

---

**LAWRENCE HISTORIC RESOURCES  
ADMINISTRATIVE REVIEW  
STAFF REPORT**

---

**A. SUMMARY**

**DR-7-88-09** 603 Tennessee Street; Special Use Permit; Certified Local Government Review. The property is listed as a contributing structure to the Old West Lawrence Historic District, National Register of Historic Places. The property is also located in the environs of the Pinkney I Historic District, National Register of Historic Places. Submitted by Rainbow Works LLC, the property owner of record.

**B. PROJECT DESCRIPTION**

The applicant is requesting a Special Use Permit for 603 Tennessee Street for a Bed and Breakfast as described in the Development Code.



East elevation of 603 Tennessee Street.

**C. STANDARD FOR REVIEW**

Secretary of the Interior's Standards (Certified Local Government)

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

#### **D. STAFF RECOMMENDATION**

In accordance with the Secretary of the Interior's Standards and the standards of evaluation, staff recommends the Commission approve the proposed project and make the determination that the proposed project does not encroach upon, damage, or destroy listed historic properties and their environs with the following conditions:

1. Any changes to the approved project will be submitted to the Historic Resources Administrator prior to the commencement of any related work.
2. The associated site plan should identify an owner suite and not a caretaker suite.
3. This approval does not guarantee the Planning Commission or the City Commission will approve the land use request.