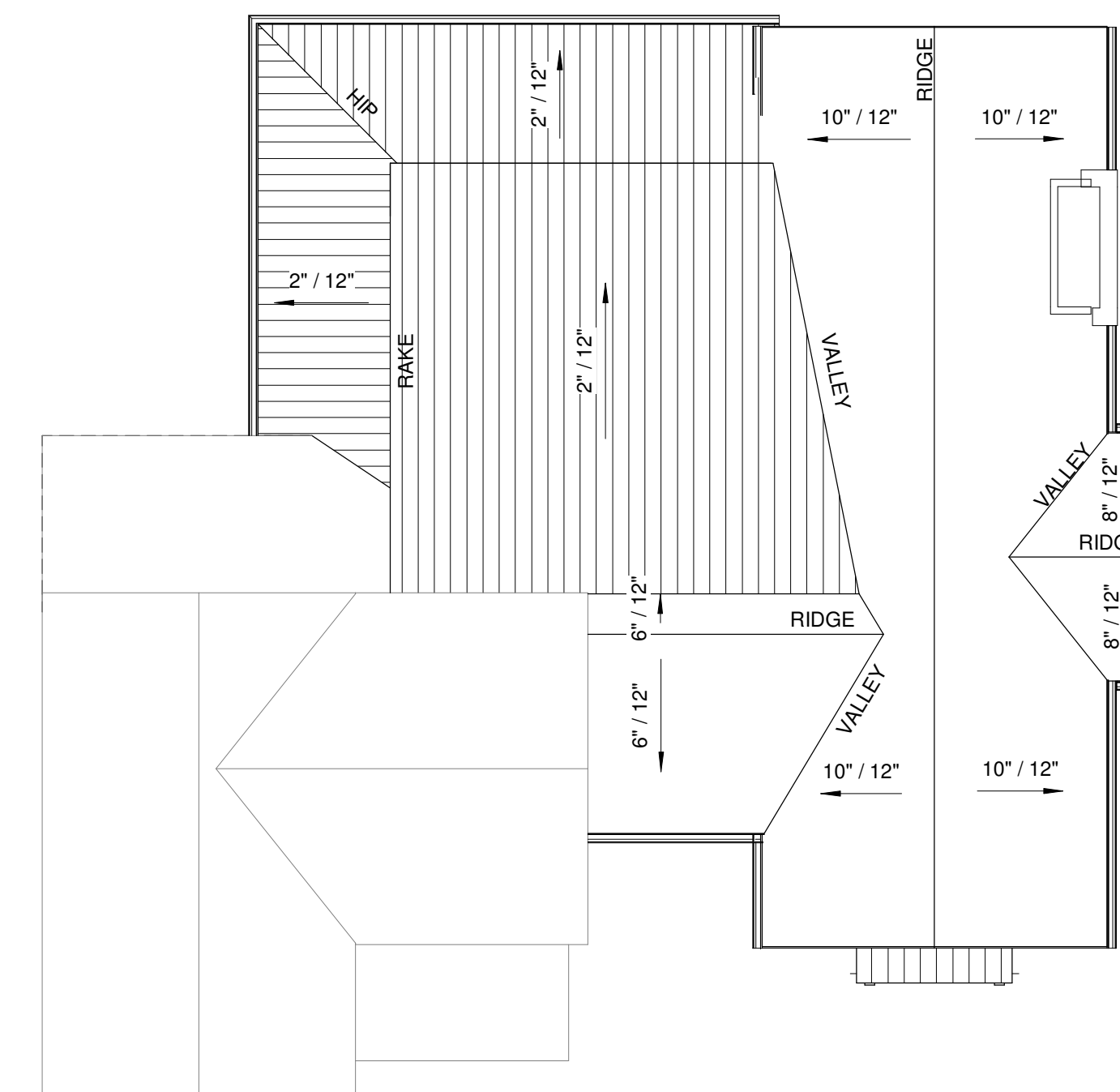
PLANS - LEVEL 1



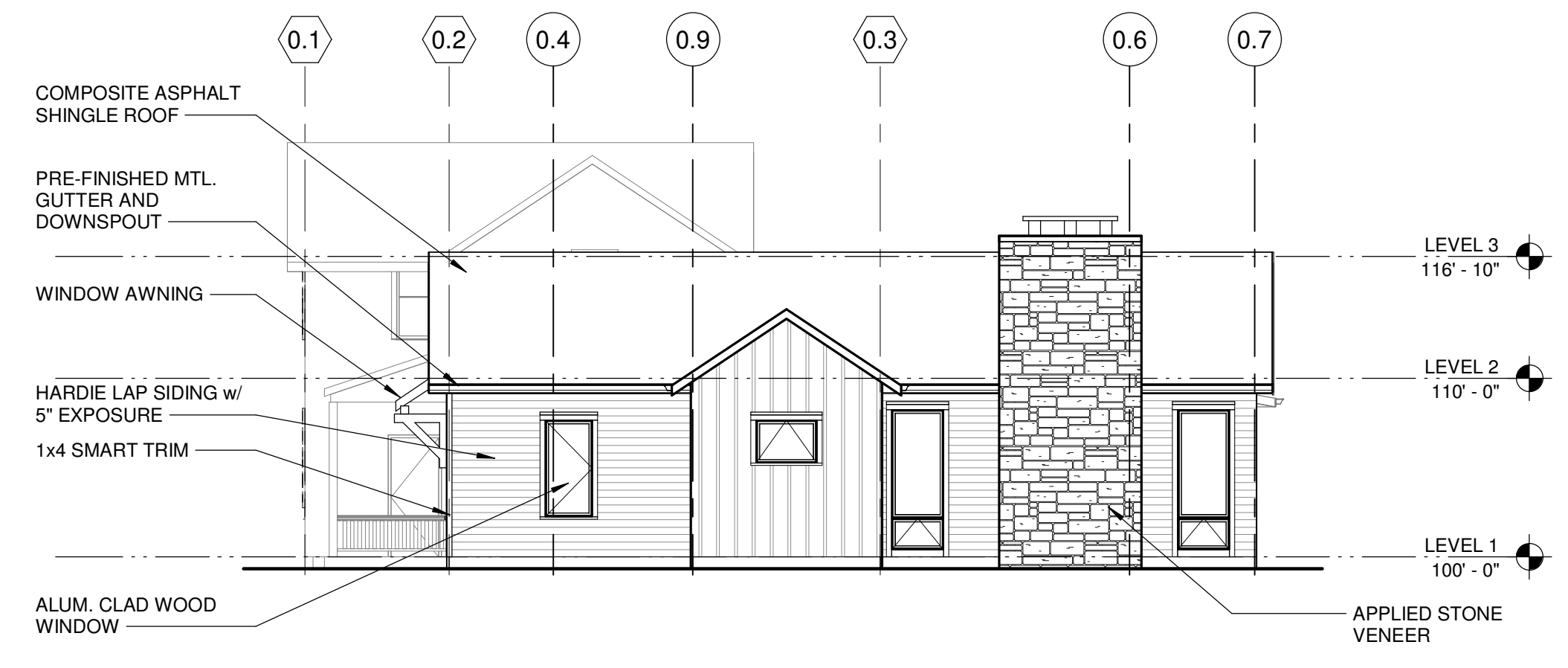
3D View 3 **A3**



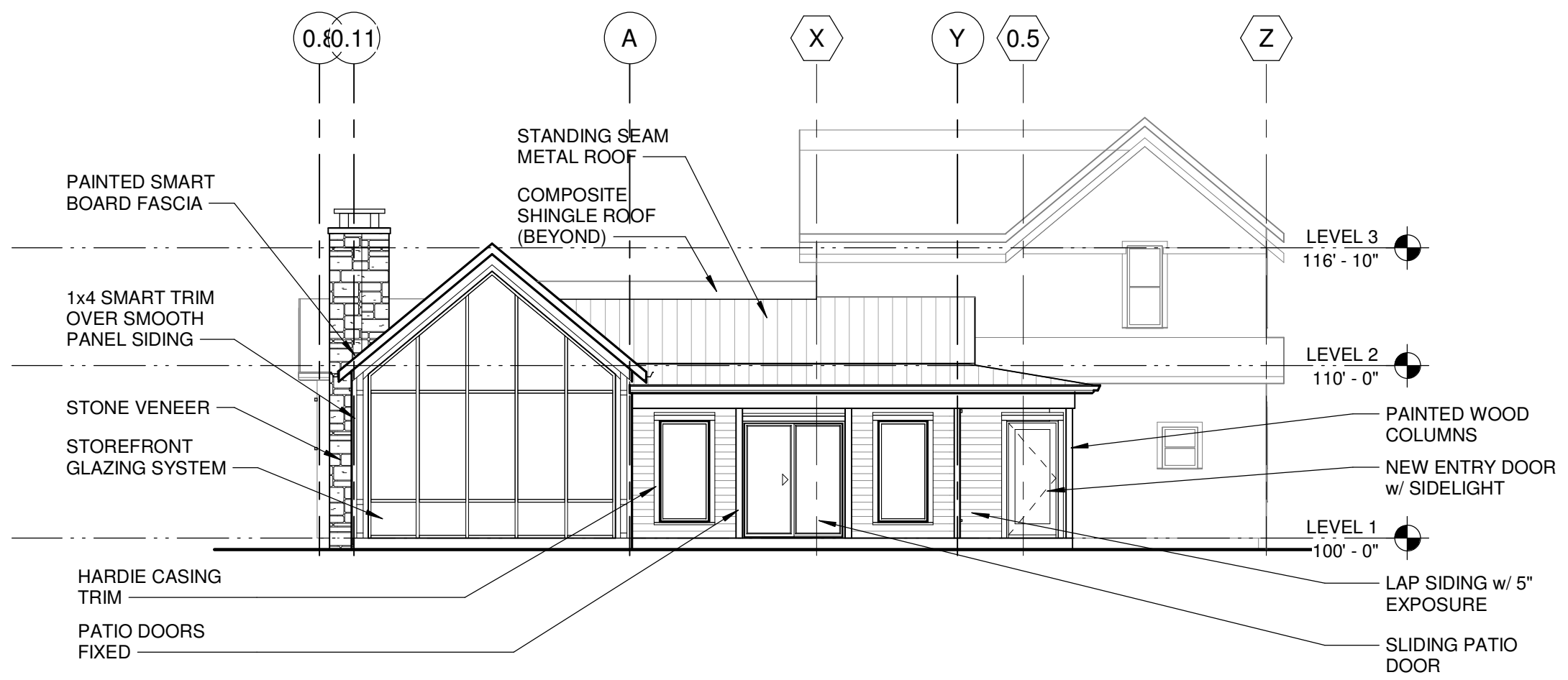
FLOOR PLAN **A1**
1/8" = 1'-0"



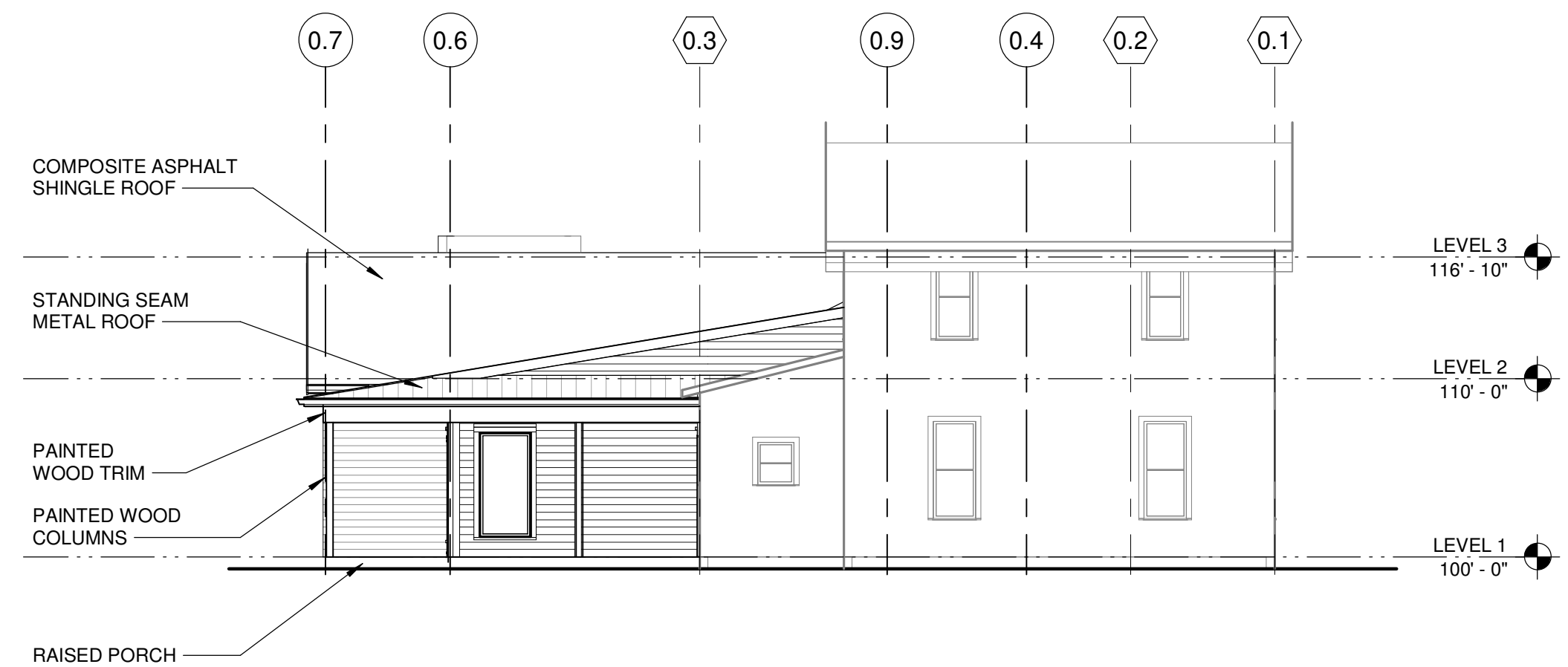
ROOF PLAN
1/8" = 1'-0"



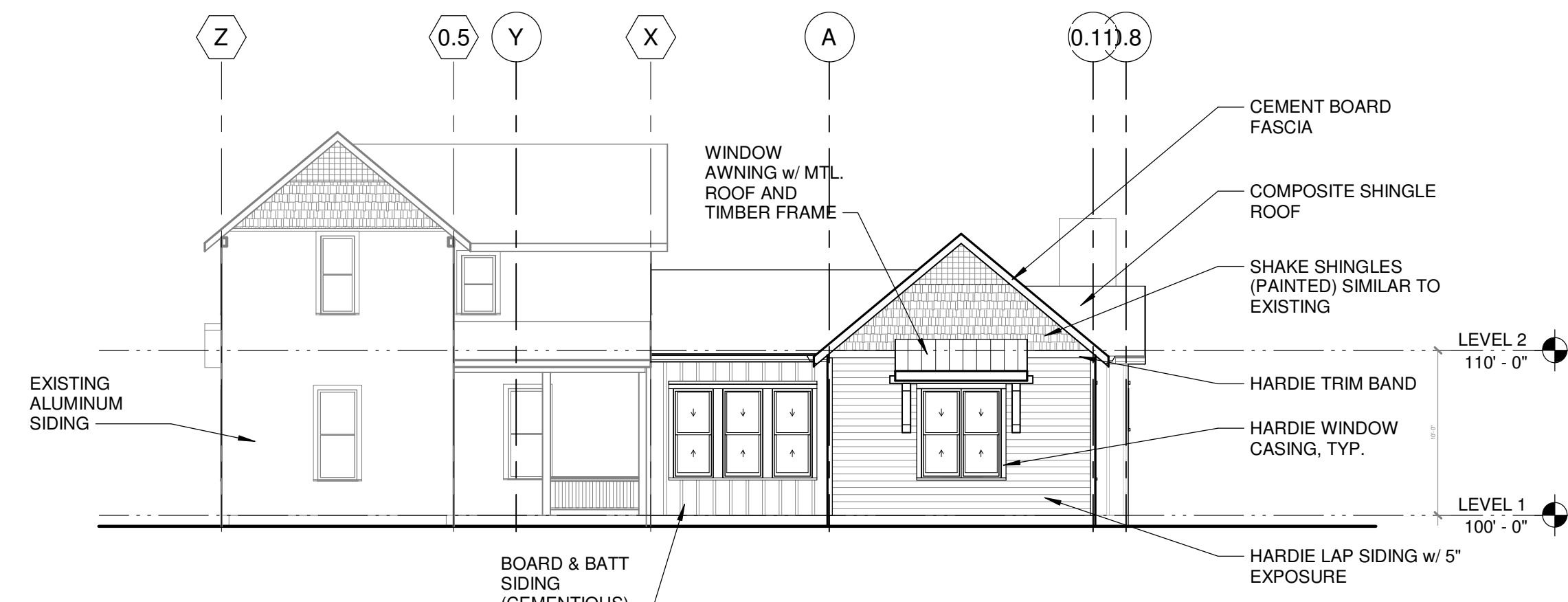
SIDE ELEVATION (SOUTH)
1/8" = 1'-0"



BACK ELEVATION (EAST)
1/8" = 1'-0"



SIDE ELEVATION (NORTH)
1/8" = 1'-0"



FRONT ELEVATION (WEST)
1/8" = 1'-0"

1942 Learnard St.
Lawrence, KS 66046

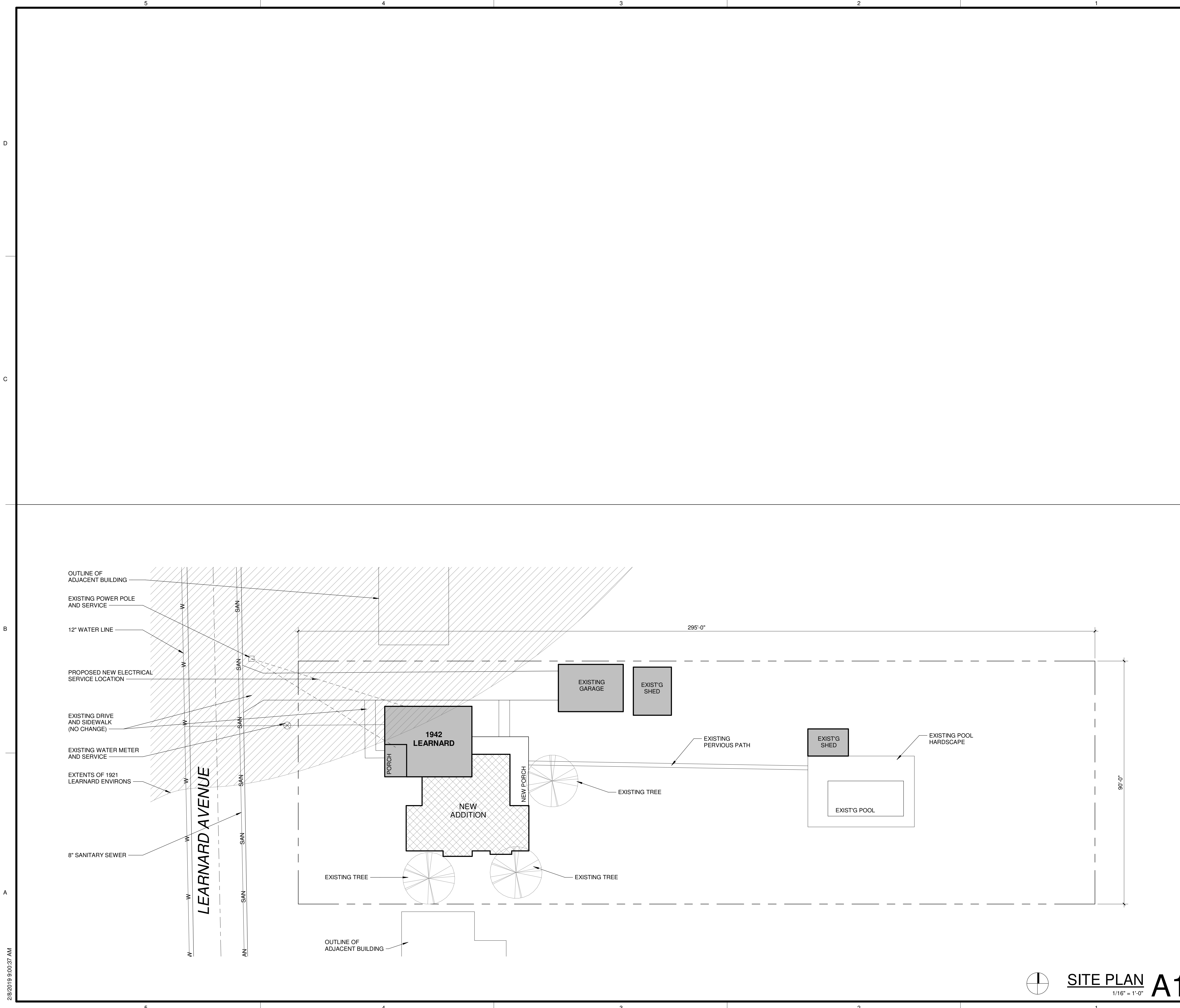
Issued For:
Date: 11/07/16

REVISIONS		
NO	DESCRIPTION	DATE

A201

ELEVATIONS

2/8/2019 9:00:01 AM



LEGAL DESCRIPTION
 EVERGREEN ADD TR C. 61A, CITY OF LAWRENCE, IN DOUGLAS COUNTY, KANSAS.

