
LAWRENCE HISTORIC RESOURCES COMMISSION
ITEM NO. 7: DR-04-49-11
STAFF REPORT

A. SUMMARY

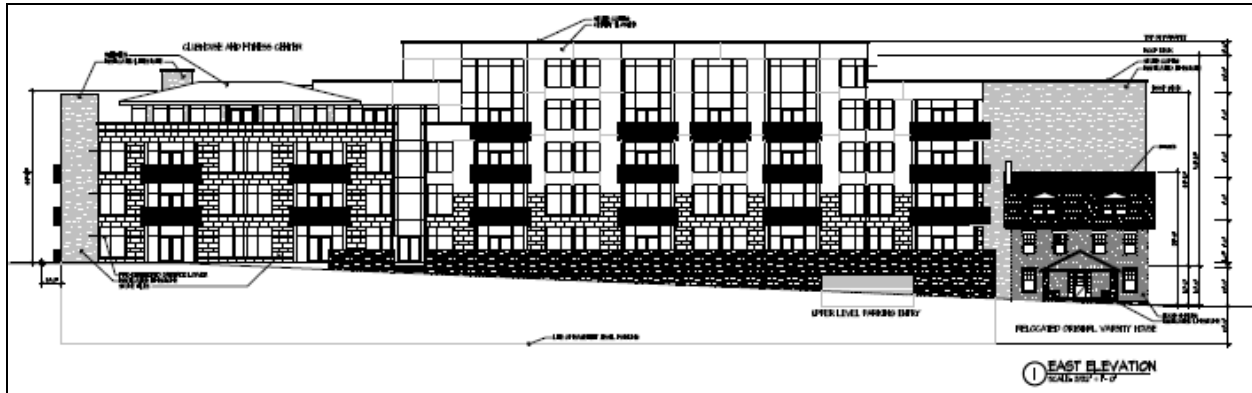
DR-04-49-11 1043 Indiana Street; Relocation and New Construction; Certified Local Government Review. The property is located in the environs of the Oread Historic District and the Michael D. Greenlee House (947 Louisiana), National Register of Historic Places. Submitted by Paul Werner Architects for 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 to the north end of the vacant lots and incorporate the structure into a design with an 25 Dwelling Unit Apartment Complex of approximately 149,342 total square feet: 58,048 square feet of parking and 71,294 square feet of living space, including fitness center, club house, storage and mechanical. Currently the property is zoned U-KU and is vacant. This review, moving the structure and basic plan, is only part one of a two part review. The final development will be reviewed by the HRC at a future meeting.



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.*
- 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.*

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.

Not Recommended

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

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 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.

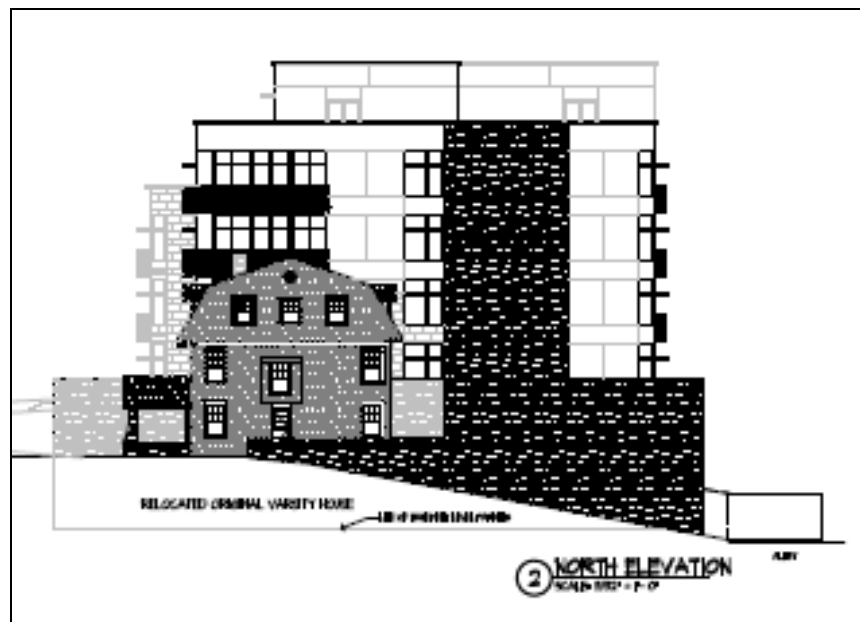
The property located at 1043 Indiana Street is located in the environs of the Oread Historic District, National Register of Historic Places. (The property directly to the north, identified on the City GIS system as 1000 Blk #1 is located in the environs of the Michael D. Greenlee House at 947 Louisiana 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 structure 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, possible 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 site, although limited by topography, from the listed property, the Oread Historic District.

The applicant has altered the original application for this project to include the rehabilitation 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. As part of the move, the addition, basement, and chimney will be lost. The new apartment complex will be constructed on Lots 7-12. The applicant is requesting the HRC to review the move of the existing structure and overall concept of the apartment plan with final review and approval of the design of the apartment complex at a future meeting.



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 as to if the structure located at 1043 Indiana Street would remain eligible for listing if it is moved to the north 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.

While this information 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 move 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.

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, the move of 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.*

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. However, in order for this to take place, the proposed structure will need significant redesign.

The applicant has also requested that the HRC review the overall concept of the apartment complex. 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, the incorporation of historic character-defining spaces and rhythms, and appropriate materials. The proposed structure appears to have more in common with the existing apartment complexes that have not achieved historic significance than with the historic neighborhood and the environs of the Oread Historic District and the Greenlee House. The typical rhythm and development pattern of the area is single structures on single lots or double lots. 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. The proposal is dominated by the use of stone that is most often used as a foundation or accent material in the area.

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

- Moving the existing structure is not recommended.
- The size, scale and mass of the proposed structure is not compatible with the environs of the listed properties.
- 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.
- 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.

E. STAFF RECOMMENDATION

Staff recommends the Commission request the applicant work with the Architectural Review Committee to identify architectural options that will respect the historic environs of the listed properties while achieving the goals for a high density, multi-dwelling, modern apartment complex. The revised project shall return to the full HRC for review.



