
LAWRENCE HISTORIC RESOURCES COMMISSION
ITEM NO. 2
STAFF REPORT

A. REVISED SUMMARY

900 New Hampshire St; New Construction; Certified Local Government Review, Certificate of Appropriateness Review, and Downtown Urban Conservation Overlay District Review. The property is in the environs of Lawrence's Downtown Historic District and the North Rhode Island Historic District, National Register of Historic Places and within the Downtown Urban Conservation Overlay District. 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.

B. REVISED PROJECT DESCRIPTION

The applicant is requesting to construct a multi-use structure (approximately 121,908 sf) that will contain a mix of hotel and commercial uses with underground parking. The lot is currently vacant and is zoned CD.



Northeast view of 900 New Hampshire St.



Southeast view of 900 New Hampshire St.

C. STANDARDS FOR REVIEW

Certificate of Appropriateness

For Certificate of Appropriateness Review, Section 22-505 of the Code of the City of Lawrence indicates that the least stringent standard of evaluation be applied to properties within the environs of listed properties:

4. The least stringent evaluation is applied to noncontributory properties and the environs area of a landmark or historic district. There shall be a presumption that a certificate of appropriateness shall be approved in this category unless the proposed construction or

demolition would significantly encroach on, damage, or destroy the landmark or historic district. If the Commission denies a certificate of appropriateness in this category, and the owner(s) appeals to the City Commission, the burden to affirm the denial shall be upon the commission, the City or other interested persons.

For projects requiring a Certificate of Appropriateness, the Historic Resources Commission must use the general standards and design criteria listed in Section 22-505 of the Code of the City of Lawrence. Therefore, the following standards apply to the proposed project:

- 1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, site or object and its environment, or to use a property for its originally intended purpose;*
- 2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible;*
- 3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged;*
- 4. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected;*
- 8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, and project;*
- 9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alteration and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environs.*

The environs definition of the Social Service League adopted by the City Commission in 2000 is divided into two separate areas. 900 New Hampshire Street is located in Area 2 and should be reviewed in the following manner.

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 on Project on Environs, and the Criteria set forth in 22-205. 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. Maintaining views to the listed property and maintaining the rhythm and pattern in the environs are the primary focus of review.

General Standards

For projects that require a Certificate of Appropriateness, the Historic Resources Commission is required to use the general standards and the design criteria listed in the Conservation of Historic Resources Code, Chapter 22 of the City of Lawrence Code.

Typically, the design criteria in section 22-506 are used in the review of projects. The following is the design criteria that apply to the project.

NEW CONSTRUCTION AND ADDITIONS TO EXISTING BUILDINGS

- (a) The design for new construction shall be sensitive to and take into account the special characteristics that the district is established to protect. Such consideration may include, but should not be limited to, building scale, height, orientation, site coverage, spatial separation from other buildings, façade and window patterns, entrance and porch size and general design, materials, textures, color, architectural details, roof forms, emphasis on horizontal or vertical elements, walls, fences, landscaping, and other features deemed appropriate by the Commission.*
- (b) New buildings need not duplicate older styles of architecture but must be compatible with the architecture within the district. Styles of architecture will be controlled only to insure that their exterior design, materials, and color are in harmony with neighboring structures.*

Secretary of the Interior's Standards for Rehabilitation

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

Certified Local Government

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

- 1. The character of a historic property's environs should be retained and preserved. The removal or alteration of distinctive buildings, structures, landscape features, spatial relationships, etc. that characterize the environs should be avoided.*
- 2. The environs of a property should be used as it has historically been used or allow the inclusion of new uses that require minimal change to the environs' distinctive materials, features, and spatial relationships.*

6. New additions, exterior alterations, infill construction, or related new construction should not destroy character-defining features or spatial relationships that characterize the environs of a property. The new work shall be compatible with the historic materials, character-defining features, size, scale and proportion, and massing of the environs.

Guidelines for Evaluating the Effect of Projects on Environs

Introduction

In an environs review the objective is to determine the impact of a proposed project on a listed property and its environs. While the issue of materials and design may be discussed in relationship to compatibility with the environs and impact on the listed property, personal opinions regarding the aesthetics of a proposed project are not germane.

Identify, Retain and Preserve

Like the treatments for historic properties, guidance for environs review begins with the identification of the character-defining features of the environs, its historic and current character, and what must be retained in order to preserve that character. The character of a listed property's environs may be defined by form; exterior materials such as masonry, wood or metal; exterior features and elements such as roofs, porches, windows or construction details; as well as size, scale and proportion, massing, spatial relationships, etc.

Protect, Maintain, Repair and/or Replacement

After identifying those materials and features that are important, the effect of the proposed work on the environs of a listed property must be determined. Work that generally involves the least degree of intervention is recommended. Protecting historic features and materials through cyclical maintenance and repair lessens the need for replacement, which is always the less-preferable alternative and is usually more costly. Substitute materials can be installed when the degree of deterioration requires replacement provided the substitution is compatible with the environs.

Alterations / Additions for the New Use

Interior alterations of properties within the environs of a listed property have little, if any, impact on the listed property. Exterior alterations of properties in the environs of a listed property are generally needed to assure continued use, but it is important that such alterations do not change, obscure, or destroy any character-defining spaces, materials, features and/or relationships. Alterations may include demolition of structure(s) and/or features, providing additional parking, modification of entries, installation of signs, or cyclical maintenance involving repairs with incompatible materials.

The construction of additions is sometimes essential for the continued use of the property, but the addition should only be reviewed for its impact on the listed property and the environs. The line of sight between a listed property and a proposed project is often directly related to the impact of a project on the listed property.

**NEW / INFILL CONSTRUCTION
Recommended**

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

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

Not Recommended

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

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

New construction that dominates the environs.

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

Downtown Design Guidelines

The City Commission and the Historic Resources Commission have adopted a set of *Downtown Design Guidelines* (2009) to review projects within the Downtown Urban Conservation Overlay District. The guidelines that relate to this project are:

PART TWO – PRINCIPLES, STANDARDS, AND CRITERIA

4. General Urban Design Principles

- 4.1 Promote pedestrian-oriented urban forms.
- 4.2 Maximize connectivity and access.
- 4.3 Encourage adaptive reuse and support the preservation of historically significant buildings.
- 4.4 Encourage creativity, architectural diversity, and exceptional design.
- 4.5 Encourage the integration of public art into public and private development.
- 4.6 Emphasize strong, mixed-use core activity development along Massachusetts Street and east/west streets.
- 4.7 Maintain existing Downtown vehicular, streetscape, and pedestrian traffic patterns.
- 4.8 Promote safety and appeal through appropriate boundaries and transitions.

