
LAWRENCE HISTORIC RESOURCES COMMISSION
ITEM NO. 3: DR-04-23-10
STAFF REPORT

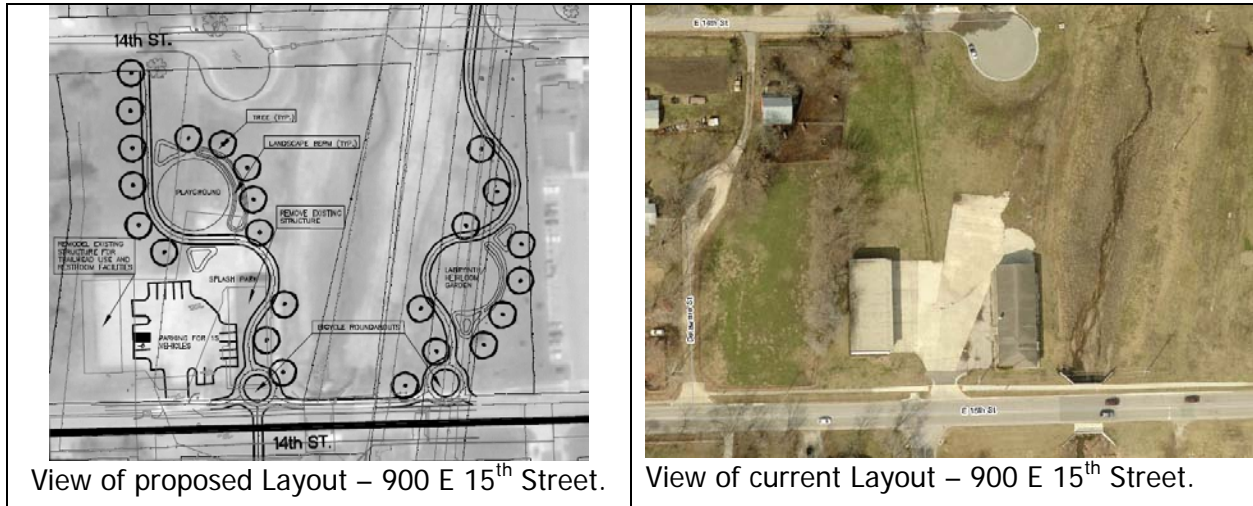
A. SUMMARY

DR-04-23-10 900 E 15th Street; Demolition; Certified Local Government Review. The property is located in the environs of the Samuel Riggs House (1501 Pennsylvania), National Register of Historic Places. Submitted by Lawrence Parks & Recreation Department for the City of Lawrence, the property owner of record.

B. PROJECT DESCRIPTION

As part of the development of the Burroughs Creek Trail and Linear Park, the applicant is requesting to demolish the Morton Concrete Company building, east of the police evidence storage shed, at 900 E 15th Street. The police evidence storage shed will remain. Ultimately, the site will be developed with parking and park amenities. Until the proposed improvements associated with the new trail and park can be installed, the existing site will retain the evidence storage shed and the existing parking area. A grass area will be installed where the Morton Concrete Company building currently stands.





C. STANDARD FOR REVIEW

For Certified Local Government Review of projects within the environs of listed properties, the Historic Resources Commission has typically used the Standards and Guidelines for Evaluating the Effect of Projects on Environs to evaluate the proposed project. Therefore, the following standards apply to the proposed project:

- 1. The character of a historic property's environs should be retained and preserved. The removal or alteration of distinctive buildings, structures, landscape features, spatial relationships, etc. that characterize the environs should be avoided.*
- 2. The environs of a property should be used as it has historically been used or allow the inclusion of new uses that require minimal change to the environs' distinctive materials, features, and spatial relationships.*
- 3. The environs of each property will be recognized as a physical record of its time, place, and use. Changes to the environs that have acquired historic significance in their own right should be retained and preserved.*
- 4. Demolition of character-defining buildings, structures, landscape features, etc. in a historic property's environs should be avoided. When the severity of deterioration requires removal within the environs, compatible reconstruction shall occur.*
- 5. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.*
- 6. New additions, exterior alterations, infill construction, or related new construction should not destroy character-defining features or spatial relationships that characterize the environs of a property. The new work shall be compatible with the historic materials, character-defining features, size, scale and proportion, and massing of the environs.*
- 7. Moved historic properties that have not retained or acquired historic significance in their new environs shall be considered as artifacts without environs.*

D. STAFF ANALYSIS

The applicant is requesting to demolish the Morton Concrete Company building, east of the police evidence storage shed at 900 E 15th Street. Ultimately the police evidence storage shed will be rehabilitated and park amenities for the Burroughs Creek Trail & Linear Park will be installed.