City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

Pre-Application Meeting Required
Planner _____
Date _____
Application Number _____
DR- _____
Date Received _____
Type _____

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 1043 Indiana
Legal Description (*may be attached*) Lane's Second Addition, Block 13,
Lots 7,8,9,10,11,12

OWNER INFORMATION

Name(s) Triple T, LLC
Contact Thomas Fritzel
Address PO Box 721
City Lawrence State Kansas ZIP 66044
Phone (785) 841-6346 Fax (____) _____
E-mail thomas@gfritzel.com Mobile/Pager (____) _____

APPLICANT/AGENT INFORMATION

Contact Ron Hutchens
Company Paul Werner Architects
Address 123 W 8th Street, Suite B2
City Lawrence State Kansas ZIP 66044
Phone (785) 832-0804 Fax (785) 832-0890
E-mail ronh@paulwernerarchitects.com Mobile/Pager (702) 985-4041

Existing Zoning KU	Existing Land Use Multi-Family	Proposed Land Use RM64	
Total site area 0.80 Acres 35,100 sqft	Current Appraised Value \$420,000	Existing Building Footprint 1,820 sqft	Open Space Area 11,145 sqft
# of Buildings 1	Estimated Cost of Construction \$9 million	Proposed Building Footprint 18,770 sqft	Pavement Coverage 1'276 sqft* *sidewalks and patio deck included in open space area
Are you also submitting any of the following applications?			
<input type="checkbox"/> Building Permit	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Use Permit	<input checked="" type="checkbox"/> Zoning Change
<input type="checkbox"/> Variance	<input type="checkbox"/> Other (specify) _____		

Property

Address: 1043 Indiana, Lawrence, Kansas

**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 Ron Hutchens

Company Paul Werner Architects

Address 123 W 8th Street, Suite B2

City Lawrence State Kansas ZIP 66044

Phone (785) 832-0804 Fax (785) 832-0890

E-mail ronh@paulwernerarchitects.com Mobile/Pager (702) 985-4041

REQUIRED ATTACHMENTS:

- ☐ Photographs of existing structure and site
- ☐ Scaled or dimensioned site plan
- ☐ Scaled elevation drawings
- ☐ Scaled or dimensioned floor plans
- ☐ Materials list
- ☐ Digital copy of application materials

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

SIGNATURE

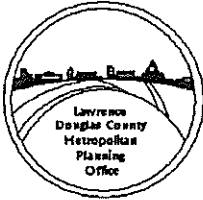
I/We, the undersigned am/are the (owner(s)), (duly authorized agent), (Circle One) of the aforementioned property. By execution of my/our signature, I/we do hereby officially apply for design review approval as indicated above.

Signature(s): R Hutchens Date 4.18.2011

Date _____

Date _____

Note: If signing by agent submit Owner Authorization Form



**Lawrence Douglas County
Metropolitan Planning Office**
6 East 6th Street, P.O. Box 708, Lawrence, KS 66044
(785) 832-3150 Fax (785) 832-3160
<http://www.lawrenceplanning.org>

OWNER AUTHORIZATION

I, **Thomas Fritzel for Triple T LLC**, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 18th day of October 2010, make the following statements to wit:

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

**LANE'S SECOND ADD BLK 13 LTS 10, 11, & 12
(U04866a & 62A COMB 2009)**

2. I the undersigned, have previously authorized and hereby authorize **Paul Werner Architects** (Herein referred to as "Applicant"), to act on my behalf for the purpose of making application with the Planning Office of Lawrence/Douglas County, Kansas, regarding **1043 Indiana, Lawrence, Kansas** (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.

Owner

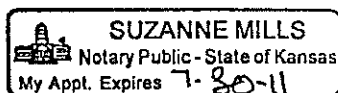
Owner

STATE OF **KANSAS**
COUNTY OF **DOUGLAS**

The foregoing instrument was acknowledged before me on this 18th day of October 2010,

by Thomas A. Fritzel.

My Commission Expires: 7-30-11



Notary Public



EXECUTIVE SUMMARY

FROM : Paul Werner
TO : Lynne Zollner
RE : 1043 Indiana Street
DATE : 18 April, 2011

Detailed Description of Proposed Project:

On behalf of our client we are proposing to relocate a dated residential structure and gravel parking lot and replace it with a new multi-family dwelling complex that will include clubhouse, fitness center, below grade parking and landscaped grounds. The overall concept is to maximize the usage on the site with better quality of life close to campus. This will be a modern, more energy efficient structure that will have amenities students and professionals are looking for. The Varsity House will remain on site. Relocated and renovated to the north and be incorporated into the development. The below grade parking will not only remove the visual of cars on the site but will allow for enhanced landscape.

Reason for the Request:

For several reasons, we have decided to explore moving the Varsity House. Although it will be costly, we will renovate the existing structure, relocate and renovate the existing original residence and incorporate into the proposed new development. This relocation and renovation would mean the demolition of the west addition and the basement. The first, second and third floors will be saved and renovated into a 6 bedroom congregate residence.

Relocation to the north end of the site would blend in with the small apartments immediately to the north and the large single family homes beyond that. (See attached rendered street elevation). The smaller footprint of the house, and allowing parking to be developed underneath makes saving the house much more feasible, along with tax credits.

The new development will step down on the south corner with the clubhouse and fitness center located on the roof with an exterior roof deck. The typical unit may have 2 master bedrooms with large open living areas. Some of the upper units may have lofts that will be open to the living below.

A project of this scope and size adjacent to the University of Kansas and near downtown, providing amenities that students and Professionals demand, will make a positive impact on the neighborhood for years to come.

Office : 545 Columbia Drive Suite 1002 : Lawrence, Kansas : 66049
Mail : PO BOX 1536 : Lawrence, Kansas : 66044-8536
PHONE: 785.832.0804 FAX: 785.832.0890

April 5, 2011

Ms. Sarah J. Martin
Kansas Historical Society
6425 SW 6th Avenue
Topeka, KS 66615

Dear Sarah:

We have explored the possibility of saving the structure at 1043 Indiana, Lawrence, Kansas, from demolition by moving it. The original plan called for demolition, but after discussions with the neighborhood association and other interested parties, we have looked in to the possibility of moving the structure. We believe we can sell this to the owner if you agree with our proposal.

Our proposal is to move the structure 212 feet to the north. This places it at the north end of the vacant lots and groups it with the other intact houses on the north end of the block. The structure would have the same orientation and the same distance off Indiana as the existing location. So you know, we also looked at relocating the structure to the south directly on the corner lot. This scenario is difficult because of overlap, so the house needs to be moved, existing foundation removed, new foundation built, and then the house could be placed in its new location. We feel moving the structure to the north is a better solution.

In order for our proposal to work we will need historic tax credits. Will credits be available for this structure after it is moved to this new location?

We are going to submit April 18th for the May 19th Historic Resources Committee meeting. Having your input before we submit will be very helpful, but your input will be critical before the May meeting in order to be able to discuss all of the viable options for this structure.

