



City of Lawrence  
Douglas County  
PLANNING & DEVELOPMENT SERVICES

# Lawrence

## Historic Resources Commission

### March 21, 2019



# Item 6: DR-18-00503



1040 Massachusetts Street and 1041 and east side  
1000 Block New Hampshire Street; Demolition, New  
Mixed-Use Structures and New Parking Structure

**Certificate of Appropriateness**  
**Downtown Design Guidelines Review**





















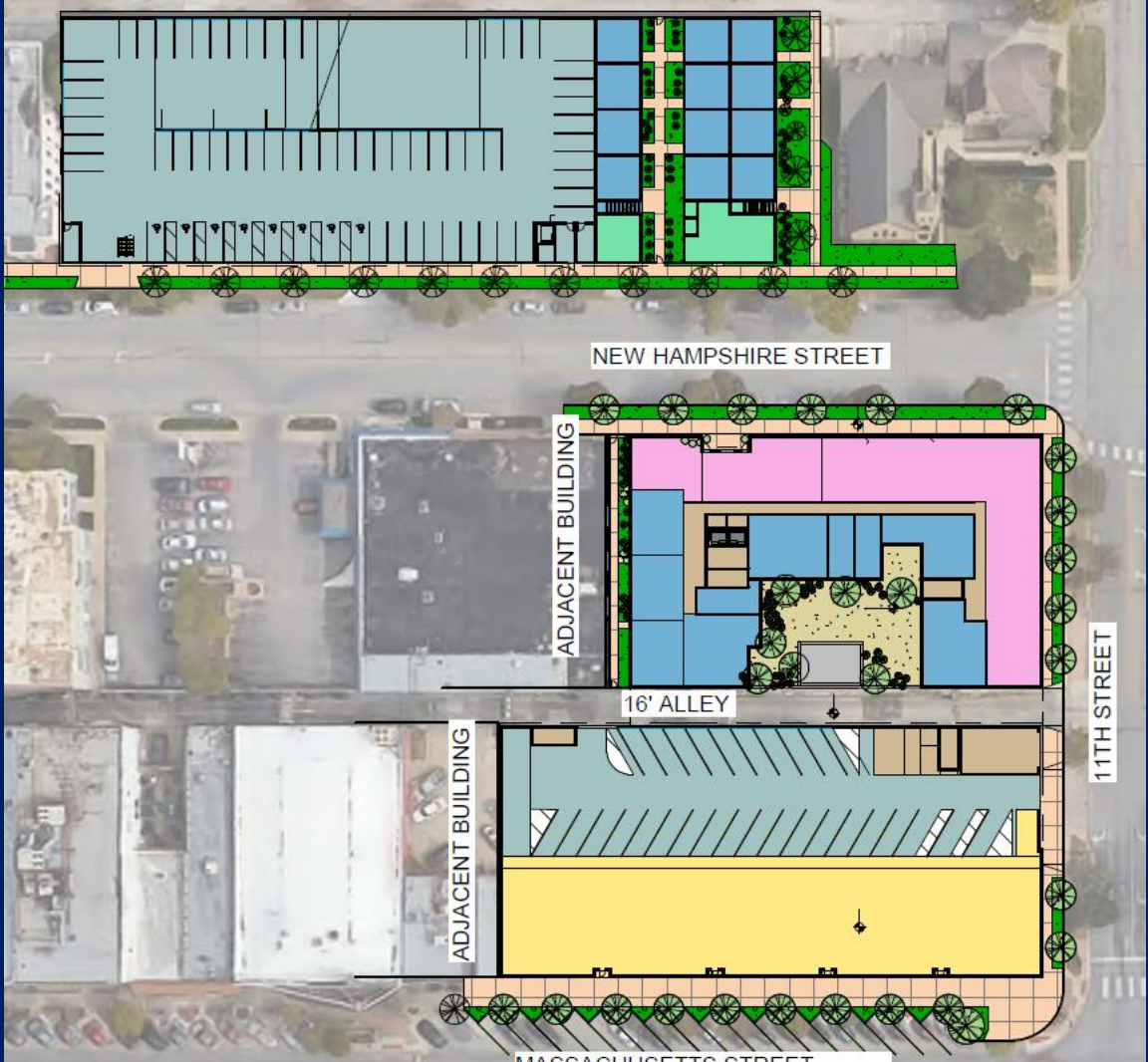


Massachusetts St

New Hampshire St

East St





NEW HAMPSHIRE STREET

ADJACENT BUILDING

16' ALLEY

11TH STREET

ADJACENT BUILDING

MASSACHUSETTS STREET





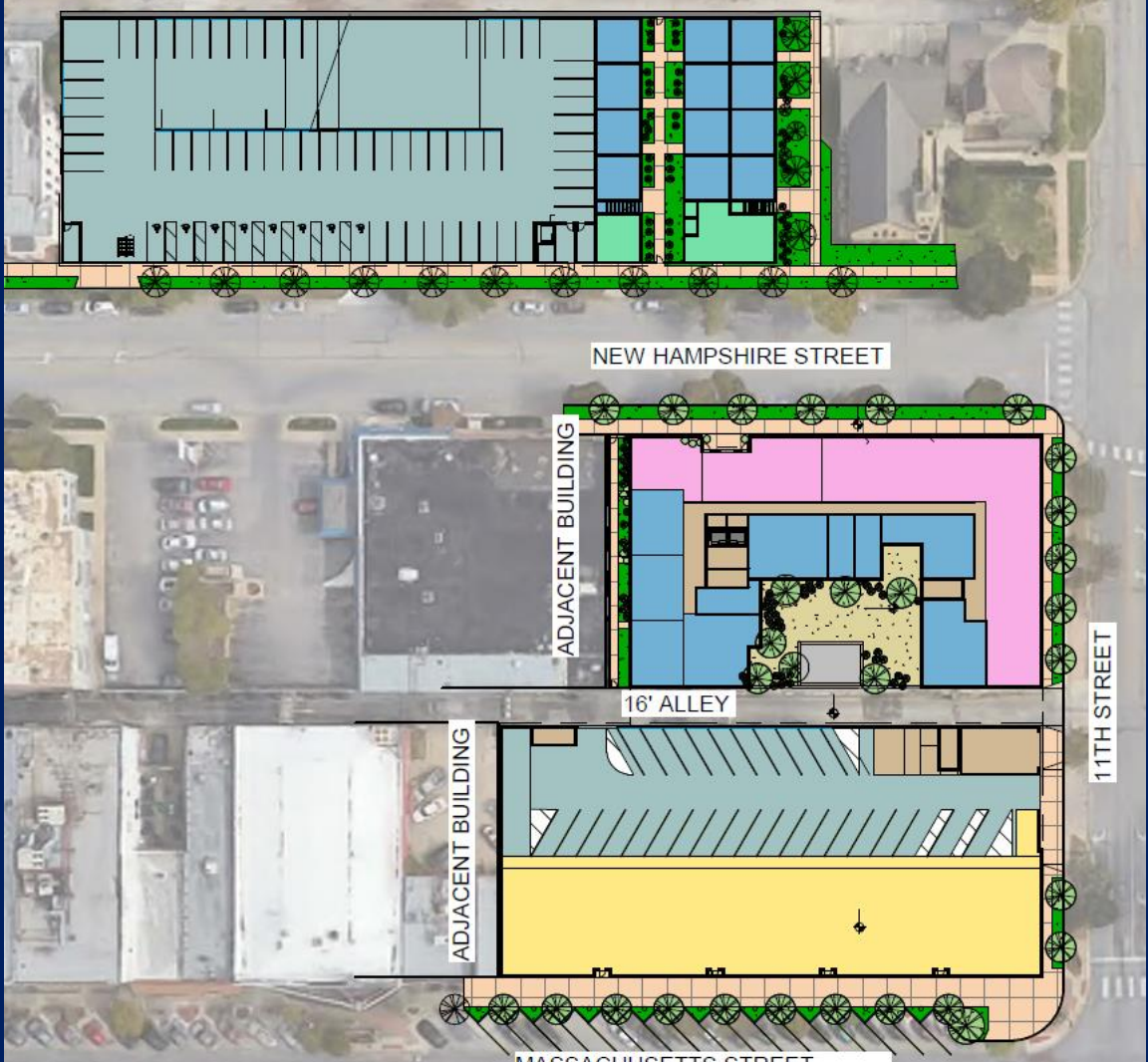
BRICK TYPE 2 RED











NEW HAMPSHIRE STREET

ADJACENT BUILDING

16' ALLEY

ADJACENT BUILDING

11TH STREET

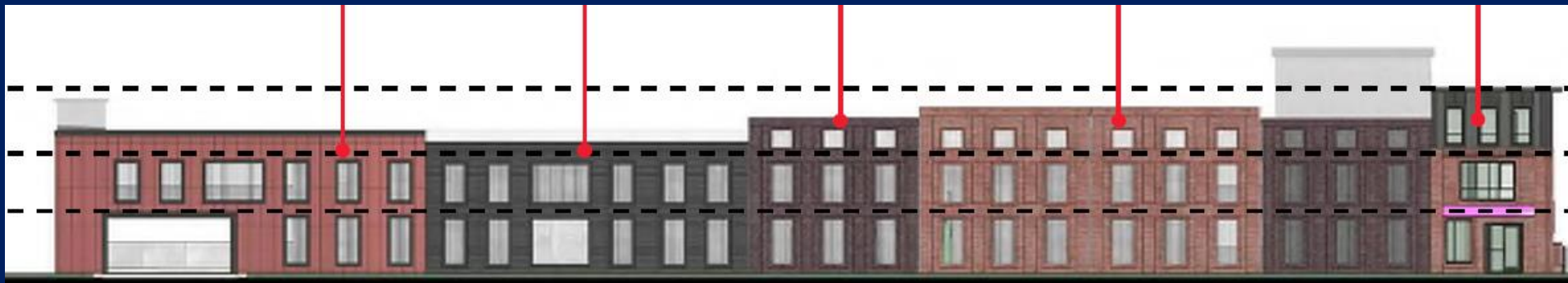
MASSACHUSETTS STREET



