

Bobbie Walthall

From: Richard Heckler [rheckler2002@yahoo.com]
Sent: Tuesday, December 06, 2011 8:20 AM
To: Bobbie Walthall
Subject: 9th and New Hampshire

A downtown development group has dropped one project and is gearing up for a public fight over another with a local free-market group that opposes public subsidies for private development.

The disputes between Tulsa developer Paul Coury's group and Americans for Prosperity center on the use of transient guest tax revenues – a tax paid by hotel guests to stay in Wichita hotels, not a tax levied on all taxpayers – to redevelop old buildings into hotels.

One Coury project could be headed for a public vote, if AFP generates 2,528 verifiable signatures to place on the ballot the use of guest tax revenues for the Ambassador Hotel Wichita, a 117-room boutique hotel proposed for the old Union National Bank building at Douglas and Broadway. AFP, which opposes government involvement in private development projects, wants voters to decide

Read more: <http://www.kansas.com/2011/12/02/2126034/developer-drops-one-hotel-project.html#ixzz1flQONiSy>

Dickie Heckler

Bobbie Walthall

To: David L. Corliss
Subject: RE: 9th + NH development

From: Tom Harper [mailto:tomharper@stephensre.com]
Sent: Saturday, December 03, 2011 8:58 AM
To: aroncromwell@gmail.com; schummfoods@gmail.com; mdever@sunflower.com; hughcarter@sunflower.com; mikeamyx515@hotmail.com
Cc: David L. Corliss
Subject: 9th + NH development

Good morning- a short note to offer my opinion on this issue since I cannot attend the meeting Tuesday.

I appreciate the position each of you are in. It is a complicated problem.

The Historic Resource Commission had a clear opinion a couple weeks ago. It is important to respect their decision.

The City of Lawrence has adopted the Downtown Design Guidelines that serves as a road map for development in our Downtown. I have not read this document but I understand the applicants proposal does not meet the guidelines.

It seems like it would be a good idea for the applicant to follow it.

The applicants proposed building will clearly infringe upon the Historic Rhode Island District.

The 900 block is the home of the Lawrence Art Center.

Perhaps a "middle way" approach could be limiting the height of the applicants building to not being taller than the Lawrence Arts Center?

What you decide here will set a precedent for future development on New Hampshire and Vermont Streets.

Please make your decision with this in mind.

With respect + gratitude for what you do for Lawrence.

Tom Harper

Bobbie Walthall

To: David L. Corliss
Subject: RE: 9th and New Hampshire

From: Candice Davis [mailto:candicedavis@sunflower.com]
Sent: Sunday, December 04, 2011 11:02 PM
To: dever michael; carter hugh hugh; cromwell aron aron; schumm bob bob; amyx mike mike
Cc: David L. Corliss; Scott McCullough
Subject: 9th and New Hampshire

Dear City Commissioners,

12-4-11

I would like to voice my support of the Historic Resources Commission determination with regard to the 9th and New Hampshire proposed development. City historic guidelines as well as City codes are important to be respected and followed. Developers should be expected to plan projects that are in keeping with known regulations. Exceptions that are made set a bad president for future developers and create uncertainty for surrounding property owners.

There are many ways to develop that particular parcel of land that do not infringe on the Historic Rhode Island district and yet could provide density to downtown Lawrence. The developer in question had little resistance to the larger project on the west side of New Hampshire. This project, however, is a different matter. It is important to respect the interests of those residents and business owners that will be negatively impacted by the scope of this project. A more appropriate site should be considered.

Thank you for your work on behalf our City,

Candice Davis

Bobbie Walthall

To: David L. Corliss
Subject: RE: 9th and New Hampshire proposal

From: Carol [mailto:carol.bowen@gmail.com]
Sent: Monday, December 05, 2011 1:31 AM
To: Michael Dever; Aron Cromwell; Bob Schumm; Hugh Carter; Mike Amyx
Cc: David L. Corliss
Subject: 9th and New Hampshire proposal

I am concerned about the proposed development at 9th and New Hampshire. We really have lost sight of what we want our downtown to look like. There are too many restaurants, and there is not enough retail variety to attract people to the downtown area. The downtown plan should be updated with some kind of cohesive vision.

Even if we did have a plan that would allow the proposed development, it should be noted that if the building were actually built, the only way to save the area would be to level the structures to the east and create more new buildings. The uses proposed for this building are not compatible with the surrounding uses. Visualize the backside of a hotel facing the small businesses to the east.

The building is too large for the site and would require servicing by trucks and other activity in a one-lane alley - the same one lane alley that provides front door access to the small businesses and is very close to residential. Granted, the Art Center is a large tall building, but it does not attract the alley activity that the proposed building would.

I understand the concept of infill, but we should have a plan first, then follow the plan.

Carol Bowen
403 Dakota Street
785-842-9082

Bobbie Walthall

From: Richard Heckler [rheckler2002@yahoo.com]
Sent: Saturday, December 03, 2011 10:37 PM
To: Bobbie Walthall
Subject: 9th and New Hampshire

So so many new hotels in quite recent times. Where is the market which is required? Nowhere to be found.

Violates downtown guidelines as well. A definite intrusion into someone's back yard which none of us would want.

Conclusion in the last paragraph.

FYI:

Kansas City is known as the City of Fountains.

It is famed for its rich art scene, including the Plaza Art Fair, which is in the top five ranked art fairs in the nation, and the thriving Crossroads Arts District.

Also convenient are numerous great museums, galleries and performing arts centers.

The Arts & Economic Prosperity studies continue to be among the most frequently cited statistics used to demonstrate the impact of the nation's nonprofit arts industry on the local, state, and national economy.

* \$5.7 million full-time equivalent jobs

*\$104.2 billion in household income

*\$7.9 billion in local government tax revenues

*\$9.1 billion in state government tax revenues

*\$12.6 billion in federal income tax revenues

1. Economic Impact :

http://www.americansforthearts.org/information_services/research/services/economic_impact/default.asp

2. Information and Services: http://www.americansforthearts.org/information_services/

3. <http://www.AmericansForTheArts.org>

CONCLUSION: Think Art and Design School next to the Art Center. The art center director is quite capable of taking such a concept into the world of success. This would be a worthwhile investment of 1994 sales tax dollars. This investment would ultimately bring new economic growth to Lawrence, Kansas. Education is known for its

stamina and revenue generation through both strong and weak economic times.

Students = stable and generous economic growth.

Richard Heckler

Lawrence is mostly known for basketball if known at all. Cycling competition is making some new impact.

City Commissioners,

My Father, Brother, and I run a very modest property investment company. Two of our properties, 901 and 909 Rhode Island, are key for the existence of our company. Although we do believe that development directly to the west is beneficial, there are some serious concerns.

First and most obvious are complaints from renters about discomfort caused by construction. The use of 900 New Hampshire as a launch site for the 901 New Hampshire project is the source of many complaints from our tenants. These include noise, parking loss, loss of pedestrian access, and loss of sunlight. Complaining tenants do not renew leases. Looking past the completion of this project to the proposed project of 901 New Hampshire is disheartening. This project seems to have no launch site, which leads me to believe that the alley against our properties will be a primary access to facilitate construction. This encroachment will surely create more complaints with greater urgency from our tenants, as it is too close for comfort. Comfortable convenient living is what we sell.

Secondly, is an issue of political fairness to our investment. At the time of purchase, both of our 900 block Rhode Island properties were bounded in local, state, and national historic legislature. The guidelines offer a great parameter for investment. It is known that historically protected neighborhoods offer added monetary value. They also, in the case of a run-down neighborhood, guarantee a direction of improvement. I can attest to the value increase and the direction of our historic block. I first purchased 909 Rhode Island, as my residence, in 1999. For the commission to grant permission to these developers to build without the consent of the Historical Resources Commission will undoubtedly negatively affect the neighborhood hence decreasing the value of our investment. For one investor to not follow the same rules and guidelines as another is simply unethical and damages our community in many ways.

Lastly, is the planning issue of commercial use in the alley by Rhode Island St properties. 901, 905, 909, 913 are all commercially zoned. Over time all these properties are likely to completely conform to their zoning. If the 901 New Hampshire project does not seek HRC approval, then it will not act as a buffer zone to the residences. This being the case, it will be left to Rhode Island St's commercially zoned properties to act as the residential buffer. This will require the alley to serve as public frontage, such that the historic residences are not encroached upon. The trend has already been respectfully set by the local non-profits, the Social Service League and the Percolator. Aside of respect for the residences, it just makes sense to have these public places face downtown. Increased visibility and access will only add to vibrancy and encourage downtown interest to east 9th St. As is, the north end of the alley exists as a pocket for public activity. It is pedestrian dominated. The "canyon effect" is a known problem when

considering urban planning. I do not believe the plan as proposed gives any architectural regard for the current or future pedestrian usage of the alley.

I am very concerned for the effects this project will have on our investment. As you probably know, small business is tough. As an ex-resident of the block, I am very concerned for my old neighbors and friends who reside there. I know that the canyon the Arts Center created caused people to leave the neighborhood. I mostly am concerned for my community. How do you describe a place that disregards small business, charitable organizations, and people's homes while bending the rules for large-scale corporate investment? I strongly urge the city commission to deny the appeal for 900 New Hampshire.

I am open-minded about the project. I encourage the developer's of the Hotel to seek HRC approval, to increase communication, and begin to work directly with the citizens most affected. I believe this honest approach will produce a product of higher quality, offering optimum benefit to the entire community.

Thank You,

Rick Pruitt
Managing Partner
Pruitt and Sons LLC
rickpruitt@hotmail.com

RECEIVED

DEC 02 2011

CITY MANAGERS OFFICE
LAWRENCE, KS

Neighborhood Petition Letter
900 Block Rhode Island St
Lawrence, KS

SA signed

13 November 2011

Lawrence, Kansas

To The City Commissioners:

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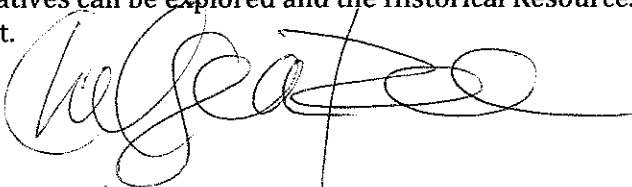
The development is located immediately west of the East Lawrence neighborhood; specifically, the project would back up to properties listed as part of the North Rhode Island Street National Historical District. Not only is the region of historical importance, but it also represents a vibrant neighborhood within the central part of Lawrence. As a result, we, the residents and property owners of the 900 block of Rhode Island Street agree, both with each other and the Historical Resources Commission, that the project, as currently proposed and conceived, will encroach upon and affect negatively our neighborhood.

Issues that are of concern with the project, as presently proposed include, but are not limited to:

- Disregard for the Downtown Historic Guidelines
- Loss of privacy
- Loss of light, particularly in the afternoon
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- Loss of street parking for residents
- Structural damage to existing structures in the National Historical District caused by blasting and or deep excavating
- Loss of property values
- Loss of rental values
- Harm to our the historic integrity of the region

We also agree that many feasible and prudent alternatives exist for development of the area in ways that would be much more in tune with the neighborhood and adjacent downtown. In our view, no plans have been made to mitigate harm to our neighborhood, and that no effective or detailed communication between the developer and our neighborhood has occurred.

As a result, we urge the City Commission to consider (1) that many alternatives exist to the current proposal, (2) that alternatives have not been explored in any detail and not in consultation with the local community of residents, (3) that the Historical Resources Commission has indicated that the proposal would diminish the historical integrity of the area, and (4) that the current proposal should be denied so that these feasible and prudent alternatives can be explored and the Historical Resources Commission can approve the project.



chelsea Rae cummings
913 Rhode Island
Lawrence, Kansas 66044



Bryce Boley
913 Rhode Island #1
Lawrence, KS 66044

13 November 2011

Lawrence, Kansas

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John Kolstun
John Kolstun
owner
940 Rhode Island St.

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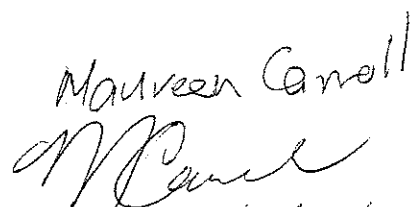
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JOHN BODLE

928 Rhode Island


Maureen Canoll
928 Rhode Island

13 November 2011

Lawrence, Kansas

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Jodi K. Hitchcock
924 Rhode Island St
Lawrence, KS 66044

13 November 2011

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SINCERELY,



DAKOTA T. LOOMIS

Krystal Boxum

13 November 2011

Lawrence, Kansas

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Rosalie Granger 901 Rhode Island

Rosalie Granger 11/17/11

Brenton Mersmann

John Granger



13 November 2011

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David M. Lewis
912 Rhode Island

Doc ✓ 11-15-11

13 November 2011

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x Brianna Lind

15 November 2011

x Brian Seaton

11-15-11

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Sincerely,

Mary Lisa Pike
945 Rhode Island Street

13 November 2011

Lawrence, Kansas

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- Harm to our the historic integrity of the region

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Patrick L. Cavanaugh

946 Rhode Island



13 November 2011

Lawrence, Kansas

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Philip R Ernst 843-2373
owner 900 RI - 904 RI

13 November 2011

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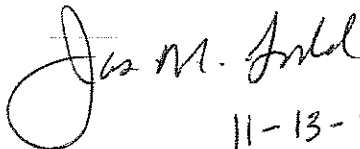
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JASON M. TODD
917 RHODE ISLAND
LAWRENCE KS 66044


11-13-11

13 November 2011

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Marla Adkins-Helpson
937 Rhode Island

13 November 2011

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Denise S. Modin
927 Rhode Island

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Emma M. Lora
932 1/2 Rhode Island St.

Brett N. Baulch
932 1/2 Rhode Island St.

