



## MEMORANDUM

TO : City of Lawrence / Lynne Zollner  
FROM : Paul Werner  
RE : North Lawrence Riverfront Development  
DATE : October 15, 2018

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The overall project goal is to provide a good mixed use design which allows for places to live, work and play. It will provide areas for residents and the general public to enjoy. The development includes new buildings as well as maintains several of the existing buildings around the entrance and along North Second Street. A portion of the project site is within the environs of the Union Pacific Depot.

### Building I - Johnny's Tavern (401 N 2nd Street)

#### Description of Buildings and Work:

The current Johnny's Tavern consists of a two-story brick building from the 1860s and an addition to the north that was built in 1988.

The original two-story building will remain as Johnny's Tavern. The exterior brick walls are covered by stucco on all elevations except the North. The stucco will be removed on the South elevation where it is already separated from the brick and failing. The stucco appears to be in good condition on the other elevations and will remain. The roof is a simple gable with composition shingles in good condition. The storefronts on the East elevation will remain in their current configuration. The transoms and the north storefront door are covered with wood panel siding. The lower half of the northernmost storefront window was replaced with wood panel siding because the stairs going to the second floor begin here. The second story windows will remain in their current configuration, except the window that is covered with wood siding on the East elevation will be replaced with a wood window to match the adjacent windows. The first floor has a dining area, bar, and kitchen, and the second floor has a private dining room and offices. Both floors are about 2,670 square feet for a total of 5,340 square feet.

The addition to the original Johnny's Tavern was built in 1988 and is attached to the North. It will be demolished to allow for the new smaller additions. It has additional dining area, pizza kitchen, restrooms, and an outdoor covered patio. It is approximately 2,060 square feet with a 900 square feet outdoor covered patio.

A small one-story 360 square foot addition to the West of the existing building is planned for a kitchen addition. This addition will have stucco exterior walls and a flat roof with a parapet to screen rooftop mechanical equipment. It will be set back slightly from the face of the existing building.

A second one-story 1,300 square foot addition is planned to the North of the existing building. This building will have a brick exterior with a flat roof. The building will provide new restrooms and a new entry for the restaurant from the West. It will also enclose the existing stairs to the second floor, which are currently enclosed by the 1988 addition. The East elevation of the addition will have a three-part storefront with a brick bulkhead, aluminum storefront and transom to address the North Second Street frontage. To separate the new addition from the original building and to help accommodate the existing stair location (where it is difficult to locate windows) there is a small recess of brick between the two. Beyond this recess is a small two-story portion that finishes the enclosure for the existing stairs. It will be stucco so to not read as a portion of the East elevation.

Cost Estimate of New Construction for the portion to be demolished:

Based on similar buildings, we estimate the cost to build the 1988 addition building new would be about \$283,200 (2,060 SF x \$120/SF + 900 SF x \$40/SF)

Cost Estimate for Repair:

Any repairs needed for this building are minor, but \$30,000-\$40,000 could be spent to make it more appealing to customers.

**Building II - Gaslight (317 N 2nd Street)**

Description of Building and Work:

This building, which now operates as a pub, was originally a D-X gas station built sometime in the 1930s. It was built in a cottage house style which was popular for gas stations during that time. The building is in good condition and is planned to remain in its current condition and use.

**Building III (311 N 2nd Street)**

Description of Building and Work:

The existing building is a one-story limestone L-shaped building with a flat roof. It was most likely built during the 1930s around the time of the neighboring gas station. On the East elevation there are two openings that used to be overhead doors, but are now walled in. The door and two windows on this elevation have been replaced with newer ones and have a wood shake canopy over them. On the North and West elevations there are several more overhead door size openings that have been walled in. There are many steel windows on the various elevations some of which are boarded over or have window units in them.

Overall, the building is in decent condition, and the stone walls look to be sound. Many of the windows are broken or boarded over and would need to be repaired. It also needs a new roof.

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The proposed design is to keep the existing building and build three stories of residential units over the top of it. Adding additional uses and density to this building will help bring prominence to this leading corner of the development. The new building will be independently supported by columns outside the footprint of the existing building to not damage the integrity of the existing building. Because the existing building is L-shaped, the new building design fills in the northwest corner to make the first floor rectangular. The first floor would have small commercial spaces and the entry for the units above.

#### **401 N 2nd Street - Grain Elevator**

This building is proposed to be demolished.

##### Description of Existing Property:

The grain elevator was built sometime between 1912 and the 1920s. There is a 480 square foot storage building to the North that looks to have been built at the same time. The elevator and storage buildings are sided in brick patterned sheet metal siding and have standing seam metal roofs. It has not been used as a grain elevator since about the 1940s. It is currently being used as storage.

The sheet metal siding is in varying degrees of rust, some of which need to be replaced. The existing doors need new hardware.