**WEST ELEVATION**

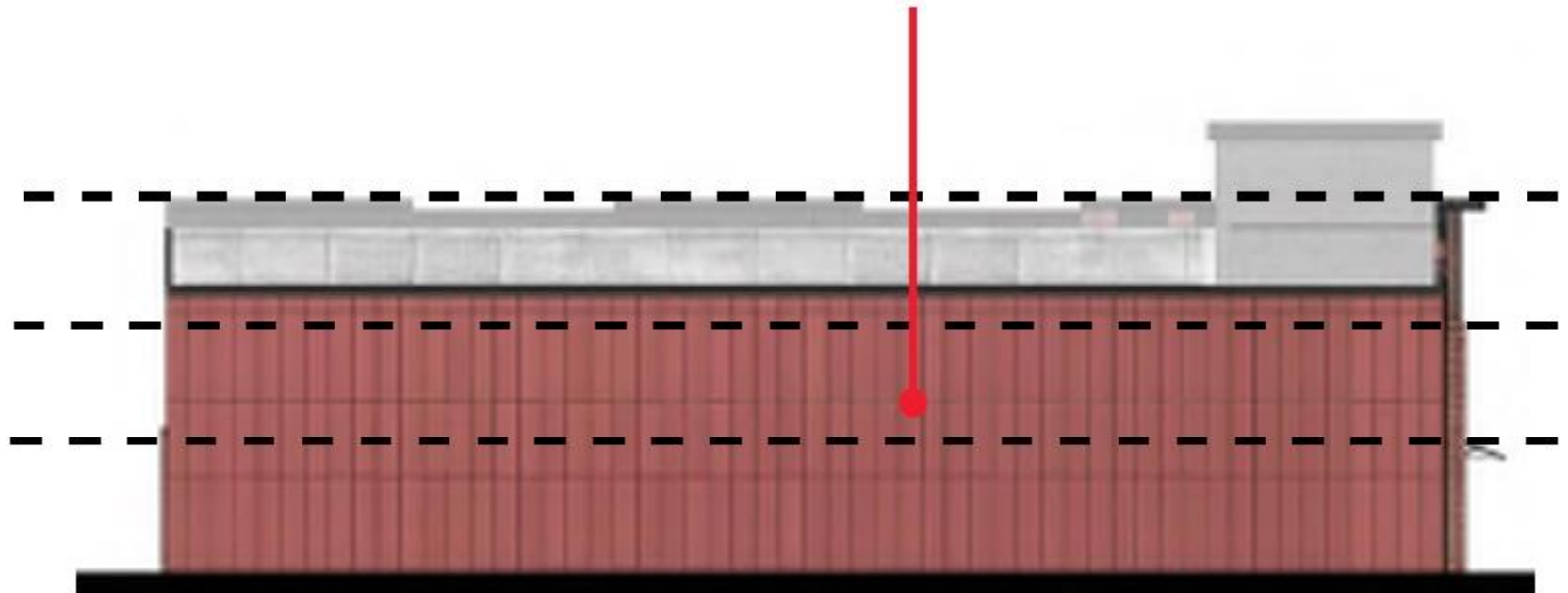






VIEW AT LAWRENCE

WITH REVEAL JOINTS



NORTH ELEVATION





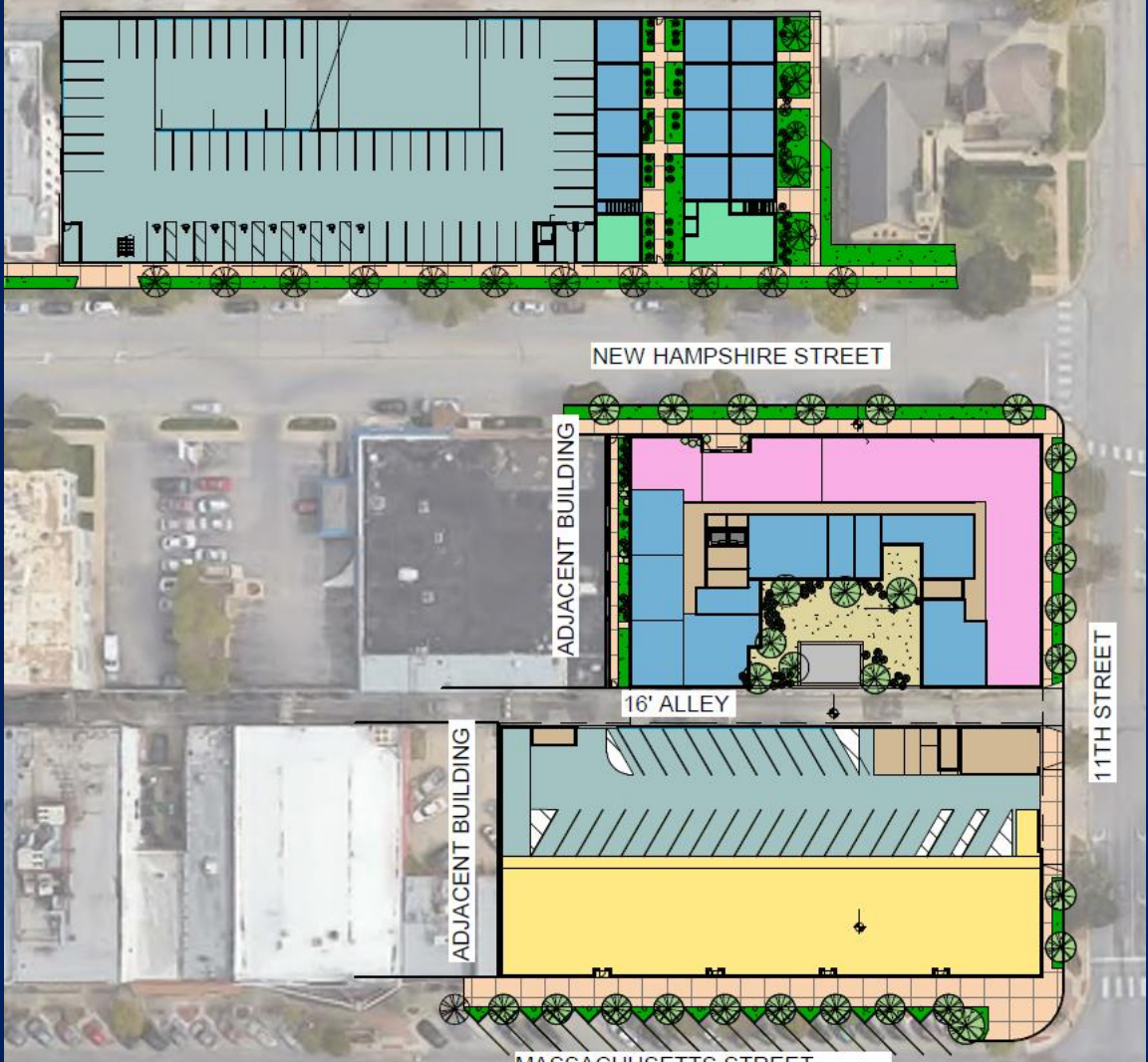
BRICK TYPE 2 RED



# Special Use Permits



- Chapter 22 (Section 22-505(B)(12)) allows the Historic Resources Commission to comment on Special Use Permits (SUP)
- **The Land Development Code requires a SUP for ground level residential uses in the Downtown Commercial District (20-517(3)(ii)).**



NEW HAMPSHIRE STREET

ADJACENT BUILDING

16' ALLEY

ADJACENT BUILDING

11TH STREET

MASSACHUSETTS STREET





# Staff Recommendation



## Special Use Permit

Staff recommends the Commission comment on the revised Special Use Permits and forward a comment to the Planning Commission and City Commission that the ground floor residential uses as shown on the