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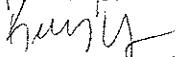
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CHRIS DICKINSON



932 RHODE ISLAND ST.

Kristen Yates



932 Rhode Island

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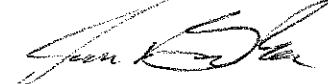
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Cameron Giers 
Ian Barber 

917 Rhode Island
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[Signature] SSL Pres of Board

[Signature] Board member SSL

[Signature] Tallchief SSL-VP of the Board

[Signature] SSL Board Jeanine Pike-stew manager

[Signature] SSL Board Treasurer

[Signature] SSL Board member

Social Service League Board members

13 November 2011

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Eamon Devine Dennis Cook
Eamon Devine Tim Cook

913 R.I.#2

12/01 2011

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JERRY A. PRUITT
MANAGING PARTNER
PRUITT & SONS LLC

13 November 2011

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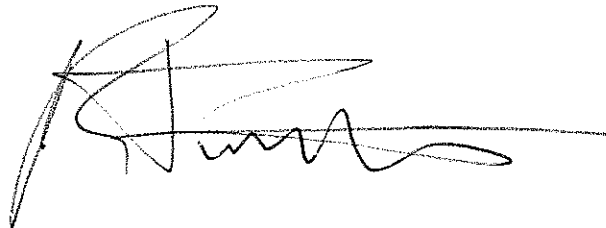
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Jerry R Pratt
Pratt + Sons LLC
901/909 Rhode Island



From: Eric Farnsworth[SMTP:TROPICOFKANSAS@SBCGLOBAL.NET]

Sent: Thursday, December 01, 2011 9:19:41 PM

To: Bobbie Walthall

Cc: lawrence-percolator@googlegroups.com

Subject: Lawrence City Commission, re:Hotel development at 9th & New Hampshire St.

Auto forwarded by a Rule

Dear Commissioners,

My name is Eric Farnsworth.

I live in East Lawrence, and I serve on the board of the Lawrence Percolator, so I have a dog in this fight.

I am writing strictly for myself, and not on behalf of the Lawrence Percolator.

So let's cut straight to the core of this hotel development - what is this about?

I cannot claim to actually know all about it, but I can say for sure what it is NOT about.

This is not about the "market". There are already - literally - acres of un-leased commercial space downtown. Has anyone done a study showing pent-up demand for this development?

I think the City Commission is obliged to demand such a study.

I think the City Commission should not approve any more commercial space until the ground floor of Hobbs-Taylor is fully leased.

Hobbs-Taylor will NEVER EVER be fully leased.

Why would anyone lease an 8 year old space across from the Bottleneck when they could get a new space across from the Bourgeois Pig?

More development is just asking for blight. Look at the Borders building - that is blight happening now.

If I had to guess, I would say that Doug Compton has simply sold this project to some over-optimistic investors, not on any market basis, but just because he could.

This is also not about private property rights. Doug Compton has owned the property in question for less than a year, and he bought it specifically for development purposes. He doubtless went into this project with the assumption that you would give him everything he wanted, just like you did last time.

What this IS about is development for its own sake, and for the sake of enriching the developers, and I think it is time that we have the guts to admit it.

Even so, if history is any guide, you will approve this project for whatever reason; because you all are friends, or share the developers' values, or just because you can.

Since I really don't expect you to take my suggestion of a building moratorium until Hobbs-Taylor is fully leased, I have another suggestion: If this building is to be built,

insist that it be built on the NORTH side of 9th Street, where there are not residences and businesses that will be crowded out by a large building only 12 feet away.

And if the mural on that building is demolished, insist that the developer pay to have another one painted.

We the people have entrusted the City Commission with the power to make decisions that affect the quality of life in our community. It would be nice to see you all use that power to improve the quality of the whole community, rather than for the private gain of a few developers.

Regards,

Eric Farnsworth

December 1, 2011

To: Any interested parties

From: Mike Myers, AIA,
East Lawrence Resident

Re: 900 New Hampshire Hotel Proposal

Generally I am in favor of improvement and added residential and commercial density in the downtown area. I have however many reservations about the proposal in its current state due to the height and scale of the project and the development team's omissions, statements, changes, and misrepresentations of the project.

Scale:

The scale and height of the proposed building is obviously excessive based on the proximity to the structures and houses in the directly adjacent historic district and the guidelines governing construction adjacent to such districts. HRC Commissioner and architect Alan Wiechert stated the matter truthfully and concisely at the time of the project's outright denial before the Lawrence Historic Resources Commission when he stated that the building presented "is not a transitional building". For any building to be appropriate directly adjacent to our historic housing districts it must be a transitional building. I would suggest that 3 stories would be the maximum height of any structure directly adjacent to a listed house or district. The building might be stepped up to 4 or 5 stories along the commercially oriented streets and adjacent to other taller structures.

Misrepresentation:

None of the development team's presented images adequately represent the height and mass of the building in relation to the smaller structures around them. As an architect I can clearly see that the graphics presented have been manipulated to omit any degree of contextual relationship to the adjacent houses. Realistic renderings are not difficult to create and they are certainly within the development team's capabilities. Recent renderings made by a non-architect interested party are a much more realistic representation than the development team has put forth. Additionally, shadow maps have been submitted to the city that clearly do not represent the reality of the deep winter shadows that come with tall buildings. I believe that the development team has specifically chosen the last official day of winter, March 21st to represent what a "4PM Winter" shadow would look like. This is very deceptive and a fairly obvious attempt to misrepresent reality. Another item of misrepresentation is the early statements made to the neighborhood group that the project would include "affordable housing". When asked exactly what was meant by that statement the presenters didn't have an answer. Eventually the team decided to call the project's rental component "market rate".

These misrepresentations say to me that the development team is fully aware that the project is out of scale and out of sync with historic downtown and historic

neighborhood context and interests yet they have chosen to pursue it anyway based on their desire for profit and personal gain. While business interest, profit and gain are important, they are not important enough to jeopardize the things we as a community hold dear.

Conclusion:

I strongly believe that allowing such a structure to be built at the proposed height and scale directly adjacent to small historic homes would be setting a terrible precedent. I believe that a comprehensive study needs to be undertaken to determine which areas of our historic downtown are appropriate for buildings of this scale. Allowing this construction simply because it has been put forward and because the development team states that this is the only prudent alternative that will "make the project work" will not serve our city well.

Please take the time to consider the long-term ramifications of accepting the developer's current proposal. Please take the time to consider that there are many reasonable and prudent alternatives to the submitted development on that lot. Also consider that while some density is a good thing for a thriving downtown, that density doesn't need to be at the expense of our most cherished features.

We should also be paying close attention to what a healthy downtown area looks like with respect to open space and recreational amenities. Apartments, hotels, bars, restaurants and shops are important but open-space, outdoor gathering, the arts, recreational amenities and pathways are equally important and should be in our long-term plan.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mike Myers", with a stylized flourish at the end.

Mike Myers, AIA
1312 New Hampshire

Jacki Becker
1026 New Jersey St
Lawrence ks 66044
(785) 423-2846
jackioh@sunflower.com

Nov. 30, 2011

City Commission
City Hall, 6E 6th Street
Lawrence KS 66044

As someone who works downtown, and lives just a few blocks east of downtown, it is always exciting to see growth in an area that I call home. However I think that with any growth that happens downtown it needs to be respectful of the historic area of houses, which surround it.

The latest proposal for a new building on 9th and New Hampshire is a project that really concerns me. Directly across the alley from this proposed project is Kansas's oldest non-for profit, the Social Service League. In addition the North Rhode Island Historic District is directly to the east of the proposed project. This project is looking to be a significant number of stories. This proposed extended-stay hotel/ apartments will be butted up against a series of homes and businesses without any buffer.

I know that many homeowners, businesses, neighborhood associations have expresses their concern for the height of this proposed building. In addition to the height, there also seemed to be a disregard for the amount of traffic that would be heading down the alley, and how trucks and vehicles would enter this new building.

More positive development downtown is a good thing. However, if a developer won't budge or even take into regard community concerns, or working within Downtown Design Guidelines, it seems this is a project should be denied.

Certainly there has to be a project that is better suited for development at 9th and New Hampshire that fits the downtown design guidelines and is respectful to one of the most historic blocks in our city.

Thank you for your time

Jacki Becker

Dennis J. Highberger
ATTORNEY AT LAW
December 1, 2011

City of Lawrence
6 E 6th
Lawrence, KS 66044

Re: DR-9-151-11; Certificate of Appropriateness for 900 New Hampshire

Dear Mayor and Commissioners,

I support downtown development. I firmly believe that if we want downtown to remain our civic and commercial center it has to grow, and because nobody wants to see further encroachment on the surrounding neighborhoods, the only place for downtown to grow is up.

While I served on the City Commission, I voted to approve the Hobbs-Taylor project on the 700 block of New Hampshire, and I have publicly voiced support for the recent project at 901 New Hampshire. I am glad that people want to build tall buildings downtown and I am glad that people are willing to invest in downtown.

However, as your Historic Resources Commission (HRC) has unanimously held, the project currently proposed for the southeast corner of 9th and New Hampshire is inappropriate for its location. If this project was proposed for the northeast corner of that intersection, I think it could be a fine addition to downtown. At its currently proposed location it would tower over the adjacent two-story residences and unacceptably damage the adjacent national historic district. This project presents by far the most extreme juxtaposition of height and massing between a proposed commercial development and a residential area that I have seen during my time on the commission or since. Approval of this project in its current form, with its complete lack of transition from very-high-density commercial development to the adjacent historic residential area, would set a precedent that could have serious negative consequences for the historic neighborhoods surrounding downtown.

In order for you to overturn the finding of the HRC, you must find that there are no feasible and prudent alternatives to this project. It is my understanding that this project includes a parking structure not required by city zoning in order to meet requirements imposed by the developer's agreement with a hotel company. It may well be that, because of the costs of building a parking structure, that this project won't work financially without the additional two floors of high-rent apartments that are included. That does not mean, however, that there are not other feasible and prudent ways for .

The matter before you is not a referendum on whether downtown should develop—it's a decision about whether this particular project is appropriate for this particular place. Please uphold the recommendation of your Human Resources Commission and send this project back to the drawing board.

Sincerely,



Dennis "Boog" Highberger

City Commissioners
Lawrence HRC
City of Lawrence
City Hall 66044

30 November 2011

I urge the City **to uphold the findings** of its Historical Resource Commission (HRC) and follow staff recommendations regarding the proposed development at 900 Hew Hampshire Street. The plan is monstrously out of scale in size, mass and height compared to the historical character of the neighborhood. The HRC has written that:

...the proposed project does encroach upon, damage, or destroy the environs of one or more listed historic properties and does not meet the intent of the Downtown Design Guidelines.

In documents submitted to the City there is material submitted by Treanor Architects which is contrary to facts, and which strongly indicates the City has not received a faithful rendering of the project. **How can the City make wise decisions when essential information is withheld?** A consistent feature of the renderings minimizes or omits comparisons with the surroundings in order to mislead the perception of height, mass and scale. It is the responsibility of the proposers to provide a realistic context with the surroundings and not fool the public or Commissioners about its impact. **The overall height of the project is the neighborhood and ELNA's greatest concern. In no event should a structure higher than 50 feet tall be permitted.**

Accurate and non-deceptive rendering plays a role in the decision of feasible and prudent alternative uses of the property. That is because *submitting incomplete, misleading or false material can falsely restrict the scope of alternatives*, which is the issue now before the City.

Example: The renderings of shadows for "4 PM Winter" shown on the proposal are false:

- One figure shows a clipping from the Treanor plan with shadow dimensions estimated on the figure. The Treanor shadow shown for the existing structure at 901 NH is about 200 feet long at "4PM Winter". Comparison can even be done visually because the 900 NH plan is itself about 200 feet long. The shadows from 901 are relevant, because the HRC and the City and the public were given the information to compare the shadows from the propose building at 901 NH.
- Compare this to another figure showing a photo of shadows cast from 900 NH at 4PM 29 November 2011, which shadows diagonally cross both New Hampshire, the intervening

block, and Rhode Island Streets and finally extend into the yards on the east side of RI street, and about half way up the houses. The shadows on this date of “4 PM Winter” from 901 NH are actually about 540 feet long. The City can determine its own figure. The actual shadow length is more than twice the value shown by the Treanor rendering. As winter progresses the shadows will become longer: the astronomical first day of winter is December 21.

- Another figure shows 901 NH from the same time and location, to give a sense of proportion to an existing architectural blight impinging on a civil-war era historic neighborhood more than 500 feet distant.

It's not our job to find out how an “error” of depicting facts of the Sun understood for thousands of years came to be in the material submitted.

Example: The renderings submitted by Treanor compare with the tallest buildings in the City, which are also far from the neighborhood. The Hobbs-Taylor building is 74 feet tall. It is 160 feet from the nearest house on Rhode Island Street. The proposed building at 900 NH would be 20 feet from its nearest neighbor: including a 2 foot offset advertised as a recent “concession”. For reference, 20 feet is about the width of a barber shop, or large living room. Imagine a 74 foot building at the end of your living room.

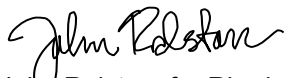
Example: The renderings submitted by Treanor fail to convey the fact that the total footprint of the building (the rectangle covered) is close to the footprint of the grossly out of scale Oread Hotel. (City staff provided Oread Dimensions.) The renderings deliberately omit any comparison with houses in the historic Rhode Island Street District: except for one over-large set of cubes.