NOTES:

- SITEPLAN BASE ON DOUGLAS COUNTY PROPERTY INFORMATION.
- SITE UTILITIES & LOCATIONS WERE TAKEN FROM CITY OF LAWRENCE INTERACTIVE MAPPING SERVICE AND ON-SITE.

LOT AREA CALCULATIONS:

TOTAL LOT AREA: 26,550 SQ. FT.

EXISTING BUILDING FOOTPRINT: 818 SQ. FT.
 EXISTING DETACHED GARAGE: +/-516 SQ. FT.
 EXISTING SHED 1: +/-250 SQ. FT.
 EXISTING SHED 2: +/-150 SQ. FT.
 NEW ADDITION: 1,182 SQ. FT.

BUILDING COVERAGE: 2,916 SQ. FT.
 IMPERVIOUS SURFACE: 2,425 SQ. FT.
 PERVIOUS SURFACE: 21,209 SQ. FT.

1942 Learnard St.
Lawrence, KS 66046

Issued For:

Date: 02/05/19

REVISIONS		
NO	DESCRIPTION	DATE

AS101

SITE PLAN

SITE PLAN A1
 1/16" = 1'-0"

2/6/2019 9:06:37 AM

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.

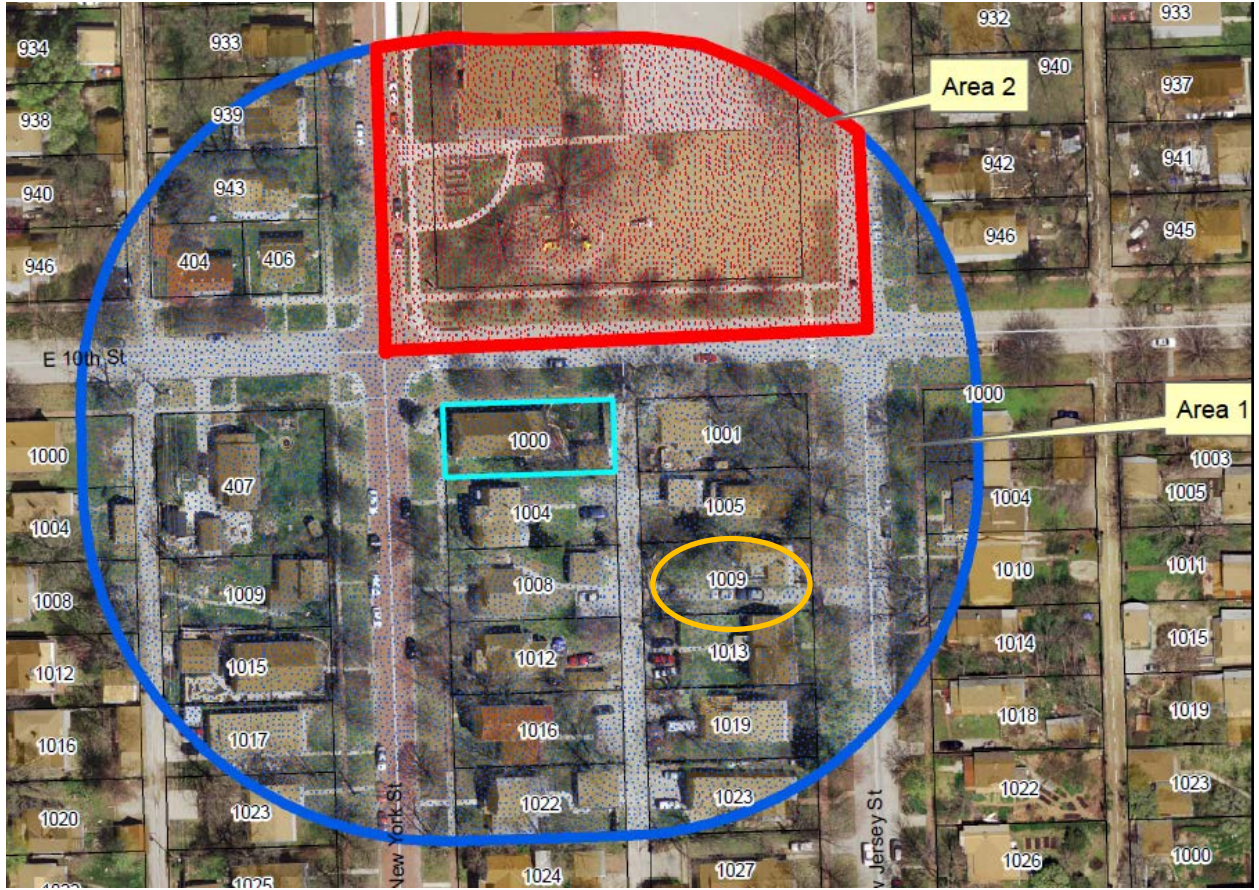
Environs for 1000 New York Street, the German Methodist Episcopal Church

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.





Pre-Application Meeting Required Planner _____ Date _____ Date Received _____
--

6 East 6th St.
P.O. Box 708
Lawrence, KS 66044

www.lawrenceks.org/pds

Phone 785-832-3150
Tdd 785-832-3205
Fax 785-832-3160

DESIGN REVIEW APPLICATION

PROPERTY INFORMATION

Address of Property 1009 New Jersey Street Lawrence, KS 66044
 Legal Description (may be attached) NEW JERSEY ST LT 77

OWNER INFORMATION

Name(s) Here, LLC
 Contact Douglas W. Raney
 Address 888 New Hampshire St #618
 City Lawrence State KS 66044 ZIP
 Phone (785) 691-8028 Fax ()
 E-mail douglas.raney@gmail.com Cell Phone ()

APPLICANT/AGENT INFORMATION

Contact Katie Hoke
 Company Porch Light Homes, LLC and Hoke Ley, LLC
 Address 832 Pennsylvania Street
 City Lawrence State KS 66044 ZIP
 Phone (206) 384-3168 Fax ()
 E-mail katie.hoke@hoke-ley.com Cell Phone (206) 384-3168

Existing Zoning RS-5	Existing Land Use RS-5	Proposed Land Use RS-5	# of Buildings 2
Total site area 50'x117' (5,850 sqft)	Existing Building Footprint 822 sqft	Proposed Building Footprint 2,468 sqft	Open Space Area 3,382 sqft
Existing Pavement Coverage 0 sqft	Proposed Pavement Coverage 322 sqft		
Are you also submitting any of the following applications?			
• Building Permit X (4-1-19)	• Site Plan	• Special Use Permit	• Zoning Change
• Variance	• State or Federal Tax Credit Application	Other (specify) Demolition Permit	(submit date 3-1-19)

Property

Address: 1009 New Jersey Street Lawrence, KS 66044

Detailed Description of Proposed Project: SEE ATTACHED DOCUMENTS
(Attach additional sheets if necessary)

Reason for Request: SEE ATTACHED DOCUMENTS
(Attach additional sheets if necessary)

Architect/Engineer/Contractor Information: Please provide name and phone number of any persons associated with the project.

Contact Jared Hoke

Company Hoke Ley Architecture & Design

Address 832 Pennsylvania Street, Suite 104

City Lawrence State KS 66044 ZIP

Phone (206) 384-3068 Fax ()

E-mail jared@hoke-ley.com Cell ()

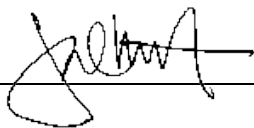
REQUIRED ATTACHMENTS:

- Photographs of existing structure and site
- Scaled or dimensioned site plan with a graphic/bar scale
- Scaled elevation drawings with a graphic/bar scale
- Scaled or dimensioned floor plans with a graphic/bar scale
- Materials list
- Digital copy of application materials

ADDITIONAL INFORMATION MAY BE REQUIRED BASED ON THE SCOPE OF THE PROJECT

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 design review approval as indicated above.

Signature(s):  Date 2-15-2019

 Date 2-15-2019

 Date 2-15-2019

Note: If signing by agent submit Owner Authorization Form



OWNER AUTHORIZATION

I/WE Douglas Roney, owner of HERE, LLC, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 18th day of February, 20 19, 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 Katie Hoke, Porch Light Homes, LLC (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 1009 New Jersey, Lawrence KS 66044 (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

STATE OF KANSAS
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this 18 day of February, 20 19,

by Douglas Roney _____.

My Commission Expires: 6/26/21

[Signature] _____
Notary Public



Bethany L. Hess
NOTARY PUBLIC - State of Kansas
My Appt. Expires 6/26/21

Hoke Ley

Architecture & Design

February 15, 2019

Design Review Application
Prepared for Porch Light Homes, LLC

Property Address:
1009 New Jersey
Lawrence, KS 66044

Written Description of Project

Porch Light Homes, LLC is proposing to demolish the existing residential structure at 1009 New Jersey and build a new two-story single family home with detached two car garage. The existing structure is a non-conforming duplex. The existing home has no historic features, is in poor condition, and does not meet current building code even though it has been used as a rental property. Please refer to the attached documents for the existing conditions and proposed new structure.

Reason for Request

Porch Light Homes, LLC develops urban infill housing using net zero building techniques. They strongly believe in revitalizing existing neighborhoods with new, well designed and well-built homes that respond to the context and character of an existing neighborhood. The intent of this project is to replace the existing duplex residence with a new single family residence as a speculative building project.

Hoke Ley

Architecture & Design

Statement of Building Condition

Existing Structural Analysis

On February 8th, 2019 a Structural Analysis was performed. The documentation of the findings are below.

Structure

1. The existing building has extensive settling and lacks evidence of a proper foundation.
2. Structure does not meet current building code
 - a. Clear head heights inside the residence are substantially less than required by code.
 - b. Several interior framed openings are 6 feet tall, less than the 6'8" required by code.
 - c. The door to the second floor unit has a clear head height of under 5 feet.
3. Permanent structural damage is evident throughout
 - a. Failing Ceiling Beams and second floor framing
 - b. Exterior structural walls that are visibly leaning 12" out of square.
 - c. Extensive settling and sloping of floors as much as 1/2" per foot.
 - d. Numerous cracks are visible at structural headers and openings.
 - e. Exterior Deck posts and floor structure do not meet recommended minimum sizing as required by code.
 - f. Roof framing is failing and impedes access to the second floor unit.

Structural Water Damage

1. Several interior windows show evidence of extensive water penetration leading to rot and mold inside the wall cavity of the exterior load bearing walls of the home.
2. Extensive rot and deterioration on the exterior window sills are visible.
3. Roof soffits show evidence of mold growth due to improper ventilation and maintenance.
4. Gutters are sagging and improperly affixed to the fascia, leading to improper draining. Fascias show signs of significant rot and deterioration.

MEP

1. Siding has been improperly repaired, sealed, or insulated.
2. Plumbing ventilation and stacks are exposed on the exterior of the home from the ground floor through the roof increasing likelihood of frozen pipes inside the residence.
3. HVAC duct work penetrates exterior walls, creating significant inefficiencies and does not meet current building code.
4. Exposed gas lines are running above finished carpeted flooring.

In my professional opinion, the structural integrity of the home is failing and is not a safe structure for inhabitation.

Name: Jared Hoke, AIA, Hoke Ley, LLC **KS Registration No.** A6750 **Date:** 2/15/2019

Signature: 

Hoke Ley

Architecture & Design

Repair vs. Replacement Cost Analysis

Existing building size: 1,232 sqft

Repair:

Repair cost per square foot \$200. (high cost due to the severe structural damage and water invasion, inadequate electrical, plumbing, mechanical systems)

$1,232 \text{ sqft} \times \$200/\text{sqft} = \$246,400$

New:

New construction cost per square foot \$100.

$1,232 \text{ sqft} \times \$100/\text{sqft} =$ for a project total of \$123,200.

The cost to repair the property is thus deemed to be 50% more than to demolish and construct a new comparable residence.

Exterior Materials List

1. Siding: Softwood or cementitious clapboard painted siding
2. Trim: Painted Wood
3. Roofing: Asphalt Tab or Standing Seam Metal, membrane roof at covered porches only.
Metal Gutters and round downspouts
4. Chimney: Brick or Stone
5. Windows: High efficiency Fiberglass, Alpen Brand or Metal Clad, Sierra Pacific Brand.
6. Patios: Brick or stone pavers
7. Exterior Porch: Painted wood flooring



East Elevation

Hoke Ley
Architecture & Design

1009 New Jersey
February 15, 2019



West Elevation

Hoke Ley
Architecture & Design

1009 New Jersey
February 15, 2019



North Elevation

Hoke Ley
Architecture & Design

1009 New Jersey
February 15, 2019



South Elevation

Hoke Ley
Architecture & Design

1009 New Jersey
February 15, 2019



Entrance to second floor unit.

Exterior Conditions



Exposed plumbing waste pipe

Hoke Ley
Architecture & Design

1009 New Jersey
February 15, 2019



Window sill condition

Exterior Conditions



Exterior siding repairs

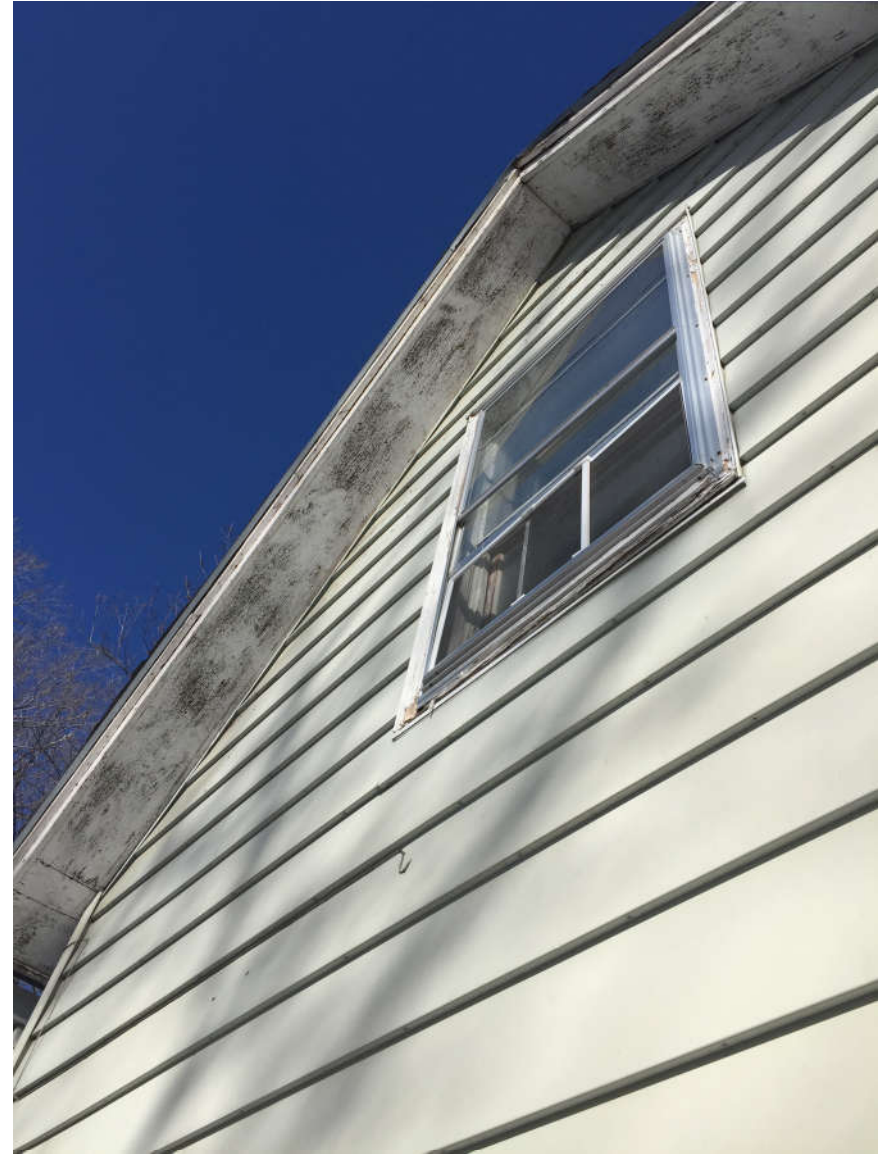
Hoke Ley
Architecture & Design

1009 New Jersey
February 15, 2019



HVAC duct running through exterior walls.

Exterior Conditions



Mold on roof overhangs

Hoke Ley
Architecture & Design

1009 New Jersey
February 15, 2019



Opening to kitchen, clear head height is under 6'

Interior Conditions

Hoke Ley
Architecture & Design

1009 New Jersey
February 15, 2019



Sagging ceiling beam at kitchen, sloping floors, and low head height.