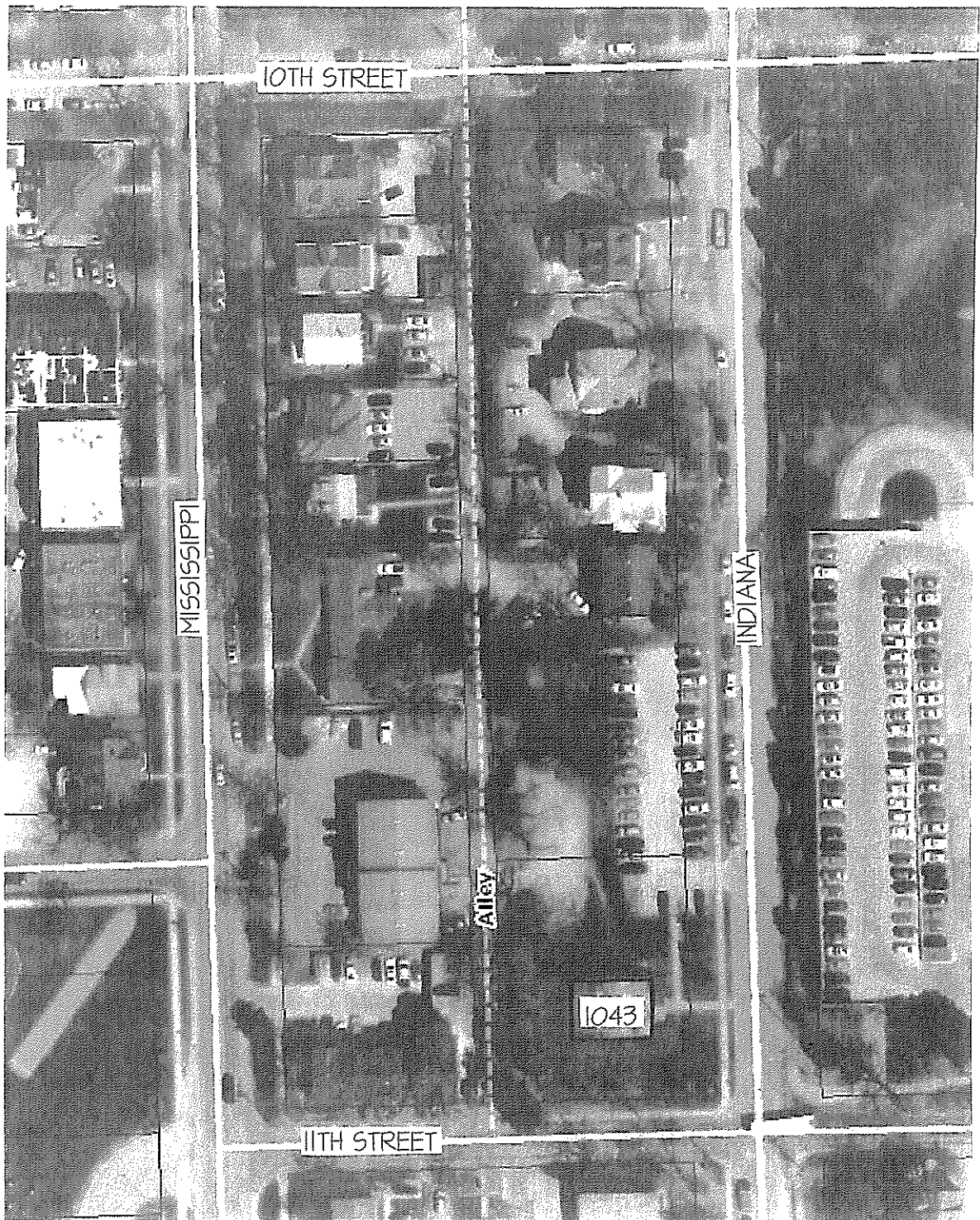
Thank you for your input and time.