A group of neighbors in consultation with a professional architect has realistically portrayed the mass, height, scale and location of the project as compared to its surroundings. **The height of the structure has already been reduced to the new value of 74’ presented by Treanor at a meeting at the Art Center November 17. The “concession” cutouts on the back side have also already been included. All buildings including the Art Center are portrayed to accurate scale.** Due to time constraints the houses of the neighborhood have not been perfectly modeled, but they are in scale. Considerable effort was made to reproduce the shape of the 900 NH proposal. Information provided by Treanor includes that the Art Center is about 32 feet high, with its skylights extending up to 40 feet maximum height. (The proposed building, including its rooftop infrastructure, *would be twice as high as the Art Center.*) The tallest house or building on

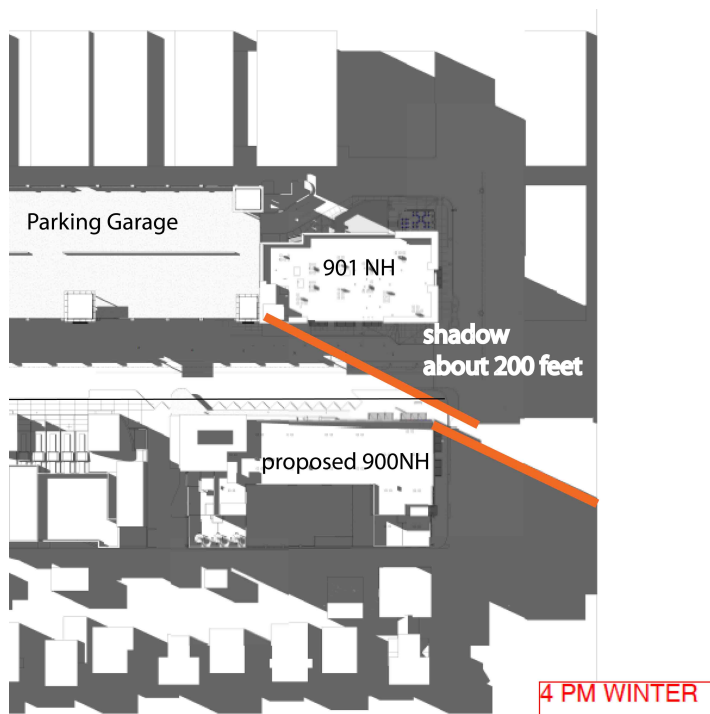
the residential 900 block of Rhode Island Street is 24 feet high. (The proposed building, not including its rooftop infrastructure, would be *more than three times as high*.)

The original proposed height of 900 NH, which is considerably larger, might be portrayed, because that proposal is up for decision. It is incompletely described in the HRC report as being 69 feet tall: that number refers to a “roof plan” figure some 10 feet or more below additional structure. **Anticipating that the unreasonable height of 74 feet or similar would be falsely labeled a reasonable compromise, the shorter height of 900 NH has been used.**

To overturn the findings of HRC, the City or other interested persons must show no feasible alternatives exist. I believe the landowner is the interested party with burden of proof. The business speculators and architects who test the resolve of the City to its own guidelines have no power to determine anything. Reject the appeal, its destructive consequences, and its destructive precedent.



John Ralston, for Rhode Island Historical district neighbors
940 Rhode Island Street



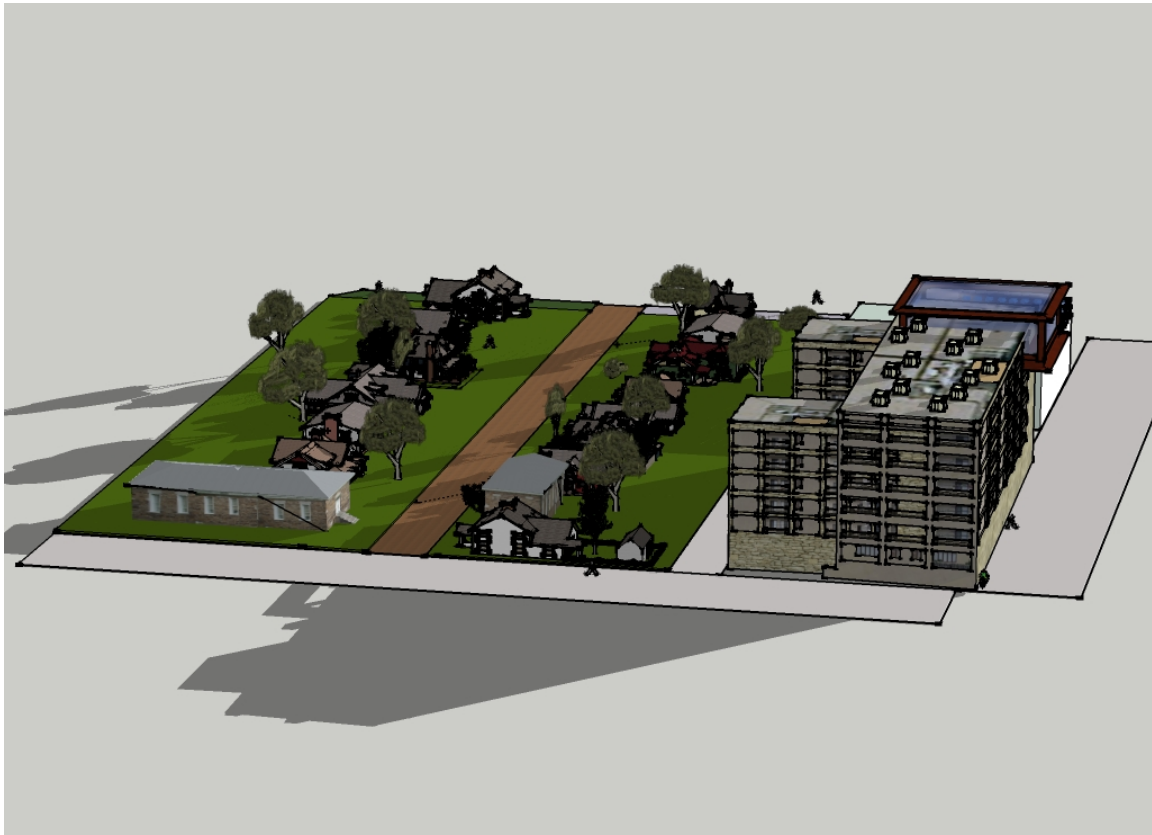
Shadows from Treanor renderings do not correspond to reality. They are less than half the length of actual winter shadows.



Shadows at 4 PM from 901 NH already cover Rhode Island Street's houses.

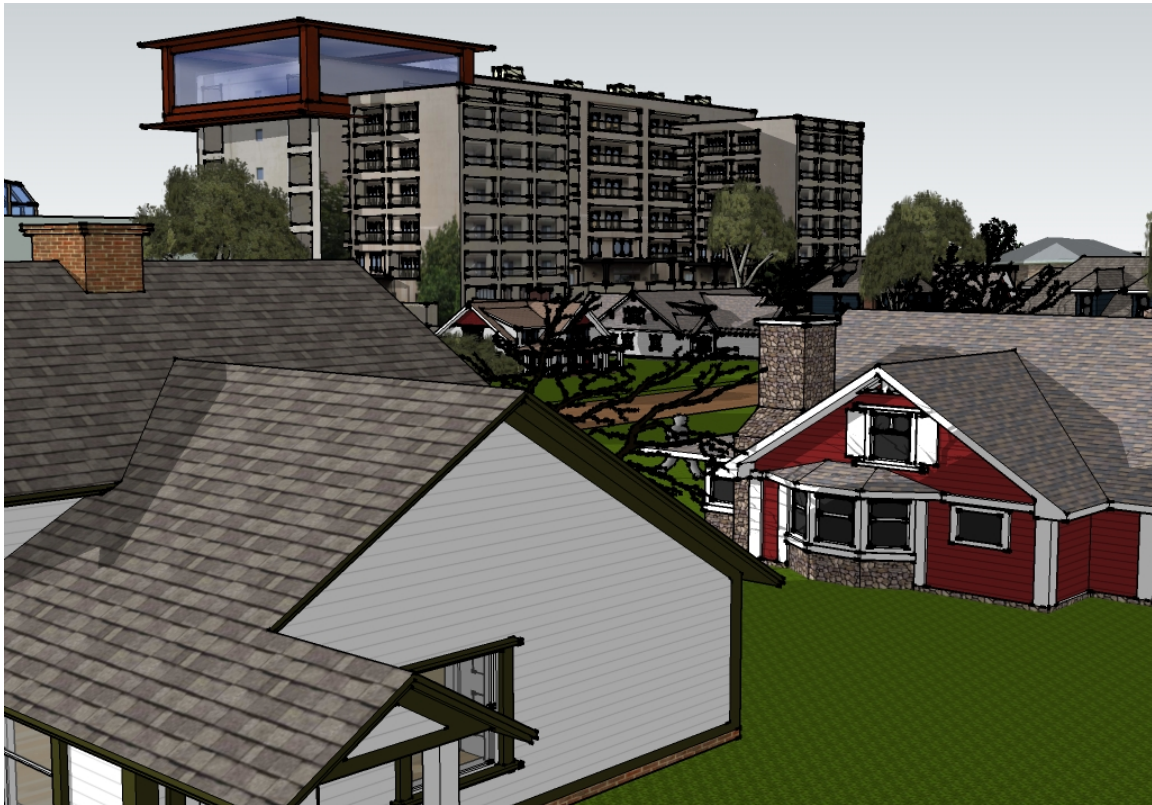


Already in November 901 NH is about 540 feet from the end of its shadow. The proposed development at 900 NH would be 20 feet from the nearest Rhode Island Street residence.









East Lawrence Neighborhood Association

P.O. Box 442393
Lawrence, KS 66044
eastlawrence@yahoo.com



December 1, 2011

City Commission
City Hall, 6 E. 6th Street
Lawrence, KS 66044

Dear Commission Members,

The East Lawrence Neighborhood Association has a strong resolve to protect the historic nature of our neighborhood and its relationship to downtown. As long as there has been a Downtown Lawrence, there has always been an Old East Lawrence. Our neighborhood is unique and irreplaceable, and in the past few years we have worked very hard to shine spotlights on our neighborhood's uniqueness, vibrancy and nearly 160 year existence.

The **North Rhode Island National Historic District** is in one of these spotlights, and shines on one of the most prosperous and historic blocks in our entire neighborhood: the 900 block of Rhode Island Street. Our residents choose to live next to Downtown Lawrence, and many downtown shop owners, workers and regular customers come from our neighborhood, so when we talk about bolstering the viability of Downtown Lawrence, we agree wholeheartedly. **But economic viability cannot come at the expense of the intrinsic historic nature of our neighborhood and downtown.**

In the past few weeks I have had the pleasure of learning in detail the contents of the **Downtown Design Guidelines**, and have been impressed with their thoroughness and overall dedication to protecting the historic nature of our city center. We have attempted to work with the developers to encourage them to follow these guidelines for the project at 900 New Hampshire, but with no success. While we appreciate the minor changes they made to the project first proposed to us in September, it still needs to abide by these basic design guidelines to protect the residential neighbors it will sit a mere 20 feet away from. We feel that if these guidelines were met, we may find common ground, and we welcome a further opportunity to do so.

We encourage the city commission to follow the Historic Resources Commission and planning staff recommendation of denial of the project based on their **failure to meet the Downtown Design Guidelines** for new infill construction (Part 2, Section 7), the Secretary of Interior Standard #6, the Certificate of Appropriateness Standard #9, and to make the finding that **feasible & prudent alternatives do in fact exist.**

Thank you for your time in fully understanding and appreciating this delicate and complex issue.

Sincerely,

Leslie Soden, President
East Lawrence Neighborhood Association

Environs of 905-907 Rhode Island Street, Social Service League

The Environs for the 905/907 should be reviewed in the following manner. The Environs should be divided into two areas (see attached map) and the following standards applied to each of the two areas:

Area 1: Maintaining the existing structures and visual appearance of the environs is the primary focus of review. Main structure demolitions would be approved if documentation was provided that indicated that the structure was unsound and/or a certificate of economic hardship was approved.

Minor projects (minor additions, porch remodeling, window and door changes, demolition of outbuildings, etc.) that do not involve the front facing facade will be approved administratively by the Historic Resources Administrator. All design elements are important. The proposed alteration or construction should meet the intent of the Secretary of the Interior Standards for Rehabilitation, the Standards and Guidelines for Evaluating the Effect of Projects on Environs, and the Criteria set forth in 22-505.

Major projects (major additions, new infill construction, major alterations, roof changes, dormers, etc., to the front facing elevations) would be reviewed by the Historic Resources Commission. All design elements are important. The proposed alteration or construction should meet the intent of the Secretary of the Interior Standards for Rehabilitation, the Standards and Guidelines for Evaluating the Effect of Projects on Environs, and the Criteria set forth in 22-205.

Area 2: Because the area no longer reflects the residential character of the historic environs the area should reflect the development patterns established for the commercial areas of downtown.

The proposed alteration or construction should meet the intent of the Secretary of the Interior Standards for Rehabilitation, the Standards and Guidelines for Evaluating the Effect of Projects on Environs, and the Criteria set forth in 22-505. Design elements that are important are scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings and sense of entry. Demolition of properties shall be approved if a compatible structure is proposed on the site. Maintaining views to the listed property and maintaining the rhythm and pattern in the environs are the primary focus of review.

Minor projects will be approved administratively by the Historic Resources Administrator. The proposed alteration or construction should meet the intent of the Secretary of the Interior Standards for Rehabilitation, the Standards and Guidelines for Evaluating the Effect of Projects on Environs, and the Criteria set forth in 22-505.

Major projects (demolition of main structures, new infill construction, significant additions, etc.) will be reviewed by the Historic Resources Commission. The proposed alteration or construction should meet the intent of the Secretary of the Interior Standards for Rehabilitation, the Standards and Guidelines for Evaluating the Effect of Projects on Environs, and the Criteria set forth in 22-505.



The listed property is contained within the blue line.

Area 1 is contained within the red line.

Area 2 is contained within the yellow line.

RECEIVED

NOV 30 2011

732 Rhode Island

Lawrence, Kansas 66044-2758

November 30, 2011

CITY MANAGERS OFFICE
LAWRENCE, KS

cc: Mayor & City Commissioners, City
Manager, Director of Planning, ELNA
& LPA

Dear Mike,

I was one of many East Lawrence neighbors that worked with Bo Harris on his development plans for the 800 block of Pennsylvania. At our first meeting, a California consultant presented beautiful drawings of a big commercial water park on the river complete with souvenir shops and mega parking lots. The development would connect to the Poehler building and create a "work-live-play" environment that they felt could only enhance and revitalize our neighborhood. We were appalled.