5. Street and Landscape Elements

- 5.1 Existing street patterns and layout shall be maintained. Closure of existing streets or alleyways shall not be permitted.
 - 5.2 Alleyways shall be maintained for vehicular and/or pedestrian traffic.
 - 5.3 Accent paving shall be used at intersections and mid-block crossings.
 - 5.4 Street trees and pedestrian-scale lighting shall be an integral part of the streetscape.
 - 5.5 Existing landscaping features such as raised planters and street trees shall be maintained.
 - 5.6 A curbed or non-curbed landscape bed shall separate the street and the pedestrian sidewalk.
 - 5.7 Landscape strips shall be centered around required street trees.
 - 5.8 An irrigation system shall be provided for all plant materials in the landscape bed.
 - 5.9 An agreement to participate in a benefit district for streetscape improvements may be executed in lieu of immediate improvements.
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6. Block Elements

- 6.1 Buildings should have retail and commercial uses at street level.
- 6.2 The main or primary entrance to buildings shall be oriented toward the primary street. For instance, if a building fronts Massachusetts Street, the main entrance shall face Massachusetts Street. Likewise, if a building faces 7th Street, the main entrance shall face 7th Street.
- 6.3 Corner buildings may have entrance doors that face the intersection or both streets.
- 6.4 Buildings located on corner sites are considered anchor buildings and their building form should reflect this designation. Anchor buildings should be larger in scale and massing, and more ornate than adjacent infill buildings.
- 6.5 Buildings located on corner sites shall have a primary façade and a secondary façade. For instance, the building located at 8th and Vermont Street has a primary façade along 8th Street and a secondary façade along Vermont Street.
- 6.6 Buildings that are adjacent to parking areas or structures shall have the main or primary entrance on the street-facing elevation. A secondary or minor entrance may be provided on the parking lot elevation.
- 6.7 Buildings shall reflect the existing topography by providing “stepping down” of the façade. The “stepping down” of a façade helps maintain a sense of pedestrian scale.
- 6.11 Buildings fronting Vermont and New Hampshire Streets should be constructed to zero front and side lot lines.
- 6.12 Buildings fronting numbered streets (7th, 8th, etc.) shall be constructed to zero front and side lot lines. Exceptions may be made for architectural features such as recessed or projecting entries and balconies. Exceptions may be made for detached building forms which are traditionally set back from the property line.
- 6.13 Storefronts should respect the 25-foot or 50-foot development pattern ratios that prevail. Upper story facades may vary from this pattern but must unify the building as a whole.
- 6.14 Buildings shall maintain the pattern of multiple-story buildings throughout the downtown area. Existing one-story buildings should be considered for compatible redevelopment.
- 6.15 Buildings shall maintain a distinction between upper stories and the street-level façade.
- 6.16 For buildings that provide a separate upper-story entrance on the exterior façade, the street level use entrance should be the primary focus of the building façade while entrances for upper story uses shall be a secondary feature of the building façade.

7. New Construction

- 7.1 New infill buildings should be multistory in height, up to and within appropriate limits.
- 7.2 The height of a new building must be in acceptable proportion to its width, following patterns and proportions established by existing structures; likewise, story-to-story heights must be appropriate.
- 7.3 The height of new buildings and additions shall relate to the prevailing heights of nearby buildings. New construction that greatly varies in height from adjacent buildings shall not be permitted.
- 7.5 A building's overall proportion (ratio of height to width) must be consistent with existing historic structures.
- 7.6 Storefront- and/or display-style windows must be included in all retail developments at the street level on the primary façade.
- 7.7 Corner buildings shall be a minimum of two-stories in height; taller buildings are encouraged at corner locations.
- 7.8 In cases of infill construction, the width of a building's façade should fill the entire available space.
- 7.9 Façade widths for new buildings and additions should correspond with other buildings widths in the same block. On Massachusetts Street, widths are typically built to increments of 25 feet.
- 7.10 If a site is large, the mass of a new building's façade should be broken into a number of smaller

- bays to maintain a rhythm similar to surrounding buildings. This is particularly true for storefront level façade elements.
- 7.11 The size and proportion of window and door openings on a new building should be similar to other buildings in the block.
 - 7.12 The ratio of window area to solid wall for new construction shall be similar to other buildings in the block.
 - 7.13 New construction shall be built with party-wall construction methods. Exceptions will be made for detached governmental, civic, or institutional buildings and when required by residential egress requirements.
 - 7.14 The composition of an infill façade (that is, the scale, massing, and organization of its constituent parts) shall be similar to the composition of surrounding facades in the block.
 - 7.15 The setback of a proposed building shall be consistent with the setback of adjacent buildings, and/or with nearby buildings fronting on the same street. Buildings must be placed with the express goal of continuing the overall building line of a streetscape.
 - 7.16 Rhythms that carry throughout a block (such as the patterns, placement, sizes, and spans of windows, doors, etc.) shall be sustained and incorporated into new facades.
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9. Detached Building Forms

- 9.1 Detached building forms should have a high degree of architectural embellishment.
 - 9.2 Detached building forms should be set back from the property line. The setback, typically three to five feet, serves as a green space between the building and the sidewalk.
 - 9.3 The overall design of a detached building should be carried throughout all of the facades; for detached buildings, primary and secondary facades may be appropriately differentiated by changes in material and by degrees of architectural embellishment.
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10. Building Materials

- 10.1 Original building materials, whether located on primary, secondary, or rear facades, shall be retained to every extent possible. If the original material has been overlaid by such coverings as aluminum or stucco, these alterations should be removed and the original material maintained, repaired or replaced with similar materials.
 - 10.2 Building materials shall be traditional building materials consistent with the existing traditional building stock. Brick, stone, terra cotta, stucco, etc., shall be the primary façade materials for buildings fronting along Massachusetts Street.
 - 10.3 While traditional building materials such as brick, stone, terra cotta, stucco, etc., are the preferred building materials for buildings fronting New Hampshire, Vermont Street, or numbered streets, consideration will be given to other materials.
 - 10.4 Materials should be compatible between storefronts or street-level facades, and upper levels.
 - 10.6 While permanent materials should be considered for party-wall construction, other materials which meet associated building and fire code requirements will be considered.
 - 10.7 Masonry walls, except in rare instances, shall not be clad with stucco, artificial stone, parging, or EIFS (Exterior Insulation and Finish Systems). This includes publicly visible party-walls constructed of brick or rubble limestone.
 - 10.8 Existing unpainted masonry walls, except in rare instances, shall not be painted. This includes publicly visible party-walls.
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11. Commercial Storefronts and Street Level Facades

- 11.5 Solid, non-traditional 'security-style' doors shall not be used in primary storefronts.
- 11.6 Storefronts shall be designed to reflect the traditional pattern of containment. The storefront shall be bounded by the enframing storefront cornice and piers on the side and the sidewalk on the bottom.

