



City of Lawrence  
Douglas County  
PLANNING & DEVELOPMENT SERVICES

6 East 6<sup>th</sup> St.  
P.O. Box 708  
Lawrence, KS 66044

[www.lawrenceks.org/pds](http://www.lawrenceks.org/pds)

Phone 785-832-3150  
Tdd 785-832-3205  
Fax 785-832-3160

March 28, 2019

Core Lawrence Massachusetts LLC  
c/o Matthew Gough, Barber Emerson LC  
1211 Massachusetts Street  
P.O. Box 667  
Lawrence, KS 66044  
Via email: [mgough@barberemerson.com](mailto:mgough@barberemerson.com)

RE: DR-18-00503; 1040 Massachusetts Street & 1041 & east side 1000 Block New Hampshire Street; Demolition, New Mixed-Use Development & New Parking Structure

Dear Matthew:

The Lawrence Historic Resources Commission (HRC), at their meeting on March 21, 2019, denied the Certificate of Appropriateness for DR-18-00503 finding that the proposed project will encroach on, damage, and destroy the listed properties located at 1047 Massachusetts Street, 1100 Massachusetts Street, and 1040 New Hampshire Street. The HRC also found that the project does not meet the intent of the Downtown Design Guidelines. The commission found that the mass of the project, as proposed, encroaches on the landmarked properties. The Commission also found that the project, as proposed, while meeting some of the downtown design guidelines, does not meet the guidelines for new construction. Both denials were based on the findings in the staff report. The Commission identified that while some height on the corner of Massachusetts Street and 11<sup>th</sup> Street may be appropriate, the reduction of mass and the reduction in height, or to step the height down in relation to the heights that exist on Massachusetts Street, could cause the commission to reconsider the project.

Per Section 22-504(A) you may resubmit an amended application or reapply for a building or demolition permit that takes into consideration the recommendations of the Commission.

Per Section 22-504(B) you may file an appeal to the City Commission within fifteen days of the date of notification of the determination of the Commission. The City Commission must act on this request within 30 days of the receipt and must hold a public hearing on the appeal.

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

