



LAWRENCE HISTORIC RESOURCES COMMISSION
AGENDA FOR **FEBRUARY 15, 2018**
CITY HALL, 6 E 6TH STREET
6:30 PM

SPECIAL NOTICE: THE CITY OF LAWRENCE HAS EXECUTED AN AGREEMENT WITH THE STATE HISTORIC PRESERVATION OFFICER TO CONDUCT STATE PRESERVATION LAW REVIEWS AT THE LOCAL LEVEL. THEREFORE, THE LAWRENCE HISTORIC RESOURCES COMMISSION WILL MAKE ALL DETERMINATIONS REGARDING PROJECTS THAT REQUIRE REVIEW UNDER K.S.A. 75-2724, AS AMENDED.

ITEM NO. 1: COMMUNICATIONS

- A. Receive communications from other commissions, State Historic Preservation Officer, and the general public.
- B. Disclosure of ex-parte communications.
- C. Declaration of abstentions for specific agenda items by commissioners.
- D. Committee Reports

ITEM NO. 2: CONSENT AGENDA

- A. October, November, & January Action Summaries
- B. Administrative Approvals
 - 1. DR-17-00555 821 New Jersey Street; New Accessory Structure; Certificate of Appropriateness
 - 2. DR-17-00699 1201 Rhode Island Street; Mechanical Permit; State Law Review
 - 3. DR-17-00701 125 E 10th Street; Sign Permit; Certificate of Appropriateness and Downtown Design Guidelines Review
 - 4. DR-17-00702 933 Rhode Island Street; Sewer Replacement; State Law Review
 - 5. DR-18-00005 745 New Hampshire Street; Sign Permit; State Law Review and Downtown Design Guidelines Review

ITEM NO. 3: PUBLIC COMMENT

ADDRESSING THE COMMISSION: The public is allowed to speak to any items or issues that are not scheduled on the agenda after first being recognized by the Chair. As a general practice, the Commission will not discuss/debate these items, nor will the Commission make decisions on items presented during this time, rather they will refer the items to staff for follow up. Individuals are asked to come to the microphone, sign in, and state their name and address. Speakers should address all comments/questions to the Commission.

AGENDA ITEMS MAY BE TAKEN OUT OF ORDER AT THE COMMISSION'S DISCRETION

- ITEM NO. 4:** DR-18-00007 726 Massachusetts Street; New Addition; State Law Review, Certificate of Appropriateness and Downtown Design Guidelines Review. The property is listed as a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places, and is located in the environs of Miller's Hall (723-725 Massachusetts Street) and the House Building (729 Massachusetts Street), Lawrence Register of Historic Places. The property is also located in the Downtown Urban Conservation Overlay District. Submitted by TreanorHL on behalf of BWB2 LP, property owner of record.

ITEM NO. 6: MISCELLANEOUS MATTERS

- A. Provide comment on Zoning Amendments, Special Use Permits, and Zoning Variances received since January 18, 2018.
- B. Review of any demolition permits received since January 18, 2018.
- C. Miscellaneous matters from City staff and Commission members.

Historic Preservation Fund/Certified Local Government Grants

Adding Residential Design Forms to Historic Accessory Structures: A Position Paper from the Lawrence Preservation Alliance Board

Since its inception in 1988, The City of Lawrence Historic Resources Commission (HRC) has spent considerable time reviewing proposals involving detached garages and other accessory structures. These structures are a significant component of our core neighborhoods and historic districts, especially in the context of the alleys. The development pattern on the lots in these areas has overwhelmingly been comprised of a front yard, a residence, a back yard, and a detached accessory structure on the alley. While the accessory structure would seem to have less architectural significance than the residence, it does require, as a built component of the lot's spatial relationships, careful consideration when evaluating proposed changes.

The main driver causing the increased number of requests to make changes to these accessory structures has always been our culture's increasing reliance on the automobile. In our historic core neighborhoods, many of these accessory structures predate the auto's existence, and were designed for other service uses such as sheds, small barns or machine shops. Over time many of these structures were altered to accommodate the storage of a single vehicle. As vehicle sizes increased and two-car families became common, many of these accessory structures were simply too small or poorly designed to handle modern demand.

Another factor negatively impacting the continued usefulness of these accessory structures is that a property owner will typically be much more meticulous with upkeep on their residence than they would be on a garage, barn or shed. Additionally, some accessory structures from their very beginning never had the proper footings or foundations to carry them into the future.

So, right from the start, the HRC regularly heard from applicants requesting to demolish their existing accessory structures and replace them with new, larger ones. The concern was legitimate as it could be argued that one's inability to park a vehicle in a safe, convenient place could have an overall negative effect on the neighborhood by reducing the pool of people willing to undertake rehabilitation of the primary residences on those lots.

For many years, HRC resisted approving demolitions of accessory structures unless their overall condition could be shown to be so poor that repair would result in a structure comprised of more new materials than original. However, in the last few years, HRC has also begun approving demolition applications for structures that are in decent shape but have been deemed too small to function as a useful garage. Along with approving the demolition, the HRC often reviews a proposed replacement structure. So the point becomes, if demolition and replacement of these accessory structures is to be approved when they are shown to be either too small or too run-down, then what footprint, mass, scale and design will be allowed for a replacement? To date, three basic design types have been allowed.

The first is a one-story, two-car garage. Some extra space might be added for a work area, shelving or tool storage. In this basic case, the stated problem of an existing accessory structure being inadequate to fulfill parking needs is solved by building a new structure that can comfortably park two cars.

The second design is also a two-car garage; however it adds a half-story and an interior stairway to a second floor for additional storage space, or a play/hobby area.

A third design type is also a two-car garage, but with a full second story to accommodate an artist studio or home office. HRC has heard a number of these applications over the last twenty years. This design type, in LPA's view, has definitely pushed the envelope of what should be allowed in terms of massing, height, complexity of roof forms and architectural features, as it typically features multiple interior spaces instead of one large room.

We are now beginning to see a fourth design type. This type adds to the second and third design types by incorporating forms typically reserved for residential structures to structures designed for service. Prominent among these residential forms to date are balconies, rooftop decks, and exterior fireplaces with prominent chimneys. As this phenomenon is relatively new in Lawrence, there may well be other residential design forms proposed in the future that have not been discussed to date.

It should be mentioned that there are some residential design forms that could be appropriate on accessory structures such as low-profile skylights, or solar panels that don't alter the historic slope of the roofline. A small dormer could be workable also, although a shed-roof dormer might be more appropriate for an accessory structure than a gabled one.

Permitting residential design elements on accessory structures does nothing to solve the initial problem of parking one's car. They are even less appropriate on a structure when zoning does not allow the accessory structure to be used as a dwelling unit. As this design practice becomes more prevalent, the character and context of these older historic neighborhoods will be damaged.

Another issue is that the cost to construct these accessory structures with residential forms is often comparable to constructing a new, affordable home. This increases gentrification by taking properties that are often already unaffordable for many and making them even more so.

Worst of all, this practice irrevocably blurs the line of historic lot development where the residential structure and the accessory structure are clearly differentiated. If the original problem of parking one's car in a secure shelter has been solved, what problem is HRC solving by also allowing balconies, rooftop decks and maybe more? If these design elements are not solving a problem, and allowing them could actually cause a different and greater problem, then why would HRC find them appropriate?

If this current trend is not discouraged, certainly on listed properties or within historic districts, HRC may even begin to see a brand new type of applicant: one who has a fully functional and well-maintained historic accessory structure but who seeks approval for alteration because of a desire to add these residential design amenities that have been granted to his neighbor, who was fortunate enough to purchase a property with a falling-down garage that could be demolished.

The Lawrence Preservation Alliance Board is of the belief that the historic nature and context of accessory structures in core neighborhoods will slowly vanish if HRC fails to consider this in their deliberations on applications proposing residential design forms on detached garages and accessory structures.

Dennis Brown
President
& the Lawrence Preservation Alliance Board of Directors

31 January 2018

Historic Resources Commission
City Hall
PO Box 708
Lawrence KS 66044

RECEIVED

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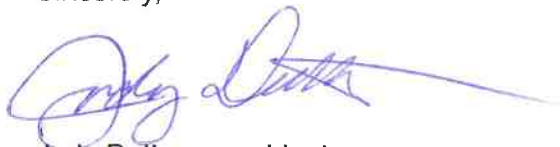
City County Planning Office
Lawrence, Kansas

Dear Commission Members,

This letter is to request the Historic Resources Commission consider recommending to staff to apply for a Historic Preservation Fund grant to update the Historic Resources Survey of the University Place Neighborhood and prepare a National Register Nomination for the University Place Neighborhood.

The executive board of the University Place Neighborhood Association has appointed a committee to communicate with the membership regarding the designation, expanded the UPNA website to include reference material as well as a forum for discussion, and organized two programs for the full membership on this topic.

Sincerely,



Judy Dutton, president
University Place Neighborhood Association
1716 Mississippi St (home)
Lawrence KS 66044

cc: Lynne Zollner, City of Lawrence Historic Resources Administrator



LAWRENCE HISTORIC RESOURCES COMMISSION
ACTION SUMMARY FOR **OCTOBER 19, 2017**
CITY HALL, 6 E 6TH STREET
6:30 PM

Commissioners present: Buchanan, Evans, Fry, Veatch
Staff present: Dolar, Weik, Zollner

ITEM NO. 1: COMMUNICATIONS

- A. Ms. Zollner said a communication from the State Historic Preservation Office (SHPO) was included in the packet, and three additional communications were received for Item 6 after the deadline but provided to commissioners.
- B. No ex-parte communications.
- C. Commissioner Buchanan said she will abstain from the minutes.
- D. An Architectural Review Committee (ARC) Report was provided for Item 9.

ITEM NO. 2: CONSENT AGENDA

- A. Action Summary September 21, 2017
- B. Administrative Approvals
 - 1. DR-17-00416 1632 Indiana Street; Residential Remodel and Addition; Certificate of Appropriateness
 - 2. DR-17-00415 1 Riverfront Plaza; Sign Permit; Certificate of Appropriateness
 - 3. DR-17-00419 809 Louisiana Street; Driveway Permit; Certificate of Appropriateness
 - 4. DR-17-00431 726 Massachusetts Street; Plumbing Permit; State Law Review
 - 5. DR-17-00473 1901 Massachusetts Street; Sign Permit; Certificate of Appropriateness

ACTION TAKEN

Motioned by Commissioner Veatch, seconded by Commissioner Fry, to approve the September 21, 2017 Action Summary.

Motion carried 3-0-1, Commissioner Buchanan abstained.

Motioned by Commissioner Fry, seconded by Commissioner Buchanan, to confirm the Administrative Approvals.

Unanimously approved 4-0.

ITEM NO. 3: PUBLIC COMMENT

There was no general public comment.

ITEM NO. 4: L-17-00062 Continue Public Hearing for consideration of placing the property located at 801 Alabama Street, the Louis C. & Eva Poehler House, on the Lawrence Register of Historic Places. Submitted by Lawrence Preservation Alliance on behalf of James A. Slater II and Geraldine Slater, property owners of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

Commissioner Buchanan asked why the garage was omitted from the nomination.

Ms. Zollner said it lacked integrity.

APPLICANT PRESENTATION

Mr. Dennis Brown, Lawrence Preservation Alliance (LPA), explained the location of the property and the nomination.

No public comment.

COMMISSION DISCUSSION

Commissioner Evans asked when Chapter 22 would be reviewed.

Ms. Zollner explained the timeline for the review process.

Commissioner Evans asked how draft changes would affect existing landmarks.

Ms. Zollner said the changes will supersede existing guidelines.

Commissioner Evans said he isn't comfortable approving any landmarks at this time.

Commissioner Buchanan asked how the changes to Chapter 22 will affect properties with special circumstances, such as City properties.

Ms. Zollner said City properties aren't a special circumstance; typically, only properties the City has no jurisdiction, such as KU, are a special circumstance.

Commissioner Veatch noted that Chapter 22 won't be done soon, but the new language will apply to these nominations.

Commissioner Evans said he doesn't know what changes will be made to environs.

Commissioner Veatch asked if any changes would influence his vote for or against the Landmarks.

Commissioner Evans and Commissioner Fry expressed concern with the existing environs guidelines.

Commissioners Evans felt they should defer the landmarks until a draft of Chapter 22 is available and more commissioners are present.

Ms. Zollner explained the Chapter 22 review process.

Commissioner Buchanan asked if others were comfortable approving Landmarks in the meantime knowing the draft Chapter 22 won't be ready for some time.

Commissioner Evans said he would not be comfortable approving any in the meantime.

Commissioner Fry agreed.

Commissioner Veatch felt that the environs definitions are clearly defined in the existing code and he feels very strongly in keeping them. He would be comfortable approving them as is.

Commissioner Fry doesn't believe the environs definitions are clear.

Commissioner Evans doesn't think that a 250' environs radius is appropriate for all properties.

Commissioner Veatch said that's why different areas are allowed by the code.

They discussed how environs should or should not be changed.

PUBLIC COMMENT

Mr. Dennis Brown, LPA, feels deferring the landmarks is an affront to the preservation community.

Mr. Scott Mitchell read his letter in opposition of the nomination that was included in the agenda packet.

