
LAWRENCE HISTORIC RESOURCES COMMISSION
ITEM NO. 8: DR-04-49-11
STAFF REPORT

A. SUMMARY

DR-04-49-11 1043 Indiana Street; Relocation and New Construction; Certified Local Government Review. The property is located in the environs of the Oread Historic District and the Michael D. Greenlee House (947 Louisiana), National Register of Historic Places. Submitted by Paul Werner Architects for Triple T LLC, the property owner of record.

B. PROJECT DESCRIPTION

The applicant is requesting to move the existing historic structure located at 1043 Indiana Street [Lots 11 & 12, Block 13, Lane's Second Addition] to the north end of the vacant lots [Lots 7 – 10, Block 13, Lane's Second Addition] and incorporate the structure into a design with an 51 Dwelling Unit Apartment Complex of approximately 126,459 total square feet: 58,048 square feet of underground parking and 69,928 square feet of living space, including storage and mechanical. Currently the property is zoned U-KU and is vacant. This review includes revised plans submitted by the applicant on July 12, 2011. This review does not include the planning review for rezoning this property to RM32-PD for this project. This review and staff analysis is only for the impact of the proposed property on the environs of the listed properties as required by K.S.A. 75-2724, as amended.



1043 Indiana Street on August 23, 2010



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.*
- 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.*

ADDITIONS

Recommended

The scale of additions should not dominate the existing design patterns that characterize the environs of a listed property.

Additions should follow and/or be compatible with the patterns of setback, design, style, etc. that characterize the environs of the listed property.

Additions should be of the same material and/or compatible with the existing structure.

Not Recommended

Additions that dominate the existing structure and/or the environs of the listed property.

Additions that destroy relationships between character-defining features of the listed property's environs.

Additions that are not compatible and/or typical of the patterns, design, style etc. already established in the environs of a listed property.

Additions that obstruct important views and vistas for or to the listed property.

PARKING

Recommended

When possible, maintain the parking patterns that characterize the environs of a listed property.

When new parking areas are required, design them to be consistent with the character of the environs and to intrude as little as possible.

Not Recommended

Wholesale modification of traditional, character-defining parking patterns.

Creation of new parking areas that are incompatible and/or inconsistent with the parking patterns that characterize the environs.

NEW / INFILL CONSTRUCTION

Recommended

New construction should relate to the setback, size, form, patterns, textures, materials and color of the features that characterize the environs of the listed property.

Where there are inconsistent setbacks or varied patterns, the new construction should fall within the range of typical setbacks and patterns in the environs of the listed property.

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New construction that is inconsistent and/or incompatible with the character of the environs of the listed property.

New construction that destroys existing relationships within the environs of a listed property.

New construction that dominates the environs.

New construction that obstructs views or vistas from or to the listed property.

D. STAFF ANALYSIS

History of the Existing Structure

The structure located at 1043 Indiana Street was constructed in 1908 by builder John Thomas Constant of Constant Construction Company. The architect for the structure has not been verified, but available information indicates the structure was designed by William Alexander Griffith or Harriet Tanner. The architectural style of the structure is a vernacular interpretation of an amalgamation of the Shingle Style and the Dutch Colonial Revival style with some Craftsman style detailing. The Shingle Style, according to *McAlester's Field Guide to American Houses*, had a sub-type with a gambrel roof and the subtype of Dutch Colonial Revival has a shingle sided variant. With a construction date of 1908, it is reasonable to interpret the structure as a vernacular example of either sub-type. The wood-frame, shingle-sheathed, rectangular structure has a stone foundation and an asphalt-shingle gambrel roof. The 2 ½ story structure was not listed in the 1908-09 City directory but was listed in the 1911 directory with W.C. Hoad as resident. The house is visible in background of 1910 photograph of the area and the recent South of Memorial Stadium Survey identified a significant property tax increase in 1909 assessment.

The main, east facing façade has two symmetrical dormer windows on the roofline. Each dormer has a bank of two double-hung windows. All windows at 1043 Indiana Street are double-hung, undivided on the bottom and 3x3 on top. Four double-hung windows are symmetrically spaced just below the roofline on the front elevation. A centered porch with a low pitched E-W gabled roof is supported by two stone columns. The front entrance is centered on the façade with two divided sidelites and a divided glass panel in the door. Two concrete steps lead up to the main entrance and covered concrete porch.

Similar to the east elevation, the west (rear) elevation shares the same dormer configuration, but also contains a centered door that leads out onto the extended roof protruding to the west. Directly below the secondary roofline, two banks of double-hung windows are in line with the dormer windows. An exterior centered door is on the second story as well. The first story has the same two banks of double-hung windows, but also includes another set centered on the elevation. Due to the grading of the site, the rear elevation shows the stone foundation wall as another story. This story includes a center exterior door and a bank of two smaller double-hung windows are seen in line with the other windows on the right side of the elevation, but only one double-hung window is in line with the right side of the left bank of windows. The rear elevation contains a metal fire escape attached to the exterior that makes its way up the elevation from right to left. Including the walk out basement, the rear elevation is the tallest, at 42'-6" to top of the roofline.

The north elevation shows the end of the gambrel roof. Three double-hung windows are located on the third story symmetrically spaced and centered on the end of the gambrel. A vent is located above the center window, just under the crest of the roofline. Under the extended western roofline, a bank of two double-hung windows is centered below on the first, second, and basement story. The basement windows are slightly smaller than the rest. On the left side of the elevation below the gambrel roof, single double-hung windows are hung symmetrically just inside of the roof edges on the first and second floor. A central double-hung window, placed lower than the rest is slightly off-center to the left, directly above the door with a divided glass panel on the first floor. Two steps lead up to the side door.

The south elevation, nearly symmetrical to the north, has only two centered windows on the gambrel end. The brick chimney is prominent along this side and can be seen on the first and second level on the right side of the elevation. Single double-hung windows are located on the right and left side of the chimney on the second story with a bank of two double-hung windows located just inside of the edge of the gambrel roof on the left side. A bank of three-double hung windows is located on the first story below. A single double-hung window is located on the first story in line with the crest of the gambrel roof. A bank of two smaller double-hung windows on the basement level is below the first two windows in the bank of three on the first story.

According to the Hernly and Associates South of Memorial Stadium Summary Report, economic recessions beginning in 1873 and 1893 slowed growth in the United States and Lawrence. By the late 1890s, rapidly growing corporations were tying up capital and limiting long-term real estate investments which, combined with the easy access to land, meant that small investors, contractors, and individual homeowners drove residential development. In Lawrence one of those small investors was Harriet Tanner, who designed, developed, and financed many residences for KU faculty, including 1043 Indiana Street. While there is some uncertainty that Tanner designed the structure, she did develop and finance the property.

The structure located at 1043 Indiana Street was built for Professor William Christian Hoad, a distinguished professor of Civil Engineering. WC Hoad was born in Lecompton, KS on January 11, 1874 and died in 1962. After receiving his B.S. from Lane University in 1896, he went to the University of Kansas and received an additional B.S. in Civil Engineering in 1898. Hoad was Assistant Professor, Associate Professor, and Professor of Civil Engineering and head of that department at the University of Kansas between 1900 and 1912. Hoad was also the Chief Engineer for the Kansas State Board of Public Health from 1907-1912. In this position, Hoad advised more than 200 Kansas cities and towns on public sanitation and initiated the 1907 law of sewage standards. Later, Hoad became the Professor of Municipal and Sanitary Engineering at the University of Michigan from 1912-1944.

The post-WWI increase in housing demand and the change in housing needs modulated the type of housing units built and the use of existing houses in the area, according to Hernly's report. Many small and moderate sized single family houses were converted to rentals, large houses were converted to fraternity and sorority houses, and more multi-family housing units were built. 1043 Indiana Street and 1011 Indiana Street (R.J. Dalton Residence) are both examples of houses converted to fraternity/sorority use by 1920. The demand for housing in Lawrence after WWII was perhaps even greater than in other areas because of the significant increase in enrollment at the University of Kansas. 1043 Indiana Street was purchased by KU in 1950 and used for varsity football player housing through that decade.

Commonly called the Varsity House, 1043 Indiana Street has housed various departments and groups from the University of Kansas. It was most notably known as the residence hall for football players during the 1950s, called Jock's Niche, although it also housed Hoad's pupil, Tom Veatch as a renter, who later became the founder of Black and Veatch.

As part of the South of Memorial Stadium Survey, Hernly and Associates requested a preliminary determination of eligibility for the National Register of Historic Places from the State Historic Preservation Office for 1043 Indiana Street. The National Register Coordinator responded to the request (see attached) and agreed with Hernly's assessment that the structure is potentially eligible

for inclusion in the National Register of Historic Places – either as part of a potential historic district or individually. The SHPO was of the opinion 1043 Indiana Street is individually eligible under Criterion C for its architecture and perhaps under Criterion A for its social history.

“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.

Like the treatments for historic properties, 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.