Surprised but undaunted, Bo truly listened to all our concerns and sincerely wanted to know what the neighbors would see as genuine improvements that would respect our historic area, conserve some wild places and allow him to make money creating a legacy project in East Lawrence. We worked together and came up with a large development plan amenable to most neighbors. Unfortunately Bo had some bad luck financially but he set the stage for Tony Krsnich to rehab the Poehler Building into fully accessible, low to moderate income housing; a serious need in East Lawrence.

Bo committed to working with Rebecca Buford and her talented team at Tenants to Homeowners/ Lawrence Community Housing Trust. He dedicated 10% (or 15%, I can't find the notes) for low to mod apartments. This was critically important to us since we are struggling with gentrification and need to keep a healthy mix of incomes so those of us who are low income aren't driven out.

I met with Rebecca last week and she is eager to talk with you about including this type of apartment in your plans. Typically the developer builds the shell and her crew finish the space. They are very experienced in creating durable, accessible and green housing without granite counter tops, etc. You save money on finishing the space and the project has a broader mix of people. This would help your project ease into our low to mod. neighborhood and help with the obvious cultural clash of the more affluent renters and travelers who will be in the majority.

If nothing else it would be great for you to know Rebecca and her staff. They are a creative non-profit open to ideas to better our city. She also would like to talk about rehabbing Downtown spaces (maybe second stories) to help bring some denser yet affordable housing to the city core. Check out their website

Thanks for your time. See you Tuesday.

Sincerely yours,



K T Walsh

From: joe douglas [mailto:joemdouglas@yahoo.com]
Sent: Wednesday, November 30, 2011 9:30 AM
To: Bobbie Walthall
Subject: proposed building at 9th and New Hampshire

Hello-

I want to add my objection to the contruction of a tall building on New Hampshire immediately adjacent to a residential area. The siting is not comparable to the Hobbs Loft building and it is not comparable in height to the art center. The various parking lots along Vermont would seem to provide space for such a construction without adverse effect on the historic neighborhood. The proposed project itself may hold economic benefits for downtown but this should not be at the cost of damaging the livability and character of the adjoining historic residential area.

Thank you,

Joe Douglas, M.D.
Vicki Douglas
2804 Oxford Road
Lawrence, kS 66049

From: csuen3@sunflower.com [mailto:csuen3@sunflower.com]

Sent: Tuesday, November 29, 2011 6:31 PM

To: Bobbie Walthall

Subject: City Commission Packet

Dear Bobbie,

We would please like the following message included in the packets of the City Commissioners regarding the development plans for 900 New Hampshire Street. (Meeting tentatively set for December 6, 2011.) Thank you.

Dear Mayor and City Commissioners,

We strongly believe that the planned development at 900 New Hampshire is totally inappropriate for the neighborhood, for the surrounding historic districts, and for the sewer and storm water infrastructure.

Cindy Suenram and Arch Naramore

1204 New York

Lawrence 66044

785-842-4912

From: Pat Kehde [mailto:pkehde@sunflower.com]
Sent: Tuesday, November 29, 2011 4:14 PM
To: Bobbie Walthall
Subject: City Commission re: 9th and N.H. proposal

Dear City Commissioners:

I urge you to deny the Treanor/Compton request to build a six story building on the southeast corner lot of 9th and N.H. First of all, the proposal is so large and tall that it dwarfs the Arts Center and the residences to the east. Its totally out of scale with those buildings.

Second, the idea that "density" is important to the survival of downtown, thus this apartment/hotel should be approved is wrong headed in the following ways: A hotel is lucky to be full 50% of the time, how is that a very dense increase? And there are other ways to increase density downtown, e.g. fill all the second floors with apartments, fill some of the blocks that have empty lots with two or three story apartments.

Third, "density" is not the only contributor to a healthy downtown. Building a tall wall of buildings around the perimeter, visually closing off the surrounding neighborhoods discourages neighbors from walking to downtown. A good example of this "wall" effect is the Country Club Plaza which has been ringed with high buildings and which now mainly attracts visitors at hotels and hordes of bored young teenagers roaming around on Friday and Saturday nights. Human scale buildings, trees, flowers, good shops and restaurants also play a part in a healthy downtown.

Please do not approve this out of scale development on the residential edge of downtown.

Pat Kehde
1636 Learnard
Lawrence, KS 66044
785.841.8296

From: nyskansas@aol.com[SMTP:NYSKANSAS@AOL.COM]

Sent: Sunday, November 20, 2011 4:30:24 PM

To: Bobbie Walthall

Subject: 9th and New Hampshire project

Auto forwarded by a Rule

November 20, 2011

Dear City Commissioners:

When we moved to the East Lawrence neighborhood almost 20 years ago, we wanted an affordable historic home within easy walking distance of school, work, the library and the post office. We have not been disappointed. But we now fear that the many charms of our area are threatened by the proposed project for the corner of 9th and New Hampshire.

The 900 block of New Hampshire is a transitional area between the dense, primarily commercial area downtown to the west and the single family residential neighborhood to the east. The 900 block of Rhode Island is the most historic block of our historic neighborhood. Yet it is separated only by a very narrow alleyway from the proposed development. Ramifications of increased traffic, sun blockage, noise, trash and other consequences of such a high density building will no doubt adversely affect property values.

Any development contiguous to the 900 block of Rhode Island needs to be scaled for an appropriate transition. It is blatantly clear that a 6-story project does not transition well to one and two story houses. We urge you to vote against the proposed project unless its scale is significantly reduced by three or more stories.

Sincerely,

Jennifer Brown and Philip Kimball
1004 Connecticut St

From: Burgess, Anne L [mailto:aburgess@ku.edu]
Sent: Tuesday, November 22, 2011 1:42 PM
To: Bobbie Walthall
Subject: development at 9th and New Hampshire

Dear Ms. Walthall,

I would like to add my name to the list of Lawrence residents who oppose the development plans for 9th and New Hampshire.

I sympathize with those who live in this neighborhood. They will suffer many months of construction mess and noise. Their environment will be forever changed, not for the better. Looking at this huge structure daily will be depressing. Their view of the sky will no longer be beautiful.

I feel that the development will serve no important need.

But to be honest, my main reason for opposing the development is that Lawrence will lose one of its few downtown green spots. The only development I would like to see in the formerly green grassy area would be to add some nice park benches and a fountain in the middle of it. Art would be nice, and it would be appropriate, too, because of the adjacent Arts Center.

I hope the city will not approve Mr. Compton's plans.

Sincerely,
Anne Burgess
Lawrence, Ks.

From: George [mailto:kscchguy@yahoo.com]
Sent: Tuesday, November 08, 2011 9:36 AM
To: Bobbie Walthall
Subject: Proposed 9th & New Hampshire (SE corner) development

Good morning Ms Walthall,

For whatever my one opinion may be worth, I wanted to register my opposition to construction of a building on this site that would in height exceed that of the Arts Center. I bear no hostility toward Mr Compton, but his penchant for towering structures that encroach visually upon my neighborhood are unwelcome. And that's aside from the penchant of he and every other developer to press for public funds for this-and-that "improvements" to their sites! Or worse yet, for tax abatements.

Downtown already has a largely empty (and also large) Hobbs-Taylor Lofts building. And Mr Compton will have to fill his most recent edifice on the SW corner of 9th & New Hampshire. It's time for Lawrence to "just say no," and hold out for something less intrusive and more useful to downtown than yet another development pipe-dream.

Sincerely,
George Pisani
809 Connecticut St
66044



The Social Service League

905 Rhode Island
Lawrence, KS 66044
785.843.5414
905rhodeisland@gmail.com

*Serving the People of
Lawrence Since 1863*

Officers

Jordan Blair, President
Dawn Tallchief, Vice President
Jenny O'Driscoll, Secretary
Jan Stewart, Treasurer

Board Members

Katy Belot
Brent Carter
Janet Cinelli
Merril Evans
Kim Jaymes
Sonja Kristiansen
Dakota Loomis
Wayne Propst
Sara Rock
Tricia Rock

November 23, 2011

To the City Commission:

We, the board members of the Social Service League of Lawrence, KS, are writing to you to share our concerns over the development plans at the southeast corner of 9th & New Hampshire, where the current proposal includes the building of a Marriot Towne Place. We understand there are a myriad of concerns pertinent to the Lawrence community, the East Lawrence neighborhood, the North Rhode Island Street National Historical District, the Downtown Historical District, etc; however, we would like to take this time to share with you how we feel these development plans will directly impact the Social Service League and the people it serves.

As Lawrence's oldest service organization, the Social Service League aims to assist the Lawrence community by providing services to people in need, people who have come upon hard times and are looking for a place to begin turning their lives around. This population does exist – currently “more than 14,000 community members in Lawrence subsist on less than 200% of the poverty level” (heartlandhealth.org) - and we feel we cannot ignore that fact. There are several programs the Social Service League supports, but the heart of our organization is housed in our building located at 905 Rhode Island.

905 Rhode Island serves as the main office of the Social Service League as well as the thrift store. The thrift store is not just our foremost money making operation and central location for purchasing goods and clothing at a very low cost; it is also a place for us to provide volunteer work, social interaction and communication, job interview assistance and so many other small things on a daily basis that help citizens who have come upon hard times feel human again. 905 Rhode Island is our home and these people are our family.

Our building, which is listed on the Lawrence Historic Register, may seem a little rough around the edges, but we make it work - fixing what has been recommended to us by experts as the funds become available. One of these fixes has recently been to move the majority of our operations from the front entrance of the building off Rhode Island Street to the back alley entrance. With this move we are better able to accommodate patrons and volunteers with disabilities and to ease the process of receiving donations. Potential changes to this entrance could have far reaching negative impacts to our organization.

We are concerned the building of a Marriot Towne Place would affect our building negatively in the following ways:

- Potential damage to or possibly destruction of our building during the construction process. Heavy excavation could shift our building enough to cause it to collapse or create irreparable damage. Damage of this magnitude could quite conceivably force the Social Service League into bankruptcy.
- Safety issues to our patrons, volunteers and workers during the construction process. And safety issues stemming from increased traffic in the alleyway due to the Marriot Towne Place loading dock.
- Lower donation rates due to increased traffic in the alley restricting access to the Social Service League alley entrance. Lower donation rates would have a direct impact on our ability to provide services to the Lawrence community.
- Loss of outdoor space to hold fundraising activities.
- Loss of sunlight to our building. In order to keep costs low and invest as much money as possible into the community we use very little heat in the winter and rely heavily on sunlight for heating the building.
- Negative emotional impact to our patrons. People in need of our assistance may find it much harder to reach out to us when they could literally be looked down upon by the upper-middle class patrons of the Marriot Towne Place.
- Massive increase in pollution of all types (air, ground, noise, etc).

New developments come and go, but the worth of a city is in how it treats *all* of its citizens. We understand progress, but progress should never proceed without deep thought and consideration for all segments of the population. We plead for you to take a step back and reflect upon what makes Lawrence such a special community. We hope you can take our concerns to heart, and at the very least work towards a worthwhile alternative to the current development plans.

Thank you for your time and consideration,
The Social Service League Board

East Lawrence Neighborhood Association

P.O. Box 442393
Lawrence, KS 66044
eastlawrence@yahoo.com



October 24, 2011

Planning Department
City Hall
6 E. 6th Street
Lawrence, KS 66044

To Whom It May Concern:

During our September 8th, 2011 meeting of the East Lawrence Neighborhood Association, we were pleased to receive a presentation from Joy Coleman and Lauren Davis of Treanor Architects regarding the preliminary development plans for the empty lot on the SE corner of 9th & New Hampshire.

East Lawrence Neighborhood Association is grateful to our Planning Dept. for urging the developers to meet with us. The building is sited in an "area of shared concern" (East Lawrence Neighborhood Plan) at the edge of Downtown. The alley behind is the boundary of our residential neighborhood. We hope to foster an open discussion as next door neighbors.

The following is a list of concerns discussed at the East Lawrence Neighborhood meeting:

1. The building will be in a historically significant part of our city. It will rise between The Downtown Lawrence Historic District, immediately adjacent to The North Rhode Island National Historic District and The Social Service League (est. 1863) listed on the Lawrence Historic Register. Just down the block is The Shalor Eldridge House (ca. 1857) which is on the State Historic Register. The East Lawrence Neighborhood Plan describes this as "an area of shared concern" where the needs of Downtown must be tempered by the needs of the historic neighborhood.
2. The height of the building must be reduced.
 - The "Historic Guidelines Downtown" specifically states that the height of new buildings should relate to the surrounding contributing buildings, and to avoid new construction that greatly varies in height from adjacent buildings. It also states that a good rule of thumb is that new construction should not be more than 2 stories higher than adjacent contributing buildings. The guidelines also state that densities should be greater along Massachusetts Street and less dense along peripheral streets. Further the guidelines also state that the quality of neighborhoods must be ensured by buffering commercial uses adjacent to established neighborhoods by landscaping, rear yard setbacks and berming.
 - 79 feet, six stories (really 7 because of the high ceilings on the ground floor and the roof extension) is extreme when placed immediately adjacent to the homes, predominately 2-story, that comprise The North Rhode Island National Historic District. The Planning Commission has allowed 7 stories across New Hampshire St.

That new structure is surrounded by the denser zoning of our Downtown. The proposed building should be shorter to have a compatible design relationship to the residential area. This would prevent a number of problems including the canyon effect with a long shadow that would shut out afternoon sunlight for residents and their family gardens, the looming barrier wall feel for the immediate neighbors and even those across Rhode Island St.