Mr. John Wilkins, 1652 Mississippi Street, supports the nomination. He also supports the revision of Chapter 22, and said the interpretation of environs definitions are an issue.

A resident at 1655 Illinois Street said she believes in the Landmark process and supports the designation as well as the revision of Chapter 22.

Ms. Lindsay Crick, LPA, said she supports all of the Landmark nominations. She said environs is tricky, but design guidelines make it much easier. She said that historic designations in other cities have shown that they do not decrease property values, and in fact do the opposite. She questioned Mr. Mitchell's statistics pointing out that there are many other variables affecting property values that he did not consider.

Ms. Mabel Rice, 1655 Mississippi Street, said she has lived in the University Place neighborhood for more than 30 years. She understands the value of process and the need for clear guidelines. Her willingness to list her home is in part because many people have approached her about purchasing her property and building the largest structure possible on it, and she is not interested in that outcome. She is very concerned about maintaining the historic integrity of her property and the neighborhood, as well as maintaining its long term value.

ACTION TAKEN

Motioned by Commissioner Buchanan, seconded by Commissioner Fry, to defer Items 4-7 (L-17-00062, L-17-00122, L-17-00123, L-17-00147).

Unanimously approved 4-0.

ITEM NO. 5: L-17-00122 Continue Public Hearing for consideration of placing the property located at 1645 Kentucky Street, the Thaddeus D. & Elizabeth K. Prentice House, on the Lawrence Register of Historic Places. Submitted by Lawrence Preservation Alliance on behalf of Robert Benton Peugh II, property owner of record.

Item deferred in previous motion.

ITEM NO. 6: L-17-00123 Continue Public Hearing for consideration of placing the property located at 1655 Mississippi Street, the Twenhofel-Eikenberry House, on the Lawrence Register of Historic Places. Submitted by Lawrence Preservation Alliance on behalf of Mabel Rice, property owner of record.

Item deferred in previous motion.

ITEM NO. 7: L-17-00147 Continue Public Hearing for consideration of placing the property located at 2127 Barker Avenue, the Adam and Annie Rottman House, on the Lawrence Register of Historic Places. Submitted by Lawrence Preservation Alliance on behalf of Brian and Ursula Kuhn-Laird, property owners of record.

Item deferred in previous motion.

ITEM NO. 8: L-17-00533 Public Hearing for consideration of placing the property located at 413 E. 7th Street, the Santa Fe Depot, on the Lawrence Register of Historic Places. Submitted by The City of Lawrence, property owner of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

NO PUBLIC COMMENT

ACTION TAKEN

Motioned by Commissioner Evans, seconded by Commissioner Veatch, to defer the item to allow the Planning Commission opportunity for comment.

Unanimously approved 4-0.

ITEM NO. 09: DR-17-00402 1124 Rhode Island Street; Residential Addition; State Law Review and Certificate of Appropriateness. The property is a contributing structure to the North Rhode Island Street Historic Residential District, National Register of Historic Places and is located in the environs of the Rhody Delehunty House, Lawrence Register of Historic Places. Submitted by Struct/Restruct, LLC on behalf of Ben Caplan & Eileen Nutting, property owners of record.

STAFF PRESENTATION

Ms. Katherine Weik presented the item.

APPLICANT PRESENTATION

Mr. Eric Jay, Struct/Restruct, discussed proposed project revisions.

Commissioner Buchanan asked if they considered an alternative material to the stucco.

Mr. Jay said metal didn't seem favorable, but board and batten was a possibility.

Commissioner Evans explained the Architectural Review Committee (ARC) discussion, noting that this was a tough addition.

Commissioner Buchanan said it's a vast improvement.

NO PUBLIC COMMENT

COMMISSION DISCUSSION

Commissioners discussed material choices and the subordination of the addition.

ACTION TAKEN

Motioned by Commissioner Buchanan, seconded by Commissioner Veatch, to approve the project with the exception of materials.

Unanimously approved 4-0.

Motioned by Commissioner Veatch, seconded by Commissioner Buchanan, to direct staff to review the materials administratively.

Unanimously approved 4-0.

ITEM NO. 10: DR-17-00401 505 Tennessee Street; Residential Remodel; State Law Review and Certificate of Appropriateness. The property is a contributing structure to the Pinckney I Historic District, National Register of Historic Places. The property is also located in the environs of the Griffith House (511 Ohio Street), Lawrence Register of Historic Places. Submitted by Struct/Restruct, LLC on behalf of Robert A. Beck and Amy M. Pettie, property owners of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

Commissioner Buchanan asked about using injectable foam.

Ms. Zollner said she would allow the applicant time to present and respond.

APPLICANT PRESENTATION

Mr. Matt Jones, Struct/Restruct, explained details of the project and the intent for a cool roof.

PUBLIC COMMENT

Mr. Dennis Brown, LPA, said they agree with findings in the staff report.

Mr. Eric Jay, Struct/Restruct, said he feels there will be a need to address energy efficiency in historic properties with the revision of Chapter 22.

Ms. Zollner said the Secretary of the Interior has published sustainability guidelines.

Mr. Matt Jones said he would like the Commission to vote on the roof system and work on the dormer issue with the ARC.

Commissioner Evans said he would like to see the proposed roof system next to the existing roof.

ACTION TAKEN

Motioned by Commissioner Buchanan, seconded by Commissioner Evans, to defer the project to allow the applicant time to provide additional visuals and revisions to the project.

Unanimously approved 4-0.

ITEM NO. 11: MISCELLANEOUS MATTERS

- A. No Zoning Amendments, Special Use Permits, and Zoning Variances received since September 21, 2017.
- B. No demolition permits received since September 21, 2017.
- C. Miscellaneous matters from City staff and Commission members.

2018 Calendar

ACTION TAKEN

Motioned by Commissioner Buchanan, seconded by Commissioner Veatch, to adopt the 2018 HRC Meeting Calendar.

Unanimously approved 4-0.

ADJOURN 8:56 PM



LAWRENCE HISTORIC RESOURCES COMMISSION
ACTION SUMMARY FOR **NOVEMBER 16, 2017**
CITY HALL, 6 E 6TH STREET
6:30 PM

Commissioners present: Bailey, Buchanan, Evans, Fry, Hernly, Veatch
Staff present: Dolar, Weik, Zollner

ITEM NO. 1: COMMUNICATIONS

- A. No communications from other commissions, State Historic Preservation Officer, and the general public that were not in the packet.
- B. No ex-parte communications.
- C. No abstentions for specific agenda items by commissioners.
- D. No Committee Reports

ITEM NO. 2: CONSENT AGENDA

- A. Action Summary October 19, 2017
- B. Administrative Approvals
 - 1. DR-17-00536 623 Vermont Street; Sign Permit; Certificate of Appropriateness and Downtown Design Guidelines Review.
 - 2. DR-17-00570 720 W 3rd Street; Commercial Remodel; Certificate of Appropriateness.
 - 3. DR-17-00571 816 Massachusetts Street; Sign Permit; State Law Review and Downtown Design Guidelines Review.
 - 4. DR-17-00579 603 Tennessee Street; Electrical Permit; State Law Review.
 - 5. DR-17-00581 816 Massachusetts Street; Electrical Permit; State Law Review.
 - 6. DR-17-00588 726 Massachusetts Street; Commercial Remodel; State Law Review.

ACTION TAKEN

Motioned by Commissioner Fry, seconded by Commissioner Veatch, to confirm the administrative approvals.

Unanimously approved 6-0.

ITEM NO. 3: PUBLIC COMMENT

Ms. KT Walsh said she did a mural about the Poehler family for their architecture and social history. In the future, she feels a Poehler group nomination would be appropriate.

ITEM NO. 4: L-17-00533 Public Hearing for consideration of placing the property located at 413 E. 7th Street, The Santa Fe Depot, on the Lawrence Register of Historic Places. Submitted by The City of Lawrence, property owner of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

PUBLIC COMMENT

Ms. Lindsey Crick, Lawrence Preservation Alliance (LPA), said they're happy to have this on the register and lucky to have a group that's taken the time to rehab the building.

Ms. KT Walsh, East Lawrence Neighborhood Association (ELNA), seconded the comments made by LPA, adding that everyone has worked so hard on this nomination.

ACTION TAKEN

Motioned by Commissioner Buchanan, seconded by Commissioner Fry, to recommend the property at 413 E 7th Street, the Santa Fe Depot, for designation as a Landmark on the Lawrence Register of Historic Places.

Unanimously approved 6-0.

Motioned by Commissioner Buchanan, seconded by Commissioner Fry, to adopt the environs definition as provided.

Unanimously approved 6-0.

Motioned by Commissioner Bailey, seconded by Commissioner Veatch, to adopt Resolution 2017-11.

Unanimously approved 6-0.

ITEM NO. 5: L-17-00062 Public Hearing for consideration of placing the property located at 801 Alabama Street, the Louis C. & Eva Poehler House, on the Lawrence Register of Historic Places. Submitted by Lawrence Preservation Alliance on behalf of James A. Slater II and Geraldine Slater, property owners of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

Commissioner Bailey asked what a gambrel roof subtype looks like.

Ms. Zollner showed a close up photo of the roof on the property.

Commissioner Bailey said the fenestration stands out.

APPLICANT PRESENTATION

Mr. Dennis Brown, LPA, asked the Commission to approve the nomination as well as the other three, noting that the architectural documentation is provided. He also noted that the code has not undergone any changes since all other landmarks have been submitted and approved.

NO PUBLIC COMMENT

COMMISSION DISCUSSION

Commissioner Bailey feels this property is applicable under Criteria #6.

Commissioner Hernly assumed this would be approved in October when he was absent. It's a unique house and a significant property, but he feels it would take a pretty major project to reach the threshold of denial from this board.

Commissioner Buchanan likes that they're seeing vernacular homes for nomination.

ACTION TAKEN

Motioned by Commissioner Buchanan, seconded by Commissioner Veatch, to recommend the property at 801 Alabama Street for designation as a Landmark on the Lawrence Register of Historic Places and adopt Resolution 2017-07.

Unanimously approved 6-0.

Motioned by Commissioner Buchanan, seconded by Commissioner Veatch, to adopt the environs definition as provided.

Unanimously approved 6-0.

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ITEM NO. 6: L-17-00122 Public Hearing for consideration of placing the property located at 1645 Kentucky Street, the Thaddeus D. & Elizabeth K. Prentice House, on the Lawrence Register of Historic Places. Submitted by Lawrence Preservation Alliance on behalf of Robert Benton Peugh II, property owner of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

NO APPLICANT PRESENTATION

NO PUBLIC COMMENT

COMMISSION DISCUSSION

Commissioner Hernly said he always takes notice of this home because it stands out from the rest.

Commissioner Veatch said he often admires the property as well.

Commissioner Bailey said it looks well built with a lot of attention to detail.

ACTION TAKEN

Motioned by Commissioner Veatch, seconded by Commissioner Fry, to recommend the property at 1645 Kentucky Street for designation as a Landmark on the Lawrence Register of Historic Places and adopt Resolution 2017-08.

Unanimously approved 6-0.

Motioned by Commissioner Veatch, seconded by Commissioner Fry, to adopt the environs definition as provided.

Unanimously approved 6-0.

ITEM NO. 7: L-17-00147 Public Hearing for consideration of placing the property located at 2127 Barker Avenue, the Adam and Annie Rottman House, on the Lawrence Register of Historic Places. Submitted by Lawrence Preservation Alliance on behalf of Brian and Ursula Kuhn-Laird, property owners of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

Commissioner Bailey asked about one of the windows.

Ms. Zollner explained that it was filled in for a bathroom. She explained that the side of the home faces Barker Avenue.

Commissioner Hernly asked about the history of the porch.

Ms. Zollner said it is not original but it's historic.

Commissioner Veatch asked about eligibility for the State and National registers.

Ms. Zollner said it would not be eligible for the State or National register due to the existing addition. She discussed the land use pattern in the area and the resulting division of land.

NO APPLICANT PRESENTATION

NO PUBLIC COMMENT

COMMISSION DISCUSSION

Commissioner Bailey asked if they've approved an Italianate style home for the register.

Ms. Zollner said there are several, but this one is unique due to the L-shape plan and the location.

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Buchanan, to recommend the property at 2127 Barker Avenue for designation as a Landmark on the Lawrence Register of Historic Places and to adopt Resolution 2017-10.

Unanimously approved 6-0.

Motioned by Commissioner Bailey, seconded by Commissioner Buchanan, to adopt the environs definition as provided.

Unanimously approved 6-0.

ITEM NO. 8: L-17-00123 Public Hearing for consideration of placing the property located at 1655 Mississippi Street, the Twenhofel-Eikenberry House, on the Lawrence Register of Historic Places. Submitted by Lawrence Preservation Alliance on behalf of Mabel Rice, property owner of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

Commissioner Bailey asked about the side gable.

Commissioner Hernly explained that the side gable is a way of defining the direction of the roof relative to the main façade.

NO APPLICANT PRESENTATION

PUBLIC COMMENT

Mr. Scott Mitchell read the communication he previously submitted.

Mr. Matt Jones, 1323 New York Street, said they (Struct/Restruct) love historic structures and designing new interesting ideas, but the environs review process creates a much more tepid design result, and isn't friendly for neighbors.