##### Cost Estimate of New Construction:

The estimated price to build a new 8,000-bushel metal clad grain elevator is about \$112,000. This is based on a State of Michigan appraisal guide. The estimated price to build the attached storage building is about \$24,000 (480 SF x \$50/SF). This is a total of \$136,000.

If viewed as storage only without grain storage, the estimated price to build a new 1,040 square foot storage building is \$62,400 (1,040 SF x \$60/SF).

##### Cost Estimate for Repair:

The estimated cost to repair the grain elevator and storage building is based on a continued use as storage and does not include the grain storage equipment. Repairs are estimated to be \$31,200 (1,040 SF x \$30/SF).

#### **409 N 2nd Street - Storage**

This building is proposed to be demolished.

##### Description of Existing Property:

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The existing building is a one-story brick building on a slab with a flat roof. The front East elevation has two windows and two doors, all boarded over. The West elevation has a garage door. The building has been most recently used for storage and is about 624 square feet.

A building on this site appeared on the Sandborn Maps originally in 1897, but it is a larger building than what is there now. It is unclear when this building was built.

The building needs a new roof and possibly new roof framing as well as replaced doors and windows.

Cost Estimate for New Construction:

The estimated price to build a new storage building is about \$37,440 (624 SF x \$60/SF).

Cost Estimate for Repair:

We estimate the cost to repair this building to be about \$18,720 (624 SF x \$30/SF)

**415 N 2nd Street - Shop Building**

This building is proposed to be demolished.

Description of Existing Property:

The existing building is a two-story structure on a slab. It has not been occupied for many years and is in disrepair. It is currently covered with horizontal siding on all sides and the windows and doors are boarded up and/or broken. There is only one window to the second floor. The portions of the foundation that are exposed appear to be poured concrete and concrete block. The first floor was most recently a repair shop and the second floor was most recently used for storage.

A building (2 adjoining buildings) in this location does appear on the Sanborn Maps as early as 1905, but it is unclear if those original buildings are still in existence in any form within the current building. The only item visible are some wood brackets at the roof overhang.

The building would need extensive repair. Much of the existing siding needs to be replaced, portions of the interior structure are rotting, and it needs a new roof. The last tenants moved out due to the building's condition.

Cost Estimate for New Construction:

Based on similar buildings, we estimate the cost to build a new building of this size would be \$416,000 (2,600 SF x 2 floors x \$80/SF). (This estimate assumes a wood framed structure, not masonry since there is no current evidence of masonry.)

Cost Estimate for Repair:

We estimate the cost to repair this building for use as a shop and storage facility to be about \$208,000 (2,600 SF x 2 floors x \$40/SF).

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### 501 N 2nd Street - House

This building is proposed to be demolished.

#### Description of Existing Property:

The existing building is a one-story house on a slab with varying roof lines and wood panel siding. There is an addition to the north with a flat roof. The house is about 1,050 square feet with two bedrooms and one bathroom.

The house is in livable condition, but needs considerable repair to the siding and trim. The roof needs to be replaced entirely. It does not have central AC or heat, but currently uses through-wall units for air conditioning and a gas unit heater.

#### Cost Estimate for New Construction:

Based on other residential projects, we estimate the cost to build a new house of this size would be about \$115,500 (1,050 SF x \$110/SF).

#### Cost Estimate for Repair:

We estimate the cost to repair this house to be about \$31,500 (1,050 SF x \$30/SF) to make it slightly more livable.

### 505 N 2nd Street - House

This building is proposed to be demolished.

#### Description of Existing Property:

The existing building is a two-story house over a partial crawl space with an attached garage to the north. The house has three bedrooms and one bathroom with about 1,250 square feet on the first floor and 500 square feet on the second floor. It has wood panel siding and a composition tile roof both of which are in reasonable condition.

#### Cost Estimate for New Construction:

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Based on other residential projects, we estimate the cost to build a new house of this size would be about \$192,500 (1,750 SF x \$110/SF).

Cost Estimate for Repair:

We estimate the cost to repair this house to improve its livability to be \$52,500 (1,750 SF x \$30/SF).

**Building IV**

This building fronts North Second Street and extends from the Johnny's building to the train bridge. It is only 5 stories due to its relationship to the Union Pacific Depot. This is primarily a residential building with only a few office and small retail uses. The first two levels are parking, one level of commercial, and three levels of residential. The sidewalk at the old street level will be maintained along the building's East side.

**Building V, VI, and VII**

Building five is a multi-story building consisting of one level of parking at grade, one level of commercial, one level of office, and 3 levels of residential for rent. Buildings six and seven are multi-story buildings consisting of two levels of parking at grade, one level of commercial, and six levels of for rent and for purchase residential units.

The height of these buildings is taller than building four since they sit farther away from the Union Pacific Depot, are not in its direct line of sight, and front the river levee to take advantage of views. They may be up to ninety feet tall as allowed by "CD" zoning.

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