- 11.8 Storefronts may be recessed or extended slightly (typically, 3 to 9 inches) to emphasize the feeling of containment and provide architectural variety.
- 11.9 Storefronts should provide for a recessed entry.
- 11.10 Storefronts shall be pedestrian oriented and consist primarily of transparent glass. Most storefronts in Downtown Lawrence contain 65% to 80% glass. Storefront designs shall reflect this glass to other building material ratio.
- 11.11 Storefront designs should reflect the traditional three-part horizontal layer by providing for a transom area, display windows, and a bulkhead.
- 11.12 Storefront materials typically consist of wood, metal, steel, or brick. Renovations and/or new construction should reflect these materials. Use of unpainted rough cedar is an example of an inappropriate storefront material.

12. Upper Story Façades

- 12.8 Upper-story façade elements should reflect existing window to wall surface ratios (typically 20% to 40% glass-to-wall).
- 12.9 Upper-story windows shall have only minimal tinting and should appear transparent from street level. Dark or reflective tinting is not allowed on upper story windows.
- 12.10 Metal screens or bars shall not cover upper-story window openings.
- 12.11 Upper windows on non-visible party-walls may be filled in with compatible material only if the treatment is reversible.

13. Secondary and Rear Facades

- 13.1 Secondary facades for corner buildings (i.e., facades that do not face the primary north/south street) shall contain secondary display windows and/or secondary storefronts.
- 13.2 Secondary facades shall contain upper story windows.
- 13.3 Secondary facades should be balanced in design and shall provide a distinction between lower and upper sections of the building.
- 13.4 Secondary facades should not directly compete with the primary façade.
- 13.5 While rear facades on older structures are more symmetrical in their design, more recent buildings may provide a more utilitarian design approach. In most cases, rear entrances and openings should occupy a relatively small part of the rear façade and exhibit more of a utilitarian character.
- 13.6 Rear facades should be maintained and developed to support the overall appearance of Downtown Lawrence.
- 13.7 Rear entrances on buildings that face public-parking areas are encouraged.
- 13.8 Rear facades should provide sufficient architectural features, such as window and door openings, to articulate the building façade.
- 13.9 Rear facades should not compete with the primary façade of the structure.
- 13.10 Pedestrian-level window and door openings may be covered with security features such as screens or bars. However, every effort should be made to maintain the visual appearance on rear facades which face surface parking areas.
- 13.11 Maintain the pattern created by upper-story windows and their alignment on rear facades that face surface-parking areas.
- 13.12 Existing windows on rear facades should not be eliminated or decreased in size or shape.
- 13.13 While not encouraged, upper windows on rear facades that do not face parking areas may be closed in a reversible manner with compatible material.

14. Office, Institutional, Religious, Utility, and Other Non-Retail Buildings

- 14.1 Non-retail buildings fronting Massachusetts Street shall contain storefronts or a storefront appearance at the street level. Storefronts shall be pedestrian oriented, include fundamental

- storefront elements such as recessed entry and/or division into bays, and consist primarily of transparent glass. Most storefronts in Downtown Lawrence contain 65% to 80% glass. Storefront designs shall reflect this prevailing, glass-to-other-building-material ratio.
- 14.2 Non-retail buildings fronting numbered-streets, Vermont Street, or New Hampshire Street shall be pedestrian oriented. A ratio of 40% to 60% window area to wall surface shall be provided on street level facades at these locations.
- 14.3 The existing form of non-retail category buildings such as churches, industrial facilities, warehouses, etc. shall not be obscured or so transformed as to render the original form unrecognizable.

15. Architectural Details, Ornamentation, and Cornices

- 15.7 New construction should provide for a variety of form, shape, and detailing in individual cornice lines.

16. Rooflines and Parapets

- 16.2 Mechanical equipment should not be visible from the pedestrian level and should be screened through the use of parapet walls or projecting cornices.

18. Signs and Signage

- 18.1 All signs shall conform to the Sign Code provisions in Article 7 of the Code of the City of Lawrence.
- 18.2 The primary focus of signs in Downtown Lawrence shall be pedestrian-oriented in size, scale, and placement, and shall not be designed primarily to attract the notice of vehicular traffic.
- 18.3 'Permanent' sign types that are allowed are: awning, hanging, projecting, wall, and window signs. Freestanding signs will not be considered except in cases where a detached building is set back from the street.
- 18.4 Temporary (i.e., sidewalk, easel-mounted or freestanding) signage is permitted as long as it is in compliance with other City codes, and does not obscure significant streetscape vistas or architectural features.
- 18.5 In no case shall a temporary sign substitute as a permanent sign.
- 18.6 Wall signs must be flush-mounted on flat surfaces and done in such a way that does not destroy or conceal architectural features or details.
- 18.7 Signs identifying the name of a building, the date of construction, or other historical information should be composed of materials similar to the building, or of bronze or brass. These building identification signs should be affixed flat against the building and should not obscure architectural details; they may be incorporated into the overall façade design or mounted below a storefront cornice.
- 18.8 Signs should be subordinate to the building's façade. The size and scale of the sign shall be in proportion to the size and scale of the street level façade
- 18.9 Storefront signs should not extend past the storefront upper cornice line. Storefront signs are typically located in the transom area and shall not extend into the storefront opening.
- 18.12 Wall-mounted signs on friezes, lintels, spandrels, and fascias over storefront windows must be of an appropriate size and fit within these surfaces. A rule of thumb is to allow twenty (20) square inches of sign area for every one foot of linear façade width.
- 18.13 A hanging sign installed under an awning or canopy should be a maximum of 50% of the awning or canopy's width and should be perpendicular to the building's façade.
- 18.19 Sign brackets and hardware should be compatible with the building and installed in a workman-like manner.

- 18.20 The light for a sign should be an indirect source, such as shielded, external lamps.
- 18.21 Whether they are wall-mounted, suspended, affixed to awnings, or projecting, signs must be placed in locations that do not obscure any historic architectural features of the building or obstruct any views or vistas of historic downtown.
- 18.22 Signs illuminated from within are generally not appropriate. Lighting for externally illuminated signs must be simple and unobtrusive and must not obscure the content of the sign or the building façade.