Interior Conditions

Hoke Ley
Architecture & Design

1009 New Jersey
February 15, 2019



Sloping floors and exposed gas pipe

Interior Conditions



Water intrusion and mold

Hoke Ley
Architecture & Design

1009 New Jersey
February 15, 2019

PROJECT:

1009 NEW JERSEY STREET
LAWRENCE, KS 66044

DATE:

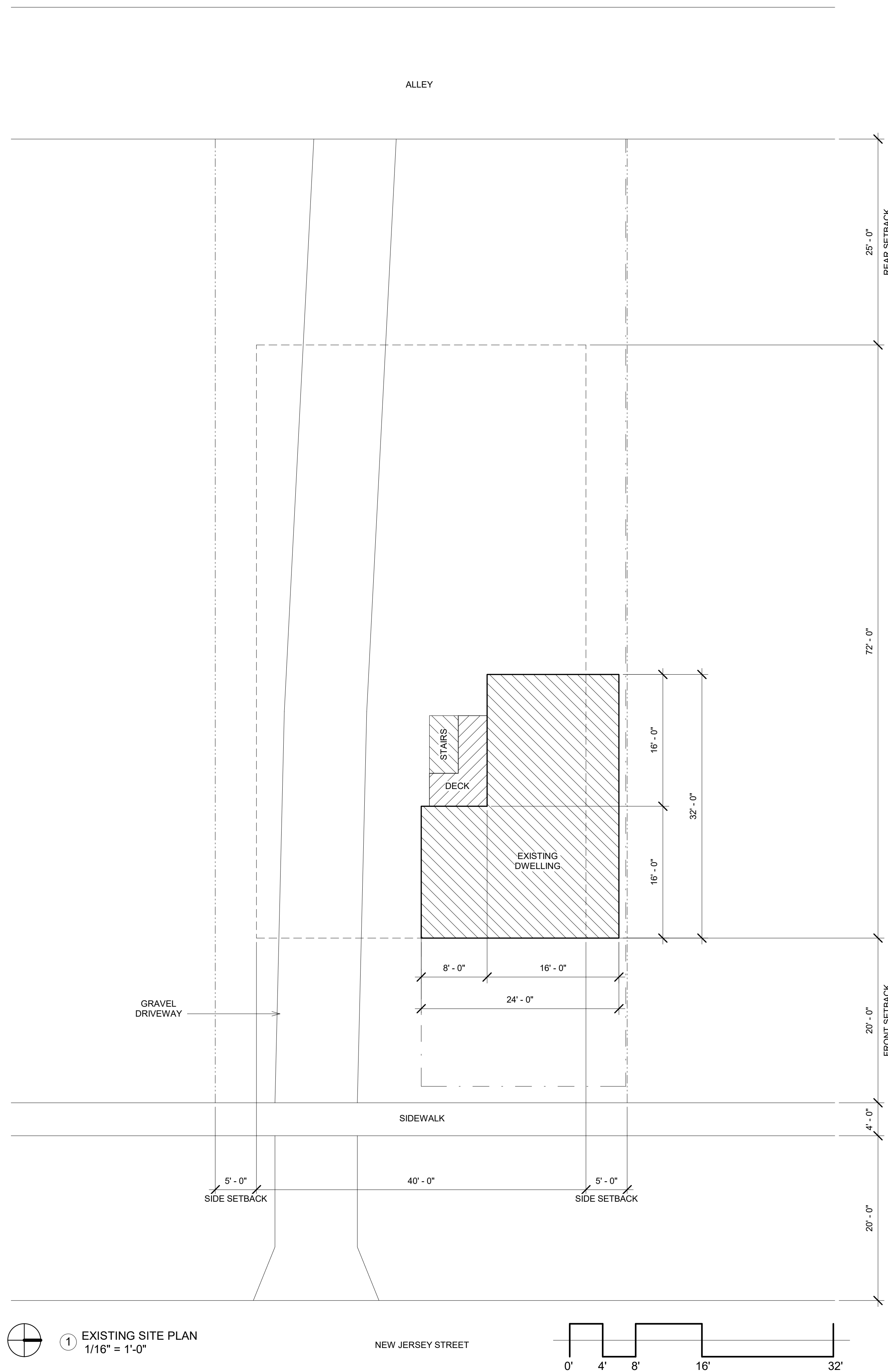
02/11/19

SHEET TITLE:

EXISTING SITE PLAN

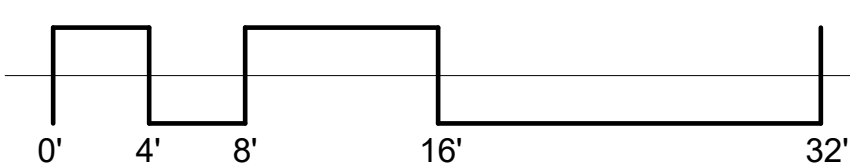
SHEET:

A1.0



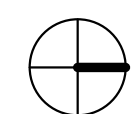
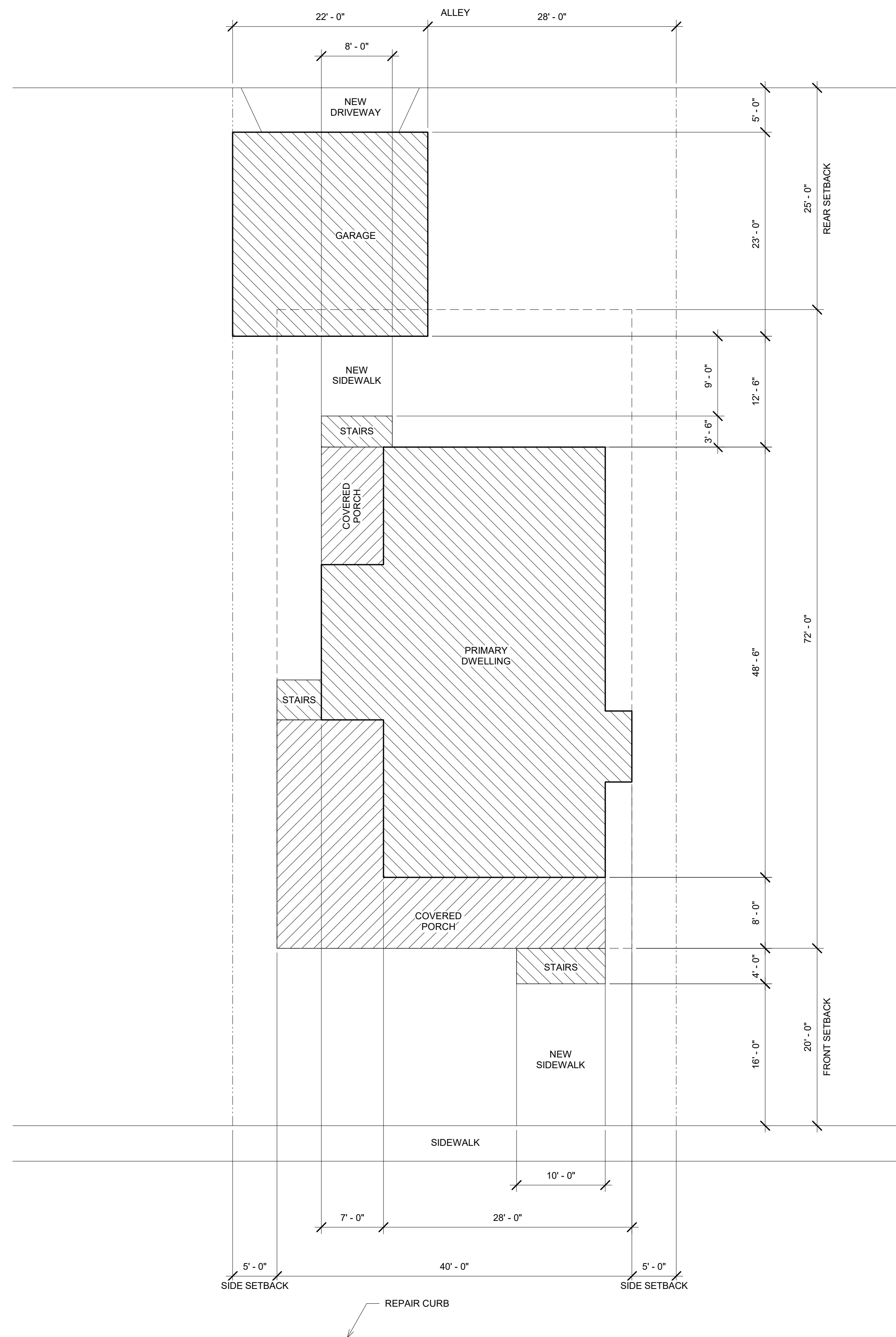
① EXISTING SITE PLAN
1/16" = 1'-0"

NEW JERSEY STREET



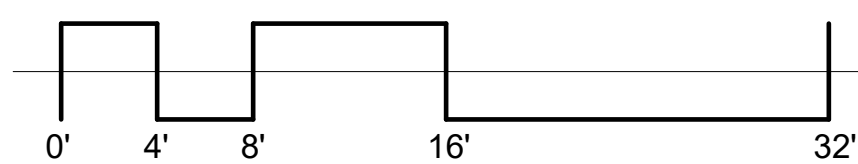
PROJECT:

1009 NEW JERSEY STREET
LAWRENCE, KS 66044



1 PROPOSED SITE PLAN
1/16" = 1'-0"

NEW JERSEY STREET



DATE:

02/11/19

SHEET TITLE:

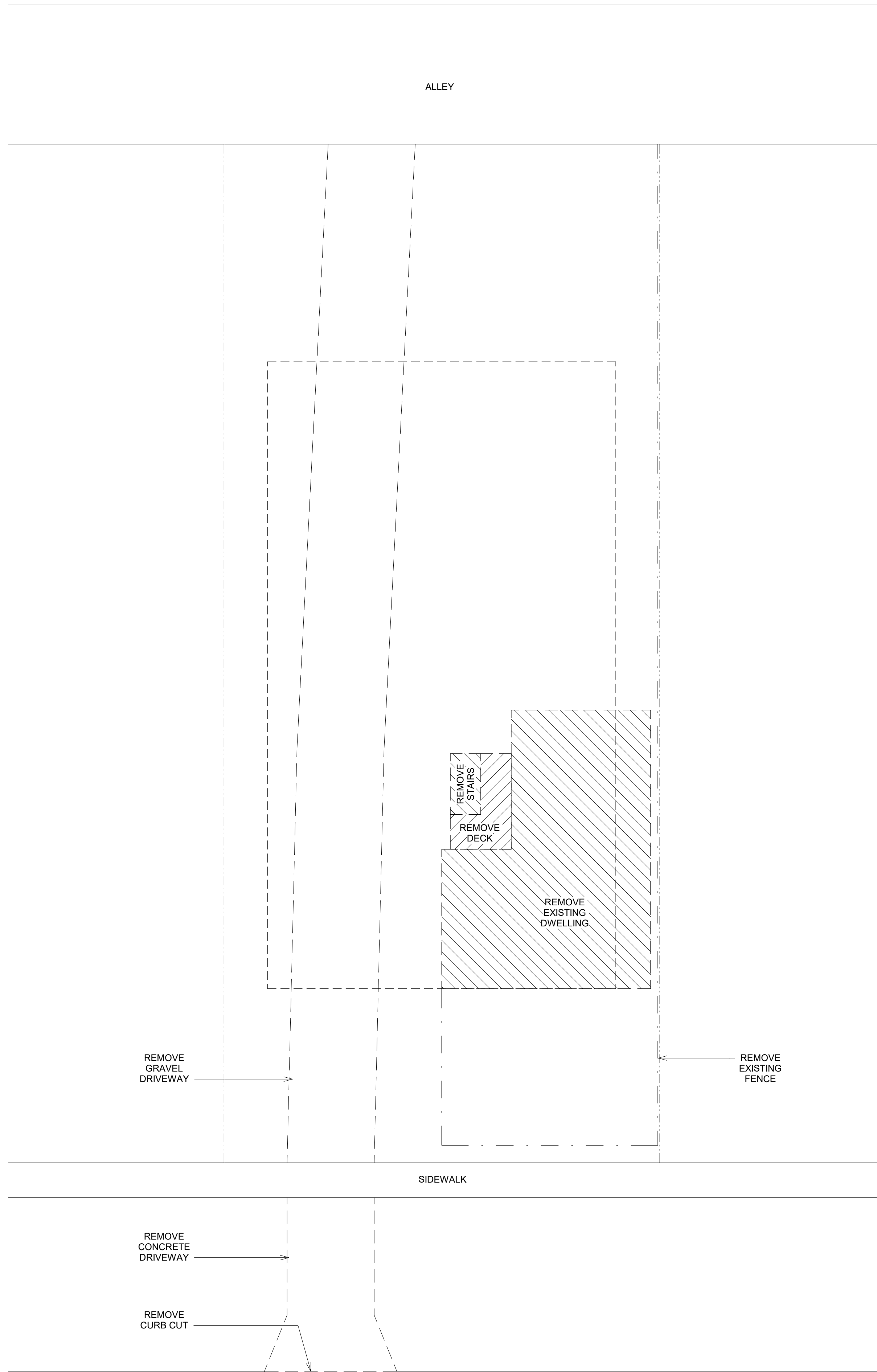
PROPOSED SITE PLAN

SHEET:

A1.1

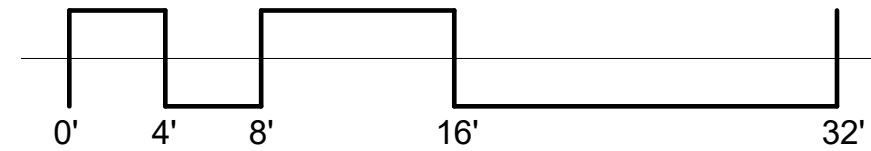
PROJECT:

1009 NEW JERSEY STREET
LAWRENCE, KS 66044



① DEMOLITION PLAN
1/16" = 1'-0"

NEW JERSEY STREET



DATE:
02/14/19

SHEET TITLE:
DEMOLITION PLAN

SHEET:
D1.0



Modern Farm

Porch Light PLANS

info@porchlightplans.com

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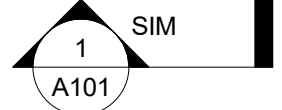






DRAWING INDEX

- G1.0 GENERAL NOTES
- A2.0 FOUNDATION PLAN
- A2.1 FIRST FLOOR PLAN
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- A3.0 EXTERIOR ELEVATIONS
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- A5.0 SCHEDULES

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GRAPHIC SYMBOLS

-  NORTH ARROW
SUGGESTED ORIENTATION*
-  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

*SUGGESTED BASED ON MAXIMIZING PASSIVE HEATING AND COOLING POTENTIAL. MAY NOT REFLECT FINAL SITE ORIENTATION DECISION BY OWNER.

GENERAL NOTES

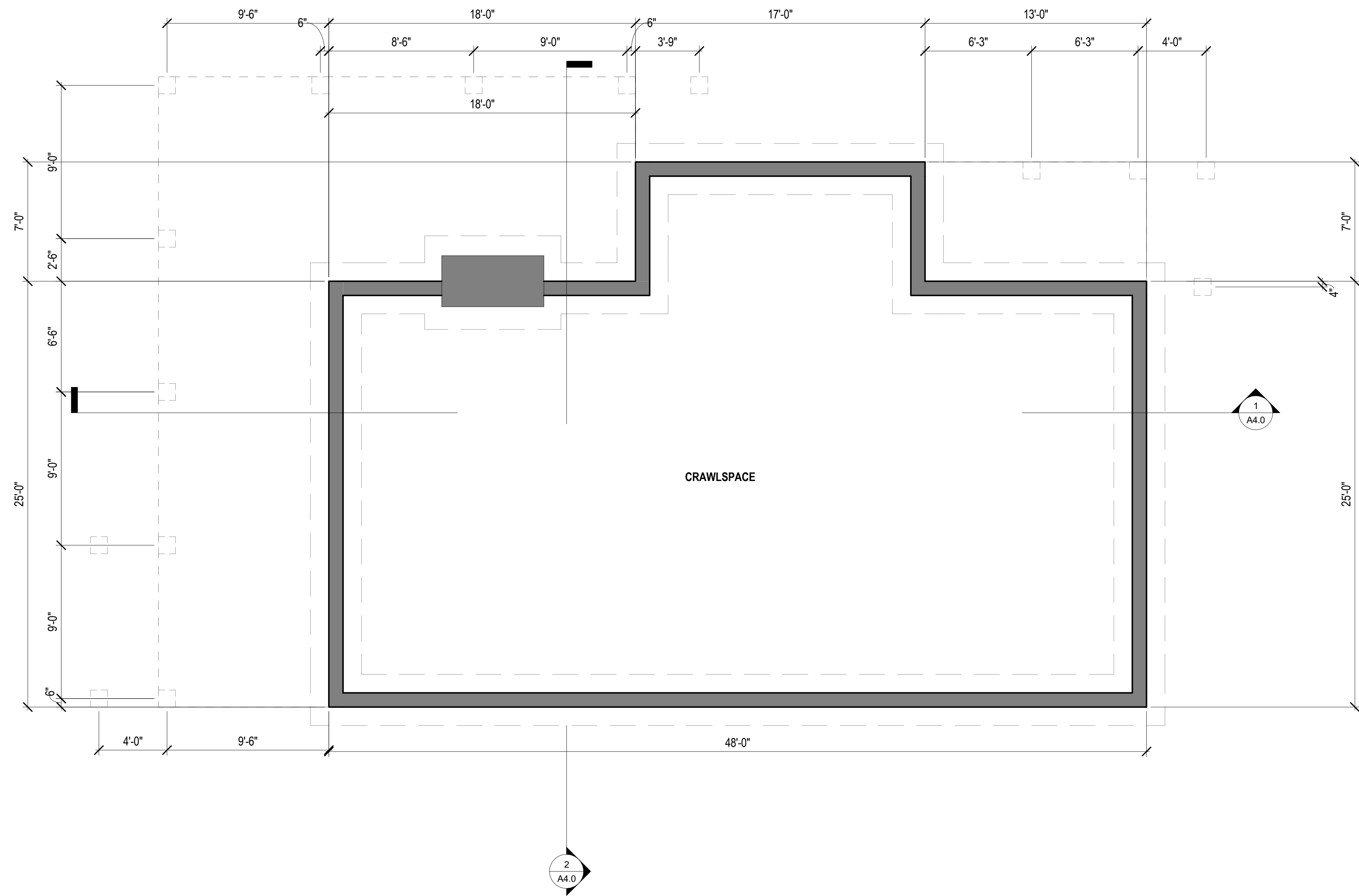
1. DIMENSIONS ON DRAWINGS ARE TAKEN TO THE FACE OF CONCRETE AND TO THE FACE OF STUD, UNLESS OTHERWISE NOTED.
2. WALL FRAMING ASSUMES 8" WOOD STUDS TO ALLOW FOR SUPER INSULATION IN WALL CAVITY.
3. PROVIDE 1" INSIDE DIA. RACEWAY FOR FUTURE ELECTRIC VEHICLE SUPPLY EQUIPMENT. RACEWAY SHOULD ORIGINATE AT MAIN SERVICE AND ACCOMMODATE A DEDICATED 208/240V BRANCH CIRCUIT.
4. PROVIDE A PATHWAY FOR ROUTING FROM THE SOLAR ZONE TO THE MAIN SERVICE PANEL FOR FUTURE SOLAR PANEL INSTALLATION.
5. INTERIOR DOORS TO BE INSTALLED 4-1/2" FROM FACE OF STUD TO EDGE OF ROUGH OPENING IF NOT DIMENSIONED.
6. ALL WINDOW DIMENSIONS ARE TO ROUGH OPENING.

MODERN FARM

SHEET TITLE
TITLE SHEET

SHEET NO.

***G1.0**



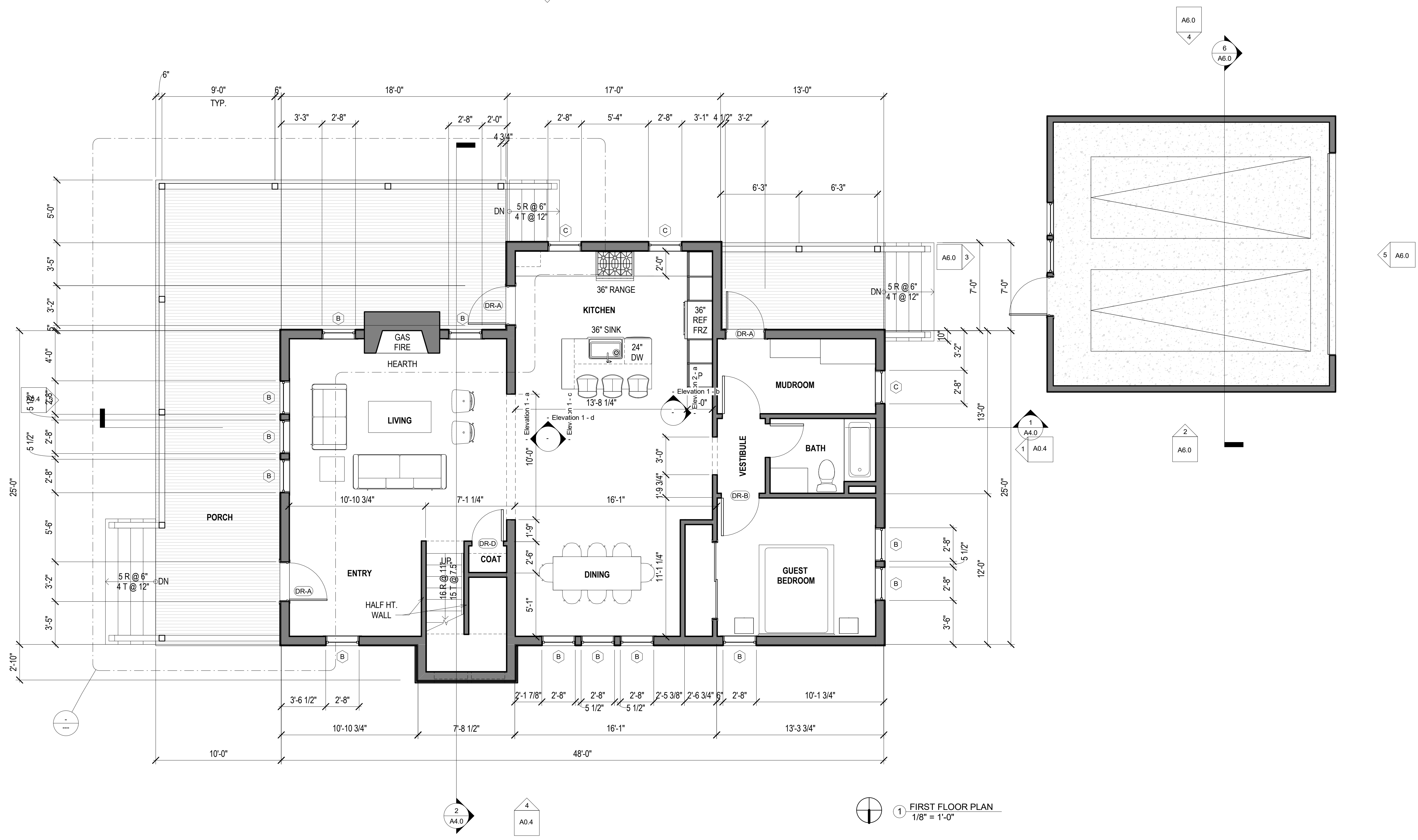
1 FOUNDATION PLAN
1/8" = 1'-0"

MODERN FARM

SHEET TITLE
FOUNDATION PLAN

SHEET NO.