revised plans do not harm the environs of the listed properties. Because the ground floor units are not adjacent to the primary street (New Hampshire Street) and are only minimally visible from the primary street, the ground floor units as shown on the revised drawings meet the intent of the Downtown Design Guidelines.



# Staff Recommendation



## Certificate of Appropriateness

Staff recommends the Commission find that the proposed project will significantly encroach on, damage, and destroy the environs of the listed properties and deny the Certificate of Appropriateness.

## Downtown Design Guidelines Review

Staff recommends the Commission find that the proposed project does not meet the intent of the Downtown Design Guidelines.



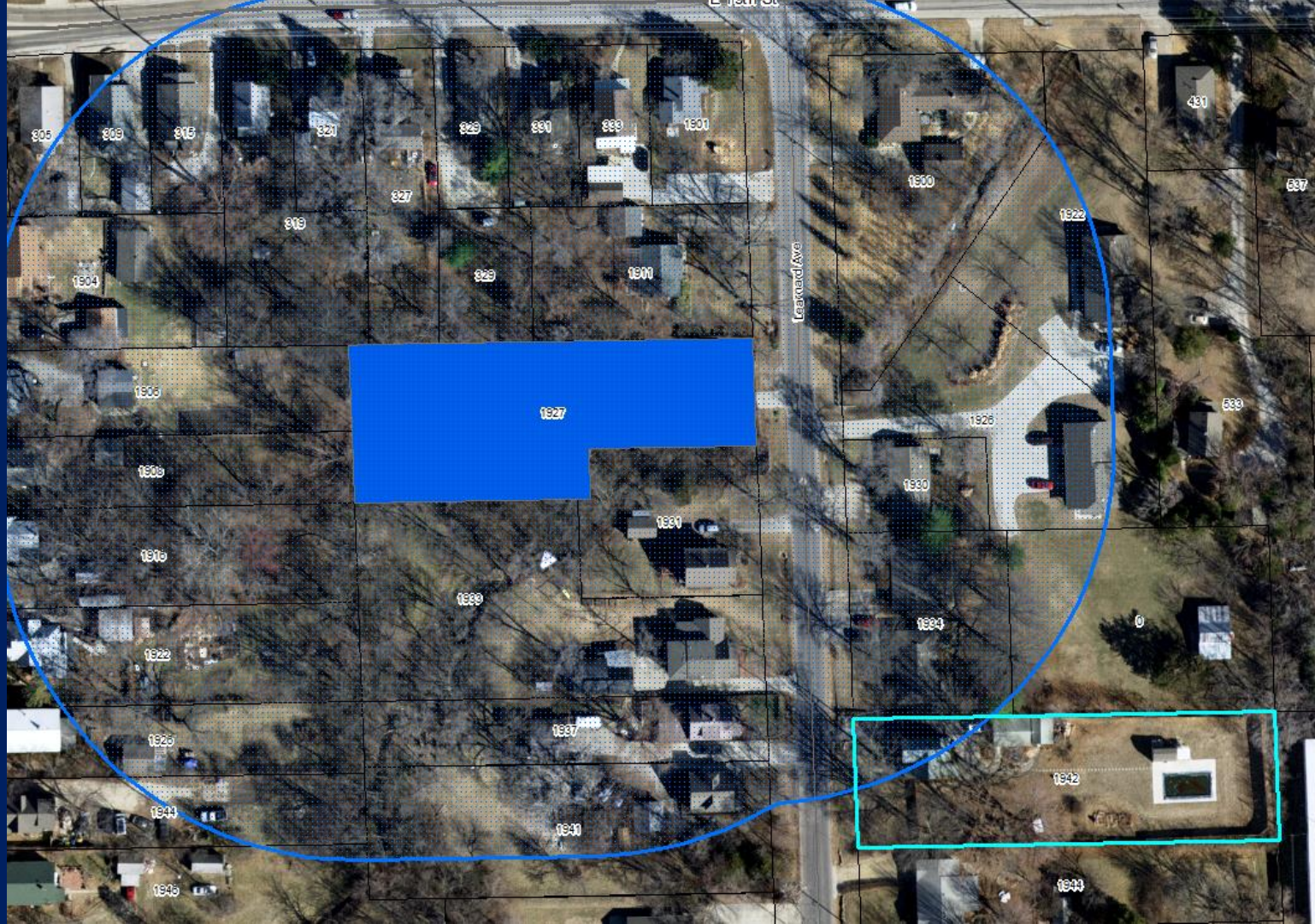
Item 7: DR-19-00091  
1942 Learnard Avenue