3. ELNA asked Treanor architects to set up a meeting with the Marriott TownePlace team, since the combination of retail/apts./hotel is atypical for TownePlace. The majority of the approx. 190 TownePlaces across the nation are 3 and 4 story buildings. Incidentally, look at the beautiful adaptive reuse TownePlace in Downtown Denver. We all support density in our Downtown to reduce the need for added infrastructure at the edges of Lawrence. The increased call for density must be balanced with respect for our cherished historic sites. There are still key areas Downtown that are ripe for appropriate infill. We cannot ask 9th and N.H. to carry the whole burden.
4. What does “affordable apartments” mean? Specific rent numbers would help us decide if they will truly be affordable in our market. Many cities require that a portion of new apartment buildings include a percentage of genuinely affordable units to maintain a non-exclusive blend of income levels and a healthier, diverse mix of people.
5. Two levels of underground parking will help to handle all the added vehicles. Neighbors asked if it would be enough and could a deeper level 3 be added? The architects fear there is bedrock below which would add dearly to the cost.
6. No bicycle parking was shown on the preliminary plans. Neighbors asked for covered (out of the rain) bike parking for riders who use bikes for daily transportation. This would encourage bike use at the development.
7. The Loading Dock requires trucks to back in off 9th St. Neighbors are worried about safety, traffic disruption and the ability of the big Cisco food trucks (supplying the proposed restaurant) to maneuver.
8. The architects said no contracts had been signed but that the developers are talking about a grocery store on the ground floor. Neighbors recalled the extended and successful boycott that drove Wild Oats (1040 Vermont St.) out of town because of their stated goal to shut down the locally-owned Community Mercantile Co-op grocery store. The Marriott website also shows “In a Pinch Markets” in their lobby which is just a small cooler wall with limited snacks and drinks. Neighbors hoped this would not be portrayed to the community as a viable food market. If a real market opens, will they accept WIC and food stamp cards (used by many residents and Downtown lower wage workers)?
9. Traffic:
 - Delivery trucks will be idling in the alley, loading dock and occasionally waiting on 9th St. Neighbors requested a No-Idling rule because of residential housing immediately to the east. Many cities have adopted No-Idling laws because of pollution and the pronounced rise in child asthma rates.
 - Alleys on either side of Massachusetts Street are one-way to accommodate the regular truck traffic. The alley here would not be able to accept 2-way traffic, so perhaps making it one-way going north might help keep truck traffic entering from New Hampshire and exiting onto the alley, out of the rest of the alley.
 - The Lawrence Arts Center next door operates a preschool space weekdays along the alley. Increased traffic and car fumes would be extra detrimental to young children.
10. Noise: The two major Mechanical Terraces (northeast and southeast corners of the roof) and the Mechanical Area Way (northeast corner of the 6th floor) are located

directly across from The Simply Bee Massage Therapy studio, the main entrance to The Social Service League Thrift Store, several homes and The Percolator Artspace that features some outdoor performances, classes and events. Neighbors requested that quiet technologies be employed so the decibels remain as low as possible. The east elevation design shows 34 wall mounted HVAC units for the individual hotel rooms facing the residences to the east. An East Lawrence architect suggested ways to shield the sound by putting a barrier between the large rooftop units and the homes behind and that either an alternative to PTAC wall mounted units be investigated or that the units must meet some predetermined level of maximum decibel output. Treanor architects said they will explore methods and placement to insure the quietest design.

11. A neighbor asked about the ability of the sewers (farther down the line) to handle the added capacity. The architects and the neighborhood will check with the city engineer. Another neighbor said the historic Canning Kitchen bldg. at The Social Service League is showing cracks and needs structural work whenever funds become available. He is concerned that excavation and heavy equipment in the alley will exacerbate the problem for a low-income service agency.
12. A neighbor asked if the hotel rooms were accessible for people who have disabilities. The architects assured us a percentage would be accessible.
13. The Lawrence Fruit Tree Project is interested in talking with the architects when it is time to choose tree species. Their expertise is free and part of a nationwide and local push to plant more edible fruit trees so access to healthy fresh fruit is increased in the community. Neighbors also commented on the loss of the green defacto play/space and the importance of greenery and plantings around the structure.
14. The exterior finishes were discussed. The architects described brick and ceramic plates for lower levels with cement board lap siding at the upper levels. Two East Lawrence architects commented. One said he was not happy with the lap siding way up there while the other called it downright weird. We understand the cost savings with cement board but perhaps the placement needs to be reconsidered.
15. One neighbor asked about energy efficiency. The architects assured us they were seeking LEED certification and were incorporating conservation materials and techniques.

We understand that these plans are preliminary so we look forward to inclusion in the discussions of the inevitable design changes ahead.

Thank you,

Leslie Soden, President
East Lawrence Neighborhood Association

From: [Scott McCullough](#)
To: [Lori Parker](#); [Lynne Zollner](#); [Anna Nicoletta](#)
Cc: [Mike Treanor](#); [MKimball@TreanorArchitects.com](#)
Subject: FW: Marriott Towne Place Development Proposal Commentary
Date: Wednesday, October 19, 2011 10:05:02 AM

Communications for HRC mtg.

Scott McCullough, Director - smccullough@lawrenceks.org
Planning and Development Services | www.lawrenceks.org
City Hall, 6 E. 6th Street
P.O. Box 708, Lawrence, KS 66044-0708
office (785) 832-3154 | fax (785) 832-3160

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

From: A. Townsend Peterson [<mailto:town@ku.edu>]
Sent: Tuesday, October 18, 2011 10:55 PM
To: Scott McCullough
Subject: Marriott Towne Place Development Proposal Commentary

15 October 2011
Planning Department
P.O. Box 708
Lawrence, Kansas 66044

To Whom It May Concern:

We write to express sincere and serious concerns regarding the proposed use of the open lots on the southeast corner of 9th and New Hampshire Streets as a Marriott Towne Place Extended Stay Hotel and Restaurant. We are the owners of the Bromelsick House, at 923 Rhode Island Street, which backs up directly to the southeastern corner of the proposed structure. Although we appreciate the commercial interest in further economic development of the downtown region, we have a number of concerns regarding the advisability of this proposal:

* Imposing structure - The huge hulking structure that is proposed will affect the surrounding area of the city only in sincerely negative ways. Specifically, the streetscape of the North Rhode Island National Historical District will be affected negatively. Behind the 1-2 story residential houses that make up the District will be a much-higher modern structure that will change the view and the environment that is perceived from the District. From the other side, the Lawrence Downtown Historical District will similarly be affected: the historical structures that make up this District are 2-3 stories tall, with little or nothing as massive as the proposed structure. We point out that the block in question was originally residential in nature, and has never held a large commercial structure previously, until the Lawrence Arts Center was built.

* Effects on neighborhood - The area immediately to the east of the proposed construction is an extremely active focus of our neighborhood activities, and to a surprising degree on the alley side rather than on the street side. Alley-focused activities include the Social Services League, the Percolator, and the Simply Bee Massage Therapy salon, each of which is seen as East Lawrence "local" and endemic. With a huge and imposing structure literally on top of these activities, we anticipate that these activities would end, and the vibrant nature of our neighborhood would be diminished significantly. This is not to mention the effects on light and

afternoon illumination of back yards, gardens, etc.

* Supermarket for whom? The "In A Pinch Market" that is planned for the street level of the proposed development meets the needs only of the residents of the hotel . snacks, soft drinks, and not much more. East Lawrence (and North Lawrence) badly needs a medium-sized supermarket . presently, the nearest supermarket is at 18th and Massachusetts, far from this sector of the city. The "market" that is proposed, however, in no way meets the needs of the neighborhood, and adds nothing useful to the overall life of the neighborhood. This proposal's inward focus illustrates the degree to which the proposed development is not integrated into the East Lawrence context, and rather is insular and isolated from the neighborhood that it will affect.

* Noise pollution - The Lawrence Arts Center is already a tax on the quiet of the North Rhode Island National Historical District-its HVAC system can be heard quite loudly from our bedroom windows, which has frequently woken us up. The trash pickup (which for the Arts Center is light compared to that of a hotel and restaurant) is also a source of daily, early morning disturbance. The mechanical area high on the northeast corner of the building proposed would further augment these noise pollution problems, and take them right into the upper floors of several additional houses in the northern half of the 900 block of Rhode Island Street. We see this as a considerable imposition on the Rhode Island Street neighborhood, and one that is negative in every way. (We are not even mentioning the smells and potential problems with vermin that a restaurant's trash facilities will imply.)

* Effects of large-scale construction on existing structures - We are concerned that the deep excavations planned as part of the proposed development may have negative consequences for residential structures on the Rhode Island Street side. In the construction of the Lawrence Arts Center, we saw our carriage house show its first signs of serious structural problems. We brought the changes to the attention of the City of Lawrence, but no action was taken to fix the damage done. We are concerned that the proposed development will similarly take no action to avoid or fix any such damages.

* Oversaturation of large, high-end hotels - We are concerned that the developers who propose this building are overestimating the size of the Lawrence high-end hotel market. Lawrence had only the Eldredge Hotel and the Springhill Suites on the riverfront until recently. However, just 2 years ago, the Oread Hotel was constructed, which is an enormous number of rooms added to the market. Now, the present proposal would increase the number of rooms still more. We see considerable risk that the high-end hotel market in Lawrence will saturate, and will see significant business activity only on game weekends. Having big buildings downtown is bad enough, but having inviable businesses in big buildings would be much worse. To this point, we ask you to consider the empty half of the ground floor of the 7th and New Hampshire Streets building constructed several years ago-quite simply, the Lawrence market may not be large enough to nurture so many new business initiatives.

We are highly concerned that this proposed development will go forward, for the reasons listed above and others. Quite simply, the proposed development is a massive structure that will affect negatively much of the matrix in which it is proposed to be situated. We have seen residential proposals for improving houses on Rhode Island Street in ways that were very respectful to the neighborhood denied by the Historical Resources Commission-those proposed changes (which were denied) were nothing short of negligible in comparison to the proposal that you are presently considering.

The East Lawrence neighborhood is a significant element of the Lawrence community, in terms of history, culture, economic activity, and cityscape.

This proposed development is-we surmise-offered to the Planning Department by people from outside of the neighborhood, for their own benefit, and with little thought to or care for the well-being of the neighborhood itself.

We urge the Planning Department to weigh carefully the need for this development that is proposed. While economic development is always attractive to a city such as Lawrence, we assert that Lawrence can be kept vibrant and active only by careful and thoughtful development. This proposed development is neither careful nor thoughtful, so we urge you to deny the request that is being made of you.

Please do not hesitate to contact us should you desire any further information or comment.

Very sincerely,

Andrew Townsend Peterson and Rosa Salazar de Peterson

From: Lynne Zollner
Sent: Friday, October 21, 2011 10:31 AM
To: Anna Nicoletta
Subject: Fwd: 900 New Hampshire St. DR-9-151-11

Sent from my iPhone

Begin forwarded message:

From: John Bowen <jbowen@sunflower.com>
Date: October 20, 2011 4:47:09 PM EDT
To: 'Alan Wiechert' <weichert@ku.edu>, 'Chad Foster' <chad.foster@jocogov.org>, 'Jody Meyer' <jmeyer@sunflower.com>, 'Leslie Tuttle' <ltuttle@ku.edu>, Lynne Zollner <lzollner@lawrenceks.org>, 'Mike Arp' <meakans@sunflower.com>, 'Sean Williams' <ilovelawrence@sunflower.com>, 'Tracy Quillin' <tracy.quillin@gmail.com>
Cc: "ktwalsh@sunflower.com" <ktwalsh@sunflower.com>
Subject: 900 New Hampshire St. DR-9-151-11

The building proposed is out of line for this neighborhood in height, placement and what it will do to the businesses and homes that are already in this neighborhood. The group who is proposing this building do not care for the neighborhood or the customers that use this area. The building will over shadow the area in looks and height. While building there project to the southwest corner of this intersection, they have blocked the entrance to the business in the ally to the east for unreasonable time even though they have the area to use for their project. As an example I have not been able to get into the Social Service League in a reasonable time. With this attitude I do not thing they would be good neighbors either.

Thanks for your time

John Bowen
403 Dakota Street
Lawrence, KS 66046-4715
Ph 785/842-9082
Email jbowen@sunflower.com

From: Lynne Zollner
Sent: Monday, October 24, 2011 12:50 PM
To: Lori Parker
Subject: FW: item #8: DR-9-151-11

Importance: High

Please add this to communications. Thanks. Lynne

Lynne Braddock Zollner, AICP Historic Resources Administrator
lzollner@lawrenceks.org Planning | www.lawrenceks.org/pds/ P.O. Box 708,
Lawrence, KS 66044 office (785) 832-3151 | fax (785) 832-3160

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

From: dvevans@earthlink.net [mailto:dvevans@earthlink.net]
Sent: Tuesday, October 18, 2011 11:21 AM
To: Lynne Zollner
Cc: aroncromwell@gmail.com
Subject: item #8: DR-9-151-11

Lynne,

I am wondering if this is pertinent to the HRC discussion for item #8: DR-9-151-11 900 New Hampshire Street:

Lot 72 on New Hampshire Street (one lot south of the southeast corner lot) was purchased by the AME church prior to August 21st, 1863. Lizzie E. Goodnight's 1903 KU master thesis states that the foundation trenches had been dug for the erection of their 1st church; but instead became a burial site for murdered troops. The unmustered recruits had been bivouacked across the street, now the city's parking garage.

Relying on this source of information, Dr. Tuttle sent me this note last year.

From: Bill Tuttle
Date: Apr 9, 2010 2:01 PM
Subject: mass grave at 9th and NH

I have heard that just prior to Quantrill's raid, the St. Luke AME Church had dug a foundation for its church building at 9th and NH; and that 20 or so Union soldiers (perhaps African American soldiers) who had been killed in the raid were dumped into the hole for the foundation and buried there for all eternity.

Researching the records in the Douglas County Register of Deed's office, I discovered that book H p.62, shows lot 72 New Hampshire street was purchased by the AME trustees with the contract dated August 8, 1863, rec'd Aug. 11, 1863. For a consideration \$100 from Joseph D. & Mary E. Rollins.

And two letters from Rev. J. M. Wilkerson published in the AME national

newspaper, The Christian Recorder give some credence to the facts presented by Goodnight's thesis.

One dated: Lawrence, Kansas October 24th, 1863 (published November 7, 1863)--
For the Christian Recorder.

Mr. EDITOR: - After my long silence, I again seize the present moment to communicate a few lines to you ...The church lost \$171 cash, taken out of the bank. The money was collected towards building our new church edifice. Many of our best colored citizens were shot down like dogs, and their houses and contents entirely destroyed, some of them were burned up in their houses...