Sincerely,

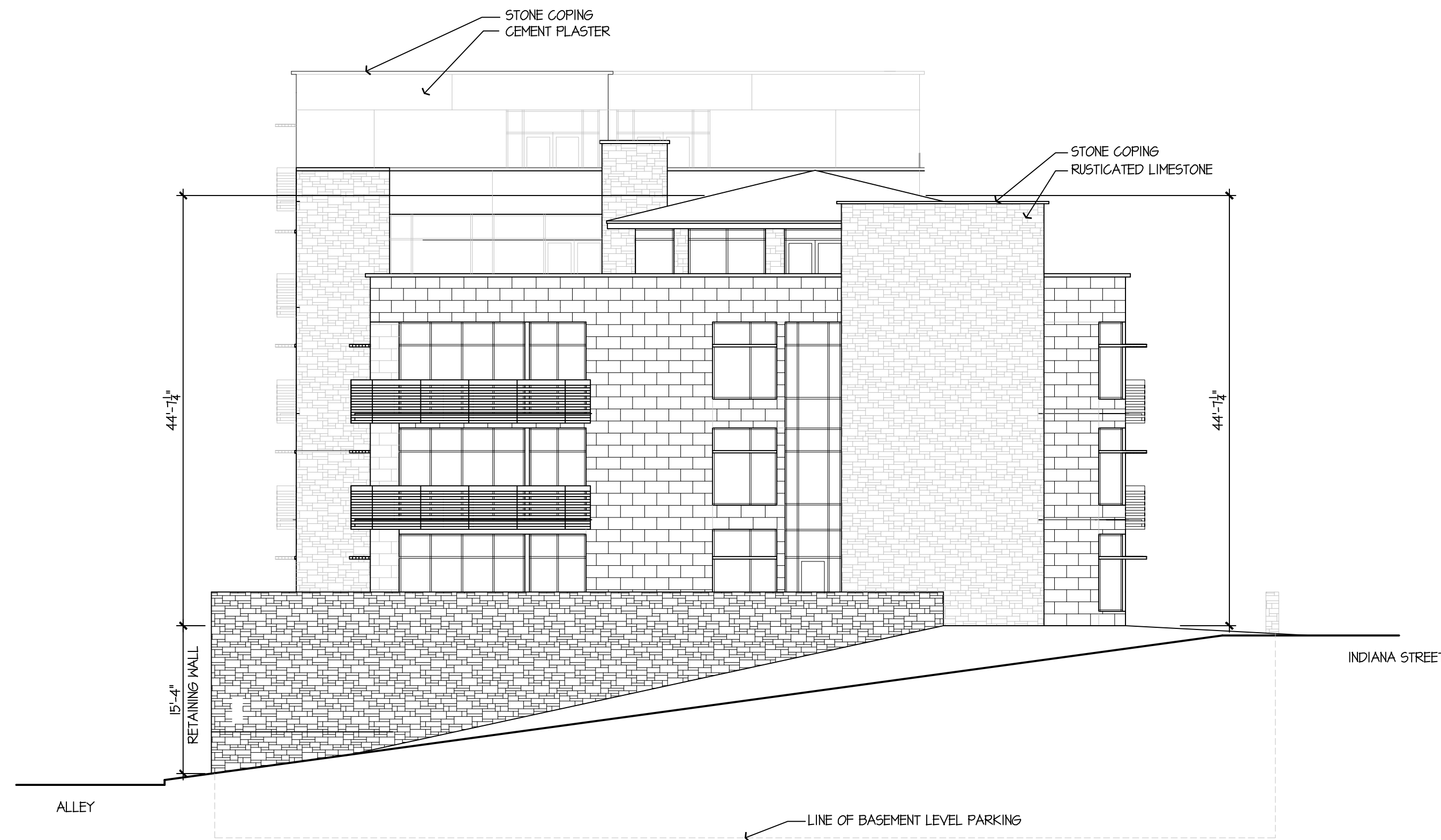


Paul Werner
Paul Werner Architects

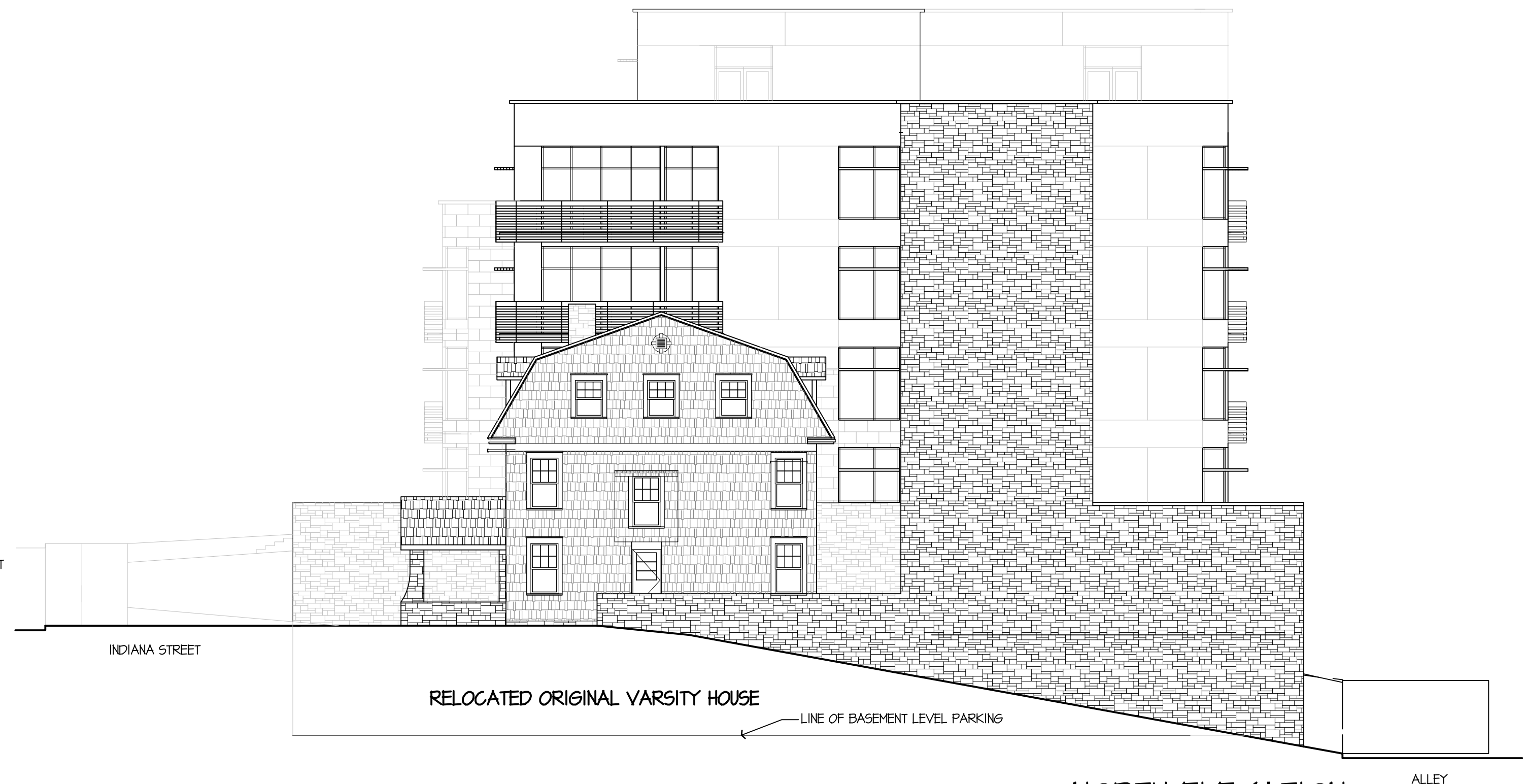
Cc: Triple T, LLC
Lynne Braddock Zollner



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



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



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

paulwerner
ARCHITECTS

123 W. 8TH STREET
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VARSITY HOUSE
1043 INDIANA STREET
LAWRENCE, KANSAS

PROJECT # 29170
4.18.2011

A300

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SUITE B2
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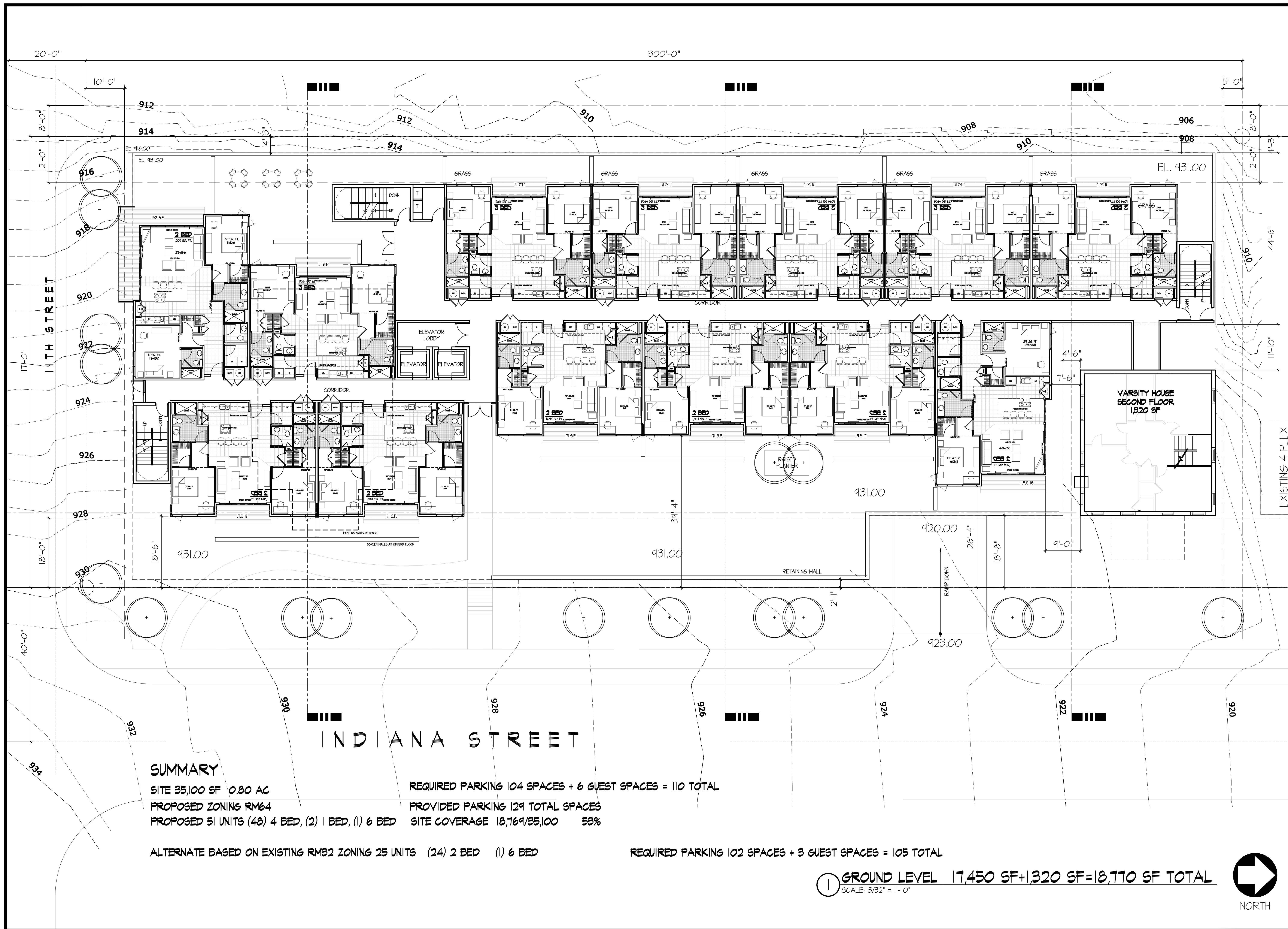
BUILDER:
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643 MASSACHUSETTS
SUITE 300
LAWRENCE, KS 66044
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VARSITY HOUSE
1043 INDIANA STREET
LAWRENCE, KANSAS