A2.0

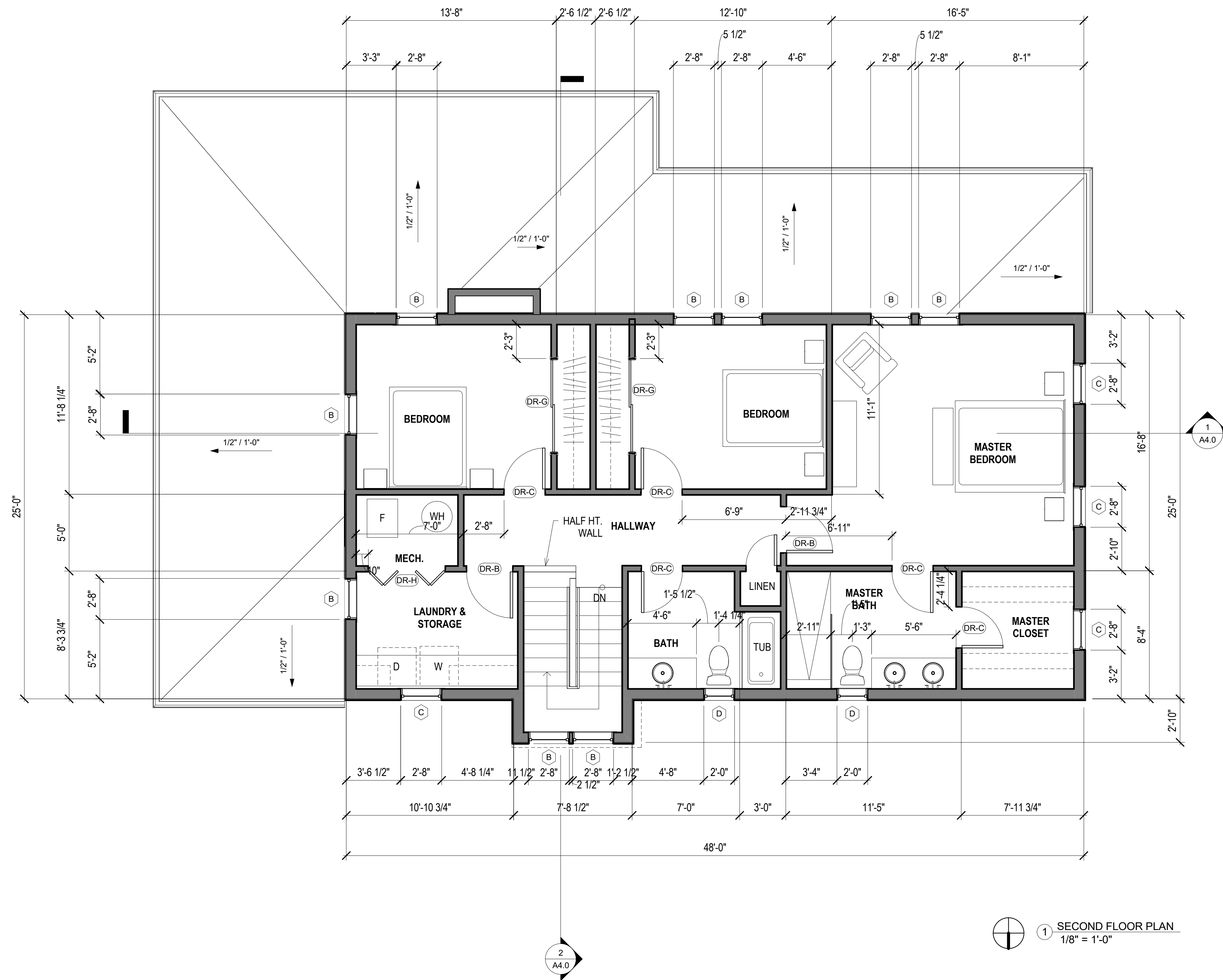


MODERN FARM

SHEET TITLE
FIRST FLOOR PLAN

SHEET NO.

A2.1

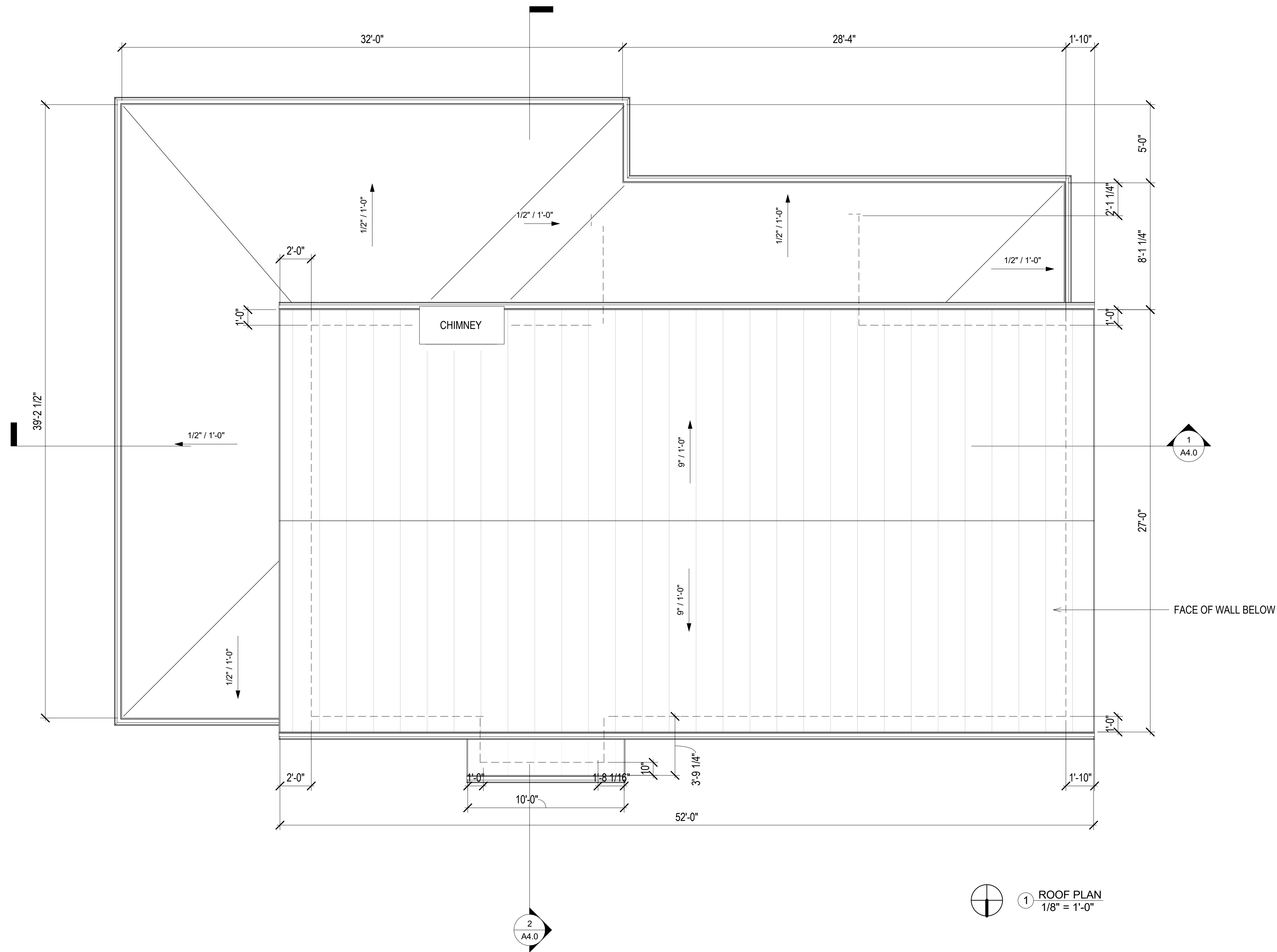


MODERN FARM

SHEET TITLE
SECOND FLOOR
PLAN

SHEET NO.

A2.2



1 ROOF PLAN
1/8" = 1'-0"

MODERN FARM

SHEET TITLE
ROOF PLAN

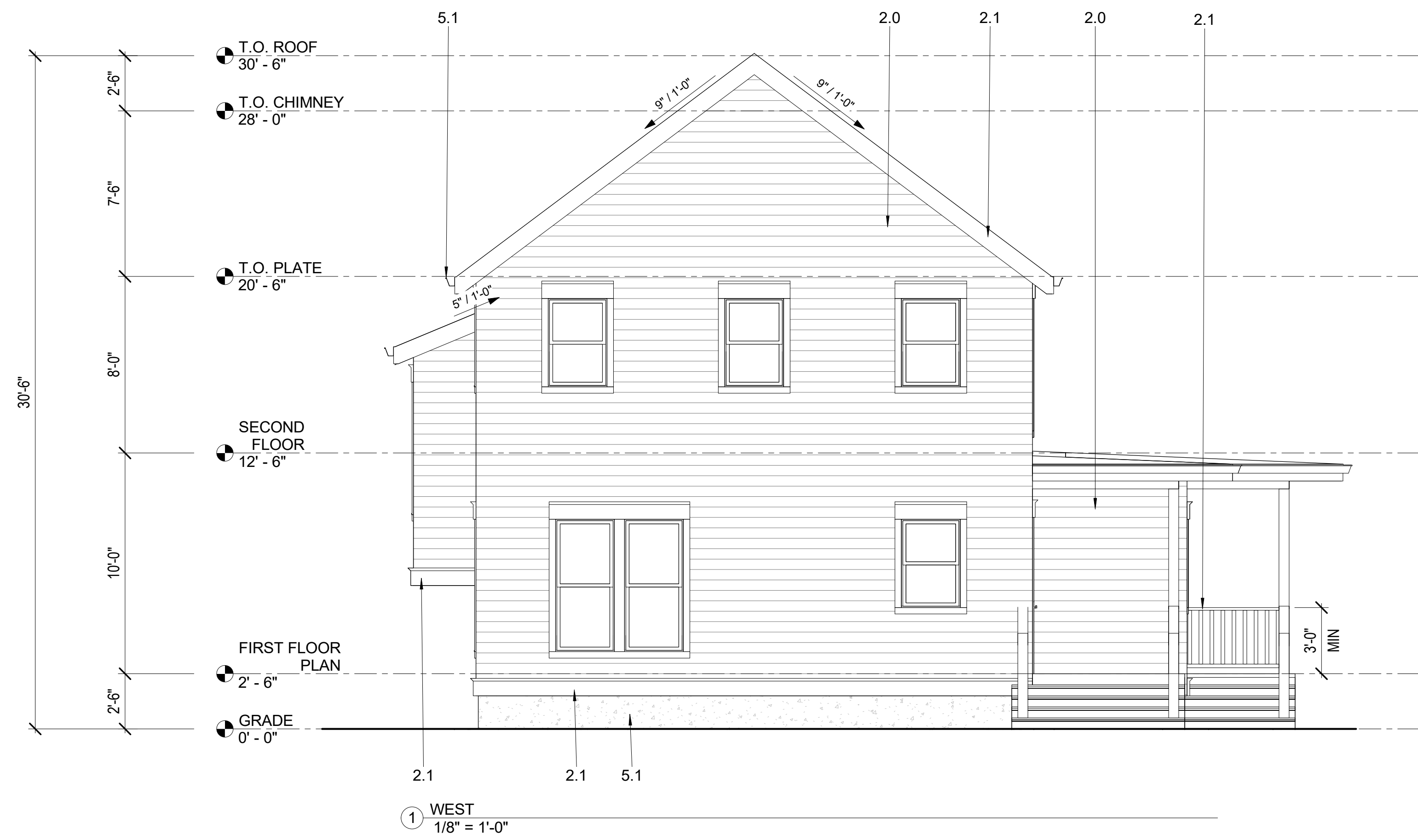
SHEET NO.
A2.3

Porch Light PLANS

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EXTERIOR FINISH KEY	
2.0	Softwood clapboard siding
2.1	Painted wood trim
5.0	Standing seam metal roofing
5.1	Metal gutter
5.2	Round metal downspout
5.3	Membrane Roof



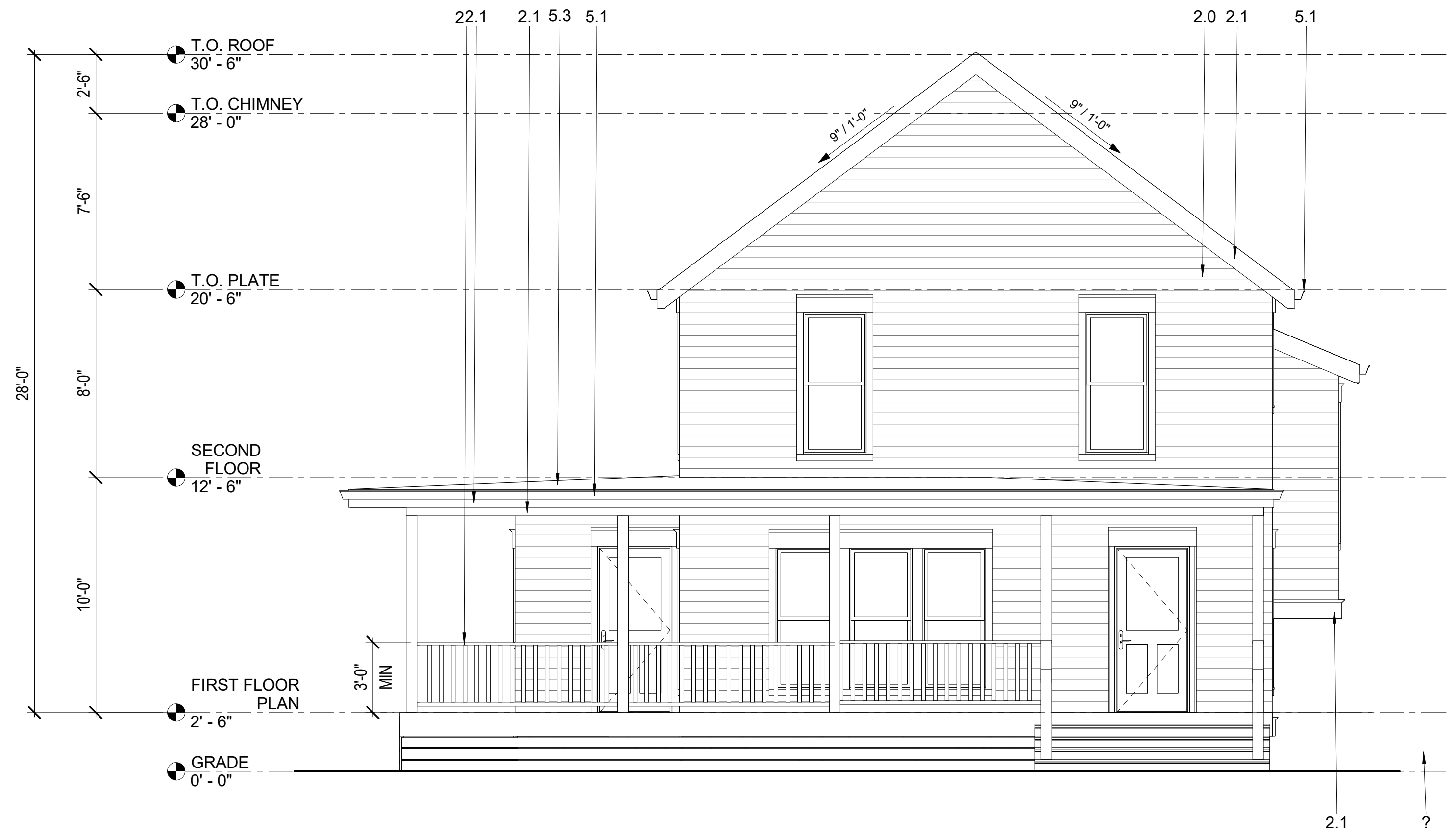
MODERN FARM

SHEET TITLE
EXTERIOR
ELEVATIONS

SHEET NO.