Ms. KT Walsh, said she is shocked to hear from Struct/Restruct and their feelings toward environs review. She noted that plenty of nominations have been turned down, and a lot of hard work and money goes into a good nomination. She said the Architectural Review Committee is free professional advice and a good resource for applicants.

Ms. Ann Beedles said she lives north of the property and does not support the nomination due to the environs review.

COMMISSION DISCUSSION

Ms. Zollner clarified the purpose of the neighborhood meeting mentioned by Mr. Mitchell. She said several questions came up regarding environs but it was not a staff presentation about this project.

Commissioner Bailey asked if it was a neighborhood association meeting.

Ms. Zollner said yes.

Commissioner Buchanan said the public hearing allows participation by notified residents.

Commissioner Bailey said they only make recommendations to the City Commission. He said it seems that 100% of the opposition is due to environs review, but the Commission doesn't create the code, they follow it. City Commission is the venue for voicing concerns about code.

Commissioner Buchanan agreed with Ms. Walsh about the negative stigma surrounding the environs process, and believes it could use more education and clarification.

Commissioner Hernly feels this is a unique neighborhood - he asked if there has been a survey.

Ms. Zollner said there has been a survey, and this is one of the neighborhoods highlighted in the Multiple Property Documentation Form.

Commissioner Hernly said it's a very unique property and neighborhood. He reiterated that it would take a very significant project to be truly affected by environs review.

Commissioner Bailey mentioned line of sight being a factor and talked about the architectural style.

Ms. Zollner stressed that properties of all architectural and socioeconomic styles should be included on the register.

Commissioner Bailey said they certainly don't want to water down the register and need good examples, and he feels this property does stand out.

Commissioner Hernly said his more 1950's than craftsman style, but at some point 1950's will start coming in for listing. The common house is the architectural style that gets trampled all the time, but is just as important.

Commissioner Bailey wanted to clarify, based on a comment made by Mr. Mitchell, that conflict of interest rules are clear and not an issue with this Commission.

ACTION TAKEN

Motioned by Commissioner Hernly, seconded by Commissioner Veatch, to recommend the property at 1655 Mississippi Street for designation as a Landmark on the Lawrence Register of Historic Places and to adopt Resolution 2017-09.

Unanimously approved 6-0.

Motioned by Commissioner Hernly, seconded by Commissioner Veatch to adopt the environs definition as provided.

Unanimously approved 6-0.

ITEM NO. 9: DR-17-00401 505 Tennessee Street; Residential Remodel; State Law Review. The property is a contributing structure to the Pinckney I Historic District, National Register of Historic Places. (The Historic Resources Commission approved the Certificate of Appropriateness for this project on October 19, 2017.) Submitted by Struct/Restruct, LLC on behalf of Robert A. Beck and Amy M. Pettie, property owners of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

Commissioner Fry asked what action can be taken if the State Historic Preservation Office (SHPO) finds that the project does not meet the standards.

Ms. Zollner explained that the State Law agreement between the City and the SHPO allows the Historic Resources Commission (HRC) to complete the State Law Reviews, but the HRC can still request technical assistance from SHPO, which they did on this project.

APPLICANT PRESENTATION

Mr. Matt Jones, Struct/Restruct, explained details of the proposed project including energy studies, technical specifications, and revisions that were made to the project since October.

Commissioner Bailey asked about the spray-in insulation.

Mr. Jones said higher insulating products adhere to the surfaces which could damage historic integrity as a listed property.

Commissioner Hernly said the spray-in insulation isn't necessarily something that wouldn't be approved.

Mr. Jones said they really like the thermal break with the existing system.

Commissioner Buchanan asked if there has been a full energy audit on the entire building.

Mr. Rob Beck, property owner, said they paid Cromwell to do an energy test, and areas were insulated, but the problem is keeping the heat out. He doesn't feel asphalt roofs are character defining and feels the proposed roof structure is the best option for their needs. He said he'd be willing to give up the foam insulation if that brings down the profile enough, but the air space is key to the roof system.

Commissioner Buchanan asked if a lighter color roof and more ventilation is a possible alternative.

Mr. Beck explained that you can't vent an occupied attic, and the hot air can't escape otherwise.

Commissioner Buchanan asked if it would be acceptable if the rigid foam wasn't possible but the metal shingles were still a possibility.

Mr. Beck said as long as the air space is provided that would be ok.

Commissioner Veatch feels the metal roof without the buildup would be compatible and maybe even approved administratively.

Commissioner Hernly asked if the metal shingles attach directly to the sheathing.

Mr. Jones said yes.

NO PUBLIC COMMENT

COMMISSION DISCUSSION

Commissioner Hernly said the Sustainability Guidelines were helpful but he has a trained eye, so three inches on top of a roof stands out. He acknowledged the benefit for the roof design, but isn't sure the insulation in the joist space is maximized in terms of what could be approved.

Commissioner Bailey said it stands out even with an untrained eye. He asked if the SHPO was present during the site visit to this property.

Ms. Zollner said yes. She said they spent a significant amount of time trying to determine whether only select portions of roof could be altered to minimize the impact.

Commissioner Veatch asked if staff feels reducing the build-up but keeping an air space might be agreeable.

Ms. Zollner said she would prefer to first rule out other options that won't change the roof form.

Commissioner Veatch said they could even apply Criteria 1 as it applies to historic use of the property, because the attic was not historically occupied.

Commissioner Bailey asked if the ARC can work on the roof design.

Ms. Zollner said staff could possibly review a metal roof only administratively or the ARC could get involved with more design options. She did not feel reducing the build-up of the roof system would change staff's recommendation of denial.

Commissioner Bailey noted SHPO's opinion on the project and the issue with making irreversible changes to the property.

Commissioner Buchanan explained that the system is too modern to know how the affect it might have on the structure over time.

Mr. Beck said the ventilated roof has been around for years. He explained his efforts in trying to make his home more efficient, and asked if they could work with the ARC on the roof.

Commissioner Hernly asked the applicant about the structure of the attic.

Mr. Beck explained the attic structure.

Commissioner Hernly said he wouldn't mind looking at the project with the ARC.

Ms. Zollner said they would need to specify a date to bring the project back to the Commission. She asked the Commission to be specific in its direction to the ARC.

Commissioner Hernly said he would be interested in seeing a way to get a ventilated air space that doesn't affect the profile of the roof edge in a substantial way. He asked about the minimum air space.

Mr. Beck offered to share technical articles that address optimal air space.

Commissioner Hernly asked if there's a possible mechanical ventilation component.

Mr. Beck said he's not aware of any.

Commissioner Hernly asked if it would be beneficial to ventilate the knee wall space.

Mr. Beck said his research indicates that insulating is more efficient than ventilating.

Commissioner Hernly said he's interested in optimizing the roof system with minimal impact on the historic character of the house. He felt some technical understanding would be beneficial.

Ms. Zollner said staff and the SHPO have worked with the National Alliance of Preservation Commissions and the National Park Service and the proposed roof system has yet to be approved for a house.

Commissioner Hernly was mostly concerned with finding the minimum amount of air space for optimal roof performance while maintaining the structure's historic character.

Commissioner Erby suggested the ARC should only determine what is visually appropriate. Commissioner Hernly didn't feel it was worthwhile to make alterations if they weren't technically feasible. He mentioned the ARC could also discuss roof edge detail that might lessen the impact of the profile.

Ms. Zollner cautioned the Commission in moving forward with a referral to the ARC without additional technical information and advice from an expert and without time for staff and the SHPO to evaluate it.

Commissioner Hernly said that was reasonable.

Commissioner Buchanan asked if the applicant can provide specs on the roofing system.

Mr. Beck said he could.

Ms. Zollner asked that the Commission give specific direction and make requests for materials for consideration by staff and the ARC. She did not feel it would be reasonable to bring the project back in December.

Commissioner Hernly and Commissioner Buchanan said they will need technical information that evaluates a cool roof, including the optimal and minimal amount of air space, as well as information regarding the use of a radiant barrier, knee wall ventilation, alternative sheathing systems, and roof material specifications. The Committee will then determine whether there is a way to install the roof system using the Secretary of Interiors Standards.

They discussed when the next possible ARC meeting could be held, and decided the project would be seen by the ARC on December 7th and come back to the HRC January 18th.

ITEM NO. 10: DR-17-00578 516 W 6th St; Demolition of Accessory Structure and New Construction of Accessory Structure; State Law Review and Certificate of Appropriateness. The property is located in the Pinckney I Historic District, National Register of Historic Places; the accessory structure is non-contributing to the historic district. The property is also located in the environs of the Dillard House (520 Louisiana Street), Lawrence Register of Historic Places. Submitted by

STAFF PRESENTATION

Ms. Katherine Weik presented the item.

Commissioner Veatch asked if just the accessory structure is non-contributing.

Ms. Weik said yes.

NO APPLICANT PRESENTATION

NO PUBLIC COMMENT

COMMISSION DISCUSSION

Commissioner Hernly said the wide garage door may not be appropriate, and suggested three doors might work better than the proposed.

Ms. Weik said it is a non-contributing structure with no line of sight, and the double door does exist within the district.

Commissioner Buchanan said she understands the functionality of the proposed design. She asked if they could add detail on the east elevation to break it up.

Ms. Weik explained why they cannot add anything more.

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Veatch, to approve the proposed project and find that it does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places, and to direct staff to administratively approve any minor alterations to the project.

Unanimously approved 6-0.

Motioned by Commissioner Bailey, seconded by Commissioner Veatch, to issue the Certificate of Appropriateness and make the determination that the proposed project does not encroach upon, damage, or destroy the environs of the listed historic property.

Unanimously approved 6-0.

ITEM NO. 11: MISCELLANEOUS MATTERS

- A. No Zoning Amendments, Special Use Permits, and Zoning Variances received since October 19, 2017.
- B. No demolition permits received since October 19, 2017.
- C. Miscellaneous matters from City staff and Commission members.

Ms. Zollner said there would be no meeting in December but KOMA training in January.

Commissioner Bailey asked if the Commission could begin meetings at 6:00 and also asked about the Chapter 22 update.

Ms. Zollner said they could discuss a meeting time change in January and explained the status of Chapter 22.

ADJOURN 9:12 PM



LAWRENCE HISTORIC RESOURCES COMMISSION
AGENDA FOR **JANUARY 18, 2018**
CITY HALL, 6 E 6TH STREET
6:30 PM

Commissioners present: Bailey, Buchanan, Evans, Fry, Hernly, Veatch
Staff present: Dolar, Larkin, Weik, Zollner

ITEM NO. 1: COMMUNICATIONS

- A. Receive communications from other commissions, State Historic Preservation Officer, and the general public.

Ms. Lynne Zollner said there was one communication provided by the State Historic Preservation Office (SHPO) and one communication for Item 5.

- B. Ex-parte communications:

Commissioner Buchanan said she worked on the East Lawrence Survey.

- C. There were no abstentions.
D. There were no Committee Reports.

ITEM NO. 2: CONSENT AGENDA

- A. Action Summary November 16, 2017
B. Administrative Approvals
1. DR-17-00500 205 E 12th Street; Rehabilitation; State Law Review and Certificate of Appropriateness
 2. DR-17-00504 715 Tennessee Street; Residential Remodel; State Law Review
 3. DR-17-00564 816 Massachusetts Street; Sidewalk Dining; State Law Review, Certificate of Appropriateness and Downtown Design Guidelines Review
 4. DR-17-00568 800 New Hampshire Street; Sign Permit; Downtown Design Guidelines Review
 5. DR-17-00592 9 E 8th Street; Commercial Remodel; State Law Review
 6. DR-17-00594 340 N. Michigan Street; I&I Permit; State Law Review
 7. DR-17-00595 800 Block Massachusetts Street; Mural; State Law Review, Certificate of Appropriateness and Downtown Design Guidelines Review
 8. DR-17-00599 743 Indiana Street; Plumbing Permit; State Law Review

9. DR-17-00625 1700 New Hampshire Street; Residential Remodel; Certificate of Appropriateness
10. DR-17-00626 704 Indiana Street; Residential Remodel; State Law Review and Certificate of Appropriateness
11. DR-17-00636 733 New Hampshire Street; Electric Vehicle Charging Station; State Law Review and Downtown Design Guidelines Review
12. DR-17-00645 1042 Ohio Street; Mechanical Permit; State Law Review
13. DR-17-00648 888 New Hampshire Street; Sign Permit; Certificate of Appropriateness and Downtown Design Guidelines Review
14. DR-17-00649 838 Massachusetts Street; Mechanical Permit; State Law Review
15. DR-17-00657 918 Massachusetts Street; Sign Permit; State Law Review, Certificate of Appropriateness and Downtown Design Guidelines Review
16. DR-17-00662 888 New Hampshire Street; Sign Permit; Certificate of Appropriateness and Downtown Design Guidelines Review
17. DR-17-00680 520 Louisiana Street; I&I Permit; State Law Review

ACTION TAKEN

Motioned by Commissioner Buchanan, seconded by Commissioner Fry, to confirm the administrative approvals with the exception of Item B3, which was deferred.

Unanimously approved 6-0.