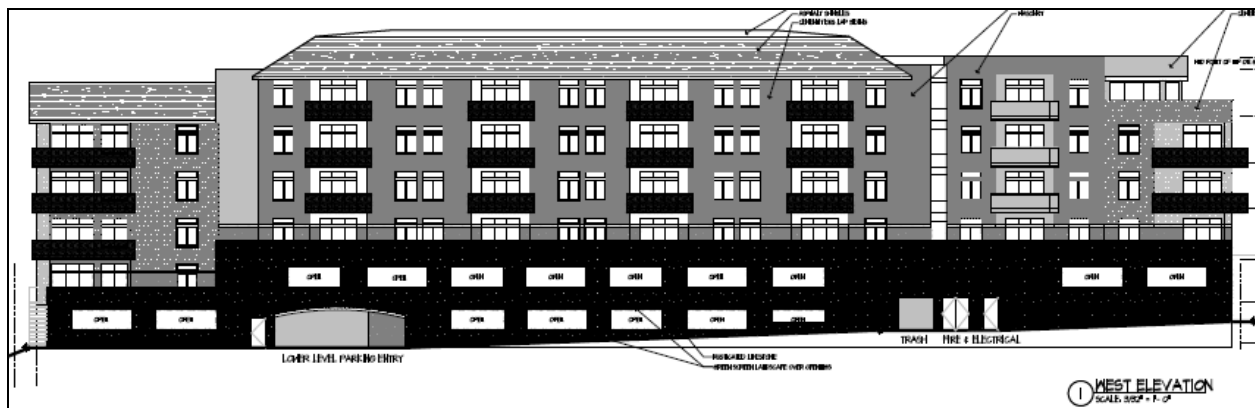
The property located at 1043 Indiana Street is located in the environs of the Oread Historic District, National Register of Historic Places. (The parcel directly to the north, identified on the City GIS system as 1000 Blk #1 [Lots 7, 8 & 9] is located in the environs of the Michael D. Greenlee House at 947 Louisiana Street as well as the Oread Historic District, National Register of Historic Places.) Historically, this area of the environs of the Oread Historic District developed with a combination of large houses on multiple lots and standard size houses on single lots. The 1918 Sanborn Fire Insurance Map shows that 1043 Indiana was a Fraternity and the lot to the north was vacant. Old College in the center of what is labeled University Park is directly to the east where the housing pattern appears more developed with most lots supporting structures by 1918. In 1918 it also appears that the area to the north of the 1000 Block of Indiana and Old College had developed with a mix of smaller and moderate size dwellings. To the west of the 1000 Block of Indiana Street, Mississippi Street appears to be developing with moderate size houses on individual lots. The alley is used for accessory access with accompanying structures. Interestingly, several of the structures are identified as “auto” on the 1918 map.

The size of the dwelling units as noted on the Sanborn maps varies from 1 to 2 ½ with Old College being the dominant structure in the area. Typical lot sizes are the platted 50' lot with some lot and ½ and a few 100' double lots. Setbacks vary in the area, but all clearly have a front yard, side yards and a rear yard. The structures facing Indiana Street in the 1000 block appear to be placed closer to the street, possibly because of the topography of the area. The historic materials identified for the area are predominately wood frame structures with wood sheathing but brick is also used as a building material in the environs. Historically, roofs had some pitch and were often simple gabled or hipped forms. 1043 Indiana is fairly unique with its gambrel roof form. Porches are clearly a dominate feature for the environs and are shown on almost all of the dwellings noted on the Sanborn maps. As noted above, automobiles are part of the historic environs of this area as identified by the “auto” accessory structures located on the alley.

The structure located at 1043 Indiana Street is not currently listed in the Kansas or National Register of Historic Places, but as noted above, the structure is eligible for listing and would be eligible for the financial incentives for rehabilitation associated with listing. The subject structure is located in the outermost area of the notification boundary for the Oread Historic District. There is a line of sight, although limited by topography, from the listed property, the Oread Historic District.

Moving the Historic Structure

The applicant has altered the original application for this project to include the rehabilitation or reconstruction of the existing structure located at 1043 Indiana. As part of the rehabilitation, the structure will be moved to the north end of Lot 7. (The new apartment complex will be constructed on Lots 7-12.) As part of the move, the addition, basement, and chimney will be lost. The chimney can be rebuilt; and the applicant proposes to use the stone from the foundation to face the foundation at the new location. The existing rear (west) addition of the structure is in poor condition and is causing some damage to the original structure. Staff is in agreement with the applicant that this addition should be removed or replaced.



The National Park Service has very stringent guidelines on moving historic structures and their ability to maintain or achieve listing in the National Register. The applicant has requested a determination from the SHPO regarding whether the structure located at 1043 Indiana Street would remain eligible for listing if it is moved to the north end of the development property. The SHPO (see attached) has responded that the structure would not be eligible for listing in the National Register and listing in the Register of Historic Kansas Places would require the applicant to work with the SHPO on the move and might not achieve register listing because of the loss of integrity associated with the move. According to the National Register publication *How to Apply the National Register Criteria for Evaluation*,

The National Register criteria limit the consideration of moved properties because significance is embodied in locations and settings as well as in the properties themselves. Moving a structure destroys the relationships between the property and its surroundings and destroys associations with historic events and persons. A move may also cause the loss of historic features such as landscaping, foundations, and chimneys, as well as loss of the potential for associated archeological deposits.

One of the basic purposes of the National Register is to encourage the preservation of historic properties as living parts of their communities. In keeping with this purpose, it is not usual to list artificial groupings of buildings that have been created for purposes of interpretation, protection, or maintenance. Moving buildings to such a grouping destroys the integrity of location and setting, and can create a false sense of historic development.

The National Register criteria for evaluation highlight the importance of a structure's location and setting. While the history of the structure located at 1043 Indiana Street is significant, it does not enter into the evaluation of the move of the structure under State Preservation Law as part of this development project. The question for the HRC is: will the moving of the structure and the subsequent development encroach upon, damage, or destroy the environs of the Oread Historic District and the Michael D. Greenlee House. The National Register information on evaluation is relevant in that it shows the importance of location and setting for historic properties.

In the application materials, the applicant identifies the reason for proceeding with a plan to move the structure is that it ultimately makes the most sense for the building. Keeping the structure where it is or moving it slightly to the south to maintain its presence on the corner would require moving the house two times, once to rebuild the foundation and again to put the house back on the new foundation. This plan also eliminates the ability for parking underneath. Moving the structure to the north will cause it to be moved only once. It will also provide the opportunity to reuse the foundation materials to face the new foundation and include underground parking under the new foundation.

Staff is of the opinion the structure located at 1043 Indiana Street is a character defining feature of the environs of the Oread Historic District. Reasons the structure is character defining include the prominent location of the structure on two lots, architectural style, and continuance of the historic patterns of the neighborhood including but not limited to setbacks, green space, and building materials. As mentioned above, moving the structure will alter not only the building location, but also the structure by removal of the basement, chimney, and addition. Using the Standards and Guidelines for Evaluating the Effect of Projects on Environs, it is staff's opinion that while preferable to demolition, the moving of the structure does not meet the intent of Standard 1.

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It is the opinion of staff that moving the structure located at 1043 Indiana will encroach upon, damage and destroy the environs of the Oread Historic District. Staff does note that the environs of the Oread District have already been damaged by modern infill redevelopment. However, to further destroy the environs with the loss of this significant structure and its associated location and setting does not meet the applicable standards.

There are options available to the applicant to avoid this determination that the project does not meet the standards and will encroach upon, damage, or destroy the environs of the Oread Historic District. The structure at 1043 Indiana could be rehabilitated on its current site and incorporated into a new apartment development. The western portion of Lots 11 and 12 could be used for the new development while maintaining the green space and existing structure as a focal point for the development. This project could be a great asset to the community by blending the historic character of the environs and the existing structure with the new development. The applicant has submitted a revised plan which still includes moving the historic structure but has changed the new construction to be more compatible with the neighborhood.

New Construction

The applicant proposes to construct a new apartment complex on Lots 7-12, Block 13, Lane's Second Addition. The apartment complex will consist of 51 units most of which are two bedroom units. The proposal includes two levels of underground parking accessed from Indiana Street and the alley.

As presented, the plan does not appear to meet the Standards and Guidelines for Evaluating the Effect of Projects on Environs, specifically standards

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The main issues with the apartment complex are design options, not use or density. Staff is of the opinion the applicant can achieve the density and use desired and meet the standards with a redesign of the layout of the complex to include the incorporation of historic character-defining spaces and rhythms, and appropriate materials.

The revised submittal for the new proposed structure has more in common with the historic neighborhood and the environs of the Oread Historic District and the Greenlee House than previous versions. There are more sections that are setback from the front façade presenting an undulating building. The chosen materials are similar to those typically used in the environs. The ground floor is covered in rough stone and the upper stories alternate between wood shingles, cement lap siding and brick. Staff has concerns about the overuse of the rusticated stone which is shown to be approximately 12 feet high. Within the environs of the Oread Historic District stone is typically used only for basement materials. Staff would suggest limiting the height of the rough stone so it does not dominate the pedestrian level.

The typical rhythm and development pattern of the area is single structures on single or double lots. The staff reports response to previous versions said "The proposed structure does not respond to this pattern. Design options that would help achieve compatibility include but are not limited to: attention to the traditional 50 to 100 foot lot frontage for the majority of structures in the area; attention to spacial relationships in the area; attention to compatible materials." These concerns

have been partially addressed in the latest design. The undulating façade is further broken up by recessed glass entryways. Staff would still like to see the building further broken up with more green space in the 50 to 100 foot pattern of the environs, as it relates to Standard #1 and #6.

Standard #6 states that "*The new work shall be compatible with the historic materials, character-defining features, size, scale and proportion, and massing of the environs.*" The proposal does not meet this standard in several regards.

On all sides of the façade are balconies with railings of perforated aluminum and painted steel. Balconies are not common in the environs. The free standing structures typically have front porches and back patios. Occasionally there will be a second floor balcony/porch where a sleeping porch would have been. Even then, those porches are made of stone and wood. The materials portrayed in the renderings do not match those in the neighborhood.

The windows on the proposed building, though an improvement from previous versions, still don't read as residential windows. The casement window with a horizontal crossbar on the top third of the windows does not fit the environs where most windows would be double hung. Additionally, the windows in the new construction are larger than most in the residential environs.

The north elevation best illustrates how the new construction will relate to the historic structure. The applicant's compromise to keep the structure is to move it to the north so it is near structures of similar size and style and can related to the environs that it is a part of. The north elevation shows new construction that is quite a bit taller and larger in scale than its surroundings and does not relate to the moved structure in materials or rooflines. However, various gable rooflines on the proposed structure are similar to other dwellings in the environs.



Staff is of the opinion that the proposed structure is not compatible with the size, scale, proportion and massing of the environs.

Standard #2 states, "*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.*" In the Oread District, parking structures are not common and are not a historic use.

For this project, the underground parking consists of two levels that are not connected to each other. Level 1 has access from Indiana Street. Level 2 has access from the alleyway off 11th Street. Both entries have a metal gate restricting access to residents. The west elevation has two levels of openings for the garage levels, which carry to the north and south elevations. The openings will have a green screen covering. As discussed previously, the materials chosen are found in the environs however, the spatial relationship is changed by moving the structure and constructing an apartment complex rather than freestanding dwellings, thereby not meeting Standard #2.