A3.0

EXTERIOR FINISH KEY	
2.0	Softwood clapboard siding
2.1	Painted wood trim
5.0	Standing seam metal roofing
5.1	Metal gutter
5.2	Round metal downspout
5.3	Membrane Roof



② EAST
1/8" = 1'-0"



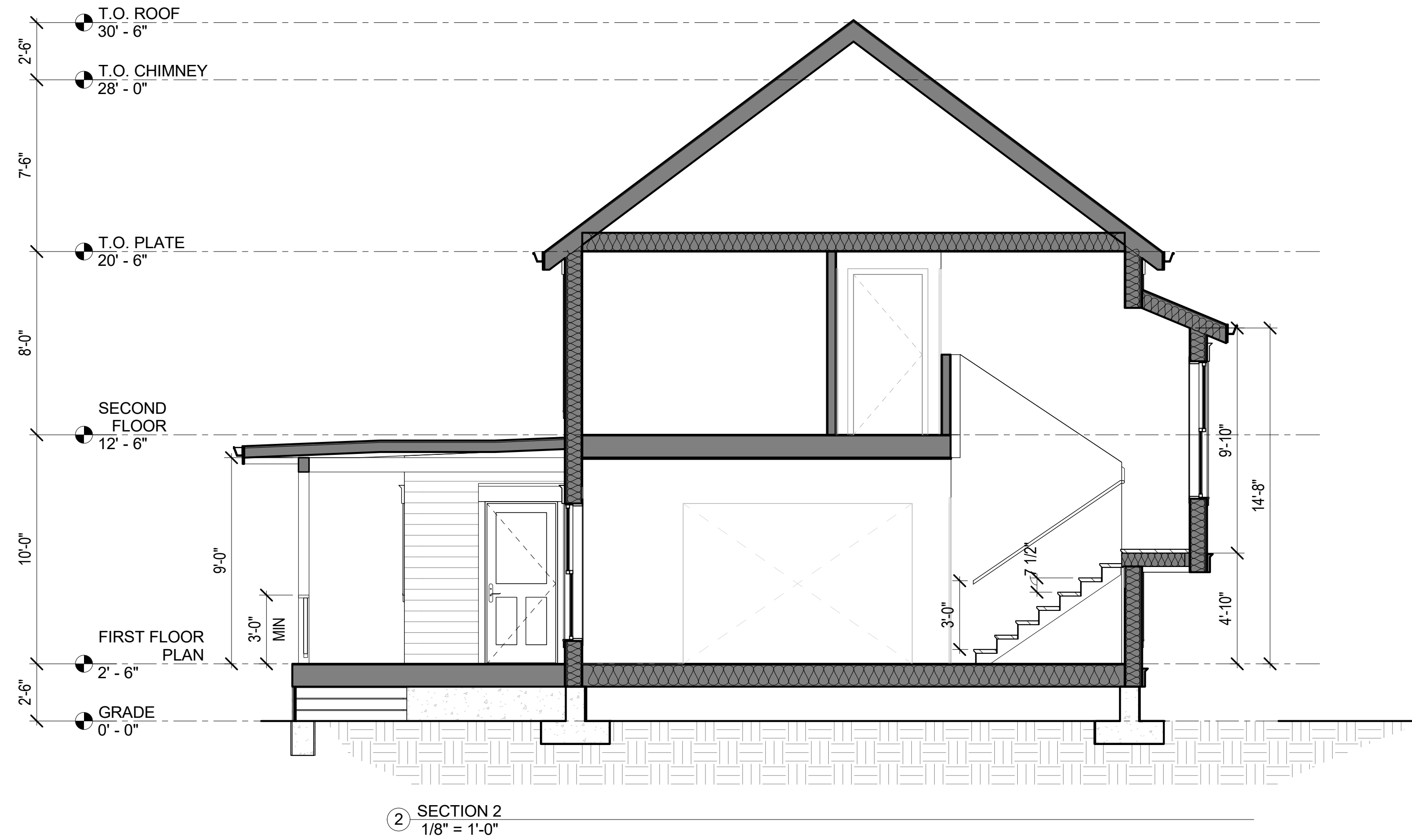
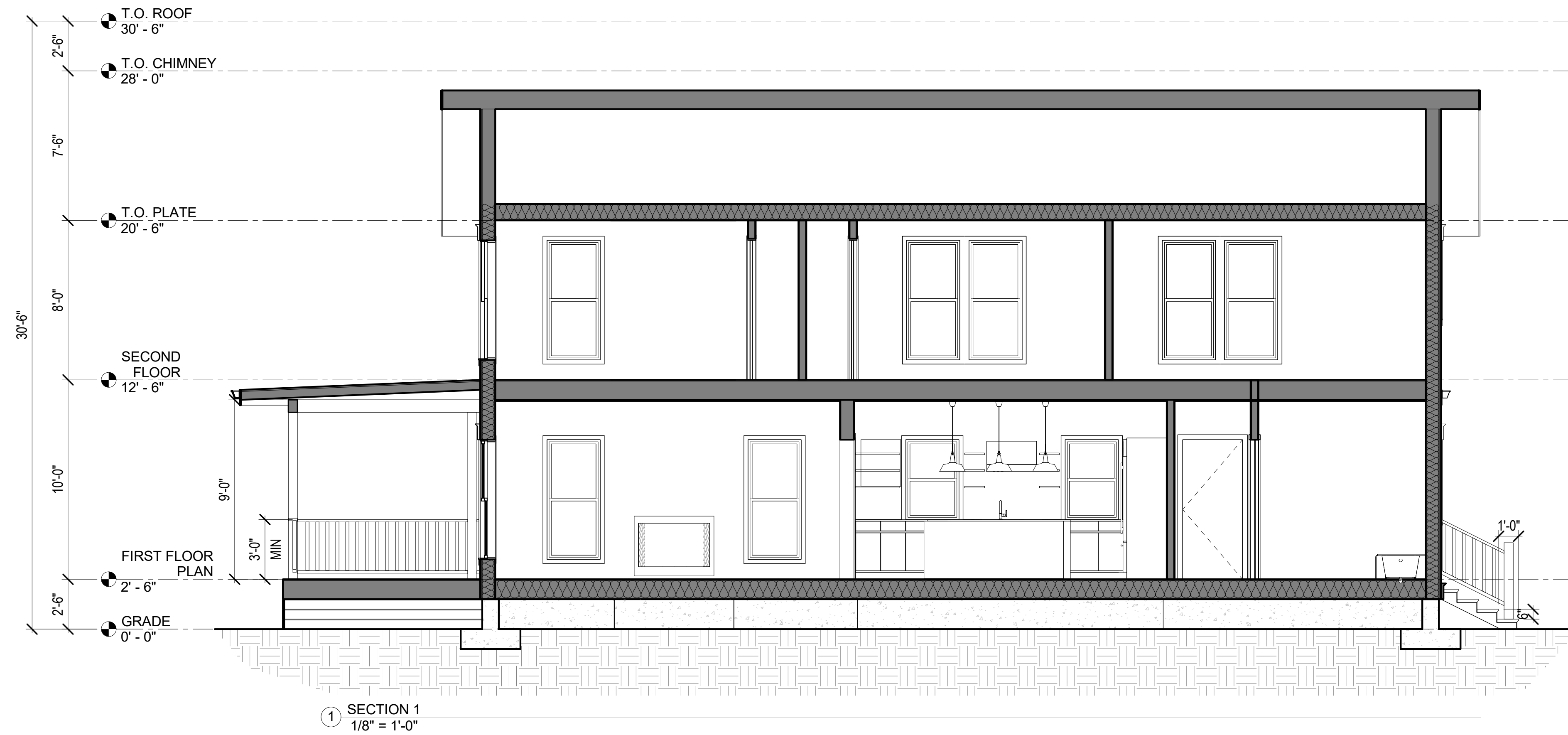
① NORTH
1/8" = 1'-0"

MODERN FARM

SHEET TITLE
**EXTERIOR
ELEVATIONS**

SHEET NO.

A3.1

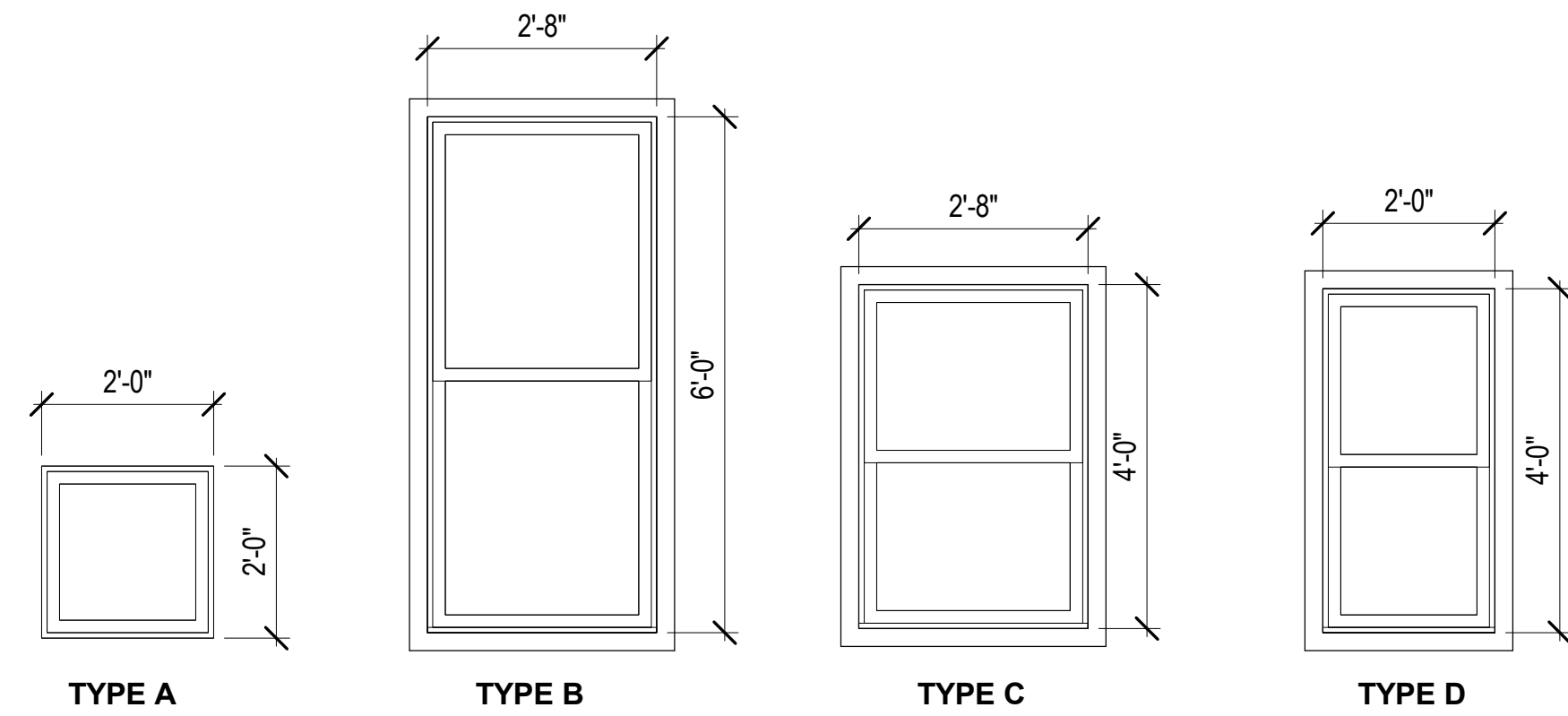


MODERN FARM

SHEET TITLE
BUILDING SECTIONS

SHEET NO.

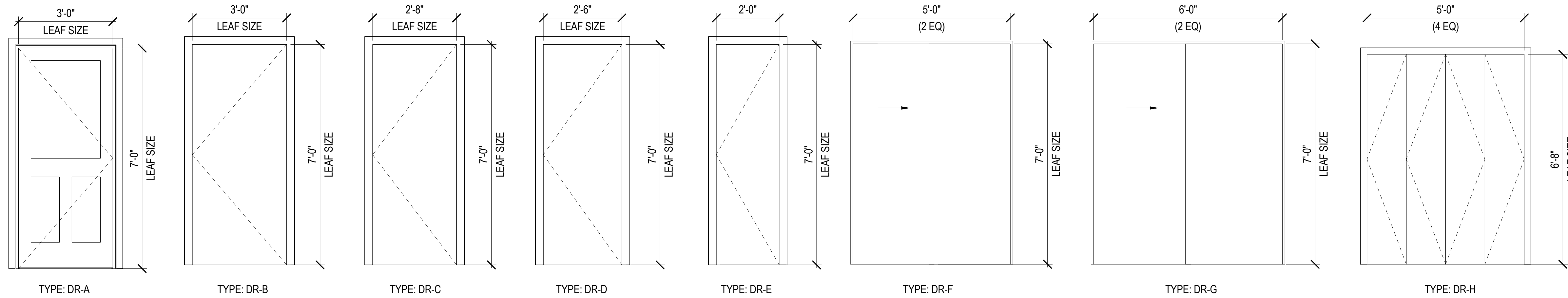
A4.0



○ WINDOW TYPES
1/4" = 1'-0"

WINDOW SCHEDULE			
Type	Size	Count	Window Type
B	32" x 72"	21	Double Hung
C	32" x 48"	9	Double Hung
D	24" x 48"	2	Double Hung

DOOR SCHEDULE			
Type	Size	Count	Door Type
31	192" x 84"	1	
DR-A	36" x 84"	4	Half Glass Two Panel Exterior Door
DR-B	36" x 84"	4	Five Panel Door
DR-C	32" x 84"	6	Five Panel Door
DR-D	30" x 84"	1	Five Panel Door
DR-E	24" x 84"	1	Five Panel Door
DR-G	72" x 84"	3	Wood Double Sliding
DR-H	60" x 80"	1	Flush Panel Bifold



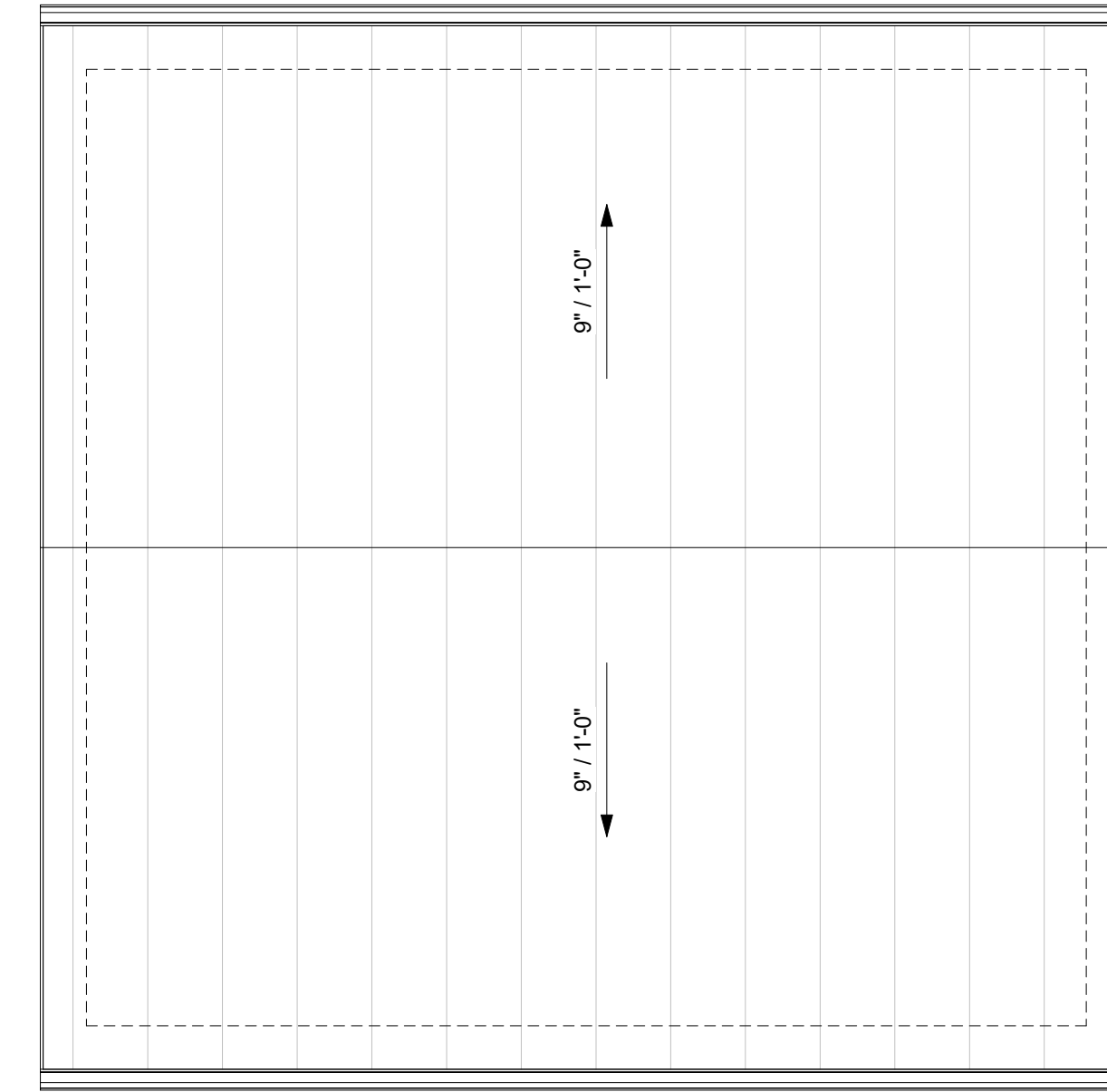
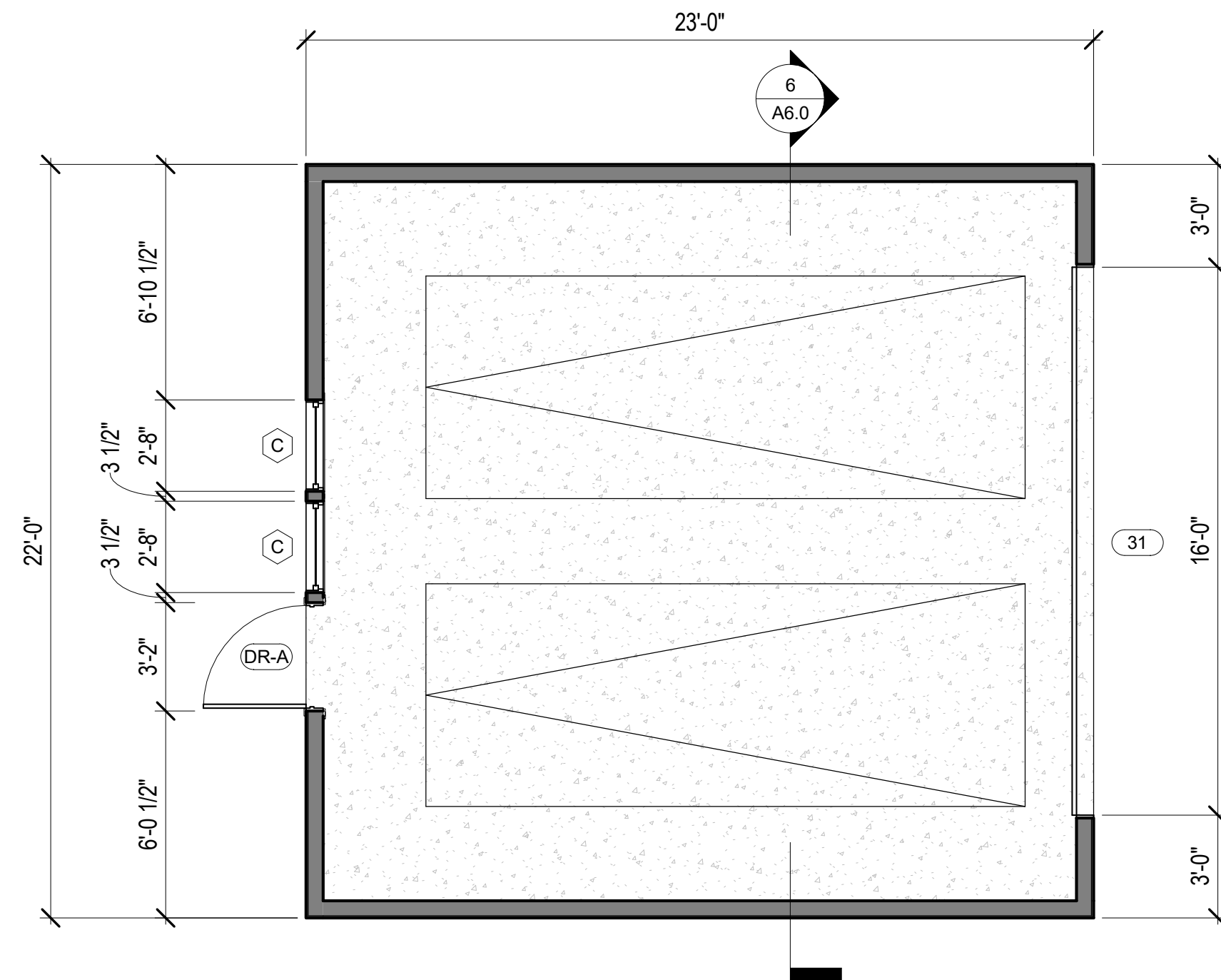
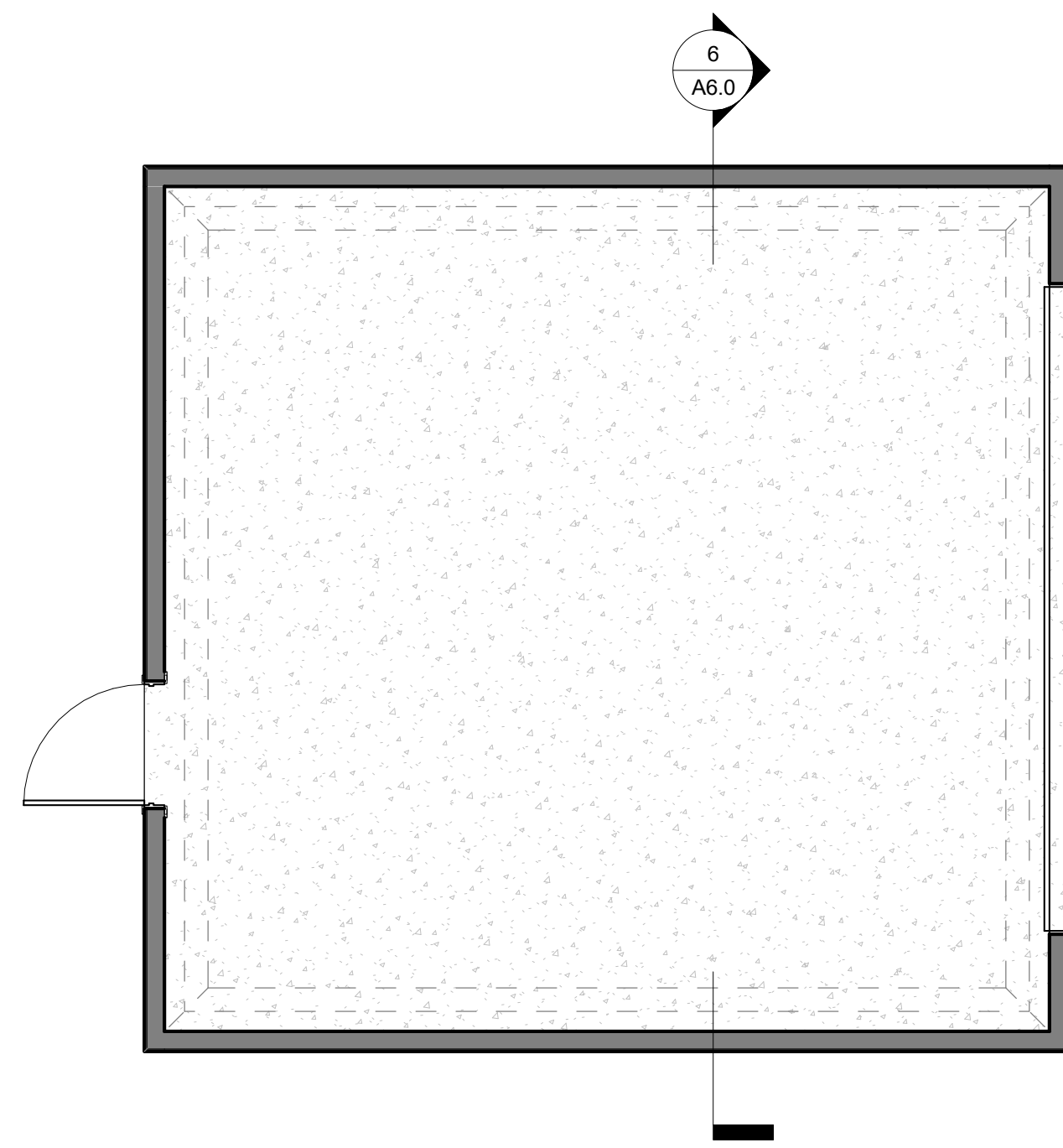
○ DOOR TYPES
1/4" = 1'-0"

MODERN FARM

SHEET TITLE
SCHEDULES

SHEET NO.