Pray for us.

More anon.

J. M. Wilkerson.

Another (published April 16, 1864) --

For the Christian Recorder.

KANSAS CORRESPONDENCE.

MR. EDITOR: - We have some sixty accessions to the church...since the fiendish raid made by Quantrell, on the 21st of August last. At that time the membership of our charge numbered 139; on our return after the raid, I found 56 members, all told. The members were so terror-stricken, that it was by the greatest effort that I could prevail on them to remain.

...We had secured a lot, and quarried and hauled very near enough stone to put up the wall of a building 34 by 50 ft., secured a very large amount of subscriptions, and had \$171.50 in the bank, which was taken at the time of the raid.

The St. Luke AME church building was finally erected at 900 N.Y. street & dedicated in 1866. Their lot #70 on New York street, was purchased for \$150 on December 11, 1865, rec'd February 12, 1866. The trustees sold the N.H. st. lot to August Bromelsick, on Nov. 14th, 1865 for \$700.

--- If you deem it appropriate, please relay the facts to the Historic Resources Commission. So they may consider whether or not the applicants should investigate appropriate mitigation procedures of a historical artifact. tks, Dave Evans

LAWRENCE HISTORIC RESOURCES COMMISSION
AGENDA FOR OCTOBER 27, 2011 -- 7:30 PM
CITY HALL, 6 E 6TH STREET

ITEM NO. 8: DR-9-151-11 900 New Hampshire Street; New Construction; Certified Local

Government Review and Certificate of Appropriateness Review. The property is in the environs of Lawrence's Downtown Historic District and the North Rhode Island Street Historic District, National Register of Historic Places.

It is also in the environs of the Shalor Eldridge Residence (945 Rhode Island), Register of Historic Kansas Places and the Social Service League (905-907 Rhode Island), Lawrence Register of Historic Places. Submitted by Micah Kimball of Treanor Architects for 9th & New Hampshire LLC, property owner of record.

10/20/11

Listing of my concerns about the 9th and New Hampshire development.

My concerns are

- 1) Overall height and the lack of transition to the residential neighborhoods.

This will block sunlight to all the neighbors to the east. There should be some type of transition of the height to the eastern neighbors

- 2) The Traffic Patterns that will cause so much alley traffic

All of the traffic that is drop off will go through the driveway between the hotel and the Arts Center and dump back to the alley. This will include all of the delivery traffic that will serve the hotel. It was my understanding from the presentation given to the ELNA meeting that the delivery area on the 9th street side was for the businesses that would be housed in the northwest corner of the building and that all hotel-related deliveries would be through that driveway between the hotel and the arts center. That puts too much traffic into the alley.

- 3) There is no buffer to the alley.

There needs to be some type of setback to the alley. Having the building go right to the alley creates no transition at all

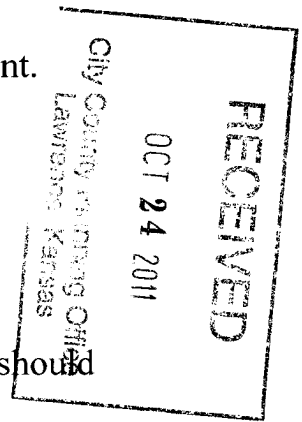
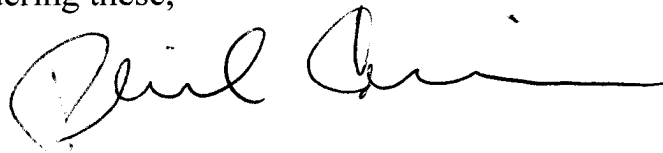
- 4) The noise from the HVAC needs some type of buffering.

Air Conditioning units will make a lot of noise that neighbors will have to come to terms with.

Should these issues be addressed I see that this can be a welcome addition to both downtown and to the neighborhood.

Thanks for considering these,

Phil Collison
933 Pennsylvania
843-8098



10-23-11

Dave Evans, Bill Tuttle's

info. on history
of the lots
9th & N. H.

RECEIVED

OCT 24 2011

City County Planning Office
Lawrence, Kansas

From: ddevans@earthlink.net
Subject: HRC next week 9th & N.H. development
Date: October 18, 2011 11:10:49 AM CDT
To: phil@collison.com
Cc: eastlawrence@yahoo.com
Reply-To: ddevans@earthlink.net

Phil,

Think you'd be successful in working back channels with Marty Moore, partner in 9-LC development group--
To see if he'd be willing to get a-head of it & announce a commitment of resources to investigate this? This is on the HRC agenda next week. Floating that the burden should be upon the developer to disprove they are about to put 7-stories of concrete & steel atop a consecrated lot. -DE

Miss Goodnight's 1903 thesis--trenches for an AME church became a burial site for murdered troops after Quantrill's Raid. Lot 72 on New Hampshire Street (one lot south of the southeast corner lot) had been purchased August 8, 1863. The Raid was Aug. 23rd.

<http://www2.ljworld.com/photos/2011/sep/16/220947/>
<http://www2.ljworld.com/news/2011/sep/16/town-talk-renderings-released-proposed-multi-story/>

Sent this to Lynne Zollner:

Lynne,

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Mr. EDITOR: - After my long silence, I again seize the present moment to communicate a few lines to you ...The church lost \$171 cash, taken out of the bank. The money was collected towards building our new church edifice. Many of our best colored citizens were shot down like dogs, and their houses and contents entirely destroyed, some of them were burned up in their houses...
Pray for us.

More anon.
J. M. Wilkerson.

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...We had secured a lot, and quarried and hauled very near enough stone to put up the wall of a building 34 by 50 ft., secured a very large amount of subscriptions, and had \$171.50 in the bank, which was taken at the time of the raid.

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From: Rex Buchanan <rex@kgs.ku.edu> [Add to Address Book]
To: dvevans@earthlink.net
Cc: Rolfe Mandel <mandel@kgs.ku.edu>
Subject: Re: mass grave at 9th and NH
Date: Oct 17, 2011 3:10 PM
Attachments: rex.vcf

Dave:

We do have GPR equipment, but at this point, the main person who has used GPR is on leave in China. And we're so short on staff, I can't really ask anybody else to undertake something like this. I will copy Rolfe Mandel, of our staff, on my reply. Rolfe has a joint appointment in the Anthropology Dept. at KU, and a fair knowledge of archeology. He may know someone in the Anthropology Dept. who would have some interest and be able to help.

Sorry that I can't offer you more.

Rex Buchanan

On 10/17/11 11:53 AM, dvevans@earthlink.net wrote:

Rex Buchanan, Interim Director Kansas Geological survey.

Hello,

I'm wondering how to generate some interest for doing a ground radar survey of a vacant lot near 9th & N. H. st.

Lizzie E. Goodnight's 1903 KU master thesis is the source of info in Dr. Tuttle's note to me last year.

From: Bill Tuttle

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Thanks, Dave Evans

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

From: Mark Kaplan <mkaplan@earthlink.net>

Date: Tue, Oct 18, 2011 at 12:34 AM

Subject: Perhaps an idle inquiry...

To: Lynne Zollner <lzollner@ci.lawrence.ks.us>

Dear Lynne,

Someone sent ME an inquiry this evening, from our St. Luke AME restoration project group, as to the viability of the Treanor-proposed structure for 900 New Hampshire, as per this LJW article of a month ago:

<http://www2.ljworld.com/news/2011/sep/16/town-talk-renderings-released-proposed-multi-story/>

I hadn't seen the proposed 'design.' I'm wondering if the 'Downtown Design Guidelines' were still on the books, and whether the commission and city manager take them seriously. I don't see why this architectural firm would even float such renderings, if the guidelines were being taken seriously.

There's some evidence that trenches dug for an early St. Luke AME at the site were filled, at least temporarily, with the corpses of murdered recruits, encamped nearby, on the morning of the Lawrence massacre in 1863...

Hope all is well with you and your family!!

Mark

From: ddevans@earthlink.net
Subject: **Let Marty know**
Date: October 18, 2011 4:51:43 PM CDT
To: phil@collison.com
Reply-To: ddevans@earthlink.net

Phil,

Let Marty know about what's been reported to be on the lot--suggesting due diligence is in order to ascertain its present circumstance. Yes, like a GPR survey. Some advice needs to be gathered, about how these things are gone about. Might be much better for Marty to discover any surprises now, rather than encounter a costly construction delay later.

KT said St. Luke denied the story was true. So, I doubt Verdell will lead the charge against any desecration. I've read past anniversary stories for St. Luke -- where the pastor is quoted in the J-W (several times repeated in the 60s-70s) saying during the 1863 Raid black folk hid in their church (at 9th & N.Y. dedicated in 1866). Miss Lizzie account may not ring true to everybody but the burden should be upon the developer to disprove it before they sick up 7-stories of concrete and steel on top of a potentially consecrated lot. -Dave

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

From: phil@collison.com
Sent: Oct 18, 2011 12:40 PM
To: ddevans@earthlink.net
Cc: eastlawrence@yahoo.com
Subject: Re: HRC next week 9th & N.H. development

What would we need to ask Marty to do? Do a land radar at the site comparable to what you asked Rex B for?

What happens if they find cemetery, fund an appropriate reburial?

St. Luke's could probably be engaged, too.

Sorry, just trying to make sure I get what you are asking me to do.

I doubt anyone would want to dig up bodies.

Thanks.

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

From: ddevans@earthlink.net
Date: Tue, 18 Oct 2011 11:10:49 -0500 (GMT-05:00)
To: <phil@collison.com>
Reply-To: ddevans@earthlink.net
Cc: <eastlawrence@yahoo.com>
Subject: HRC next week 9th & N.H. development

Phil,

Think you'd be successful in working back channels with Marty Moore, partner in 9-LC development group--
To see if he'd be willing to get a-head of it & announce a commitment of resources to investigate this? This is on the HRC agenda next week. Floating that the burden should be upon the developer to disprove they are about to put 7-stories of concrete & steel atop a consecrated lot. -DE

Miss Goodnight's 1903 thesis--trenches for an AME church became a burial site for murdered troops after Quantrill's Raid. Lot 72 on New Hampshire Street (one lot south of the southeast corner lot) had been purchased August 8, 1863. The Raid was Aug. 23rd.

<http://www2.ijworld.com/photos/2011/sep/16/220947/>
<http://www2.ijworld.com/news/2011/sep/16/town-talk-renderings-released-proposed-multi-story/>

Sent this to Lynne Zollner:

Lynne,

I am wondering if this is pertinent to the HRC discussion for item #8: DR-9-151-11 900 New Hampshire Street:

Lot 72 on New Hampshire Street (one lot south of the southeast corner lot) was purchased by the AME church prior to August 21st, 1863. Lizzie E. Goodnight's 1903 KU master thesis states that the foundation trenches had been dug for the erection of their 1st church; but instead became a burial site for murdered troops. The mustered recruits had been bivouacked across the street, now the city's parking garage.

Relying on this source of information, Dr. Tuttle sent me this note last year.

From: Bill Tuttle
Date: Apr 9, 2010 2:01 PM
Subject: mass grave at 9th and NH

I have heard that just prior to Quantrill's raid, the St. Luke AME Church had dug a foundation for its church building at 9th and NH; and that 20 or so Union soldiers (perhaps African American soldiers) who had been killed in the raid were dumped into the hole for the foundation and buried there for all eternity.

Researching the records in the Douglas County Register of Deed's office, I discovered that book H p.62, shows lot 72 New Hampshire street was purchased by the AME trustees with the contract dated August 8, 1863, rec'd Aug. 11, 1863. For a consideration \$100 from Joseph D. & Mary E. Rollins.

And two letters from Rev. J. M. Wilkerson published in the AME national newspaper, The Christian Recorder give some credence to the facts presented by Goodnight's thesis.

One dated: Lawrence, Kansas October 24th, 1863 (published November 7, 1863)--
For the Christian Recorder.

Mr. EDITOR: - After my long silence, I again seize the present moment to communicate a few lines to you ...The church lost \$171 cash, taken out of the bank. The money was collected towards building our new church edifice. Many of our best colored citizens were shot down like dogs, and their houses and contents entirely destroyed. some of them were burned up in their houses...
Pray for us.

More anon.
J. M. Wilkerson.

Another (published April 16, 1864) --
For the Christian Recorder.
KANSAS CORRESPONDENCE.

MR. EDITOR: - We have some sixty accessions to the church...since the fiendish raid made by Quantrell, on the 21st of August last. At that time the membership of our charge numbered 139; on our return after the raid, I found 56 members, all told. The members were so terror-stricken, that it was by the greatest effort that I could prevail on them to remain.

...We had secured a lot, and quarried and hauled very near enough stone to put up the wall of a building 34 by 50 ft., secured a very large amount of subscriptions, and had \$171.50 in the bank, which was taken at the time of the raid.

The St. Luke AME church building was finally erected at 900 N.Y. street & dedicated in 1866. Their lot #70 on New York street, was purchased for \$150 on December 11, 1865, rec'd February 12, 1866. The trustees sold the N.H. st. lot to August Bromelsick, on Nov. 14th, 1865 for \$700.

--- If you deem it appropriate, please relay the facts to the Historic Resources Commission. So they may consider whether or not the applicants should investigate appropriate mitigation procedures of a historical artifact. tks, Dave Evans

LAWRENCE HISTORIC RESOURCES COMMISSION
AGENDA FOR OCTOBER 27, 2011 -- 7:30 PM
CITY HALL, 6 E 6TH STREET

ITEM NO. 8: DR-9-151-11 900 New Hampshire Street; New Construction; Certified Local Government Review and Certificate of Appropriateness Review. The property is in the environs of Lawrence's Downtown Historic District and the North Rhode Island Street Historic District, National Register of Historic Places. It is also in the environs of the Shalor Eldridge Residence (945 Rhode Island), Register of Historic Kansas Places and the Social Service League (905-907 Rhode Island), Lawrence Register of Historic Places. Submitted by Micah Kimball of Treanor Architects for 9th & New Hampshire LLC, property owner of record.