Staff is excited about the possibility of the infill of the vacant lots in this location with a high density use. Of particular note is the proposal to use underground parking as opposed to surface parking. While the current design and the moving of the existing structure do not appear to meet the Standards and Guidelines for Evaluating the Effect of Projects on Environs, staff is positive that the project can be designed to meet the intent of these standards.

Project Points for Consideration

Improved from previous designs

- Proposed use of building materials is not compatible with the environs of the listed properties.
- The mass of the proposed structure can be divided to achieve compatibility.

Still concerning

- Moving the existing structure is not recommended.
- Overall scale of the proposed structure.
- Use of rusticated stone.
- The scale of the proposed structure can be reduced by reducing the mass and the appropriate use of materials and architectural details.
- The overall size of the structure can be minimized by the use of materials, architectural details, and distribution of mass.
- The size, scale and mass of the proposed structure are not compatible with the environs of the listed properties.

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 deny the proposed project and make the determination that the proposed project does encroach upon, damage, or destroy the environs of one or more listed historic properties.



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1043 Indiana Street on August 23, 2010



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The structure located at 1043 Indiana Street was constructed in 1908 by builder John Thomas Constant of Constant Construction Company. The architect for the structure has not been verified, but available information indicates the structure was designed by William Alexander Griffith or Harriet Tanner. The architectural style of the structure is a vernacular interpretation of an amalgamation of the Shingle Style and the Dutch Colonial Revival style with some Craftsman style detailing. The Shingle Style, according to *McAlester's Field Guide to American Houses*, had a sub-type with a gambrel roof and the subtype of Dutch Colonial Revival has a shingle sided variant. With a construction date of 1908, it is reasonable to interpret the structure as a vernacular example of either sub-type. The wood-frame, shingle-sheathed, rectangular structure has a stone foundation and an asphalt-shingle gambrel roof. The 2 ½ story structure was not listed in the 1908-09 City directory but was listed in the 1911 directory with W.C. Hoad as resident. The house is visible in background of 1910 photograph of the area and the recent South of Memorial Stadium Survey identified a significant property tax increase in 1909 assessment.

The main, east facing façade has two symmetrical dormer windows on the roofline. Each dormer has a bank of two double-hung windows. All windows at 1043 Indiana Street are double-hung, undivided on the bottom and 3x3 on top. Four double-hung windows are symmetrically spaced just below the roofline on the front elevation. A centered porch with a low pitched E-W gabled roof is supported by two stone columns. The front entrance is centered on the façade with two divided sidelites and a divided glass panel in the door. Two concrete steps lead up to the main entrance and covered concrete porch.

Similar to the east elevation, the west (rear) elevation shares the same dormer configuration, but also contains a centered door that leads out onto the extended roof protruding to the west. Directly below the secondary roofline, two banks of double-hung windows are in line with the dormer windows. An exterior centered door is on the second story as well. The first story has the same two banks of double-hung windows, but also includes another set centered on the elevation. Due to the grading of the site, the rear elevation shows the stone foundation wall as another story. This story includes a center exterior door and a bank of two smaller double-hung windows are seen in line with the other windows on the right side of the elevation, but only one double-hung window is in line with the right side of the left bank of windows. The rear elevation contains a metal fire escape attached to the exterior that makes its way up the elevation from right to left. Including the walk out basement, the rear elevation is the tallest, at 42'-6" to top of the roofline.

The north elevation shows the end of the gambrel roof. Three double-hung windows are located on the third story symmetrically spaced and centered on the end of the gambrel. A vent is located above the center window, just under the crest of the roofline. Under the extended western roofline, a bank of two double-hung windows is centered below on the first, second, and basement story. The basement windows are slightly smaller than the rest. On the left side of the elevation below the gambrel roof, single double-hung windows are hung symmetrically just inside of the roof edges on the first and second floor. A central double-hung window, placed lower than the rest is slightly off-center to the left, directly above the door with a divided glass panel on the first floor. Two steps lead up to the side door.

The south elevation, nearly symmetrical to the north, has only two centered windows on the gambrel end. The brick chimney is prominent along this side and can be seen on the first and second level on the right side of the elevation. Single double-hung windows are located on the right and left side of the chimney on the second story with a bank of two double-hung windows located just inside of the edge of the gambrel roof on the left side. A bank of three-double hung windows is located on the first story below. A single double-hung window is located on the first story in line with the crest of the gambrel roof. A bank of two smaller double-hung windows on the basement level is below the first two windows in the bank of three on the first story.

According to the Hernly and Associates South of Memorial Stadium Summary Report, economic recessions beginning in 1873 and 1893 slowed growth in the United States and Lawrence. By the late 1890s, rapidly growing corporations were tying up capital and limiting long-term real estate investments which, combined with the easy access to land, meant that small investors, contractors, and individual homeowners drove residential development. In Lawrence one of those small investors was Harriet Tanner, who designed, developed, and financed many residences for KU faculty, including 1043 Indiana Street. While there is some uncertainty that Tanner designed the structure, she did develop and finance the property.

The structure located at 1043 Indiana Street was built for Professor William Christian Hoad, a distinguished professor of Civil Engineering. WC Hoad was born in Lecompton, KS on January 11, 1874 and died in 1962. After receiving his B.S. from Lane University in 1896, he went to the University of Kansas and received an additional B.S. in Civil Engineering in 1898. Hoad was Assistant Professor, Associate Professor, and Professor of Civil Engineering and head of that department at the University of Kansas between 1900 and 1912. Hoad was also the Chief Engineer for the Kansas State Board of Public Health from 1907-1912. In this position, Hoad advised more than 200 Kansas cities and towns on public sanitation and initiated the 1907 law of sewage standards. Later, Hoad became the Professor of Municipal and Sanitary Engineering at the University of Michigan from 1912-1944.

The post-WWI increase in housing demand and the change in housing needs modulated the type of housing units built and the use of existing houses in the area, according to Hernly's report. Many small and moderate sized single family houses were converted to rentals, large houses were converted to fraternity and sorority houses, and more multi-family housing units were built. 1043 Indiana Street and 1011 Indiana Street (R.J. Dalton Residence) are both examples of houses converted to fraternity/sorority use by 1920. The demand for housing in Lawrence after WWII was perhaps even greater than in other areas because of the significant increase in enrollment at the University of Kansas. 1043 Indiana Street was purchased by KU in 1950 and used for varsity football player housing through that decade.

Commonly called the Varsity House, 1043 Indiana Street has housed various departments and groups from the University of Kansas. It was most notably known as the residence hall for football players during the 1950s, called Jock's Niche, although it also housed Hoad's pupil, Tom Veatch as a renter, who later became the founder of Black and Veatch.

As part of the South of Memorial Stadium Survey, Hernly and Associates requested a preliminary determination of eligibility for the National Register of Historic Places from the State Historic Preservation Office for 1043 Indiana Street. The National Register Coordinator responded to the request (see attached) and agreed with Hernly's assessment that the structure is potentially eligible

for inclusion in the National Register of Historic Places – either as part of a potential historic district or individually. The SHPO was of the opinion 1043 Indiana Street is individually eligible under Criterion C for its architecture and perhaps under Criterion A for its social history.

“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. Like the treatments for historic properties, 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.

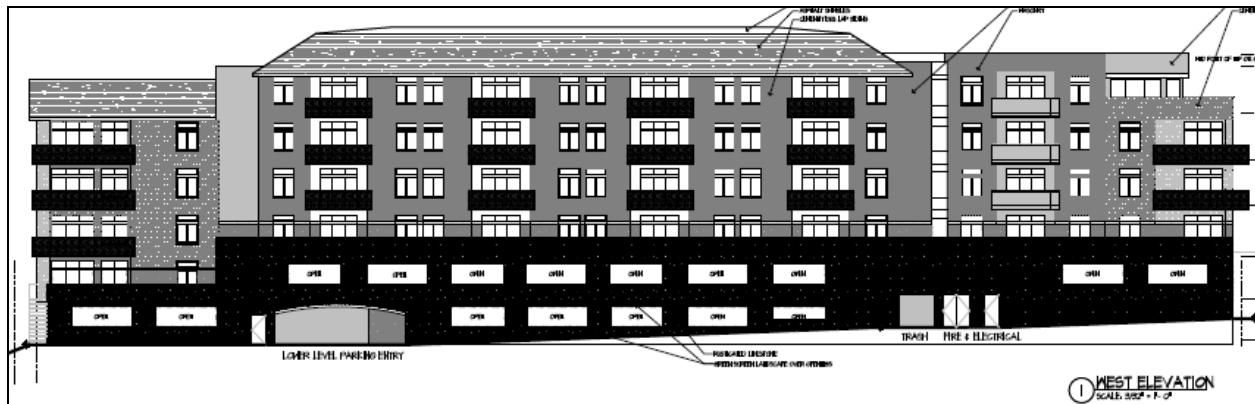
The property located at 1043 Indiana Street is located in the environs of the Oread Historic District, National Register of Historic Places. (The parcel directly to the north, identified on the City GIS system as 1000 Blk #1 [Lots 7, 8 & 9] is located in the environs of the Michael D. Greenlee House at 947 Louisiana Street as well as the Oread Historic District, National Register of Historic Places.) Historically, this area of the environs of the Oread Historic District developed with a combination of large houses on multiple lots and standard size houses on single lots. The 1918 Sanborn Fire Insurance Map shows that 1043 Indiana was a Fraternity and the lot to the north was vacant. Old College in the center of what is labeled University Park is directly to the east where the housing pattern appears more developed with most lots supporting structures by 1918. In 1918 it also appears that the area to the north of the 1000 Block of Indiana and Old College had developed with a mix of smaller and moderate size dwellings. To the west of the 1000 Block of Indiana Street, Mississippi Street appears to be developing with moderate size houses on individual lots. The alley is used for accessory access with accompanying structures. Interestingly, several of the structures are identified as “auto” on the 1918 map.