19. Lighting

- 19.1 New exterior lighting should be compatible with the historic nature of the structure, the property, and the district. Compatibility of exterior lighting and lighting fixtures is assessed in terms of design, material, use, size, scale, color, and brightness.
- 19.2 Lighting fixtures should be installed to be as unobtrusive as possible; they should be installed such that they will not damage or conceal any historic architectural features.
- 19.3 Lighting levels should provide adequate safety, but not detract from or overly emphasize the structure or property.
- 19.4 Landscape lighting should be located and directed such that there is no infringement on adjacent properties.
- 19.5 Exterior lighting in parking lots must be directed into the parking area itself, and not onto adjacent properties.

20. Parking

- 20.2 Surface-parking lots fronting New Hampshire and Vermont Streets shall be contained within the interior of the block.
- 20.3 Parking structures fronting New Hampshire and Vermont Streets should be contained within the interior of the block. Exceptions will be made for parking structures that have commercial, retail or office uses on the ground floor.
- 20.4 Existing corner surface-parking areas fronting New Hampshire and Vermont Streets should be targeted for appropriate infill.
- 20.5 Primary access to surface parking areas shall be taken from New Hampshire or Vermont Streets. The alleyway may be used for secondary access to the parking area.
- 20.6 While there is no established setback for surface parking areas, there should be a clear separation between vehicular parking areas and pedestrian areas. Pedestrian-scale landscaping, fencing, and/or walls shall be provided to separate the parking area from the pedestrian sidewalk.
- 20.7 Pedestrian-scale lighting shall be provided in surface parking areas.
- 20.8 The materials and design of screening for parking areas should be compatible with the adjacent structures and the district.
- 20.9 While some interior landscaping shall be provided, surface-parking areas shall not be required to meet landscaping provisions set forth in 20-14A04.6 (a) of the City of Lawrence Zoning Code.
- 20.10 Surface-parking areas shall meet the provisions set forth in 20-1205 and 20-1217 of the City of Lawrence Zoning Code.
- 20.11 Primary access to parking structures shall be taken from New Hampshire or Vermont Streets. The alleyway may be used for secondary access to the parking structure.
- 20.12 Parking structures should be constructed to zero-lot lines.
- 20.13 Parking structures adjacent to registered historic structures, such as the English Lutheran Church or the Lucy Hobbs Taylor Building, shall respect the historic property by providing a transition between the proposed structure and the historic property in the form of additional setback, green space and/or reductions in building height.

- 20.14 The inclusion of retail, commercial or office uses is encouraged at the ground floor of parking structures.
- 20.15 The primary façade of a parking structure should be designed to be compatible with neighboring buildings.
- 20.16 Parking structure facades should contain building materials consistent with the existing traditional building stock: brick, stone, terra cotta, etc.
- 20.17 Parking structures facades shall contain sufficient detail to break up the overall massing of the structure.
- 20.18 Parking structures shall meet the provisions set forth in 20-1205 and 20-1217 of the City of Lawrence Zoning Code.
- 20.19 Saw-tooth parking shall be maintained along Massachusetts Street. Otherwise, on-street parking shall be parallel in orientation. Special consideration will be given for existing angle parking in the 600 block of Vermont Street.

21. Safety and Accessibility Features

- 21.1 Review proposed new uses for existing historic buildings to determine if meeting related building code and accessibility requirements is feasible without compromising the historic character of the building and the site.
- 21.2 Meet health and safety code and accessibility requirements in ways that do not diminish the historic character, features, materials, and details of the building.
- 21.3 Where possible, locate fire exits, stairs, landings, and decks on rear or inconspicuous side elevations where they will not be visible from the street.
- 21.4 It is not appropriate to introduce new fire doors if they would diminish the original design of the building or damage historic materials and features. Keep new fire doors as compatible as possible with existing doors in proportion, location, size, and detail.
- 21.5 When introducing reversible features to assist people with disabilities, take care that historic materials or features are not damaged.
- 21.6 If possible, comply with accessibility requirements through portable or temporary, rather than permanent, ramps.

22. Utilities and Energy Retrofit

- 22.1 Retain and preserve the inherent energy-conservation features of a historic building, such as operable windows, transoms, awnings, and shutters.
- 22.2 Generally, it is not appropriate to replace operable windows or transoms with fixed glass.
- 22.3 Locate roof ventilators, hardware, antennas, and solar collectors inconspicuously on roofs where they will not be visible from the street.
- 22.4 Install mechanical equipment, including heating and air conditioning units, in areas and spaces requiring the least amount of alteration to the appearance and the materials of the building such as roofs. Screen the equipment from view.
- 22.5 Locate exposed exterior pipes, raceways, wires, meters, conduit, and fuel tanks on rear elevations or along an inconspicuous side of the building. Screen them from view.
- 22.6 Locate window air-conditioning units on rear or inconspicuous elevations whenever possible.
- 22.7 It is not appropriate to install large antennas and satellite dishes on primary elevations. Small, digital satellite dishes must not be visible from a public street and must be screened from view.

D. REVISED STAFF ANALYSIS

Revised Project Overview

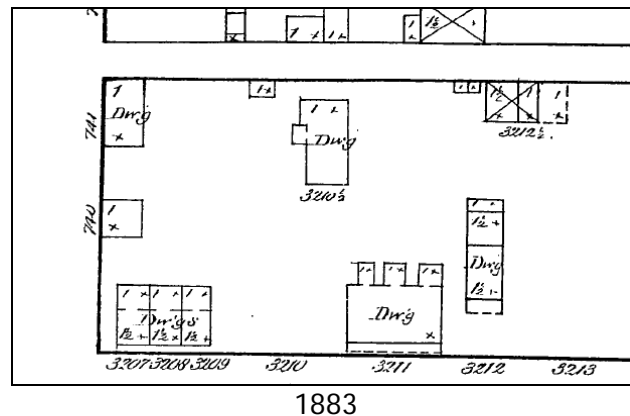
The proposed project is a multi-story mixed use building that includes two levels of underground parking, TownePlace Marriot extended stay hotel (90 units), a restaurant, and a ground floor retail space. The structure will be approximately 121,908 square feet with the hotel occupying part of the first floor, the second, third, and fourth floors. The restaurant will be located on the fifth floor. The proposed structure will be concrete and steel framed with materials that include stone, brick, and metal panels. The height of the structure at the corner of 9th and New Hampshire Streets will be 63'.