Future plans for the site include the renovation of the police evidence storage shed to house a restroom facility and a parks maintenance storage area. The southern half of the existing structure will have two restroom facilities, seating areas and drinking fountains. Where the Morton Concrete Company building now stands, a splash park is proposed to occupy the northern part and a bicycle roundabout, road, and trees will occupy the southern portion. A section of the existing parking will be retained with space for 15 vehicles.

"Environs," as defined by the Standards and Guidelines for Evaluating the Effect of Projects on Environs, means the historic property's *associated* surroundings and the elements or conditions which serve to *characterize* a specific place, neighborhood, district, or area. In an environs review the objective is to determine the impact of a proposed project on a listed property and its environs. Guidance for environs review begins with the identification of the character-defining features of the environs, its historic and current character, and what must be retained in order to preserve that character. The character of a listed property's environs may be defined by form; exterior materials such as masonry, wood or metal; exterior features and elements such as roofs, porches, windows or construction details; as well as size, scale and proportion, massing, spatial relationships, etc.

The Standards and Guidelines for Evaluating the Effect of Projects on Environs also identifies that exterior alterations of properties in the environs of a listed property are generally needed to assure continued use, but it is important that such alterations *do not change*, obscure, or destroy any *character-defining* spaces, materials, features and/or relationships. Alterations may include demolition of structure(s) and/or features, providing additional parking, modification of entries, installation of signs, or cyclical maintenance involving repairs with incompatible materials (emphasis added). 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.

According to Douglas County Land Records, the buildings located at 900 E 15th Street were constructed in 1965 (Morton Concrete Company building) and 1973 (police evidence storage shed). A 1954 aerial of Lawrence shows the property as vacant. The Morton Concrete Company building was constructed and owned by Clark O. Morton who was a Lawrence City Commissioner in 1967 and Mayor in 1969-1970. According to the Capitol Concrete website, Capitol Concrete purchased Morton Building Materials in Lawrence in 1998. The City of Lawrence purchased the property in 1999. A site plan and a design review were completed in 2004 for the property to be used for police evidence storage. The existing buildings on the site were not constructed during the period of historic significance for the listed property, have not achieved historic significance, and are not character-defining to the environs of the Samuel Riggs House. However, there is a direct line of sight from the Samuel Riggs House to the Morton Concrete Company building. Because the structure to be

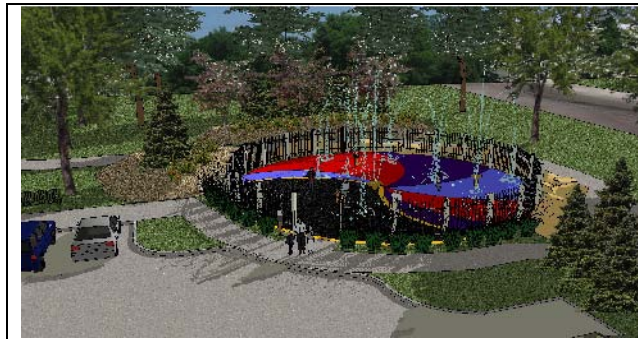
demolished is not a character-defining building, structure, or landscape feature for the environs of the Samuel Riggs House, the removal of the structure does not require compatible reconstruction.



1954 Lawrence aerial

Staff is of the opinion the demolition of the Morton Concrete Company building and the installation of a grass area and ultimately park amenities does not encroach upon, damage, or destroy the environs of the Samuel Riggs House.





Proposed Splash Park at 900 E 15th Street.



Proposed Play Area at 900 E 15th Street.