The size of the dwelling units as noted on the Sanborn maps varies from 1 to 2 ½ with Old College being the dominant structure in the area. Typical lot sizes are the platted 50' lot with some lot and ½ and a few 100' double lots. Setbacks vary in the area, but all clearly have a front yard, side yards and a rear yard. The structures facing Indiana Street in the 1000 block appear to be placed closer to the street, possibly because of the topography of the area. The historic materials identified for the area are predominately wood frame structures with wood sheathing but brick is also used as a building material in the environs. Historically, roofs had some pitch and were often simple gabled or hipped forms. 1043 Indiana is fairly unique with its gambrel roof form. Porches are clearly a dominate feature for the environs and are shown on almost all of the dwellings noted on the Sanborn maps. As noted above, automobiles are part of the historic environs of this area as identified by the “auto” accessory structures located on the alley.

The structure located at 1043 Indiana Street is not currently listed in the Kansas or National Register of Historic Places, but as noted above, the structure is eligible for listing and would be eligible for the financial incentives for rehabilitation associated with listing. The subject structure is located in the outermost area of the notification boundary for the Oread Historic District. There is a line of sight, although limited by topography, from the listed property, the Oread Historic District.

Moving the Historic Structure

The applicant has altered the original application for this project to include the rehabilitation or reconstruction of the existing structure located at 1043 Indiana. As part of the rehabilitation, the structure will be moved to the north end of Lot 7. (The new apartment complex will be constructed on Lots 7-12.) As part of the move, the addition, basement, and chimney will be lost. The chimney can be rebuilt; and the applicant proposes to use the stone from the foundation to face the foundation at the new location. The existing rear (west) addition of the structure is in poor condition and is causing some damage to the original structure. Staff is in agreement with the applicant that this addition should be removed or replaced.



The National Park Service has very stringent guidelines on moving historic structures and their ability to maintain or achieve listing in the National Register. The applicant has requested a determination from the SHPO regarding whether the structure located at 1043 Indiana Street would remain eligible for listing if it is moved to the north end of the development property. The SHPO (see attached) has responded that the structure would not be eligible for listing in the National Register and listing in the Register of Historic Kansas Places would require the applicant to work with the SHPO on the move and might not achieve register listing because of the loss of integrity associated with the move. According to the National Register publication *How to Apply the National Register Criteria for Evaluation*,

The National Register criteria limit the consideration of moved properties because significance is embodied in locations and settings as well as in the properties themselves. Moving a structure destroys the relationships between the property and its surroundings and destroys associations with historic events and persons. A move may also cause the loss of historic features such as landscaping, foundations, and chimneys, as well as loss of the potential for associated archeological deposits.

One of the basic purposes of the National Register is to encourage the preservation of historic properties as living parts of their communities. In keeping with this purpose, it is not usual to list artificial groupings of buildings that have been created for purposes of interpretation, protection, or maintenance. Moving buildings to such a grouping destroys the integrity of location and setting, and can create a false sense of historic development.

The National Register criteria for evaluation highlight the importance of a structure's location and setting. While the history of the structure located at 1043 Indiana Street is significant, it does not enter into the evaluation of the move of the structure under State Preservation Law as part of this development project. The question for the HRC is: will the moving of the structure and the subsequent development encroach upon, damage, or destroy the environs of the Oread Historic District and the Michael D. Greenlee House. The National Register information on evaluation is relevant in that it shows the importance of location and setting for historic properties.

In the application materials, the applicant identifies the reason for proceeding with a plan to move the structure is that it ultimately makes the most sense for the building. Keeping the structure where it is or moving it slightly to the south to maintain its presence on the corner would require moving the house two times, once to rebuild the foundation and again to put the house back on the new foundation. This plan also eliminates the ability for parking underneath. Moving the structure to the north will cause it to be moved only once. It will also provide the opportunity to reuse the foundation materials to face the new foundation and include underground parking under the new foundation.

Staff is of the opinion the structure located at 1043 Indiana Street is a character defining feature of the environs of the Oread Historic District. Reasons the structure is character defining include the prominent location of the structure on two lots, architectural style, and continuance of the historic patterns of the neighborhood including but not limited to setbacks, green space, and building materials. As mentioned above, moving the structure will alter not only the building location, but also the structure by removal of the basement, chimney, and addition. Using the Standards and Guidelines for Evaluating the Effect of Projects on Environs, it is staff's opinion that while preferable to demolition, the moving of the structure does not meet the intent of Standard 1.

- 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.*

It is the opinion of staff that moving the structure located at 1043 Indiana will encroach upon, damage and destroy the environs of the Oread Historic District. Staff does note that the environs of the Oread District have already been damaged by modern infill redevelopment. However, to further destroy the environs with the loss of this significant structure and its associated location and setting does not meet the applicable standards.

There are options available to the applicant to avoid this determination that the project does not meet the standards and will encroach upon, damage, or destroy the environs of the Oread Historic District. The structure at 1043 Indiana could be rehabilitated on its current site and incorporated into a new apartment development. The western portion of Lots 11 and 12 could be used for the new development while maintaining the green space and existing structure as a focal point for the development. This project could be a great asset to the community by blending the historic character of the environs and the existing structure with the new development. The applicant has submitted a revised plan which still includes moving the historic structure but has changed the new construction to be more compatible with the neighborhood.

New Construction

The applicant proposes to construct a new apartment complex on Lots 7-12, Block 13, Lane's Second Addition. The apartment complex will consist of 51 units most of which are two bedroom units. The proposal includes two levels of underground parking accessed from Indiana Street and the alley.

As presented, the plan does not appear to meet the Standards and Guidelines for Evaluating the Effect of Projects on Environs, specifically standards

- 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.*
- 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.*
- 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.*

The main issues with the apartment complex are design options, not use or density. Staff is of the opinion the applicant can achieve the density and use desired and meet the standards with a redesign of the layout of the complex to include the incorporation of historic character-defining spaces and rhythms, and appropriate materials.

The revised submittal for the new proposed structure has more in common with the historic neighborhood and the environs of the Oread Historic District and the Greenlee House than previous versions. There are more sections that are setback from the front façade presenting an undulating building. The chosen materials are similar to those typically used in the environs. The ground floor is covered in rough stone and the upper stories alternate between wood shingles, cement lap siding and brick. Staff has concerns about the overuse of the rusticated stone which is shown to be approximately 12 feet high. Within the environs of the Oread Historic District stone is typically used only for basement materials. Staff would suggest limiting the height of the rough stone so it does not dominate the pedestrian level.

The typical rhythm and development pattern of the area is single structures on single or double lots. The staff reports response to previous versions said "The proposed structure does not respond to this pattern. Design options that would help achieve compatibility include but are not limited to: attention to the traditional 50 to 100 foot lot frontage for the majority of structures in the area; attention to spacial relationships in the area; attention to compatible materials." These concerns have been partially addressed in the latest design. The undulating façade is further broken up by

recessed glass entryways. Staff would still like to see the building further broken up with more green space in the 50 to 100 foot pattern of the environs, as it relates to Standard #1 and #6.

Standard #6 states that "*The new work shall be compatible with the historic materials, character-defining features, size, scale and proportion, and massing of the environs.*" The proposal does not meet this standard in several regards.

On all sides of the façade are balconies with railings of perforated aluminum and painted steel. Balconies are not common in the environs. The free standing structures typically have front porches and back patios. Occasionally there will be a second floor balcony/porch where a sleeping porch would have been. Even then, those porches are made of stone and wood. The materials portrayed in the renderings do not match those in the neighborhood.

The windows on the proposed building, though an improvement from previous versions, still don't read as residential windows. The casement window with a horizontal crossbar on the top third of the windows does not fit the environs where most windows would be double hung. Additionally, the windows in the new construction are larger than most in the residential environs.

The north elevation best illustrates how the new construction will relate to the historic structure. The applicant's compromise to keep the structure is to move it to the north so it is near structures of similar size and style and can related to the environs that it is a part of. The north elevation shows new construction that is quite a bit taller and larger in scale than its surroundings and does not relate to the moved structure in materials or rooflines. However, various gable rooflines on the proposed structure are similar to other dwellings in the environs.



Staff is of the opinion that the proposed structure is not compatible with the size, scale, proportion and massing of the environs.

Standard #2 states, "*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.*" In the Oread District, parking structures are not common and are not a historic use. For this project, the underground parking consists of two levels that are not connected to each other. Level 1 has access from Indiana Street. Level 2 has access from the alleyway off 11th Street.

Both entries have a metal gate restricting access to residents. The west elevation has two levels of openings for the garage levels, which carry to the north and south elevations. The openings will have a green screen covering. As discussed previously, the materials chosen are found in the environs however, the spatial relationship is changed by moving the structure and constructing an apartment complex rather than freestanding dwellings, thereby not meeting Standard #2.

Staff is excited about the possibility of the infill of the vacant lots in this location with a high density use. Of particular note is the proposal to use underground parking as opposed to surface parking. While the current design and the moving of the existing structure do not appear to meet the Standards and Guidelines for Evaluating the Effect of Projects on Environs, staff is positive that the project can be designed to meet the intent of these standards.

Project Points for Consideration

Improved from previous designs

- Proposed use of building materials is not compatible with the environs of the listed properties.
- The mass of the proposed structure can be divided to achieve compatibility.

