



City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

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October 16, 2015

Vic Allred Sent via email: allredv@jazzkitchen.com

RE: DR-15-00466 1012 Massachusetts Street; Sidewalk Dining Railing Addition

Dear Mr. Allred:

The Lawrence Historic Resources Commission (HRC) at their meeting on October 15, 2015 did not approve the above-referenced request. The HRC determined that the project, as proposed, does not meet the intent of the Downtown Design Guidelines for the Downtown Urban Conservation Overlay District. Specifically, the HRC found the project did not meet the goals of the Guidelines to maintain the existing historic character of the downtown area.

2. To foster and maintain Lawrence's economic viability by preserving the existing character and fabric of the downtown area while encouraging development and/or improvements that complement its historic character.
3. To regulate exterior scale, massing, design, arrangement, texture, and materials within the downtown area in order to promote compatibility with the downtown's existing architectural character.
5. To maintain and enhance the unique identity of Downtown Lawrence.

In addition, the HRC determined that the proposed installation of the arch does not meet the following guidelines in Section 3 of the Downtown Design Guidelines.

- 4.2 In order to maintain maximum visual access, the height of the railing shall not be higher than forty-five (45") inches. Thirty-six inches is recommended. Consideration of height variations may be given to properties with significant grade changes.
- 4.4 Railings and barriers shall be constructed of ornamental metal, wrought iron or other compatible materials and shall reflect the character of the area.

You may appeal the Historic Resources Commission determination per Section 20-308(g)(2) of the City Code, Chapter 20, the Land Development Code. If you wish to appeal the HRC determination, you will need to request a public hearing before the City Commission in writing within ten (10) days of the HRC public meeting/determination. The City commission is the final decision-making authority in determining whether a proposed project meets the adopted design standards. Please contact me if you wish to appeal this decision and I will make sure you have the appropriate information.

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

Sincerely,

Lynne Braddock Zollner, AICP
Historic Resources Administrator