PROJECT # 29170
4.18.2011

A301



SUMMARY

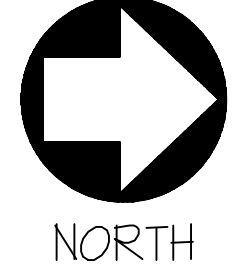
SITE 35,100 SF 0.80 AC
PROPOSED ZONING RM64
PROPOSED 51 UNITS (48) 4 BED, (2) 1 BED, (1) 6 BED

REQUIRED PARKING 104 SPACES + 6 GUEST SPACES = 110 TOTAL
PROVIDED PARKING 129 TOTAL SPACES
SITE COVERAGE 18,769/35,100 53%

ALTERNATE BASED ON EXISTING RM32 ZONING 25 UNITS (24) 2 BED (1) 6 BED

REQUIRED PARKING 102 SPACES + 3 GUEST SPACES = 105 TOTAL

1 GROUND LEVEL 17,450 SF+1,320 SF=18,770 SF TOTAL
SCALE: 3/32" = 1'-0"



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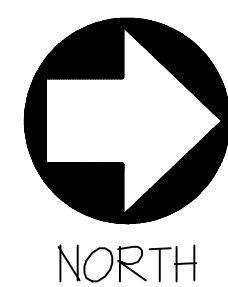
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LEVEL TWO and THREE 17,453 SF

1 2ND FLOOR 3RD FLOOR SIMILAR
SCALE: 3/32" = 1'-0"



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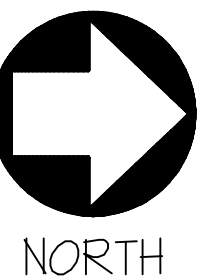
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1 FOURTH FLOOR 14,268 SF
SCALE: 3/32" = 1'- 0"



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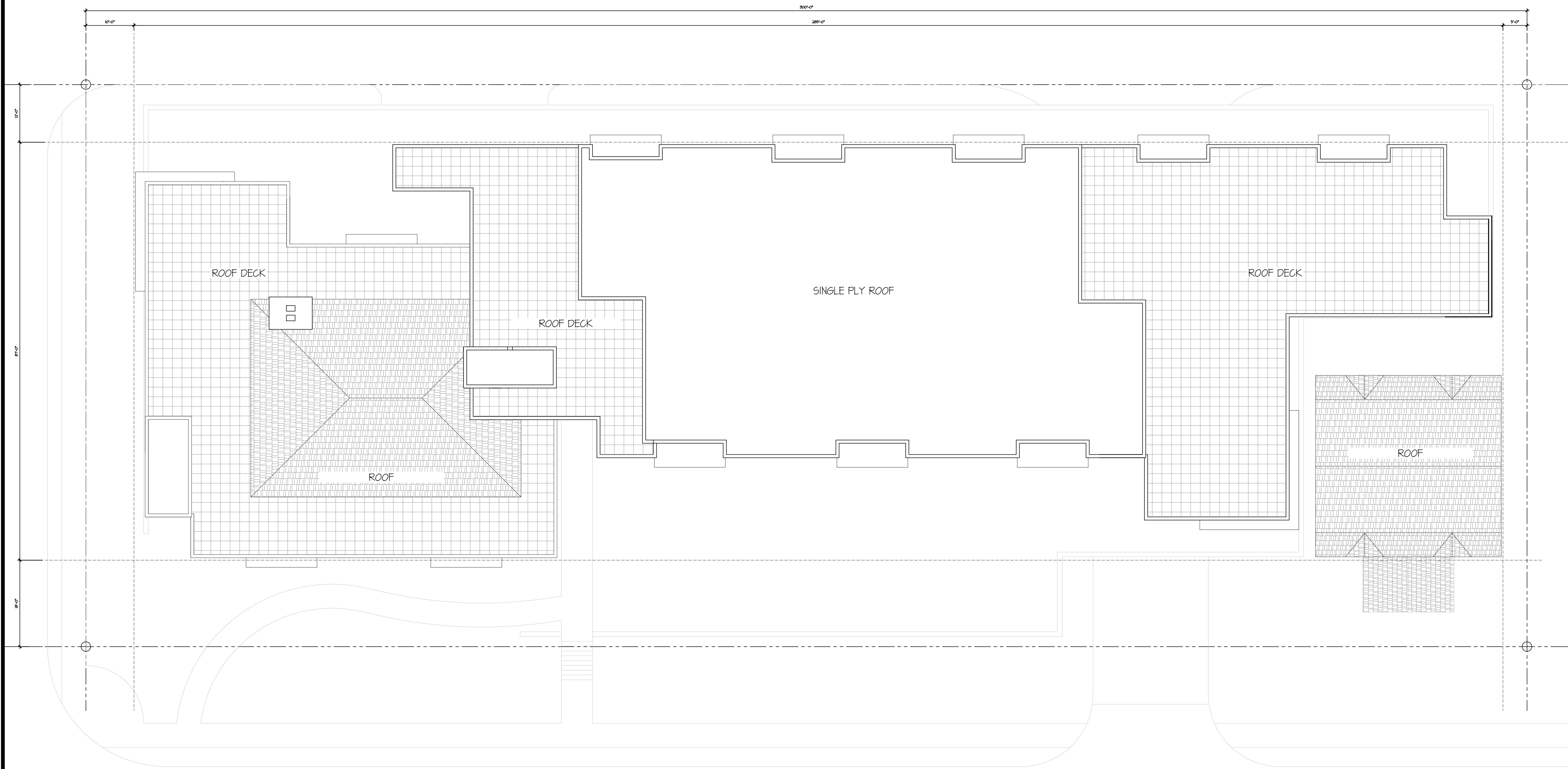
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PROJECT # 29170
4.18.2011

A202

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1 ROOF PLAN
SCALE: 3/32" = 1'- 0"