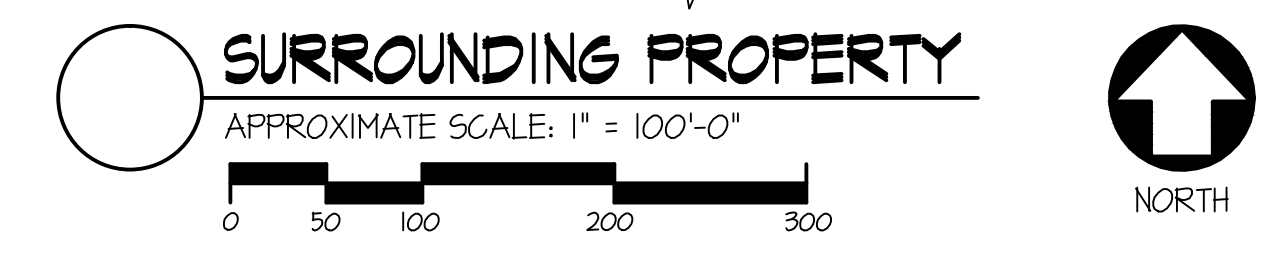
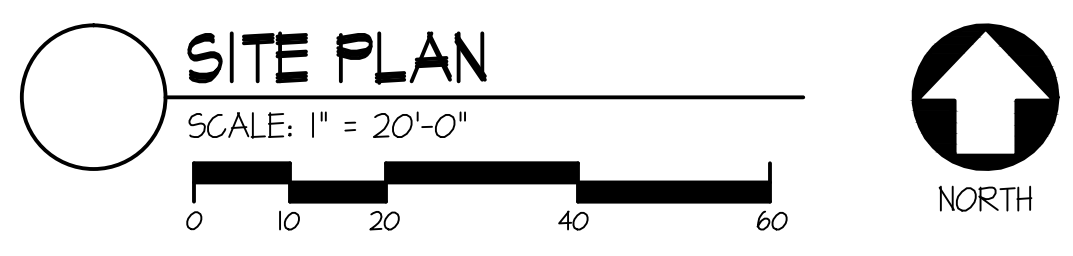
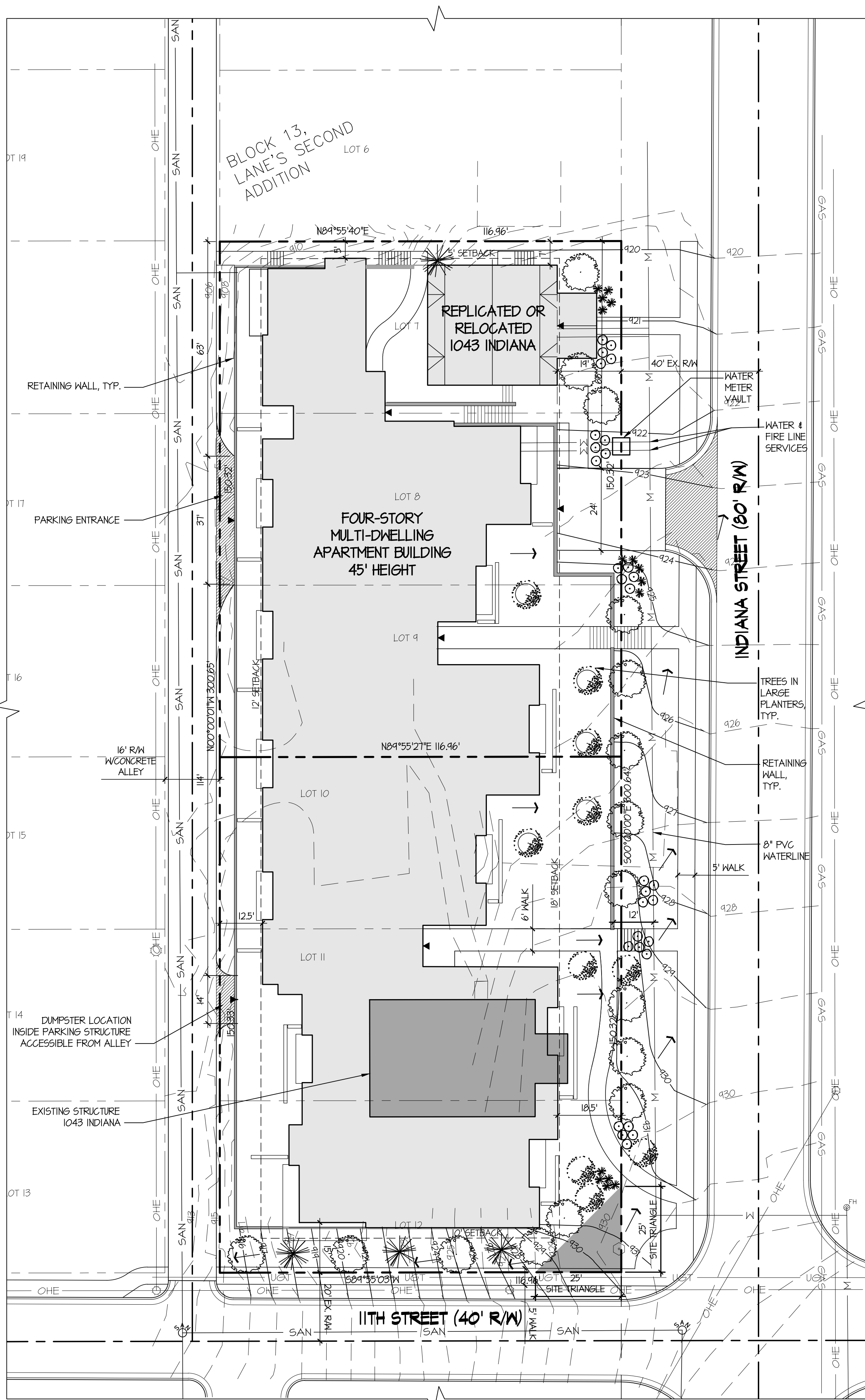
Still concerning

- Moving the existing structure is not recommended.
- Overall scale of the proposed structure.
- Use of rusticated stone.
- The scale of the proposed structure can be reduced by reducing the mass and the appropriate use of materials and architectural details.
- The overall size of the structure can be minimized by the use of materials, architectural details, and distribution of mass.
- The size, scale and mass of the proposed structure are not compatible with the environs of the listed properties.

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 deny the proposed project and make the determination that the proposed project does encroach upon, damage, or destroy the environs of one or more listed historic properties.





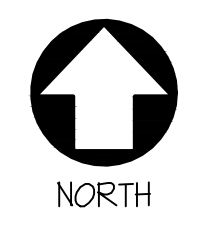
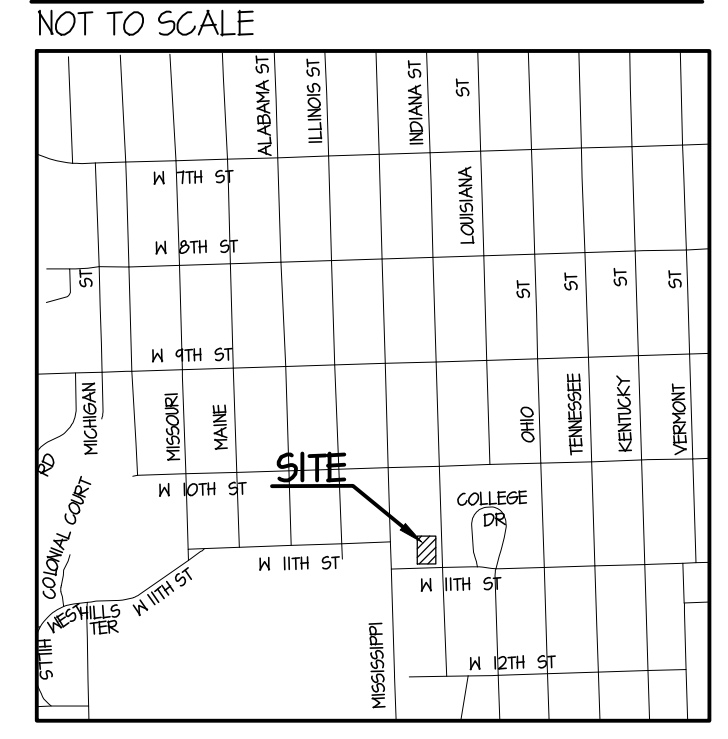
LEGAL DESCRIPTION:

LOTS 7 THROUGH 12, BLOCK 13, LANE'S SECOND ADDITION, LAWRENCE, DOUGLAS COUNTY, KANSAS

PROPERTY SURFACE SUMMARY:

PROJECT SITE: 0.801 ACRES (35,164 SQ. FT. +/-)				SUMMARY AFTER PROJECT COMPLETION:			
EXISTING SUMMARY:							
	SQ. FT.	AC			SQ. FT.	AC	
TOTAL BUILDINGS:	1,650	0.038		TOTAL BUILDINGS:	19,102	0.434	
TOTAL PAVEMENT:	453	0.010		TOTAL PAVEMENT:	2,233	0.051	
TOTAL IMPERVIOUS:	2,103	0.048		TOTAL IMPERVIOUS:	21,335	0.484	
TOTAL PERVIOUS:	33,061	0.754		TOTAL PERVIOUS:	13,824	0.315	
TOTAL PROPERTY AREA:	35,164	0.801		TOTAL PROPERTY AREA:	35,164	0.801	

LOCATION MAP:



PROJECT SUMMARY:

- 1.1 CURRENT ZONING: KU
- 1.2 PROPOSED ZONING: RM32
- 1.3 CURRENT USE: PARKING LOT/MULTI-DWELLING STRUCTURE
- 1.4 PROPOSED USE: MULTI-STORY DWELLING STRUCTURE
- 1.5 LAND AREA: 0.801 ACRES (35,164.02 SQ. FT. +/-)
- 1.6 PROJECT PROPOSED: 32 UNITS/AC * 0.801 AC = 25.8 UNITS ALLOWED (25 UNITS PROPOSED)
24 - 4 BED, AND 1 - 6 BED = 102 BEDROOMS

GENERAL SITE PLAN NOTES:

- 2.1 ALL REQUIRED ACCESSIBLE SIDEWALK RAMP PER A.D.A. STANDARDS.
- 2.2 SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) FOR BUILDINGS AND FACILITIES, APPENDIX A TO 28CFR PART 36.
- 2.3 SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE MINIMUM PROVISIONS OF THE FINAL FAIR HOUSING ACCESSIBILITY GUIDELINES, 24 CFR, CHAPTER I, SUBCHAPTER A, APPENDIX II, OF THE FAIR HOUSING ACT OF 1968, AS AMENDED.
- 2.4 TRASH DUMPSTERS TO BE STORED IN GARAGE LEVEL P2 WITH ALLEY ACCESS TO REMAIN UNLOCKED AT ALL TIMES. RESIDENTS TO DEPOSIT TRASH INTO DUMPSTERS VIA TRASH CHUTES ABOVE THE DUMPSTER AREA INSIDE THE BUILDING.
- 2.5 THE CITY OF LAWRENCE WILL NOT BE HELD RESPONSIBLE FOR PAVEMENT DAMAGE CAUSED BY TRASH TRUCKS.
- 2.6 A DETAILED PHOTOMETRIC PLAN WILL BE PROVIDED FOR REVIEW AND APPROVAL PRIOR TO RELEASE OF SITE PLAN.
- 2.7 PLAN FOR CITY APPROVAL ONLY! CONSTRUCTION DOCUMENTS TO BE FURNISHED AT THE REQUEST OF OWNER.
- 2.8 INFORMATION TAKEN FROM AERIAL PHOTOS, CERTIFICATE OF SURVEY, AVAILABLE DOCUMENTS, AND ON SITE INVESTIGATIONS.
- 2.9 ALL TRAFFIC CONTROL SIGNS PLACED ON PRIVATE PROPERTY OPEN TO THE GENERAL PUBLIC SHALL COMPLY WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND "STANDARD HIGHWAY SIGNS," PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION, WITH RESPECT TO SIZE, SHAPE, COLOR, RETROREFLECTIVITY, AND POSITION.
- 2.10 OUTDOOR AREA REQUIRED: 50 x 25 UNITS = 1,250 S.F. SEE TABLE BELOW.