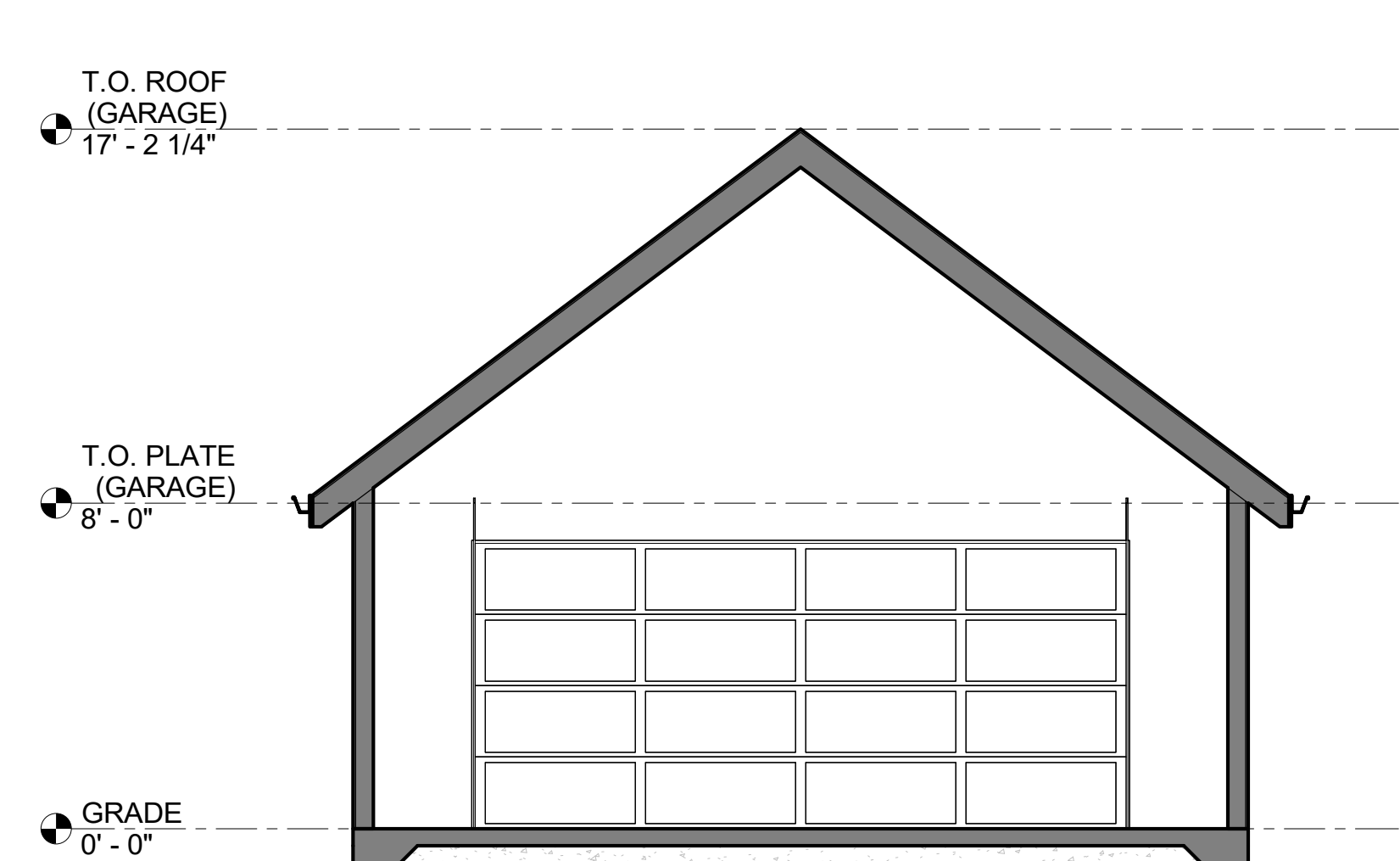
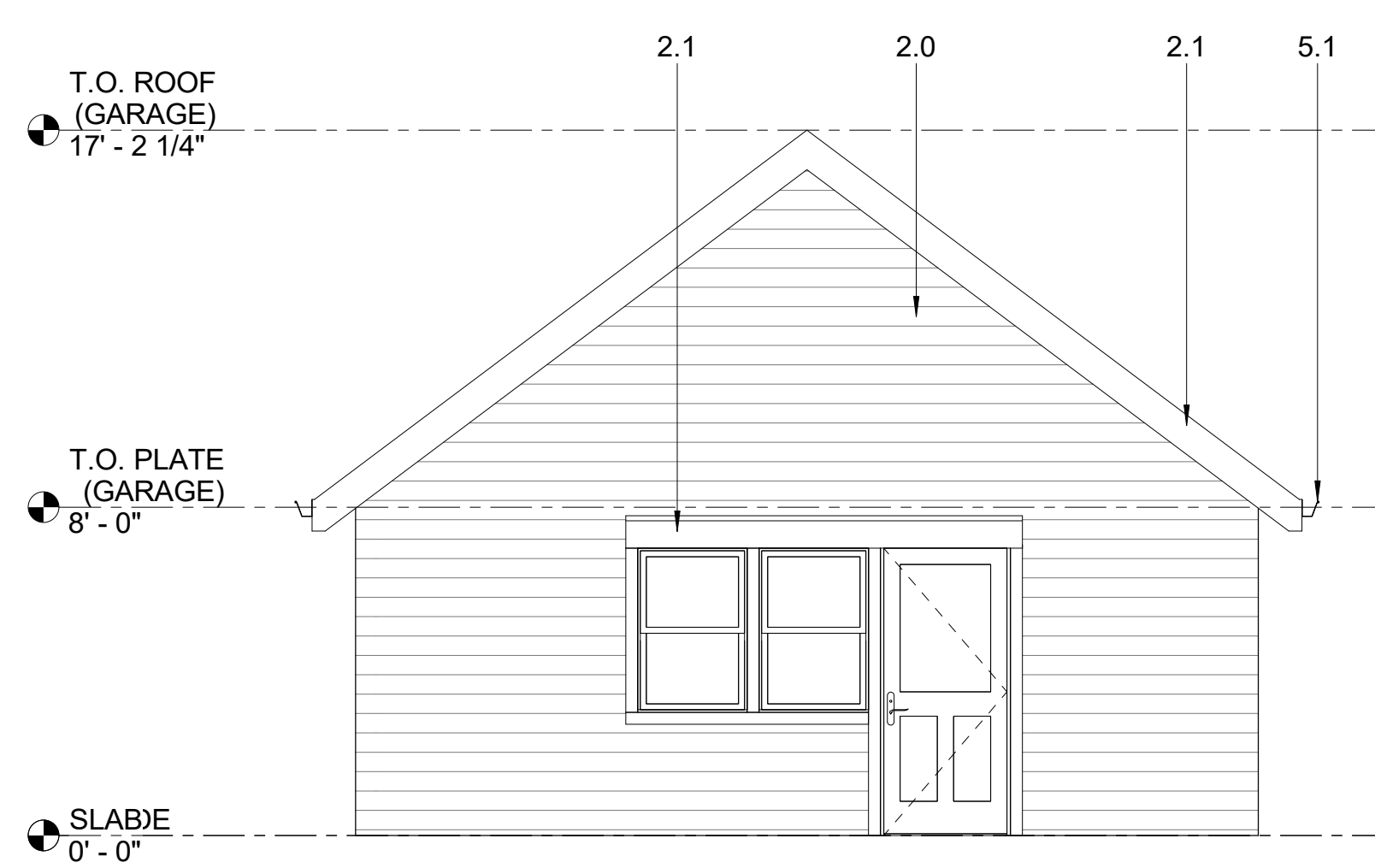
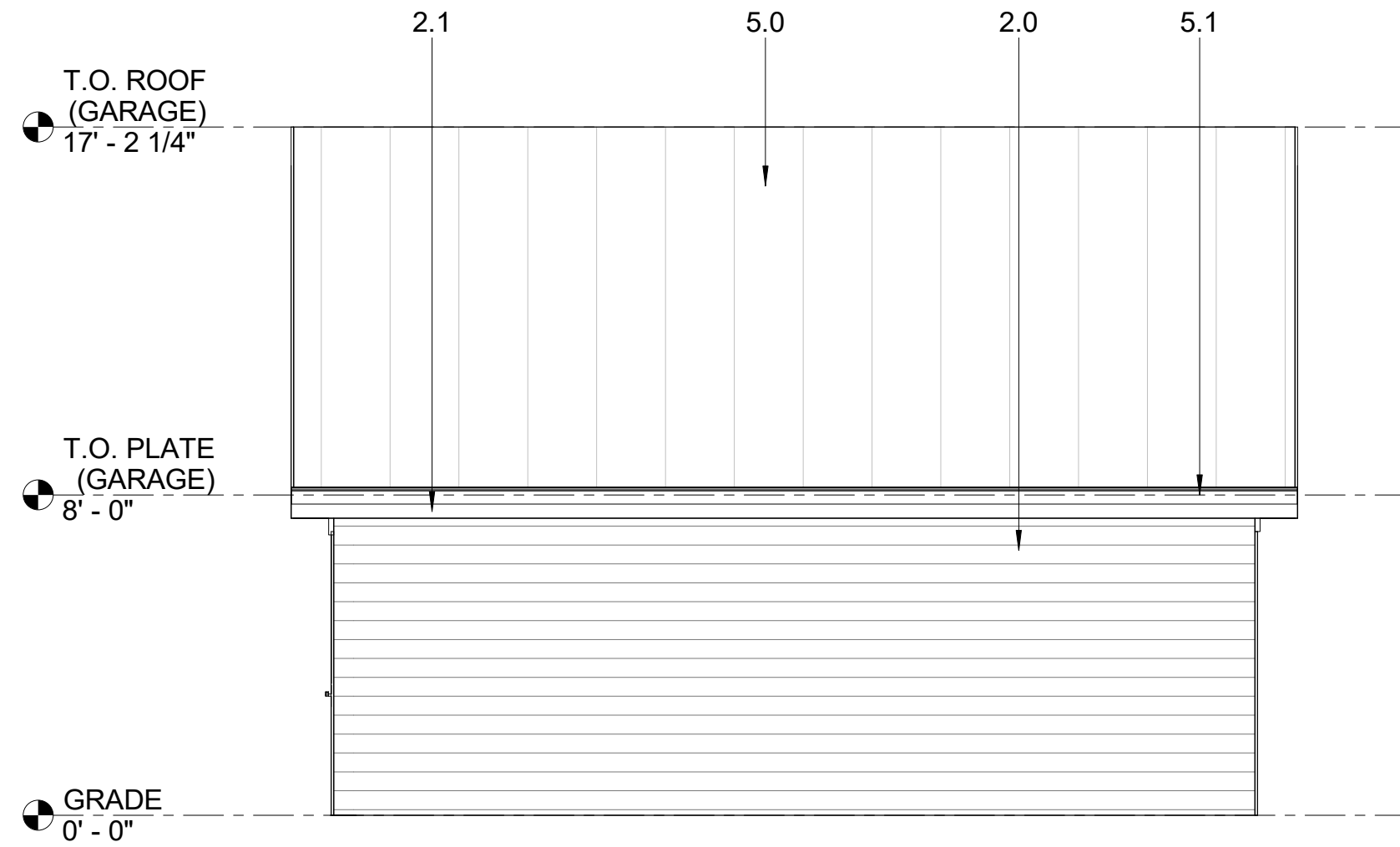
A5.0



8 GARAGE FOUNDATION PLAN
1/8" = 1'-0"

1 GARAGE PLAN
1/8" = 1'-0"

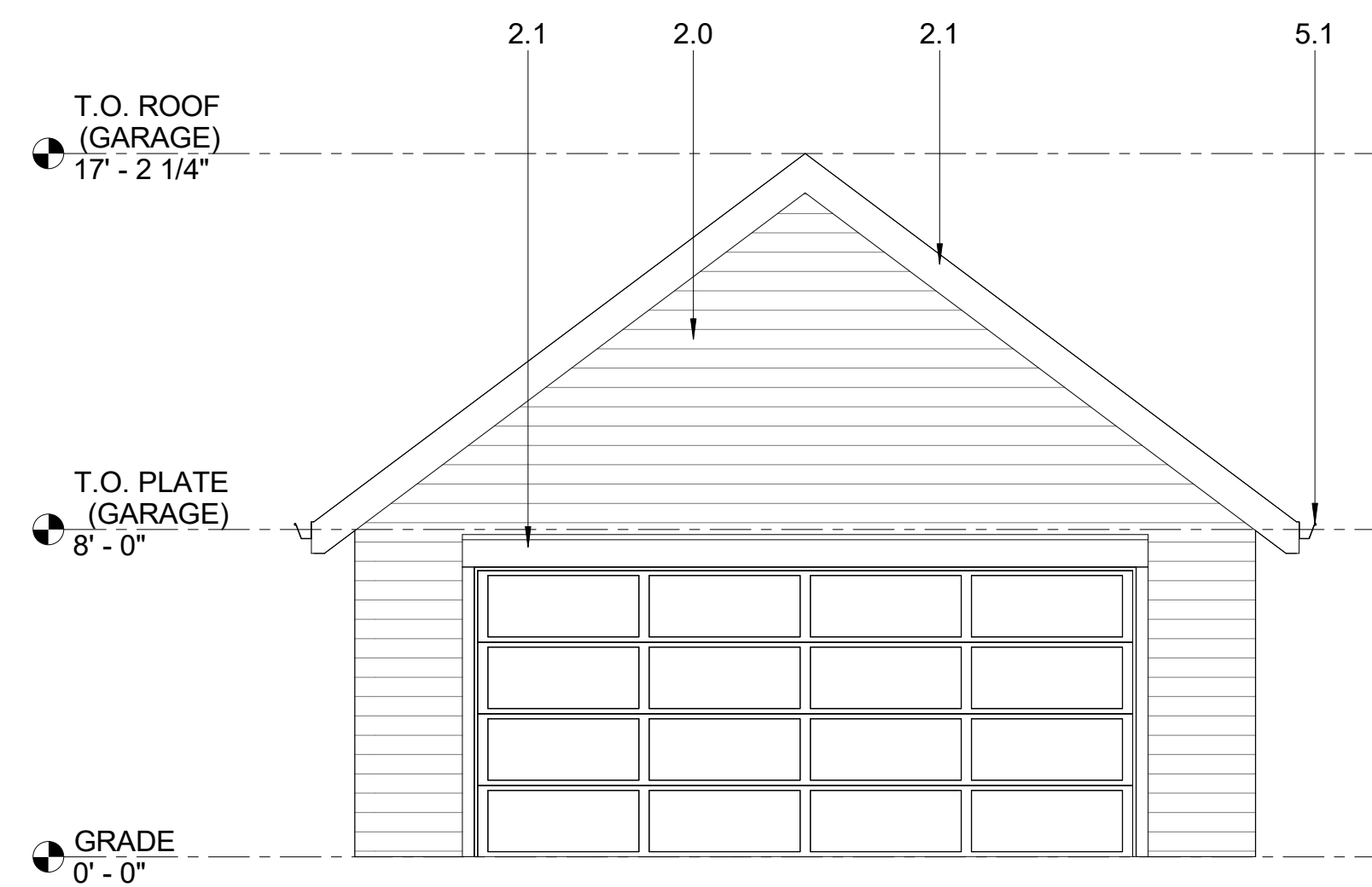
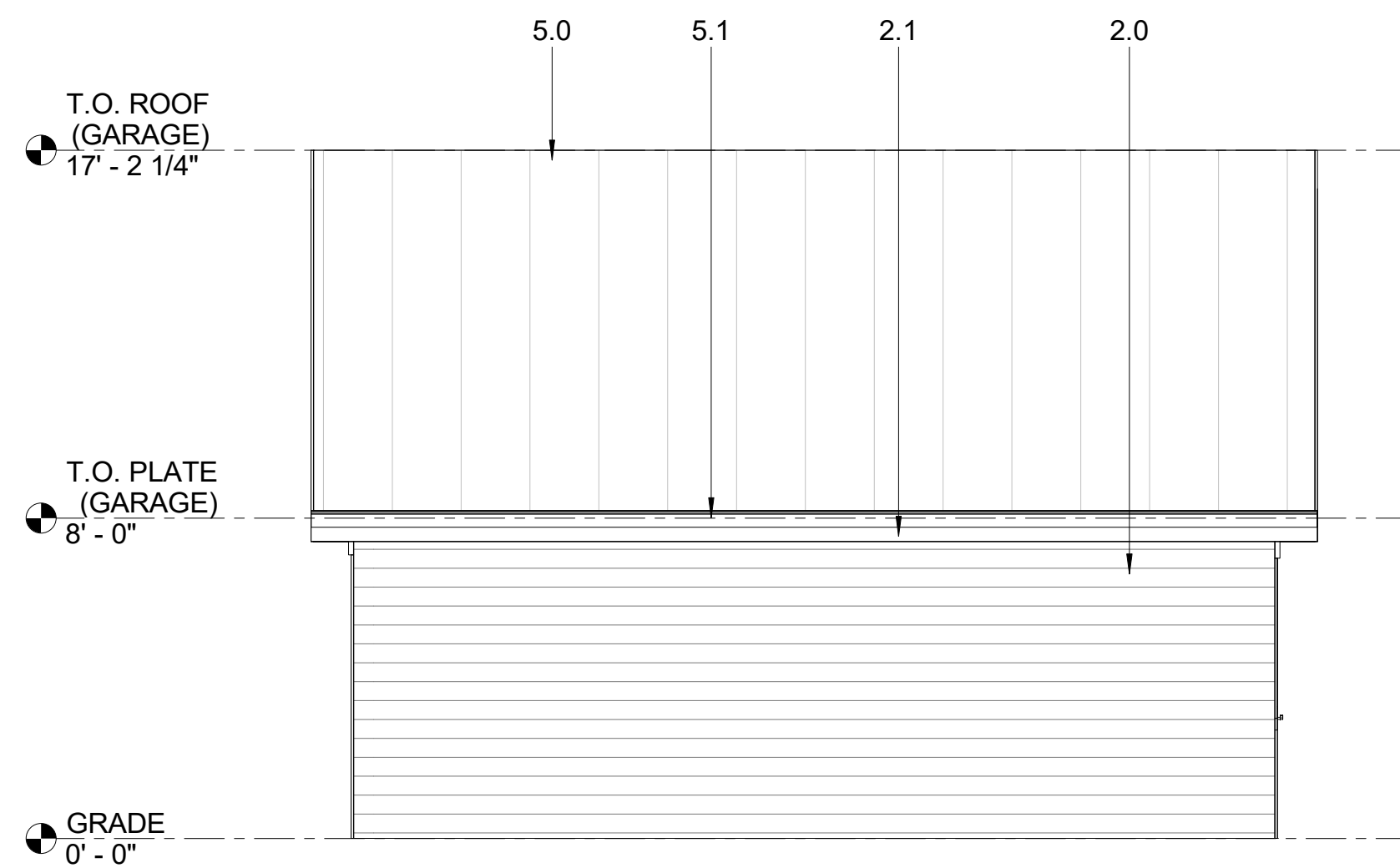
7 GARAGE ROOF PLAN
1/8" = 1'-0"



2 GARAGE NORTH ELEVATION
1/8" = 1'-0"

3 GARAGE EAST ELEVATION
1/8" = 1'-0"

6 GARAGE SECTION
1/8" = 1'-0"



4 GARAGE SOUTH ELEVATION
1/8" = 1'-0"

5 GARAGE WEST ELEVATION
1/8" = 1'-0"

MODERN FARM

SHEET TITLE
GARAGE

SHEET NO.
A6.0

Lawrence Historic Resources Commission	Item No. 9
1012 Massachusetts Street	DR-18-00181
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 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.