ITEM NO. 3: PUBLIC COMMENT

No public comment

ITEM NO. 4: Kansas Open Meetings Act

Mr. Randy Larkin conducted the training.

ITEM NO. 5: DR-17-00344 700 New Hampshire Street; Demolition and New Construction; Certificate of Appropriateness and Downtown Design Guidelines Review. The property is located in the environs of the Octavius W. McAllaster Residence (724 Rhode Island Street) and the A. J. Griffin House (645 Connecticut Street), Lawrence Register of Historic Places. The property is also located in the Downtown Urban Conservation Overlay District. Submitted by TreanorHL on behalf of Treanor Investments, LLC property owners of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

APPLICANT PRESENTATION

Ms. Lauren Davis, TreanorHL, said staff did a great job presenting revisions in the proposed project. She said the main issue has been massing, because it is driven by the use. She explained details of the project.

Commissioner Hernly asked about the 5 ft. grade difference from New Hampshire Street to Rhode Island Street.

Ms. Davis explained that the loading dock is on the far east side which benefits from the incline, as does the garage entry.

Commissioner Hernly asked what will happen to the sidewalk on the west side of Rhode Island Street.

Ms. Davis said that the retaining wall and sidewalk will be maintained.

Commissioner Evans asked if there other alternatives to alleviate massing in the alley.

Ms. Davis said the grocery store use is driving the current configuration.

Commissioner Hernly asked if the drive into the parking garage could be aligned with the alley.

Ms. Davis said it's already pretty close.

Commissioner Fry asked if the alley is a dedicated public right-of-way.

Ms. Zollner said no, it's been vacated.

Commissioner Fry said it is not an alley and shouldn't be referred to as such.

Commissioner Bailey asked if that was vacated in the 1990s during the Borders project.

Ms. Zollner said she believed so.

Commissioner Evans felt the significance of the alley is the demarcation between the commercial and the residential neighborhood from 7th to 10th Streets.

PUBLIC COMMENT

Mr. Dennis Brown, Lawrence Preservation Alliance (LPA), said this is the former site of a historic battle (when Borders was being developed). He said that Borders used a model that precluded the use of a historic structure. He stressed that this property is a good reminder that buildings last longer than people and the importance in maintaining any remaining historic integrity. He noted that the proposed building will likely stick around due to the residential use included. He credited the environs code for the positive and significant changes made to the project, although he feels there are numerous issues with the Downtown Design Guidelines review. He would like to maintain the significance of the alley and continue working on the massing and façade ratios, which he feels can be accomplished with changes in materials and design.

Ms. KT Walsh asked the applicant to please shovel the sidewalk on the Rhode Island Street side of the property. She spoke briefly about the late Kent Smalter. She feels the project is too large and it would be wise to send it to the Architectural Review Committee (ARC). She feels the livery stable walls should be saved, noting that Mr. Fleming promised they would save the wall, but no repairs were ever made. She said demolition by neglect is not permission to remove a structure entirely, adding that the use of recycled brick inside the café would be insulting.

Mr. Todd Foster, 708 Rhode Island Street, felt the east elevation still needs work, noting two thirds of the building has an additional story. He felt the open air court yard could be a noise

issue, delivery areas, trash areas, and street lighting may also be an issue. He asked if the applicant has received any bids to repair the livery stable walls.

Ms. Phyllis Payne, property owner at 702 Rhode Island Street, agrees there have been major improvements made to the project but is concerned about damage to her soft brick home by proposed construction. She spoke with a neighbor to the Marriott who said her concerns were valid based on his experience with that hotel development.

Mr. Ed Payne, property owner at 702 Rhode Island Street, discussed his connection to Lawrence and the neighborhood. He stressed that the importance of historic structures is about the people who lived in them and around them.

COMMISSION DISCUSSION

Commissioner Bailey addressed the livery stable walls that staff has recommended for demolition.

Ms. Zollner explained that staff reviewed the walls as artifacts, not buildings.

Commissioner Veatch said they are more like ruins.

Commissioner Bailey commended the applicant for working with staff on the changes, but feels it would be beneficial to look at keeping the historic walls.

Commissioner Buchanan said it would seem fair to hold them to the same process as a demolition permit, to include structural analysis.

Commissioner Fry said he would agree if it was a listed property or a contributing structure.

Commissioner Bailey wondered whether there was precedence for that requirement with new construction in an overlay district.

Ms. Zollner said it's been done in environs.

Commissioner Bailey said the design guidelines with the most restrictive language are section 5.1 regarding the alley, and 7.3 because the west elevation is still much larger than the buildings to the west.

Commissioner Fry said he sees Hobbs Taylor as an adjacent building, which is comparable to the proposed.

Commissioner Bailey noted the line of sight to a listed property across the street and meeting the intent of the design guidelines.

Commissioner Hernly said the design guidelines don't help transition well from downtown to residential areas, and that's an area this project still needs improvement.

Commissioner Bailey asked if the ARC can work out the remaining issues.

Commissioner Evans said some of the issues can be addressed, but not the massing.

Commissioner Buchanan wondered if it would be worth the effort sending the project to the ARC if the use is driving the inappropriate aspects of the project.

Commissioner Evans agreed.

Commissioner Hernly discussed the location of primary entry.

Commissioner Buchannan said storefronts and articulated entrances need improvement.

Commissioner Hernly pointed out that other similar buildings along the street had more opportunities for multiple entrances because the ground floor houses multiple tenants.

Commissioner Evans said that's important because it engages the community.

Commissioner Hernly asked about the storefront at the northwest corner.

Ms. Davis said that's where the café is located, and because of security reasons, grocery stores restrict multiple entrances.

Commissioner Buchanan asked what is preventing this grocery store from having a second entrance, when other local grocers have multiple entrances.

Ms. Davis explained that there is a secondary entrance for the outdoor dining, but for operator security all entrances must be staffed.

Commissioner Bailey asked if the east door would be open to the public.

Ms. Davis said no, it's a back-of-house entrance.

Commissioner Evans said he's been to many grocery stores with two entrances, such as Dillons.

Ms. Davis said this is similar, because the second entrance enters into the café area like Dillons.

Commissioner Buchanan asked about any provisions for digging given the knowledge that historic structures could be damaged.

Ms. Davis explained that they've done geotechnical reports for the site, and bedrock is 42 ft. down, and will not require jackhammering.

Commissioner Bailey felt that was out of their purview.

Commissioner Buchanan noted the language "damage or destroy".

Ms. Davis said they have monitored homes in the past and are receptive to those concerns.

Commissioner Bailey asked how much leeway their might be with the massing.

Ms. Davis didn't feel the massing could be altered due to the use.

Commissioner Bailey asked if a two-story grocery is possible.

Ms. Davis didn't think so based on discussions with the developer.

Commissioner Buchanan said that other projects in other parts of town have been denied because their proposal didn't meet the guidelines for the property. She doesn't feel this is an exception.

Commissioner Fry felt they would be applying the most stringent level of evaluation if they looked at this property that way, instead of the least level of scrutiny for a Certificate of Appropriateness and the Downtown Design Guidelines.

Commissioner Buchanan felt the damage to the environs is too great.

Commissioner Fry said he doesn't feel either listed property will be significantly damaged by the project.

Commissioner Bailey said there's no sliding scale for the Downtown Design Guidelines review.

Commissioner Fry said even the Downtown Design Guidelines allow for the least stringent review for properties only in the environs.

They discussed where to find the correct guidelines and what environs were in the area.

Ms. Zollner clarified that this project is reviewed under guidelines for new construction, not for general non-contributing.

Commissioner Bailey felt that the ARC could possible work on the bulk of the issues.

Commissioner Evans said it sounds like the project footprint is non-negotiable.

Commissioner Veatch said the ARC could review other details that could improve the overall look of the building and it's compatibility with the environs.

Commissioner Buchanan said the overall mass and height are an issue.

Commissioner Bailey felt it's worth a shot to keep working on a good design solution.

Commissioner Hernly asked if the footprint size of the commercial space is an issue or if residential at the ground level would be helpful.

Commissioner Bailey said he wasn't sure if that would be a possibility.

Commissioner Evans said its worth taking a look.

Commissioner Hernly said reallocating square footage might be possible.

Commissioner Bailey said the 15 guidelines not met by the current proposal is a good guideline for the ARC.

Commissioner Veatch said he's still confused by the Downtown Design Guidelines and asked for a link to the document online.

Ms. Zollner explained where the guidelines can be found online.

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Fry, to refer the project to the Architectural Review Committee to work on the 15 issues identified in the staff report.

Unanimously approved 6-0.

ITEM NO. 6: Certified Local Government Grants

Ms. Zollner explained opportunities available for Certified Local Government Grants and asked for direction on the best opportunities for those possible funds. She said neighborhood surveys and National Register nominations are possible, as well as an opportunity for commissioners to travel to a forum for the National Alliance of Preservation Commissions.

Commissioner Buchanan asked if the awarded project has to be completed in the grant year.

Ms. Zollner said yes.

Commissioner Buchanan asked if design guidelines could be completed in that timeframe.

Ms. Zollner said it can be a two year process, but if the neighborhood is already a district that is an advantage.

Commissioner Buchanan asked about East Lawrence.

Ms. Zollner said that could be a potential project.

Commissioner Evans asked which opportunities staff is most interested in pursuing.

Ms. Zollner suggested a survey grant for possibly the Barker, University Place, West Hills, and Hillcrest neighborhoods. She explained that a consultant would be hired to do that work.

PUBLIC COMMENT

Ms. KT Walsh, East Lawrence Neighborhood Association (ELNA), said they're embarking on a conservation overlay and they'll need help from staff.

Mr. Dennis Brown asked if the grant could cover multiple projects.

Ms. Zollner said they can apply for more than one grant.

Mr. Brown suggested they apply for grant funds for East Lawrence design guidelines, a Barker Neighborhood survey and University Place Neighborhood survey.

Commissioner Buchanan feels their priorities should be the Barker and University Place surveys, then West Hills and Hillcrest surveys, and next year the East Lawrence design guidelines, and in the meantime get a Heritage Counsel or Humanities Council grant for that project.

Ms. Zollner asked about commissioners attending forum and design guidelines for East Lawrence.

Commissioner Buchanan felt the timing would be better to do design guidelines next year.

Commissioner Hernly asked about the process for East Lawrence design guidelines, because he feels they're important.

Ms. Zollner said she could do research on the design guidelines application and bring more information back to the Commission in March.

They further discussed design guidelines and grant timelines. They agreed no commissioner could attend forum this year.

ITEM NO. 7: MISCELLANEOUS MATTERS

- A. There was no comment on Zoning Amendments, Special Use Permits, or Zoning Variances received since November 16, 2017.
- B. There were no demolition permits received since November 16, 2017.
- C. There were no miscellaneous matters from City staff or Commission members.

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Hernly, to adjourn the meeting.

ADJOURNED 7:15 PM

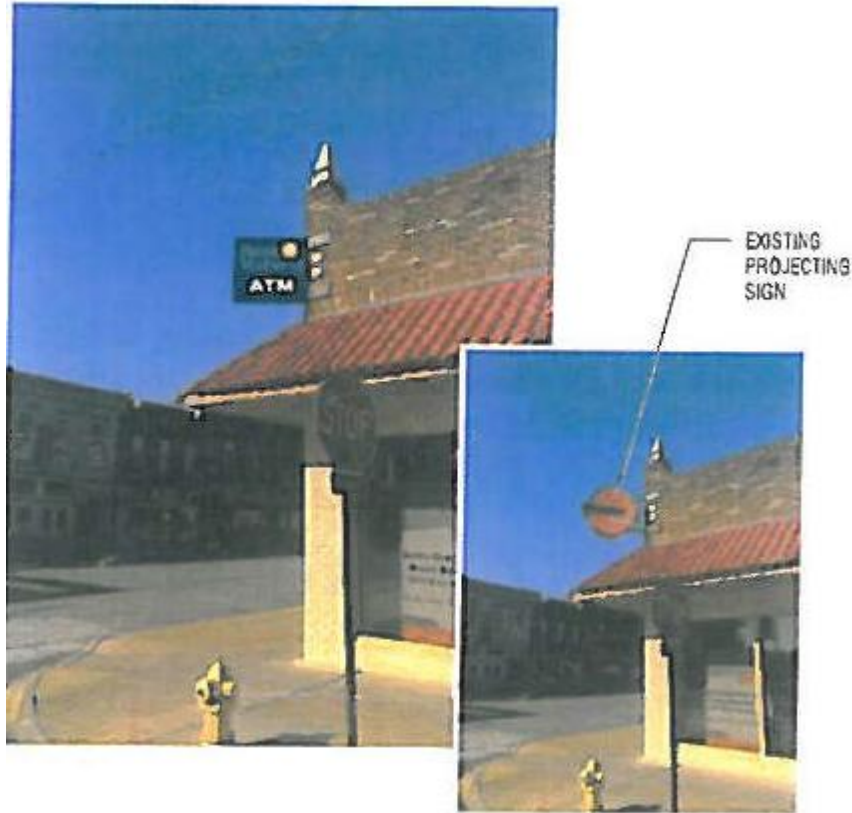
**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-18-00005 745 New Hampshire Street; Sign Permit; State Law Review and Downtown Design Guidelines Review

B. PROJECT DESCRIPTION

Sign Permit



C. STANDARDS FOR REVIEW

Secretary of the Interior's Standards for Rehabilitation (State Preservation Law Review)

Downtown Design Guidelines (Downtown Urban Conservation Overlay District)

D. STAFF DETERMINATION

In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff approved the project and made the determination that the project does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places (Register of Historic Kansas Places).