From: Rex Buchanan <rex@kgs.ku.edu> [Add to Address Book]
To: ddevans@earthlink.net
Cc: Rolfe Mandel <mandel@kgs.ku.edu>
Subject: Re: mass grave at 9th and NH
Date: Oct 17, 2011 3:10 PM
Attachments: rex.vcf

Dave:

We do have GPR equipment, but at this point, the main person who has used GPR is on leave in China. And we're so short on staff, I can't really ask anybody else to undertake something like this. I will copy Rolfe Mandel, of our staff, on my reply. Rolfe has a joint appointment in the Anthropology Dept. at KU, and a fair knowledge of archeology. He may know someone in the Anthropology Dept. who would have some interest and be able to help.

Sorry that I can't offer you more.

Rex Buchanan

On 10/17/11 11:53 AM, ddevans@earthlink.net wrote:
Rex Buchanan, Interim Director Kansas Geological survey.

Hello,

I'm wondering how to generate some interest for doing a ground radar survey of a vacant lot near 9th& N. H. st.

Lizzie E. Goodnight's 1903 KU master thesis is the source of info in Dr. Tuttle's note to me last year.

From: Bill Tuttle
Date: Apr 9, 2010 2:01 PM
Subject: mass grave at 9th and NH

I have heard that just prior to Quantrill's raid, the St. Luke AME Church had dug a foundation for its church building at 9th and NH; and that 20 or so Union soldiers (perhaps African American soldiers) who had been killed in the raid were dumped into the hole for the foundation and buried there for all eternity.

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...We had secured a lot, and quarried and hauled very near enough stone to put up the wall of a building 34 by 50 ft., secured a very large amount of subscriptions, and had \$171.50 in the bank, which was taken at the time of the raid.

The St. Luke AME church building was finally erected at 900 N.Y. street& dedicated in 1866. Their lot #70 on New York street, was purchased for \$150 on December 11, 1865, rec'd February 12, 1866. The trustees sold the N.H. st. lot on Nov. 14th, 1865 for \$700.

Thanks, Dave Evans

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

From: Mark Kaplan <mkaplan@earthlink.net>

Date: Tue, Oct 18, 2011 at 12:34 AM

Subject: Perhaps an idle inquiry...

To: Lynne Zollner <lzollner@ci.lawrence.ks.us>

Dear Lynne,

Someone sent ME an inquiry this evening, from our St. Luke AME restoration project group, as to the viability of the Treanor-proposed structure for 900 New Hampshire, as per this LJW article of a month ago:

<http://www2.ljworld.com/news/2011/sep/16/town-talk-renderings-released-proposed-multi-story/>

I hadn't seen the proposed 'design.' I'm wondering if the 'Downtown Design Guidelines' were still on the books, and whether the commission and city manager take them seriously. I don't see why this architectural firm would even float such renderings, if the guidelines were being taken seriously.

There's some evidence that trenches dug for an early St. Luke AME at the site were filled, at least temporarily, with the corpses of murdered recruits, encamped nearby, on the morning of the Lawrence massacre in 1863...

Hope all is well with you and your family!!

Mark

From: ddevans@earthlink.net
Subject: **906 N. H. St.**
Date: October 19, 2011 9:57:37 PM CDT
To: phil@collison.com
Cc: mkaplan@earthlink.net
Reply-To: ddevans@earthlink.net
» 7 Attachments, 61.8 KB

Sanborn Maps attached. the historical address for lot 70 is 906 New Hampshire.

In 1863, Rev. J. M. Wilkerson built a 16 by 23 ft. dwelling along the rear & south edge of lot 70 N.H. Street (see 1873 Beer's Atlas). Twenty-years after the Raid, the Sanborn Map for 1883(sheet #4)shows the front part the lot is undeveloped. The next available map: 1889 (sheet #8) depicts a house built off center, along the south lot line; west/in front of the Reverends 1863 house. Same house shows up on the maps for 1897, 1905, 1912, 1918, 1927, 1949.

8 feet from the north lot-line is where an 1863 foundation trench would have been dug--for the 34 by 50 ft. AME church (if it was centered on the 50x117 ft. lot). The entire northern dozen feet of lot 70 on N. H. St., likely has never been disturbed.

-- -- --

For the Christian Recorder (published April 16, 1864)
KANSAS CORRESPONDENCE.

MR. EDITOR: ... We had secured a lot, and quarried and hauled very near enough stone to put up the wall of a building 34 by 50 ft., secured a very large amount of subscriptions, and had \$171.50 in the bank, which was taken at the time of the raid; and now what is the result? Why, simply this, that many good men that subscribed, their bones bleaching in an untimely grave; consequently their subscription is lost, and our money is stolen. The people have been robbed, their houses plundered and burned, and we are still minus the house. But we need it, want it, and must have it; and the only possible way to get it, is to call on our friends to help us.

-- -- --

For the Christian Recorder (published April 16, 1864)
KANSAS CORRESPONDENCE.

MR. EDITOR: ...there were no houses to be obtained for either love or money, for me to live in, the principal part of the city having been burnt, and what to do I was rather put to a stand, until the thought came into my mind, that we had a good church lot; 50 ft. front by 117 ft. deep, clear of all encumbrance, the best thing we could do, would be to build us a parsonage on one corner of the lot; and so we went to work, and, thank God, have succeeded in building a very neat little frame house, 16 by 23 ft., at a cost of \$300. When completed, of that amount, we have paid \$125. The house is in such a condition that I am now occupying it.

-- (published April 16, 1864) --

For the Christian Recorder.
KANSAS CORRESPONDENCE.

MR. EDITOR: - I drop a few lines to you which you will please to insert in the "Recorder", to inform its numerous readers how the work of the Lord is prospering in this part of His vineyard, since the fiendish raid made by Quantrell and Posey, on the 21st of August last. At that time the membership of our charge numbered 139; on our return after the raid, I found 56 members, all told. The members were so terror-stricken, that it was by the greatest effort that I could prevail on them to remain, and not abandon the place entirely; and so, under the most embarrassing and perplexed circumstances ever connected with the short history of my itinerancy, I entered the labors of the new year.

In the first place, there were no houses to be obtained for either love or money, for me to live in, the principal part of the city having been burnt, and what to do I was rather put to a stand, until the thought came into my mind, that we had a good church lot; 50 ft. front by 117 ft. deep, clear of all encumbrance, the best thing we could do, would be to build us a parsonage on one corner of the lot; and so we went to work, and, thank God, have succeeded in building a very neat little frame house, 16 by 23 ft., at a cost of \$300. When completed, of that amount, we have paid \$125. The house is in such a condition that I am now occupying it.

-- -- --

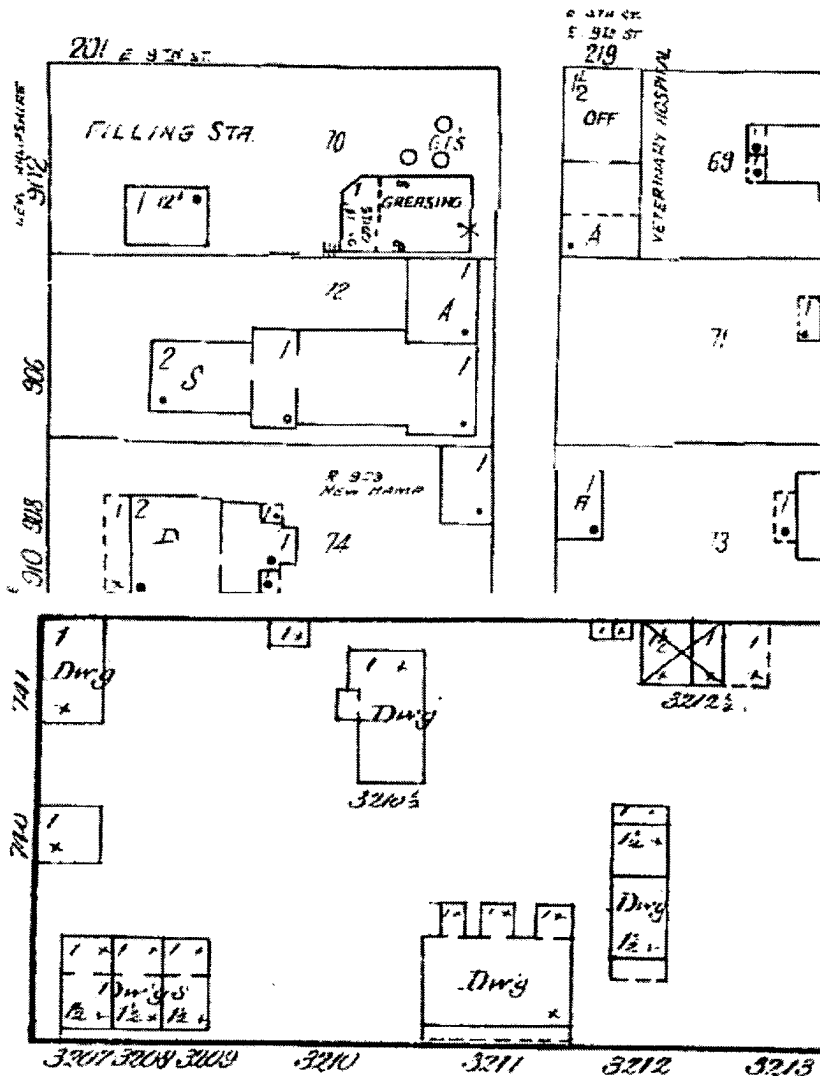
Lizzie Goodnight (see p.37-38/not numbered) St. Luke was founded in 1862. The first meeting was held in a blacksmith shop in the 700 Block on Massachusetts street.

At the time of Quantrell's Raid they had begun to dig the foundation for a church at the corner of New Hampshire and Warren streets. There was a company of 25 recruits encamped on this site, 20 of them were killed, and thrown in the trenches. The site was abandoned and a little stone church was built on the corner of New York and Warren [9th]. This one was used several years, before the present structure was added in front. -fin-

First to be murdered according to an 1897 account*, were 18 of 23 unmustered army recruits--but they were in fact encamped across the street (by the ally line, about the middle of the block; now the city parking garage). There were two churches built at 9th & N.Y. before the present one was built in 1910. Stone was salvaged from the old church for use in its foundation. Indeed the original built at the back of the lot was dubbed the Chapel & the 2nd church as built in front of it.

*# of recruits see p.194, The Gun and the Gospel: early Kansas and Chaplain Fisher.

(128)

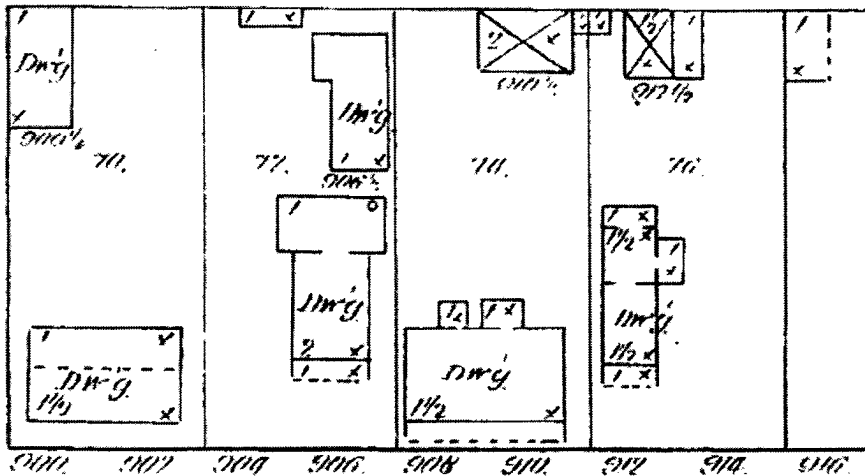
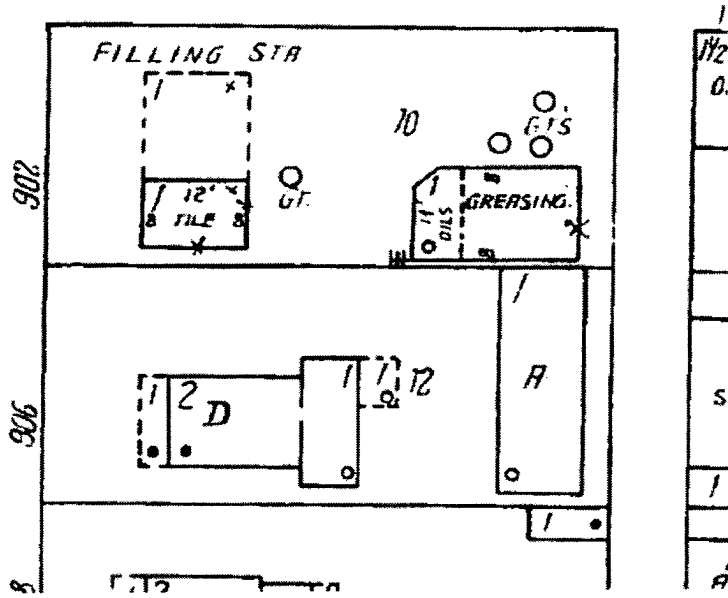