The proposed structure incorporates varying numbers of stories to address transitioning from New Hampshire Street and the commercial district to the North Rhode Island Street Residential Historic District. The height at the alley is 40' and the height at the Arts Center is 44'. Overhead doors are located on the north elevation to allow for access to the loading dock and the underground parking.

Storefront systems are located on the north and west elevations. Ground floor fenestration also includes the entrance to the building and to the hotel lobby.

History and Background

The southeast corner of 9th and New Hampshire was part of the original town plat. The corner is included on the earliest Sanborn map from 1883. At that time there was a series of one and a half story dwellings located on the site. On the 1949 Sanborn map, the corner has a filling station, a store and one and two story dwellings.

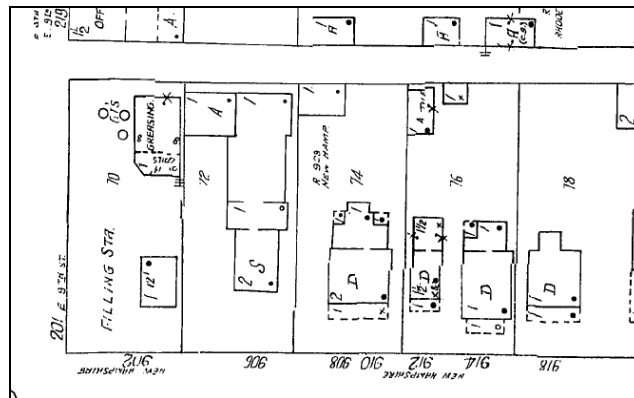


From these maps, spanning almost 70 years, it is evident that the site has historically been used for small business and residential uses, keeping New Hampshire Street in context and scale with the residential neighborhood to the east, what is now the North Rhode Island Street Residential Historic District. Prior to the construction of the Lawrence Arts Building in 2001, there were two story homes along New Hampshire. With the demolition of these structures and the subsequent development of the Downtown Conservation Overlay District, the City identified this area to be developed as part of the commercial core of Lawrence. The 2000, the environs definition adopted for the Social Service League Building identified this area as Area 2:

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.

Currently the residential type structures on four lots directly abutting the alleyway to the east of the proposed project are zoned CS for commercial use.



1949

The North Rhode Island Street Historic Residential District was listed in the National Register of Historic Places in 2004 for its significance in Architecture and community planning and development. The identified period of significance for the district is identified as c.1857 to 1935, according to the nomination. The district illustrates typical residential land use from the last quarter of the nineteenth century and the first quarter of the twentieth century as building patterns in East Lawrence followed local population, social, economic, and architectural trends described in the multiple property context for Lawrence (Lawrence Thematic National Register Nomination http://www.lawrenceks.org/pds/historic_resources). The district has a cohesive streetscape that creates a strong residential boundary that contrasts dramatically to the commercial area to the west. Historically, residential structures were located on New Hampshire Street as part of this residential neighborhood. However, some of the residential structures also housed commercial enterprises. As this area of Lawrence continued to develop, the downtown commercial area pressed eastward and the clear residential neighborhood boundary began to shift and zigzag. While the 700 and 800 blocks of New Hampshire were developed early as commercial, the 900 block retained residential structures until their demolition for the Arts Center. (The Downtown 2000 Site Plan was approved by the City Commission July 2000.) The residential boundary for this neighborhood is now established in the 900 block at the alley between the residential type structures facing Rhode Island Street and the commercial on New Hampshire Street.

Lawrence's Downtown Historic District was listed in the National Register of Historic Places in 2004 under Criterion A in the areas of Commerce and Community Planning and Development, and under Criterion C in the area of Architecture. The district comprises the extant core of the historic central business district of Lawrence. Various buildings within this district are associated with one or more of all of the historic contexts outlined in the MPDF mentioned above.

(See http://www.lawrenceks.org/pds/historic_resources).

The Social Service League building was listed in the Lawrence Register of Historic Places in 2000 under criteria 3, 4, 8, and 9. The recommendation for listing identifies:

(3) Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;

While not directly related to an individual person, the structure's association with the Social Service League of Lawrence has contributed to the development of the community. Throughout the League's history, its members have helped to shape the community in the name of the League. The League's role in development of the Lawrence Memorial Hospital, its role during the war years, and in the education of the less fortunate have greatly affected the development of Lawrence.

(4) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;

905-907 Rhode Island represents one of the few extant examples of the stone gable front form type which is representative of the City Building Period. In the East Lawrence Survey there were only two other stone gable front dwellings. 905-907 Rhode Island represents one of the most intact examples of this style of architecture from its period of construction.

(8) Its unique location or singular physical characteristics that make it an established or familiar visual feature;

The 907-905 Rhode Island Street would qualify for listing under this category given its singular physical characteristics and its familiar visual appearance. To attest to this fact, it should be noted that this property is one of the most recognizable landmarks in East Lawrence.

(9) Its character as a particularly fine or unique example of a utilitarian structure; including, but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance;

905-907 is one of the most intact cut-stone residential structures which is utilitarian in nature. While the structure does not possess a great deal of detailing, the structure does have a very high level of integrity of the original features.

Chapter 6 of Horizon 2020 advocates for keeping the downtown business district the focus of Lawrence. It mentions that the general building pattern of the area is mixed-use, multi-story and pedestrian oriented. In the section titled "Mixed-Use Redevelopment Center", it calls for buildings much like the one proposed on land that hasn't been used for its original purpose for an extended period of time. Neighborhood integration is repeatedly mentioned and suggested through alleyways, landscaping, mass and scale. The long range plan of downtown Lawrence encourages infill projects as a means of increasing density.

Required Reviews (See Section C. Standard for Review for specific standards.)

Do to the location of the proposed project, three separate reviews are required:

1. **Certificate of Appropriateness Review** because the property is located in the environs of the Social Service League (905-907 Rhode Island), Lawrence Register of Historic Places;
2. **State Law Review** (also called CLG review) because the property is located in the environs of Lawrence's Downtown Historic District and the North Rhode Island Historic District, National Register of Historic Places and the Shalor Eldridge Residence (945 Rhode Island), Register of Historic Kansas Places; and
3. **Downtown Design Guidelines review** because the property is located in the Downtown Urban Conservation Overlay District.