# Certificate of Appropriateness









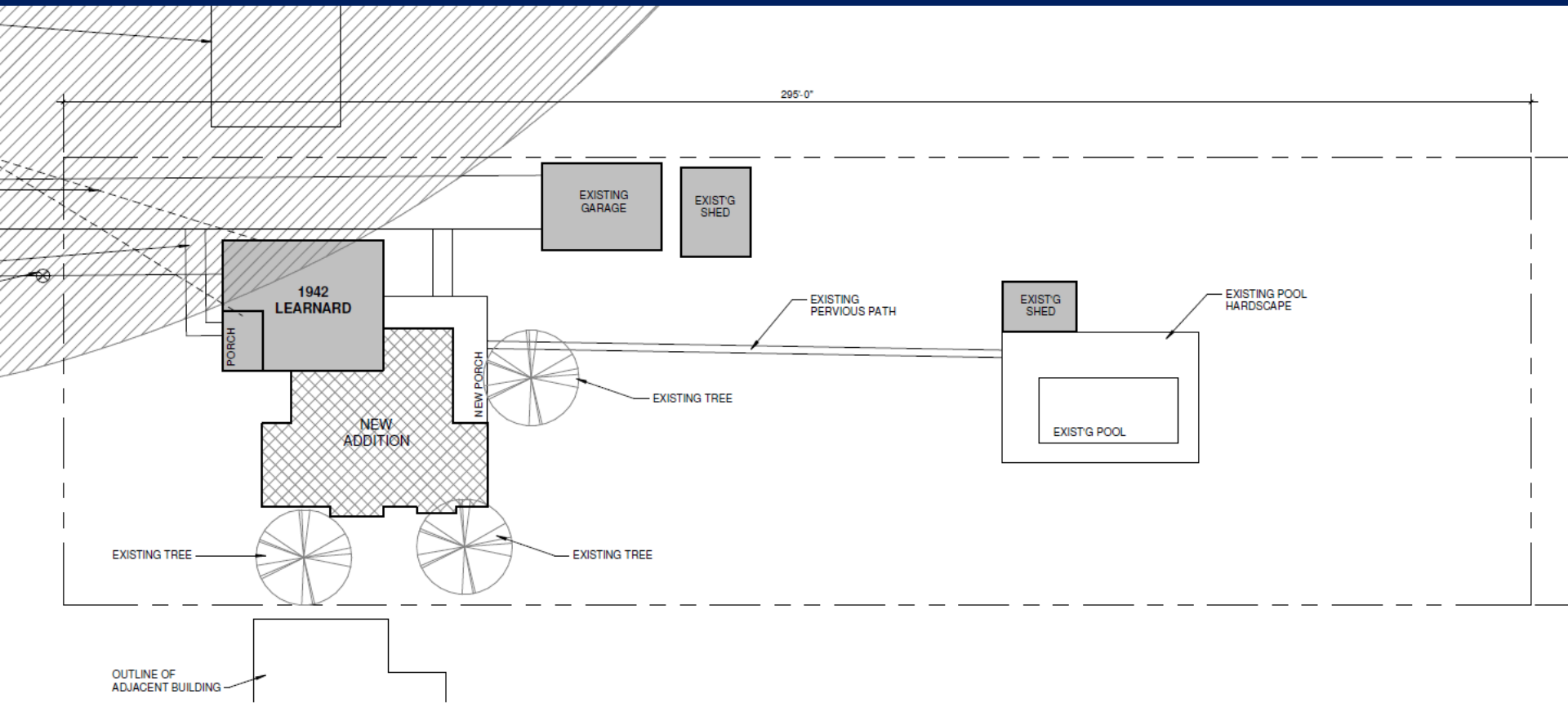












Z

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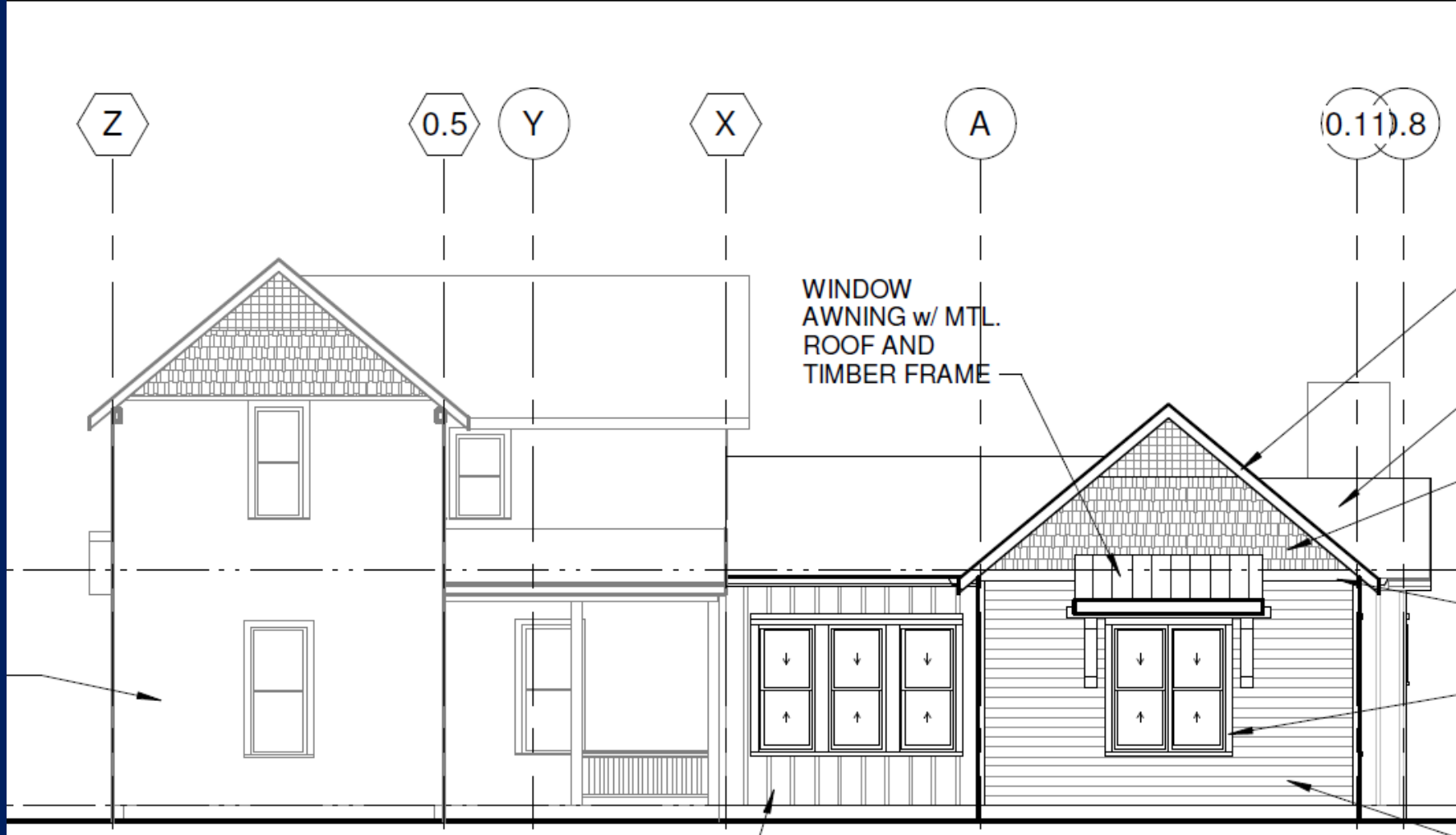
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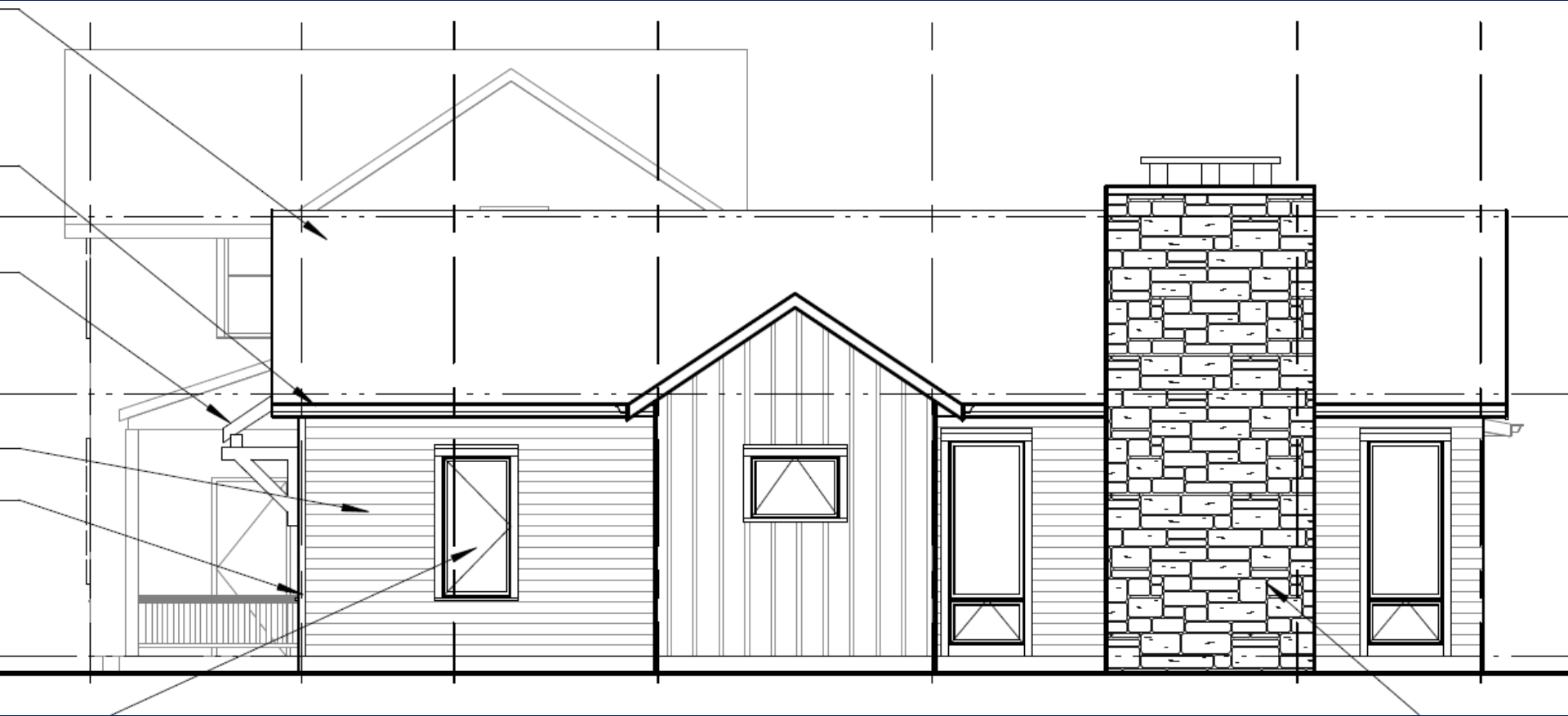
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WINDOW  
AWNING w/ MTL.  
ROOF AND  
TIMBER FRAME