Based on the information provided by the applicant and in accordance with Chapter 20-308(f)(3) of the City Code, staff reviewed this project using the Downtown Design Guidelines and determined that the project, as proposed, meets these development and design standards.

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-17-00555 821 New Jersey Street; New Accessory Structure; Certificate of Appropriateness

B. PROJECT DESCRIPTION

Residential Accessory Structure Permit

C. STANDARDS FOR REVIEW

Chapter 22 of the Code of the City of Lawrence (Certificate of Appropriateness)

D. STAFF DETERMINATION

In accordance with Chapter 22 of the Code of the City of Lawrence, the standards of evaluation, staff determined the proposed project will not significantly encroach on, damage, or destroy the landmarks or their environs and issued the Certificate of Appropriateness for the proposed project.

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-17-00699 1201 Rhode Island Street; Mechanical Permit; State Law Review

B. PROJECT DESCRIPTION

Inflow/Infiltration Abatement Permit

C. STANDARDS FOR REVIEW

Secretary of the Interior's Standards for Rehabilitation (State Preservation Law Review)

D. STAFF DETERMINATION

In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff approved the project and made the determination that the project does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places (Register of Historic Kansas Places).

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-17-00701 125 E. 10th Street; Sign Permit; Certificate of Appropriateness and Downtown Design Guidelines Review

B. PROJECT DESCRIPTION

Sign Permit



C. STANDARDS FOR REVIEW

Chapter 22 of the Code of the City of Lawrence (Certificate of Appropriateness)

Downtown Design Guidelines (Downtown Urban Conservation Overlay District)

D. STAFF DETERMINATION

In accordance with Chapter 22 of the Code of the City of Lawrence, the standards of evaluation, staff determined the proposed project will not significantly encroach on, damage, or destroy the landmarks or their environs and issued the Certificate of Appropriateness for the proposed project.

Based on the information provided by the applicant and in accordance with Chapter 20-308(f)(3) of the City Code, staff reviewed this project using the Downtown Design Guidelines and determined that the project, as proposed, meets these development and design standards.

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-17-00702 933 Rhode Island Street; Plumbing Permit; State Law Review

B. PROJECT DESCRIPTION

Sewer Replacement Permit

C. STANDARDS FOR REVIEW

Secretary of the Interior's Standards for Rehabilitation (State Preservation Law Review)

D. STAFF DETERMINATION

In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff approved the project and made the determination that the project does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places (Register of Historic Kansas Places).

LAWRENCE HISTORIC RESOURCES COMMISSION
ITEM NO. 4: DR-18-00007
STAFF REPORT

A. SUMMARY

DR-18-00007 726 Massachusetts Street; New Addition; State Law Review, Certificate of Appropriateness and Downtown Design Guidelines Review. The property is listed as a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places, and is located in the environs of Miller's Hall (723-725 Massachusetts Street) and the House Building (729 Massachusetts Street), Lawrence Register of Historic Places. The property is also located in the Downtown Urban Conservation Overlay District. Submitted by TreanorHL on behalf of BWB2 LP, property owner of record.

B. PROJECT DESCRIPTION

The applicant is requesting to rehabilitate the structure located at 726 Massachusetts Street. The rehabilitation will include the removal of additions on the east side of the building and a new addition, removal of the metal upper-story sheathing and construction of a new fenestration pattern, and a new storefront system. Interior rehabilitation is also part of the project scope.



The new addition will be approximately 2400 sf and will be two stories in height with a three story stair tower on the southeast corner of the addition. The two story portion will be constructed of painted concrete masonry units (CMU); the color of the units is not specified. The stair tower will be brick with brick detailing. The two story CMU portion of the addition will have four single pane upper story aluminum windows. The addition extends to the east property line. There are two single pedestrian doors that open onto the alley.

The façade/Massachusetts Street elevation will have a complete rehabilitation with the exception of the existing exposed metal cornice. The entire storefront system will be removed and replaced with a modern storefront system, material not specified. The system will be a traditional three-part system with a bulkhead – stone, color not specified – display windows, and transom area. A single

leaf entrance will be located at the south end of the storefront system. An additional single leaf entrance will provide access to the upper story.

The rehabilitation on the upper story will include the removal of a previous rehabilitation project. This will include the removal of metal panels and replacement windows that have altered the historic window pattern of the structure. This project will install a new window pattern with single hung aluminum windows. A new trim and cornice will be added to accent this new window pattern.

C. STANDARDS FOR REVIEW

Review under K.S.A. 75-2724 (State Preservation Law Review)

For State Preservation Law Review of projects involving listed properties, the Historic Resources Commission uses the Secretary of the Interior's Standards to evaluate the proposed project. Therefore, the following standards apply to the proposed project:

- 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.*
- 2. The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces that characterize a property shall be avoided.*
- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*
- 8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
- 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.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historical property and its environment would be unimpaired.

Chapter 22 of the Code of the City of Lawrence (Certificate of Appropriateness)

(A) An application for a certificate of appropriateness shall be evaluated on a sliding scale, depending upon the designation of the building, structure, site or object in question. The certificate shall be evaluated on the following criteria:

- 1. Most careful scrutiny and consideration shall be given to applications for designated landmarks;*
- 2. Slightly less scrutiny shall be applied to properties designated as key contributory within an historic district;*
- 3. Properties designated contributory or non-contributory within an historic district shall receive a decreasing scale of evaluation upon application;*
- 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.*

(B) In considering an application for a certificate of appropriateness, the Commission shall be guided by the following general standards in addition to any design criteria in this Chapter and in the ordinance designating the landmark or historic district:

- 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;*

5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure or site shall be treated with sensitivity;*

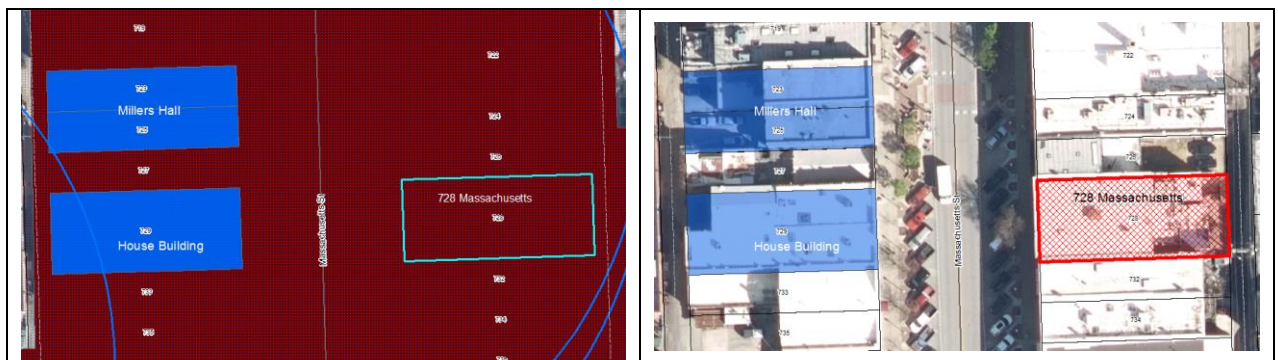
6. *Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new materials should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical, or pictorial evidence, rather than on conceptual designs or the availability of different architectural elements from other buildings or structures;*

7. *The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building material shall not be undertaken;*

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.*

There are no environs definitions for Miller's Hall and the House Building.



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

6. Block Elements

6.1 Buildings should have retail and commercial uses at street level.

- 6.9 Buildings fronting Massachusetts Street should have commercial/retail components at the storefront level.
- 6.10 Buildings fronting Massachusetts Street should reflect the prevailing party-wall construction pattern, with adjacent buildings sharing a common party-wall.
- 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.
- 6.15 Buildings shall maintain a distinction between upper stories and the street-level facade.

8. Additions

- 8.1 The size and the scale of additions shall not visually overpower historic buildings.
- 8.2 Additions should be situated and constructed so that the original building's form remains recognizable by differentiation.
- 8.3 In the case of historic buildings, additions should be designed so that they may be removed in the future without significant damage or loss of historic materials.
- 8.4 An addition's impact on a site in terms of loss of important landscape features shall be considered.
- 8.5 Additions should be located as inconspicuously as possible, to the rear or on the least character-defining elevation of historic buildings.
- 8.6 Additions shall be constructed so that there is the least possible loss of historic fabric.
- 8.7 Character-defining features of historic buildings should not be obscured, damaged, or destroyed.
- 8.8 The size and the scale of additions shall not visually overpower historic buildings.
- 8.9 Additions should be designed so that they are compatible with the existing building in mass, materials, color, proportion, and spacing of windows and doors. Design motifs should be taken from the existing building, or compatible, contemporary designs introduced.
- 8.10 It is not appropriate to construct an addition that is taller than the original building.
- 8.11 Additions that echo the style of the original structure, and additions that introduce compatible contemporary elements, are both acceptable.

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 facade 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.
- 10.5 The secondary facades of buildings facing Massachusetts Street shall be composed of building materials consistent with the existing traditional building stock brick, stone, terra cotta, stucco, etc.
- 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.

11. Commercial Storefronts and Street Level Facades

- 11.1 Historic storefronts and storefront features such as entryways, display windows, doors, transoms, bulkheads, sign friezes or cornices, pilasters, etc. shall be retained to every extent possible.
- 11.2 Removal of historic materials and/or architectural features shall be avoided.
- 11.3 Removal of non-historic storefront elements and facade treatments, including metal cladding, stuccos, or other non-historic features that have been introduced at later times, is encouraged during renovation.
- 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.
- 11.7 Remodeled storefronts shall be designed to fit within the original opening.
- 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 Facades

- 12.1 Retain and preserve historic facades and facade details such as corbelled brick, string or belt courses, cornices, windows, terra cotta, and stonework.
- 12.2 If replacement of a deteriorated facade feature is necessary, replace only the deteriorated element to match the original in size, scale, proportion, material, texture and detail.
- 12.3 Removal of non-historic storefront elements and facade treatments, including metal cladding, stuccos, or other non-historic features that have been introduced at later times, is encouraged during renovation.
- 12.4 Maintain the pattern created by upper-story windows and their vertical-horizontal alignment.
- 12.5 Existing windows on conforming upper facades shall not be eliminated or decreased in size or shape.
- 12.6 Window replacement in existing buildings should replicate original window patterns and finishes.
- 12.7 New window openings that disrupt the existing balance on facades visible from the street shall not be introduced.
- 12.8 Upper-story facade 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.

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 facade.
- 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 facade 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 facade.
- 13.9 Rear facades should not compete with the primary facade 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.

15. Architectural Details, Ornamentation, and Cornices

- 15.1 Existing ornamentation such as curved glass displays, terra cotta detailing, cast iron pilasters, transoms, ornamental brickwork, brackets, decorative cornices, quoins, columns, etc. shall be maintained.
- 15.2 Retain and preserve any architectural features and details that are character-defining elements of downtown structures, such as cornices, columns, brickwork, stringcourses, quoins, etc.
- 15.3 If original detailing is presently covered, exposing and restoring the features is encouraged.
- 15.4 Existing identifying details such as inset or engraved building names, markings, dates, etc. should be preserved.
- 15.5 Cornices shall not be removed unless such removal is required as a result of a determination by the Chief Building Inspector that a cornice poses a safety concern.
- 15.6 Original cornices should be repaired rather than replaced. If replacement is necessary, the new cornice should reflect the original in design.
- 15.7 New construction should provide for a variety of form, shape, and detailing in individual cornice lines.

16. Rooflines and Parapets

- 16.1 The original roofline and parapet features of existing buildings shall be retained.
- 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.

17. Awnings, Canopies, and Marquees

Movable fabric awning: A retractable, roof-like shelter constructed to permit being rolled, collapsed, or folded back to the facade of the building.

Stationary fabric awning: Awnings of stationary design, typically with metal frames, and covered with fabric.

Fixed awning: A rigid, roof-like shelter sloping and draining away from the building.

Canopy: A rigid, flat roof-like structure, sloping and draining towards the building.

Marquee: A large rigid, flat roof-like structure erected only over the entrance to a building.

- 17.1 All effort should be made to retain and restore existing canopies, awnings, and marquees.