Revised Certificate of Appropriateness Review

Chapter 22 of the Code of the City of Lawrence identifies the scope of review for projects on properties that are located within 250 feet – the environs – of properties listed in the Lawrence Register of Historic Places. Specifically, there is a presumption that the CoA will be issued unless *"the proposed construction or demolition would significantly encroach on, damage, or destroy the landmark or historic district."* In addition to this scope of review is the consideration of the environs definition adopted by the City Commission when the landmark was placed in the Lawrence Register.

The proposed project is directly adjacent to the Social Service League building listed in the Lawrence Register. In the environs definition approved by the HRC and the City Commission, it is clear that the proposed project site would develop in context with the commercial downtown area and not the residential area in which the Social Service League building exists. The threshold of "significantly encroach on, damage, or destroy" is not defined in the code.

In reviewing the standards outlined in Section 22-505 (B) of the Code, the proposed project will contain uses that are consistent with the environs of the listed property. The new structure will not alter or destroy any historic fabric in the environs as the lots are currently vacant. The vacant lots have not achieved historic significance in their own right and the proposed structure is modern in design and will not create an earlier appearance. Of note for staff are standards 8 and 9.

8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, and project;

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alteration and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environs.

Information has been submitted to the HRC that indicates there may be archaeological resources located on the project site. Staff notes that the project site has been disturbed by prior development and subsequent land grading. The applicant has been made aware of the potential for finding archaeological resources on the proposed site.

Standard 9 identifies that contemporary design should not be discouraged. Staff is of the opinion the proposed structure is contemporary in design. Standard 9 also states that the design should be compatible with the size, scale, color, material, and character of the property, neighborhood, or environs. The Social Service League Building is a two-story stone structure that has a non-compatible addition to the west. The colors and most of the materials for the proposed project are compatible with the Social Service League Building. The commercial character of the proposed building is in keeping with the use of the Service League Building and the environs definition adopted by the Historic Resources Commission and the Lawrence City Commission. Compatibility in size and scale appear to be the points of issue for the proposed project.

There is a presumption that the CoA will be issued in the environs unless "*the proposed construction or demolition would significantly encroach on, damage, or destroy the landmark or historic district.*" The overall height of the revised proposed structure is 63 feet tall at the corner of 9th and New Hampshire Streets with the majority of the structure between 44' and 49' along New Hampshire Street. The applicant has designed the structure so that the portion of the structure that is directly adjacent to the common alley with the Social Service League Building is three stories in height (40 feet). Beginning at the north end of the alley, the east (alley) elevation of the proposed structure includes a portion of the building to the property line for approximately 50 feet. Then the building recesses to the west twice to give some detail and relief before recessing approximately 56 feet to provide an open courtyard area. The courtyard area is approximately 107 feet long (north to south) before the building footprint resumes approximately 8 feet from the alley. Staff is of the opinion that the transitional section of the new structure (40' in height as compared to the primary structure at 901 Rhode Island Street which is approximately 34' to the roof ridge and 31' to the roof ridge of the Social Service League Building) is successful in creating a compatible size and scale for the structure at the alley. The adjacent courtyard creates an open area that further enhances the transition of the structure to the alley and the Social Service League Building. The recess of the building on south end also gives a transitional relief to create building, landscape buffer, then alley. Staff is of the opinion that these architectural treatments create a structure and site that precludes the "*significant encroach upon*" finding to the Social Service League Building.

Staff continues to have concerns about the actual possibility of structural damage that may occur to the Social Service League Building during the construction of such a large structure on the adjacent lot. To mitigate this potential harm, the applicant should work with the Social Service League to ensure the historic portion of the property is not damaged during construction.

Because the environs definition for the Social Service League Building identifies that the lots proposed for construction will be commercial in nature; because the City of Lawrence has identified these lots as part of the Downtown Conservation Overlay District and zoned the properties commercial; and because the proposed new construction will not significantly encroach upon, damage, or destroy the Social Service League Building if measures are taken to protect the actual Social Service League Building; staff is of the opinion that the proposed new construction at 900 New Hampshire Street will not significantly encroach upon, damage, or destroy the Social Service League Building.

State Law Review

The proposed project requires review under the State Preservation Law because the project site is located in the environs of Lawrence's Downtown Historic District, the North Rhode Island Street District, and the Shalor Eldridge Residence (945 Rhode Island). Staff is of the opinion that the proposed project does not encroach upon, damage or destroy the environs of Lawrence's Downtown Historic District or the Shalor Eldridge Residence. The proposed project is compatible with the environs of Lawrence's Downtown Historic District and falls within the range of structures located in the environs of Lawrence's Downtown Historic District. It has a modern interpretation of a commercial storefront at the ground level and building articulation that references the development pattern of the environs of the district. The Shalor Eldridge Residence property is approximately 290' from the project site and is separated from the project site by the Lawrence Arts Center building. The proposed structure will not obstruct views or vistas from or to the listed property. The addition of the proposed structure does not destroy existing historic relationships within the environs of the Shalor Eldridge Residence. The demolition and new construction of structures on the 900 block of New Hampshire Street have created inconsistent setbacks and varied patterns in this portion of the environs of the Shalor Eldridge Residence and the proposed new construction falls within the range of typical setbacks and patterns in the environs of the listed property.

The most challenging review for this project is the potential effect on the North Rhode Island Street Historic District as the project addresses the transition between the downtown commercial district and the residential North Rhode Island Street historic district. The review is complicated because the environs to the west of the district have continued to change over time with commercial development becoming more dominant and residential detached dwellings disappearing. The historic environs included a mix of residential detached dwellings and commercial structures and uses. At the time the district was listed in the National Register, the environs west of the district were dominated by commercial structures. In particular, the 900 block of New Hampshire has seen significant alteration with the construction of the Arts Center, the Municipal Court building, 947 New Hampshire, the parking garage, and most recently 901 New Hampshire Street. The proposed new development is directly on the western boundary of the North Rhode Island Street Residential Historic District. In relation to the district, 900 New Hampshire Street will be separated from the district by an alleyway. This vacant lot is very important for the future development of downtown and the protection of the North Rhode Island Street Residential Historic District environs as it will create the transition from the commercial core to the residential district.

Environs review begins with the identification of the character-defining features of the environs, its historic and current character, and what must be retained in order to preserve that character. The historic environs for the North Rhode Island Street Residential Historic District were pedestrian scale residential structures some of which included commercial uses. With the demolition of the structures on what is now the project site, the environs were significantly altered and residential structures were removed from this area of the environs. (The demolition of these structures occurred in 2000 prior to the listing of the district in the National Register of Historic Places.) Subsequent construction, until recently, has been of a scale that is still compatible with the pedestrian scale of the district. The current environs of the district now include Hobbs Taylor Lofts and the large mixed use structure located at 901 New Hampshire Street. To preserve the character of the environs of the North Rhode Island Street Residential Historic District, Staff is of the opinion that the pedestrian scale of structures should be maintained. The district and the environs have one,

two, and some three story structures with scale and massing that is appropriate to the height.