BOARD & BATT

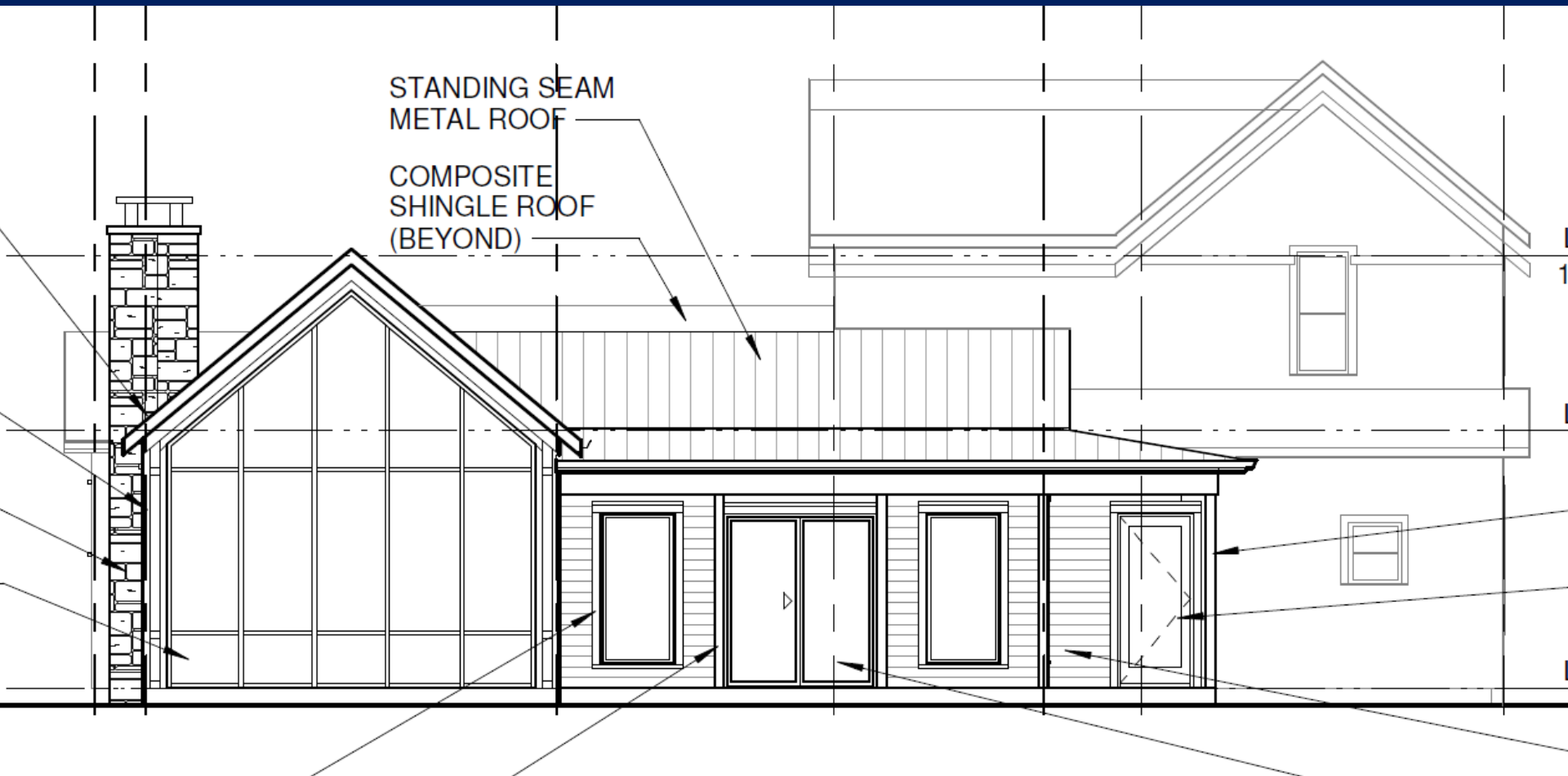


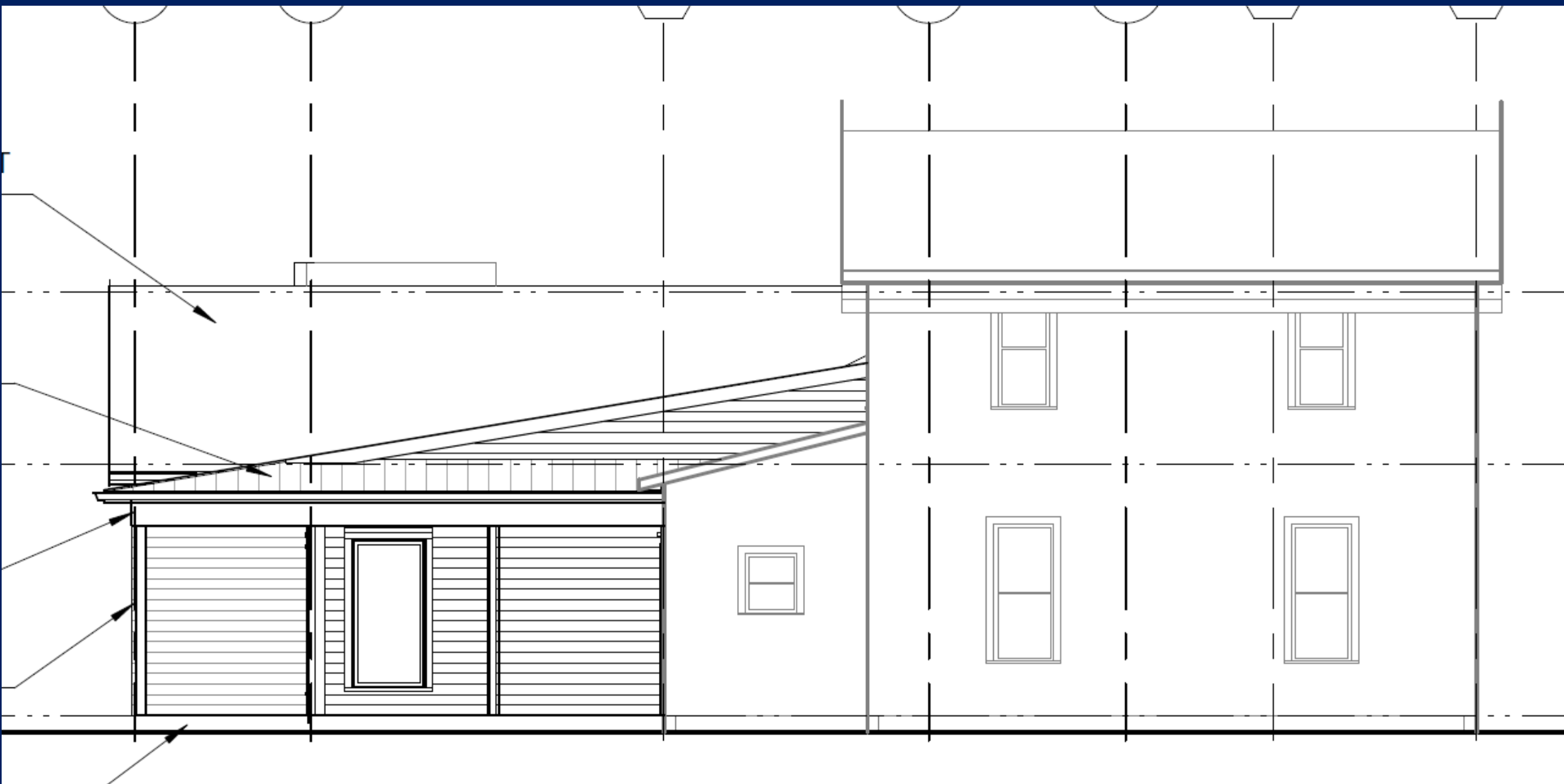




STANDING SEAM  
METAL ROOF

COMPOSITE  
SHINGLE ROOF  
(BEYOND)









# Staff Recommendation



## Certificate of Appropriateness

Staff recommends the Commission find that the proposed project will not encroach upon, damage, and destroy the environs of the listed properties and issue the Certificate of Appropriateness.