- 17.2 Awnings should be of the traditional sloped configuration rather than curved, vaulted, or semi-spherical.
- 17.3 Canopies and awnings shall reflect the door and window openings or structural bays of the building. An awning, canopy, or marquee that spans continuously across more than one structural bay or storefront is not appropriate.
- 17.4 Movable and stationary awnings should be made of cloth or other woven fabric such as canvas.
- 17.5 Metal awnings are generally not appropriate, but can be used in some instances if they are compatible with the historic character of the building.
- 17.6 Vinyl or plastic awnings are not appropriate.
- 17.7 While Downtown Lawrence once contained a number of pole- or post-supported awnings and canopies, this type of awning shall not be allowed because of pedestrian considerations.
- 17.8 Back-lit or illuminated awnings or canopies are not permitted. These awnings, because of their high visibility, function more as signs than a means of providing comfort and protection for pedestrians.
- 17.9 Awnings mounted at the storefront level should not extend into the second story of building facade.
- 17.10 Upper-floor awnings should be mounted within window openings.
- 17.11 Awnings shall be narrow in profile and shall not comprise residential design elements such as mansard roof forms or shake shingle cladding.
- 17.12 Awnings and canopies should not project more than 6 feet from the lot line and must be suspended from, or affixed to, the building.
- 17.13 If a building facade contains a transom area, awnings should be installed in such a way as not to obscure or damage it.
- 17.14 Awning fabric or material design should be striped or solid color, using colors appropriate to the period of the storefront.
- 17.15 Awnings should not obscure character-defining features such as arched transom windows, window hoods, cast-iron ornaments, etc.
- 17.16 Awning units should be mounted or affixed in such a way as to avoid damage to the building's distinctive architectural features.

18. Signs and Signage

- 18.1 All signs shall conform to the Sign Code provisions in Chapter 5, Article 18 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 facade design or mounted below a storefront cornice.
- 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.
- 18.10 Signs for multiple storefronts within the same building should align with each other.
- 18.11 Existing signs of particular historic or architectural merit, such as the Varsity or Granada theater marquees, should be preserved. Signs of such merit shall be determined at the discretion of the Historic Resources Commission.
- 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.
- 18.14 A projecting sign shall provide a minimum clearance of eight feet between the sidewalk surface and the bottom of the sign.
- 18.15 A projecting sign shall be no more than fifteen square feet in size with a maximum sign height of five feet.
- 18.16 A larger projecting sign should be mounted higher, and centered on the facade or positioned at the corner of a building.
- 18.17 A projecting sign shall in no case project beyond 1/2 of the sidewalk width.
- 18.18 A window sign should cover no more than approximately thirty percent (30%) of the total window area.
- 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. Consideration may be given to internal or halo illumination.
- 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 facade.

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

- 20.10 Surface-parking areas shall meet the provisions set forth in the Land Development Code of the City of Lawrence.
 - 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.
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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.
- 22.8 Aerial antennae shall be screened, concealed or camouflaged.

23. Demolition

- 23.1 Any demolition request that is not related to public safety shall be accompanied by additional documentation indicating the existing condition of the building and the proposed, post-demolition use for the site. Documentation must include proposed elevations and an explanation of why it is not feasible to use the existing structure.
- 23.2 Demolition permits shall be reviewed by the Historic Resources Commission and the City Commission.
- 23.3 No structure within the Conservation Overlay District may be demolished or removed, in whole or in part, until after the application for a building and/or demolition permit has been reviewed by the Historic Resources Commission and approved by the City Council.

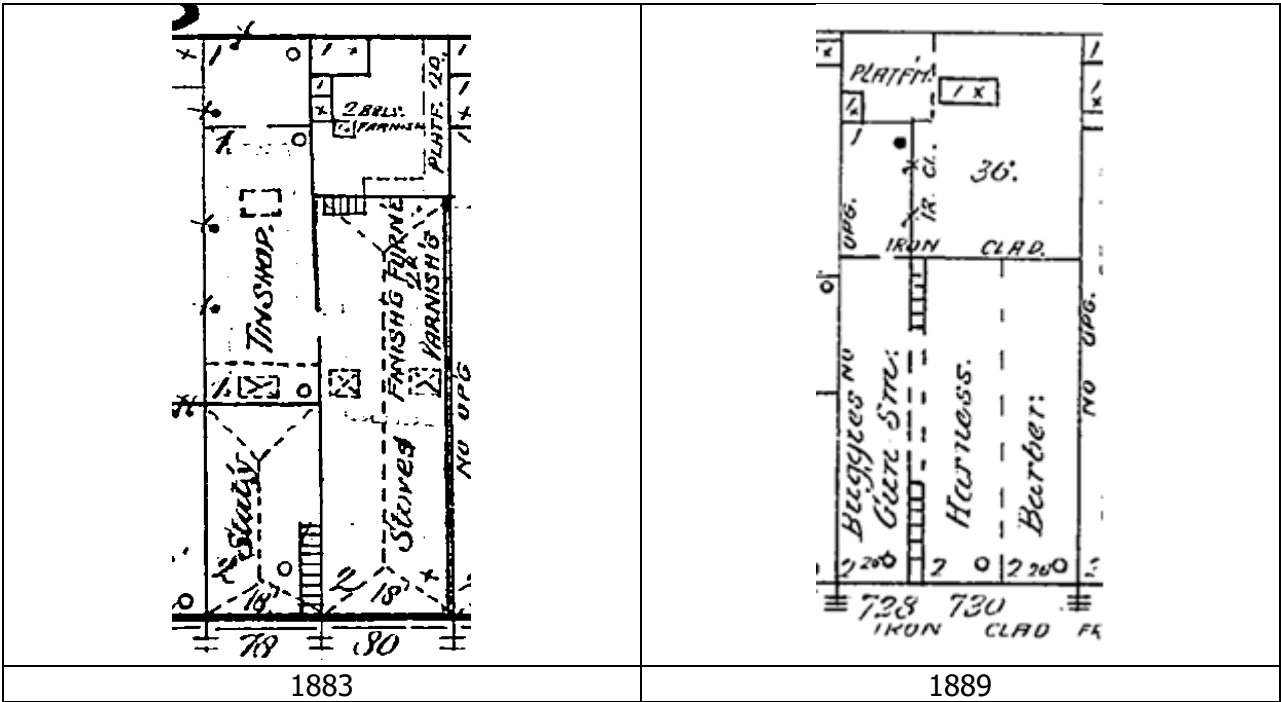
D. STAFF ANALYSIS

History

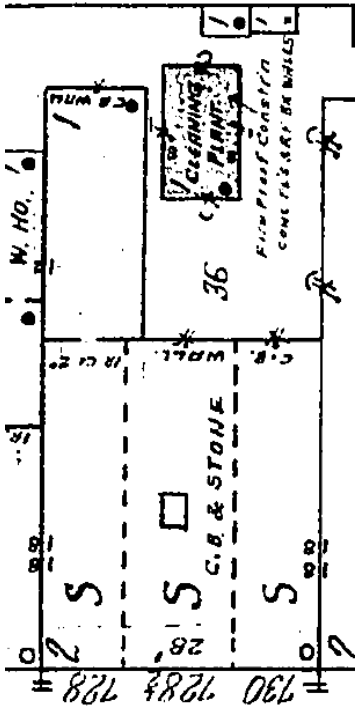

According to the National Register nomination, 728-730 Massachusetts Street has three large bays that correspond to the original three storefronts. The bays on the second story are formed by engaged, fluted pilasters. Each bay contains a set of three windows, with a large fixed sash window

in the center, flanked by multi-paned casement windows (not original, not dated). The pilasters support a full-width projecting entablature. Above, the elaborate metal cornice has large decorative brackets above each pilaster, and smaller decorative brackets in between. The architrave panels have small floral motifs, and there is a dentil band on the overhanging cornice. The second story is clad in historic metal siding (not dated). The north and central storefront have recessed, centered entries, with wood doors having a large single glass sash. There is a secondary entry leading to the upper story between two storefronts. The south storefront has a flush entry door at its south end. All display windows have glass block bulkheads. The transoms have been covered. Storefront divisions are formed by original cast iron columns with capitals.

The historic resources survey for the building notes that the structure was a saloon in the 1860s. By 1883, the 728 portion of the building contained a stationary store in the front and a one-story tin shop in the back half; 730 was a stove store. While the survey and the National Register nomination date the building to 1868, the 1889 Sanborn map seems to show a different building. Changes to the structure are significant enough that staff is of the opinion that at least a large portion, if not all of the structure dates after 1883 and before 1889.



The 1889 configuration of the building does not change over time with the exception to some changes to the additions on the east elevation. The addition on the northeast corner of the building, however, appears to remain to the present.

	
1927-1949	2017

Project Review

The identification of key features, including architectural elements and setting, are the beginning bases for project review of historic structures whether they are listed individually, as part of a district, or in the case of a Certificate of Appropriateness, located in the environs of a listed property or district. Careful consideration of the context and the reasons for the significance of the property should be included in the overall determination of character-defining elements. Character-defining elements include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment. Once the character-defining features have been identified, the project can be reviewed using the guidelines to determine if the proposed project meets the guidelines and if the project will damage or destroy the listed property.

Identifying character-defining elements for properties that have been altered over time may be more challenging than properties that have not been altered. In addition, properties that have alterations that have achieved historic significance in their own right are especially challenging. Buildings with historic utilitarian additions are also very challenging too because historic by age does not always equate with character-defining.

Addition

The existing additions on the east of the building have utilitarian design. The Sanborn maps indicate that the northern addition likely dates to 1889. The stone construction may support this date. The location would suggest that this portion of the structure has always been a utilitarian space for the building. While very important to the history of the building, age does not always equate to

character-defining. The form of the addition and the wall material are the character of this portion of the building. The eastern brick addition was constructed prior to 1927 as a cleaning plant according to the Sanborn maps. Again, the location, form, and building materials are the character of this addition. The cleaning plant has now been attached to the primary historic structure. The history of the cleaning plant is important to the building history. While both the additions are important to the history, form, and to some extent materials for the character of the building, the location and condition of the additions indicate that they may not be character-defining for architecture and have some loss of integrity due to deterioration. Staff has not made a condition analysis of the additions or been inside the structures.

As with the continued use of many historic properties, the challenge is often finding space to provide for new uses that will extend the use/life of the historic structure. Additions on the rear of a structure are the best alternative to meet the modern needs of historic structures while maintaining the historic character of the primary façade. The proposed reconfiguration of the east portion of the building with the removal of the existing additions and the construction of a new addition will provide space for a new kitchen and associated cooler, modern ADA restrooms, and a new access ramp and egress stair tower for upper story residential uses. The cooler and kitchen updated spaces could in the future be converted to allow for new storage space for other uses of the building.



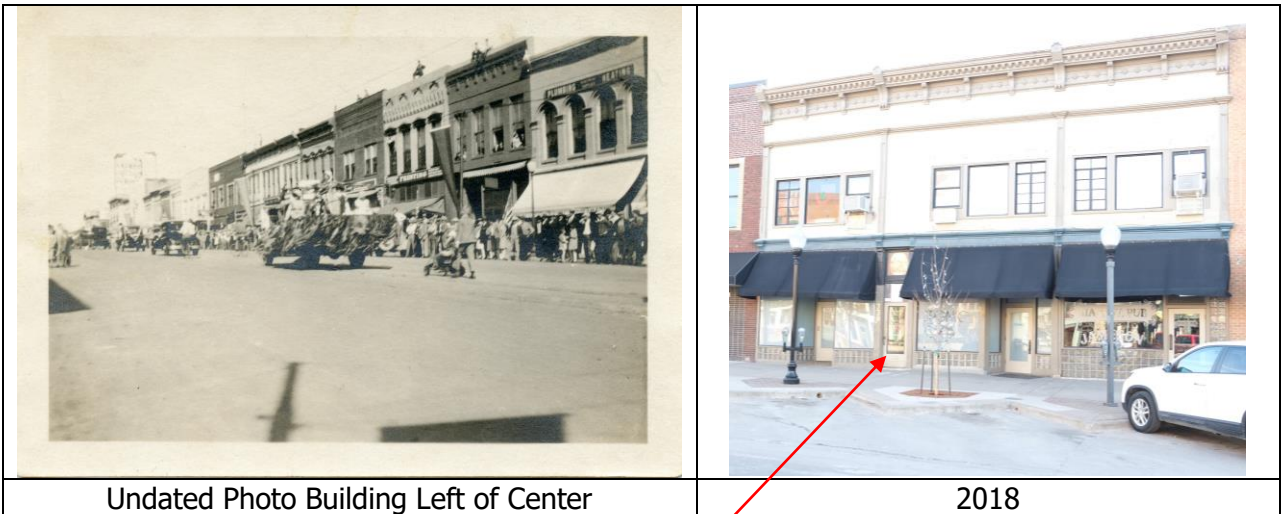
The removal of the two historic additions will be a loss of historic fabric and form for the listed property. However, while the loss is significant to the history of the structure it may be secondary because the architectural loss and the functional use of the utilitarian spaces may no longer be considered character-defining or that they characterize the property.

If the commission approves the removal of the additions, the additions should be thoroughly documented with photographs, interior and exterior, and drawings.

The new addition is appropriate in size, scale, massing, and placement. The materials for the stair tower are appropriate. The painted CMU portion of the addition should be a more detailed material that will complement and coordinate with the new stair tower.