The proposed revised project has an overall reduced height and additional setback from the alley on the south end. While still large when compared to the residential district, it is now more compatible with the Arts Center and the structures to the south on New Hampshire Street. The proposed structure now is more of a transitional structure from the large structure at 901 New Hampshire to the residential district. The recess off the alley has been utilized for additional green space to complement the courtyard and to aid in the transition of the structure from the height on New Hampshire Street to the public alley and the residential scale of the structures to the east. The overall reduction in height along with the utilization of architectural techniques reduces the size and mass of the structure. The proposed uses are compatible with the historic uses of the environs and make an appropriate transition from commercial to residential with the mix of commercial/hotel in one structure. The number of uses has been reduced to allow for the overall reduction in height for the structure. The applicant has implemented architectural techniques to reduce the visual impact of the proposed structure and the overall reduction in height and the recess from the alley with green space, allows the project to better transition to the residential historic district to the east. The height of the proposed structure to three stories at the alley, in conjunction with the overall height reduction, reduces the impact to the historic district and creates a transitional structure that, while not equal to the pedestrian scale of the residential district, is compatible with the district.

The Historic Resources Commission advised the applicant to work with the size and mass of the Lawrence Arts Center to the south of the project site. The Arts Center is approximately 38' tall to the top of the barrel vault elements. The structure is approximately 115' in depth from New Hampshire Street to the alley and approximately 206' long from north to south. The revised project for 900 New Hampshire Street is 44' tall at the south end next to the Arts Center and graduates to 63' tall at the corner of 9th and New Hampshire Streets. The height decreases from the corner to the alley to the east where the structure is 40' tall. The overall length of the structure from north to south is 225' 10" and the depth from New Hampshire to the alley is 116' 6". Because of the "U" shape and resulting courtyard of the building to accommodate hotel rooms, the overall size and mass of the structure is less than the overall mass of the Arts Center.

Downtown Design Guidelines Review

The Downtown Design Guidelines are not meant to dictate design choices or serve as a checklist for "good" design. A project can meet the intent of the Design Guidelines without meeting each individual guideline (1.9). The purpose of the Design Guidelines is to ensure that development in the downtown area takes place in such a way as to maintain and enhance Lawrence's unique character and scale. 1.12 in the Design Guidelines Document states *"City Staff and the Historic Resources Commission have the authority and discretion to examine the whole situation, or extenuating circumstances, and approve projects that do not meet the letter of these guidelines. Where exceptions are granted, staff will clearly document the reasons."*

The following guidelines are identified for new construction in the Downtown Urban Conservation Overlay District.

7. New Construction

7.1 New infill buildings should be multistory in height, up to and within

appropriate limits.

The proposed structure is multistory and within the range of height for buildings in the district.

7.2 The height of a new building must be in acceptable proportion to its width, following patterns and proportions established by existing structures; likewise, story-to-story heights must be appropriate.

The height of the structure is in proportion to its width and with the building articulation and design. The proposed structure follows the patterns and proportions established by existing structures in the district. The story-to-story heights are within the range found in the district.

7.3 The height of new buildings and additions shall relate to the prevailing heights of nearby buildings. New construction that greatly varies in height from adjacent buildings shall not be permitted.

Height has been an issue for this project. For the Downtown Design Guidelines review, height is reviewed in the context of the overlay district. If the height is compared to the height of the new structure located at 901 New Hampshire, the height is a transitional height between 901 New Hampshire and edge of the district to the east. If the height is compared to the height of the Arts Center, it does not vary greatly but transitions from 6' taller than the Arts Center to 63' at the corner of 9th and New Hampshire. If height is viewed from the structure to the north, it varies greatly. The typical height of structures in the district is 2 stories. The range of heights varies with the tallest buildings being the US Bank building and the new structure at 901 New Hampshire. The proposed structure does not vary greatly from 901 New Hampshire and the Arts Center – the nearby buildings. It is, however, significantly taller than the average of buildings in the district.

7.5 A building's overall proportion (ratio of height to width) must be consistent with existing historic structures.

The proposed structure may not meet this guideline. The typical width of structures in the district is 25' to 50' with lots that are 117' and buildings with a range to that depth. The typical height is two stories. The proposed structure is approximately 226' long on the New Hampshire Street side and 116' on the 9th Street side. The height of the structure varies from 40' to 63'. However, the architectural techniques including undulation and materials give a visual pattern similar to the historic patterns of the downtown area.

7.6 Storefront- and/or display-style windows must be included in all retail developments at the street level on the primary façade.

The proposed structure includes storefront and display windows at the street level. However, the storefronts are a modern interpretation of a traditional storefront and do not include a bulkhead or a design to suggest a bulkhead.

7.7 Corner buildings shall be a minimum of two-stories in height; taller buildings are encouraged at corner locations.

The proposed structure is five stories at the corner and steps down to four then three stories on 9th Street side and four stories on the New Hampshire Street side next to the Arts Center.

7.8 In cases of infill construction, the width of a building's façade should fill the

entire available space.

The proposed structure does not meet this guideline as it does not fill the entire available space. The courtyard area adjacent to the alley is used as an important transition for the building to the east. The courtyard area to the south is used to allow upper floors to have windows on the south side of the proposed structure.

7.9 Façade widths for new buildings and additions should correspond with other buildings widths in the same block. On Massachusetts Street, widths are typically built to increments of 25 feet.

The proposed structure does not meet this guideline. However, the other building widths in the same block do not reference the typical 25' to 50' storefronts on Massachusetts. To make the building more compatible with the district, the structure does have vertical emphasis achieved by articulation and building materials.

7.10 If a site is large, the mass of a new building's façade should be broken into a number of smaller bays to maintain a rhythm similar to surrounding buildings. This is particularly true for storefront level façade elements.

The proposed structure meets this guideline with the division of the New Hampshire Street and 9th Street elevations into sections defined by plane and materials.

7.11 The size and proportion of window and door openings on a new building should be similar to other buildings in the block.

The majority of structures on this block are atypical for the district. The proposed structure falls within the range of window and door openings in the district.

7.12 The ratio of window area to solid wall for new construction shall be similar to other buildings in the block.

The majority of structures on this block are atypical for the district. The proposed structure falls within the range of window area to solid wall area. Additional window area was added in the storefront features and in the display windows located on New Hampshire Street.