Item 8: DR-19-00092  
1009 New Jersey Street



# Certificate of Appropriateness







E 10th St

New York St

New Jersey St

1000

1001

1004

1005

1008

1009

1012

1009















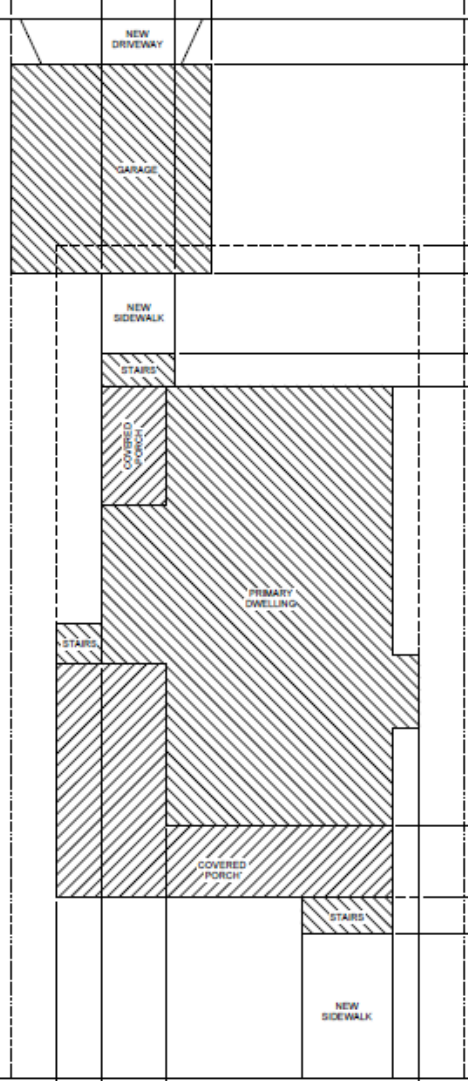
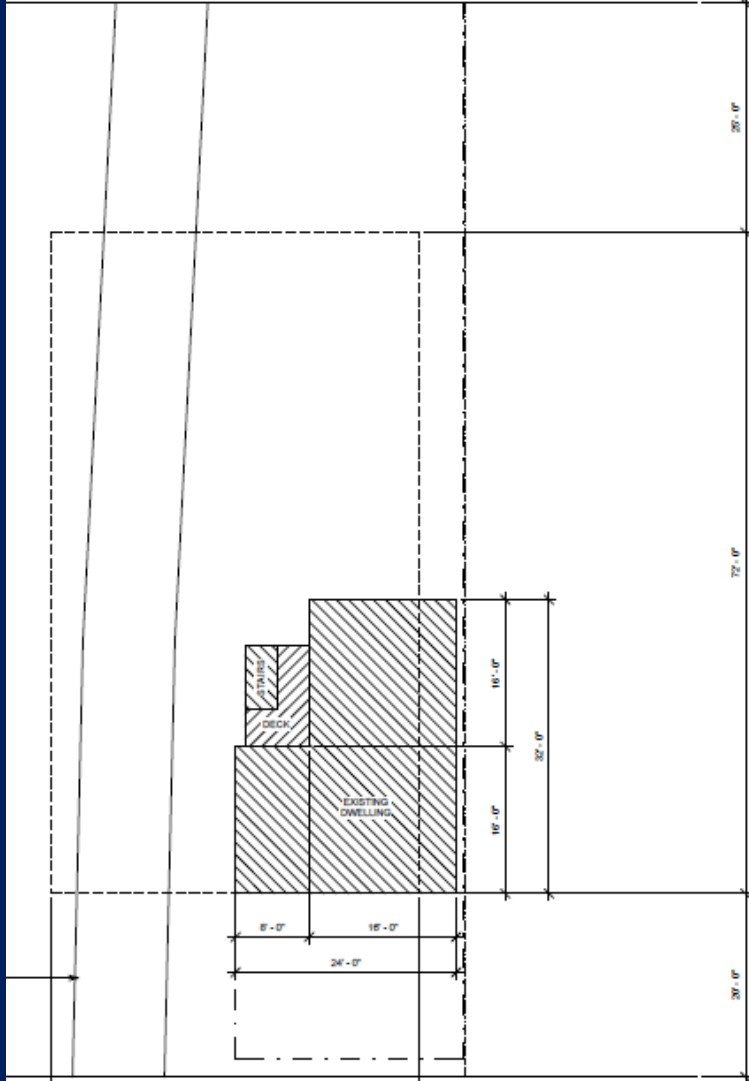


CONTRACT  
PENDING  
SHEILA SANTIAGO  
781-752-4410

McGraw

960-2662  
sheila@mcgraw.com









9' / 11-0"

9' / 11-0"