6 East 6th St.
P.O. Box 708
Lawrence, KS 66044

www.lawrenceks.org/pds

Phone 785-832-3150
Tdd 785-832-3205
Fax 785-832-3160

DESIGN REVIEW Application Requirements

All application materials must be submitted in print and electronic format, on disk or via email to planning@lawrenceks.org. If you are unable to provide the application materials in electronic format, please contact the Planning Office at 785-832-3150.

GENERAL REQUIREMENTS

- Application** Be sure to note if other applications (site plans, variance requests, Tax Credit Application, etc.) have been or will be submitted. Make sure the application is signed and dated. Include a digital copy of the signed application and supporting materials.
- Written Description** Describe clearly and in detail the nature of your project. Include exact dimensions for materials to be used (e.g. width of siding, window trim, etc.) Attach additional documents and pages as necessary.
- Drawings** Submitted drawings must be sufficiently clear, detailed and **dimensioned** in order to adequately communicate the scope of the proposed project. The applicant should include **dimensional drawings with a graphic/bar scale of each affected elevation** and floor plans of the structure. Staff may require more information based on submission and scope of the project. Applicants should submit one full size copy of the plans in addition to the digital plans.
- Site Plan** Scaled or dimensioned site plan with a graphic/bar scale. Include location of all existing and proposed structures, and landscape features such as retaining walls, historic limestone curbing, hitching posts, etc.
- Description of Materials and Construction Techniques** This may be noted on the required drawings or described on page 2 of the Application. Please note window and door specifications if proposing replacement.
- Photographs** Include photographs of each elevation of the property and any important architectural details. The property owner will allow staff access to the property to photo document the project. Please submit digital photographs only.

ADDITIONAL REQUIREMENTS FOR DEMOLITION PROJECTS

- Statement of Building Condition** Structural analysis completed by an engineer or licensed building contractor thoroughly documenting the specific structural deficiencies that require the structure to be demolished.
- Repair vs. Replacement Cost Analysis** Analysis describing the cost to repair the structure to be demolished and the cost to build a new structure of equal size and materials. This information will help to determine the feasibility of rehabilitation.



Pre-Application Meeting Required Planner _____ Date _____ Date Received _____
--

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DESIGN REVIEW APPLICATION

PROPERTY INFORMATION

Address of Property 1012 Massachusetts Street
 Legal Description (may be attached) _____
MASSACHUSETTS STREET S 1/2 LT 98 & N 1/2 LT 100 (U01289 & 91COMBINED 1988)

OWNER INFORMATION

Name(s) Greenhouse Culture Church INC
 Contact Jared Scholz
 Address 1012 Massachusetts Street
 City Lawrence KS State 66044 ZIP
 Phone (____) (785) 760-7605 Fax (____)
 E-mail jared@thegreenhouseculture.com Cell Phone (____) (913) 233-9639

APPLICANT/AGENT INFORMATION

Contact Nathan Clark
 Company -
 Address 872 Oak Street
 City Lawrence KS State 66044 ZIP
 Phone (____) (619) 322-9459 Fax (____)
 E-mail nathancolgate@gmail.com Cell Phone (____) (619) 322-9459

Existing Zoning	Existing Land Use	Proposed Land Use	# of Buildings
Total site area	Existing Building Footprint	Proposed Building Footprint	Open Space Area
Existing Pavement Coverage	Proposed Pavement Coverage		
Are you also submitting any of the following applications?			
• Building Permit	• Site Plan	• Special Use Permit	• Zoning Change
• Variance	• State or Federal Tax Credit Application	Other (specify)	

Property

Address: [1012 Massachusetts Street](#)

**Detailed Description of Proposed Project:
(Attach additional sheets if necessary)**

[See Attached](#)

**Reason for Request:
(Attach additional sheets if necessary)**

[See Attached](#)

Architect/Engineer/Contractor Information: Please provide name and phone number of any persons associated with the project.

Contact n/a

Company _____

Address _____

City _____ State _____ ZIP _____

Phone (____) _____ Fax (____) _____

E-mail _____ Cell (____) _____

REQUIRED ATTACHMENTS:

- Photographs of existing structure and site**
- Scaled or dimensioned site plan with a graphic/bar scale**
- Scaled elevation drawings with a graphic/bar scale**
- Scaled or dimensioned floor plans with a graphic/bar scale**
- Materials list**
- Digital copy of application materials**

ADDITIONAL INFORMATION MAY BE REQUIRED BASED ON THE SCOPE OF THE PROJECT

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 design review approval as indicated above.

Signature(s):  Date February 18, 2019

_____ Date _____

_____ Date _____

Note: If signing by agent submit Owner Authorization Form



City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

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P.O. Box 708
Lawrence, KS 66044

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Phone 785-832-3150
Tdd 785-832-3205
Fax 785-832-3160

OWNER AUTHORIZATION

I/WE Jared Scholz, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 18th day of February, 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 Nathan Clark (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 1012 Massachusetts Street (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 _____

STATE OF KANSAS
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this 18 day of February, 2019,

by Jared Scholz.

My Commission Expires: 6/26/21 [Signature]
Notary Public

 Bethany L. Hess
NOTARY PUBLIC - State of Kansas
My Appt. Expires 6/26/21

Application for

Design Review

At

1012 Massachusetts Street

February 18, 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

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 clear coated wood slats spanning the full width of the facade and shifted down closer to

the first floor doors and windows to make the sign more pedestrian friendly. The slats would be mounted to rails that are anchored in the existing mortar joints.

- Install lighting above the transom area, pointed down, to light the sign and sidewalk dining area.
- Paint existing brick masonry on first floor gray.
- Install a 10'1" x 3'2" wall sign of plastic or wood letters in a contrasting color on the new tile directly over the central recessed entryway.

Reasons for Request

Frankly, the design challenges presented by this building feel too challenging to navigate without direct collaboration with the Historic Resources Commission. So we are using this application as a way to connect with the HRC and work with an Architectural Review Committee to update the exterior of our building in a way that is considered appropriate.

All proposals in this request should be considered only as the first few words in a larger conversation that we would like to have.

Some of our specific thoughts and feelings are listed below:

We Do Not Like the Warehouse Look

The current facade reads as a single monolithic slab of brick. The tile in the transom area of the building does little to break up the facade of the building. The building feels like it belongs in the warehouse district of East Lawrence more than in the downtown area. There are very few architectural features on the building.

We Would Like to Visually Separate the 1st and 2nd Floors

What few architectural features exist on the building do nothing to tie the two floors together visually. No features on the first floor align with any features on the second floor. We would like to visually separate the two floors by using contrasting materials and colors.

We Would Like to Make the First Floor Feel Pedestrian Scale

By visually separating the two floors we hope to break up the sense of a large building. We would like to give a sense of two tenants: where the first floor tenant is not as imposing, more approachable, more walkable. And the upstairs tenant is diminished. Similar to the Toy Store, Sunflower, and other buildings downtown.

We Like Progressive

We like the modern looks of the Lawrence Public Library and the Treanor Architects building. Given the location and age of the building, we feel that this is a unique opportunity to "maintain and enhance the unique identity of Downtown Lawrence".

Site History

The earliest record for a building on this site (that we were able to locate) comes from an advertisement for Douglas County Marble & Granite Works in the September 25, 1912 and October 18, 1912 editions of the Lawrence Daily Journal World. The monument factory was located at the Oak Hill Cemetery and had a display room / office at 1012 Massachusetts. They also had a very loquacious marketing department:

Monuments Monuments

Remember we have a factory in Lawrence and can make any kind of a monument you may want, large or small. It is easy to be deceived when you buy from a picture, why not come to our factory and see what you buy. We call and get you and return you to your home free of charge. We will not be undersold on first class work and do not forget that there is a difference in Granite and Marble in quality. We guarantee our work and we feel responsible. For reference:—Watkins National Bank, Lawrence National Bank, and can refer you to any wholesale dealer in Vermont. We pay cash for our work and buy our goods in carload lots and in that way get the best prices. Consequently we can make you the best price on first class work. There are men going through the country representing Monument Works and they have the largest part of their shop in their case. See our large display at 1012 Massachusetts street or at our factory at the entrance of Oak Hill Cemetery. Remember we are responsible of a guarantee. Call or write us.

**Douglas County Marble
& Granite Works**

C. W. SAMS, Prop. 1012 Mass. St., Lawrence, Kans.
Home Phone 1977. Bell Phone 449

“Remember we have a factory in Lawrence and can make any kind of a monument you may want, large or small. It is easy to be deceived when you buy from a picture, why not come to our factory and see what you buy. We call and get you and return you to your home free of charge. We will not be undersold on first class work and do not forget that there is a difference in Granite and Marble in quality. We guarantee our work and we feel responsible. For reference: Watkins National Bank, Lawrence National Bank, and can refer you to any wholesale dealer in Vermont. We pay cash for our work and buy our goods in carload lots and in that way get the best prices. Consequently we can make you the best price on first class work. There are men going through the country representing Monument Works and they have the largest part of their shop in their case. See our large display at 1012 Massachusetts street or at our factory at the entrance of Oak Hill Cemetery. Remember we are responsible of a guarantee. Call or write us.”

Since that time the site has housed a number of small businesses including:

- Used Auto Parts (1948)
- Book Store (1965)
- Fantasy Feather Shop (1967) - My personal favorite
- Photo Developing / Printing Shop (1983)
- More recently: Buffalo Wild Wings
- More recently: Jazz

However, the 1993 Historic Preservation Department of the Kansas State Historical Society report (attached) estimates that the current building at 1012 Massachusetts was built in 1985. The report states:

Since 1985 the Dime Building has housed a number of small businesses, including secretarial, consulting, psychological, engineering, and insurance services. In 1993 the building housed Copenhagen Furniture.

The report continued and described the building as:

“...a two-part commercial block building with tall parapet roof on the primary (west) facade. The concrete block structure is faced with brick, and has two entry doors from Massachusetts. One door is centered, and the other is at the south end. Both doors are recessed. The central door is flanked by display windows, with brick bulkheads and dividing piers. A metal “mansard” type canopy overhangs the storefront. The upper story has four pairs of 1-over-1 windows, each pair with narrow shutters. The upper portion of the front facade has a vari-colored brick veneer”

The photo of the building from the report matches the current facade:



A more exact date might be interpreted from the legal description of the property which infers that it was two lots that were combined in 1988.

MASSACHUSETTS STREET S 1/2 LT 98 & N 1/2 LT 100 (U01289 & 91 COMBINED 1988)

An advertisement for office space at 1012 Massachusetts was also published in the Lawrence Journal World in January of 1987 with the phrase "Will build to suit". Which also infers that construction of some kind was happening around 1987, or at least that the building had very minimal development at the time.

OFFICE SPACE
Prime professional office space for lease. At 1012 Mass. St. 2nd floor. Will build to suit, free. Contact Duane Morris at 843-0412 or 843-0631 after 6.

January 14, 1987

We were not able to identify the reason for the re-construction of the building in the late 80s. We had heard rumors of a fire. However, we could not find any record of this what ought-to-be

high-profile news event. Our current hypothesis is that two aging buildings were purchased, demolished, and rebuilt as one building.

Newspaper Clippings Appendix

USED PARTS—'33 Std. Chev., dif. wheels, motor assembly: '37 60 V8 Ford, recon. motor, assembly complete. Priced to sell. 1012 Mass. Phone 424.

February 17, 1948 edition of the Lawrence Daily Journal World (Page 11)

APARTMENT — Furnished, living room, one bedroom, private kitchen & bath. utilities included, graduate, faculty or permanent. Apply in person Book Nook, 1012 Mass.

February 24, 1965 edition of the Lawrence Daily Journal World

FANTASY FEATHER SHOP now open. Gifts and decor, 1012 Mass. Across from Varsity Theatre.

December 14, 1967 edition of the Lawrence Daily Journal World

Fox quality pictures tomorrow or FREE! SM

The Quick-As-A-Fox Guarantee. Get your pictures back Tomorrow or get them Free. Good on disc, 110, 126 or 35mm color print film (full frame, C-41 process) Monday through Thursday. Holidays excluded. Ask for details.

1 **These Convenient Lawrence Locations To Serve You!**

- 1012 Massachusetts
- The Malls Shopping Center
711 W. 23rd St.

FOX PHOTO
for every moment worth a picture

July 7, 1983 edition of the Lawrence Daily Journal World (Page 8)

More Recent Photographs Appendix



Buffalo Wild Wings



Jazz: A Louisiana Kitchen

KANSAS HISTORIC RESOURCES INVENTORY RECONNAISSANCE FORM

Historic Preservation Department
 Kansas State Historical Society
 120 West 10th Street
 Topeka, KS 66612-1291

1a. Property name, historic use (050) - commerce	8. KSHS Inventory Code (054)
b. Property name, present use Dime Building / Copenhagen Furniture - commerce	9. County (064) DOUGLAS
2. Property address/descriptive location (062) 1012 Massachusetts Street	10. Survey sequence no. 133
3. Legal description (070) MASSACHUSETTS STREET S 1/2 LT 98 & N 1/2 LT 100 (U01289 & 91 COMBINED 1988) ORIGINAL TOWNSITE, LAWRENCE, DOUGLAS COUNTY	11. USGS quadrangle map if required (see instructions)
4. Principal material(s) (216) Brick	12. UTM reference if required (see instructions)
5. Style and/or form type (210) Rectangle; Flat	13. Condition (084) x excellent ruins good no visible remains fair incorporated into deteriorated later structure
6. Identify any outbuildings and/or other structures with this building or structure. (Attach an additional inventory form of each one that has particular architectural or historical interest.) NONE.	14. Additional remarks See continuation page.
15. Estimated date of construction (301) 1985	16. Builder/Architect (300) Unknown

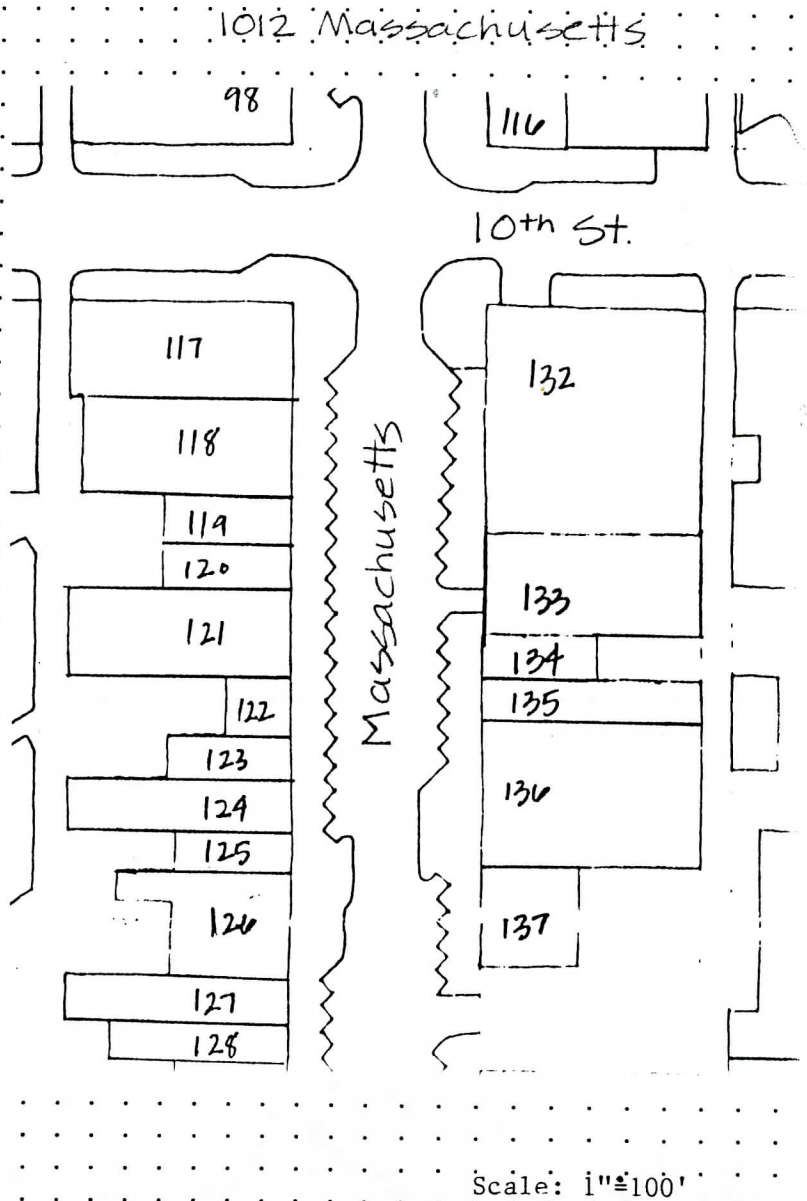


15. Photographer or photo source Deon Wolfenbarger
16. Photo roll and frame number(s) H-9a
17. Photo date December, 1993
18. Inventory form completed by (name and organization) D. WOLFENBARGER THREE GABLES PRESERVATION
19. Survey project name Lawrence Downtown Building Survey
20. Date form compiled 8/16/93
THIS SECTION FOR KSHS USE ONLY 21. Is this property potentially eligible for listing in the NR? yes no

KANSAS HISTORIC RESOURCES INVENTORY RECONNAISSANCE FORM

Page 2

22. Sketch the site plan. (Include north arrow. Show outline of building shape, locations of outbuildings, and locations of roads or streets.)