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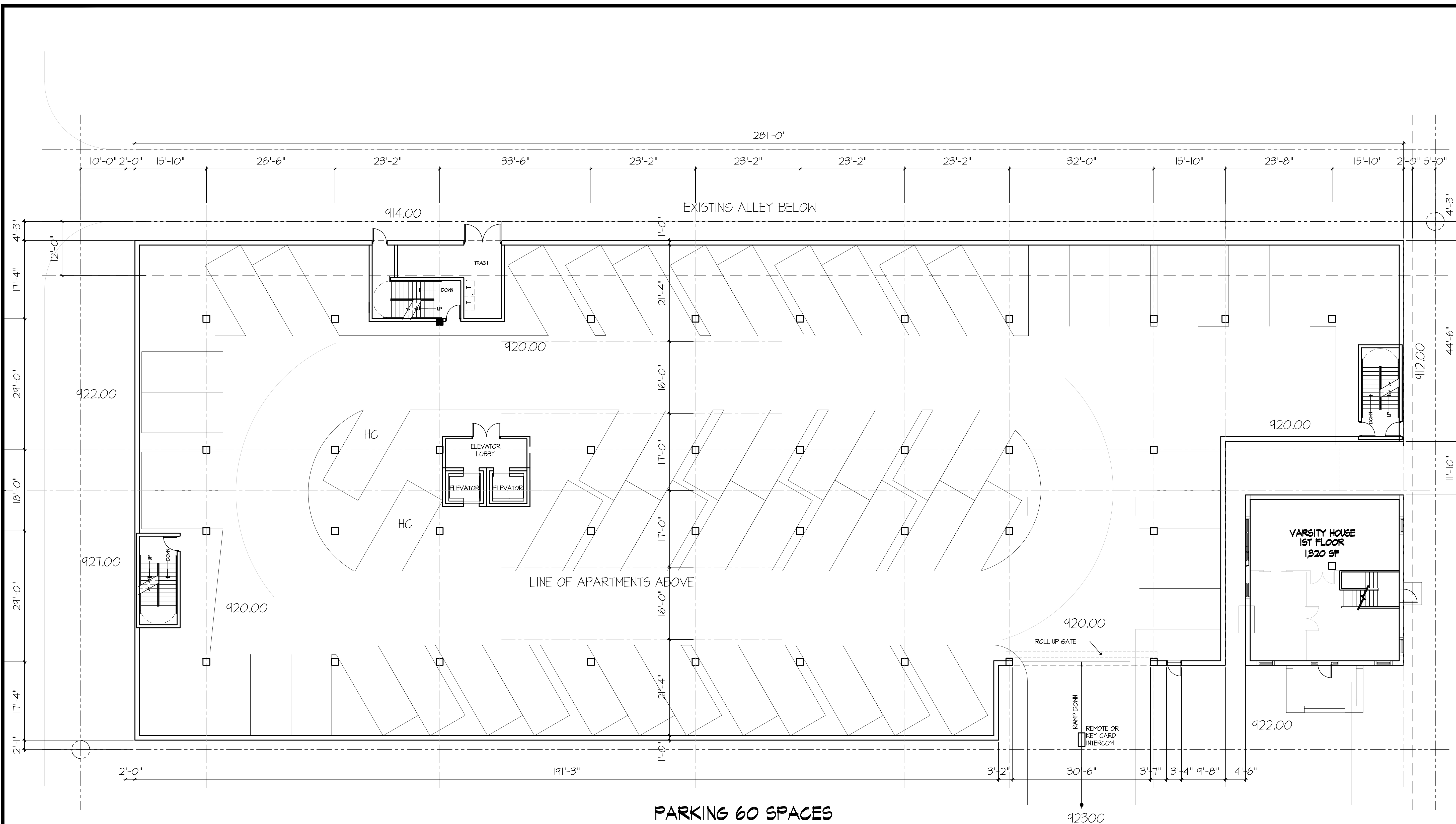
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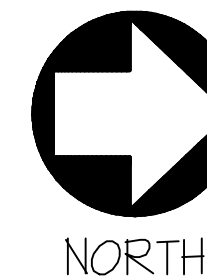
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A204