7.13 New construction shall be built with party-wall construction methods. Exceptions will be made for detached governmental, civic, or institutional buildings and when required by residential egress requirements.

The proposed structure does not meet this guideline. However, it should be noted that the Arts Center building located directly to the south is a civic building.

7.14 The composition of an infill façade (that is, the scale, massing, and organization of its constituent parts) shall be similar to the composition of surrounding facades in the block.

The majority of structures on this block are atypical for the district. The proposed structure is similar to the composition of surrounding facades in the block. The new structure is similar in size, scale and massing to the Arts Center to the south.

7.15 The setback of a proposed building shall be consistent with the setback of adjacent buildings, and/or with nearby buildings fronting on the same street.

Buildings must be placed with the express goal of continuing the overall building line of a streetscape.

The majority of structures on this block are atypical for the district. The proposed structure falls within the range of setbacks for this block and is recessed only slightly (approximately 3'8") to allow for a larger sidewalk between the building and the grass strip that separates the sidewalk from the street.

7.16 Rhythms that carry throughout a block (such as the patterns, placement, sizes, and spans of windows, doors, etc.) shall be sustained and incorporated into new facades.

The majority of structures on this block are atypical for the district. The proposed structure falls within the range created by the structures on this block.

9. Detached Building Forms

- 9.1 Detached building forms should have a high degree of architectural embellishment.**
- 9.2 Detached building forms should be set back from the property line. The setback, typically three to five feet, serves as a green space between the building and the sidewalk.**
- 9.3 The overall design of a detached building should be carried throughout all of the facades; for detached buildings, primary and secondary facades may be appropriately differentiated by changes in material and by degrees of architectural embellishment.**

The proposed project meets the design guidelines for detached building forms.

Materials

- 10.3 While traditional building materials such as brick, stone, terra cotta, stucco, etc., are the preferred building materials for buildings fronting New Hampshire, Vermont Street, or numbered streets, consideration will be given to other materials.**
- 11.12 Storefront materials typically consist of wood, metal, steel, or brick. Renovations and/or new construction should reflect these materials.**

The use of the aluminum store fronts is a modern interpretation of a traditional feature. The use of limestone on the street level is not typical. Brick is common on the historic buildings of downtown Lawrence. Of concern for staff are the metal panels and EIFS. Final material selection should be reviewed and approved by the Architectural Review Committee.

Signage

- 18.2 The primary focus of signs in Downtown Lawrence shall be pedestrian-oriented in size, scale, and placement, and shall not be designed primarily to attract the notice of vehicular traffic.**
- 18.8 Signs should be subordinate to the building's facade. The size and scale of the sign shall be in proportion to the size and scale of the street level facade**
- 18.9 Storefront signs should not extend past the storefront upper cornice line. Storefront signs are typically located in the transom area and shall not extend into the storefront opening.**

On the submitted plans, there are two primary signs – one for the Marriott over the hotel entrance

and one that identifies the parking garage. Within the Urban Conservation Overlay District, signs should focus on being pedestrian oriented. While the Marriott sign is higher than typical sign heights in the district, this particular sign is part of the overall entrance design. The parking sign should be lowered to the transom area to be more in keeping with the height of signs in the district. Sign permits for the structure will require separate application and review.

Scale

The greatest challenge for the proposed project is the overall scale of the structure. With an overall footprint of approximately 26,000 sf (including the courtyard to the east) and an overall building height of 63' the structure is larger than the average structure in the district and will be one of the largest structures in the district. The applicant has worked diligently with staff and the ARC to try to reduce the overall appearance of the mass and scale of the structure. Architectural elements and treatments are used to break down the mass and create a pedestrian scale. The separation of the ground level with different materials and pedestrian scale storefronts and display windows helps to create a pedestrian scale. While the overall scale of the structure is large, it is within the existing ranges for the district.

E. STAFF RECOMMENDATION

1. Certificate of Appropriateness Review

In accordance with Chapter 22 of the Code of the City of Lawrence, the standard of evaluation, Staff recommends the Commission approve the proposed project and make the determination that the proposed project does not encroach upon, damage or destroy the listed historic property and its environs. This approval should be subject to the following conditions:

1. The applicant will work with the Social Service League to ensure that damage to the listed structure does not occur during construction.
2. The applicant will work with Architectural Review Committee (ARC) to finalize the design and materials of the structure.
3. The applicant provide complete construction documents with material notations to be reviewed and approved by the HRA prior to release of a building permit.
4. Any changes to the approved project will be submitted to the Historic Resources Administrator for review and approval prior to the commencement of any related work. If the HRA determines the changes are significant, they will be submitted to the Historic Resources Commission for review and approval prior to the commencement of any related work.
5. The property owner will allow staff access to the property to photo document the project before, during, and upon completion of the project.

2. State Law Review (also called CLG review)

In accordance with the Standards and Guidelines for Evaluating the Effect of Projects on Environs, the standard of evaluation, staff is of the opinion the proposed project does not encroach upon,

damage, or destroy the environs of the listed properties and recommends the Commission approve the proposed project and make the determination that the proposed project does not encroach upon, damage, or destroy the environs of one or more listed historic properties with the following amendments:

1. The applicant will work with Architectural Review Committee (ARC) to finalize the design and materials of the structure.
2. The applicant provide complete construction documents with material notations to be reviewed and approved by the HRA prior to release of a building permit.
3. Any changes to the approved project will be submitted to the Historic Resources Administrator for review and approval prior to the commencement of any related work. If the HRA determines the changes are significant, they will be submitted to the Historic Resources Commission for review and approval prior to the commencement of any related work.
4. The property owner will allow staff access to the property to photo document the project before, during, and upon completion of the project.

3. Downtown Design Guidelines Review

In accordance with the *Downtown Design Guidelines*, the standard of evaluation, Staff recommends the Commission approve the proposed project and make the determination that the proposed meets the overall intent of the guidelines. This approval should be subject to the following conditions:

1. The applicant will work with Architectural Review Committee (ARC) to finalize the design and materials of the structure.
2. The applicant provide complete construction documents with material notations to be reviewed and approved by the HRA prior to release of a building permit.
3. Any changes to the approved project will be submitted to the Historic Resources Administrator for review and approval prior to the commencement of any related work. If the HRA determines the changes are significant, they will be submitted to the Historic Resources Commission for review and approval prior to the commencement of any related work.
4. The property owner will allow staff access to the property to photo document the project before, during, and upon completion of the project.