THIS SECTION FOR KSHS USE ONLY		
23. Category (060)	25. Date logged, HPD	26. Logged by
24. Functional type (202)		

Continuation Sheet

1012 Massachusetts Street

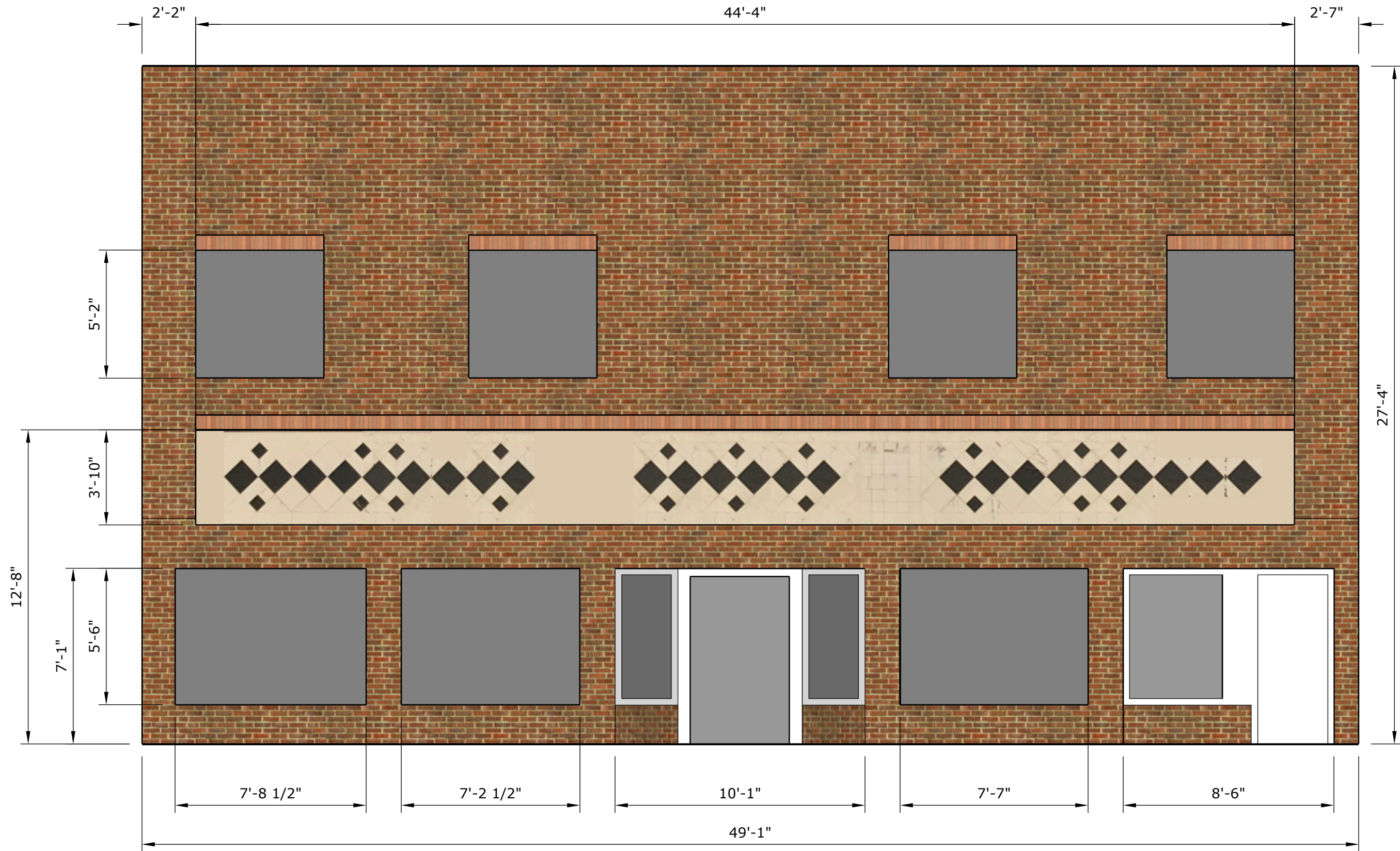
14. Additional remarks

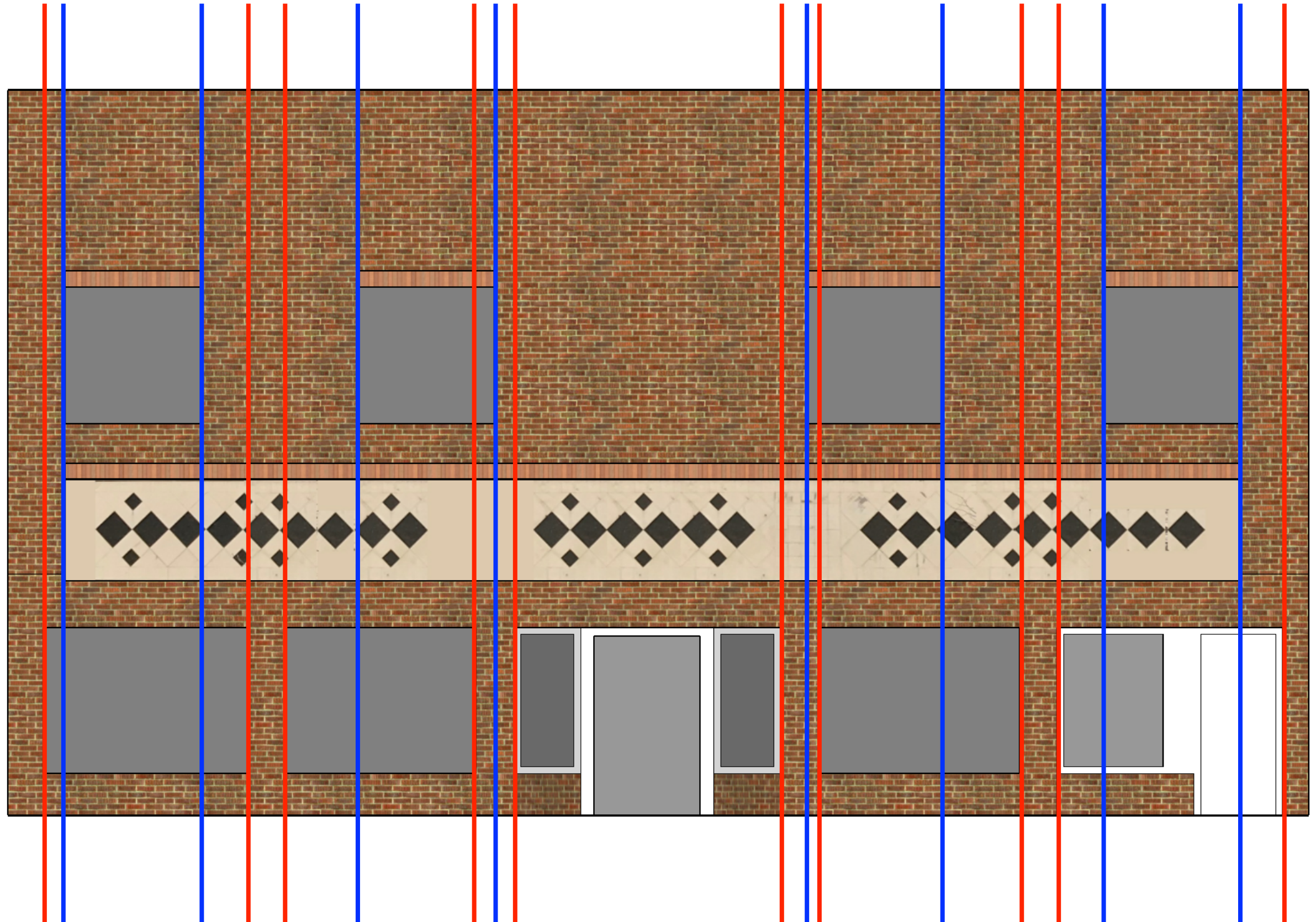
History: Since 1985 the Dime Building has housed a number of small businesses, including secretarial, consulting, psychological, engineering, and insurance services. In 1993 the building housed Copenhagen Furniture.

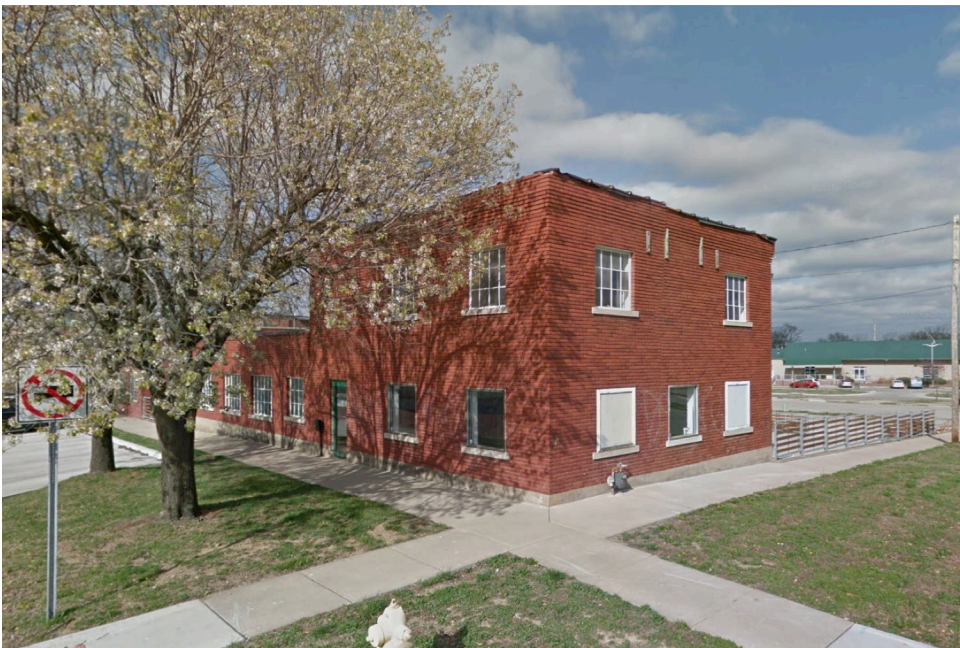
Description: 1012 Massachusetts is a two-part commercial block building with tall parapet roof on the primary (west) facade. The concrete block structure is faced with brick, and has two entry doors from Massachusetts. One door is centered, and the other is at the south end. Both doors are recessed. The central door is flanked by display windows, with brick bulkheads and dividing piers. A metal "mansard" type canopy overhangs the storefront. The upper story has four pairs of 1-over-1 windows, each pair with narrow shutters. The upper portion of the front facade has a vari-colored brick veneer.



1012









1012 MASSACHUSETTS A
Similar Styles Located on Mass Street 001





**Proposed Changes
Best Option - Wood**

- A) Paint existing brick masonry on first floor gray.
- B) Remove existing tile and "soldiered" bricks in the transom area and replace with clear coated wood slats spanning the full width of the facade and shifted down closer to the top of the first floor doors and windows to make the sign more pedestrian friendly.
- C) Install lighting above the transom area, pointed down, to light the awning and sidewalk dining area.
- D) Install a 10'1" x 3'2" wall sign of plastic or wood letters in a contrasting color directly over the central recessed entryway.



**Proposed Changes
Better Option - Tile**

- A) Paint existing brick masonry on first floor gray.
- B) Remove existing tile and "soldiered" bricks in the transom area and replace with similarly sized (12x12) white tile spanning the full width of the facade and shifted down closer to the top of the first floor doors and windows to make the sign more pedestrian friendly.
- C) Install lighting above the transom area, pointed down, to light the sign and sidewalk dining area.
- D) Install a 10'1" x 3'2" wall sign of plastic or wood letters in a contrasting color directly over the central recessed entryway.

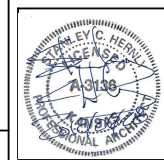


**Proposed Changes
Good Option - Awning**

- A) Paint existing brick masonry on first floor gray.
- B) Remove existing tile and "soldiered" bricks in the transom area and replace with a typical black awning spanning the full width of the facade and shifted down closer to the top of the first floor doors and windows to make the sign more pedestrian friendly.
- C) Install lighting above the transom area, pointed down, to light the awning and sidewalk dining area.
- D) A 10'1" x 3'2" flag sign printed in a contrasting color directly over the central recessed entryway.



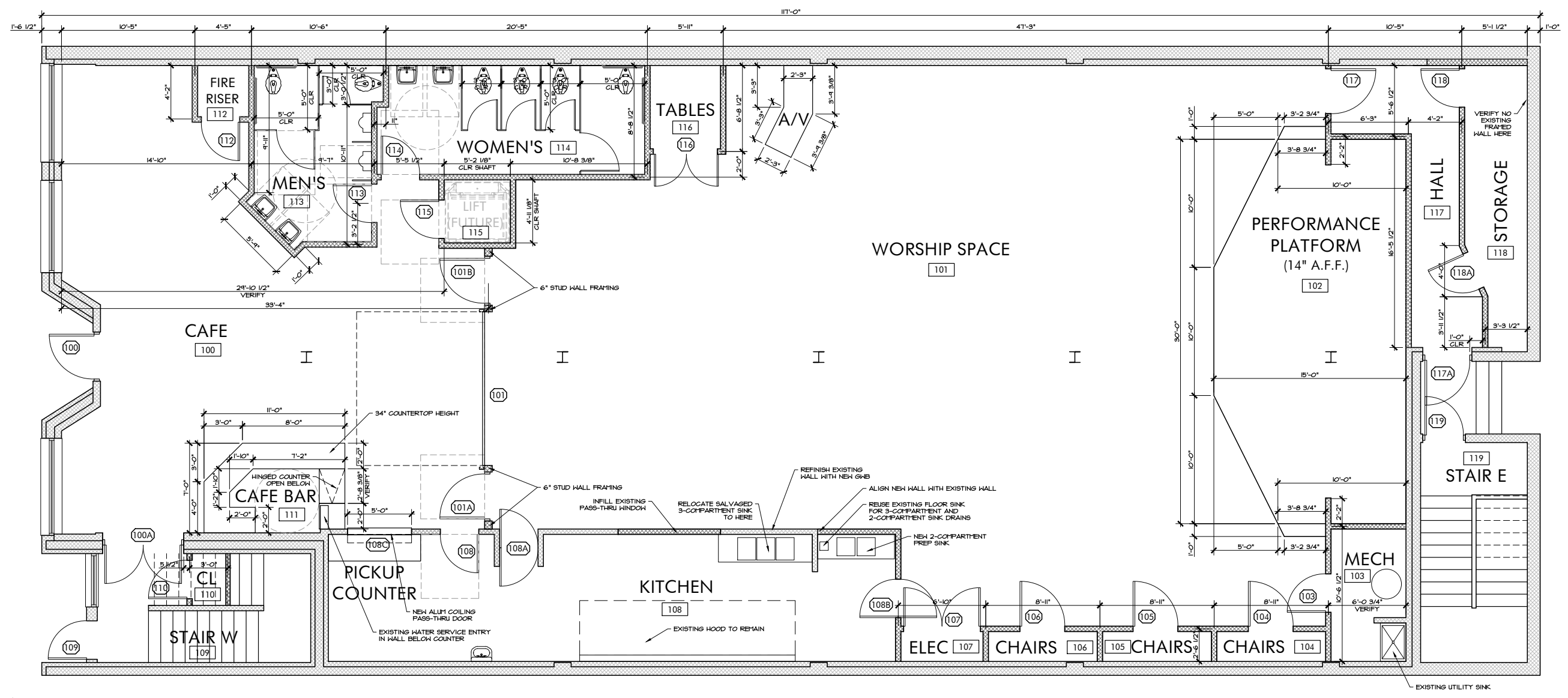
GREENHOUSE CULTURE
 1012 MASSACHUSETTS STREET
 LAWRENCE, KANSAS



Hernly ASSOCIATES
 1100 Rhode Island Street
 Lawrence, Kansas 66044
 785 - 749 - 5806
 FAX 785 - 749 - 1515

LAYOUT PLAN
 Date: 2018/06/28
 Drawn by: SCH
 Checked by:
 Revisions:

A1.1

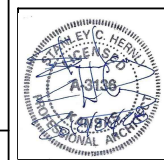


1 FIRST STORY NEW LAYOUT PLAN
 1/4" = 1'-0"





GREENHOUSE CULTURE
 1012 MASSACHUSETTS STREET
 LAWRENCE, KANSAS



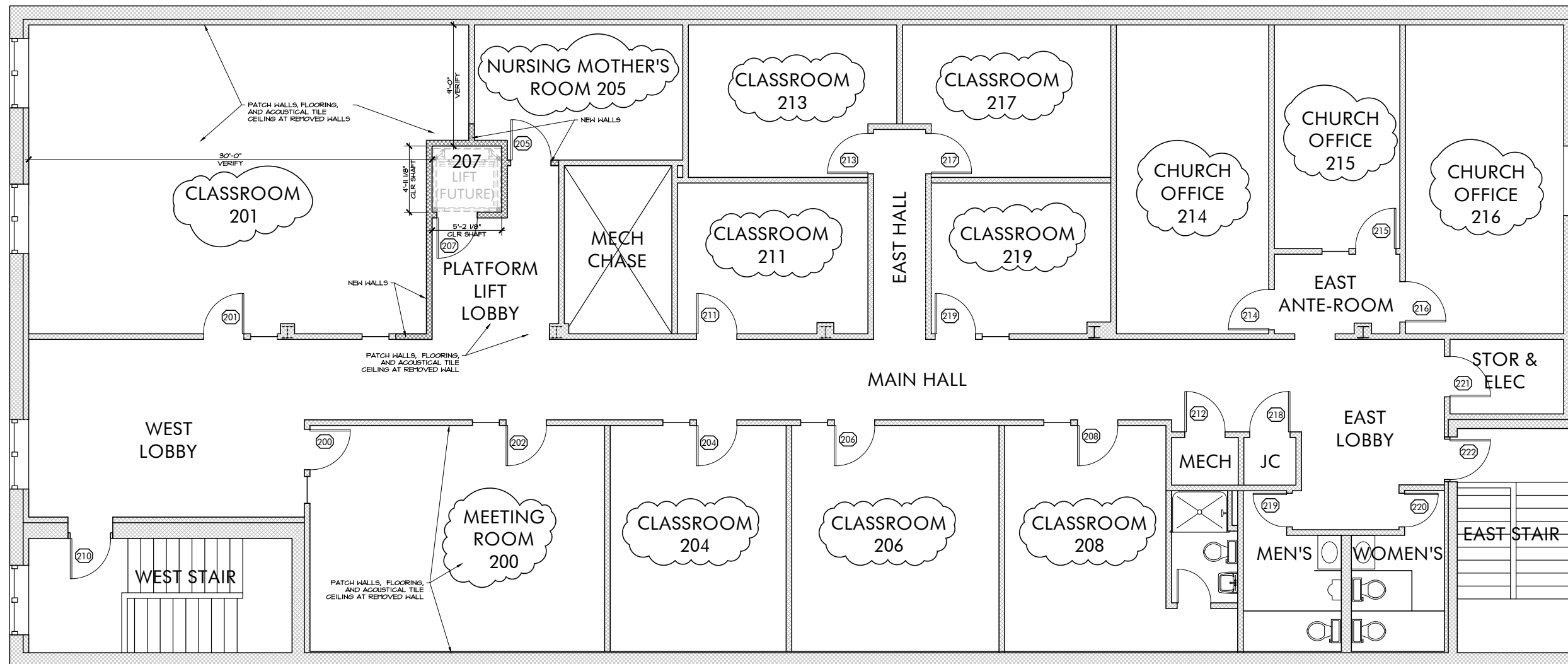
Hernly ASSOCIATES

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LAYOUT PLAN

Date: 2018/06/28
 Drawn by: SCH
 Checked by:
 Revisions: 2018/08/08

A1.2



ROOM NAMES UPDATED
 2018/08/08



1 SECOND STORY NEW LAYOUT PLAN
 1/4" = 1'-0"