E. STAFF RECOMMENDATION

In accordance with the Standards and Guidelines for Evaluating the Effect of Projects on Environs, the standard 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 the environs of one or more listed historic properties with the following conditions:

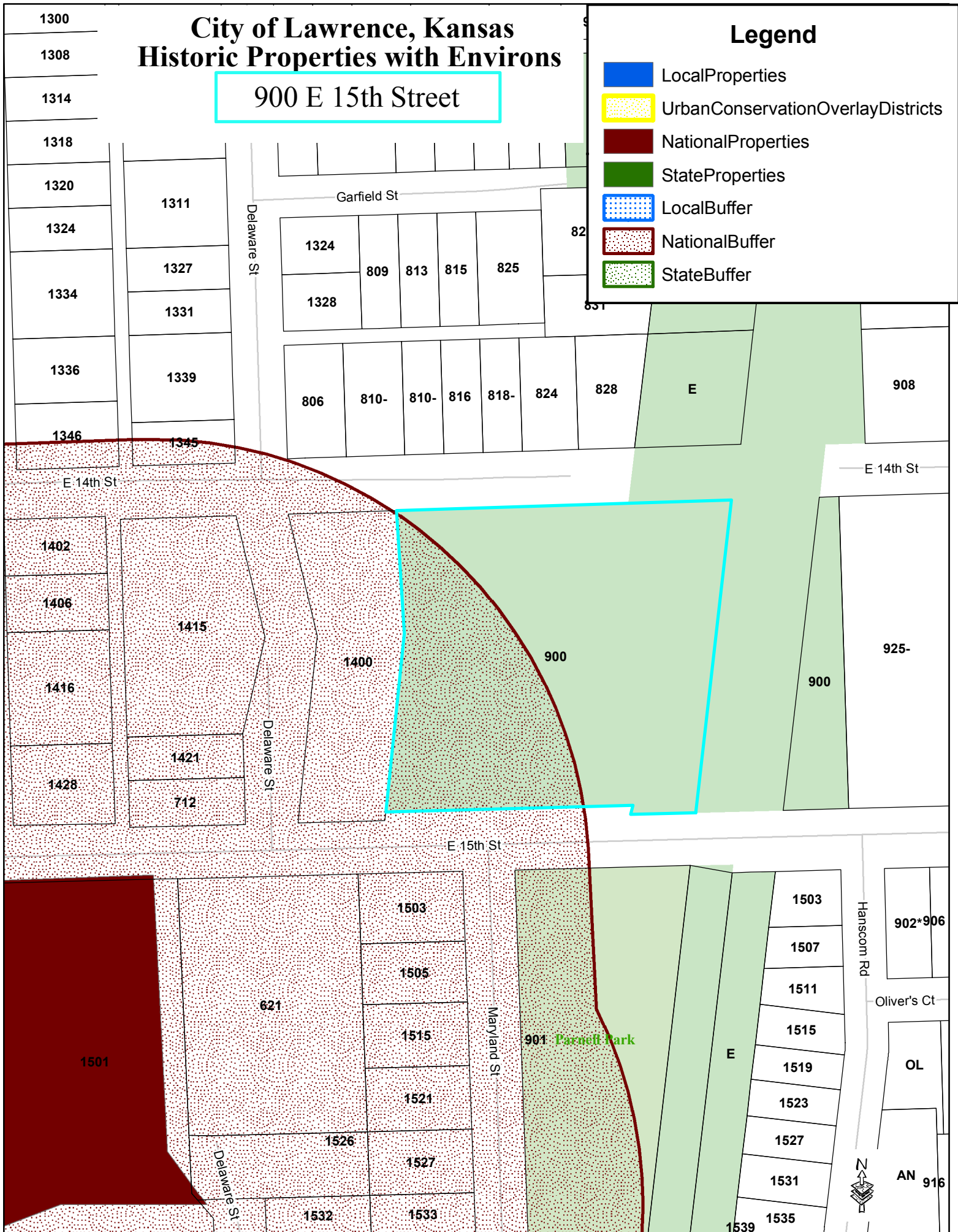
1. The applicant provide complete construction documents to be reviewed and approved by the Historic Resources Administrator prior to release of a building permit;
2. Any changes to the approved project will be submitted to the Historic Resources Commission prior to the commencement of any related work;
3. The property owner will allow staff access to the property to photo document the project before during construction and upon completion of the project.