PARKING INFORMATION:

- 3.1 PARKING REQUIRED: 1 SPACE PER BEDROOM, + 1 PER 10 UNITS; 1 x 102 BEDROOMS + 11 SPACES = 113 SPACES
- 3.2 ACCESSIBLE PARKING REQUIRED = 5 SPACES (1 VAN, 4 AUTO)
- 3.3

TYPE:	REQUIRED:	PROVIDED:
REGULAR	108	115
ACCESSIBLE	5	5
TOTAL:	113	120

BICYCLE (1 PER 4 SPACES) 28 PROVIDED IN GARAGE - TO COMPLY WITH CITY CODE 20-413(g)

- 3.4 TYPICAL DIMENSIONS: R' SPACES - 9' X 18' (16.5' + 15' OVERHANGS AT SIDEWALKS)
SIDEWALKS SHALL BE 4' CONCRETE - 5' OR 6.5' WIDE DEPENDING UPON THE LOCATION.
H' SPACES - 8' X 20' (5' OR 8' AISLE)
- 3.5 PAVEMENT: APPROACHES: T' - 4000 PSI CONCRETE W/ #5 BARS 12" O.C.B.W. - PER CITY STANDARDS
DRIVES: MIN. 6" ASPHALT ON 4" GRAVEL OR 5" CONCRETE - PER CITY STANDARDS
PARKING AREAS: MIN. 5" ASPHALT ON 4" GRAVEL OR 4" CONCRETE - PER CITY STANDARDS

LANDSCAPING NOTES:

SYM.	DESCRIPTION	QTY.	APPROVED TYPES	BOTANICAL NAMES	SIZE	COND.
	SHADE TREES	15	SAN TOOTH OAK NORWAY MAPLE THORNLESS HONEY LOCUST	QUERCUS ACUTISSIMA ACER PLATANOIDES 'SUPERFORM' GLEDETZIA TRIACANTHOS VAR. INERMIS	2"-2 1/2" CAL	B & B
	EVERGREEN TREES	4	WHITE PINE BLUE SPRUCE	PINUS STROBUS PICEA pungens	6'-8' HT.	B & B
	ORNAMENTAL TREES	8	CLEVELAND SELECT PEAR KOUSA DOGWOOD CORAL BURST CRABAPPLE EASTERN REDBUD	PYRUS CALLERYANA 'CHANTELEER' CORNUS KOUSA MALUS 'CORALBURST' CERCIS CANADENSIS	1 3/4"-2" CAL	B & B
	DECIDUOUS SHRUBS	30	DWARF JAPANESE BARBERRY LEATHERLEAF VIBURNUM BEAUTY BUSH DWARF KOREAN LILAC	BERBERIS THUNDERGII 'CRIMSON PYGMY' VIBURNUM RHTIDOPHYLLUM KOLKUNTZIA AMABILIS SYRINGA MEYERI 'PALIBIN'	18"-24" HT.	CONT
	EVERGREEN SHRUBS	20	CARMEL CREEPER CREEPING ROSEMARY BLUE PFITZER JUNIPER BAR HARBOR JUNIPER CREEPER ENGLISH YEW	CADNETHUS GRISEUS HORIZONTALIS ROSEMARY PROSTRATUS JUNIPERUS CHINENSIS 'PFITZERIANA GLAUCA' JUNIPERUS HORIZONTALIS 'BAR HARBOR' TAXUS BACCATA	24"- 36" HT.	CONT

- 4.1 THERE MUST BE A MIN. OF (2) SPECIES USED IN EACH CATEGORY.
- 4.2 ALL TURF AREAS TO BE SEEDED WITH K-31 FESCUE, SOD.

DETAILED PROJECT SUMMARY:

FLOOR:	GSF(I)	NUMBER OF UNITS		TOTAL UNITS/ FLOOR	PARKING SPACES	PRIVATE DECKS	PUBLIC OPEN	
		4 TYPE	4 BEDS				SPACE	
P2	30,360	-	-	-	60	-	-	
P1	27,600	-	-	-	60	-	-	
1st FLR	17,102	6	6	6	-	2,830	4,232	
2nd FLR	17,102	6	6	6	-	423	-	
3rd FLR	17,102	6	6	6	-	423	-	
4th FLR	16,302	6	6	6	-	634	1,800	
TOTAL:	126,454	24	24	24	120	5,315	11,032	
SEPARATE STRUCTURE:	GSF	NUMBER OF UNITS & TYPE		TOTAL UNITS				
VARSITY HOUSE	3,800	1 UNIT - 6 BEDS		1				

RELEASE:

- 1.0 SITE PLAN SUBMITTAL 4.14.11
- 1.1 SITE PLAN REVISED PER DEPT. COMMENTS 6.10.11
- 1.2 SITE PLAN REVISED - NEW BUILDING FOOTPRINT 7.12.11

HRC SUBMITTAL DR-4-49-11

- 1.0 SUBMITTED 4-18-11

paulwerner
ARCHITECTS

123 W. 8TH STREET
SUITE B2
LAWRENCE, KS 66044

OFFICE: 785.832.0804
FAX: 785.832.0890
INFO@PAULWERNERARCHITECTS.COM

BUILDER:
DFC CO. OF LAWRENCE
643 MASSACHUSETTS
SUITE 3000
LAWRENCE, KS 66044
OFFICE: 785.841.6355
FAX: 785.841.6342

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VARSITY HOUSE
1043 INDIANA STREET
LAWRENCE, KANSAS

PROJECT # 28600

RELEASE: DATE:
1.0 4.14.11
1.1 6.14.11
1.2 7.12.11

JUL 13 2011

City County Planning Office
Lawrence, Kansas

MEMORANDUM

FROM : Ronald Hutchens
TO : Lynne Zollner
RE : 1043 Indiana Street Relocation
DATE : July 12, 2011

History: The Varsity house was purchased at a public auction. At that time the structure was not listed, nor was there any indication that it would be. The House had for all accounts been abandoned for 4 years and had not been fully occupied for 15 years. Housekeeping and Campus recycling had had some office space on the third floor, as the lower levels, particularly the basement were not livable. Our first submittal to the HRC was to raze the property and construct a new structure in its place.

Due to several factors the owner determined that in the spirit of compromise let's look at alternatives. We developed several schemes in which the structure would be moved. The reasons behind moving the structure will be explained below.

The best solution, in our opinion was to purchase the small out of place 6-plex to the north of our property, and move the Varsity House there. This would improve the streetscape by grouping similar structures on the north end of the block, and allow the construction of our new building. Unfortunately the owner would not sell the property, so this scheme was abandoned.

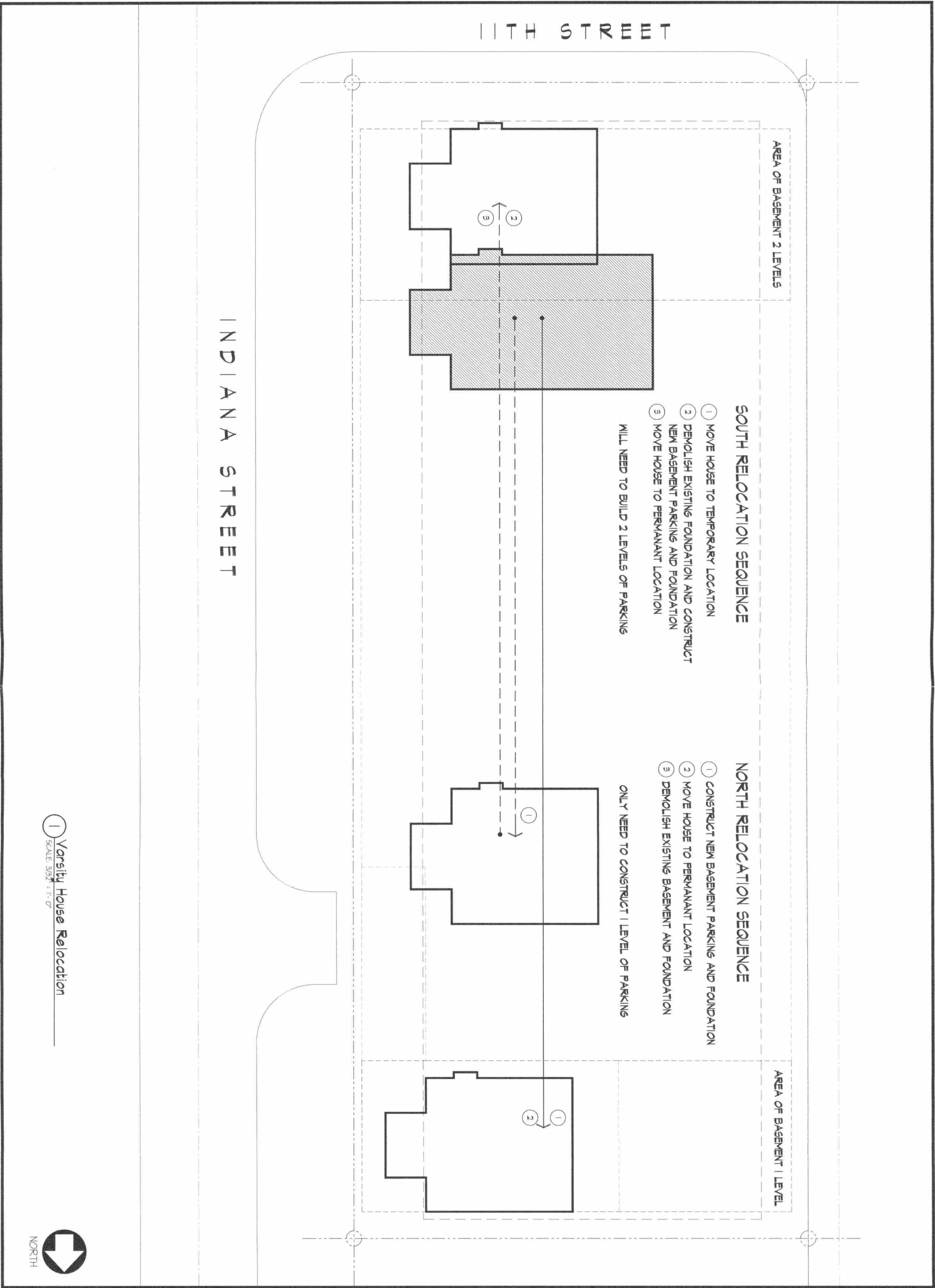
We then developed the scheme you have before you. We feel this is the next best solution. This scheme saves the majority of the Varsity house and improves the Indiana streetscape. This scheme also allows the efficient construction of our new structure.