Façade Rehabilitation

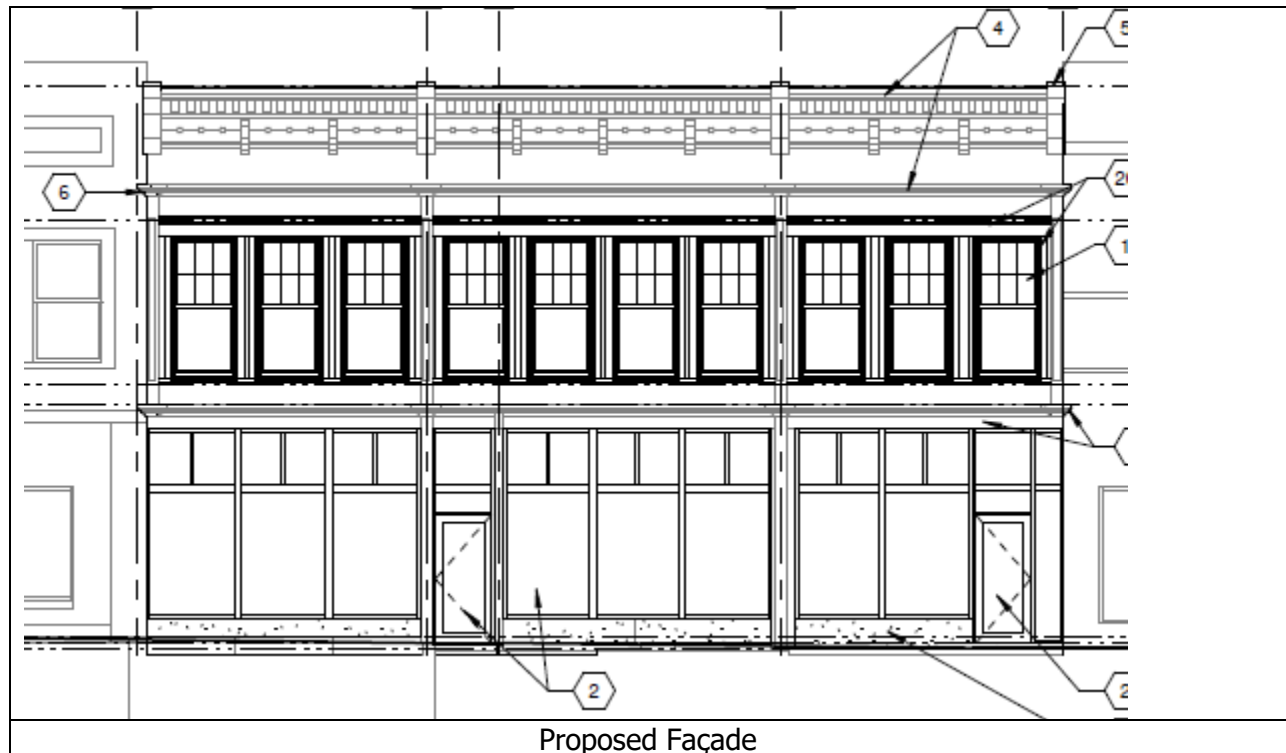
The existing structure located at 728-730 Massachusetts Street was listed as a contributing structure to Lawrence’s Downtown Historic District with the existing façade. Both the upper story and the storefront have been altered. However, the upper story alteration appears to be historic based on the existing materials. The applicant has provided a historic photograph that shows what is believed to be the building in the background of the photo. The upper story appears to have a series of tall windows across the upper story. The storefront is not shown in the photograph. There is currently a portion of the ground-level storefront system remaining in the secondary entrance to the upper story.



Secondary Entrance to Upper Story

The proposed project will create an all new façade for the structure with the exception of the decorative cornice and pilasters with small cornice band and the metal storefront high cornice. The metal siding will be removed, the existing windows will be removed, and all of the ground level

storefront system, including the secondary entrance to the upper story section, will be removed. The new façade will be a modern interpretation of a historic commercial building. It will add a new cornice line above a new series of windows broken into sections of three/four/three. The windows will be single hung, simulated divided light, aluminum clad windows with built-up trim surrounding each window. The new storefront will be a three-part system with a stone bulkhead. Some of the upper floor design, the multiple window pattern, is based on what can be seen in the historic photograph.



The historic photograph gives a glimpse of what may be indicated behind the metal siding on the upper floors. Likewise, the existing secondary door to the upper level gives indications of the original storefront. The transom area is boarded over but underneath may also be indications of the original storefront. Architectural evidence may exist that would show the original configuration of the façade of this structure. If architectural and/or photo evidence can't be documented, the façade should not be altered to a new third rendition of a façade design. This proposed new façade would create a false sense of historical development. In addition, the upper façade has achieved historic significance in its own right and the ground floor secondary entrance to the upper story is original to the building.

The storefront system, excepting the secondary entrance to the upper story, is a modern system that does not contribute to the overall character of the building and does not appear to have achieved historic significance in its own right. A new more compatible three-part storefront system would be appropriate for this portion of the building. A compatible system would take size, scale, and material cues from the existing secondary entrance to the upper story (and perhaps any evidence found behind the boarded transom). Wood would be appropriate for the bulkhead and trim

of the transom and display windows. Modern metal display windows may also be made to be compatible. All glazing should be transparent with no tint.

State Law Review

The City of Lawrence has an agreement with the State Historic Preservation Officer to conduct reviews required under K.S.A. 75-2724 using the Secretary of the Interior's Standards. The Historic Resources Commission is charged with determining whether or not projects will "damage or destroy" historic resources. Interior alterations are also included in this review.

Standards 3, 6, and 9 apply to this project.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The proposed façade is a new design that maintains remnants of the existing original historic structure. There is no architectural evidence to support the proposed upper façade alterations. There may be architectural evidence behind the metal siding. This evidence in conjunction with the historic photograph could provide sufficient evidence to restore the upper story to its original condition. However, if this evidence is not discovered, the upper façade should be recognized as a physical record of the building and should not be altered because it will create conjectural features that will create a false sense of historical development.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The secondary entrance to the upper story is an original character-defining feature of this structure. The entrance should be repaired rather than replaced. The actual door is a replacement door but should be replaced with a compatible wood door. If the upper story windows were to be considered missing features, their replacement should only occur if it can be substantiated by documentary, physical, or pictorial evidence. Architectural evidence may exist behind the metal panels or the interior of the building around the window areas. This, in conjunction with the photograph, could provide enough evidence to restore the upper story façade.

The additions on the east of the structure, while significant to the history of the building, may have deteriorated and are not distinctive for the building.

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.

The new addition on the east does destroy historic materials but they do not create the overall character of the property. The new addition is differentiated from the old and is compatible with the massing, size, and scale of the historic structure. The stair tower has compatible and exceptional materials for the alley. The tower has architectural detailing. The addition of the CMU construction is less successful. While this elevation is adjacent to the alley, materials compatible with the stair tower would improve the design.

The new storefront system is a new addition. This addition destroys the secondary entrance to the upper story. This entrance system component should be maintained. The new storefront system is compatible in size, scale, and massing. However, the materials should be compatible with the secondary entrance to the upper story – wood.

The proposed upper story alterations are also a new addition. It is unknown how much historic material will be destroyed by this portion of the project.

This project also includes the rehabilitation of the interior of the structure. Staff does not have sufficient information at this time to review this portion of the project.

Staff is of the opinion based on the above project review that the project does not currently meet the Secretary of the Interior's Standards. However, staff is also of the opinion that the applicant can conduct architectural investigation, provide additional information, and work with staff on a compatible façade design that will meet the applicant's project goals while meeting the applicable standards and guidelines.

Certificate of Appropriateness

Environs review for a Certificate of Appropriateness begins with a presumption that a Certificate of Appropriateness will be approved unless the proposed construction or demolition would significantly encroach on, damage, or destroy the landmark or historic district. Interior alterations are not included in this review. The review focuses on the environment of the listed property and how the project interacts with the environment of the listed property, not how the project affects the subject property.

In addition to review by 22-505, the proposed alterations and new construction should be reviewed using the design criteria in 22-506. These design criteria help to promote the standards set forth in 22-505. Specifically, 22-506(c)(2) provides review criteria for additions to existing buildings. Identified criteria for new additions includes but is not limited to building scale, height, orientation, site coverage, spatial separation from other buildings, facade 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.

The proposed project is located in the environs of Miller's Hall (723-725 Massachusetts Street) and the House Building (729 Massachusetts Street). There are no environs definitions for these listed properties. Both the Miller's Hall and the House Building are directly across Massachusetts Street from 726 Massachusetts Street.

Additions, both historic and contemporary, to buildings in the environs of the listed properties are common on the rear of structures. Demolition of additions in the environs is not common. However, Sanborn maps indicate that the changes in the environs have included alterations to the rear of structures in the area. The proposed demolition to the east end of the subject property and the new addition on the east end of the structure has no line of sight to the listed properties and is not an anomaly for the environs.

The rehabilitation of the primary west façade, while not appropriate for a listed property, is being reviewed for its impact on the listed properties across Massachusetts Street. The modern storefront and the modern upper story alterations are within general commercial structure design for the environs of the listed properties. The rehabilitation creates a three part storefront and an upper story that has a fenestration pattern that is compatible with the existing commercial structures in the environs.

Staff is of the opinion that the demolition of the existing additions, the new construction of an addition, and the façade rehabilitation will not significantly encroach on, damage, or destroy the landmark listed in the Lawrence Register of Historic Places or its environs. Any revisions or modifications to the project shall be forwarded to the Historic Resources Commission for review.

Downtown Design Guidelines Review

Based on the information provided by the applicant and in accordance with Chapter 20-308(f)(3) of the City Code, staff reviewed this project using the Downtown Design Guidelines and determined that the project meets these development and design standards if the original door and transom to the second story from the primary elevation is repaired rather than replaced or replaced in-kind (12.2).

E. STAFF RECOMMENDATION

State Law Review

There are many challenges for this project in respect to the state law review. Staff recommends the Historic Resources Commission defer the proposed project to allow the applicant time to provide additional information and address the following:

1. Documentation on the existing historic additions;
2. Provide interior photographs of the entire structure;
3. Provide all proposed materials both interior and exterior;
4. Provide information on what is beneath the board-covered transom area on the storefront;
5. Provide interior photos of the upper story window surrounds;
6. Complete architectural investigation around existing windows on the upper story to determine placement and size of original windows;
7. Provide new storefront design that will incorporate the historic secondary entrance to the upper story;
8. Retention and repair of existing upper story if architectural evidence of original building can't be found; and
9. New storefront design with wood bulkhead and transom divisions to be more compatible with the historic secondary entrance to the upper story.

Certificate of Appropriateness

In accordance with Chapter 22 of the Code of the City of Lawrence, the standards of evaluation, staff recommends the Commission find that the proposed project will not significantly encroach on,

damage, or destroy the Lawrence Register of Historic Places landmarks or their environs and issue the Certificate of Appropriateness for the proposed project.



City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

Pre-Application Meeting Required
Planner _____
Date _____
Date Received _____

6 East 6th St.
P.O. Box 708
Lawrence, KS 66044

www.lawrenceks.org/pds

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

DESIGN REVIEW APPLICATION

RECEIVED

JAN 08 2013

City County Planning Office
36 Lawrence, Kansas

PROPERTY INFORMATION

Address of Property 728 Massachusetts St.

Legal Description (*may be attached*) Massachusetts Street lot 36

OWNER INFORMATION

Name(s) BWB2 LP

Contact Joe Bendetti

Address 11701 Bee Cave Rd, Ste 206

City Austin State TX ZIP 78736

Phone (512) 845-8512

Fax (____) _____

E-mail logans@austin.rr.com

Cell Phone (____) _____

APPLICANT/AGENT INFORMATION

Contact Chris Cunningham

Company TreanorHL

Address 1040 Vermont St.

City Lawrence State KS ZIP 66046

Phone (785) 842-4858

Fax (____) _____

E-mail ccunningham@treanorhl.com

Cell Phone (____) _____

Existing Zoning CD-UC	Existing Land Use Business	Proposed Land Use Business	# of Buildings 1
Total site area 5,750sf	Existing Building Footprint 4,548sf	Proposed Building Footprint 5,750sf	Open Space Area 0sf
Existing Pavement Coverage 1,202sf	Proposed Pavement Coverage 0sf		
Are you also submitting any of the following applications?			
• Building Permit <input checked="" type="checkbox"/>	• Site Plan <input checked="" type="checkbox"/>	• Special Use Permit	• Zoning Change
• Variance	• State or Federal Tax Credit Application	Other (specify)	

Property**Address:** 738 Massachusetts St.**Detailed Description of Proposed Project:
(Attach additional sheets if necessary)**

The project is anticipated to include the following scope:

- Exterior Mass street facade renovation
- Removal of rear add-ons
- Renovation of interior
- Rear building addition

Reason for Request:**(Attach additional sheets if necessary)**

Building is located in downtown historic district

Architect/Engineer/Contractor Information: Please provide name and phone number of any persons associated with the project.

Contact _____ -same as applicant-

Company _____

Address _____

City _____ State _____ ZIP _____

Phone (____) _____ Fax (____) _____

E-mail _____ Cell (____) _____

REQUIRED ATTACHMENTS:

- ☒ **Photographs of existing structure and site**
- ☒ **Scaled or dimensioned site plan with a graphic/bar scale**
- ☒ **Scaled elevation drawings with a graphic/bar scale**
- ☒ **Scaled or dimensioned floor plans with a graphic/bar scale**
- ☒ **Materials list**
- ☒ **Digital copy of application materials**

ADDITIONAL INFORMATION MAY BE REQUIRED BASED ON THE SCOPE OF THE PROJECT

SIGNATURE

I/We, the undersigned am/are the **(owner(s)), (duly authorized agent), (Circle One)** of the aforementioned property. By execution of my/our signature, I/we do hereby officially apply for design review approval as indicated above.