NEW HAMP

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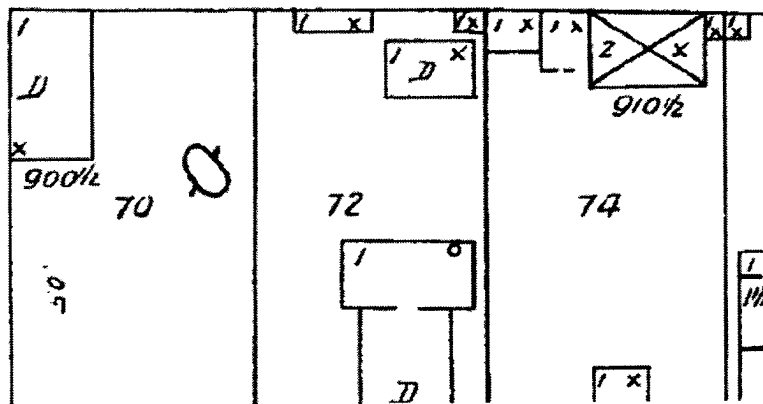
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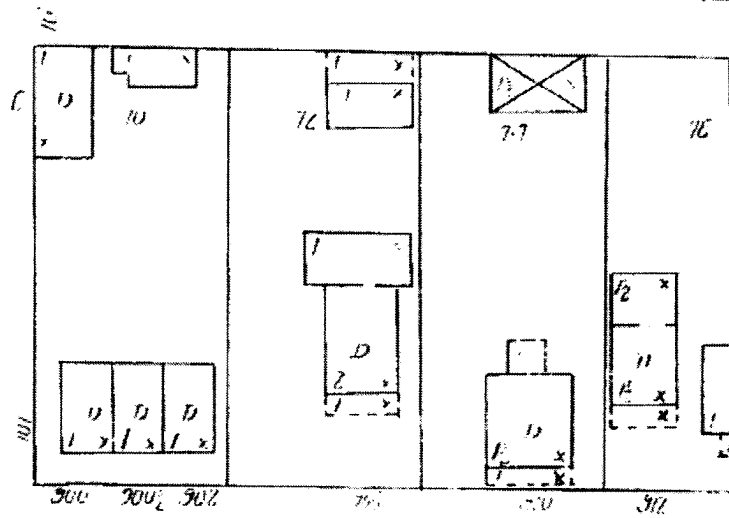
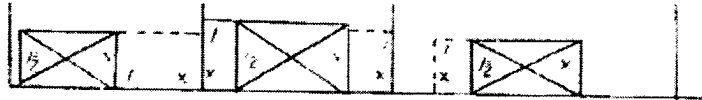
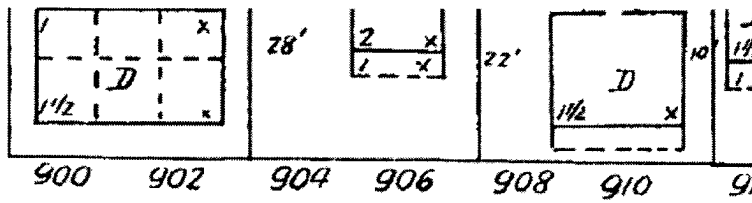


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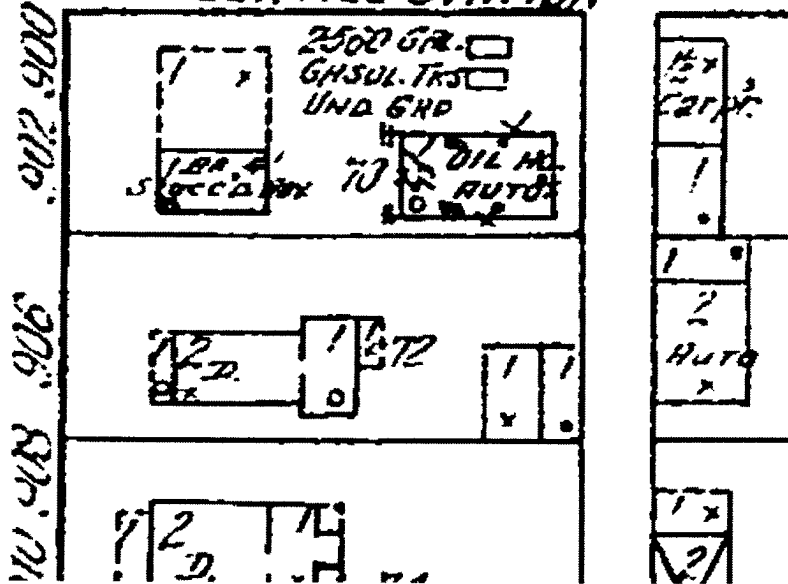
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80'



SERVICE STATION



From: ddevans@earthlink.net
Subject: **list of recruits killed**
Date: October 20, 2011 12:39:17 PM CDT
To: ddevans@earthlink.net
Cc: mkaplan@earthlink.net, phil@collison.com
Reply-To: ddevans@earthlink.net

Cordley, Richard. A History of Lawrence, Kansas: from the First Settlement to the Close of the Rebellion. p.226:
No complete list of the dead has ever been made out. Many bodies had to be buried among the "unknown dead." Some who were known were not reported. In the shock and confusion of the hour, no systematic record was kept even of names that could then have been obtained. A little later when an attempt was made to do this, there had been so many changes and so many of the broken families had moved away, that it was only possible to make out a partial list of names.

Lawrence historian Karl Gridley--the Recruits were "camped by where the city parking garage (downtown) is now. They were all teenagers; they had one rusty musket between them. They were trampled to death by Quantrill and his men. Those who survived were shot and killed." (mgridley@ku.edu)

17 out of the 22 recruits were killed in the 1st charge of Quantrill's men. Four recruits were from out-of-town, one of which was from out of state. Walter B. S. Griswold grave stone was found in Pioneer Cemetery. He wasn't buried in the mass grave along with other Raid victims; that were later re-buried in Oak Hill cemetery.

Unassigned volunteers for the Fourteenth regiment - Killed at the massacre at Lawrence, August 21, 1863; Charles R. Allen. Lawrence; Charles Anderson, Clinton; James F. Cooper, Philadelphia, Penn.; Isaac J. Parker, Johnson County; Charles T. Riggs, Richland; John R. Green, Walter B. S. Griswold, Aaron Halderman, David Markle, Samuel Markle, Lewis Markle, Robert Speer, William A. Waugh and John Watson, all of Lawrence.
<http://www.kancoll.org/books/cutler/sthist/milrec-p13.html>

James F. Cooper, Philadelphia, Pa.
Isaac J. Parker, Johnson County
Charles Anderson, Clinton
Charles T. Riggs, Richland
Charles R. Allen
John R. Green
Walter B. S. Griswold
David Markel
Lewis Markel
Samuel Markel
Robt. Speer
Aaron Halderman
John Watson
Wm. A. Waugh
Jas. Wilson
Andrew Woods

Left off this list was Ashbury Parker.

Taken from a display at the Watkins Community Museum
List of Victims of Quantrill's Raid on Lawrence, August 21, 1863
Seventeen white recruits from the twenty-one, under the command of Second Lieutenant L.J. Beam, were killed during the raid. Further, an unknown number of black recruits were also killed during the raid:

C. Anderson, Charles R. Allen, James F. Cooper, John R. Green, Walter B. S. Griswald, Aaron Haldermann, David Markle, Lewis Cass Markle, Samuel Markle, Asbury (Ashbury) Parker, Isaac J. Parker, Charles F. Riggs, Robert Speer, John Watson, William A. Waugh, James Wilson, Andrew J. Woods.

<http://history.lawrence.com/project/community/quantrill/victims.html>

| -----

The gun and the gospel: early Kansas and Chaplain Fisher - Hugh Dunn Fisher - 1897 - Kansas - 344 pages.

Page 194--

The following were "Unmustered Recruits" who were killed in their tents unarmed. Two soldiers are unnamed. Robert Speer wasn't camping with his mates but sleeping the a newspaper office. His body was never found, presumed to have been cremated by the fires raging in the buildings downtown.

Chas. R. Allen
C. Anderson
Jas. F. Cooper
John R. Green
Walter B. S. Griswold
Daivd Markel
Lewis Markel
Samuel Markel
Ashbury Parker
Isaac Parker
Chas. F. Riggs
Robt. Speer
Aaron Halderman
John Watson
Wm. A. Waugh
Jas. Wilson
Andrew Woods

Of a company of twenty-three recruits [sic only 22], of the ages of from eighteen to twenty years, only five escaped with their lives [hence 17 casualties].

The gun and the gospel: early Kansas and Chaplain Fisher - Hugh Dunn Fisher - 1897 - Kansas - 344 pages

[http://books.google.com/books?](http://books.google.com/books?pg=PA194&lpg=PA328&dq=Rev.%20H.%20D.%20Fisher%20%20Gun%20and%20the%20%20gospel&sig=_ZhnMy-FGXnfVFUKGz0jFpane6M&ei=vTqgTpvNM6nd0QHZwrSdBQ&ct=result&id=mZtBAAAAYAAJ&ots=rWEFQE11We&output=text)

[pg=PA194&lpg=PA328&dq=Rev.%20H.%20D.%20Fisher%20%20Gun%20and%20the%20%20gospel&sig=_ZhnMy-FGXnfVFUKGz0jFpane6M&ei=vTqgTpvNM6nd0QHZwrSdBQ&ct=result&id=mZtBAAAAYAAJ&ots=rWEFQE11We&output=text](http://books.google.com/books?pg=PA194&lpg=PA328&dq=Rev.%20H.%20D.%20Fisher%20%20Gun%20and%20the%20%20gospel&sig=_ZhnMy-FGXnfVFUKGz0jFpane6M&ei=vTqgTpvNM6nd0QHZwrSdBQ&ct=result&id=mZtBAAAAYAAJ&ots=rWEFQE11We&output=text)

Cordley, Richard. A History of Lawrence, Kansas: from the First Settlement to the Close of the Rebellion. Lawrence Journal Press, 1895. p.226:

No complete list of the dead has ever been made out. Many bodies had to be buried among the "unknown dead." Some who were known were not reported. In the shock and confusion of the hour, no systematic record was kept even of names that could then have been obtained. A little later when an attempt was made to do this, there had been so many changes and so many of the broken families had moved away, that it was only possible to make out a partial list of names.

The first list below contains the names of the seventeen recruits for

Kansas Fourteenth who were shot at the first charge. They were under the command of Second Lieutenant L. J. Beam, who had gone to Leavenworth on business the day before. They had been recruited but a short time. They had drawn clothing, camp equipage and tents, but had not been mustered in nor armed. They were dressed in United States clothing the morning of the raid. But for this distinctive mark they probably would have fared better. They were just rising as the charge was made, only five of the twenty-two made their escape. Lieutenant Beam always regretted that he was not with them, as he thought he might have done something towards organizing them for defense. After the raid Lieutenant Beam rapidly recruited another lot of men, and went into the Kansas Fifteenth with the same rank, second lieutenant, but was promoted until he became major of the regiment.

Names of seventeen recruits killed for a total of twenty-two:

Charles R. Anderson, James F. Cooper, John R. Green, Walter B. S. Griswold, Aaron Halderman
David Markle, Lewis Markle, Samuel Markle, Asbury Parker, Isaac Parker, Charles F. Riggs, Robert Speer, John Watson, William A. Waugh, James Wilson, Andrew Woods.

[http://books.google.com/books?](http://books.google.com/books?id=ZebGXfvMGskC&pg=PA226&dq=Walter+B.+S.+Griswold+and+Kansas&hl=en&ei=ZEygTpupFafh0QH0-aCFBQ&sa=X&oi=book_result&ct=result&resnum=1&ved=0CC0Q6AEwAA#v=onepage&q=Walter%20B.%20S.%20Griswold%20and%20Kansas&f=false)

[id=ZebGXfvMGskC&pg=PA226&dq=Walter+B.+S.+Griswold+and+Kansas&hl=en&ei=ZEygTpupFafh0QH0-aCFBQ&sa=X&oi=book_result&ct=result&resnum=1&ved=0CC0Q6AEwAA#v=onepage&q=Walter%20B.%20S.%20Griswold%20and%20Kansas&f=false](http://books.google.com/books?id=ZebGXfvMGskC&pg=PA226&dq=Walter+B.+S.+Griswold+and+Kansas&hl=en&ei=ZEygTpupFafh0QH0-aCFBQ&sa=X&oi=book_result&ct=result&resnum=1&ved=0CC0Q6AEwAA#v=onepage&q=Walter%20B.%20S.%20Griswold%20and%20Kansas&f=false)

[Found the] long-missing gravestone of Walter B.S. Griswold, a young Union recruit killed during William Quantrill's murderous Aug. 21, 1863, raid on Lawrence.

"(Griswold) was one of 18 recruits who were camped by where the city parking garage (downtown) is now. They were all teenagers; they had one rusty musket between them," Gridley said.

"They were trampled to death by Quantrill and his men," he said. "Those who survived were shot and killed."

Gridley had assumed Griswold's gravestone was "long gone." Instead, it was hidden beneath a giant juniper.

"It has a willow tree carved into the marble," he said, "and it says, 'Died on the Memorial morning August 21, 1863.'"
_http://www2.ljworld.com/news/2006/jul/17/pruning_reveals_hidden_graves_historic_pioneer_cem/
Lawrence historian Karl Gridley.

From: [Lynne Zollner](#)
To: [Lori Parker](#)
Subject: FW: 900 N.H.
Date: Tuesday, October 25, 2011 8:41:17 AM

Lynne Braddock Zollner, AICP Historic Resources Administrator lzollner@lawrenceks.org
Planning | www.lawrenceks.org/pds/
P.O. Box 708, Lawrence, KS 66044
office (785) 832-3151 | fax (785) 832-3160

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

From: dvevans@earthlink.net [<mailto:dvevans@earthlink.net>]
Sent: Tuesday, October 25, 2011 8:37 AM
To: Lynne Zollner
Subject: 900 N.H.

Lynne,

Good morning. I've another, is it still buried, query. -Dave

Mutual Oil Co. purchased 900 N.H. on May 11th, 1917 from the estate of Harriet E. Divelbess (wid John) executrix was the daughter, Sara Wolfe of Weir, Ks. The 1927 Sanborn map (revised 1949) reveals the location of the underground gas tanks. I believe the demolition of the buildings on this lot came before the HRC. Were the existence or not of the legacy tanks discussed? The Mutual Oil Co. founder was John R. Greenlees. His home 714 Mississippi Street, is on the Kansas Register of Historic Places. The 1918 Sanborn Map shows two 2,500 gallon underground tanks. I just remember a similar vintage box & canopy gas station demolished in the recent past, still had its buried tanks.

Noticing also on the Sanborn Maps that the trench line for a 1863 AME church 34x50 would have to have been about 8 ft. from the lot line. The lot has only been developed south-of-center on the lot. Leaving a northern 1863 foundation trench line undisturbed.