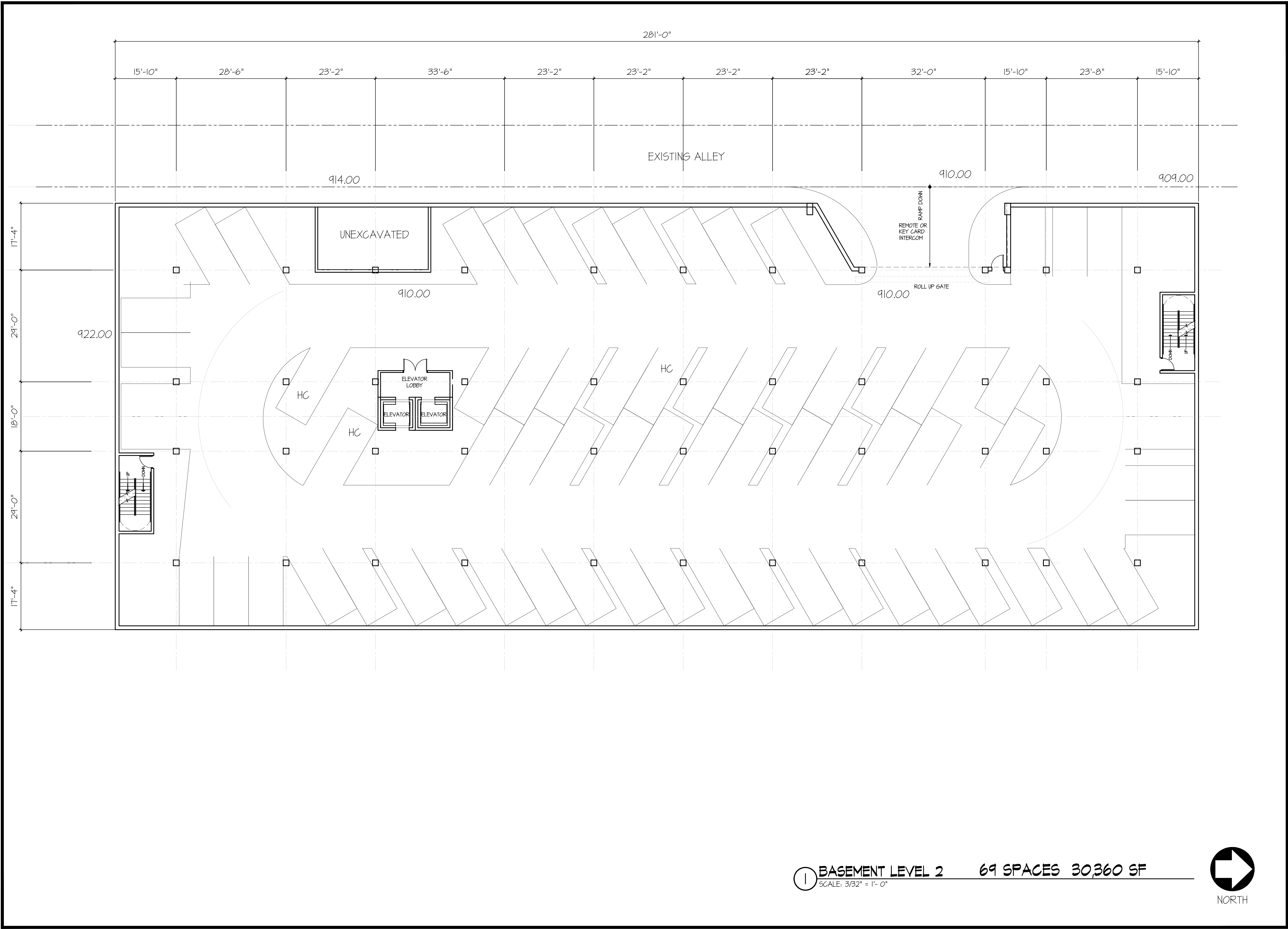


1 BASEMENT LEVEL I
SCALE: 3/32" = 1'- 0"

27,688 SF



NORTH



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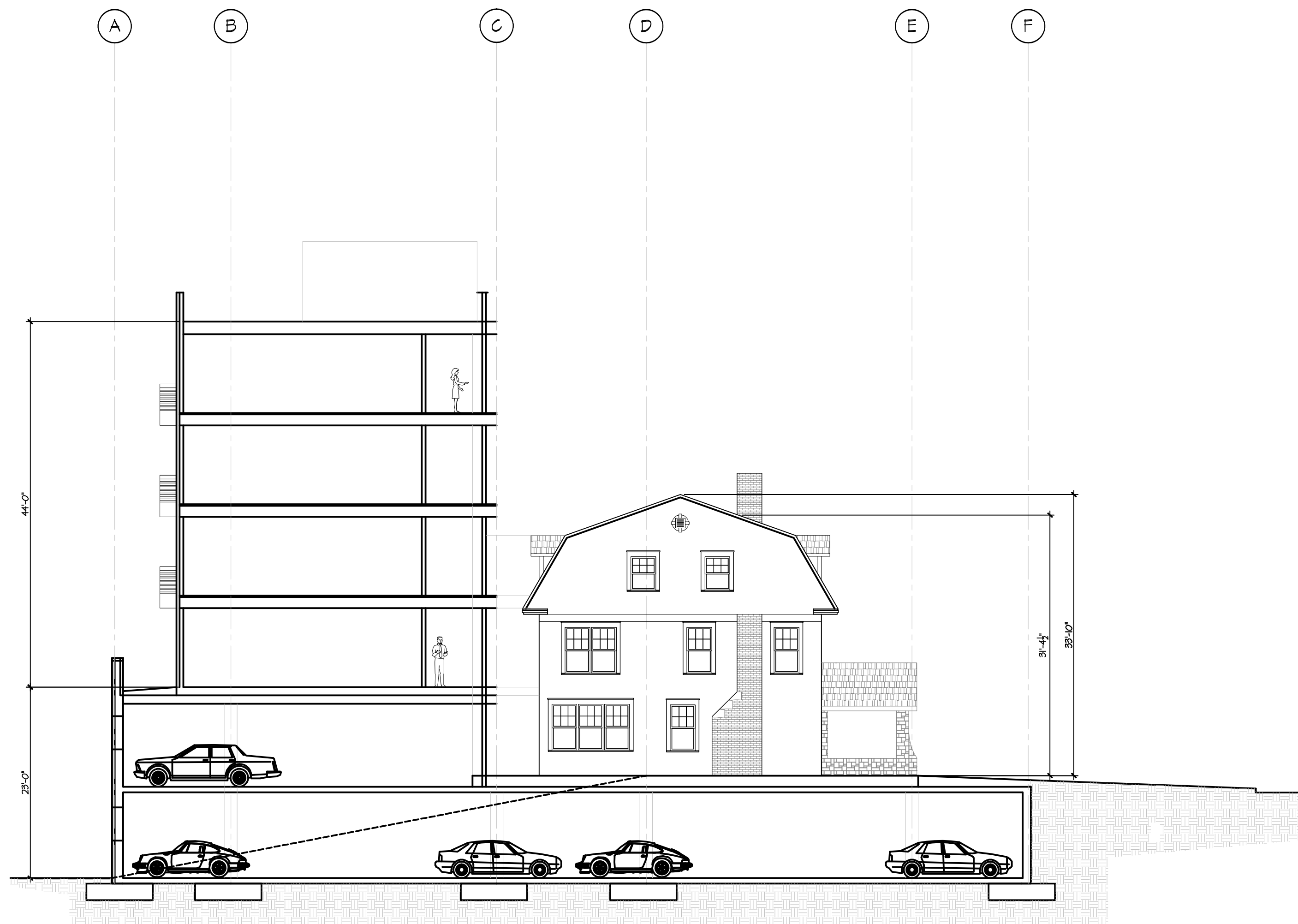
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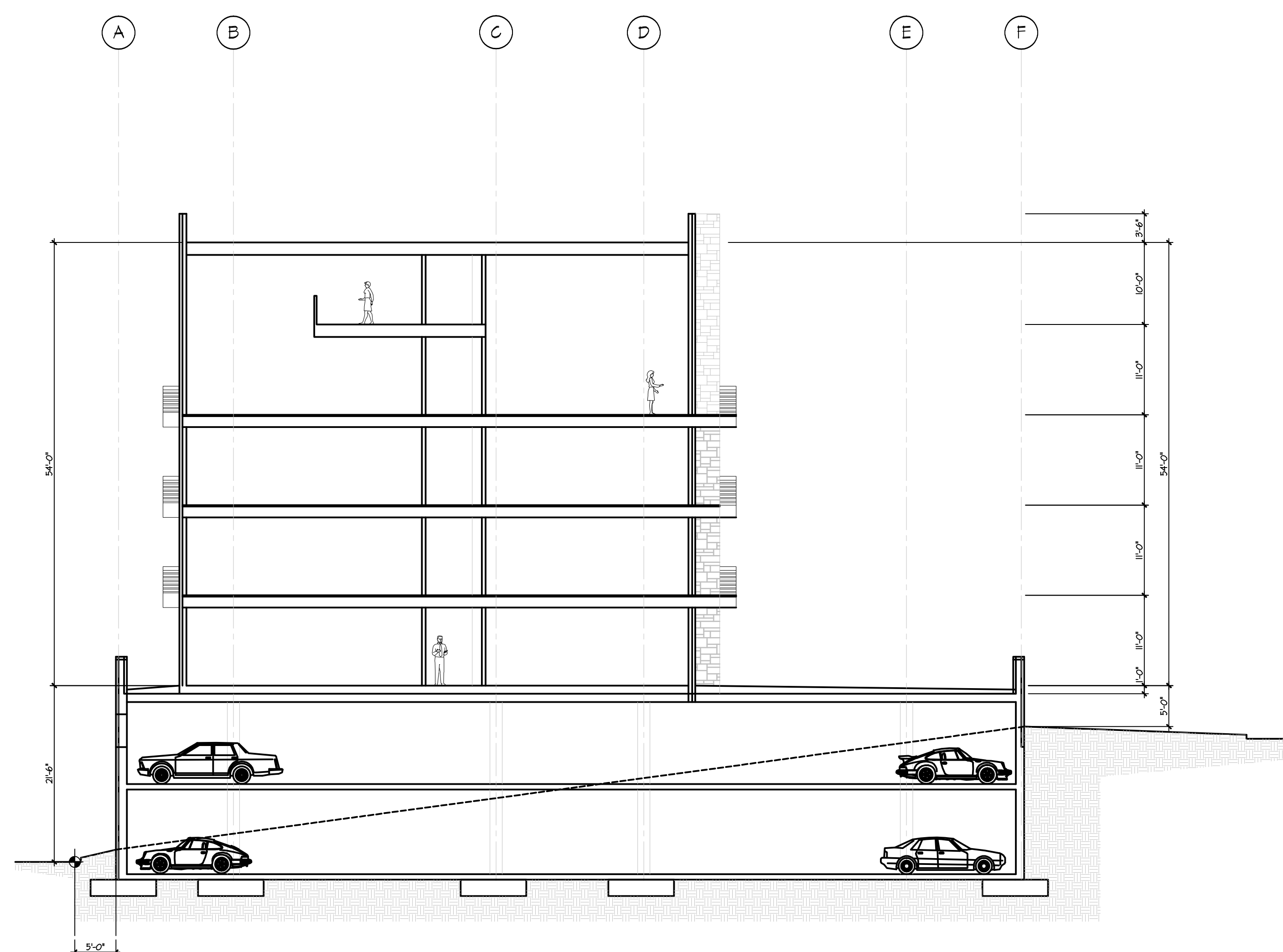
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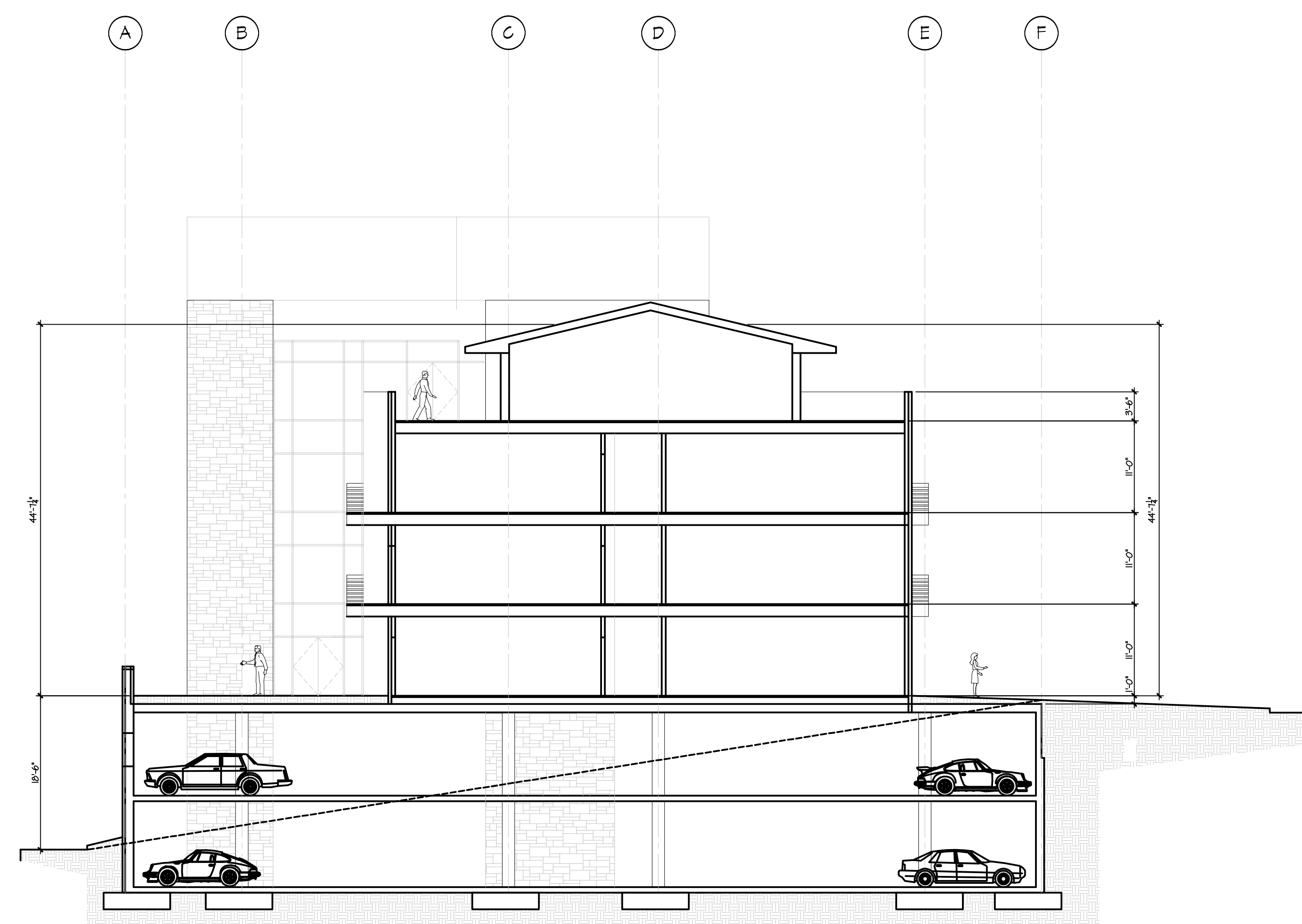
A206



1 BUILDING SECTION AT NORTH END
SCALE: 3/32" = 1'-0"



2 BUILDING SECTION AT MEZZANINE
SCALE: 3/32" = 1'-0"



① BUILDING SECTION AT SOUTH END
SCALE: 3/32" = 1'-0"



City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

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Tdd 785-832-3205
Fax 785-832-3160

May 20, 2011

Paul Werner
Paul Werner Architects
123 W 8th Street, Suite B2
Lawrence, KS 66044

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

Dear Mr. Werner:

The Lawrence Historic Resources Commission (HRC) at their meeting on May 19, 2011 heard discussion on the above-referenced request. The commission requested that the applicant work with the Architectural Review Committee to identify architectural options that will respect the historic environs of the listed properties while achieving the goals for a high density, multi-dwelling, modern apartment complex.

Please contact Staff when you are ready to meet with the Architectural Review Committee and we will arrange a meeting at your earliest convenience.

On behalf of the City of Lawrence and the Historic Resources Commission, I would like to thank you for your participation. If I can be of further assistance, please do not hesitate to contact me (832-3151).

Sincerely,

Lynne Braddock Zollner
Historic Resources Administrator

Cc: Thomas Fritzel