3'-0"  
MIN

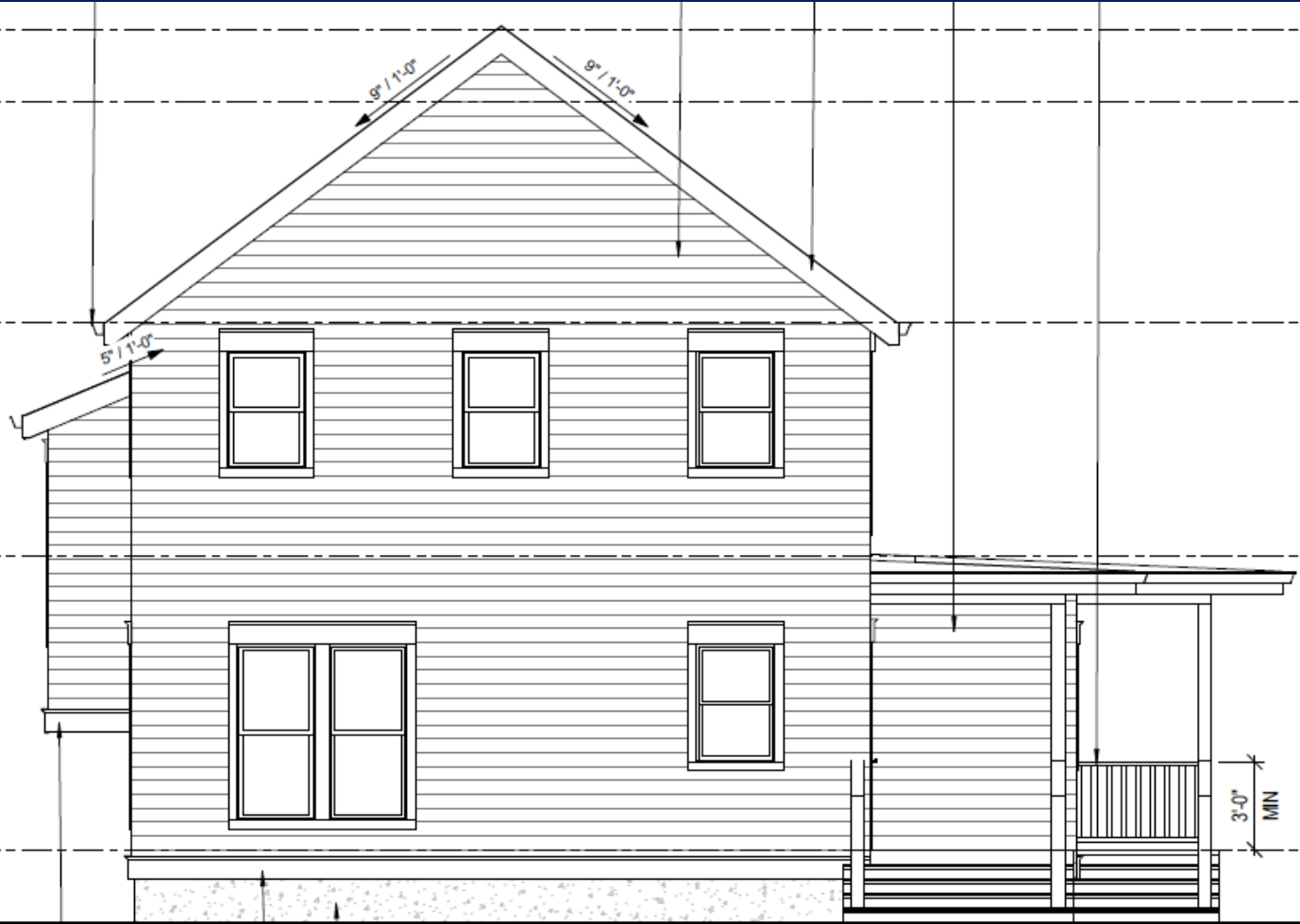


F

ONEY

TE

LOOR  
PLAN



21

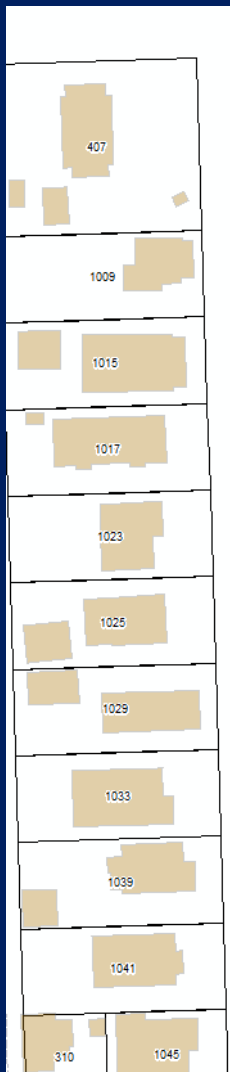
21

F1

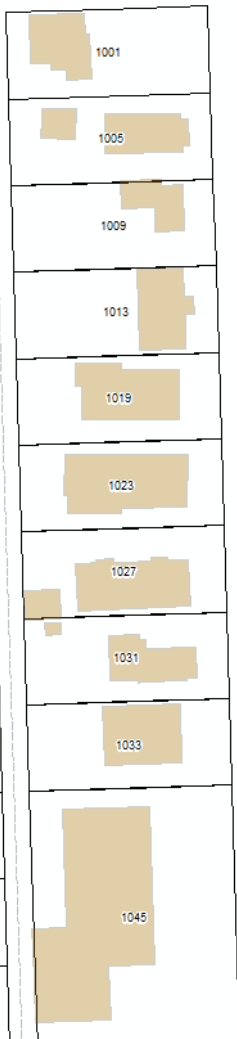
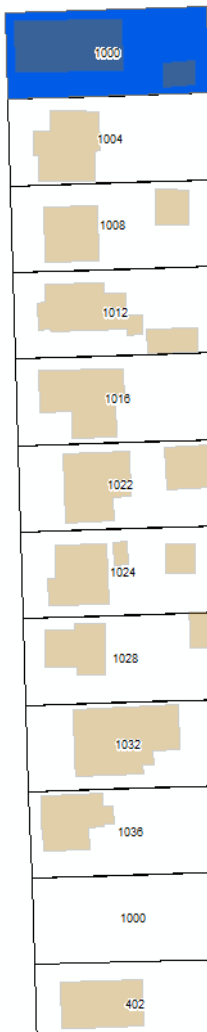
3'-0"  
MIN



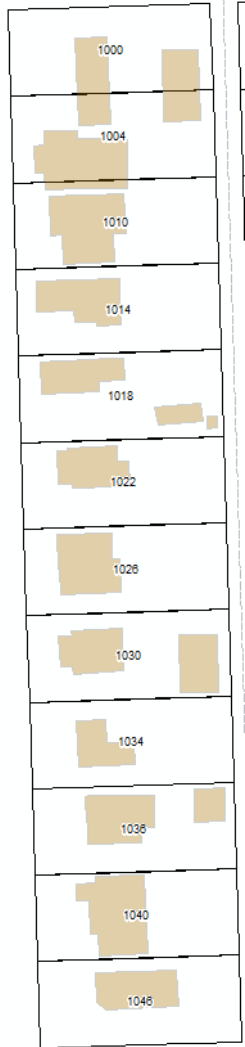




New York St



New Jersey St





# Staff Recommendation



## Certificate of Appropriateness

Staff recommends the Commission refer the project to the ARC to refine the design to allow for greater setbacks on the north and south and the final determination of the building materials.