Signature(s): _____ Date _____

_____ Date _____

_____ Date _____

Note: If signing by agent submit Owner Authorization Form



City of Lawrence Douglas County

PLANNING & DEVELOPMENT SERVICES

6 East 6th St.
P.O. Box 708
Lawrence, KS 66044

www.lawrenceks.org/pds

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

OWNER AUTHORIZATION

I/WE Joe Bendetti - Mgr. of BWB2 LP, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 8th day of January, 20 18, make the following statements to wit:

1. I/We the Undersigned, on the date first above written, am/are the lawful owner(s) in fee simple absolute of the following described real property:

See "Exhibit A, Legal Description" attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize TreanorHL (Herein referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of Lawrence/Douglas County, Kansas, regarding 728 Massachusetts Street (common address), the subject property, or portion thereof. Such authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.

3. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation or partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

Owner

Owner

STATE OF KANSAS
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this _____ day of _____, 20 __,

by _____.














My Commission Expires:

Notary Public



- ## ELEVATION NOTES
- 1 NEW SINGLE HUNG WINDOW w/ SIMULATED DIVIDED LIGHT (PAINTED)
 - 2 NEW STOREFRONT AND ENTRANCE SYSTEM w/ HIGH EFFICIENCY GLASS
 - 3 NEW STONE BASE UNDER STOREFRONT
 - 4 CLEAN, STRIP AND PAINT EXISTING METAL / FASCIA / SOFFIT / CORNICE / CORBEL, TYP.
 - 5 REPLACE / REPAIR EXISTING BRACKET
 - 6 REPLACE EXISTING CORBEL
 - 7 EXISTING WINDOWS TO REMAIN
 - 8 EXISTING CUM WALL, NO WORK
 - 9 NEW ALUMINUM WINDOW w/ HIGH EFFICIENCY GLAZING
 - 10 FACE BRICK w/ RECESSED BANDING
 - 11 RECESSED DECORATIVE FACE BRICK PANEL
 - 12 EXISTING CUPOLA TO REMAIN
 - 13 EXISTING MASONRY CHIMNEY STACK TO REMAIN
 - 14 EXISTING PAINTED PLYWOOD ABOVE WINDOWS
 - 15 EXISTING GUTTER AND DOWNSPOUTS TO REMAIN
 - 16 NEW CUM WALL CONSTRUCTION, PAINTED
 - 17 NEW GUTTER AND DOWNSPOUTS
 - 18 NEW TPO MEMBRANE ROOFING SYSTEM
 - 19 EXISTING ROOFING SYSTEM TO REMAIN, PATCH AND REPAIR AS REQUIRED
 - 20 NEW BUILD-UP TRIM AND CORNICE (PAINTED)

Site Legend

- | | |
|---|---------------------------|
|  | UTILITY POLE |
|  | PARKING METER |
|  | OVERHEAD POWER |
|  | WATER |
|  | GAS |
|  | SANITARY SEWER |
|  | STORM SEWER |
|  | BOLLARD |
|  | EXISTING ELECTRICAL METER |
|  | EXISTING GAS METER |
|  | DRAINAGE |
|  | INTERIOR EXIT POINT |
|  | ENTRY / EXIT POINT |

Site Plan Notes

LEGAL DESCRIPTION
LOT 3650 x 117 MASSACHUSETTS STREET,
LAWRENCE, DOUGLAS COUNTY, KANSAS

GENERAL NOTES:

A. OWNER: BWB2 LP
MANAGER: BWB2 LP
ARCHITECT:
TREANORHL
CHRIS CUNNINGHAM

B. PRIMARY TENANT:
LOGIE'S
ATTN: JOE BENDETTI

C. EXISTING ZONING: CD

D. EXISTING LAND USE: COMMERCIAL

E. PROPOSED LAND USE: COMMERCIAL

F. PUBLIC ENTRIES TO COMPLY w/ ADA STANDARDS.

G. SITE UTILITIES, LOCATIONS AND GRADES WERE
TAKEN FROM THE LAWRENCE-DOUGLAS COUNTY
PLANNING OFFICE ON-LINE INTERACTIVE MAP AND
AERIAL PHOTO TO NOT ON-SITE. OBSERVATIONS
ARE PRESUMED TO BE ACCURATE.

H. EXISTING UTILITIES TO BE FIELD VERIFIED FOR
EXACT LOCATION.

J. PROPERTY LINES AND EASEMENTS TAKEN FROM
CITY OF LAWRENCE GIS MAP.

K. KILLING TRASH WILL USE EXISTING TRASH
DUMPER ADJACENT TO PROPERTY (NORTH).

L. SCREENS WILL BE USED TO SCREEN ALL ROOFTOP
MECHANICAL EQUIPMENT.

M. APPROPRIATE PREVENTION TECHNIQUES SHALL BE
USED TO KEEP SILT AND SEDIMENT FROM ENTERING
NORTH CHANNEL WATER BODIES AND THE
MUNICIPAL STORM SEWER SYSTEM.

N. ENTRIES TO COMPLY WITH ADAAG STANDARDS
(SEE 20-1305(f)(1)(2))

SITE SUMMARY:

GROSS SITE AREA:	5,750sf
BASEMENT:	1,117sf
EXISTING BUILDING (1st FLOOR):	4,548sf
ADDITION (1st FLOOR):	1,202sf
2nd FLOOR:	3,211sf
SUBTOTAL:	10,078s

NUMBER OF STORIES: 2

TOTAL PARKING REQUIRED: NO REQUIREMENT
TOTAL PARKING PROVIDED: 0

LANDSCAPE / OPEN SPACE: NO REQUIREMENT
PROVIDED: 0sf

INTERIOR PARKING LOT LANDSCAPING:
REQUIRED: NO REQUIREMENT
PROVIDED: NONE

PROPERTY SURFACE SUMMARY	
Existing Summary	Proposed Summary
Total Buildings 4,548sf	Total Buildings 5,750sf
Total Pavement 1,202sf	Total Pavement 0sf
Total Impervious 5,750sf	Total Impervious 5,750sf
Total Pervious 0sf	Total Pervious 0sf
Total Property Area 5,750sf	Total Property Area 5,750sf



Note:

TREANORHL



Logie's
728 Massachusetts St.
SW Avenue
Sedalia, MO 65301

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Submission or distribution of this drawing to meet official or regulatory requirements or for other purposes in connection with the project is not to be construed as publication in derogation of any of the rights of

Treasurer H.L.
Issued
For: _____
Date: 12/19/17

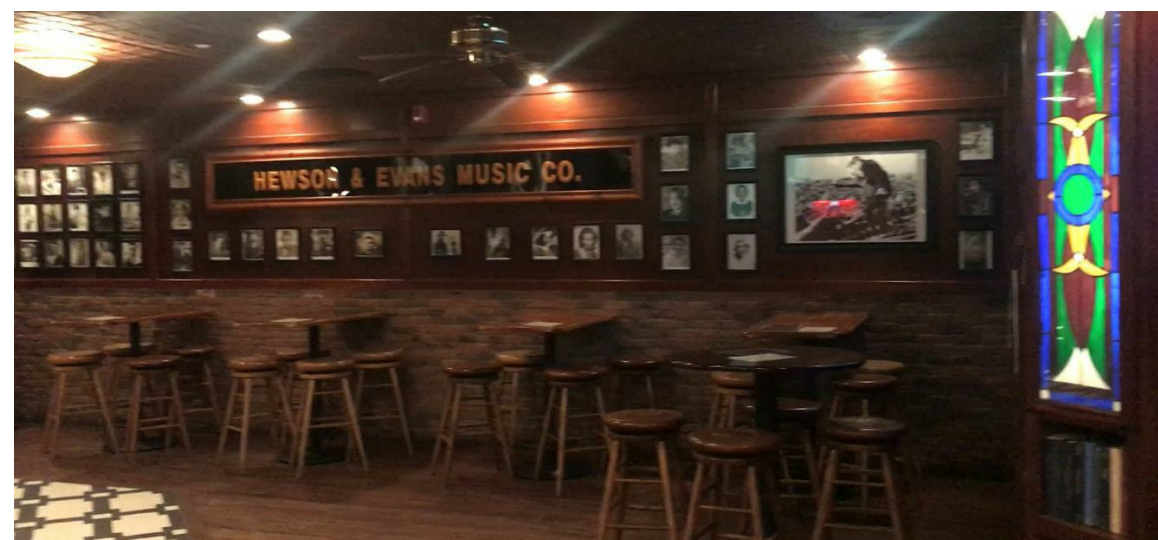
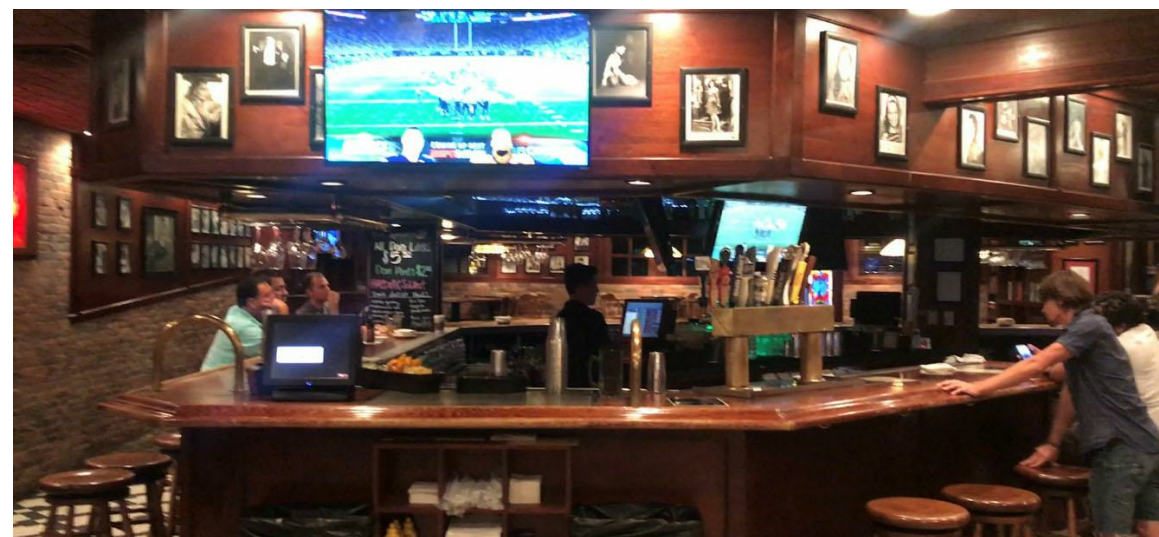
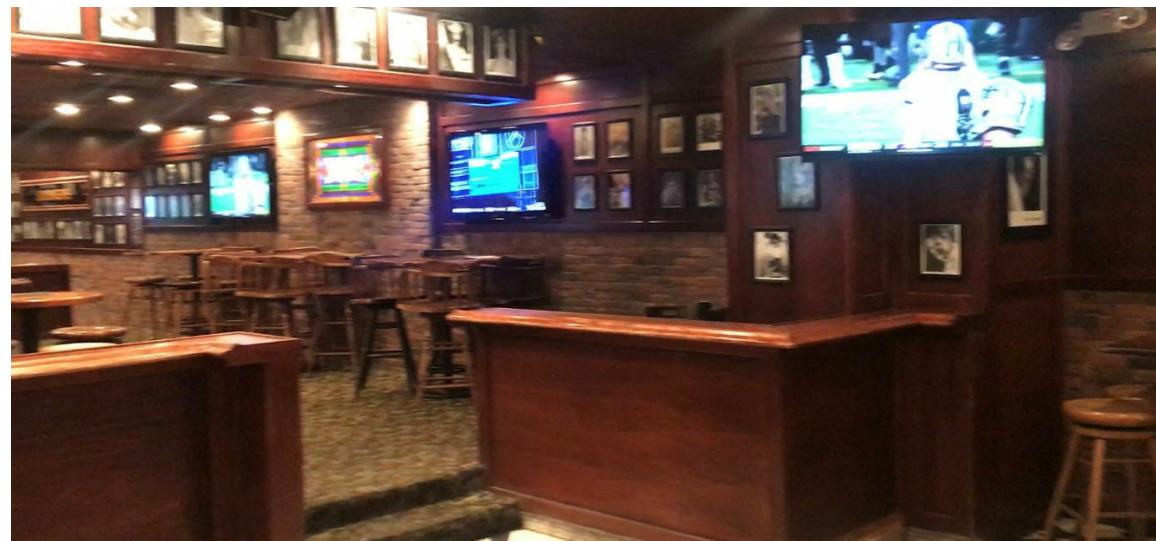
RESULTS

[illegible]

SP101

SITE PLAN & ELEVATIONS

TreanorHL NO. DV0690.0001.00



728 Massachusetts St. - Logan's

A.2 PRECEDENT IMAGES

10/12/17

TREANORHL