City of Lawrence, Kansas Historic Properties with Environs

900 E 15th Street

Legend

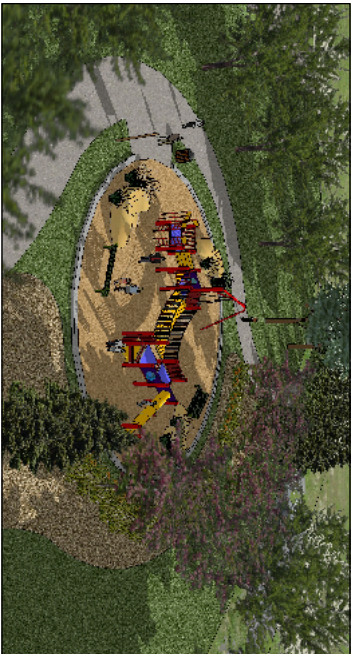
- LocalProperties
- UrbanConservationOverlayDistricts
- NationalProperties
- StateProperties
- LocalBuffer
- NationalBuffer
- StateBuffer





THE WEST SIDE OF THE PROPOSED TRAILHEAD WILL INCORPORATE THE EXISTING POLICE STORAGE SHED AS A RESTROOM FACILITY AND PARKS MAINTENANCE STORAGE AREA. THE SOUTH HALF OF THE EXISTING STRUCTURE WILL BE RENOVATED TO ACCOMMODATE TWO RESTROOM FACILITIES AND WILL ALSO PROVIDE SEATING AREAS AND DRINKING FOUNTAINS. GARAGE DOORS WILL BE MAINTAINED ON THE NORTH HALF OF THE FACADE TO FACILITATE THE STORAGE NEEDS AND ACCESSIBILITY NEEDED BY THE PARKS MAINTENANCE DEPARTMENT.

THE 15TH STREET TIE-HEAD DESIGN INCORPORATES BOTH SIDES OF THE EXISTING DRAINAGE AREA, AS THE TRAIL, TRAILER, AND TRAILER TRAILER, ARE LOCATED ALONG THE EAST SIDE OF THE DRAINAGE AREA. THE TRAILER TRAILER IS PROPOSED TO BE INCLUDED IN THE TRAILHEAD ACROSS A LATERAL/CHURCH CORNER ON THE EAST AND A SPASH PARK WITH TRADITIONAL PLAYGROUND ON THE WEST. TWO BICYCLE ROUTING/POINTS HERE LINK THESE TWO AREAS AND PARK. PARKING STALLS WILL BE PROVIDED AT THE TRAILHEAD LOCATION FOR THOSE WHO WOULD LIKE TO DRIVE TO THE TRAIL TO EXPERIENCE THESE ADVENTURES.

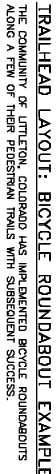


AS THE FIRST SPLASH PARK WITHIN THE COMMUNITY, IT IS ANTICIPATED THAT THE PARK AT THE 15TH STREET TRAILHEAD WILL ATTRACT MANY YOUNG FAMILIES OF ADJACENT NEIGHBORHOODS AS WELL AS OTHER LAWRENCE RESIDENTS DURING THE SUMMER MONTHS.

HALF OF THE TRAILHEAD TO HELP MINIMIZE CONSTANT TRAFFIC BETWEEN THE TWO LOCATIONS.



THE PROPOSED RONDABOUTS SERVE NOT ONLY AS A TRAFFIC-CALMING DEVICE FOR MULTI-MODAL USERS OF THE TRAIL, BUT ARE ALSO POTENTIAL GATEWAYS SERVING AS LANDMARKS ON THE TRAIL. THEIR PRESENCE WILL BE ENHANCED WITH LANDSCAPING AND TRAIL SIGNAGE EXPLAINING THE VARIOUS ASPECTS OF THE TRAIL AND HISTORIC AREA.

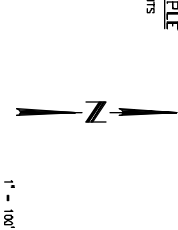


THE COMMUNITY OF LITTLETON, COLORADO HAS IMPLEMENTED BICYCLE ROUTES ALONG A FEW OF THEIR PEDESTRIAN TRAILS WITH SUBSEQUENT SUCCESS.

BARTLETT & WEST
 688 VERMONT STREET - LAWRENCE KS 66044-3888
 PHONE 785.748.8488 - FAX 785.748.8861
WWW.BARTWEST.COM

**NOT FOR CONSTRUCTION
SITE PLAN SUBMITTAL ONLY**

LAYOUT AND NOTES



DESIGNED BY:	DRA
DRAWN BY:	RLW
APPROVED BY:	DRA
DESIGN PROJ:	15448.D01
CONST PROJ:	
SCALE:	AS NOTED
DATE:	JUNE 19, 2007
SHEET NUMBER	
SP-2	
OF	4