I think it's important to note the actual location of the varsity house – it really does sit more on the 2nd lot than on the first and further from the corner than most people think. Unfortunately it does not site far enough to the north to allow the structure to be moved to the south. While we still think moving it to the north is the best solution for the streetscape – the real issue with moving it to the south is it has to be moved twice. It has to be moved, a complete foundation system has to be built for its new location and then it has to be moved back. This does not seem like a reasonable solution. (Ref. Varsity House Relocation Exhibit)

Our solution only moves the house once. We can construct a new foundation, including underground parking - and move the structure once. We will reuse much of the foundation of the existing structure to face the new foundation at its new location.

The other alternative that has been mentioned is leaving the structure in its current location and working around it. Leaving the money issue aside, this is an inefficient proposal. This solution does not benefit from using the foundation for parking. Not only are several parking spaces lost, maybe 50 or so the area of space to accommodate the new units are lost as well. This scheme would require an extensive shoring program in order to support the existing structure and allow construction of the new foundation fairly close to the structure. This is not a money issue – although that ultimately plays into the overall project, this is about building an inefficient foundation system compared to the other proposals. (Ref. Parking Overlay)

In our opinion the compromise of saving the existing structure, locating it to the north to enhance the streetscape, and allow the efficient construction of our new structure is a well thought out plan and would hope the HRC can see its way clear to recommend approval.



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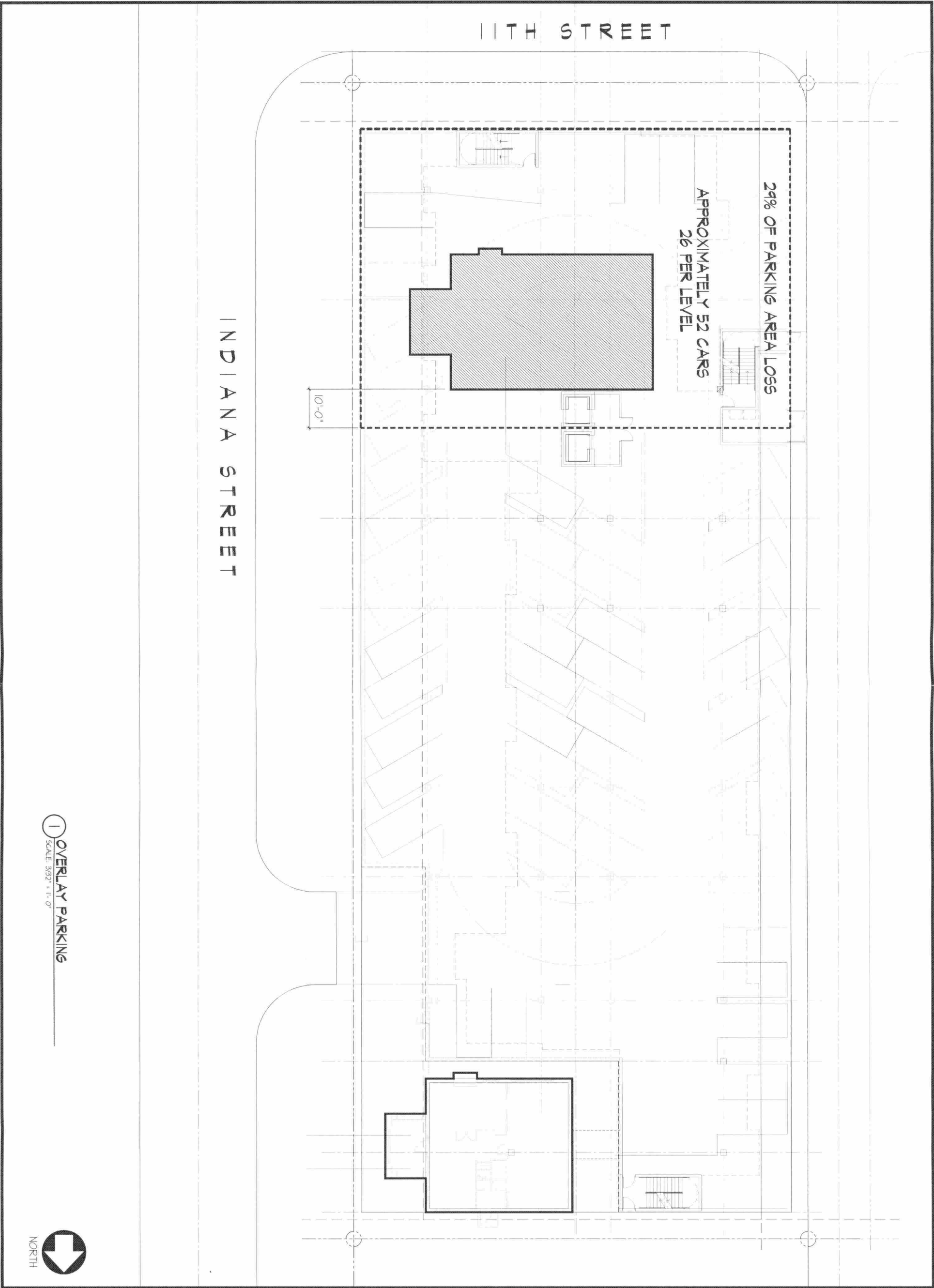
123 W. 8TH STREET
SUITE B2
LAWRENCE, KS 66044
OFFICE: 785.832.0804
FAX: 785.832.0890
WWW.PAULWERNERARCHITECTS.COM

BUILDER:
PFC CO. OF LAWRENCE
643 W. 45TH STREET
SUITE 100
LAWRENCE, KS 66044
OFFICE: 785.832.0804
FAX: 785.832.0890

C:\PAUL WERNER ARCHITECTS, LLC
123 W. 8TH STREET, SUITE B2
LAWRENCE, KS 66044
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Varsity House
1043 INDIANA STREET
LAWRENCE, KANSAS

PROJECT # 28600
7/5/2011



VARSITY HOUSE

1043 INDIANA STREET
LAWRENCE, KANSAS

G.P.A. KENNER ARCHITECTS, L.L.C.
123 W. 8TH STREET
SUITE B2
LAWRENCE, KS 66044
OFFICE: 785.832.0804
FAX: 785.832.0890
WWW.PAULWERNERARCHITECTS.COM