Item 9: DR-19-00093

1012 Massachusetts Street



# Downtown Design Guidelines



1000

1000

1005

1009

1011

1019

1019

Massachusetts St

1000

1012

1013

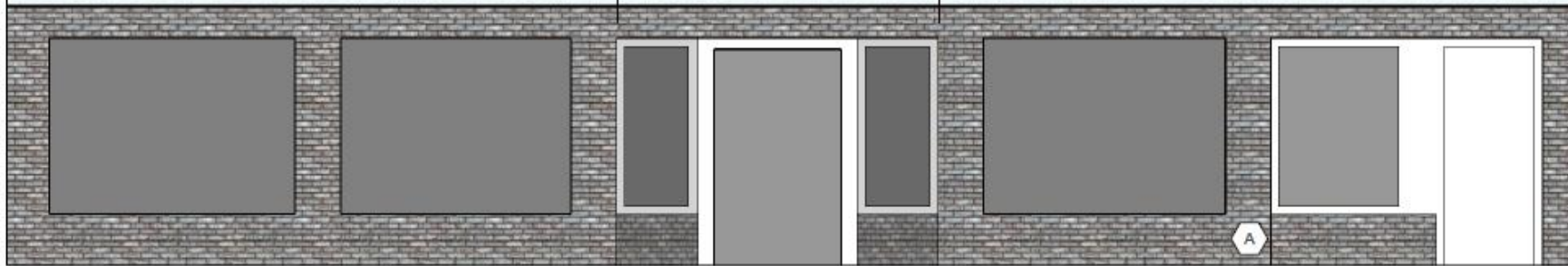
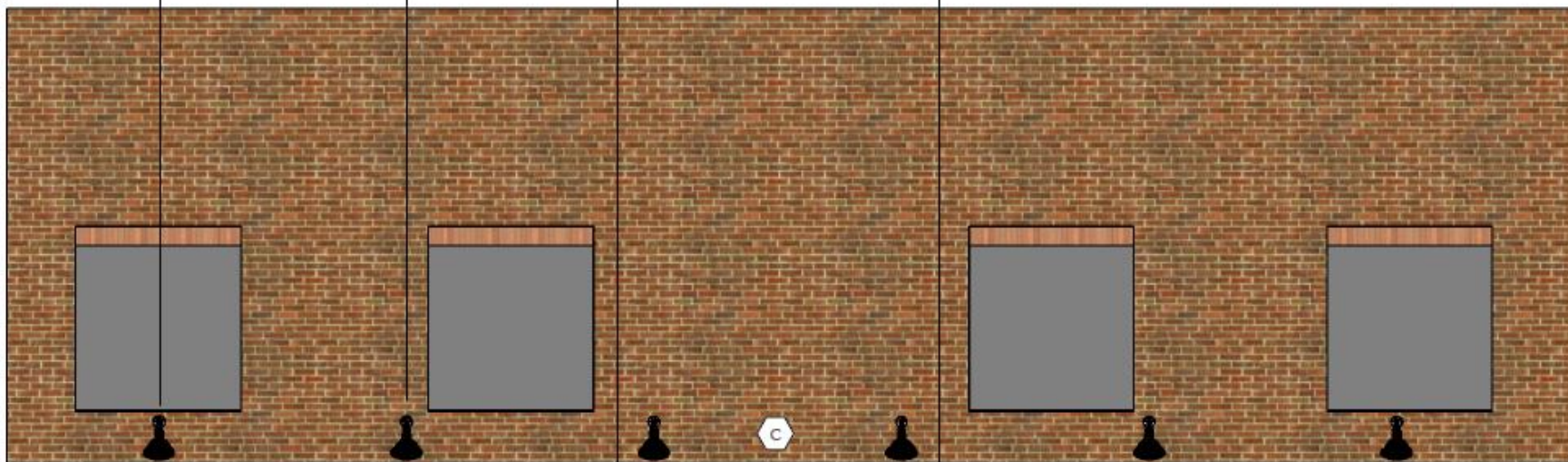
1015























# Staff Recommendation



Staff recommends the Commission refer the project to the Architectural Review Committee to help refine the design to meet the applicant's goals while meeting the intent of the Downtown Design Guidelines.