BUILDER:
P.C. CO. OF LAWRENCE
643 HASKINS
SUITE 200
LAWRENCE, KS 66044
OFFICE: 785.832.0804
FAX: 785.832.0890

123 W. 8TH STREET
SUITE B2
LAWRENCE, KS 66044
OFFICE: 785.832.0804
FAX: 785.832.0890
WWW.PAULWERNERARCHITECTS.COM

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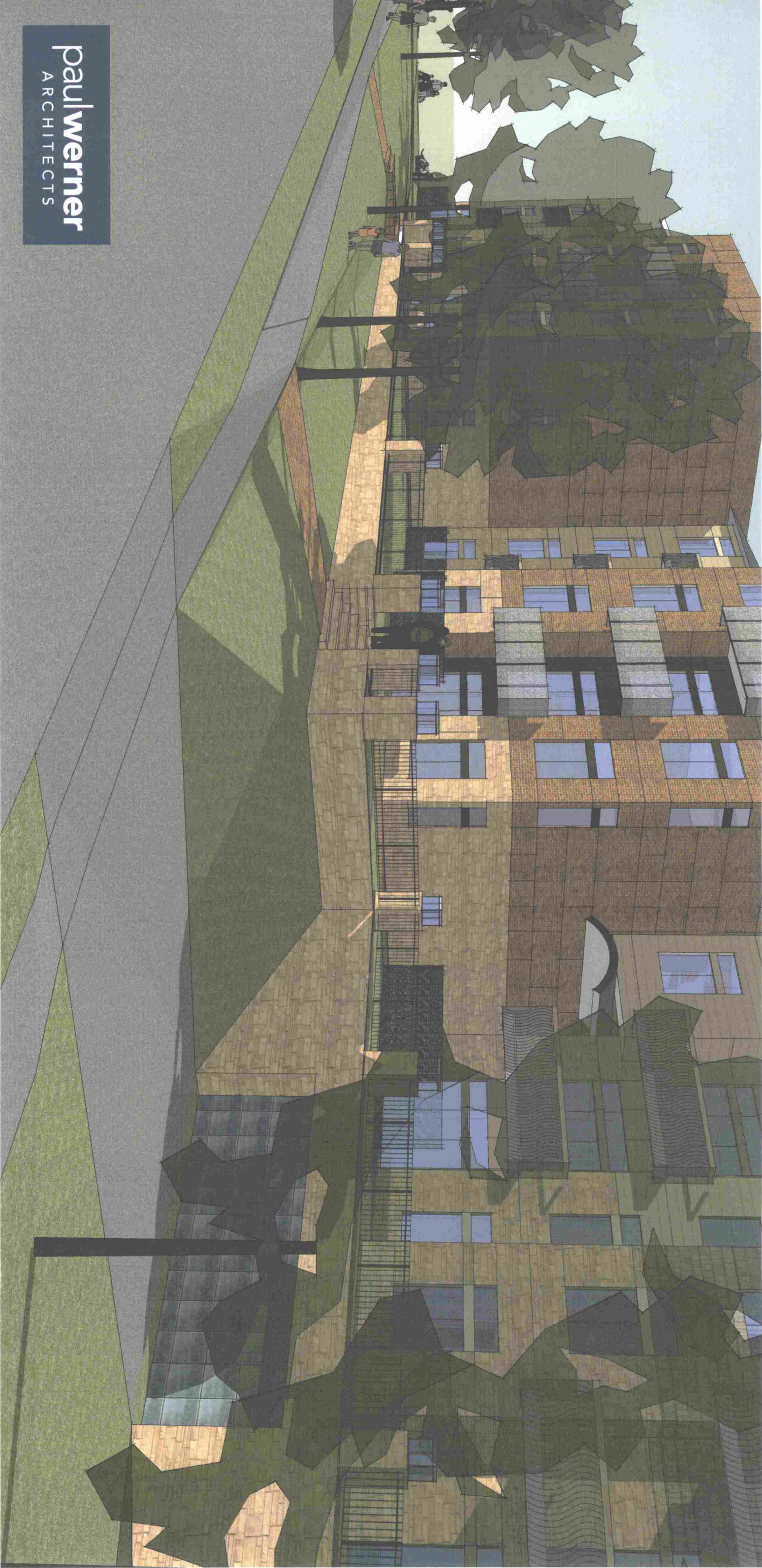
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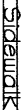


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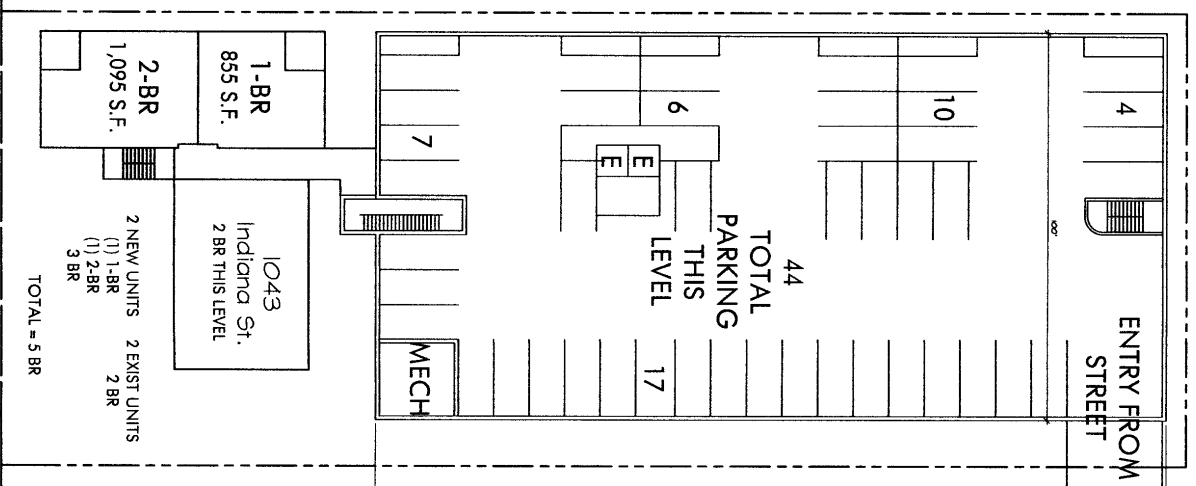
1" = 50'

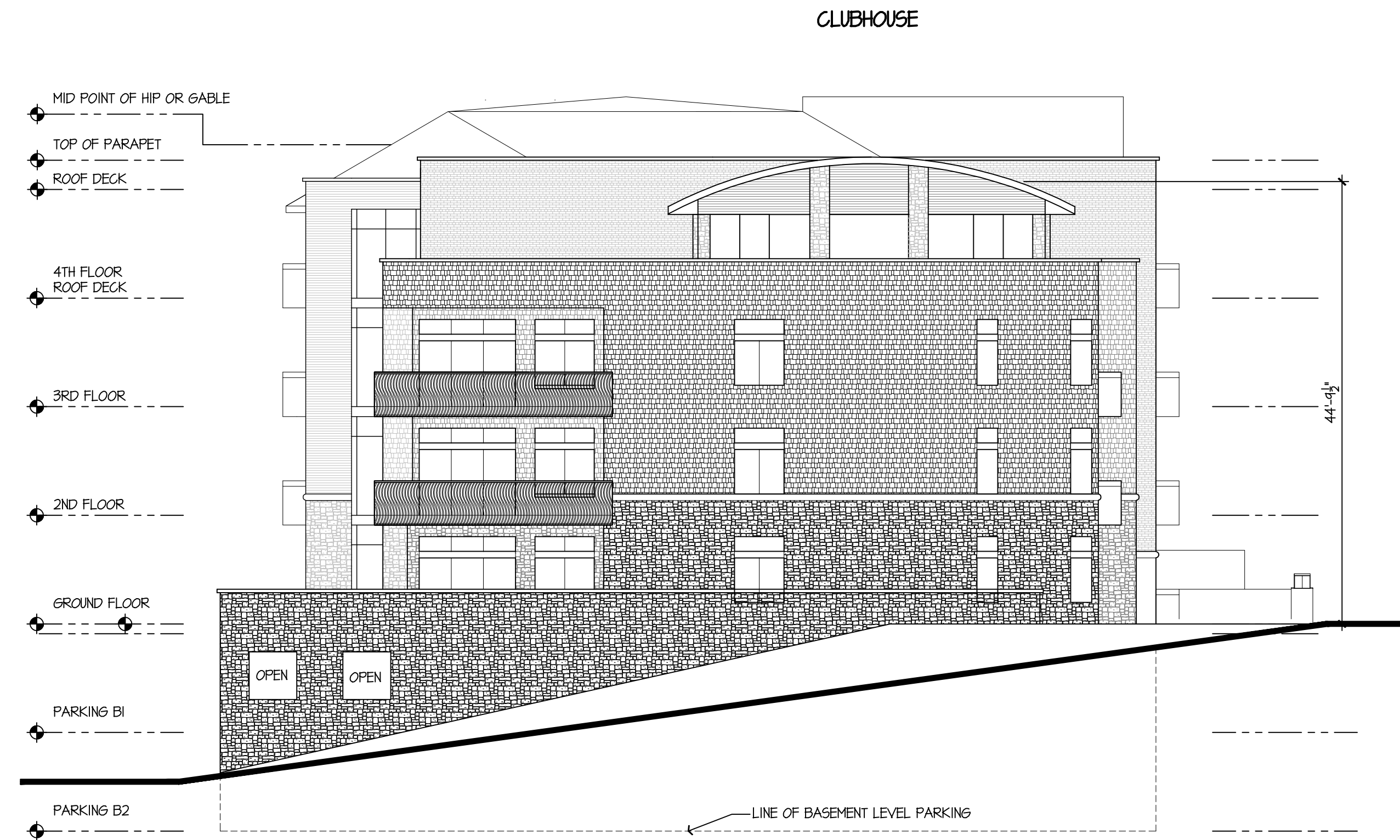


1/16" = 1'-0"



1/16" = 1'-0"





3 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



1 EAST ELEVATION
SCALE: 3/32" = 1'-0"



2 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

SCALE: $3/32" = 1' - 0"$



CEMENTITIOUS LAP SIDING
MASONRY

- ASPHALT SHINGLES
- CEMENTITIOUS SHINGLES

MID POINT OF HIP OR GABLE

ROOF DECK

4TH FLOOR

3RD FLOOR

2ND FLOOR

GROUND FLOOR

VARSITY HOUSE

PARKING BI

PARKING B2

LOWER LEVEL PARKING ENTRY

- RUSTICATED LIMESTONE
- GREEN SCREEN LANDSCAPE OVER OPENINGS

TRASH FIRE & ELECTRICAL

WEST ELEVATION
SCALE: 3/32" = 1'-0"

SCALE: $3/32" = 1' - 0"$

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ARCHITECTS

**123 W. 8TH STREET
SUITE B2
LAWRENCE, KS 66044**

OFFICE: 785.832.0804
FAX: 785.832.0890
INFO@PAULWERNERARCHITECTS.COM

BUILDER:
DFC CO. OF LAWRENCE
643 MASSACHUSETTS
SUITE 300
LAWRENCE, KS 66044
OFFICE: 785.841.6346
FAX: 785.841.6342

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A301









City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

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

www.lawrenceplanning.org

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

July 25, 2011

Ron Hutchens
Paul Werner Architects
123 W 8th Street
Lawrence, Kansas 66044

RE: DR-4-49-11; 1043 Indiana Street

Dear Mr. Hutchens:

The Lawrence Historic Resources Commission (HRC) at their meeting on July 21, 2011, deferred the above-referenced request to the August HRC meeting. The deferment was based upon a desire of the Commission to fully understand the request and the potential for redevelopment of the property.

Please contact me at 832-3151 at your earliest convenience and I will be happy to go over the information requested by the Commission.

On behalf of the City of Lawrence and the Historic Resources Commission, I would like to thank you for your cooperation.

Sincerely,

Lynne Braddock Zollner
Historic Resources Administrator

Cc: Thomas Fritzel

